



Ordinary Meeting of the Council

AGENDA

Date:	Tuesday, 25 June 2019
Time:	7:00pm
Location:	Council Chamber, Civic Centre 699 Doncaster Road, Doncaster

This meeting is convened to transact the business listed below.

**Andrew Day
Chief Executive Officer**

COUNCIL MEETING SEATING PLAN

DIRECTOR CITY SERVICES
Leigh Harrison

DIRECTOR SHARED SERVICES
Philip Lee

MANAGER COMMUNICATIONS
Jude Whelan

Andrew Day
Chief Executive Officer

Cr Paula Piccinini
Mayor
Heide Ward

GROUP MANAGER GOVERNANCE & RISK
Andrew McMaster

Cr Sophy Galbally
Mullum Mullum Ward

Cr Anna Chen
Deputy Mayor
Koonung Ward

SENIOR GOVERNANCE ADVISOR
Carrie Bruce

Cr Michelle Kleinert
Heide Ward

Cr Mike Zafiroopoulos AM
Koonung Ward

DIRECTOR CITY PLANNING & COMMUNITY
Angelo Kourambas

Cr Paul McLeish
Mullum Mullum Ward

Cr Dot Haynes
Koonung Ward

GROUP MANAGER APPROVALS AND COMPLIANCE
Niall Sheehy

Cr Andrew Conlon
Mullum Mullum Ward

Cr Geoff Gough
Heide Ward

INDEX

1	OPENING PRAYER AND STATEMENTS OF ACKNOWLEDGEMENT	3
2	APOLOGIES AND REQUESTS FOR LEAVE OF ABSENCE	3
3	PRIOR NOTIFICATION OF CONFLICT OF INTEREST.....	3
4	CONFIRMATION OF MINUTES.....	3
5	PRESENTATIONS.....	3
6	PETITIONS	3
7	PUBLIC QUESTION TIME.....	3
8	ADMISSION OF URGENT BUSINESS	3
9	PLANNING PERMIT APPLICATIONS.....	4
9.1	Planning Application PLA19/0038 at Westfield Doncaster 619 Doncaster Road, Doncaster, to amend Planning Permit PLN18/0772 to make alterations to the awning and finishes of Level 2 and reconfiguration of the Level 4 car parking area.....	4
9.2	Planning Application PLN18/0212 at 155 Tindals Road, Donvale for the construction of a multipurpose hall and sports hall associated with the existing education centre and including vegetation removal (Donvale Christian College).	39
9.3	Planning Application PLN18/0671 at Tullamore Doncaster 463-535 Doncaster Road Doncaster for construction of a part six-storey and part seven-storey residential apartment building with basement car parking (over two basement levels) and associated removal of vegetation.....	86
9.4	Planning Application PLN18/0615 at 124 to 128 Manningham Road, Bulleen for the use and development of a four-storey building comprising childcare and medical centre uses, plus 16 dwellings and associated basement and sub-basement car parking, and altered access to a road in a Road Zone, Category 1	172
10	CITY PLANNING & COMMUNITY	264
10.1	2019/2020 Community Grant Program Allocations.....	264
11	CITY SERVICES	309
11.1	Notice of Intention to Lease 26-42A Colman Road, Warrandyte South	309
11.2	Recreational Land - Charges in Lieu of Rates 2019-20.....	314
11.3	General Valuation 2019 Return.....	319
12	SHARED SERVICES	323
12.1	Procurement Policy - 2019 Review	323
12.2	Adoption of 10 Year Financial Plan 2019/20 to 2028/29.....	339
12.3	2019/20 Annual Budget incorporating the 4 year Strategic Resource Plan 2019-2023, Adoption and Declaration of Rates and Charges.....	361
13	CHIEF EXECUTIVE OFFICER.....	500
13.1	Documents for Sealing.....	500
13.2	Record of Assembly of Councillors	501
13.3	Appointment of Authorised Officer - Planning and Environment Act 1987	510

14 URGENT BUSINESS513

15 COUNCILLORS' QUESTION TIME513

16 CONFIDENTIAL REPORTS513

16.1 Collaborative Procurement for Advanced Waste Processing Solutions -
South East Business Case.....513

16.2 Metropolitan Waste and Resource Recovery Groups Collective Procurement
of Residual Waste Disposal Services on behalf of Metropolitan Councils513

**1 OPENING PRAYER AND STATEMENTS OF
ACKNOWLEDGEMENT**

2 APOLOGIES AND REQUESTS FOR LEAVE OF ABSENCE

3 PRIOR NOTIFICATION OF CONFLICT OF INTEREST

4 CONFIRMATION OF MINUTES

Confirmation of the Minutes of the Ordinary Meeting of Council held on 28 May 2019
and the Special Meeting of Council held on 4 June 2019.

5 PRESENTATIONS

6 PETITIONS

7 PUBLIC QUESTION TIME

8 ADMISSION OF URGENT BUSINESS

9 PLANNING PERMIT APPLICATIONS

9.1 Planning Application PLA19/0038 at Westfield Doncaster 619 Doncaster Road, Doncaster, to amend Planning Permit PLN18/0772 to make alterations to the awning and finishes of Level 2 and reconfiguration of the Level 4 car parking area

File Number:	IN19/361
Responsible Director:	Director City Planning and Community
Applicant:	Contour Consultants Australia Pty Ltd
Planning Controls:	Activity Centre Zone, Schedule 1; Development Plan Overlay, Schedule 4; Development Contributions Plan Overlay, Schedule 1; Parking Overlay, Schedule 1
Ward:	Koonung
Attachments:	1 Decision Plans ↓ 2 Legislative Requirements ↓

EXECUTIVE SUMMARY

Purpose

1. This report provides Council with an assessment of the application to amend Planning Permit PLN18/0772, submitted for land at Westfield Doncaster, 619 Doncaster Road, Doncaster. The report recommends approval of the proposal, subject to amendments that will be addressed by way of permit conditions. The application is being reported to Council as it is an amendment to a Major Application.

Proposal

2. The proposed amendment mainly involves the creation of two new food kiosks within the Level 4 dining precinct and the reconfiguration of the adjacent car park. The proposal complies with the car parking requirements of the Manningham Planning Scheme providing surplus car parking on the site. However, as a result of the proposed car park reconfiguration a further reduction of one car parking space is required.
3. Minor external alterations to the building are also proposed, including the reduction of the awning facing the intersection of Doncaster and Williamsons Roads.

Advertising

4. Amendment C104 to the Manningham Planning Scheme was gazetted on 23 May 2019, which approved the Westfield Doncaster Development Plan and introduced the Development Plan Overlay, Schedule 4 on the site.
5. Pursuant to the Development Plan Overlay, an application under any provision of this planning scheme is exempt from the notice requirements of the *Planning and Environment Act 1987* if a development plan has been prepared to the satisfaction of the Responsible Authority.

Key issues in considering the application

6. The key issues for Council in considering the proposal relate to:
- Design and built form;
 - Car parking;
 - Landscaping plan.

Assessment

7. The amendment results in minor external changes to the building that will not make a discernible difference to the streetscape. The overall car parking provision also continues to comply with the required rate under the Parking Overlay, Schedule 1.

Conclusion

8. It is recommended that the application be supported, subject to conditions.

1. RECOMMENDATION**That Council:**

- A. **Issue an Amended Planning Permit PLN18/0772 in relation to Planning Application PLA19/0038 at Westfield Doncaster 619 Doncaster Road, Doncaster for buildings and works for alterations and additions to the existing shopping centre, subject to the following conditions (amendments/changes to the permit underlined) –**

1. **Before the use and development starts, amended plans drawn to scale and dimensioned, must be submitted to the satisfaction of and approved by the Responsible Authority. When approved the plans will then form part of the permit. The plans must be generally in accordance with the decision plans (prepared by Scentre Group, Project No. D3121, Revision E dated 31 May 2019), but modified to show the following:**
 - 1.1 **Dimensions of the Level 2 upgraded pathways adjacent to the lift, including delineation of the landscape area along the existing screening;**
 - 1.2 **Details of the materials and finish of the Level 2 upgraded pathways adjacent to the lift, in accordance with the Doncaster Hill Strategy;**
 - 1.3 **Dimensions and materials of the lift and lift well;**
 - 1.4 **Dimensions and maximum height of the Level 2 awning;**
 - 1.5 **Dimensions and maximum height of the Level 4 additions; and**
 - 1.6 **A notation to indicate that the pedestrian spaces adjacent to the vehicle access-ways (shown in a grey hatch) are provided with appropriate measures to provide separation between pedestrians and vehicle traffic, to the satisfaction of the Responsible Authority.**

Endorsed Plans

2. **The development, including the location of buildings, services, engineering works, fences and landscaping as shown on the approved plans must not be altered without the written consent of the Responsible Authority.**

Construction Management Plan

3. Not less than two months before the development starts, a Construction Management Plan (CMP) must be submitted via email and approved by the Responsible Authority. When approved the plan will form part of the permit. The Construction Management Plan is to be prepared in accordance with the template within Council's CMP Guidelines. The CMP must address:

- 3.1 Element A1: Public Safety, Amenity and Site Security;
- 3.2 Element A2: Operating Hours, Noise and Vibration Controls;
- 3.3 Element A3: Air Quality and Dust Management;
- 3.4 Element A4: Stormwater and Sediment Control and Tree Protection (also as per the specific requirements of this permit);
- 3.5 Element A5: Waste Minimisation and Litter Prevention; and
- 3.6 Element A6: Traffic and Parking Management to ensure that the traffic conditions and amenity of the area will not be adversely affected, including (but not limited to) the parking of trade persons' vehicles.

Council's Works Code of Practice and Construction Management Plan Guideline are available on Council's website.

Management Plan Compliance

4. The Management Plan approved under Condition 3 of this permit must be implemented and complied with at all times to the satisfaction of the Responsible Authority, unless with the further written approval of the Responsible Authority.

Stormwater

5. Stormwater must not be discharged from the subject land other than by means of drainage to the legal point of discharge. The drainage system within the development must be designed and constructed to the requirements and satisfaction of the relevant Building Surveyor. A connection to Council maintained assets must not be constructed unless a Miscellaneous Works Permit is first obtained from the Responsible Authority.

Drainage

6. Landscaped and paved areas associated with this approved development must be graded and drained so as to prevent ponding to the satisfaction of the Responsible Authority.

Landscape Plan

7. Before the commencement of landscaping works, an amended landscaping plan must be submitted to the Responsible Authority for approval. The plan must be generally in accordance with the approved site layout plan and the concept landscape plan decision plan prepared by Scentre Group, Project No. D3121, Revision A dated 14 November 2018, but modified to show:
- 7.1 Species, locations, quantities, approximate height and spread of proposed planting, including adjacent to the Level 2 lift entrance;

- 7.2 Details of soil preparation and mulch depth for garden beds;
- 7.3 Sectional details of shrub planting method and the canopy tree planting method which includes support staking and the use of durable ties;
- 7.4 A detailed materials and finishes schedule of all hardstand areas, including Doncaster Hill boulevard treatment at Level 2; and
- 7.5 All canopy trees and screen planting to be at least 1.5 metres in height at the time of planting.

Landscape Bond

8. Before the release of the approved plan for the development, a \$10,000 cash bond or bank guarantee must be lodged with the Responsible Authority to ensure the completion and maintenance of landscaped areas and such bond or bank guarantee will only be refunded or discharged after a period of 13 weeks from the completion of all works, provided the landscaped areas are being maintained to the satisfaction of the Responsible Authority.

Completion and Maintenance

9. Buildings, paved areas, drainage, fencing/walls, car parking areas, line-marking, painted directional signage, lighting and landscaped areas associated with the approved development must be maintained to the satisfaction of the Responsible Authority.
10. Once the permitted development has commenced it must be continued and completed to the satisfaction of the Responsible Authority.
11. The landscaping as shown on the approved landscaping plan must be maintained by replacing any dead, diseased, dying or damaged plants as soon as practicable and not using the areas set aside for landscaping for any other purpose, to the satisfaction of the Responsible Authority.

Car parking

12. The areas set aside for the parking of vehicles, together with the aisles and access lanes as delineated on the endorsed plans must:
 - 12.1 Be completed and line-marked to the satisfaction of the Responsible Authority prior to the commencement of the development hereby permitted;
 - 12.2 Be used for no other purpose and maintained at all times to the satisfaction of the Responsible Authority; and
 - 12.3 Be drained and sealed with an all-weather seal coat where appropriate.
13. The pick-up, drop-off and general car parking areas must be clearly lined marked and signed and must not be used for any other purpose, to the satisfaction of the Responsible Authority.
14. All pedestrian spaces within the Level 4 car park must be provided with appropriate measures to ensure separation between pedestrians and vehicle traffic to the satisfaction of the Responsible Authority.

Development Contribution

15. **Prior to the completion of the development, a Development Contribution as agreed by the Responsible Authority in accordance with Clause 45.06 Development Contributions Plan Overlay Schedule 1 – Doncaster Hill Development Contributions Plan must be paid to the Responsible Authority.**

Permit Expiry

16. **This permit will expire if one of the following circumstances applies:**

16.1 **The development is not started within two (2) years of the date of this permit; and**

16.2 **The development is not completed within four (4) years of the date of this permit.**

The Responsible Authority may extend the periods referred to if a request is made in writing by the owner or occupier either before the permit expires or in accordance with Section 69 of the Planning & Environment Act 1987.

2. BACKGROUND

- 2.1 Planning Permit PLN18/0772 was issued on 28 February 2019, for buildings and works for alterations and additions to the existing shopping centre. This permit allowed for the upgrade of the Level 4 dining precinct and external changes to Level 2 subject to conditions.
- 2.2 This application to amend Planning Permit PLN18/0772 was submitted to Council on 7 May 2019.
- 2.3 Amendment C104 to the Manningham Planning Scheme was gazetted on 23 May 2019. This amendment replaced the Incorporated Plan Overlay, Schedule 1 on the site with the Development Plan Overlay, Schedule 4 through the approval of the Westfield Doncaster Development Plan.
- 2.4 As part of Amendment C104, revised car parking rates have also been introduced to the Parking Overlay, Schedule 1 that applies to the site. In particular, it now includes a rate of 4.17 spaces to each 100 square metre of leasable floor area based on a whole-of-centre shop assessment for Precinct 4A (Westfield Doncaster).
- 2.5 An amendment to the application was submitted on 3 June 2019. The amended plans replaced the short term delivery/pick up spaces with standard spaces and the provision of 7 new additional car parking spaces. In addition, the amendment requested changes to the wording of condition 7 of the permit to allow for a landscaping plan to be submitted before the commencement of landscaping works instead of before the start of the development.
- 2.6 Under the Development Plan Overlay, an application under any provision of this planning scheme is exempt from the notice requirements of the *Planning and Environment Act 1987* if a development plan has been prepared to the satisfaction of the Responsible Authority.

- 2.7 The statutory time for considering a planning application is 60 days, which will fall on 2 August 2019.
- 2.8 The land is subject to the following Covenants as listed on title for Lot 1 on Plan of Subdivision 626413J: C604297, C616676, D044405, D190291, D221208, D522117, D606377 and D647724.
- 2.9 The Covenants state:
“...that they will not erect or cause to be erected on the said land any dwelling or dwellings unless such dwellings are enclosed by walls of brick or brick veneer...”
- 2.10 As the proposal does not relate to a dwelling, the Covenants will not be breached.
- 2.11 The land is not affected by a Section 173 Agreement.

3. THE SITE AND SURROUNDS

- 3.1 Westfield Doncaster shopping centre is located on the north-east corner of Doncaster Road and Williamsons Road. It is a major regional shopping centre with more than 120,000 square metres of retail floor area, including a range of shops, department stores, supermarkets, food and drink premises and cinemas with associated car parking (currently 5,338 spaces) and a bus interchange located on the Williamsons Road frontage.
- 3.2 The shopping centre underwent a major expansion in 2008 and continues to evolve via minor internal alterations. Most recently, a five level car park has been constructed on the eastern (rear) side of the shopping centre, extending between Grosvenor Street to the north and Goodson Street to the south. The approval of the development plan under Amendment C104 to the Manningham Planning Scheme will result in a further expansion in floor area for the centre.
- 3.3 Vehicle access to the centre is via two signalised intersections on both Doncaster Road and Williamsons Road, and via a single entry only access point from Goodson Street on the eastern side of the site.

4. THE PROPOSAL

- 4.1 The proposal is outlined on the plans and concept landscape plans prepared by Scentre Group, Project No. D3121, Revision E, dated 31 May 2019. Refer to Attachment 1.
- 4.2 The following documents were provided in support of the application:
- Planning assessment, prepared by Contour Consultants dated 18 April 2019;
 - Traffic and car parking demand assessment, prepared by GTA Consultants dated 5 June 2019.
- 4.3 It is proposed to amend the ground level (Level 2) awning and associated finishes and the Level 4 dining precinct within the south-western corner of the site that faces the intersection of Doncaster Road and Williamsons Road.
- 4.4 The key amendments to the proposal include:
- Reduction in the length of the external awning at the ground floor level (Level 2) from 24.5 metres to 7.1 metres, so it is generally limited to sheltering the lift entry;

- The retention of the existing concrete rather than providing a new floor finish to the area adjacent to the lift at ground floor level (Level 2);
 - The creation of two new food kiosks within the Level 4 dining precinct with associated outdoor seating areas;
 - The replacement of the “kids play” area with a sculpture garden within the Level 4 dining precinct;
 - The reconfiguration of the car park area adjacent to the Level 4 dining precinct, resulting in a further loss of one car parking space.
- 4.5 It should be noted that inaccurate information was provided by the applicant in support of the original application. This inaccuracy overstated the floor area of the centre resulting in an increase in the number of spaces being required. The amended application has corrected this anomaly and accurately reflects the centre’s floor area.
- 4.6 It is also proposed to amend Condition 7 of the Planning Permit. This condition currently requires the following:
- Before the development starts, an amended landscaping plan must be submitted to the Responsible Authority for approval...*
- It is proposed to amend this condition to require the amended landscaping plan to be submitted before the commencement of landscaping works. This will enable construction works to commence whilst the landscaping details are finalised.

5. LEGISLATIVE REQUIREMENTS

- 5.1 Refer to Attachment 2.
- 5.2 A permit is required under the following Clauses of the Manningham Planning Scheme:
- Clause 37.08-2 (Activity Centre Zone, Schedule 1), to construct a building and carry out works.

6. REFERRALS

- 6.1 There are no applicable external authorities or relevant internal units that required referral.
- 6.2 Council’s Infrastructure Services Unit has not raised any concerns with the proposed amendment. The number of car parking spaces is adequate for the additional restaurant areas and the layout of the car park is satisfactory.

7. CONSULTATION / NOTIFICATION

- 7.1 Under the Development Plan Overlay, an application under any provision of this planning scheme is exempt from the notice requirements of the *Planning and Environment Act 1987* if a development plan has been prepared to the satisfaction of the Responsible Authority.

8. ASSESSMENT

- 8.1 The proposal has been assessed against the relevant state and local planning policies, the zone and overlay and the relevant particular provisions and general provisions of the Scheme.

- 8.2 The assessment is made under the following headings:
- Design and built form;
 - Car parking;
 - Landscaping plan

Design and built form

- 8.3 The proposed reduction in the size of the awning will not result in a discernible change to the appearance of the building and will continue to serve the purpose of providing identification and shelter to the lift entry.
- 8.4 The proposed retention of the existing concrete rather than providing a new floor finish at ground level will not result in any additional impacts as it merely involves the retention of the existing conditions.
- 8.5 A comparison of the original approved proposal and the proposed changes to the ground level (Level 2) is provided as follows:

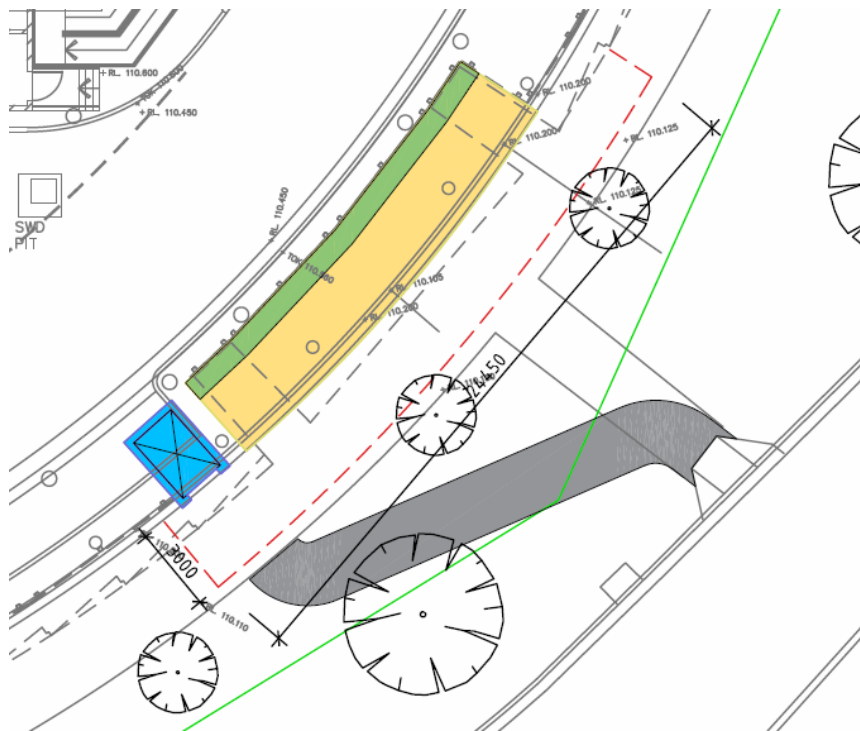


Figure 1 above: The original approved proposal showing the awning length of 24.5 metres and a new floor finish adjacent to the lift and indicated in yellow.

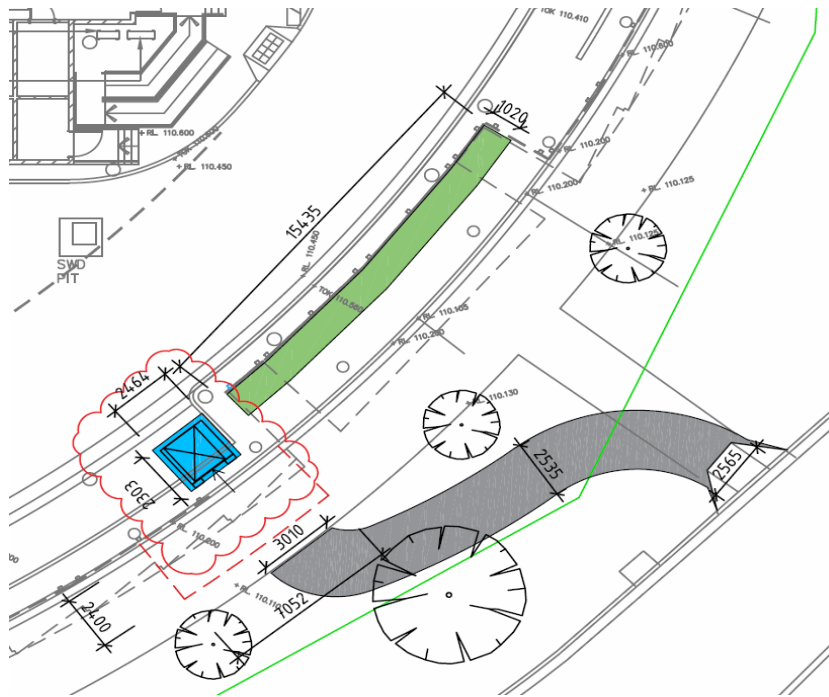


Figure 2 above: The proposed amendment showing a reduced awning length of 7.1 metres and the retention of the existing finish on the ground level.

- 8.6 There are also minor alterations to the northern and eastern interfaces of the Level 4, mainly associated with the addition of the two kiosks and slight changes to the size and shape of outdoor seating areas. These changes are minor in nature and will not cause additional detriment to any persons.
- 8.7 A comparison of the original approved proposal and the proposed amendment to Level 4 is provided as follows:

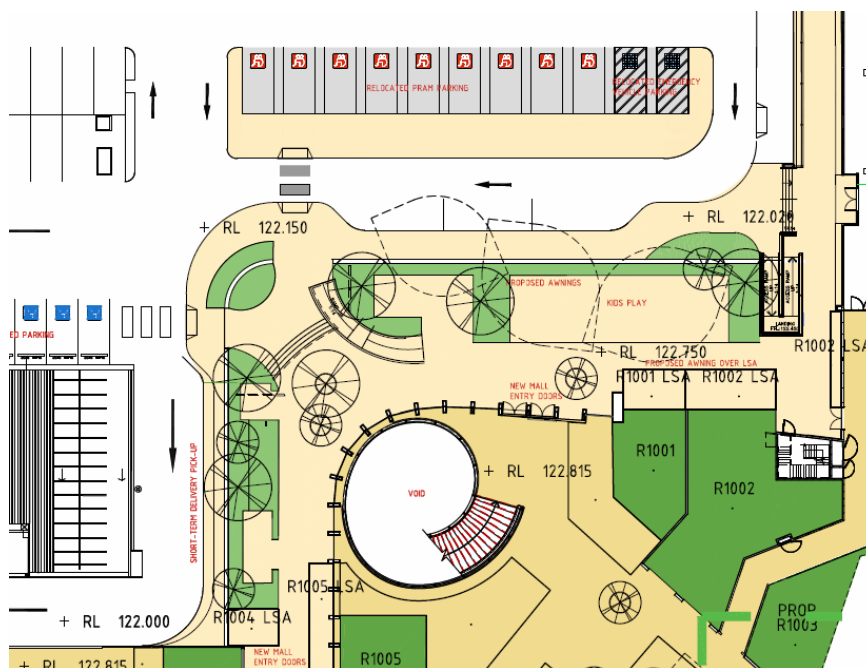


Figure 3 above: The original approved proposal.

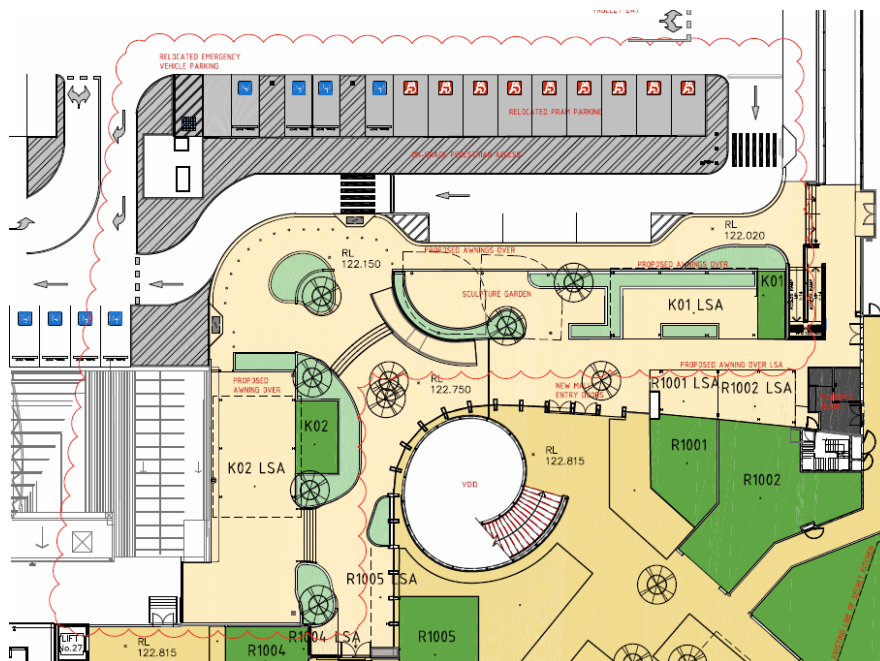


Figure 4 above: The proposed amendment showing two additional kiosks and changes to outdoor seating areas.

Car parking

8.8 The proposal complies with the car parking requirements of the Manningham Planning Scheme by providing surplus car parking to what is required. This is detailed in the table below:

	Existing conditions	Approval under Planning Permit PLN18/0772	Proposal under this amendment
Retail leasable floor area	123,549m ²	124,088m ²	123,770m ²
Car parking spaces provided	5,338 spaces	5,316 spaces	5,315 spaces
Car parking spaces required	5,151 spaces	5,174 spaces	5,161 spaces
Car parking rate provided	<u>4.32</u> spaces per 100m ²	<u>4.28</u> spaces per 100m ²	<u>4.29</u> spaces per 100m ²
Surplus of car parking spaces to the requirement	187 spaces	142 spaces	154 spaces

- 8.9 Since the approval of the original application, Amendment C104 to the Manningham Planning Scheme introduced a car parking rate of 4.17 spaces per 100 square metres of leasable floor area for Westfield Doncaster into the Parking Overlay, Schedule 1.
- 8.10 The intention of this amendment is to provide a single car parking rate for the entire retail component of the shopping centre, in order to allow for a holistic assessment of the mixture of retail premises and overall car parking demand of the centre.
- 8.11 The overall car parking rate of 4.29 spaces per 100m² of leasable floor area exceeds the requirement in the Parking Overlay of 4.17 spaces per 100m² of leasable floor area, with an overall surplus of 154 spaces for the entire shopping centre provided.
- 8.12 A sound rationalisation is also provided in the submitted car parking demand assessment, which contends that the peak demand for the restaurants will be in the evening, when the centre and the surrounding road network is off peak. Therefore, the number of spaces available in the centre can reasonably cater for the car parking demand associated with the upgraded facilities and expanded dining area.
- 8.13 The revised configuration of the Level 4 car park will result in the provision of five additional disability parks being provided closer to the centre's entrance on this level whilst still maintaining nine parent parks. One emergency park in the location where the changes are proposed is proposed to be removed. This is not seen as a matter of concern, with sufficient space existing for emergency vehicles to park, should an emergency arise. As additional pedestrian areas directly adjacent to vehicle access-ways are being proposed, a permit condition will require a notation to ensure these areas are provided with appropriate safety measures to separate pedestrian and vehicular traffic.

Landscaping plan

- 8.14 The proposed amendment to Condition 7 of the Planning Permit is considered acceptable, as it will allow for a more detailed landscaping plan to be developed during construction given the scale of the proposed works.

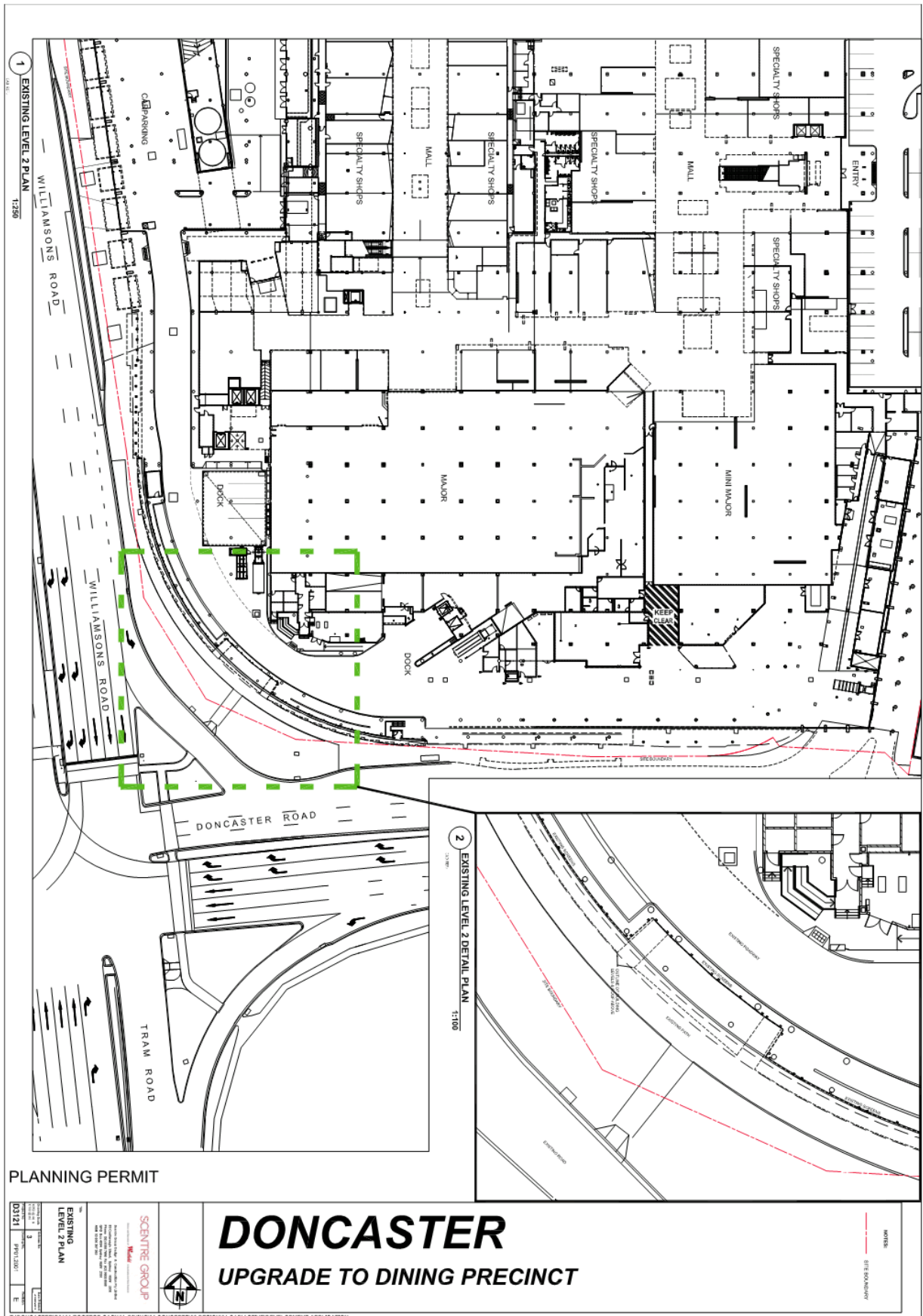
9. CONCLUSION

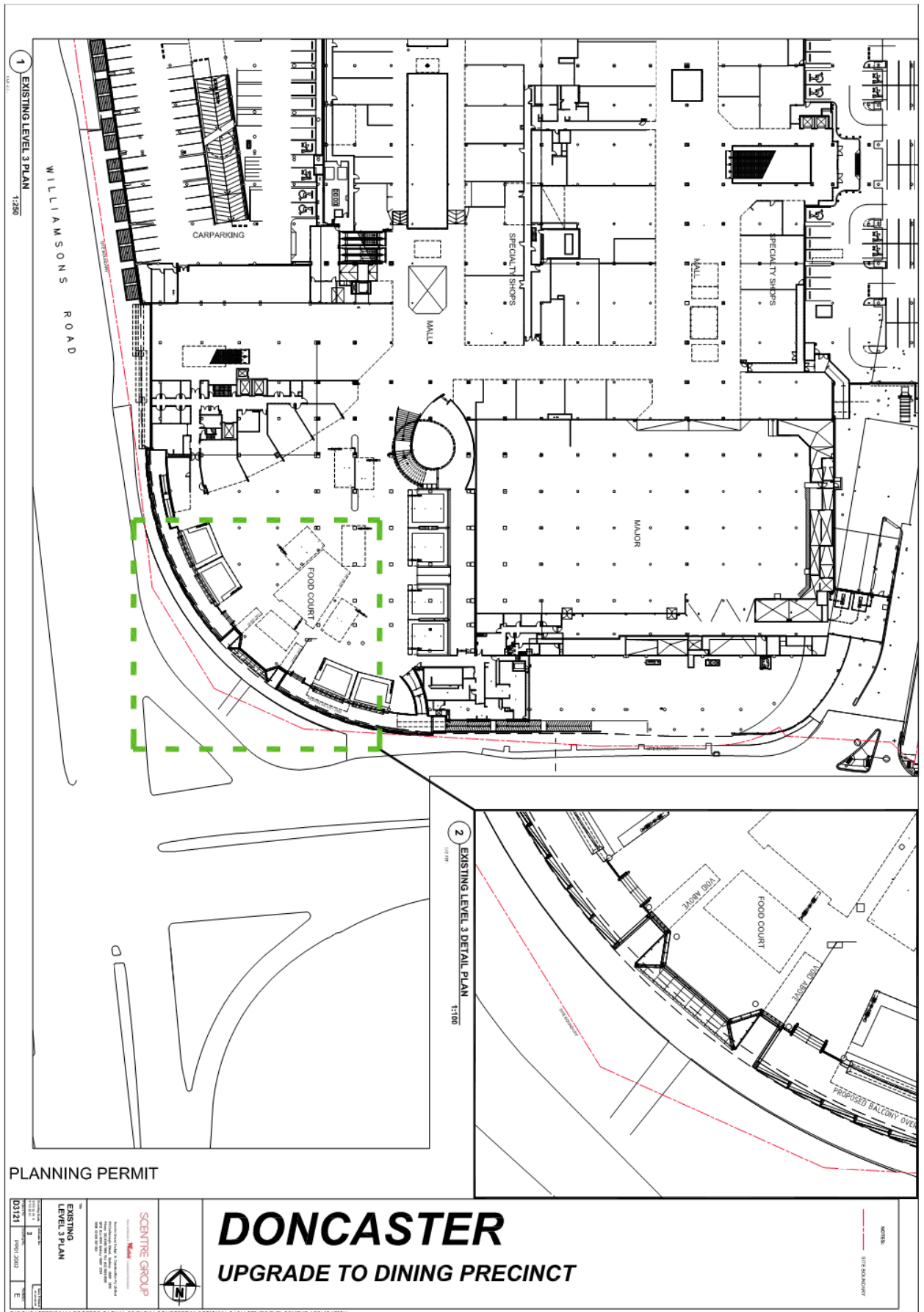
- 9.1 It is recommended that the amended application be supported, subject to conditions.

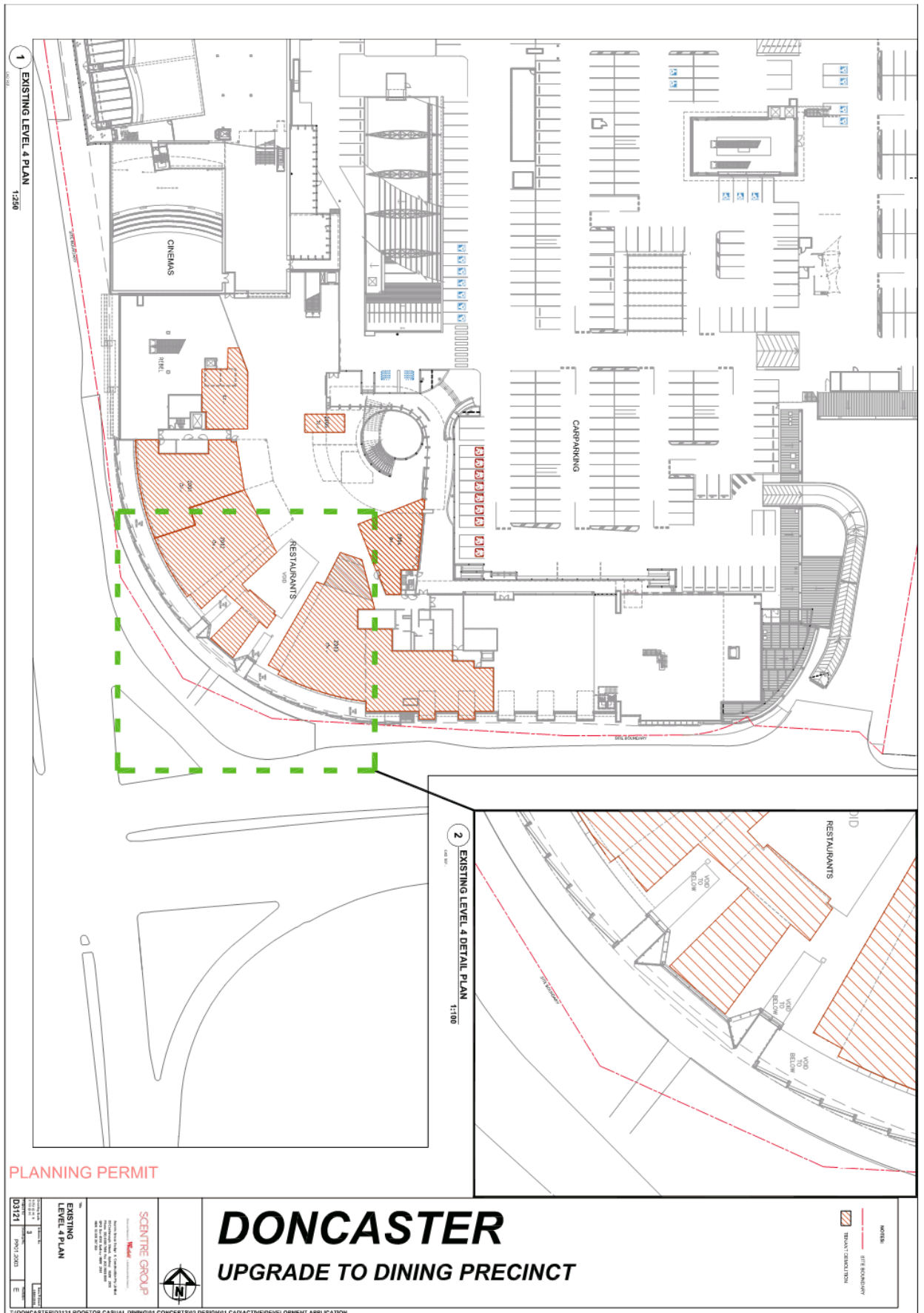
10. DECLARATION OF CONFLICT OF INTEREST

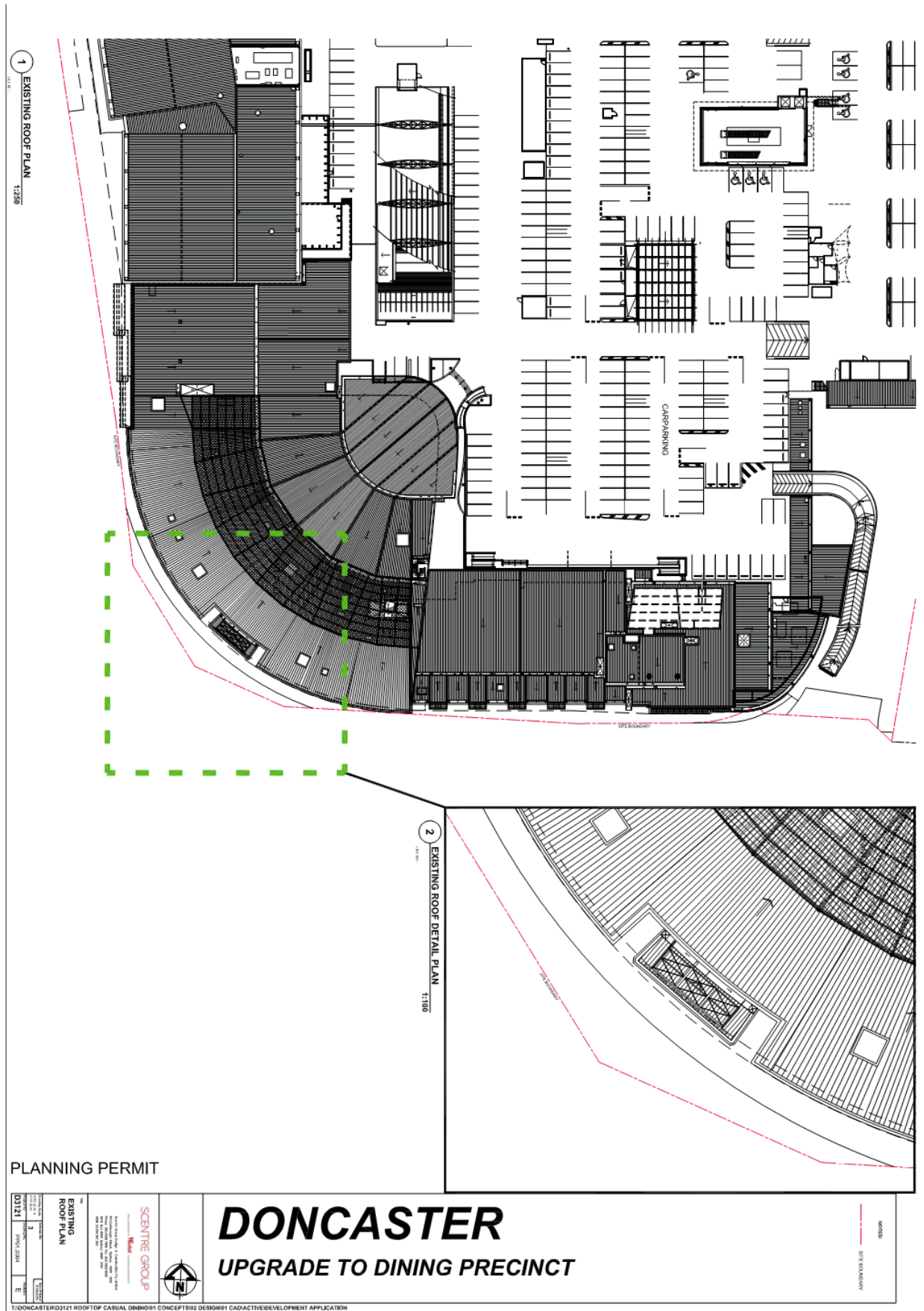
- 10.1 No officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.











1 EXISTING SOUTH ELEVATION
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2 EXISTING WEST ELEVATION
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3 EXISTING SECTION A
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4 EXISTING SECTION B
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5 EXISTING SECTION C
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6 EXISTING SECTION D
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PLANNING PERMIT

DONCASTER
UPGRADE TO DINING PRECINCT

SCENTRE GROUP

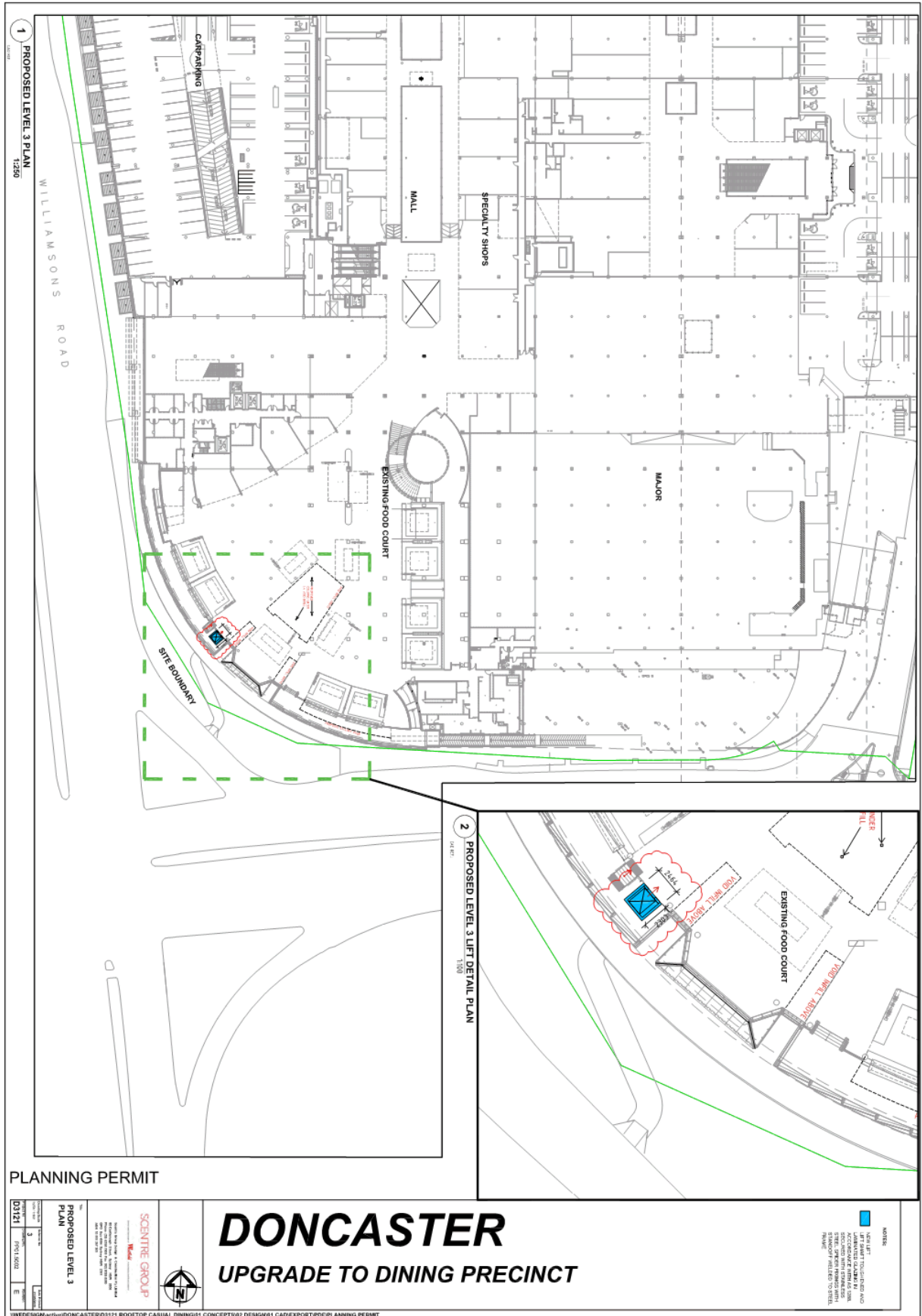
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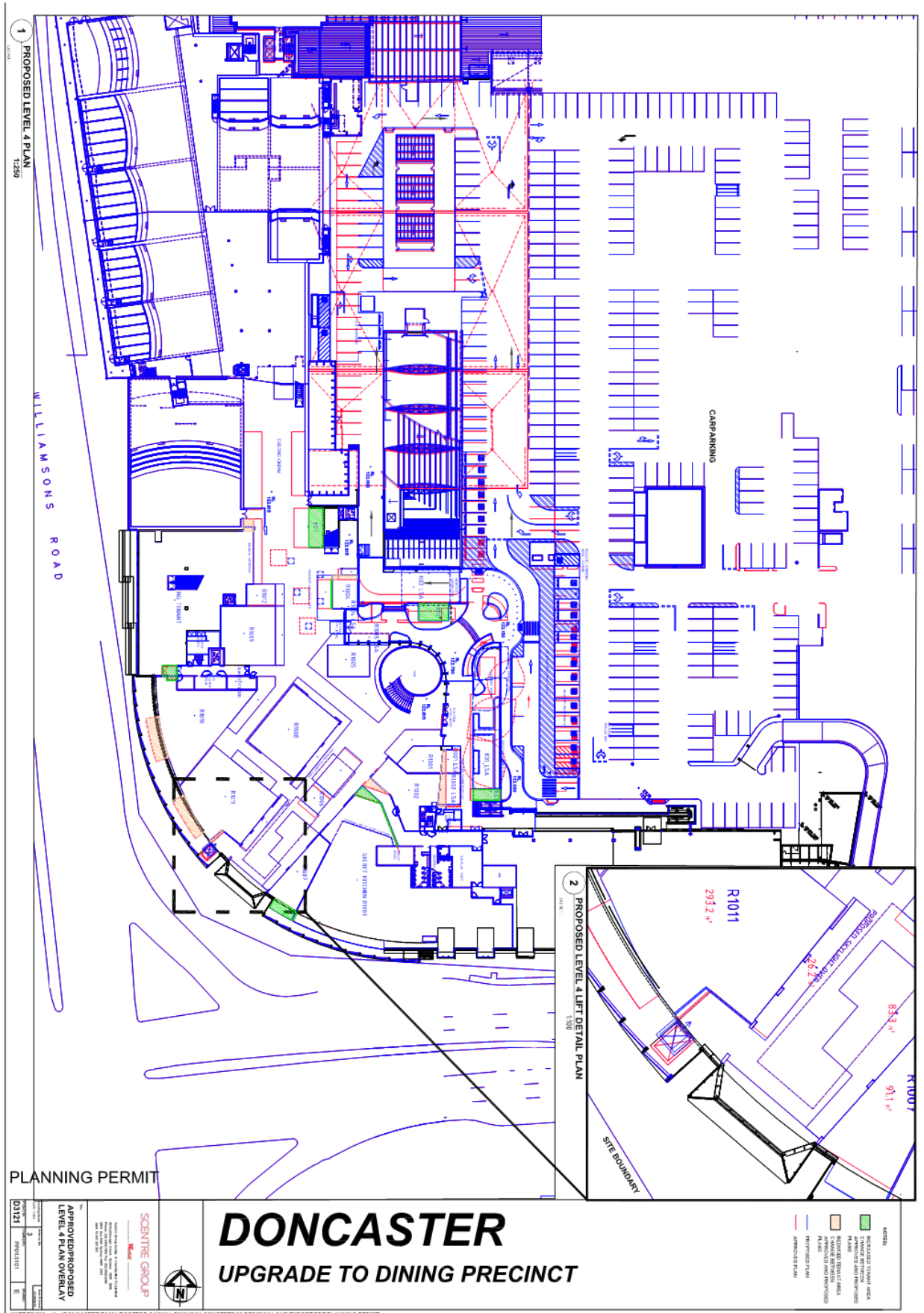
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1 PROPOSED SOUTH ELEVATION
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2 PROPOSED WEST ELEVATION
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3 PROPOSED SECTION A
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4 PROPOSED SECTION B
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5 PROPOSED SECTION C
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6 PROPOSED SECTION D
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Scale: 1:250

PLANNING PERMIT

SCENTRE GROUP
SCENTRE GROUP PTY LTD
 1/111 DONCASTER RD, DONCASTER VIC 3108
 TEL: 03 9488 8888
 WWW.SCENTRE.COM.AU

PROPOSED ELEVATIONS & SECTIONS

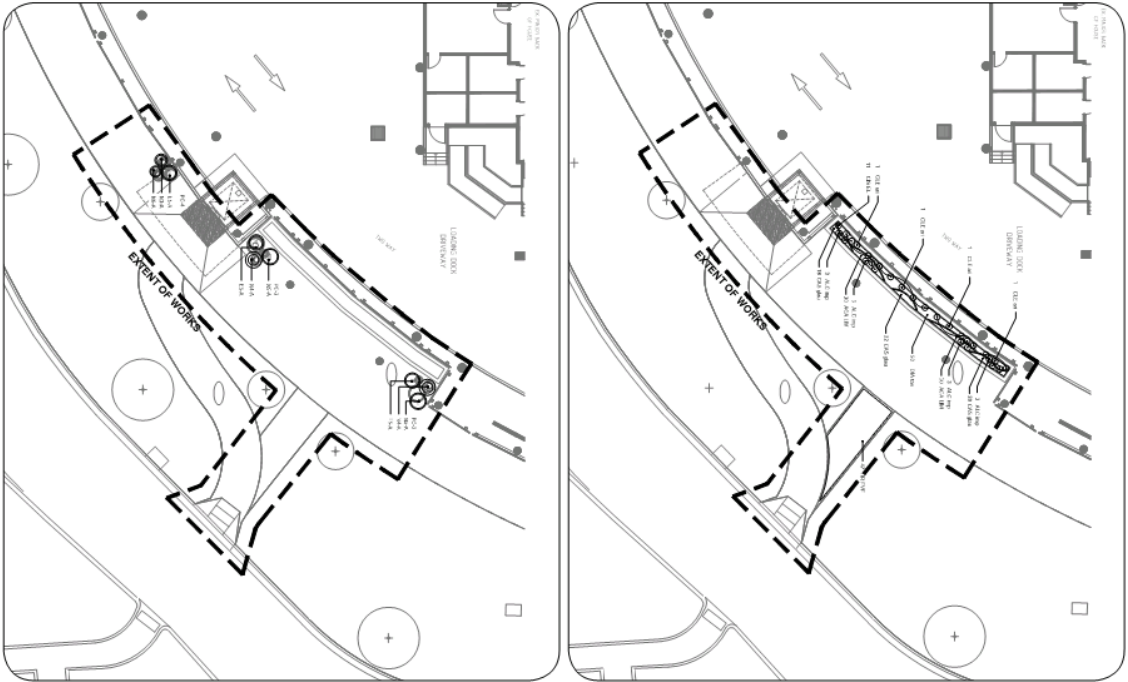
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		REVISED
		REVISED

DONCASTER
UPGRADE TO DINING PRECINCT

UNFDESIGN\active\DONCASTER\03121 ROOFTOP CASUAL DINING\01 CONCEPTS\02 DESIGN\CAD\EXPORT\PDF\PLANNING PERMIT

PLANT SCHEDULE - LEVEL 2 & 4
REFER TO 600-PL-600-PL-057-H1

PLANT CODE	PLANT NAME	COMMON NAME	HEIGHT (M)	WIDTH (M)	DEPTH (M)	SPACING (M)	PLANTING RATE	PLANTING DATE	PLANTING METHOD	PLANTING NOTES
101	101-01	101-01	1.5	1.5	1.5	1.5	1	2019	1	1
102	102-01	102-01	1.5	1.5	1.5	1.5	1	2019	1	1
103	103-01	103-01	1.5	1.5	1.5	1.5	1	2019	1	1
104	104-01	104-01	1.5	1.5	1.5	1.5	1	2019	1	1
105	105-01	105-01	1.5	1.5	1.5	1.5	1	2019	1	1
106	106-01	106-01	1.5	1.5	1.5	1.5	1	2019	1	1
107	107-01	107-01	1.5	1.5	1.5	1.5	1	2019	1	1
108	108-01	108-01	1.5	1.5	1.5	1.5	1	2019	1	1
109	109-01	109-01	1.5	1.5	1.5	1.5	1	2019	1	1
110	110-01	110-01	1.5	1.5	1.5	1.5	1	2019	1	1
111	111-01	111-01	1.5	1.5	1.5	1.5	1	2019	1	1
112	112-01	112-01	1.5	1.5	1.5	1.5	1	2019	1	1
113	113-01	113-01	1.5	1.5	1.5	1.5	1	2019	1	1
114	114-01	114-01	1.5	1.5	1.5	1.5	1	2019	1	1
115	115-01	115-01	1.5	1.5	1.5	1.5	1	2019	1	1
116	116-01	116-01	1.5	1.5	1.5	1.5	1	2019	1	1
117	117-01	117-01	1.5	1.5	1.5	1.5	1	2019	1	1
118	118-01	118-01	1.5	1.5	1.5	1.5	1	2019	1	1
119	119-01	119-01	1.5	1.5	1.5	1.5	1	2019	1	1
120	120-01	120-01	1.5	1.5	1.5	1.5	1	2019	1	1



PLANNING PERMIT

SCENTRE GROUP

LANDSCAPE DESIGN
PLANT SCHEDULE

DATE: 01/11/19
DRAWN: [Name]
CHECKED: [Name]

DONCASTER

UPGRADE TO DINING PRECINCT

PLEASE REFER TO
DETAILED LANDSCAPE
PLANS FOR FINAL
APPROVAL

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3D VIEW



INDICATIVE SPACED ZONES

PLANNING PERMIT

03121	3	PROJ.LAND	E
3D VIEW			
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DONCASTER

UPGRADE TO DINING PRECINCT

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5. LEGISLATIVE REQUIREMENTS

5.1 PLANNING AND ENVIRONMENT ACT 1987 (THE ACT)

The *Planning and Environment Act 1987* is the relevant legislation governing planning in Victoria. The Act identifies subordinate legislation in the form of Planning Schemes to guide future land use and development.

Section 60 of The *Planning and Environment Act*, requires the Responsible Authority to consider the following before deciding on an application:

- *The relevant planning scheme;*
- *The objectives of planning in Victoria;*
- *All objections and other submissions which it has received;*
- *Any decision and comments of a referral authority which it has received; and*
- *Any significant effects which the responsible authority considers the use or development may have on the environment or which the responsible authority considers the environment may have on the use or development.*

Section 61(4) of the Act makes specific reference to covenants. Under Section 61(4) of the *Planning & Environment Act 1987* the Responsible Authority must not issue a planning permit that would result in a breach of a registered restrictive covenant.

5.2 MANNINGHAM PLANNING SCHEME

Clauses of the Manningham Planning Scheme the Responsible Authority must consider:

- Planning Policy Framework
- Local Planning Policy Framework
- Clause 37.08 Activity Centre Zone, Schedule 1
- Clause 43.04 Development Plan Overlay, Schedule 4
- Clause 45.06 Development Contributions Plan Overlay, Schedule 1
- Clause 45.09 Parking Overlay, Schedule 1
- Clause 52.06 Car Parking
- Clause 65 Decision Guidelines

Zones

Clause 37.08 Activity Centre Zone, Schedule 1

The purpose of the Activity Centre Zone is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To encourage a mixture of uses and the intensive development of the activity centre:*
 - *As a focus for business, shopping, working, housing, leisure, transport and community facilities.*
 - *To support sustainable urban outcomes that maximise the use of infrastructure and public transport.*
- *To deliver a diversity of housing at higher densities to make optimum use of the facilities and services.*
- *To create through good urban design an attractive, pleasant, walkable, safe and stimulating environment.*
- *To facilitate use and development of land in accordance with the Development Framework for the activity centre.*

A permit is required to construct a building or construct or carry out works unless the schedule to this zone specifies otherwise.

Schedule 1, relevant to Doncaster Hill Principal Activity Centre outlines the following objectives:

Land use and development objectives to be achieved

- *To advance Doncaster Hill as a sustainable and vibrant mixed-use activity centre with a strong sense of place and civic identity.*
- *To develop the centre as a focus for contemporary high density residential development incorporating a mix of complementary retail, social, commercial and entertainment uses.*
- *To ensure the activity centre enhances the social, environmental, economic and cultural elements of the municipality and region, advancing Doncaster Hill as a destination in Melbourne's East.*

Land use

- *To provide for a vibrant range of mixed uses that support the strategic role of the Doncaster Hill Principal Activity Centre.*
- *To provide for a high level of activity that attracts people, provides a focal point for the community, creates an attractive and safe urban environment, increasing opportunities for social interaction.*
- *To ensure mixed use development comprises flexible floor spaces for a range of uses.*
- *To substantially increase the provision, intensity and diversity of housing (especially affordable housing), that allows for all sectors of the community to live in the centre.*
- *To provide for high-density residential development on individual sites in conjunction with a diversity of other uses including a mix of retail, commercial, social, community and entertainment uses.*
- *To encourage commercial and small-scale retail uses at the lower level of buildings, with high-density style residential development on upper levels.*

Built form

- *To create treed boulevards framed by podiums, consistent front setbacks and a high quality landscape along Doncaster, Williamsons and Tram Roads.*
- *To encourage innovative, contemporary architecture that provides a distinctive sense of identity for the Doncaster Hill Principal Activity Centre.*
- *To emphasise the existing dramatic landform of Doncaster Hill through built form that steps down the hill.*
- *To ensure an appropriate transition in height both within the activity centre and to surrounding neighbourhoods.*
- *To encourage built form that capitalises on key views and vistas including to the middle-ground and distant features including Dandenongs, the Kinglake Ranges and the central Melbourne skyline.*
- *To encourage the provision of urban art within built form or in adjacent public areas.*
- *To encourage the built form at gateway locations identified in the Framework Plan to be designed to act as markers with distinguishing architectural or urban design treatments*

Environmental sustainability

- *To ensure Australian Best Practice environmentally sustainable design is met in relation to building energy management, water sensitive urban design, construction materials, indoor environment quality, waste management and transport.*

Public realm

- *To encourage active street frontages and pedestrian generating activities to be located along main roads.*

- *To ensure public spaces are minimally impacted by overshadowing, including preserving solar access in mid-winter to the key boulevards of Doncaster Road and Williamsons Road.*
- *To facilitate the enjoyment of public urban spaces/plazas, streetscapes, pedestrian and bicycle paths by ensuring that these areas are not excessively overshadowed or affected by wind tunnelling.*
- *To encourage artwork in suitable locations to contribute to creating a distinctive sense of identity.*

Open space and landscaping

- *To achieve development that provides accessible, safe, attractive and functional private and public open space opportunities, which are well connected and integrated within a permeable urban environment.*
- *To create a healthy and consistently landscaped environment that is dominated by native and indigenous planting.*
- *To maximise opportunities for landscaping in the public and private realm.*
- *To ensure each precinct has ready access to well designed public open space.*

Transport and access

- *To achieve development of circulation networks that focus on providing strong linkages within the Doncaster Hill Principal Activity Centre, and enhance public transport, pedestrian and bicycle users' amenity.*
- *To provide for well-defined vehicular, bicycle and pedestrian access both within and external to all precincts, with strong pedestrian crossing points to be established between the north and south sides of Doncaster Road.*
- *To encourage the integration of car parking areas into buildings and the unique sloping landform, including providing under-croft and basement as opposed to open-lot parking.*

Under the ACZ1, the subject site is located in **Precinct 4A**. The objectives for Precinct 4A (Clause 5.4-2) are as follows:

- *Encourage an enhanced pedestrian environment within the precinct.*
- *To maintain and improve the positive engagement of the precinct with the main intersection of Doncaster Road and Williamsons Road.*
- *To create a number of significant externalised public urban spaces/plazas, which are well connected to the public transport interchange and boulevard along Doncaster Road.*
- *To support and connect with the pedestrian link proposed for the Doncaster, Williamsons and Tram Roads intersection at the western end of the precinct.*

There are no maximum height or setback requirements specified in Table 5.4-3.

Overlays

Clause 43.04 Development Plan Overlay, Schedule 4

A permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority.

A permit granted must:

- *Be generally in accordance with the development plan.*
- *Include any conditions or requirements specified in a schedule to this overlay.*

Schedule 4 to the Development Plan Overlay requires:

A planning permit for the use or development of land must include the following conditions, as appropriate, to the satisfaction of the Responsible Authority:

- *Construction Management Plan (including a construction noise and vibration management plan).*
- *Drainage Management Plan.*
- *Green Travel Plan and / or Active Travel Plan.*
- *Traffic and Car Parking Management Plan.*
- *An Accessibility / Access and Equity Audit report.*
- *Conditions which provide for the delivery of the road and intersection works and other infrastructure items as set out in the approved Development Plan and relevant to the approved stage of works.*
- *A condition that requires the land owner to enter into an Agreement with the Responsible Authority pursuant to Section 173 of the Planning and Environment Act 1987 which provides for the following matters:*
 - *the transfer or lease to the Manningham City Council or its designated service provider of part of the building comprising an area of not less than 100sqm at ground floor level, near the bus interchange (facility);*
 - *the facility is to be finished to the extent ready for internal fit out by Council at its own cost;*
 - *the facility is to have all utilities available and connected;*
 - *the facility is to be used for community purposes;*
 - *the transfer or lease must be at no ongoing cost to Council other than a nominal consideration or nominal rent as the case may be;*
 - *no outgoings are to be charged to the facility save for the utilities;*
 - *any planning permits required for the use of the facility are the responsibility of Council to obtain;*
 - *signage is the responsibility of Council but must adhere to centre requirements; and*
 - *any other matters which the parties agree to.*

Clause 45.06 Development Contributions Plan Overlay

A permit must not be granted to subdivide land, construct a building or construct or carry out works until a development contributions plan has been incorporated into this scheme.

This does not apply to the construction of a building, the construction or carrying out of works or a subdivision specifically excluded by a schedule to this overlay.

A permit granted must:

- *Be consistent with the provisions of the relevant development contributions plan.*
- *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.*

Clause 45.09 Parking Overlay

This overlay operates in conjunction with Clause 52.06. A schedule to this overlay may:

- *Vary the requirements of Clause 52.06 as allowed by this overlay.*
- *Specify additional requirements to the requirements of Clause 52.06 as allowed by this overlay.*
- *Specify requirements for the provision of a financial contribution as a way of meeting the car parking requirements of Clause 52.06 or this overlay.*

Planning Policy Framework

The relevant sections of the state planning policy framework are as follows:

Clause 11.01-1 (Activity Centres) includes the objective to build up activity centres as a focus for high-quality development, activity and living for the whole community by developing a network of activity centres.

Clause 11.01-2 (Activity Centre Planning) includes the objective to encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres which provide a variety of land uses and are highly accessible to the community.

Clause 15.01-1 (Urban Design) seeks to create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity. Strategies towards achieving this are identified as follows:

- *Promote good urban design to make the environment more liveable and attractive.*
- *Ensure new development or redevelopment contributes to community and cultural life by improving safety, diversity and choice, the quality of living and working environments, accessibility and inclusiveness and environmental sustainability.*
- *Require development to respond to its context in terms of urban character, cultural heritage, natural features, surrounding landscape and climate.*
- *Ensure transport corridors integrate land use planning, urban design and transport planning and are developed and managed with particular attention to urban design aspects.*
- *Encourage retention of existing vegetation or revegetation as part of subdivision and development proposals.*

Clause 15.01-2 (Urban Design Principle) policy objective is:

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

The strategy to achieve this is to apply the listed strategies to development proposals for non-residential development or residential development not covered by Clause 54, Clause 55 or Clause 56.

Responsible Authorities are also required to have regard to the State's *Design Guidelines for Higher Density Housing*, which is referenced at Clause 15.01 of the Scheme.

The strategies include the application of design principles to the proposed development relating to context, public realm, safety, pedestrian spaces, energy and resource efficiency, architectural quality and landscape quality.

Clause 15.01-4 (Design for Safety) policy objective is:

- *To improve community safety and encourage neighbourhood design that makes people feel safe.*

The policy seeks to improve community safety and encourage neighbourhood design that makes people feel safe. The strategy identified to achieve this objective is to ensure the design of buildings, public spaces and the mix of activities contribute to safety and perceptions of safety.

Clause 15.01-5 (Cultural Identity and Neighbourhood Character) policy objective is:

- *To recognise and protect cultural identity, neighbourhood character and sense of place.*

The clause includes several strategies to achieve this objective, including to:

- *Ensure development responds and contributes to existing sense of place and cultural identity.*
- *Ensure development recognises distinctive urban forms and layout and their relationship to landscape and vegetation.*
- *Ensure development responds to its context and reinforces special characteristics of local environment and place by emphasising:*
- *The underlying natural landscape character.*
- *The heritage values and built form that reflect community identity.*
- *The values, needs and aspirations of the community.*

Clause 15.02-1 Sustainable development: Energy and resource efficiency

The policy objective is:

- *To encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.*

The clause has the following strategies:

- *Ensure that buildings and subdivision design improves efficiency in energy use.*
- *Promote consolidation of urban development and integration of land use and transport.*
- *Improve efficiency in energy use through greater use of renewable energy.*
- *Support low energy forms of transport such as walking and cycling.*

Clause 18.01-1 Integrated Transport: Land use and transport planning

The policy objective is:

- *To create a safe and sustainable transport system by integrating land-use and transport.*

Clause 18.02-1 Movement networks: Sustainable personal transport

The policy objective is:

- *To promote the use of sustainable personal transport.*

Clause 18.02-2 Cycling

The policy objective is:

- *To integrate planning for cycling with land use and development planning and encourage as alternative modes of travel.*

The clause includes several strategies to achieve this objective including to:

Require the provision of adequate bicycle parking and related facilities to meet demand at education, recreation, shopping and community facilities and other major attractions when issuing planning approvals.

Clause 18.02-4 Management of the road system

The policy objective is:

- *To manage the road system to achieve integration, choice and balance by developing and efficient and safe network and making the most of existing infrastructure.*

Clause 18.02-5 Car parking

The policy objective is:

- *To ensure an adequate supply of car parking that is appropriately designed and located.*

The policy is relevant to the proposal because the application seeks a reduction in the standard car parking requirement of the Scheme. The objective is to ensure an adequate supply of car parking that is appropriately designed and located. It is also required to allocate or require land to be set aside for car parking subject to the existing and potential modes of access including public transport, the demand for off-street car parking, road capacity and the

potential for demand management of car parking. Proposals are also encouraged to facilitate the use of public transport.

Local Planning Policy Framework (LPPF)

Municipal Strategic Statement

Clause 21.03 Key Influences

This clause identifies that future housing need and residential amenity are critical land-use issues that will challenge Manningham's future growth and sustainable development. The MSS acknowledges that there is a general trend towards smaller household size as a result of an aging population and smaller family structure which will lead to an imbalance between the housing needs of the population and the actual housing stock that is available.

This increasing pressure for re-development raises issues about how these changes affect the character and amenity of our local neighbourhoods. In meeting future housing needs, the challenge is to provide for residential re-development in appropriate locations, to reduce pressure for development in more sensitive areas, and in a manner that respects the residential character and amenity valued by existing residents.

Clause 21.09 Activity Centre and Commercial Areas

This policy outlines that *principal, major and identified neighbourhood activity centres will be the focus of increased residential growth and development*. In particular, Doncaster Hill Principal Activity Centre will:

- *Challenges mainstream community planning and building design to achieve desired environmental outcomes.*
- *Provides more local jobs to reduce journey to work trips.*
- *Provides housing where residents may walk to facilities and services.*
- *Encourages reduced levels of car ownership and increased public transport usage.*

The vision for Doncaster Hill Principal Activity Centre is outlined in Council's *Doncaster Hill Strategy (2002)* and includes:

- *To implement the objectives of Melbourne 2030 in respect of Principal Activity Centres as a focus for retail, social, commercial, entertainment, civic and residential uses.*
- *To integrate ecologically sustainable development principles and techniques into every facet of the design, construction and operation/occupancy stages of new development to raise the aspirations of all users, appropriate for a city looking towards a long-term, responsible and sustainable future.*
- *To ensure that built form outcomes demonstrate the use of contemporary architecture combined with innovative urban design and building techniques that incorporate ecologically sustainable design principles.*
- *To emphasise the existing dramatic landform of Doncaster Hill through built form that steps down the hill.*
- *To encourage high density, high rise residential development.*
- *To provide a greater diversity of dwelling types.*
- *To alleviate pressure for more intense residential development in established urban areas.*
- *To reduce travel demand and change travel behaviour.*
- *To promote the development of sustainable transport options.*
- *To meet the future infrastructure requirements of Doncaster Hill in a comprehensive, timely and equitable way.*
- *To develop an integrated mixed-use precinct for Doncaster Hill Activity Centre which provides for an appropriate mix of uses and functions on a location specific level, including the provision of:*
 - *mixed uses within buildings, particularly along boulevard locations*

- *small scale retail opportunities at ground floor level in conjunction with other mixed use developments*
- *additional commercial/office floor space*
- *flexible floor spaces within buildings to ensure life cycle adaptability.*

Within Doncaster Hill Principal Activity Centre there are various precincts delineated in accordance with their topographic orientation and aspect on Doncaster Hill, their relationship to main roads, and their present and future uses.

Local Planning Policy

Clause 22.06 Eating and Entertainment Premises Policy

Policy supports the location of eating and entertainment premises within existing activity centres. The relevant objectives of this policy are:

- *To ensure that eating and entertainment premises are appropriately located having regard to:*
 - *Intensity (no. of seats/patrons) and hours of operation of the proposed activity.*
 - *Location of access points.*
 - *Adequate provision of car parking.*
 - *Traffic generated being appropriate to the street and locality and not adversely affecting traffic flow or road safety.*
- *To ensure adequate access is provided for people with limited mobility.*
- *To ensure that the location of the use is appropriate to the role and function of the road network and that adequate provision is made for on-site car parking.*
- *To ensure that land used for vehicle access and parking is properly designed, constructed and drained.*

Clause 22.08 Safety through urban design

This policy applies to all land in Manningham. It endeavours to provide and maintain a safer physical environment for those who live in, work in or visit the City of Manningham. The policy seeks attractive, vibrant and walkable public spaces where crime, graffiti and vandalism is minimised.

Clause 22.09 Access for disabled people

This policy also applies to all land in Manningham. It seeks to ensure that people with a disability have the same level of access to buildings, services and facilities as any other person. The policy requires the needs of people with a disability to be taken into account in the design of all proposed developments.

Clause 22.12 Environmentally Sustainable Development

This policy applies throughout the City of Manningham to residential and non-residential development that requires a planning permit in accordance with the thresholds in Table 1 of this Policy (except for land affected by the Activity Centre Zone (Schedule 1) that applies to Doncaster Hill). The policy contains an overarching objective that development should achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

Particular Provisions

Clause 52.06 Car Parking

Pursuant to Clause 52.06-5, car parking is required to be provided at the following rate:

- *0.36 spaces to each seat available to the public for a restaurant.*

Clause 52.06-9 outlines various design standards for parking areas that should be achieved.

General ProvisionsClause 65 Decision Guidelines

This clause outlines that before deciding on an application, the responsible authority must consider, as appropriate:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the amenity of the area.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*

9.2 Planning Application PLN18/0212 at 155 Tindals Road, Donvale for the construction of a multipurpose hall and sports hall associated with the existing education centre and including vegetation removal (Donvale Christian College).

File Number:	IN19/363
Responsible Director:	Director City Planning and Community
Applicant:	Donvale Christian College/Ethos Urban
Planning Controls:	Special Use Zone (SUZ3), Environmental Significance Overlay Schedule 3 (ESO3), Bushfire Management Overlay (BMO)
Ward:	Mullum Mullum
Attachments:	1 Locality Map ↓ 2 Decision Plans ↓ 3 Legislative Requirements ↓

EXECUTIVE SUMMARY

Purpose

1. This report provides Council with an assessment of Planning Permit Application PLN18/0212 submitted for a multipurpose hall and sports hall building at Donvale Christian College (155 Tindals Road, Donvale). The report recommends approval of the proposal subject to permit conditions.
2. The application is being reported to Council as it is a major application with a development cost of more than \$5 million.

Proposal

3. The permit application is for a multi-level and multi-purpose building located centrally within the school grounds. At lower ground level, the building comprises of a multipurpose hall, drama area, foyer/gallery space, storage facilities, kitchen and amenities. The multipurpose hall is able to be converted between a theatre space (via retractable seating) and a sports hall. The school will use this space for school assemblies, performances and various sports. The lower ground mezzanine level will provide for a gymnasium area/sports science room, staff room, storage and amenities. At ground floor level, two indoor courts are proposed along with associated storage, change rooms and amenities.
4. Material provided with the application indicates that the Lower Ground Level multi-purpose hall may be made available for community groups after school hours including weekends and school holidays.
5. To facilitate construction of the hall, some existing and decommissioned school buildings will be demolished and vegetation removed. The proposal also includes minor modifications to the existing car park increasing capacity by 1 car space and the provision of a new car parking area adjacent to the proposed building providing an additional 8 car spaces – total 9 new spaces.
6. There will be no increase to existing staff numbers on the premises which is currently 58 primary school and 89 secondary school staff members. The proposal does not include any increase to student numbers.

Advertising

7. Notice of the application was given over a two week period which concluded on 31 October 2018. No objections were received.

Key issues in considering the application

8. The site is included in a Special Use Zone 3 which allows for the expansion of Donvale Christian College in accordance with an approved Masterplan dated September 2013. The proposed building is located within the designated 'building envelope' approved in the Masterplan.
9. The proposal is considered to meet the decision guidelines contained in Schedule 3 of the Special Use Zone and is considered to be generally in accordance with the approved Masterplan. It is recommended that the approved be approved subject to conditions.

1. RECOMMENDATION**That Council:**

- A. **issue a planning permit in relation to Planning Application PLN18/0212 at 155 Tindals Road Donvale for the construction of a multi-purpose hall and sports hall, associated with the existing Education Centre and including vegetation removal.**

Endorsed Plans

1. The development as shown on the approved plans must not be modified for any reason without the written consent of the Responsible Authority.

Sustainability Management Plan

2. Not less than 3 months before the development starts two copies of an updated version of the Sustainability Management Plan (SMP), prepared by Brand Architects., dated August 2018 and revision addendum dated 01/03/2019, must be submitted to and approved by the Responsible Authority. When approved the Plan will form part of the permit. The plan must show:
 - 2.1 Rainwater tank connection to toilets, laundry, outdoor cleaning and irrigation (as proposed in report) on the application drawings.
 - 2.2 Stormwater calculations and additional notes on architectural and landscape plans that indicate the various stormwater treatment (e.g. rainwater tank, rain gardens) locations, size and area of impervious surfaces being directed to them.
 - 2.3 The use of low VOC paints, flooring, sealants and adhesives and E1 or E0 grade engineered wood products (e.g. MDF, plywood).
 - 2.4 The option of installing solar photovoltaic system in future with the provision of electrical connection points to roof.
 - 2.5 The layout and number of bicycle parking.

Construction Management Plan

3. Not less than 3 months before the development starts, two copies of a Construction Management Plan (CMP) must be submitted to and approved by the Responsible Authority. When approved the plan will form part of the permit. The Construction Management Plan is to be prepared in accordance with the template within Council's Construction Management Plan Guidelines. The CMP must address:
 - Element A1: Public Safety, Amenity and Site Security
 - Element A2: Operating Hours, Noise and Vibration Controls
 - Element A3: Air Quality and Dust Management
 - Element A4: Stormwater and Sediment Control and Tree Protection
 - Element A5: Waste Minimisation and Litter Prevention
 - Element A6: Traffic and Parking Management
4. The Management Plans approved under Conditions 2 and 3 of this permit must be implemented and complied with at all times to the satisfaction of the Responsible Authority unless with the further written approval of the Responsible Authority.

Tree Protection and Management

5. Prior to the works commencing (this includes any demolition, excavations, tree removal, delivery of building/construction materials and/or temporary buildings), a vegetation protection fence must be erected around all vegetation to be retained on site. This fence must be erected at a minimum distance of two metres from retained vegetation. All individual trees to be retained must have a Tree Protection Zone (TPZ) defined (at a radius of 12 x the diameter of a tree to a maximum of 15 metres but no less than two metres from the base of the trunk of tree) and must comply with AS4970-2009 'Protection of trees on development sites'. The fence must be constructed of orange para-webbing or similar robust material approved by the Responsible Authority and erected to a height of 1.2 metres above ground level. Signage must be installed on the fence clearly stating 'Vegetation Protection Zone – No Entry'. It must be maintained in good condition until the completion of the construction works on the site, to the satisfaction of the Responsible Authority.
6. Except with the written consent of the Responsible Authority, within the area of vegetation to be retained and any Tree Protection Zone (TPZ) associated with the permitted use and/or development, the following is prohibited:
 - vehicular or pedestrian access
 - trenching or soil excavation
 - storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products

- entry and exit pits for underground services
 - any other actions or activities that may result in adverse impacts to retained native vegetation.
7. All construction and maintenance equipment, earth moving equipment and associated machinery must be made free of soil, seed and plant material before being taken to the works site and again before being removed from the works site to the satisfaction of the Responsible Authority. This is to help prevent the spread of noxious weeds listed under the *Catchment and Land Protection Act 1994*.
8. Any damage or disturbance to trees' root zones within the Tree Protection Zone (TPZ) must be reported to Council. A TPZ is 12 x the diameter of the tree taken at breast height. No digging or excavation can be undertaken within the TPZ as this may affect the future viability of the tree. Damaged tree root zones may deem the tree unviable and offsets may be required.

Fauna Protection and Management

9. A suitably qualified zoologist/wildlife handler with current animal handling permits/licences must inspect trees prior to removal to appropriately manage fauna identification, impact avoidance and relocation/rehousing should it be required.
10. Any qualified zoologist/wildlife handler undertaking supervision must have appropriate permits carried on their person during works on-site.

Offsets for Native Vegetation Removal (Environmental Significance Overlay Schedule 2 and Schedule 3)

11. Prior to the removal of any vegetation, an Offset and Landscape Plan must be submitted to the satisfaction of the Responsible Authority. The Plan must include details of:
- a) replacement planting consistent with the requirements of the ESO3 to offset the permitted loss of vegetation. This must include the number of trees, shrubs and other plants, species mix, and density included in a Schedule of Works. The Plan must show a minimum of 53 replacement indigenous canopy trees (i.e. *Eucalyptus* naturally occurring in the relevant EVC appropriate to replanting site location). The balance (301 plants) must be indigenous species but can comprise trees, shrubs, grasses, climbers and ground covers.
 - b) where the required number and configuration of replacement plants cannot be achieved on the subject property, the permit holder must provide details of what replacement planting cannot be achieved and develop an appropriate alternative plan in consultation with Council to the satisfaction of the Responsible Authority.
 - c) methods of managing and restoring the existing vegetation to be retained included in a Schedule of Works
 - d) methods of interim protection for newly established vegetation
 - e) methods of protection for established vegetation where relevant
 - f) persons responsible for implementing and monitoring the landscape plan

Landscaping Works

12. Before the use of the building starts, landscaping works as shown on the approved plans must be completed to the satisfaction of the Responsible Authority and then maintained to the satisfaction of the Responsible Authority.

Drainage

13. Stormwater must not be discharged from the subject land other than by means of drainage to the legal point of discharge. The drainage system within the development must be designed and constructed to the requirements and satisfaction of the relevant Building Surveyor.
14. The whole of the land including landscaped and paved areas must be graded and drained to the satisfaction of the responsible authority, to prevent ponding and to minimise overland flows onto adjoining properties.

Sewer

15. The building must not be used before it is connected to mains sewer to the satisfaction of the Responsible Authority.

Driveway and Car Parking Areas

16. The external driveway system and parking spaces, as shown on the plan approved pursuant to Condition 2 of this Permit, must be formed to the depicted levels and must be constructed, surfaced, drained and line marked to the satisfaction of the Responsible Authority.
17. Parking areas and access lanes must be kept available for these purposes at all times and must be maintained to the satisfaction of the Responsible Authority.

General

18. All security alarms or similar devices installed on the land must be of a silent type to the satisfaction of the Responsible Authority.
19. External lighting must be designed so to limit loss of amenity to residents of adjoining properties to the satisfaction of the Responsible Authority.
20. All roof-top plant must be installed in appropriately screened areas, unless otherwise agreed to in writing with the Responsible Authority.
21. All noise emanating from any mechanical plant must comply with the relevant State noise control legislation so as to minimise noise impacts on residents of the subject building and adjacent properties to the satisfaction of the Responsible Authority.

Use Conditions

22. The building approved under this permit must not be used outside the following hours, except with the prior written consent of the Responsible Authority:
- Monday to Friday during school terms: 8.00am to 11.00pm.
 - Monday to Friday outside school terms: 8.00am to 10.00pm
 - Saturday, Sunday and any Public Holidays: 8.00am to 10pm.
23. The building approved under this permit must not be used by more than 200 persons (including spectators/audience) after 6pm, unless the use and/or activities are directly associated with the operations of the Donvale Christian Collage.

Testing of noise emissions if required

24. At the request of the Responsible Authority, the owner and/or occupier must, within 30 days, supply an assessment by a qualified acoustic consultant of noise levels emitted from the site with readings taken at times and locations specified by the Responsible Authority.

The cost of the assessment is to be borne by the owner or occupier. If necessary, additional noise control features must be installed in consultation with an acoustic engineer, or activities and noise sources on the premises regulated at the direction of and to the satisfaction of the Responsible Authority.

The frequency of this request will be at the discretion of the Responsible Authority.

DELWP Conditions

25. Before works start, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions and associated statutory requirements or approvals.
26. The total area of native vegetation permitted to be removed is 0.312 hectares, comprised of:
- (a) 4 patches of native vegetation with a total area of 0.063 hectares containing no large trees,
 - (b) 1 scattered tree,
 - (c) 9 small scattered trees.
27. To offset the permitted clearing in accordance with Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017), the permit holder must secure an offset of:

- (a) 0.061 general habitat units,
 - (b) Located within the Port Phillip and Westernport Catchment Management Authority boundary or Manningham City Council municipal area,
 - (c) With a minimum strategic score of at least 0.176, and
 - (d) Protection of 1 large tree.
28. Before any native vegetation is removed, evidence that the offset required by this permit has been secured must be provided to the satisfaction of the responsible Authority. This evidence must be:
- (a) And established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10 year management actions and ongoing management of the site, and/or
 - (b) Credit extract(s) allocated to the permit from the Native Vegetation Credit Register.
29. A copy of the offset evidence will be endorsed by the Responsible Authority and form part of the permit. Within 30 days of endorsement of the offset evidence, a copy of the endorsed offset evidence must be Port Phillip Region office.
30. Where the offset includes a first party offset(s), the permit holder must provide an annual offset site report to the Responsible Authority, for a period of 10 consecutive years. After the tenth year, the landowner must provide a report at the reasonable request of a statutory authority.
31. Within 6 months of the conclusion of the permitted clearing of native vegetation under this permit, the offset requirements can be reconciled with the written agreement of the Responsible; Authority and the Department of Environment, Land, Water and Planning

Country Fire Authority

32. The bushfire mitigation measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible space, water supply, and access, must be maintained to the satisfaction of the responsible authority and the relevant fire authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.
33. The south and east elevations of the building must be designed and constructed to a minimum of Bushfire Attack Level of 19 (BAL-19). All other portions of the building must be constructed to a minimum of Bushfire Attack Level of 29 (BAL-29).
34. The Landscape Concept Stage 2: Sports Hall plan prepared by Land design Partnership, drawing No.17-2292 TP01 rev.D must be endorsed to form part of the permit and must not be altered unless otherwise agreed in writing by the CFA and Responsible Authority.
35. The Defensible Space Requirements shown on the plan must be implemented and maintained as specified, to the satisfaction of the Responsible Authority.

36. Management of the existing gully shown on the plan must be implemented and maintained as specified, to the satisfaction of the Responsible Authority.

AusNet

37. No part of any buildings associated with the development including eaves, awnings, canopies, shelters and the like as well as outbuildings is permitted on AusNet Transmission Group's easement.
38. Vehicles and equipment exceeding 3 metres maximum operating height are not permitted on the easement without prior written approval from AusNet Transmission Group.
39. Any lighting poles erected on the easement must not exceed 3 meters in height and must be designed so as to allow lanterns to be lowered to ground level for servicing. Higher poles may be permitted subject to available conductor to ground clearances at this site. Power to lighting poles must be installed underground.
40. Any trees and shrubs planted on the AusNet transmission's Group easement must not exceed 3 metres maximum mature growth height. A 20 metre tree clear area is required around towers.
41. The storage of combustible or flammable materials, including that within waste bins is not permitted on the easement.
42. Natural ground surface levels on the easement must not be altered by the stockpiling of excavated material or by landscaping without prior written approval from AusNet Transmission Group.
43. Any services traversing the easement must be installed underground and no services are permitted within 20 meters of towers.
44. Scaffolding is not permitted on the easement.
45. the use of construction equipment including cranes that have the ability to extend into the easement are not permitted.
46. Details of all future works within the easement must be submitted to AusNet Transmission Group and approved in writing prior to the commencement of work on site.

Time Limit

47. This permit will expire if one of the following circumstances apply:
- 47.1. The development is not started within two (2) years of the date of the issue of this permit; and
- 47.2 The development is not completed within four (4) years of the date of this permit.

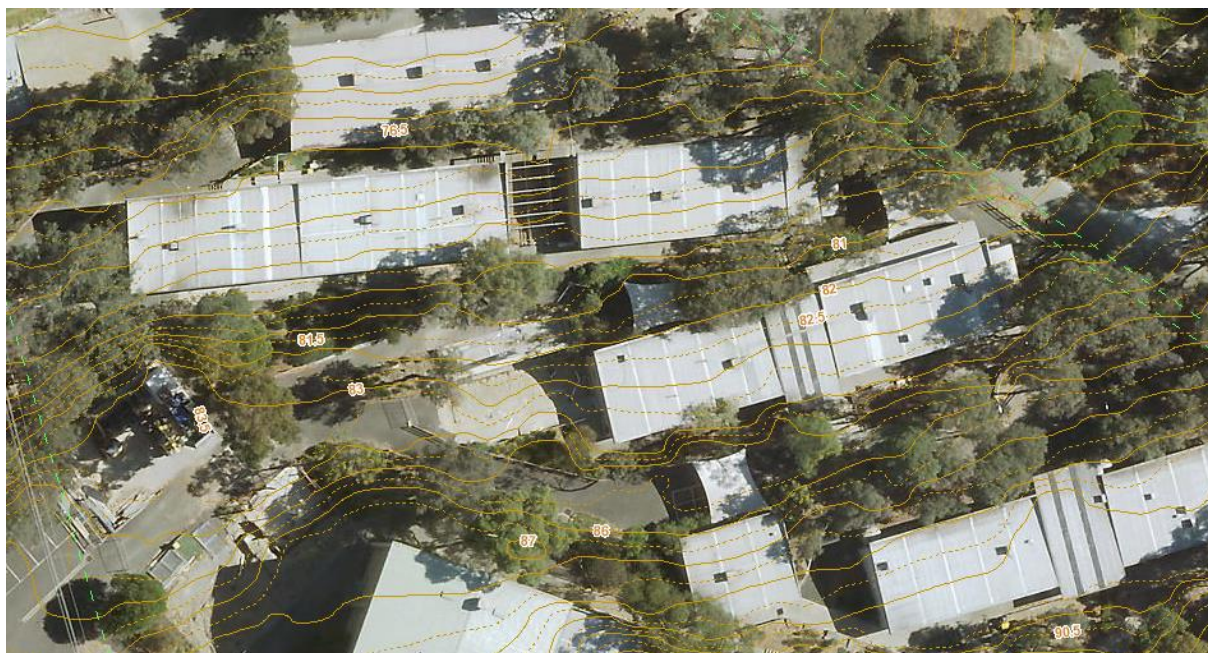
The Responsible Authority may extend these periods referred to if a request is made in writing by the owner or occupier either before the permit expires or in accordance with Section 69 of the Planning and Environment Act 1987.

2. THE SITE AND SURROUNDS

- 2.1 Donvale Christian College provides primary and secondary school facilities to around 1300 students from their Tindals Road campus. The campus has an area of approximately 12 hectares, with a frontage of approximately 470 metres to Tindals Road.
- 2.2 The land is developed with various school buildings, sporting ovals and car parking areas located in the southern portion of the site.



- 2.3 The land is zoned Special Use Zone (Schedule 3 - Donvale Christian College). The zone references an approved Masterplan (September 2013) that oversees the future development of the land. The Masterplan is an incorporated document in the Manningham Planning Scheme.
- 2.4 The Masterplan identifies the location of new buildings and works either within the cluster of the existing school building envelope or in set locations outside between the power line easement on the western side of the site and a drainage easement that traverses the site south of the dam.



2.10 There are native trees scattered throughout the area of the new building, including groupings of native trees between existing buildings on site and around the periphery of buildings.

2.11 The school has the following direct abuttals:

Direction	Address	Description
West		Mullum Mullum Creek Linear Park is approximately 120m west of the proposed building. The park is zoned Public Park and Recreation Zone and contains significant areas of native vegetation. The creek itself is a further 180m away.
North - East	171 Tindals Road Donvale 177-179 Tindals road Donvale	This 1.89 hectare parcel of land is cleared and vacant. This 2.4 hectares parcel of land is developed with the On Luck Chinese aged care facility. It is positioned on a ridgeline setback approximately 200m from the proposed development. Both parcels are within a Rural Conservation Zone.
North	No. 5 and No. 6 Pambara Court Donvale Court	These lots each have an area of approximately 2 hectares and are developed with dwellings and outbuildings. The dwellings are approximately 300m from the proposed development. The land is in a Rural Conservation Zone.
South - East (Opposite side of Tindals Road)	No's. 128, 136, 142, 146, 150 and 158 Tindals Road Donvale (LDRZ)	These lots each have an area of approximately 4000m ² and are developed with dwellings and outbuildings. The land is in a Low Density Residential Zone. Each lot has scattered stands of vegetation across their properties, including across their Tindals Road frontages.

3. BACKGROUND

- 3.1 The application was received on 10 April 2018. It included additional sports courts on the rooftop which were illuminated and partly covered by shade sails.
- 3.2 As part of the assessment of the application, further information was requested from the applicant. The correspondence expressed concerns with the rooftop facilities (due to amenity issues, increased height, external lighting and intensity of use), and requested more information in relation to the use of the building by external parties outside school hours.
- 3.3 Further information was provided in August 2018, including information regarding the use of the building by external parties outside of school hours by Best Hooper Lawyers. The application was advertised (pursuant to the Environmental Significance Overlay 3) in October 2018. No objections were received.
- 3.4 The application was amended (under Section 57A of the Planning and Environment Act 1987) on 8 January 2019 after Officers again raised concerns with the rooftop playing courts. The courts were removed from the proposal and one additional tree was added for removal.

4. THE PROPOSAL

- 4.1 The application proposes a multi-level and multi-purpose building located centrally within the school grounds.
- 4.2 At lower ground level, the building comprises of a multipurpose hall, drama area, foyer/gallery space, storage facilities, kitchen and amenities. The multipurpose hall is able to be converted between a theatre space (via retractable seating) and a sports hall. The school will use this space for school assemblies, performances and various sports.
- 4.3 The multipurpose hall at Lower Ground Level provides for fully retractable style seating (404 seats) over a line marked court sports area. When set up in a theatre style, the plans suggest that the hall can accommodate up to 764 chairs.
- 4.4 The lower ground mezzanine level will provide for a gymnasium area/sports science room, staff room, storage and amenities.
- 4.5 At ground floor level, two indoor courts are proposed along with associated storage, change rooms and amenities.
- 4.6 The building is located 160m from Tindals Road, over sloping land. The slope means the building is benched into the site and is around 9.45m high when viewed from the south (Tindals Road) and 19.5m high when viewed from the north. The slope provides for independent entries to the multipurpose hall, sports hall and gym via new paths and stairs at each level.
- 4.7 The existing car park is being extended and 9 additional car spaces are proposed adjacent to the new building. A lift is also incorporated into the design for accessibility.

4.8 The building has been designed with a contemporary façade treatment, featuring a muted colour scheme in keeping with other buildings within the campus. Building materials include insulated metal cladding, alucabond, blockwork and concrete. The roof is Colorbond and contains a variety of solar panels. The colour scheme of the development is predominantly grey and beige, with red and blue highlighting.



EAST ELEVATION AERIAL



EAST ELEVATION



FROM SOUTH-EAST



WEST ELEVATION AERIAL

Vegetation Removal

- 4.9 The proposed development requires the removal of 13 trees within the proposed building envelope. There are also 5 trees that may be lost for access and construction. It is intended to retain these trees (at least for as long as possible), but because construction will encroach significantly into the tree protection zone, they will be considered 'lost' under the planning controls.
- 4.10 Of the 13 trees located within the building envelope, the Applicant's arborist has indicated:

- 4 trees are of high protection value (trees numbered 73, 137, 138 and 183). Tree 183 is located immediately adjacent to a high construction traffic zone, at the north-west corner of the site where construction vehicles will be approaching from the west.
 - 6 trees are of moderate protection value (trees numbered 134, 194, 195, 208, 209 and 210).
 - 3 trees are of no protection value (trees numbered 77, 135 and 136).
- 4.11 Of the five trees considered 'lost' due to access and construction limitations, the Applicants arborist has indicated:
- 3 trees are of high protection value (trees numbered 130, 132 and 185)
 - 2 trees are of moderate protection value (trees numbered 131 and 184).
- 4.12 The trees to be removed are all native and indigenous species, with the predominant species being *Eucalyptus polyanthemos* (Red Box). Many of the indigenous species are considered by the arborist to be planted species based on their location within garden beds surrounding the existing portable buildings. There are however some large trees (such as Tree 144) considered to be remnant to the local area due to their size.
- 4.13 The location of the proposed building has been selected based on the least amount of impact on the existing vegetation. The Biodiversity Assessment prepared by Brett Lane and Associates dated August 2018, has concluded that the vegetation removal comprises 0.063 hectares of patch native vegetation (including one large scattered tree).
- 4.14 If appropriate, offsets will be required as a permit condition, and as these are unlikely to be achieved within the site, suitable offsets will need to be secured from a third party through an accredited offset broker. The conditions required by Department of Environment, Land, Water and Planning reflect these offsets.
- 4.15 The proposed development will include a number of new landscaped areas immediately surrounding the building. This includes a deck and synthetic turf area to the east of the development, and landscaped gardens along the northern, western and southern boundaries of the development.
- 4.16 The landscape plan has been prepared in consultation with the CFA to address vegetation management requirements.

Functions of the building

- 4.17 The applicant has indicated that the primary function of the building will be to provide new facilities for existing students. The development will not increase student or staff numbers at the campus.
- 4.18 There will be some specific 'out of school hours' use of the facility by both students and third parties. These parties already use the school's facilities after hours, and will simply be transferring their activities to the new sports centre. These include:

- Dunkers Basketball Team after hours on weekdays and on weekends for matches. It has been suggested that the team comprises 95% students of Donvale Christian College. It is estimated that approximately 30 persons at any one time would be involved.
 - Ignite Netball Team after hours on weekdays, and on weekends for matches. It has been suggested that the team comprises approximately 95% students from Donvale Christian College. It is estimated that approximately 30 persons would be involved at any one time.
 - Dance classes after hours on weekdays. These classes comprise 100% students from Donvale Christian College. It is estimated that a maximum of 50 persons at any one time would be involved. They may also utilise the facility between 3:30pm and 11pm Monday to Friday.
- 4.19 The application contemplates that the multipurpose hall at Lower Ground Level could be offered to community groups (and other schools) for hire between 8am and 10pm on weekends, and between 8am and 11pm outside of school terms. Patron numbers would be limited to 200 people.
- 4.20 To support this aspect of the proposal, the school has provided advice from Best Hooper Lawyers indicating that such uses are consistent with the existing use of the college as an Education Centre ie: the use of the facilities by a third party are not a separate use that would require further planning permission.

Submission of Documents

- 4.21 The following reports were provided in support of the application:
- Town Planning report prepared by Ethos Urban, dated 12 October 2018;
 - Parking and traffic review prepared by MD Cubed P/L dated March 2018 with addendum dated August 2018.
 - Sustainable Management Plan prepared by Brand Architects., dated August 2018 and revision addendum dated 01/03/2019;
 - Arboricultural Development Impact Report prepared by Arbor Survey (revised) dated 26 February 2019;
 - Biodiversity Assessment prepared by Brett Lane and Associates dated August 2018

5. LEGISLATIVE REQUIREMENTS

- 5.1 Refer to Attachment (Planning & Environment Act 1987, Manningham Planning Scheme, other relevant legislation policy).
- 5.2 A planning permit is required for the following:
- Clause 37.01 Special Use Zone (Schedule 3) -all buildings and works associated with the Education Centre.
 - Clause 42.01 Environmental Significance Overlay Schedule 3 – all buildings and works including vegetation removal.
 - Clause 44.06 Bushfire Management Overlay – a permit is required for buildings and works associated with an Education centre.
 - Clause 52.17 Native Vegetation - the removal of native vegetation.
 - Clause 52.06 – Car Parking.

6. REFERRALS

External

- 6.1 The CFA provided correspondence dated 30 May 2019, outlining no objection to the proposal subject to conditions. These include that the south and east elevations of the building are designed and constructed to Bushfire Attack Level of 19 (BAL-19), with all other portions of the building constructed to minimum Bushfire Attack Level of 29 (BAL-29). Conditions also relate to the implementation of defensible space around the building and landscaping.
- 6.2 The Department of Environment, Land, Water and Environment provided correspondence dated 20 December 2018, outlining no objection to the vegetation removal subject to conditions requiring State vegetation offsets.
- 6.3 AusNet Services provided correspondence dated 22 October 2018, outlining no objection subject to conditions including no buildings or works (including vegetation) on the easement and that any services traversing the easement be installed underground and not within 20m of the transmission towers.

Internal

- 6.4 The application was referred to a number of Service Units within Council. The following table summarises the responses:

Service Unit	Comments
Infrastructure Services Unit	<p>No objections were raised in relation to the proposed construction subject to conditions requiring all drainage to be connected to the point of discharge. It was suggested batter slopes should not be steeper than 1:3 without rocks or low retaining walls to provide additional stability.</p> <p>It was noted the building was located outside areas impacted by overland flows.</p> <p>It was noted the additional nine car parking spaces were designed in manner that met Clause 52.06.</p>
Integrated Planning Unit, Sustainability	<p>The application can achieve best practice ESD standards subject to some modest changes and the submission of additional information. These alterations relate to:</p> <ul style="list-style-type: none"> • water tank connection, • stormwater calculations, • materials used in internal fit out, • solar energy • bicycle facilities.
Environment	<p>Council's Environmental team has identified that the vegetation removal has been minimised and no objection is given to its removal subject to conditions requiring offsets, site management and vegetation protection.</p>
Heath	<p>The building must be connected to sewer. A Certificate of Registration must be obtained before any sale of food from the building is permitted.</p>

7. CONSULTATION / NOTIFICATION

- 7.1 The application was advertised pursuant to the Environmental Significance Overlay 3 applying to the site. A sign was placed on the frontage of the site and letters sent to surrounding properties. No objections were received.
- 7.2 Following receipt of the Section 57A amendment, the application was not readvertised as the illuminated rooftop playing courts and associated access ramp were removed and there were only minor changes to the building footprint and removal of an additional tree.

8. ASSESSMENT

- 8.1 The site is within a unique semi-rural setting and considering the overall size of the school campus, any development on this site is constrained by topography, waterways, vegetation and easements. The area designated for development is also constrained by the locational requirements of the Donvale Christian College Masterplan.
- 8.2 The assessment criteria for this application is limited to the construction aspects of the building in relation to decision criteria in the Special Use Zone, including environmental issues, and design and siting. Consideration also needs to be given to the Environmental Significance Overlay, bushfire protection under the Bushfire Management Overlay and Clause 52.06 – Car Parking.
- 8.3 From a macro perspective, the use and location of the building is consistent with the Masterplan for the Donvale Christian College. The building provides improved facilities for students of the School within the identified and approved building envelope plan. The new building replaces existing decommissioned classrooms.
- 8.4 The legal advice provided by the applicant provides comfort that the proposed building is consistent with the present land use occurring on the site (an Education Centre), irrespective of whether it will be occasionally used by community groups outside of school hours.
- 8.5 As part of its consideration, Council, as responsible authority, must consider amenity impacts from activities within the building and apply relevant conditions to limit its use if it determines it will cause unreasonable detriment. This is irrespective of who is using the building, or at what times. This consideration is discussed under the heading Design and Siting.

Environmental issues (including vegetation removal)

- 8.6 The relevant decision guidelines of the Special Use Zone Schedule 3 require an assessment of the environmental impacts of the building and works on the biodiversity of the land, and the protection and enhancement of the natural environment within the school grounds (including riparian buffers within the gully and along the waterways, and windrows and vegetation through the site and along ridgelines).

- 8.7 The decision criteria in Environmental Significance Overlay Schedule 3 build on this further. They include objectives to avoid the removal of Victorian native vegetation, provide appropriate offsets, protect nearby and adjacent Biosites and avoid fragmentation of flora and fauna habitat.
- 8.8 The chosen location for the proposed building is within already disturbed land within the cluster of buildings identified as the preferred building envelope under the Masterplan. The location is setback more than 120m from the western boundary which adjoins the Mullum Mullum Creek Linear Park. At this setback, no interference with the environmental qualities of the linear park is expected.
- 8.9 The disturbed land, which is neither located on a ridge or within a gully, has somewhat degraded environmental value. Although there are eighteen trees to be removed, these are generally located between the decommissioned buildings were planted by the School. Appropriate offsets will be required by condition of approval.
- 8.10 Significant vegetation to the west and north of the proposed building, including within the gully, is of higher environmental quality and is being retained. This vegetation will continue to be maintained in accordance with the approved Property Management Plan, a land management plan that is being implemented by the school.
- 8.11 The proposal includes the landscaping around the building with native species which offers positive environmental outcomes. The proposed landscaping has been approved by the CFA.
- 8.12 Overall, the siting of the proposal protects the Mullum Mullum Creek biosite and avoids fragmentation of habitat corridors in the riparian buffer system along the waterways and gully north of the building.

Design and Siting Issues

- 8.13 The relevant decision guidelines of the Special Use Zone Schedule 3 requires consideration of the need to minimise any adverse impacts of siting, design, height, bulk, colours and materials to be seen from vantage points including landscape features, major roads and vistas. The Zone also requires consideration of amenity impacts, which also require consideration under Clause 65 of the Manningham Planning Scheme.
- 8.14 The ESO3 requires building design and siting to be in keeping with the bushland character of the area, and an assessment of whether the external building finishes and colours are non-reflective and blend with the natural environment.
- 8.15 Firstly, the proposed building is within the approved area delineated on the Masterplan for the school to redevelop within. This is a positive aspect, however, sports and halls are sizable buildings, and the proposed building will be the largest building on the campus by a significant margin.

- 8.16 Overall, the siting of the site, and its construction on a hillside, serves to reduce its visual prominence. It is well setback from any boundary, including Tindals Road, and it will not be observed without other buildings and landscaping around it. This will provide framing and a built form transition which wouldn't occur if it were surrounded by open paddocks.
- 8.17 The siting, using disturbed areas containing decommissioned classrooms minimises vegetation removal, but also reduces the spread of earthworks across the site.
- 8.18 Although it is constructed on reasonably steep topography, the building is benched into the slope, which not only reduces its scale, but provides for multiple pedestrian access points.
- 8.19 The building will not be visible from the south and east along Tindals Road, where it is viewed around 9.45m in height. The building will not be seen as other buildings and vegetation will block sightlines. The building will not be viewed from the west, as native vegetation along the Mullum Mullum Creek will obscure it. The building may be marginally visible from the east, but this is from within the school grounds and in the context of other buildings present (see image below). The building is not visible from the north (Pambara Court properties) due to a higher ridgeline extending across the school ground between the rear of the properties and the proposed building.



View of the development from within the school groups to the east, from Block F (above)

- 8.20 The only vantage point from which the building may be observed is from a north-easterly direction, by the On-Luck Chinese aged care facility. The year 9 building in the foreground is expected to obscure much of this view, and the building will sit in the context surrounded by other buildings and vegetation. Over a distance of 200m, the scale of the building will diminish. The view to the building is modest and not unreasonable and sits comfortably in its context.



View of the development from On-Luck Chinese Aged Care Facility (above)

- 8.21 The proposed building materials, finishes and colour scheme are non-reflective and comprise predominantly grey and beige tones which are consistent with and will blend with the bushland character of the area.
- 8.22 In terms of amenity impacts, the setbacks to the building ensure no unreasonable detriment will occur to the surrounding neighbourhood through activities within the building. This would be particularly true through school hours when around 1300 students are already on site.
- 8.23 During hours when the school is not operating, it would be prudent to restrict the activities in the building in the manner indicated by the applicant (hours and patron numbers) 'to the satisfaction of the Responsible Authority'. Given the setbacks of the building from any sensitive residential uses (over 190m away), the limitations on patrons and hours offered by the applicant are considered acceptable.

Car parking

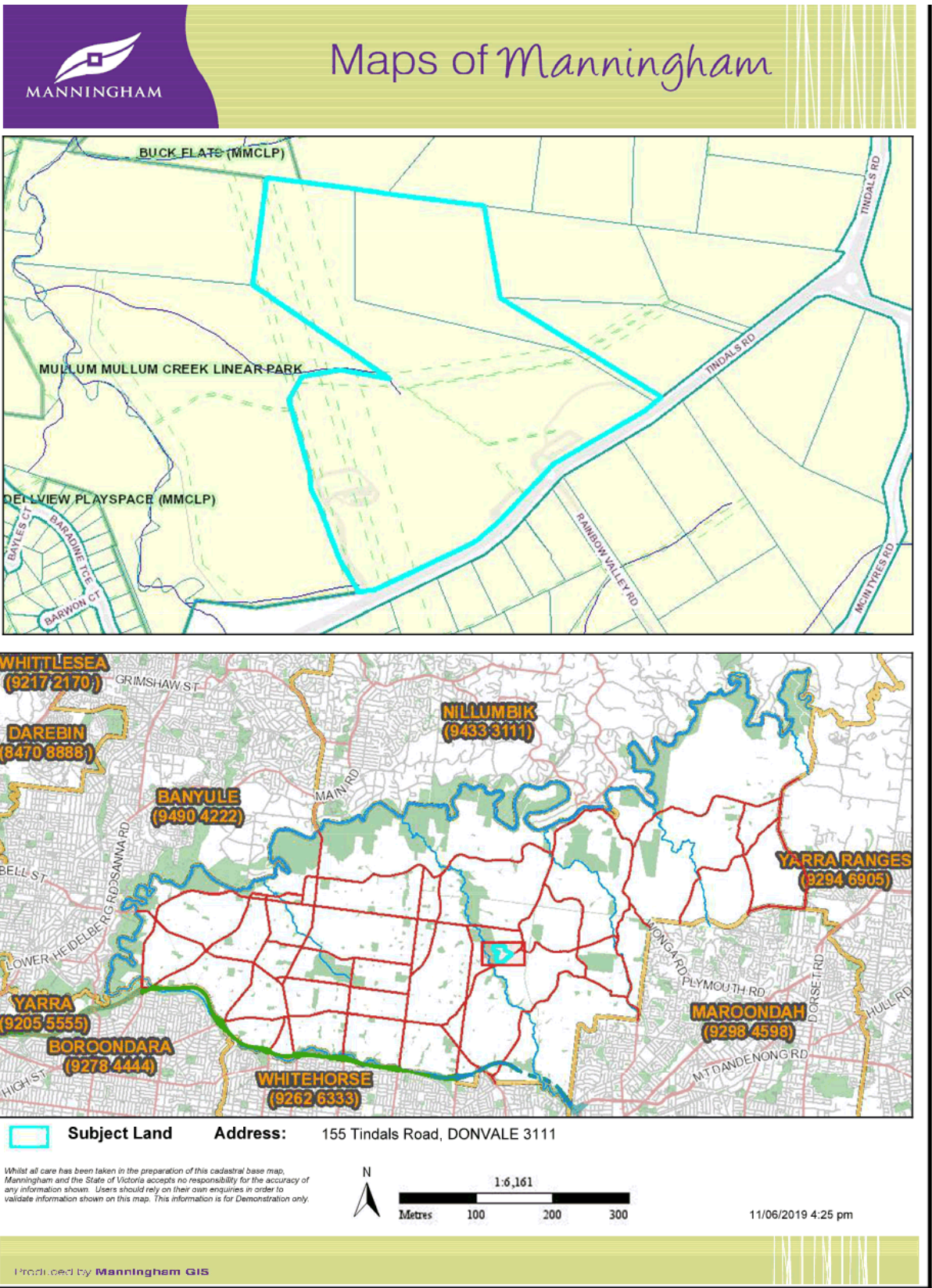
- 8.24 Clause 52.06 (Car Parking) outlines a statutory parking requirement of 1 space per employee for a Primary School, and 1.2 space per employee for a Secondary School. The application outlines that there is no increase in employee or student numbers at the school following the construction of the facility and therefore the proposal does not generate additional car parking needs.
- 8.25 Furthermore, the existing number of car parks (317) far exceeds the statutory requirements in the Manningham Planning Scheme, that being 58.34 car spaces for primary school staff and 107 car spaces for secondary school staff (total 165 spaces). The parking provision also exceeds the required number of car spaces under the approved Masterplan being 315 spaces by 2030.
- 8.26 The proposal includes the construction of nine additional car parking spaces that are an extension to an existing car parking area south-west of the proposed building. There is no in principle objection to this aspect of the proposal. The nine additional spaces are designed in accordance with the design requirements outlined in Clause 52.06-9. Council's Traffic Engineers have assessed the layout and have raised no concerns. The additional car parking is appropriately sited and designed with paths leading to the entry of the new building.
- 8.27 The application proposes no change to the access arrangements onto Tindals Road.

Bushfire Protection

- 8.28 In relation to bushfire protection measures to be implemented as part of this development, the CFA has reviewed the Bushfire Management Statement submitted as part of the application.
- 8.29 The CFA has is no objection subject to the mandatory condition and conditions requiring minimum construction standards and the endorsement of a Landscape Concept Plan, partially to manage weed removal within the gully to the north of the proposed building.
- 8.30 The CFA is satisfied that the existing water supply and access arrangements satisfy their requirements.

9. DECLARATION OF CONFLICT OF INTEREST

- 9.1 No officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.



DONVALE CHRISTIAN COLLEGE - COMMUNITY HUB
 155 TINDALS ROAD
 DONVALE VIC 3111

DRAWING LIST - TP ARCHITECTURAL

Sheet No.	Sheet Name
A.01	COVER PAGE
A.02	SITE CONTEXT PLAN
A.03	CARPARK & FIRE TANK LOCATION PLAN
A.04	DEMOLITION SITE PLAN
A.05	PROPOSED SITE PLAN
A.06	VIEWPOINTS
A.10	BASEMENT FLOOR PLAN
A.11	LOWER GROUND FLOOR PLAN
A.12	LOWER GROUND MEZZANINE FLOOR PLAN
A.13	GROUND FLOOR PLAN
A.14	ROOF PLANS
A.20	NORTH ELEVATION
A.21	EAST ELEVATION
A.22	SOUTH ELEVATION
A.23	WEST ELEVATION
A.30	SECTION A
A.31	SECTION B
A.40	PERSPECTIVES



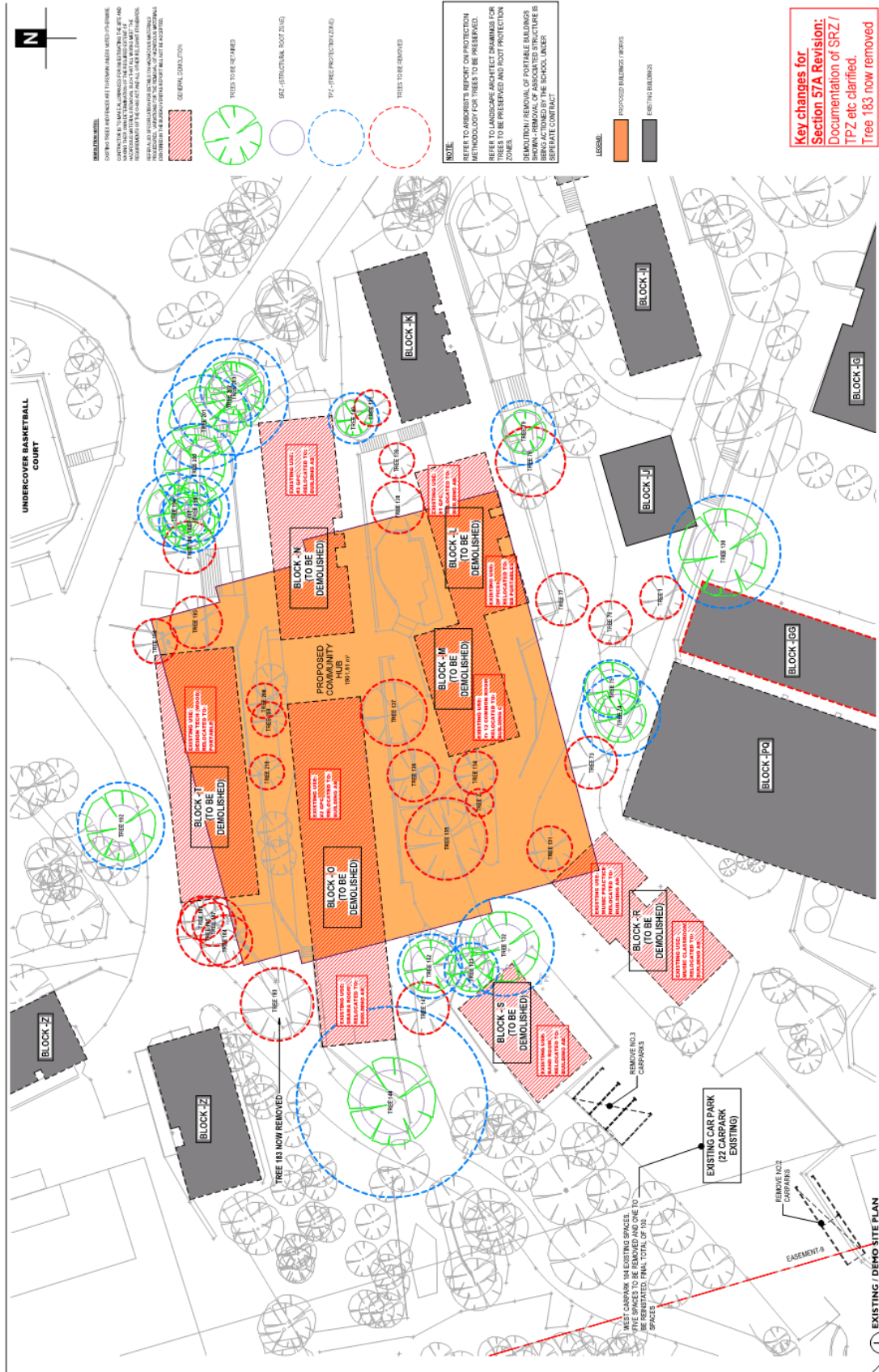
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 Level 11, 119 Wellington Parade
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 brand@brandarchitects.com.au
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DESCRIPTION	DATE	REV
Final Presentation	15.06.2019	1

QA: PLANNING
 DATE: 01/03/19

DONVALE CHRISTIAN COLLEGE - STAGE 2 - COMMUNITY HUB
 155 TINDALS ROAD
 DONVALE 3111

A.01 [TP 2]
 COVER PAGE



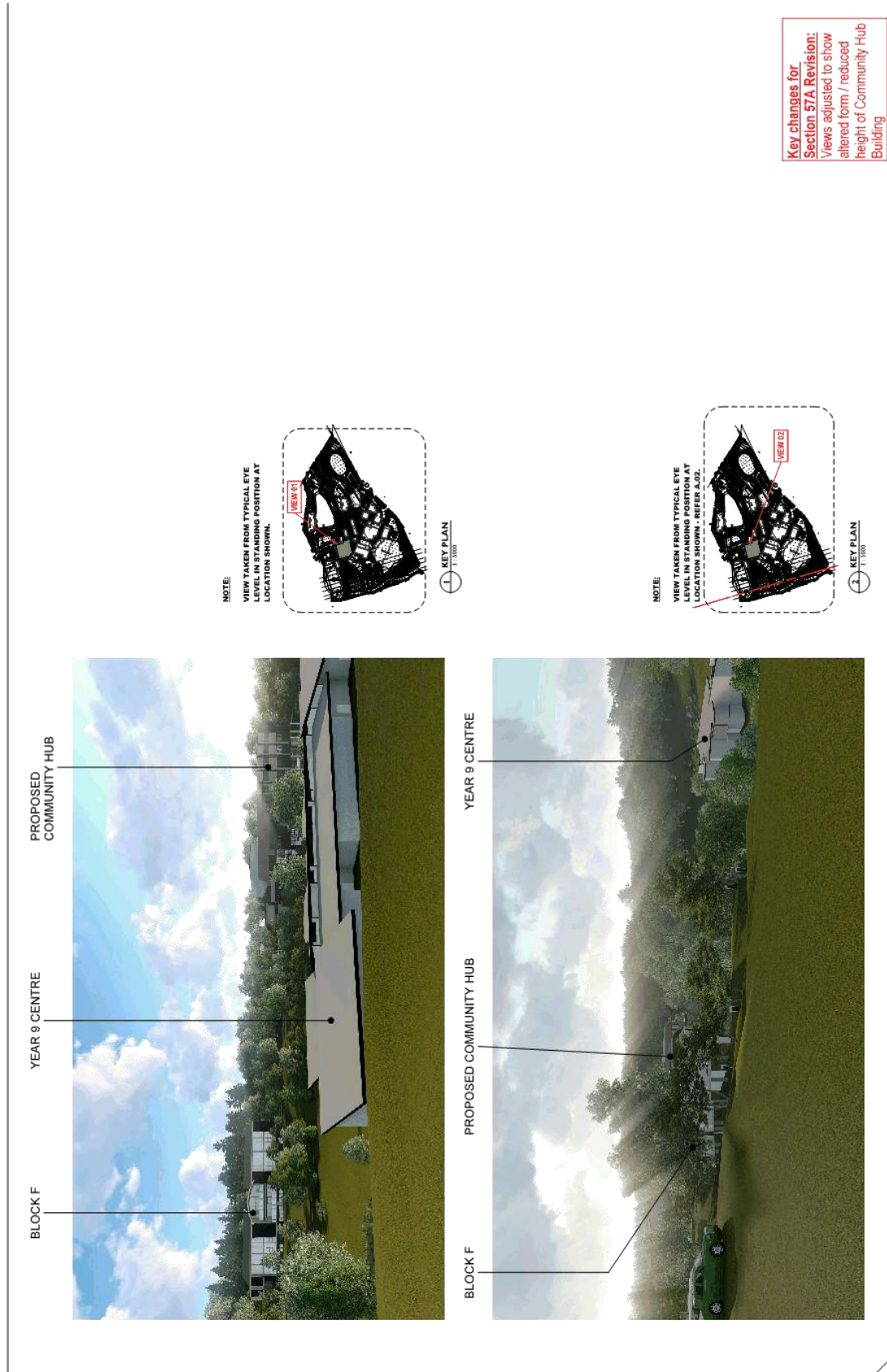
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DONVALE CHRISTIAN COLLEGE - STAGE 2 - COMMUNITY HUB
 155 TINDALS ROAD
 DONVALE 3111

SCALE: AS SHOWN
 INCHIBED TO PLAN
 QA: PLANNING
 DATE: 01/03/19

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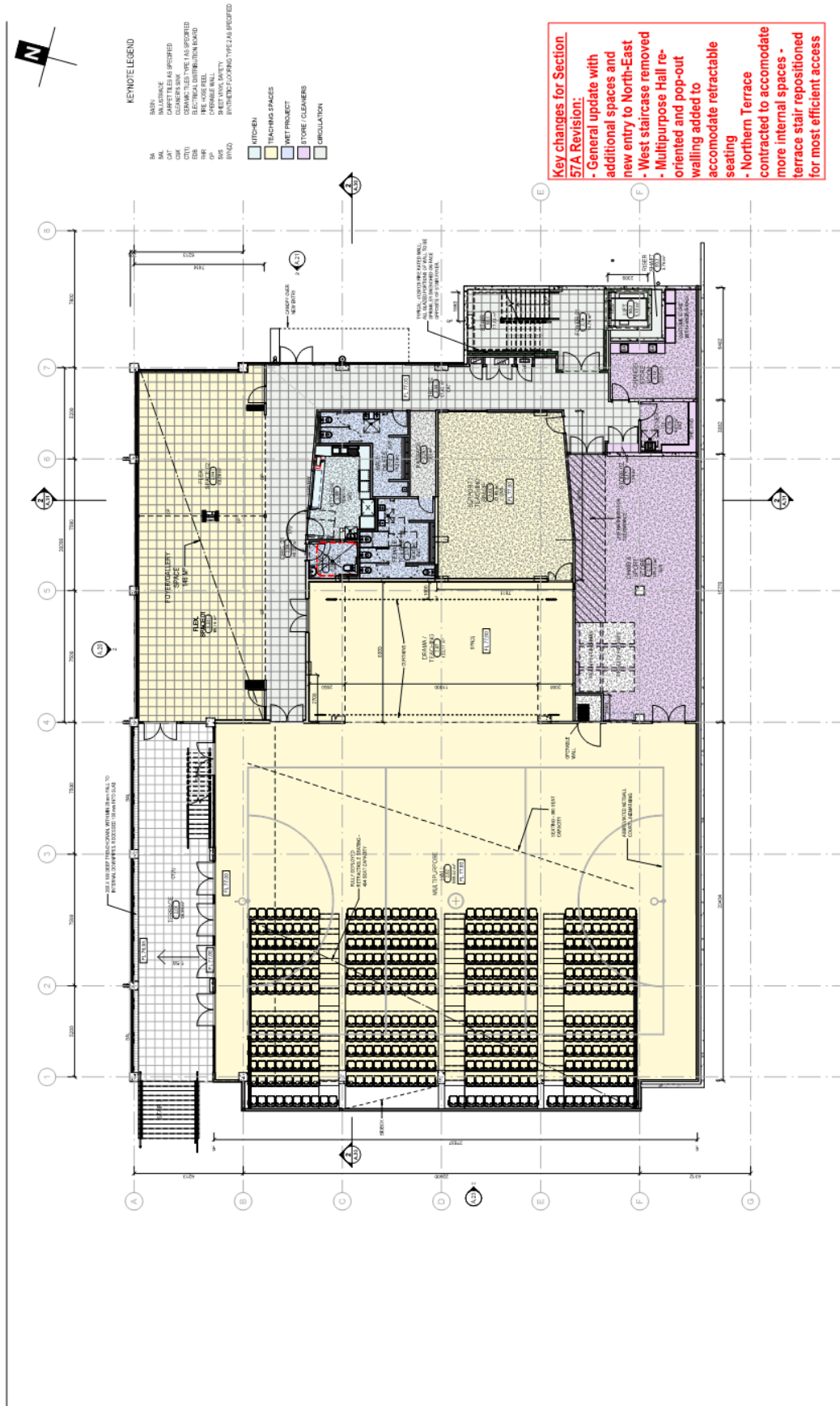
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VIEWPOINTS

DONVALE CHRISTIAN COLLEGE - STAGE 2 - COMMUNITY HUB
155 TINDALS ROAD
DONVALE 3111

SCALE: 1 : 5000
TOWN PLANNING
QA: DATE: 01/03/19

01000 5000 10000 mm
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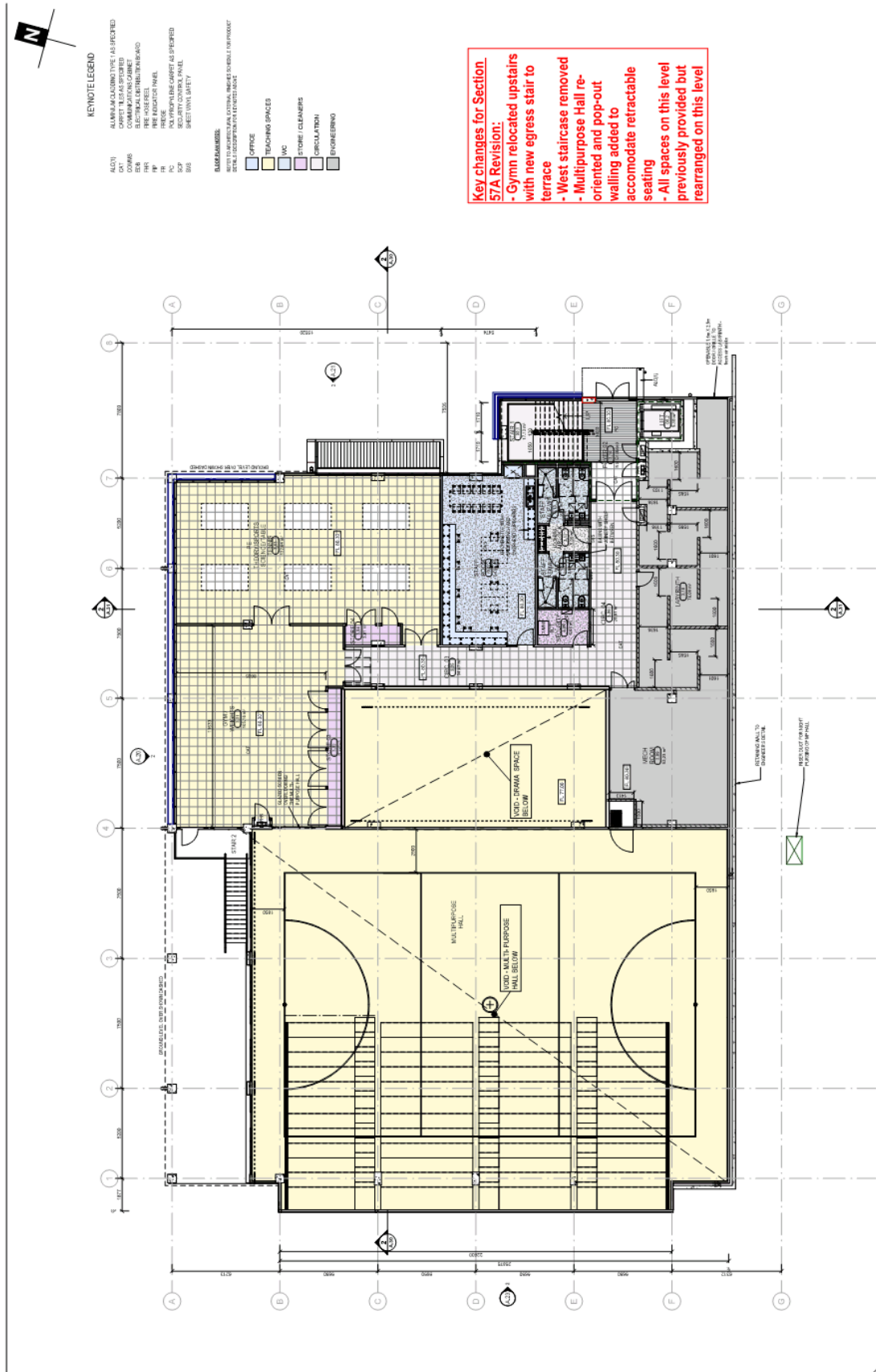
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 LOWER GROUND FLOOR PLAN

DCC COMMUNITY HUB BUILDING - STAGE 2
 155 TINDALS ROAD
 DONVALE, VIC 3111

SCALE: 1:100
 TOWN PLANNING
 QA: 01/03/19
 DATE: 01/03/19

01000 5000 10000 mm
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 brandarchitects.com.au





Key changes for Section 57A Revision:

- Gymn relocated upstairs with new egress stair to terrace
- West staircase removed
- Multipurpose Hall re-oriented and pop-out walling added to accommodate retractable seating
- All spaces on this level previously provided but rearranged on this level

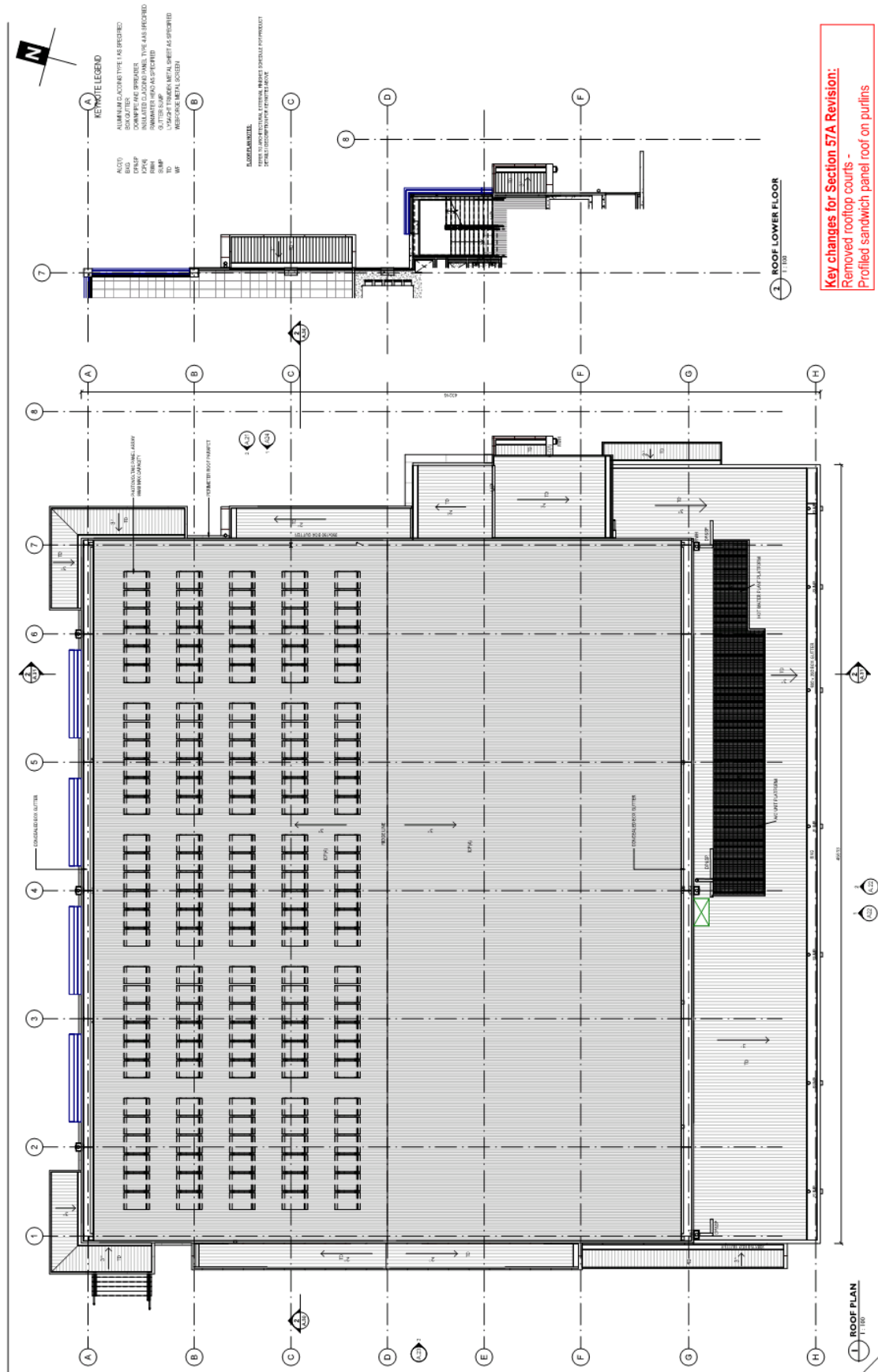
A.12 [TP 2]
LOWER GROUND MEZZANINE FLOOR PLAN

DCC COMMUNITY HUB BUILDING - STAGE 2
155 TINDALS ROAD
DONVALE, VIC 3111

SCALE: 1:100
TOWN PLANNING
DATE: 01/03/19

Project: DCC Community Hub
155 Tindals Road
Donvale, VIC 3111
DATE REV
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02/03/19 2
02/03/19 3

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Brand Architects
Level 6, 178 Wellington Parade,
East Melbourne, Victoria, 3002.
Tel: 03 9412 3500 Fax: 03 9412 3501
Email: info@brandarchitects.com.au
www.brandarchitects.com.au
3002200 11/2/15 PH



Key changes for Section 57A Revision:
 Removed rooftop courts -
 Profiled sandwich panel roof on purfins

A.14 [TP 2]
 ROOF PLANS

DCC COMMUNITY HUB BUILDING - STAGE 2
 155 TINDALS ROAD
 DONVALE, VIC 3111

SCALE: 1 : 100
 TOWN
 QA: PLANNING
 DATE: 01/03/19

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Brand Architects
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A.20 [TP 2]
NORTH ELEVATION

DCC COMMUNITY HUB BUILDING - STAGE 2
155 TINDALS ROAD
DONVALE, VIC 3111

SCALE: 1 : 100

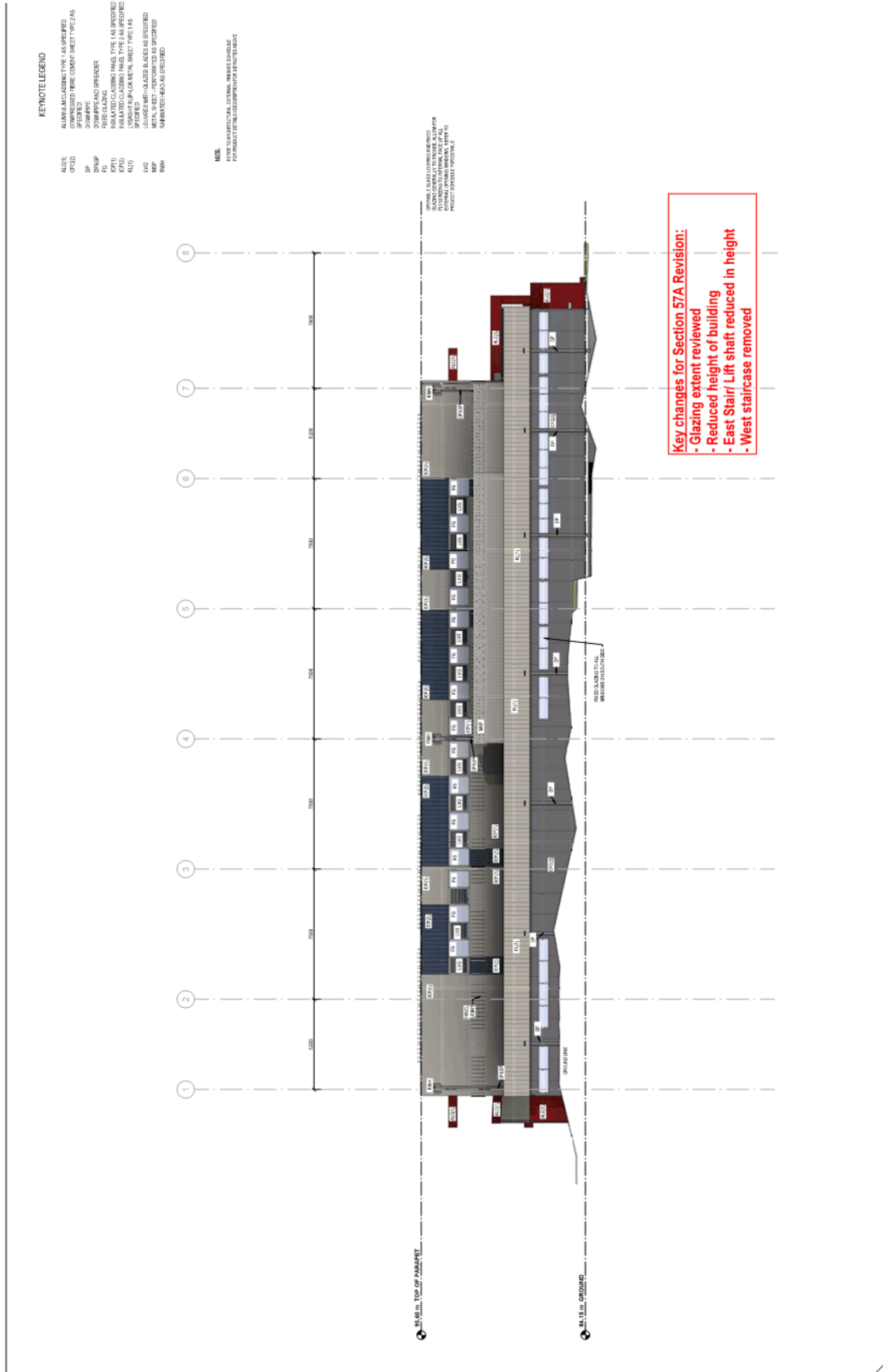
QA: PLANNING

DATE: 01/03/19

Brand Architects

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Level 6, 176 Wellington Parade
St Albans, VIC 3023
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A.22 [TP 2]
SOUTH ELEVATION

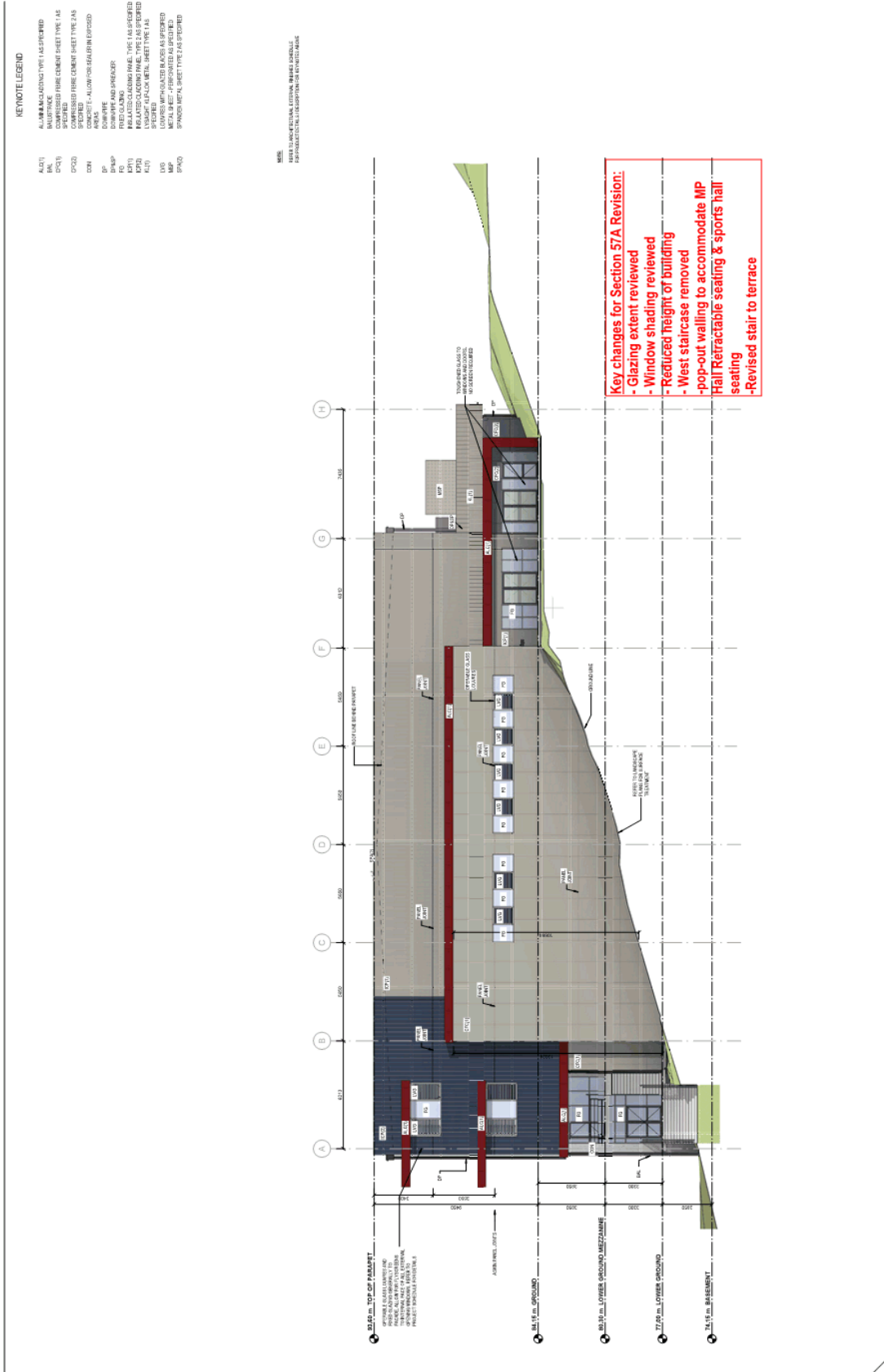
DCC COMMUNITY HUB BUILDING - STAGE 2
155 TINDALS ROAD
DONVALE, VIC 3111

SCALE: 1 : 100
TOWN PLANNING
QA: 01/03/19
DATE: 01/03/19

DESCRIPTION	DATE	REV
1. Issue for Council	16/03/2019	1
2. Review from Council	16/03/2019	2

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A.23 [TP 2]
WEST ELEVATION

DCC COMMUNITY HUB BUILDING - STAGE 2
155 TINDALS ROAD
DONVALE, VIC 3111

SCALE: 1:100
TOWN PLANNING
DATE: 01/03/19

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A.30 [TP 2]
SECTION A

DCC COMMUNITY HUB BUILDING - STAGE 2

155 TINDALS ROAD
DONVALE, VIC 3111

SCALE: 1:100
TOWN PLANNING
QA: PLANNING
DATE: 01/03/19

Project No: 155 Tindals Road
155 Tindals Road
Donvale, VIC 3111
Description: DATE REV

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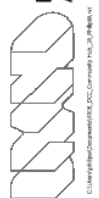


A.40 [TP 2]
PERSPECTIVES

DCC COMMUNITY HUB BUILDING - STAGE 2
155 TINDALS ROAD
DONVALE, VIC 3111

TOWN
PLANNING
DATE: 01/03/19

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DATE: 01/03/19



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5. LEGISLATIVE REQUIREMENTS

5.1 PLANNING AND ENVIRONMENT ACT 1987 (THE ACT)

The *Planning and Environment Act 1987* is the relevant legislation governing planning in Victoria. The Act identifies subordinate legislation in the form of Planning Schemes to guide future land use and development

Section 60 of the *Planning and Environment Act*, requires the Responsible Authority to consider the following before deciding on an application:

- *The relevant planning scheme;*
- *The objectives of planning in Victoria;*
- *All objections and other submissions which it has received;*
- *Any decision and comments of a referral authority which it has received; and*
- *Any significant effects which the responsible authority considers the use or development may have on the environment or which the responsible authority considers the environment may have on the use or development.*

Section 61(4) of the Act makes specific reference to covenants. Under Section 61(4) of the Planning & Environment Act 1987 the Responsible Authority must not issue a planning permit that would result in a breach of a registered restrictive covenant.

5.2 MANNINGHAM PLANNING SCHEME

Clauses of the Manningham Planning Scheme the Responsible Authority must consider:

- State Planning Policy Framework
- Local Planning Policy Framework
- Clause 37.01 Special Use Zone, Schedule 3
- Clause 42.01 Environmental Significance Overlay Schedule 3
- Clause 44.06 Bushfire Management Overlay
- Clause 52.17 Native Vegetation
- Clause 52.06 Car Parking
- Clause 53.02 Bushfire Planning
- Clause 65 Decision Guidelines

Zone

Clause 37.01 Special Use Zone, Schedule 3

The purpose of the Special Use Zone Schedule 3 is:

- To provide for the continued use and development of land for an education centre.
- To provide for the use and development of the land in accordance with the *Donvale Christian College Master Plan* (September 2013).
- To protect and enhance the natural environment and natural processes for their historic, archaeological and scientific interest, landscape, faunal habitat and cultural values.
- To protect and enhance natural resources and the biodiversity of the site.
- To encourage development and use of land which is consistent with sustainable land management and land capability practices, and which takes into account the conservation values and environmental sensitivity of the locality.

A permit is required for all buildings and works associated with the Education Centre.

Schedule 3 pertains to the Donvale Christian College and has the following Decision Guidelines the responsible Authority must consider, as appropriate:

General issues

- The *Donvale Christian College Master Plan* (September 2013).
- Any Regional Catchment Strategy and associated plan applying to the land.
- The capability of the land to accommodate the proposed use or development.
- Whether use or development protects and enhances the environmental and landscape qualities of the site and its surrounds.
- Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining land uses.

Rural issues

- The environmental capacity of the site to sustain the development.
- The need to prepare an integrated land management plan.
- The impact on the existing and proposed infrastructure.
- Whether the use or development will have an adverse impact on surrounding land uses.

Environmental issues

- An assessment of the likely environmental impact on the biodiversity and in particular the flora and fauna of the area.
- The protection and enhancement of the natural environment of the area, including the retention of vegetation and faunal habitats and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge areas.
- How the use and development relates to sustainable land management and the need to prepare an integrated land management plan which addresses the protection and enhancement of native vegetation and waterways, stabilisation of soil and pest plant and animal control.
- The location of on site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.

Design and siting issues

- The need to minimise any adverse impacts of siting, design, height, bulk, and colours and materials to be used, on landscape features, major roads and vistas.
- The location and design of existing and proposed infrastructure services which minimises the visual impact on the landscape.
- The need to minimise adverse impacts on the character and appearance of the area or features of archaeological, historic or scientific significance or of natural scenic beauty or importance.
- The location and design of roads and existing and proposed infrastructure services to minimise the visual impact on the landscape.

Overlays

Clause 42.01 Environmental Significance Overlay Schedule 3

A permit is required for all buildings and works and the removal of vegetation.

The environmental objectives to be achieved are:

- To protect and enhance the ecological values of Buffer Conservation Areas.
- To protect the ecological values of Critical and Core Conservation Areas.

- To encourage the location of development within those areas that are the most degraded and devoid of native vegetation.
- To encourage development that is in keeping with the semi-rural character of the area and is sympathetic to the existing built form.
- To ensure that development responds to the area's environmental and landscape characteristics, including topography and waterways.
- To minimise earthworks.
- To ensure subdivision of land does not lead to a decline in the ecological integrity and environmental values of Buffer Conservation Areas and the adjacent Critical and Core Conservation Areas.
- To achieve an improvement in the extent and quality of Victorian native vegetation, consistent with the goal of Net Gain as set out in the background document *Victoria's Native Vegetation Management – A Framework for Action* (Department of Natural Resources and Environment, 2002) by:
 - Avoiding the removal of Victorian native vegetation.
 - Minimising the removal of Victorian native vegetation, if the removal of the Victorian native vegetation cannot be avoided, through appropriate planning and design.
 - Appropriately offsetting the loss of Victorian native vegetation.
- To conserve and where possible enhance habitat for flora and fauna species recognised as threatened at the municipal, regional, state or federal level.
- To retain Australian native trees for their habitat value and landscape contribution.
- To protect natural resources, ecological processes, genetic diversity and ecosystem services.
- To protect and enhance habitat corridors and ecological stepping-stones.

The decision guidelines the Responsible Authority must consider, as appropriate:

- Whether the removal of Victorian native vegetation has been avoided, or where this is not possible, whether adverse impacts have been minimised.
- Whether the loss of Victorian native vegetation will be offset and whether long term protection will be provided for the offsets.
- The extent to which the proposal will impact on the ecological values and function of Buffer Conservation Areas.
- The extent to which the proposal will impact on the ecological values and function of any nearby or adjacent Biosites.
- Whether the proposed development has been located to avoid impacts on areas where offsets for previous development have been provided.
- The extent to which the removal of vegetation will contribute to the fragmentation and isolation of existing flora and fauna habitat.
- The likely impact of the proposal on species of flora or fauna which are threatened at the municipal, regional, state or federal level and the extent to which provisions are made to negate, minimise or manage those impacts.
- The role of Australian native trees in providing habitat and landscape value.
- Whether replacement planting with indigenous vegetation is proposed for the removal of any Australian native trees (other than Victorian native vegetation).
- Whether the design and siting of buildings or other development minimises the environmental impacts on:
 - Native fauna.
 - Waterway health, wetland condition and water quality.
 - Site run-off and soil erosion.
 - Habitat corridors or ecological stepping-stones.
 - Any adjacent public open space.

- The extent to which the application complies with the background document *Development Guide for Areas of Environmental and Landscape Significance* (2011).
- Whether building design and siting is in keeping with the bushland character of the area and whether external building finishes and colours are non-reflective and blend with the natural environment.

Clause 44.06 Bushfire Management Overlay

A permit is required for buildings and works associated with an Education Centre.

The purpose of the Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

Before deciding on an application, in addition to the decision guidelines in Clause 53.02 and Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- Any other matters specified in a schedule to this overlay.

Planning Policy Framework

The relevant sections of the state planning policy framework are as follows:

Clause 12.01-S Protection of Biodiversity

The objective is:

To assist the protection and conservation of Victoria's biodiversity

Clause 12.02-S Native Vegetation Management

The objective is:

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

Clause 12.05-2S Landscapes

The objective is:

To protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments

Clause 13.02-1S Bushfire Planning

The objective is:

To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

Clause 15.02-1S Energy and resource efficiency

The objective is:

To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.

Clause 18.02-5 Car parking

The policy objective is:

- *To ensure an adequate supply of car parking that is appropriately designed and located.*

Local Planning Policy Framework (LPPF)**Municipal Strategic Statement**

Clause 21.07 Green Wedge and Yarra River Corridor

Clause 21.07-4 Built Form and Landscape Character

The objectives of the policy are:

- *To encourage building form that responds appropriately to the landscape and minimises risk.*
- *To encourage retention of native vegetation.*
- *To minimise the extent of earthworks and to preserve and enhance natural drainage lines.*
- *To encourage the planting of indigenous vegetation.*
- *To protect and enhance landscape quality, view lines and vistas*

Clause 21.10 Environmentally Sustainable Development

The objectives of the policy are:

- *To achieve appropriate siting and design, to minimise non-renewable energy consumption and greenhouse gas emissions.*
- *To require development to incorporate efficient use of energy, by including current best practice in passive design, and resource use, which demonstrates low environmental impact.*
- *To encourage development which incorporates sustainable building materials.*

Clause 22.02 Native Vegetation Policy

The objectives of the policy are:

- *To establish principles and guidelines for the implementation of 'Net Gain' within Manningham.*
- *To protect, conserve and where possible enhance the biodiversity values of the municipality.*
- *To recognise, protect and conserve ecosystem services and functions.*
- *To protect and conserve and where possible enhance Manningham's native vegetation particularly Biosites - Sites of Biological Significance (Core Conservation Areas) and Buffer Conservation Areas.*
- *To protect, conserve and enhance habitat corridors and habitat connectivity.*
- *To protect and conserve species of indigenous flora and/or fauna which are considered threatened within Manningham.*
- *To minimise, mitigate and manage threatening processes and negative impacts upon indigenous flora and fauna.*

Clause 22.08 Safety Through Urban Design Policy

The objectives of the policy are:

- *To provide and maintain a safer physical environment for those who live in, work in or visit the City of Manningham.*
- *To minimise opportunities for crime, through well designed and well maintained buildings and spaces.*
- *To encourage the use of public spaces.*
- *To improve accessibility by creating attractive, vibrant, walkable environments.*
- *To discourage graffiti and vandalism.*

Clause 22.09 Access for Disabled People Policy

The objectives of the policy are:

- *To facilitate the integration of people with a disability into the community.*
- *To ensure that people with a disability have the same level of access to buildings, services and facilities as any other person.*

Clause 22.12 Environmentally Sustainable Development

The overarching objective is that development should achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

Clause 22.14 Environmental and Landscape Significance Protection

The objectives of the policy are:

- *To retain vegetation and to preserve the recognised environmental and landscape significance of the municipality while also promoting development that is safe from the risk of wildfire.*
- *To encourage higher construction standards and/or alternative treatments in preference to vegetation removal or development that would impact on recognised environmental and/or landscape values.*

Particular Provisions**Clause 51.02 Metropolitan Green Wedge Land: Core Planning Provisions**

The overarching purpose of the provision is to protect metropolitan green wedge land from uses and development that would diminish its agricultural, environmental, cultural heritage, conservation, landscape natural resource or recreation values.

Clause 52.06 Car Parking

Pursuant to Clause 52.06-5, car parking is required to be provided at the following rates

- Primary School (1 space to each employee that is part of the maximum number of employees on the site at any one time).
- Secondary School (1.2 spaces to each employee that is part of the maximum number of employees on the site at any one time).

General Provisions**Clause 65 Decision Guidelines**

This clause outlines that before deciding on an application, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of the zone, overlay or other provision.
- Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the amenity of the area.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.

9.3 Planning Application PLN18/0671 at Tullamore Doncaster 463-535 Doncaster Road Doncaster for construction of a part six-storey and part seven-storey residential apartment building with basement car parking (over two basement levels) and associated removal of vegetation

File Number:	IN19/374
Responsible Director:	Director City Planning and Community
Applicant:	Mirvac Doncaster Pty Ltd C/- Contour Consultants Ltd
Planning Controls:	Residential Growth Zone Schedule 1 (RGZ1), Environmental Significance Overlay Schedule 5 (ESO5) and Development Plan Overlay Schedule 3 (DPO3)
Ward:	Koonung
Attachments:	1 Locality Map ↓ 2 Decision Plans ↓ 3 Legislative Requirements ↓

EXECUTIVE SUMMARY

Purpose

1. This report provides Council with an assessment of the planning permit application submitted for land within the Tullamore Estate at 463-535 Doncaster Road, Doncaster and recommends approval of the submitted proposal, subject to conditions. The application is being reported to Council given that it is a Major Application (with more than 15 dwellings and a development cost of more than \$5 million).

Proposal

2. It is proposed to construct a part six-storey and part-seven storey residential apartment building consisting of two adjoining modules and containing a total of 102 dwellings, comprised of 24 one-bedroom dwellings, 51 two-bedrooms dwellings, 27 three-bedroom dwellings and car parking over two basement levels.
3. The building modules are visually separate and linked by a glazed three level structure containing the buildings main foyer 'atrium'.
4. The subject land currently has an area of 12,395m² and will at a later time be subdivided from the "High Density Stage" area of the Eastern Golf Course Development Plan to a lot size of 6935m². The proposed building within this future subdivided lot will have a site coverage of 51.5% and a site permeability of 67%. The future lot is depicted on the site plans and leaves a further future development site to the east.
5. The development comprises one full basement level of car parking, a partial basement car park/ground floor level and residential levels above, up to Level 5. Vehicular access is from the internal road system of the estate.
6. The number of car spaces within the basements comply with the car parking requirements of Clause 52.06 – Car Parking. The proposal provides a surplus of 15 car spaces.

7. Though within the Principal Public Transport Network Area, the proposal only provides 10 of the required 20 visitor spaces required by the Eastern Golf Course Development Plan.
8. While there is no maximum building height for this area of the Residential Growth Zone Schedule 1 (RGZ1), the built form presents to Doncaster Road partially as six-storeys (to the West Module), whereas the Development Plan specifies that development of the high density lots should present at five-storeys to Doncaster Road.
9. A permit is required for the proposed removal of two native trees under the Environmental Significance Overlay Schedule 5 (ESO5), which were not identified to be “removed” as identified in Appendix 2.4 of “Flora and Fauna Assessment and Biodiversity Offset Analysis, 463-535 Doncaster Road, Doncaster, Victoria” prepared by Ecology and Heritage Partners (April 2014).

Notification

10. Under the Development Plan Overlay, an application under any provision of the Manningham Planning Scheme is exempt from the notice requirements of the *Planning and Environment Act 1987*, if a proposal is generally in accordance with the development plan, as is the case with this application.

Key issues in considering the application

11. The key issues for Council in considering the proposal relate to:
 - Planning Policy Frameworks
 - The Eastern Golf Course Development Plan (DP)
 - Building Layout and Design
 - Urban Design and Design Detail
 - Landscape Design
 - Apartment developments Particular Provision (Clause 58)
 - Car parking, access and bicycle facilities and
 - Vegetation Removal.

Assessment

12. The development of the land for the residential apartment building is generally consistent with policy objectives for urban consolidation and substantial change.
13. The development of the land for the high density residential apartment building is consistent with the relevant objectives of State-wide and local planning policies of the Manningham Planning Scheme (the Scheme), including the requirements of the Residential Growth Zone Schedule 1 (RGZ1) and supporting policy relating to the Eastern Golf Course Key Development Site.
14. The proposal presents at a scale that adequately complements other high density developments (both approved and constructed) in the area and the lower-scale residential character to the south outside of the Doncaster Hill Activity Centre. The presentation also provides a favourable visual variation to the built form heights, as viewed along the Doncaster Road frontage of the Tullamore Estate. The sixth level is to the Western module, is centrally located within the Higher Density Lots of the Development Plan with the maximum building height 1.95m above the maximum relative level (RL height) of the “Phoenix” apartments (currently nearing completion to the west).

15. As required by the Development Plan, a generous landscape link (over 36m in width) is provided between the existing "Phoenix" apartment building and the proposed building, being a combination of setbacks on both sites. This landscaped separation is enhanced by the siting of the proposed building which angles away from the link and provides ample separation of proposed works from the Bunya Heritage Pine located immediately to the west of the development site (visible from Doncaster Road). This spacing will also achieve the envisaged vista down to the retained "Heritage Stables" building to the north.
16. During the assessment process, a conceptual pedestrian link to the west of the proposed building has been developed, so as to improve pedestrian links into the site for residents, neighbours and visitors and giving a more direct connection between Doncaster Road and the "Heritage Stables" building (proposed café conversion). This will encourage physical activity by improved ease of pedestrian access into and through the Tullamore Estate site, in accordance with the Development Plan.
17. The vegetation removal is generally in accordance with the Eastern Golf Course Development Plan, as most trees remaining on the site are listed to be "removed" as identified in Appendix 2.4 of "Flora and Fauna Assessment and Biodiversity Offset Analysis" (April 2014). The proposal includes an assessment of all remaining trees on the site, including the two native trees proposed for removal and establishes that Tree 223 (of the Arborist Report prepared by Galbraith and Associates Tree Consultants and Contractors dated 28 November 2018) could be retained, with minor modifications to the pedestrian path and some retaining walls to avoid impacts on the Tree Protection Zone.
18. Though the proposal is within 400 metres of a Principal Public Transport Network Area and does not normally require the provision of visitor car spaces, the approved Development plan requires the provision of 20 visitor spaces. With 10 spaces being provided adjacent to the building, a condition will require that an additional 10 spaces be provided onsite to ensure compliance with the Development Plan is achieved.

Conclusion

19. The relevant planning controls seek a high density residential development for the subject site. The proposed development generally complies with the various requirements of the RGZ1, the Design and Development Overlay Schedule 3 (DDO3), the Environmental Significance Overlay Schedule 5 (ESO5), the Eastern Golf Course Development Plan and the Apartment Development provisions of Clause 58, as they relate to siting, internal amenity, building presentation, access, car parking and landscaping.
20. This report concludes that the proposal complies with the relevant planning policy in the Scheme and should be supported, subject to conditions requiring modest design changes around the building, additional details and the submission of management plans for approval prior to the commencement of works.
21. It is recommended that the application be supported, subject to conditions.

1. RECOMMENDATION

That Council:

- A. Issue a PLANNING PERMIT in relation to Planning Application PLN18/0671 within the Tullamore Estate at 463-535 Doncaster Road, Doncaster for the construction of a part six-storey and part seven-storey residential apartment building with basement car parking (over two basement levels) and associated removal of vegetation under the following Permit Conditions:

Amended Plans

1. Before the development starts, amended plans drawn to scale and dimensioned, must be submitted to the satisfaction of the Responsible Authority and approved by the Responsible Authority. When approved the plans will be endorsed and will then form part of the permit. The plans must be generally in accordance with the decision plans (prepared by Mirvac Design - Architects Planners Interior designers and dated 11 April 2019) but modified to show the following:

Car Parking

- 1.1. A car parking and storage allocation schedule or suitable notations indicating that each dwelling will be provided the number of residential car parking spaces and external storage areas, in accordance with the Manningham Planning Scheme, as relevant;
- 1.2. The provision of 10 additional visitor spaces onsite;
- 1.3. A convex mirror to be installed on the north side of the ramp adjacent to the bicycle parking area, as recommended by the Transport Impact Assessment (prepared by GTA Consultants and dated 5 December 2018) and as shown on GTA drawing V154600-AT01-04 (attached in Appendix A of the report);
- 1.4. A notation that where storage areas are immediately adjacent to car parking spaces within the basement, that these storage areas will be allocated to the owners of these car parking space;

Building

- 1.5. The internal floor to ceiling dimension of each level, indicated on the elevation plans to minimum of 2.7m in height, to the satisfaction of the Responsible Authority;
- 1.6. Location of all services, AC units, solar hot water and details of any basement ventilation, including the location of any flue, mechanical intake or outlet;

Trees and Landscaping

- 1.7. Retention of Tree 223 of the Arborist Report prepared by Galbraith and Associates Tree Consultants and Contractors dated 28 November 2018;

- 1.8. The pedestrian path in accordance with the Shared Path Concept Plan (prepared by Tract Consultants for Mirvac and dated 15 April 2019), but modified to avoid impacts on Tree 223 in accordance with the Australian Standard (AS 4970-2009) and modify retaining walls where necessary, to the satisfaction of the Responsible Authority;
- 1.9. Modification of the retaining walls to the west of the site, to ensure they are less than 1.0m in height and comply with Condition 1.7;
- 1.10. A lighting plan for around the building, particularly related to creating safe, well-lit spaces around the building;
- 1.11. Design details of any signage within the Doncaster Road frontage;
- 1.12. Elevational details of how all fire service, gas installations and electrical cabinets/podiums will be presented/located, so as to minimise visual impacts to the streetscape and be suitably integrated into the detailed design of the building;

Materials and Finishes

- 1.13. Details of the protective finish 'AcraTex Performance Coating' or alike low maintenance alternative for the white painted masonry external building material, to be included on the materials schedule of the plan, to the satisfaction of the Responsible Authority;
- 1.14. Details of the screening to the 1.8m high rooftop services;
- 1.15. Details of the fences to the ground floor courtyards, to be a maximum of 1.8m in height and to have a minimum of 50% transparency;
- 1.16. Details of any safety railing/fencing required to the top of the 3.0m high retaining wall to the southern side of the accessway a safety railing / fence will be required to the top of this wall ;
- 1.17. Details of all paving finishes, terraces, stairs and ramps; and
- 1.18. A notation that the external materials and building will be required to be maintained to a high quality, to the satisfaction of the Responsible Authority, at the cost of the Owners Corporation, in accordance with Condition 49 of this Permit;

Other

- 1.19. A notation for a carriageway easement in favour of Manningham City Council to align with the pedestrian pathway as required by Condition 1.7, 1.10 and 47 of this Permit, unless otherwise agreed in writing to the satisfaction of the Responsible Authority;
- 1.20. Any modifications, notations and/or relevant requirements as recommended by the Acoustic Report and Wind Assessment as required by Condition 3 and 4 of this Permit.

1.21. Any modifications, notations and/or relevant requirements as set out in the Sustainability Management Plan (SMP) and Waste Management Plan (WMP) endorsed under Conditions 6 and 7 of this permit.

Endorsed Plans

2. The layout of the site and the size of buildings and works shown on the approved plans must not be modified for any reason, without the written consent of the Responsible Authority.

Acoustic Report

3. Concurrent with the submission of plans for endorsement under Condition 1, an Acoustic Report prepared by a suitably qualified consultant must be submitted to and approved by the responsible authority. The report must specify glazing or any other works or treatments (for example, specification of seals around windows) which are required to ensure suitable acoustic amenity standards are achieved for all apartments fronting Doncaster Road. The acoustic report is to be prepared in accordance with the requirements and Standard D16 of Clause 58.04-3 of the Manningham Planning Scheme.

When approved, the report will be endorsed and will then form part of the permit. Any recommendations made in the report are to be shown or notated on the plans submitted for endorsement.

Wind Assessment

4. Concurrent with the submission of plans for endorsement under Condition 1, a Wind Assessment prepared by a suitably qualified consultant must be submitted to and approved by the responsible authority. The report must consider any suitable treatments which do not significantly alter the visual appearance of the building which would improve the amenity of any outdoor balcony areas and the Communal Area at Level 5.

When approved, the report will be endorsed and will then form part of the permit. Any recommendations made in the report are to be shown or notated on the plans submitted for endorsement.

Construction Management Plan (CMP)

5. Not less than 3 months before the development starts, two copies of a Construction Management Plan (CMP) must be submitted to and approved by the Responsible Authority. The Construction Management Plan must be prepared using Council's CMP Template to address the following elements referenced in Council's Construction Management Plan Guidelines:
 - 5.1. Element A1: Public Safety, Amenity and Site Security
 - 5.2. Element A2: Operating Hours, Noise and Vibration Controls
 - 5.3. Element A3: Air Quality and Dust Management

- 5.4. Element A4: Stormwater and Sediment Control and Tree Protection
- 5.5. Element A5: Waste Minimisation and Litter Prevention
- 5.6. Element A6: Traffic and Parking Management.

Council's CMP Template forms part of the Guidelines. When approved the plan will form part of the permit.

Council's Works Code of Practice (June 2016) and Construction Management Plan Guideline (June 2016) are available on Council's website or by contracting the Statutory Planning Unit on 9840 9470.

Sustainability Management Plan

- 6. Not less than 3 months before the development starts, an amended Sustainability Management Plan (SMP) must be submitted to the satisfaction of the Responsible Authority and approved by the Responsible Authority. When approved the Plan will form part of the planning permit. The plan must be generally in accordance with the decision plan (Sustainable Management Plan prepared by Umo Lai dated 17 April 2019) but modified to show the following:
 - 6.1. An updated BESS Report which is not the 'Draft' version.

Waste Management Plan

- 7. Not less than 3 months before the development starts, an amended Waste Management Plan must be submitted and approved to the satisfaction of the Responsible Authority. When approved, the plan will form part of the permit. The plan must be generally in accordance with the submitted draft Waste Management Plan prepared by WasteTech, dated 5 December 2018, but modified to:
 - 7.1. Include that a tug device may be required to assist in the manoeuvring of bins from the bin rooms to the bin collection points;
 - 7.2. Note that the developer must ensure that the private waste contractor can access the development and the private waste contractor bins; and
 - 7.3. Note that no private waste contractor bins can be left outside the property boundary for any reason.

Management Plan Compliance

- 8. The Management Plans approved under Conditions 5, 6 and 7 of this permit must be implemented and complied with at all times to the satisfaction of the Responsible Authority unless with the further written approval of the Responsible Authority.
- 9. Prior to the occupation of the approved dwellings, a report from the author of the SMP report (as approved pursuant to this permit), or similarly qualified person or company, must be submitted to the satisfaction of the Responsible Authority. The report must confirm that the sustainable design features/initiatives specified in the SMP have

been implemented in accordance with the approved Plan.

Landscaping

10. Before the development starts, a detailed Landscape Plan must be prepared by a landscape architect showing species, locations, approximate height and spread of proposed planting, and must be submitted to the satisfaction of the Responsible Authority for approval. The plan must be generally in accordance with the Landscape Concept Plans (prepared by Tract dated 6 October 2016) but modified to have regard to the approved Eastern Golf Course Development Plan dated September 2015, and include (but not be limited to) the following:
 - 10.1. The provision of the pedestrian path in accordance with the Shared Path Concept Plan (prepared by Tract Consultants for Mirvac and dated 15 April 2019), with details on plan to show:
 - 10.1.1. The path modified to avoid impacts on Tree 223 in accordance with the Australian Standard (AS 4970-2009), including modified retaining walls where necessary;
 - 10.1.2. The path to be a minimum width of 1.5m, with stainless steel handrails adjacent to steps as a minimum and where appropriate, continuous handrails to the eastern side, to the satisfaction of the Responsible Authority;
 - 10.1.3. Directional signage at each end of the pedestrian link consistent with *Manningham's Outdoor Signage Strategy 2011*, or as otherwise agreed and to the satisfaction of the Responsible Authority;
 - 10.1.4. Details of path materials and construction.
 - 10.2. Details of the retaining walls locations and construction, modified as required by conditions of this permit,
 - 10.3. Details of the community food garden in accordance with the approved Sustainable Management Plan approved under Condition 6 of this Permit;
 - 10.4. Planting schedule revised to remove weedy species such as *Agapanthus 'Snowball'*;
 - 10.5. The canopy trees along Doncaster Road to be advanced plantings;
 - 10.6. Methods of interim protection for newly established vegetation;
 - 10.7. Details of an in-ground, automatic watering system linked to the rainwater tanks and installed to service garden areas;
 - 10.8. Methods of interim protection for newly established vegetation;
 - 10.9. The location and details of Tree Protection Fencing (TPF) during construction.
11. All indigenous plants used during or after the development (including for landscaping, screening, revegetating, etc.) must be of local provenance sourced from an approved indigenous nursery. Details of the plant supplier must be included in the Landscape Plan and evidence of source must be provided prior to commencement of

planting.

12. Before the occupation of the approved dwellings, landscaped areas must be fully planted and mulched or grassed generally in accordance with the approved plan and to the satisfaction of the Responsible Authority.
13. No vegetation, apart from that shown on the approved plan as vegetation to be removed may be felled, destroyed or lopped without the prior written consent of the Responsible Authority.

Landscape Bond

14. Before the release of the approved plans under Condition 1 of this permit, a \$10,000 cash bond or bank guarantee must be lodged with the Responsible Authority to ensure the completion and maintenance of landscaped areas and such bond or bank guarantee will only be refunded or discharged after a period of 13 weeks from the completion of all works over the entire site, provided the landscaped areas are being maintained to the satisfaction of the Responsible Authority.

Drainage

15. Stormwater must not be discharged from the site other than by means of drainage to the legal point of discharge. The drainage system within the development must be designed and constructed to the requirements and satisfaction of the relevant Building Surveyor. A connection to Council maintained assets must not be constructed unless a Miscellaneous Works Permit is first obtained from the Responsible Authority.
16. The whole of the land, including landscaped and paved areas must be graded and drained to the satisfaction of the responsible authority, to prevent ponding and to minimise overland flows onto adjoining properties.

Access and car parking

17. The external driveway system and parking spaces, as shown on the endorsed plans must be formed to the depicted levels and must be constructed, surfaced, drained and appropriately line marked to the satisfaction of the Responsible Authority.
18. Before the occupation of the building, all car parking spaces as shown in the approved car parking schedule required under Condition 1 of this permit, must be line-marked, numbered, signposted and lit to the satisfaction of the Responsible Authority. An advisory sign must be erected adjacent to each basement car park opening providing details of the building address and any visitor car parking spaces available inside the building, to the satisfaction of the Responsible Authority.
19. All visitor car parking spaces must be clearly marked and must not be used for any other purpose to the satisfaction of the Responsible Authority.

20. Driveway gradients and transitions as shown on the endorsed plans must be generally achieved through the driveway construction process to the satisfaction of the Responsible Authority.
21. Parking areas and access lanes must be kept available for these purposes at all times and must be maintained to the satisfaction of the Responsible Authority.
22. The development must be provided with external lighting capable of illuminating access to each car parking space, outdoor service areas, pedestrian walkways and the building entry. Lighting must be located, directed, shielded and of limited intensity so that no nuisance or loss of amenity is caused to any person within and beyond the site, to the satisfaction of the Responsible Authority
23. Any security door/grille to the basement openings must maintain sufficient clearance when fully open to enable the convenient passage of rubbish collection vehicles which are required to enter the basement and such clearance must also be maintained in respect of sub-floor service installations throughout areas in which the rubbish truck is required to travel to the satisfaction of the Responsible Authority.
24. Automatic basement door opening systems must be installed and maintained, so as to facilitate secure access to the allocated parking areas by residents, visitors and a rubbish collection contractor, all to the satisfaction of the Responsible Authority.

Site Services and Amenity

25. All on-site services, including water, electricity (excluding an electrical substation), gas, sewerage and telephone, must be installed underground and located to the satisfaction of the Responsible Authority.
26. All upper level service pipes (excluding stormwater downpipes) must be concealed and screened respectively to the satisfaction of the Responsible Authority.
27. All hot water systems (excluding associated solar panels) must be installed within the subject building, unless otherwise agreed in writing with the Responsible Authority.
28. All roof-top plant (including air conditioning units, basement exhaust ducts, solar panels or hot water systems) which is visible to immediate neighbours or from the street must be installed in appropriately screened areas to minimise their general visual impacts, unless otherwise agreed in writing with the Responsible Authority.
29. Any reverse cycle air-conditioning unit erected on the walls or roof of the approved building must be so located, as to not adversely affect the amenity of the area by way of appearance/visual prominence to the satisfaction of the Responsible Authority. Where the Responsible Authority identifies a concern about visual appearance, appropriately designed/finished screening must be installed and maintained to the satisfaction of the Responsible Authority.

30. Any clothes-drying rack or line system located on a balcony / terrace must be lower than the height of the balustrade and must not be visible from outside the site, to the satisfaction of the Responsible Authority.
31. In the event of gas being supplied to the approved dwellings, the owner must liaise with the relevant service authority to determine an appropriately discrete location for the placement of gas meters to the satisfaction of the Responsible Authority. Where no such placement is possible, meters must be “banked” and provided with a neatly designed, durable screen surround (in stained timber, or dark coloured, perforated metal sheeting, for instance) to the satisfaction of the Responsible Authority.
32. A centralised TV antenna must be installed and connections made to each dwelling to the satisfaction of the Responsible Authority.
33. No individual dish antennae may be installed on the overall building to the satisfaction of the Responsible Authority.
34. Communal lighting, including access-way and entry paths lighting and any other lighting around the building, must be connected to reticulated mains electricity and be operated by a time switch or a daylight sensor to the satisfaction of the Responsible Authority.
35. All security alarms or similar devices installed on the land must be of a silent type to the satisfaction of the Responsible Authority.
36. All noise emanating from any mechanical plant must comply with the relevant State noise control legislation and in particular, any basement exhaust duct/unit must be positioned, so as to minimise noise impacts on residents of the subject building and adjacent properties to the satisfaction of the Responsible Authority.
37. Garbage and recycling storage areas must be maintained in a neat and tidy condition to the satisfaction of the Responsible Authority.
38. All retaining walls must be constructed and finished in a professional manner to ensure a neat presentation and longevity to the satisfaction of the Responsible Authority.
39. If required by the relevant fire authority, external fire services must be enclosed in a neatly constructed, durable cabinet finished to complement the overall development, or in the event that enclosure is not allowed, associated installations must be located, finished and landscaped to minimise visual impacts from the public footpath in front of the site to the satisfaction of the Responsible Authority.

Advertising Signs

40. Except in accordance with rules adopted by any future Owners' Corporation, no “For Sale” or “For Rent/Lease” signs relating to completed dwellings within the approved development may be displayed along the Doncaster Road frontage to the satisfaction of the Responsible Authority.

Vegetation Protection

41. The owner must ensure that contractors/tradespersons who install services or work near the vegetation to be retained are made aware of the need to preserve the vegetation and to minimise impacts through appropriate work practices.
42. Before works start, native vegetation protection fencing must be erected around vegetation and/or scattered trees to be retained on site. This fencing must be erected around the Tree Protection Zone (TPZ) of the trees to be retained, unless otherwise agreed in writing, by the Responsible Authority.
43. The protection fencing must be constructed to the satisfaction of the responsible authority. The protection fencing must remain in place at least until all works are completed to the satisfaction of the responsible authority. Except with the written consent of the responsible authority, within this area:
 - 43.1. No vehicular or pedestrian access, trenching or soil excavation is to occur;
 - 43.2. No storage or dumping of tools, equipment or waste is to occur;
 - 43.3. No entry and exit pits for underground services are to be constructed.
44. A suitably qualified wildlife handler is to be present when felling trees.

Vegetation Offsets

45. Before any native vegetation is removed, evidence that an offset has been secured must be provided to the satisfaction of the responsible authority. This offset must meet the offset requirements set out in this permit and be in accordance with the requirements of *Permitted clearing of native vegetation – Biodiversity assessment guidelines* and the *Native vegetation gain scoring manual*. Offset evidence can be either:
 - 45.1. A security agreement, to the required standard, for the offset site or sites, including a 10 year offset management plan, which is to include the ongoing management regime in perpetuity. Every year, for ten years, after the responsible authority has approved the offset management plan, the applicant must provide notification to the responsible authority of the management actions undertaken towards the implementation of the offset management plan. An offset site condition statement, including photographs must be included in this notification;
 - 45.2. A credit register extract from the Native Vegetation Credit Register; or
 - 45.3. Evidence of existing credit register extract to which the offset is to be deducted.

Pedestrian Pathway

46. The construction and installation of the pedestrian path, signage and all costs associated, as required by Condition 1.7 and 1.10 of this Permit, must be borne by the permit holder with no cost to the Responsible Authority.
47. Prior to the occupation of the development or the subdivision of the land, a carriageway easement must be created in favour of Manningham City Council:
 - 47.1. To align with the pedestrian pathway connecting Doncaster Road to Stables Circuit (to the western side of the building), as required by Condition 1.7 and 1.10 of this Permit;
 - 47.2. Inclusive of up to one metre either side of the final path alignment (easement approximately 3.5m in width).To the satisfaction of the Responsible Authority unless otherwise agreed in writing by the Responsible Authority.
48. The pedestrian path connecting Doncaster Road to Stables Circuit (to the western side of the building, is to be maintained in accordance with the approved plans, to provide unobstructed public access through this portion of the site, to the satisfaction of the Responsible Authority.

Maintenance

49. Buildings, external surfaces, paved areas, fencing, external lighting, sight screens, drainage and landscaping must be maintained to a high quality, to the satisfaction of the Responsible Authority.

Transport for Victoria

50. The permit holder must take all reasonable steps to ensure that disruption to bus operation along Doncaster Road is kept to a minimum during the construction of the development. Foreseen disruptions to bus operations and mitigation measures must be communicated to Public Transport Victoria eight (8) weeks prior by telephoning 1800 800 007 or emailing bus.stop.relocations@ptv.vic.gov.au.
51. The existing bus stop and associated infrastructure on Doncaster Road must not be altered without the prior consent of Public Transport Victoria. Any alterations including temporary works or damage during construction must be rectified to the satisfaction of Public Transport Victoria and at the cost of the permit holder.

Section 173 Agreement (VicRoads Consent)

52. Unless otherwise agreed in writing by the Responsible Authority, prior to endorsement of Condition 1 Plans, consent must be provided by VicRoads for the proposed modifications to the Batter, in accordance with the requirements of Section 173 Agreement AN144689Q (25/09/2018), to the satisfaction of the Responsible Authority.

Expiry

53. This permit will expire if one of the following circumstances applies:

53.1. The development is not started within two (2) years of the date of the issue of this permit; and

53.2. The development is not completed within four (4) years of the date of this permit.

The Responsible Authority may extend these times if a request is made in writing by the owner or occupier either before the permit expires or in accordance with Section 69 of the Planning and Environment Act 1987.

2. BACKGROUND

- 2.1 Application for a planning permit PLN18/0671 was lodged with Council on 11 October 2018.
- 2.2 Further information was requested by Council on 4 November 2018.
- 2.3 Presentation was made to the Sustainable Design Taskforce on 13 December 2018.
- 2.4 Further information was received by Council on 31 January 2019.
- 2.5 A further request for information was made on 22 February 2019.
- 2.6 Further and final information was received by Council on 18 April 2019.
- 2.7 Under the Development Plan Overlay, an application under any provision of this planning scheme is exempt from the notice requirements of the *Planning and Environment Act 1987* if a development plan has been prepared to the satisfaction of the Responsible Authority.
- 2.8 The statutory time for considering a planning application is 60 days, which falls on 15 July 2019.
- 2.9 Three separate Section 173 Agreements are registered on the title of the property (AL849013P 29/04/2015, AM749778C 05/05/2016 and AN144689Q 03/10/2016).
- 2.10 The Section 173 Agreements have requirements regarding a land management plan, public open space, areas adjacent to existing residential properties and the batter that supports the road reserve of Doncaster Road.
- 2.11 The requirements of two of the Section 173 Agreements will not be affected by this proposal (AL849013P 29/04/2015 and AM749778C 05/05/2016).
- 2.12 Section 173 Agreement AN144689Q 03/10/2016 relating to the Batter that supports the road reserve of Doncaster Road will be affected. As the proposed development fronts the batter and road reserve area impacted by the Agreement, the proposal was referred to VicRoads for comment, as the agreement requires that consent is provided by VicRoads, as well as Council in relation to modifications of this Batter.

3. THE SITE AND SURROUNDS

- 3.1 The subject site forms part of the larger Tullamore Estate (Lot S4 on plan of subdivision SP807637C) and is located to the east of the intersection of Doncaster Road and the newly created Heritage Boulevard and to the east of the “Phoenix” apartment building which is nearing completion (Lot A on plan of subdivision 731534J).



Figure 1. Location of Stages 1 to 5 of the Tullamore estate

- 3.2 The site forms a part of land identified in the Eastern Golf Course Development Plan, endorsed by Council in September 2014, as the “Higher Density Stage”. The “Higher Density Stage” has abutments to Doncaster Road (south), Heritage Boulevard (west) and Stables Circuit (north), Stage 1 subdivision (north) and existing residential lots and dwellings fronting Doncaster Road (east).
- 3.3 The “Higher Density Stage” super lot has been subdivided as a result of the first Tullamore apartment building (“Phoenix” apartments). The remaining area on which the proposed building is to be constructed is currently 12,395sqm, with a frontage of 237m to Doncaster Road, a maximum depth of approximately 52m and a frontage of approximately 54m to Stables Circuit.
- 3.4 The application and plans depict the indicative future subdivision line for the subject development, resulting in a future lot area of 6935sqm over which the development is to occur.

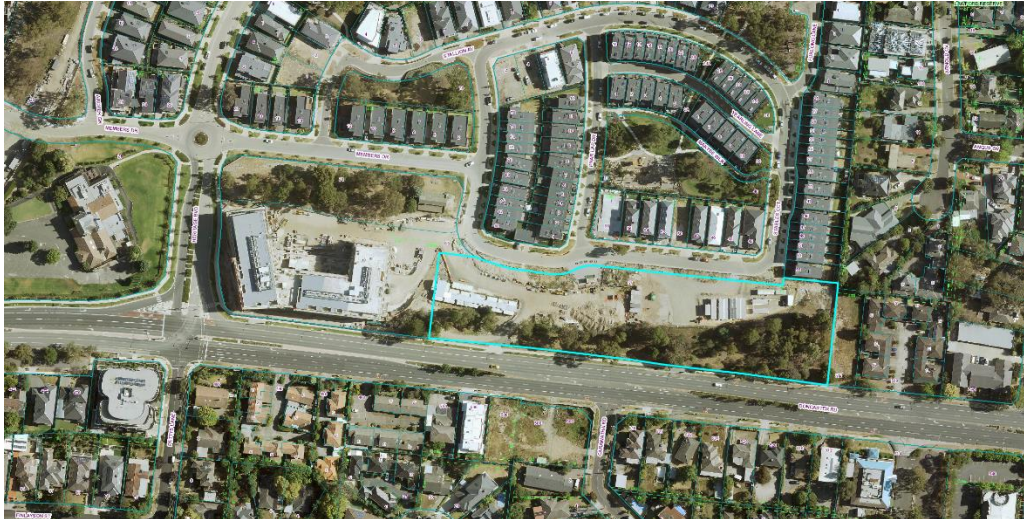


Figure 2. Aerial view of the subject site within the southern portion of the Tullamore estate

- 3.5 The nominated site area slopes from the south-east corner down towards the north-west, with a moderate fall of approximately 5-6m over approximately 48m.
- 3.6 The site is located on Doncaster Road within the Tullamore Estate, less than 700m west of the Westfield Doncaster (a Regional Activity Centre) and approximately 780m east of the Eastern Freeway and adjacent “Park and Ride” providing bus access to the CBD.



Figure 3. Aerial view of the Tullamore estate

- 3.7 Vehicle access to the proposed building is via the signalised Heritage Boulevard intersection with Doncaster Road for the estate and via Members Drive and Stables Circuit for the proposed building.

4. THE PROPOSAL

- 4.1 The proposal is outlined on the plans prepared by Mirvac Design - Architects Planners Interior designers, Project Job No. 3.E.09, dated 11 April 2019, together with perspectives dated 13 November 2018, and landscape concept plans prepared by Tract, dated 15 April 2019. Refer to Attachment 1.

4.2 The following plans are provided in support of the application:

- Feature survey Plan prepared by Bosco Jonson dated 22 August 2018;
- Development plans (Amended) and perspectives prepared by Mirvac Design - Architects Planners Interior designers and dated 11 April 2019;
- Apartment Development Guidelines Diagram Plans prepared by Mirvac Design - Architects Planners Interior designers and dated 3 December 2018 (associated with Clause 58 Assessment prepared by Contour Town Planners and dated 3 October 2018);
- Shared Path Concept Plan prepared by Tract Consultants for Mirvac and dated 15 April 2019; and
- Landscape Concept Plans prepared by Tract Consultants for Mirvac and dated 12 September 2018;

4.3 The following reports are provided in support of the application:

- Town Planning report prepared by Contour Town Planners dated 2 October 2018;
- Clause 58 Assessment - Better Apartment Design Standards prepared by Contour Town Planners and dated 3 October 2018;
- Waste Management Plan prepared by WasteTech Services and dated 22 November 2018;
- Transport Impact Assessment prepared by GTA Consultants and dated 5 December 2018;
- Sustainable Management Plan prepared by Umo Lai dated 17 April 2019;
- Construction Management Plan prepared by Mirvac and dated 14 March 2019;
- Biodiversity Offset Implications Report prepared by Ecology and Heritage Partners and dated September 2018;
- Arborist Report prepared by Galbraith and Associates Tree Consultants and Contractors dated 28 November 2018; and
- Stormwater Management Plan prepared by and dated 7 September 2018.

4.4 The application is for the construction of part six-storey and part-seven storey residential apartment building, with associated basement car parking and associated vegetation removal. A summary of the proposal is as follows:

4.5 Built form:

- The site is located on the southern edge of the Tullamore Estate, to the north of the Doncaster Road frontage and to the south-east of the heritage building (Stables) and directly to the east of the Tullamore Development Apartment A ("Phoenix" apartments) which are nearing completion.
- Car parking is provided over two basement levels - a lower basement level and one partial basement and partial lower ground floor (northern side of the building)

- A total of 102 dwellings is proposed with mix of apartment sizes including:
 - 24 one-bedroom apartments;
 - 51 two-bedroom apartments;
 - 27 three-bedroom apartments.

4.6 Height

- The West Building module presents as five-storeys to Doncaster Road and six-storeys to the north (the north is 'internal' to the Tullamore Estate). The East Building module presents as six-storeys to Doncaster Road and seven-storeys to the north.
- The maximum building height is 21.5m (in the north-west corner of the western module). This excludes 1.8m high roof top services, lift overrun and associated screening.

4.7 Materials and Finishes

- The materials and finishes include:
 - Brick finish (light grey)
 - Painted masonry (white) walls and some balcony rails (with 'AcraTex Performance Coating');
 - Grey glazed railings with a black powdercoat frame;
 - Grey glazing to dwelling windows;
 - Timber look soffit lining (top level external ceiling);
 - Painted palisade fence (not detailed in schedule);
 - Planter boxes to each balcony area with cascading greenery/plants over some balcony areas.

4.8 A summary of the development is also provided as follows:

Element	Details
Building Details	Total Site Area –site coverage (Lot S4 on plan of subdivision SP807637C) 12,395sqm Site area of proposed future subdivided lot - 6935sqm Building site coverage (future lot) – 3578sqm / 51.5% Impervious site coverage (future lot) – 4637sqm / 67%
Dwellings	A total of 102 dwellings with mix of apartment sizes including: 24 one-bedroom apartments; 51 two-bedroom apartments; 27 three-bedroom apartments; and A total of 102 apartments.

Building Height	21.5m (and 1.8m high rooftop services and screening)
Basements	Basement level 2 (full basement level): 102 residents car parking spaces; 86 storage cage/room areas; Basement level 1/ground floor: 42 resident car parking spaces; 20 bicycle parking spaces; 15 storage cage/room areas.
Car parking	Residential requirement: 24: 1 Beds – 24 car spaces required 51: 2 Beds – 51 car spaces required 27: 3 Beds – 54 car spaces required Total required – 129 car spaces Total provided – 144 residential car spaces (within basements) Surplus of 15 residential car spaces
Visitor Spaces	10 car parking spaces including one disability spaces (external to building and basements)
Setbacks	Doncaster Road (southern boundary): West Building: 7.34m to the southern corner built form; 5.26m to the southernmost balcony. East Building: 15.96m to the built form; 13.9m to the balcony. Stables Circuit (northern boundary): West Building: 9.97m to the northern corner built form; 5.26m to the northernmost balcony. East Building: 7.6m to the built form; 5.63m to the balcony. Western Boundary (to Phoenix Apartment site): 9.86m to the built form; 8.96m to the balcony. Eastern Boundary (eastern edge of Tullamore site): Over 90m
Dwelling Density	One dwelling per 68m ² of the future lot area

Design layout

- 4.9 The building is designed as two modules being described as the East and West modules. The modules are visually separated and by a glazed three level link containing the building's main foyer 'atrium'.
- 4.10 The Lower Basement level is a full basement. In response to the slope of the site, the Basement and Lower Ground floor level includes dwellings at ground level along the northern elevation and a partial basement to the southern side. Level 1 includes ground level dwellings facing Doncaster Road and first level north facing apartments.
- 4.11 Dwellings are located to the north and south of central corridors running east and west. The design of the two modules allows improved orientation and amenity to apartments at the ends.

Vehicular Access and Car parking

- 4.12 Vehicular access is from Stables Circuit, via a driveway to the southern end of the eastern side of the building.
- 4.13 The first Basement Level 1 is partially basement (southern side of the building) and partially ground floor level (northern side of the building). This basement/ground provides access down to the main (lower) Basement Level 2. A total of 144 residents' car parking spaces and 20 residents' bicycle parking spaces is provided within the basements.
- 4.14 Ten visitor car spaces are provided external to the building, on either side of the access-way into the site (including one disability space).
- 4.15 Seven additional bicycle hoops providing 14 bicycle spaces are also provided external to the building.
- 4.16 Waste collection is provided from the eastern end of the Basement 1/Ground Floor Level, via a separate roller door to the north of the main basement vehicle entrance.
- 4.17 Residential storage enclosures are provided at each car park level, either directly adjacent to car spaces, in separate compounds or at the end of car parking rows.

Pedestrian access and layout

- 4.18 Four external points of entry are available to pedestrians; a main foyer entrance from Doncaster Road (from the south), a main foyer entrance from Stables Circuit (from the north) and a less formal entrance at either end of the building to the ground floor level apartments (east and west of the buildings).
- 4.19 The entrances lead to the main foyer where there are further security doors to access each lift lobby area for the East and West module. The entrances at the ends of the building also lead to either East or West module lift lobbies.
- 4.20 Three lifts are provided for the building, one for the East module and two for the West module.

- 4.21 The application includes a Conceptual Pedestrian Link to the west of the building (prepared by Tract and dated 15/04/19) to provide a pedestrian access path around the building, from Doncaster Road to the Tullamore Estate (north to south). The concept plan was prepared and submitted subsequent to discussions with Council's Open Space and Landscape Officers and Planning Officers to encourage and improve pedestrian access links into the site for residents, neighbours and visitors, including access to the "Heritage Stables" building, in accordance with the Development Plan.

Landscaping

- 4.22 Landscape Concept Plans prepared by Tract Consultants and dated 12 September 2018, detail proposed canopy trees and landscaping within the frontage to Doncaster Road to achieve a boulevard treatment and additional canopy trees and landscaping are provided along the Stables Circuit frontage and to the west of the building.
- 4.23 The Landscape design includes a communal kitchen garden and pergola seating area to the north-west of the building and open lawn areas surrounded by landscaping and inclusive of seating, to the north and north-east of the building.
- 4.24 Planter boxes are proposed to the majority of balconies, with cascading greenery/plants envisaged over some. The landscape design also details the rooftop planting area which is part of the communal area to Level 5 (Conservatory).

Vegetation Removal

- 4.25 A permit is not required for removal of native vegetation on the site which are listed to be "removed" as identified in Appendix 2.4 of "Flora and Fauna Assessment and Biodiversity Offset Analysis, 463-535 Doncaster Road, Doncaster, Victoria" by Ecology and Heritage Partners and dated April 2014 (FFABOA Report).
- 4.26 Two native trees on the site were not identified in the FFABOA Report and require a Planning Permit for removal under the ESO3. The two trees are identified as Trees 223 and 232 with the Arborist Report prepared by Galbraith and Associates Tree Consultants and Contractors, dated 28 November 2018.
- 4.27 The Arborist Report prepared by Galbraith and Associates Tree Consultants and Contractors dated 28 November 2018, provides an assessment of the trees on site, the proposed removals and finds specifically:
- *Of 61 trees shown in subject site area (as identified by the Biodiversity Offset Implications Report prepared by Ecology and Heritage Partners and dated September 2018), 32 are no longer present.*
 - *The remaining 29 trees are a mixture of indigenous, Victorian native and Australian native species (mainly eucalypts and wattles);*
 - *Almost all are less than 30 years old (or less) except for Trees 59, 250 and 260 which are approximately 50 years old;*
 - *The trees are very likely planted. In general, their condition is fair. No tree is of high significance or has a high worth for retention.*
 - *Trees 223 and 232 are both healthy Yellow Box (Eucalyptus melliodora) approximately 25 years old and of non-local provenance:*

- *Tree 223 has branch attachments with bark inclusions which over time and without remedial work will result in the tree being prone to branch failures. Tree 223 should be able to be retained according to the current plan because the nearest work, a retaining wall, is outside its TPZ (Australian Standard). The plans do not indicate retention of this tree.*
- *Tree 232 has a deep, split-prone main stem bifurcation at approximately 5 metres above ground and has little worth for retention. Tree 232 cannot be retained as it is located within the building footprint of the proposed apartments.*

4.28 The submitted Biodiversity Offset Implications Report prepared by Ecology and Heritage Partners and dated September 2018, calculates the proposed offsets for the vegetation impacts and removals of the two trees on site.

Design detail

- 4.29 The proposed building has a contemporary architectural design, featuring an elegant, uncluttered presentation with a strong emphasis on glazing and complementary curved elements to corners and a “floating” roof. Curvilinear balconies wrap around the northern and southern elevations and are a key visual feature to most elevations.
- 4.30 The balconies exhibit an elongated linear form that provide visual continuity along the primary elevations and are finished with alternating painted masonry (white) and grey glazed balustrades (with a black powder-coat frame). The mixed treatment of balconies creates visual interest and forms a signature design element. The base and ground floor of the building are constructed of a grey brick with vertical palisade fencing to the ground level courtyards.
- 4.31 The top level features a roof form which soars out over the balconies below and is finished with a timber look lining soffit.



Figure 4. Perspective looking south-east from Stables Circuit.

5. LEGISLATIVE REQUIREMENTS

- 5.1 Refer to Attachment (2) (Planning & Environment Act 1987, Manningham Planning Scheme, other relevant legislation policy)
- 5.2 A Planning Permit is required under the following Clauses of the Manningham Planning Scheme:
- Clause 22.17 – Eastern Golf Course Key Redevelopment Site Policy
 - Clause 32.07-5 - Residential Growth Zone, Schedule 1 (EASTERN GOLF COURSE SITE 463 – 535 DONCASTER ROAD, DONCASTER):
 - *To construct a residential building.*
An apartment development of five or more storeys, excluding a basement, must meet the requirements of Clause 58.
 - Clause 42.01 Environmental Significance Overlay, Schedule 5 (ENVIRONMENTALLY SIGNIFICANT URBAN AREAS):
 - *A permit is only required to remove, destroy or lop Victorian native vegetation.*
 - Clause 52.17 – Native Vegetation
 - *A permit is required to remove, destroy or lop native vegetation.*
 - Eastern Golf Course Development Plan.

6. REFERRALSVicRoads Referral

- 6.1 A permit is not required under Clause 52.29 of the Manningham Planning Scheme as the proposal does not involve modification or creation of access to a road in the Road Zone Category 1, however the 173 Agreement AN144689Q 03/10/2016, relates to the batter that supports the road reserve of Doncaster Road. Given the batter will be affected as the proposed development, consent is required by VicRoads as well as Council in relation to the modifications of this batter supporting the footpath.
- 6.2 VicRoads have advised that they are not able to provide full consent until further geotechnical and design information is provided for assessment. They have advised as follows: - they have directed that:
- *In a planning application perspective, Mirvac has to satisfy requirements of the 173 Agreement, that will require that the proposed works in relation to the temporary batter must be to the satisfaction of VicRoads*
 - *Independent of the above VicRoads has to be notified by the relevant Building Surveyor by issuing a Form 3 notice under the Building Act. Mirvac will expedite this process to get VicRoads approval. Work that impact on the road will also require a Consent under the Road Management Act 2004. In responding to the Form3 Notice VicRoads will also advise the team that process NRIW applications. The process is explained in VicRoads website under Non Road Infrastructure Works and Protection Work Notices.*
- 6.3 Subsequently, a condition will require that prior to endorsement of Condition 1 Plans, consent must be provided by VicRoads for the proposed modifications to the batter, in accordance with the requirements of Section 173 Agreement AN144689Q (25/09/2018), unless otherwise agreed in writing, and to the satisfaction of the Responsible Authority.

Transport for Victoria Referral

- 6.4 As the proposal comprises 60 or more dwellings, it is a statutory requirement to refer the application to Transport for Victoria as a determining referral authority.
- 6.5 Transport for Victoria has no objection subject to conditions on any permit issued requiring the permit holder take all reasonable steps to ensure that disruption to bus operation along Doncaster Road is minimised during construction.

Internal

- 6.6 The application was referred to a number of Service Units within Council. The following table summarises the responses:

Service Unit	Comments
Engineering & Technical Services Unit – Drainage	<ul style="list-style-type: none"> • No objection subject to standard drainage conditions and stormwater connection to the point of discharge.

Service Unit	Comments
Engineering & Technical Services Unit – Vehicle Crossing	<ul style="list-style-type: none"> No objection.
Engineering & Technical Services Unit – Access and Driveway	<ul style="list-style-type: none"> No objection.
Engineering & Technical Services Unit – Traffic and Car Parking	<ul style="list-style-type: none"> No objection as the number of car parking spaces provided is satisfactory and there are no traffic issues in the context of the traffic and the surrounding street network.
Engineering & Technical Services Unit – Car Parking Layout	<ul style="list-style-type: none"> No objection.
Engineering & Technical Services Unit – Construction Management	<ul style="list-style-type: none"> No objection subject to a requirement for the provision of a Construction Management Plan.
Engineering & Technical Services Unit – Waste	<ul style="list-style-type: none"> No objection subject to conditions for on-site private waste collection
Engineering & Technical Services Unit – Easements	<ul style="list-style-type: none"> There are no easements located on the land or in the vicinity of the proposal.
Engineering & Technical Services Unit – Flooding	<ul style="list-style-type: none"> No objection as the site is not subject to inundation.
City Strategy Unit – Sustainability	<ul style="list-style-type: none"> No objection subject to standard conditions and improved details regarding the size and location of the rainwater tank.
City Strategy Unit – Landscape and Urban Design	<ul style="list-style-type: none"> No objections subject to conditions

7. CONSULTATION / NOTIFICATION

- 7.1 Pursuant to Clause 43.04-2 of the Scheme, an application under any provision of the Scheme which is generally in accordance with the development plan is exempt from the notice (advertising) requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review (appeal) rights of Section 82(1) of the Act.

- 7.2 The proposal is considered to be generally in accordance with the Development Plan and therefore is exempt from the notice provisions of the planning scheme.

8. ASSESSMENT

- 8.1 The proposal has been assessed against the relevant state and local planning policies, the zone, overlay, Eastern Golf Course Development Plan and the relevant particular provisions and general provisions of the Scheme.

- 8.2 The following assessment is made under the headings:

- Planning Policy Frameworks;
- Eastern Golf Course Development Plan;
- Building Layout and Design;
- Urban Design and Design Detail;
- Landscape Design;
- Apartment Developments (including internal and external amenity);
- Car parking, access and bicycle facilities; and
- Vegetation Removal.

Planning Policy Frameworks

- 8.3 Key objectives of the PPF and LPPF identify that future housing need and residential amenity are critical land-use issues that will challenge Manningham's future growth and sustainable development and acknowledges that there is a general trend towards smaller household size, as a result of an aging population and smaller family structure which will lead to an imbalance between the housing needs of the population and the actual housing stock that is available.
- 8.4 This increasing pressure for re-development raises issues about how these changes affect the character and amenity of our local neighbourhoods. In meeting future housing needs, the challenge is to provide for residential re-development in appropriate locations, to reduce pressure for development in more sensitive areas, and in a manner that respects the residential character and amenity valued by existing residents.
- 8.5 Residential Policy outlines that infill residential development and redevelopment of key strategic sites that consolidate the role of established urban areas and reduce developmental pressure in the areas with environmental values will be encouraged.
- 8.6 It recognises that whilst single detached dwellings will continue to represent the largest proportion of Manningham's housing stock, there will be a need for a greater mix of housing in the form of medium and higher density residential developments. Higher density housing will be encouraged in close proximity to activity centres and along major roads and transport routes.
- 8.7 Council's planning preference is for higher density, apartment style developments, as outlined at Clause 21.05 of the Scheme. The policy encourages urban consolidation (and apartment buildings) in this specific location due to its capacity to support change given the site's main road location and proximity to services, such as public transport. The policy is also guided by the elements contained within the DDO3, the associated Eastern Golf Course Development Plan, and in conjunction with an assessment against Clause 58 – Apartment Developments.

- 8.8 Through various policy statements within the Planning Scheme, in particular through the adoption of the DDO3 and the Eastern Golf Course Development Plan over this key strategic site, a planning mechanism exists that will in time alter the existing neighbourhood character along the frontage to the Tullamore Estate and this part of Doncaster Road. The ultimate built form is contemplated as providing substantial change that has a more intense and less suburban outcome.

Eastern Golf Course Development Plan

- 8.9 The primary consideration for this application is policy background and land use. The parameters for use and development on the site (and the wider Tullamore Estate) are established in the Eastern Golf Course Development Plan which is the principle assessment tool for the current, and any future planning applications at the site, together with Clause 58 - Apartment Developments.
- 8.10 Any development application on this site must first be considered to be “*generally in accordance*” with the approved Development Plan. The approved Development Plan describes built form and design outcomes and objectives, and the requirement that an application be generally in accordance with the Development Plan therefore builds in a certain degree of flexibility to allow the proposal to be refined during the ongoing design and development phases. The determining factor in terms of whether the proposal is generally in accordance with the Development Plan, is therefore how the proposed built form, design and particulars of development respond to the objectives.
- 8.11 Relevant to this proposal, the Development Plan identifies potential higher density residential areas adjacent to Doncaster Road as being suitable for more intensive apartment-style living. It seeks to maximise vistas to culturally-historic precincts, and key areas of open space, providing clear and direct links for pedestrians, cyclists and vehicles. Public amenity and recreation are emphasised by providing areas of retained native bushland, natural gullies, barbeque facilities and open landscaped areas. Sign-posted walking trails and bike paths further encourage community exploration (internal and external to the site), and appreciation of the site’s natural characteristics.
- 8.12 This proposal relates to a part six-storey, part seven-storey residential apartment building above 2 basement levels and essentially the development of a portion of the site (identified as *Higher Density*) fronting Doncaster Road, to the east of the Heritage Boulevard site entrance and east of the Heritage Bunya Pine and “Heritage Stables” building. The residential apartment building proposal includes a total of 102 dwellings (24 one-bedroom apartments, 51 two-bedroom apartments and 27 three-bedroom apartments).
- 8.13 The Eastern Golf Course Development Plan sets out a number of Doncaster Road Location Specific Design Principals, Urban Design Objectives and Principals (Section 3.8.3) including Design Objectives and Principals relating to Built Form, Car parking and Access, Landscaping and Fencing. A full assessment against the relevant design objectives and principals is found at Paragraph 8.38 of this Report.
- 8.14 As demonstrated within the Eastern Golf Course Development Plan Assessment Table (Paragraph 8.38 of this Report), the proposed residential use and mix constitutes higher density residential accommodation and the number and mix of dwellings is considered to be in accordance with the Development Schedule in

the Development Plan. Further discussion on the most relevant building and design aspects of the development are also addressed in this report.

Building Layout and Design

- 8.15 The two main entrances to the central atrium (from Doncaster Road and from Stables Circuit) will be highly identifiable by the paths, landscaping and foyer entrances that are defined by extensive glazing. The east and west entrances are less formal entrances likely to be primarily used by residents of the building.
- 8.16 The building offers a suitable mix of one and two bedroom apartments with varied balcony designs, sizes and orientation. The size and layout of apartments also varies considerably which is seen as a positive outcome to address amenity considerations, as required by Clause 58. The apartment layouts are designed to maximise opportunities for good ventilation and sunlight penetration, where practicable.
- 8.17 The proposed open plan living areas will offer versatility and suitably sized bedroom. The design proposal has maximised exposure to natural light to all rooms, rather than just living areas and provides expansive balcony areas around most apartment edges.

Building Height

- 8.18 The Residential Growth Zone has a discretionary building height of 13.5 metres. Schedule 1 to the Residential Growth Zone (RGZ1) specifies a 11 metre maximum building height where land is further than 70 metres from the Doncaster Road boundary of the site. Given the land is within 70m of the Doncaster Road boundary, this height requirement is not applicable.
- 8.19 The Development Plan objectives include ‘*A scale of highest density residential development which has a presentation to the Doncaster Road frontage of between two and five storeys in height*’. The proposed building will present generally as five storeys to Doncaster Road for the East module and proposes a six storey presentation to Doncaster Road for the smaller West module. Given the proposed form and the location of this West module central adjacent to the “Phoenix” apartments (being 5 storeys) and the proposed East module (being 5 storeys when viewed from Doncaster Road); the proposed six storey West module is considered to provide a favourable visual variation in the built form.

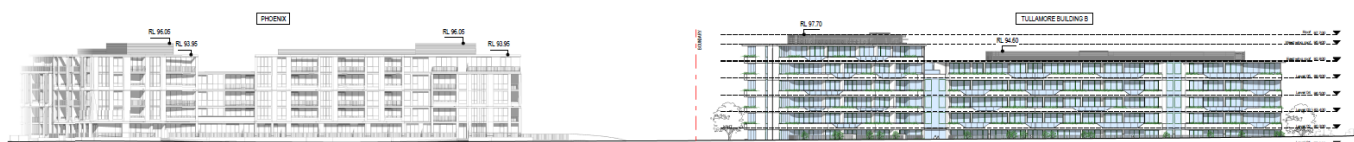


Figure 5 – Doncaster Road Streetscape/Southern Elevation of existing Phoenix Building and Proposed Tullamore Building B.

- 8.20 It is noted that the maximum building height of the West module, presenting as six storeys to Doncaster Road, is 1.95m higher than the relative (RL) maximum building height of the “Phoenix” apartments and 1.65m higher than the maximum rooftop services height RL. It is considered from Doncaster Road that the development transitions down from west to east and is an appropriate design response.
- 8.21 The building design takes advantage of the significant slope on the land and presents the ground level as part basement, part ground level, resulting in the building presenting as six and seven storeys to the north elevation (internal to the Tullamore Estate).
- 8.22 The slope has also been appropriately used by locating the accessway and basement entry where they are not visible to Doncaster Road or Stables Circuit. This design response appropriately responds to the design principals approved in the Development Plan.

Urban Design and Design Detail

- 8.23 The Scheme (Clause 15.01-1 and 15.01-2 Urban Design and Principals) policy directs the creation of good quality urban environments that are safe, functional while providing a sense of place and cultural identity. Design outcomes that contribute positively to local urban character, enhance the public realm whilst minimising detrimental impact on neighbouring properties are also sought.
- 8.24 Clause 21.05-4 (Built form and Neighbourhood Character) of the Scheme requires residential development to be designed and landscaped to make a positive contribution to the streetscape and local character, is designed to provide a high level of internal amenity for residents and includes articulation and sufficient setbacks to avoid any potential amenity impacts.
- 8.25 The Development Plan details a number of Urban Design and Built Form objectives, which also include encouraging development that is contemporary in design, spacing between developments, articulated built-form, and a range of visually interesting building materials and façade treatments, including cascading plants to all levels.
- 8.26 The architectural design is considered to be well conceived and of a commendable high standard. By providing the two adjoining but visually separate modules and curvilinear design detail to the external balcony and roof forms, the overall design successfully addresses the potential issue of visual monotony associated with such a lengthy building. The design compliments the adjoining “Phoenix” apartments in colour pallet and some use of grey brickwork at the lower levels while creating an individual “identity” through use of curvilinear detailing (as opposed to the square set detailing of the “Phoenix” apartments).
- 8.27 Overall the development will make a positive architectural contribution to this key and prominent frontage to Tullamore Estate and Doncaster Road and its location on the western edge of the Doncaster Hill Principal Activity Centre.
- 8.28 The “retro” inspired roof canopy is seen as an interesting design inclusion which will also contribute significantly to the specific character of this building. In this manner, the overall design will stand well apart from the relatively conservative design of the building to the west.

- 8.29 In terms of materials and finish, the proposal offers an appropriately modern design outcome for the site. It adopts interesting design techniques to create visual interest and adopts a coherent palette of colour, material selection and finishes to provide an attractive presentation to all elevations. These elements emphasise the curvilinear design aspects. The generous depth to balconies is also a good design outcome which will create colour tone differentiation through shadowing.
- 8.30 Concerns regarding the on-going maintenance of the proposed painted render, particularly with cascading plants, have been reduced by further advice regarding the species selection to reduce maintenance issues and the use of a "Acratex Performance Coating" which is designed to have superior resistance to staining and cracking. Given particular details have not provided on the materials schedule or plans, details will be required through a permit condition.
- 8.31 The submitted Material Schedule is also lacking detail for some of the proposed materials and finishes in relation to fencing and rooftop services screening. A proposed condition will require this information.

Landscape Design

- 8.32 The setbacks from boundaries allow suitable spacing for generous landscaping and canopy trees around the site, to "soften" the lower levels and compliment the overall development.
- 8.33 The landscaping treatment suitably responds to the guidelines of the Development Plan and assists in "breaking up" the length of continuous built form.
- 8.34 Extensive communal and landscape spaces are provided at ground level including a kitchen garden and pergola seating area in the north-western corner of the site and open landscaped and grassed areas with seating to the north and north-east of the site. A communal kitchen entertaining and terrace area is also provided on level 5, the 'Conservatory'.
- 8.35 A wide landscape link is provided between the proposed building and the "Phoenix" apartments to the west. This link is enhanced by the proposed siting of the building and the long term preservation of a Bunya Bunya pine.
- 8.36 The conceptual pedestrian link to the west of the building (prepared by Tract and dated 15/04/19), from Doncaster Road to the Tullamore Estate will encourage and improve access and pedestrian links into the site for residents, neighbours and visitors, including to the heritage stables building and will encourage physical activity by improved ease of pedestrian links and access, in accordance with the Development Plan.
- 8.37 The path will be required by conditions to be included on the development plans but to be modified to avoid impacts on Tree 223 (in accordance with the Australian Standard for Trees on Development Sites) and provide more details, as recommended by Council's Landscape and Urban Design team.
- 8.38 An assessment against the relevant design objectives and principals of the Eastern Golf Course Development Plan is found below:

POLICY / OBJECTIVE	RESPONSE - OBJECTIVE
<p>Section 3.8.3 – Location Specific Design Principals (Page 26 of Development Plan) The Staging and residential Density Plan highlights the area within the Eastern Golf Course (EGC) designated for higher density residential development interfacing with Doncaster Road. Located to the East of the main vehicle entry to EGC from Doncaster Road, the higher density sites will incorporate the following urban design principles:</p>	
<ul style="list-style-type: none"> A scale of highest density residential development which has a presentation to the Doncaster Road frontage of between two and five stories in height. 	<p>The proposed building will generally present as five storeys to Doncaster Road for the East module and proposes a sixth storey presentation to Doncaster Road for the smaller West module.</p> <p>Whilst the sixth level is a minor variation from the Development Plan objectives, the presentation is considered to provide favourable visual articulation stepping the building down the site to the larger East module of five stories fronting Doncaster Road.</p> <p>The variation to the smaller West module can be considered as a design element, and is marginally higher (1.95 metres) than the adjacent Phoenix Apartments and assists with providing variation in the built form along the extensive Doncaster Road frontage.</p>
<ul style="list-style-type: none"> A visual landscape link from Doncaster Road through to the retained heritage stables building. 	<p>A generous visual landscape link is provided to the western side of the building over to the “Phoenix” apartments. This wide corridor will ensure the preservation of the Bunya Bunya Heritage Pine located near the Doncaster Road frontage, and allows views/connection through to the retained heritage stables building. This landscape link is enhanced by the siting of the proposed building which angles away creating a width of 36m at one point.</p> <p>By way of conditions, a pedestrian link (path with intermittent stairs) will be included within the landscaping, to encourage access to and from the Tullamore estate, including the heritage stables building and other parks and services.</p>
<ul style="list-style-type: none"> Consideration of public transport pick up and drop off locations pertaining to pedestrian access locations from EGC to Doncaster Road. 	<p>Bus routes are located adjacent to the site and Public Transport Victoria have advised of no objection to the proposal, subject to standard construction and protection conditions.</p>
<p>Section 3.8 Doncaster Road Entry Feature</p>	
<ul style="list-style-type: none"> A signalised intersection will be constructed at the Doncaster Road primary entrance to EGC. This provides an opportunity for a landscaping entry feature that provides a high quality and visually appropriate entry marker on the site. The entry feature will reflect the overall character of the site, while establishing the identity of the development for passing motorists, cyclists and pedestrians on Doncaster Road. 	<p>The proposal has no direct relationship with the signalised intersection into the estate or the related landscaping/design elements that have been established here.</p>

<p>3.8.3 Doncaster Road Urban Design Objectives and principles</p>	
<ul style="list-style-type: none"> To encourage development that is contemporary in design, includes an articulated built-form, and incorporates a range of visually interesting building materials and façade treatments 	<p>The architectural design and form is contemporary and provides for visual articulation as discussed in the main body of the report.</p>
<ul style="list-style-type: none"> To ensure new development is well articulated and upper storey elements are not unduly bulky or visually intrusive 	<p>Ample articulation and visual interest is provided by varied balcony projections with curvilinear design detail, separation of the building modules and the integration of a glazed vertical foyer</p> <p>The design of the projecting upper storey roof canopy is seen as an architectural expression which “caps” and complements the overall built form.</p> <p>Overall the well-conceived design elements contribute to a presentation which will sit comfortably in this location.</p>
<ul style="list-style-type: none"> To encourage spacing between developments to minimise a continuous building line when viewed from Doncaster Road 	<p>The proposed spacing of over 36m from the nearby “Phoenix” apartments and the variation in alignment of the building provides adequate spacing between buildings when viewed from Doncaster Road..</p> <p>In addition, the placement of the open car park on the eastern side of the building provides a substantial separation to the eastern boundary of the development site, thus providing a good basis for separation for any future development.</p>
<ul style="list-style-type: none"> To provide sufficient spacing between developments to provide for view corridors from Doncaster Road into the site 	<p>The spacing of over 36m on the western side will provide an ample gap and view corridor from Doncaster Road into the site.</p>
<ul style="list-style-type: none"> To encourage landscaping around buildings which enhance separation between buildings and soften built form 	<p>Landscaping is proposed around the building and will suitably soften the built form and provide separation between the “Phoenix” apartments to the west and future development to the east.</p>
<ul style="list-style-type: none"> To ensure the design and siting of dwellings have regard to the future development opportunities and future amenity of adjoining properties 	<p>It is considered that the design and siting have had regard to the future development of a potential apartment building to the east.</p> <p>Plans also indicate a potential future vehicle access connection to the east side of the proposed access from Stables Circuit.</p>
<ul style="list-style-type: none"> To ensure the design of basement and undercroft car parks complement the design of the building, eliminates unsightly projections of basement walls above natural ground level, and are sited to allow for effective screen planting. 	<p>The design suitably responds to the slope of the land by providing a main lower basement level and a partial basement/partial lower level, which ensures there are no excessive projections of basement walls above natural ground level.</p>
<ul style="list-style-type: none"> To create a boulevard effect along Doncaster Road by planting trees within the front setback that are consistent with, and complement the street tree landscape 	<p>The landscape plan includes trees along the Doncaster Road frontage to create a boulevard character.</p>

<ul style="list-style-type: none"> To provide suitable pedestrian access locations from Doncaster Road. 	<p>A formal pedestrian access is provided to the main entry to Doncaster Road. Minor access paths serve side entries, but these only connect with Stables Circuit.</p> <p>The submitted proposal offers no path connection from Doncaster Road through to Stable Circuit which is a shortcoming.</p> <p>There is ample opportunity to create and provide a pedestrian link from Doncaster Road along the western interface of the building. A concept plan (prepared by Tract and dated 15/04/19) is considered generally suitable but will need to be modified to provide more details, avoid Tree 223 in accordance with the Australian Standard. This has been conditioned accordingly.</p> <p>Importantly, the pedestrian access will improve connectivity into the Tullamore Estate. Conditions will be required to ensure on-going public access.</p>
Built Form	
<ul style="list-style-type: none"> Provide a minimum 5 metre built-form setback to create a consistent built edge, and incorporate tree planting and landscaping to achieve a boulevard character 	<p>The front setback will be varied along Doncaster Road, with the southern corner of the West module provided with a 5.26m setback, increasing to 9.3m. The East module will have a predominant setback of 9.34m. These setbacks satisfy the requirement and provide sufficient spacing to achieve the required boulevard character.</p>
<ul style="list-style-type: none"> Provide visual interest through articulation, glazing, and variation in materials and textures 	<p>There is visual interest provided to the building to varied materials, articulation, architectural features and glazing.</p>
<ul style="list-style-type: none"> Minimise buildings on boundaries to create spacing between developments 	<p>There are no buildings proposed on the boundaries and spacing between existing and future buildings is considered appropriate.</p>
<ul style="list-style-type: none"> Ensure that buildings are stepped down at the rear of sites (where appropriate), to provide a transition to the scale of the adjoining residential area 	<p>The scale of the building is suitable and given there is no adjoining residential development, stepping of the built form is not considered necessary.</p> <p>The proposed building will be setback over 21m from the closest residential lots to the north.</p>
<ul style="list-style-type: none"> Ensure buildings are designed to suitably integrate with the gradient of the land 	<p>The building has been suitably designed to respond and take advantage of the slope.</p>
<ul style="list-style-type: none"> Avoid reliance on below-ground light courts for any habitable rooms 	<p>There are no below ground light courts proposed.</p>
<ul style="list-style-type: none"> Ensure that the upper levels provide adequate articulation to reduce the appearance of visual bulk and minimise continuous sheer-wall presentation 	<p>There is adequate articulation and visual interest as previously discussed.</p>
<ul style="list-style-type: none"> Integrate porticos and other design features within the overall design of the building, and not include imposing design features such as double storey porticos 	<p>The overall architectural presentation is of a high standard and there are no “jarring” design elements.</p>

<ul style="list-style-type: none"> • Be designed and sited to address slope constraints, including minimising views of basement projections and / or minimising the height of finished floor levels, and providing appropriate retaining wall presentation 	<p>The slope of the land has been used to advantage by suitably locating the access-way and basement entries where they are not visible to Doncaster Road. The slope has also been appropriately used by designing the lower ground level as a partial basement and partial ground level.</p> <p>Retaining wall presentations are generally suitable however, conditions will require changes to the retaining wall arrangement to the west of the building, to enable the pedestrian access path and retention of Tree 223.</p>
<ul style="list-style-type: none"> • Be designed to minimise overlooking, and avoid excessive application of screen devices 	<p>Given the generous level of separation to housing to the north and west, there will be no adverse overlooking impacts.</p> <p>Balconies are suitably protected from internal views by walls separating balconies.</p>
<ul style="list-style-type: none"> • Ensure design solutions respect the principle of equitable access at the main entry of any building for people of all mobilities 	<p>The building will be accessible for people of all mobilities via the north and south main foyer entries and to all lifts, including from the basement.</p>
<ul style="list-style-type: none"> • Ensure that projections of basement car parking above natural level do not result in excessive building height as viewed by neighbouring properties 	<p>The design of the lower ground floor and partial basement level is considered an appropriate design response given the fall of the land..</p>
<ul style="list-style-type: none"> • Ensure basement or undercroft car parks are not visually obtrusive when viewed from the front of the site 	<p>Due to the slope and proposed landscaping, the basement entry will not be visible from the frontage of Doncaster Road and will not be obtrusive or prominent from Stables Circuit or from within the site.</p>
<ul style="list-style-type: none"> • Ensure that building walls, including basements, are sited a sufficient distance from site boundaries to enable the planting of effective screen planting, including canopy trees, in larger spaces 	<p>The building (including basements) are suitably setback from boundaries and the spacing for landscaping around the site is generous and will enable canopy trees to flourish.</p>
<ul style="list-style-type: none"> • Ensure that service equipment, building services, lift over-runs and roof mounted equipment including screen devices, is integrated into the built form or otherwise screened to minimise the aesthetic impacts on the streetscape, and avoids unreasonable amenity impacts on surrounding properties and open spaces. 	<p>Screening is proposed to the roof services at a height of 1.8m and appears to be horizontal panel however, the material is not detailed. Conditions will require details of the screens including colours and materials.</p>
<p>Car parking and Access</p>	
<ul style="list-style-type: none"> • Provide vehicular access to residential buildings from within the site, with no direct vehicle access to Doncaster Road 	<p>The proposed vehicle access from Stables Circuit and is to the satisfaction of Council's Engineering (Traffic) Unit.</p>
<ul style="list-style-type: none"> • Ensure that access gradients of basement car parks are designed appropriately to provide for safe and convenient access for vehicles and servicing requirements. 	<p>The proposed vehicle access and basement car parking is to the satisfaction of Council's Engineering (Traffic) Unit.</p>

<p>Landscaping</p>	
<ul style="list-style-type: none"> • Provide opportunities for planting to side boundaries in areas that assist in breaking up the length of continuous built form and / or soften the appearance of the built form 	<p>The setbacks from boundaries allow suitable spacing for generous landscaping and canopy trees around the site, to soften and compliment the building.</p>
<ul style="list-style-type: none"> • Provide planting within the building setback that includes a row of avenue trees. 	<p>The proposal includes suitable avenue trees along Doncaster Road and Stables Circuit to the north of the building.</p>
<p>Fencing</p>	
<ul style="list-style-type: none"> • Ensure that front fences facing Doncaster Road are 50 per cent transparent, have a maximum height of 1.8 metres, and that there is a setback of a minimum of 1.0 metre from the front title boundary (unless abutting a tree reserve), which is to be set aside for a continuous landscape treatment. 	<p>Fencing is proposed to the courtyards of the ground level apartments (presenting to Doncaster Road). The fencing is black painted vertical bar fencing (nominated to be Palisade) with a brick base. Maximum heights are not indicated and all fences are setback significantly more than 1.0m from any title boundary and landscaping is provided to front these courtyards. Conditions will require that the fences are a maximum of 1.8m in height, with 50% transparency.</p> <p>Given the 3.0m high retaining wall to the southern side of the access-way, a safety railing / fence will be required to the top of this wall. Conditions will also require this fence to be detailed to be a maximum of 1.8m in height and to have a minimum of 50% transparency.</p>
<p>3.11 Access and Circulation</p>	
<ul style="list-style-type: none"> • The EGC Development Plan provides for a residential outcome based upon ease of pedestrian access throughout the site, and integration with the existing local community. • Vehicle access and circulation supports this pedestrian network, and provides suitable connectivity within the existing street network 	<p>The pedestrian link conceptually proposed on the Doncaster Road Access Plan (prepared by Tract and dated 15/04/19) and urban spaces around the building will suitably integrate and encourage movement through and around the site.</p> <p>The vehicle entry and the final pedestrian path arrangement provide suitable connectivity.</p>
<ul style="list-style-type: none"> • The EGC Development Plan seeks to encourage physical activity through the site for future and surrounding residents. • This is achieved through the provision of open spaces and linkages which encourage physical activity and social interaction for all age groups. 	<p>The conceptual pedestrian link from Doncaster Road to the Tullamore Estate will encourage and improve access and pedestrian links into the site for residents, neighbours and visitors, encouraging physical activity by improved ease of pedestrian links and access.</p>
<p>3.11.6 Car Parking (Page 34)</p>	
<ul style="list-style-type: none"> • High Density – (<i>Higher Density area</i>) • One (1) visitor space per five (5) dwellings 	<p>With only 10 of the 20 visitor spaces being provided, a condition has been included to require the provision of an additional 10 spaces.</p>

Apartment Developments Particular Provision (Clause 58)

8.39 Pursuant to Clause 58 (Apartment Developments), a development must meet all of the objectives of this clause and should meet all of the standards.

8.40 A full assessment against the objectives of Clause 58 is provided in the Clause 58 Assessment Table found at Paragraph 8.45 of this report. An assessment of many of the relevant Design Principals, Design and Urban Design Objectives relating to Built Form, Car Parking, Access and Landscaping are discussed under the main assessment headings. Additional discussion is as below where appropriate or non-compliances are identified within the assessment:

8.41 Storage

- Each apartment will be provided with a minimum 4sqm of storage within the basement and internal storage within each dwelling which exceeds the minimum requirement of Standard D20 of Clause 58.05-4.
- The basement storage areas are currently unallocated and are located either adjacent to car spaces or within separate storage compound areas.
- Conditions will require plan details and notations to ensure that storage areas adjacent to car spaces are allocated accordingly.

8.42 Site Services

- The fire booster, gas and water services are located facing Stables Circuit. Design details have not been provided. A condition of the permit will require design details to be provided to the satisfaction of the Responsible Authority.

8.43 Room Depth

- All apartments meet the maximum 9m room depth except for the following:
 - Ap. 1.04 has a maximum depth of 9.33m, however, enjoys a northern orientation, a minimum width of 4.0m and overall apartment width of 13m;
 - Ap. 1.13 has a maximum depth of 9.285m a minimum width of 4.0m and overall apartment width of 13m.
- In both of these apartments the kitchen is the area furthest space from a natural daylight source. These apartments exceed the 9 metre maximum by 330mm and 285mm accordingly. This is considered a marginal non-compliance and overall these apartments provide for a high standard of internal and external amenity.
- Floor to ceiling heights need to be clearly shown on the plans. This can be conditioned accordingly.

8.44 Natural Ventilation

- 36% of the dwellings achieve the cross ventilation standards of Standard B27, falling short of the 40% requirement.
- Given the site requires an east-west orientation, it is difficult to provide compliance to the dwellings centrally located within the larger East module.

- Dwellings which are not provided with full compliance with this standard are provided with generous proportions in regards to the overall width of the dwellings and all habitable rooms and bedrooms have large openable windows or doors to generous balcony areas.
- Given the optimal amenity provided by other design factors, the reduction of the standard is considered appropriate in this instance.
- A wind assessment was not included with the submission. Considering the open nature of the site location, conditions will require a wind assessment to assess and where appropriate recommend wind ameliorate impacts by potential screening, landscaping or suitable features which do not impact the overall design and visual outcome of the building.

8.45 An assessment against the objectives of Clause 58 (Apartment Developments) is provided in the table below:

Objective	Satisfied/Not Satisfied
<p>58.02-1 – Urban context</p> <ul style="list-style-type: none"> • To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area. • To ensure that development responds to the features of the site and the surrounding area. 	<p>Satisfied</p> <p>The proposed apartment development positively responds to the urban context and the preferred future development of the area, as detailed within the Development Plan. Furthermore, it is considered that the proposal responds to surrounding and adjoining site conditions.</p>
<p>58.02-2 – Residential policy</p> <ul style="list-style-type: none"> • To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework. • To support higher density residential development where development can take advantage of public and community infrastructure and services. 	<p>Satisfied</p> <p>The application was accompanied by a written statement demonstrating how the development is in accordance with Municipal Planning Strategy and the Planning Policy Framework.</p> <p>The site fronts Doncaster Road, is proximate to Westfield Doncaster, the Eastern Freeway, is identified as High Density lots within the Development Plan, and therefore appropriately supports higher density residential development to take advantage of existing nearby public and community infrastructure and services, as well as the public and community infrastructure and services within the Tullamore Estate.</p>
<p>58.02-3 – Dwelling diversity</p> <ul style="list-style-type: none"> • To encourage a range of dwelling sizes and types in developments of ten or more dwellings. 	<p>Satisfied</p> <p>The proposal includes a suitable mix of one, two and three bedroom dwellings with a range of floor areas to provide diversity.</p>
<p>58.02-4 – Infrastructure</p> <ul style="list-style-type: none"> • To ensure development is provided with appropriate utility services and infrastructure. • To ensure development does not unreasonably overload the capacity of utility services and infrastructure. 	<p>Satisfied</p> <p>The site has access to all services and will be provided with a third pipe for recycled water.</p>

Objective	Satisfied/Not Satisfied
<p>58.02-5 – Integration with the street</p> <ul style="list-style-type: none"> To integrate the layout of development with the street. Provide adequate vehicle and pedestrian links that maintain or enhance local accessibility. Complement existing adjoining/surrounding open space. 	<p>Satisfied with Condition</p> <p>Vehicle access is suitably provided from Stables Circuit to the north.</p> <p>Four pedestrian entry points are provided to the building, from each side of the building and particularly to the two road frontages.</p> <p>Given the unique arrangement of the two road frontages (north and south) and the centralised location of the building within the High Density Lots of the Tullamore Estate with surrounding and nearby open space areas, the development should also provide a pedestrian access external to and around the building.</p> <p>A suitable pedestrian path will be required around the building to enhance access, walkability, street integration and permeability into the public parks, walking tracks, future café and other future services within the Tullamore Estate. In conjunction with officer input, the applicant has developed a concept path layout to the west of the proposed building.</p> <p>Conditions will require this path to be included on the development plans, as discussed in the Assessment Section of this application and as advised by the Open Space and Landscape Planner in the Referrals Section of this report.</p>
<p>58.03-1 – Energy efficiency</p> <ul style="list-style-type: none"> To achieve and protect energy efficient dwellings and buildings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy. To ensure dwellings achieve adequate thermal efficiency. 	<p>Satisfied</p> <p>Given the orientation and configuration of the site, the proposal provides a reasonable overall response and works to improve and take advantage of the energy efficiency opportunities in respect of the southern apartments.</p>
<p>58.03-2 – Communal open space</p> <ul style="list-style-type: none"> To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development. 	<p>Satisfied</p> <p>Ample communal open space areas are provided at the ground level around the building and at Levels 5 of the East module, significantly exceeding the requirement of 250m².</p> <p>These have been described previously.</p>
<p>58.03-3 – Solar access to communal outdoor open space</p> <ul style="list-style-type: none"> To allow solar access into communal outdoor open space. 	<p>Satisfied</p> <p>The kitchen garden with pergola area is optimally located to the north-west corner of the building and will receive sunlight for most of the day.</p> <p>The Conservatory is also located to the north-west corner of the East module and will receive more than two hours of sunlight per day, even at the winter solstice.</p>

Objective	Satisfied/Not Satisfied
	Other open landscaped areas with seating to the north and north-east of the building will also receive ample sunlight.
<p>58.03-4 – Safety</p> <ul style="list-style-type: none"> To ensure the layout of development provides for the safety and security of residents and property. 	<p>Satisfied</p> <p>Multiple pedestrian entries are available to access the apartments. The main foyer will have secured access and the lift lobby for each module will be secured through a second point, providing a safe arrangement.</p> <p>The basement car park levels will have a security door at the entrance and the development has been designed to not have visitor car access into the basements.</p>
<p>58.03-5 – Landscaping</p> <ul style="list-style-type: none"> To encourage development that respects the landscape character of the neighbourhood. To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. To provide appropriate landscaping. To encourage the retention of mature vegetation on the site. To promote climate responsive landscape design and water management in developments that support thermal comfort and reduces the urban heat island effect. 	<p>Satisfied with conditions</p> <p>The proposed landscaping across the site is an appropriate design response and meets the requirements/objectives of the Development Plan, subject to conditions discussed within the Assessment Section of the report.</p> <p>Ample spacing is provided for canopy tree development. Substantial areas of landscaping are also proposed within upper level and cascading planting within balcony planter boxes will soften the building.</p> <p>Modification of the western retaining walls is required to facilitate the pedestrian path demonstrated by the Doncaster Road Access Plan (prepared by Tract Consultants and dated 15/4/19). Associated conditions will ensure the walls are less than 1.0m in height and that any impacts to Tree 144 are in accordance with the Australian Standard for trees on Development Sites.</p>
<p>58.03-6 – Access</p> <ul style="list-style-type: none"> To ensure the number and design of vehicle crossovers respects the urban context. 	<p>Satisfied</p> <p>One 6.5m wide vehicle crossover is proposed to access the development from Stables Circuit.</p> <p>The design and location of the access are satisfactory in the local context.</p>
<p>58.03-7 – Parking location</p> <ul style="list-style-type: none"> To provide convenient parking for resident and visitor vehicles. To protect residents from vehicle noise within developments. 	<p>Satisfied</p> <p>Lifts and stairs will provide suitable and equitable access into the building from the two basement levels for residents.</p> <p>Residents are therefore protected from vehicle noise within the development.</p> <p>Visitor spaces are external and setback from the building.</p>
<p>58.03-8 – Integrated water and stormwater management</p> <ul style="list-style-type: none"> To encourage the use of alternative water sources such as rainwater, stormwater and recycled water. To facilitate stormwater collection, utilisation and infiltration within the development. 	<p>Satisfied with conditions</p> <p>A rainwater tank is located underground but in the frontage to Stables Circuit. It is not clear how far below ground the water tank is located and some plans indicate a modified location and size.</p> <p>Conditions will require it to be located to ensure proposed landscaping and trees do not impact the tank or relocated below the basement. Size should also be nominated.</p>

Objective	Satisfied/Not Satisfied
<ul style="list-style-type: none"> To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site. 	<p>The proposal includes connection to the mandated recycled water third pipe, given Tullamore is within the 'Mandated Recycled Water Area'.</p> <p>The submitted Sustainability Management Plan demonstrates a STORM rating of 100%.</p>
<p>58.04-1 – Building setback</p> <ul style="list-style-type: none"> To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area. To allow adequate daylight into new dwellings. To limit views into habitable room windows and private open space of new and existing dwellings. To provide a reasonable outlook from new dwellings. To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents. 	<p>Satisfied</p> <p>The front setback exceeds the minimum 5.0m Doncaster Road setback requirement of the Development Plan and all other setbacks are considered an appropriate response to the site context.</p> <p>The setbacks are as follows:</p> <ul style="list-style-type: none"> Doncaster Road (southern boundary): <ul style="list-style-type: none"> West module: <ul style="list-style-type: none"> 7.34m to the southern corner built form; 5.26m to the southernmost balcony. East module: <ul style="list-style-type: none"> 15.96m to the built form; 13.9m to the balcony. Stables Circuit (northern boundary): <ul style="list-style-type: none"> West module: <ul style="list-style-type: none"> 9.97m to the northern corner built form; 5.26m to the northernmost balcony. East module: <ul style="list-style-type: none"> 7.6m to the built form; 5.63m to the balcony. Western Boundary (to "Phoenix" apartments site): <ul style="list-style-type: none"> 9.86m to the built form; 8.96m to the balcony. Western Boundary (western edge of Tullamore site): <ul style="list-style-type: none"> 30.29m.
<p>58.04-2 – Internal views</p> <ul style="list-style-type: none"> To limit views into the private open space and habitable room windows of dwellings within a development. 	<p>Satisfied</p> <p>Balconies are designed to limit internal views, either by being isolated or suitably screened by integrated walls.</p> <p>All windows and balconies prevent overlooking of more than 50% of the private open space of a lower level or adjoining apartments.</p>
<p>58.04-3 – Noise impacts</p> <ul style="list-style-type: none"> To contain noise sources in developments that may affect 	<p>Satisfied with condition</p> <p>There are no unusual noise sources within the development that may affect existing dwellings.</p>

Objective	Satisfied/Not Satisfied
<p>existing dwellings.</p> <ul style="list-style-type: none"> To protect residents from external and internal noise sources. 	<p>Plant and services are located within the roof and basements and will meet EPA Guidelines.</p> <p>The submission suggests that acoustic attenuation measures could be incorporated through conditions requiring an acoustic assessment and details to be included in response, if approval is granted. Conditions will therefore address this aspect</p>
<p>58.05-1 – Accessibility</p> <ul style="list-style-type: none"> To ensure the design of dwellings meets the needs of people with limited mobility. 	<p>Satisfied</p> <p>A total of 52 dwellings (51%) meet the accessibility requirements for door opening widths, entrance paths and access to an adaptable bathroom.</p> <p>Standard D17 specifies that 50% dwellings should meet these accessibility requirements – therefore the Standard is satisfied.</p>
<p>58.05-2 – Building entry and circulation</p> <ul style="list-style-type: none"> To provide each dwelling and building with its own sense of identity. To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents. To ensure internal communal areas provide adequate access to daylight and natural ventilation. 	<p>Satisfied</p> <p>The two main building entrances (north and south) provide shelter and are easily identifiable, safe and functional. The two additional entrances to the east and west improve efficiency of movement for residents, and also provide some daylight to the main corridors at this level.</p> <p>The main foyer area and corridors have appropriate sightlines and opportunity for natural ventilation. Daylight be a feature of the foyer due to the extent of glazing.</p> <p>Lifts and stairwells are well located to provide equitable access.</p>
<p>58.05-3 – Private open space</p> <ul style="list-style-type: none"> To provide adequate private open space for the reasonable recreation and service needs of residents. 	<p>Satisfied</p> <p>All apartments meet or exceed the private open space requirements.</p> <p>All ground floor apartments are provided with courtyard/balcony areas of 25sqm or more and a minimum dimension of more than 3.0m.</p> <p>All upper level 3 bedroom apartments are provided with balconies with more than 12sqm and a minimum dimension of more than 2.4m.</p> <p>All upper level 1 and 2 bedroom apartments are provided with balconies with a minimum of 8sqm and a minimum dimension of more than 2m and all have additional area exceeding this or with a lesser dimension.</p> <p>All private open space and balcony areas are therefore provided with suitable space to ensure reasonable recreation, functionality and service needs for future residents.</p> <p>Air conditioning units are generally located on the roof or within the basement service areas.</p>

Objective	Satisfied/Not Satisfied
<p>58.05-4 – Storage</p> <ul style="list-style-type: none"> To provide adequate storage facilities for each dwelling. 	<p>Satisfied with condition</p> <p>Each apartment will be provided with a minimum 4sqm of storage within the basement and internal storage within each dwelling which exceeds the minimum requirement of Standard D20 of Clause 58.05-4.</p> <p>The basement storage areas are currently unallocated and are located either adjacent to car spaces or within separate storage compound areas.</p> <p>Conditions will require plan details and notations to ensure that storage areas adjacent to car spaces are allocated to apartments with ownership of those car spaces and will also require a schedule of car space allocation and storage allocation prior to occupation of the building.</p>
<p>58.06-1 – Common property</p> <ul style="list-style-type: none"> To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership. 	<p>Satisfied</p> <p>The car parking areas, paths, landscape areas, lobby/corridors are practically designed and can be suitably maintained by a future Owners' Corporation.</p>
<p>58.06-2 – Site Services</p> <ul style="list-style-type: none"> To ensure that site services can be installed and easily maintained. To ensure that site facilities are accessible, adequate and attractive. 	<p>Satisfied with condition</p> <p>Appropriate site services are provided to the rooftop and basement areas. A number of service rooms are located adjacent to the Basement 1 level and to the rear of the corridors servicing the north-facing ground level apartments.</p> <p>A mail room is located securely and adjacent to the main foyer area.</p> <p>The fire booster, gas and water services are located to the Stables Circuit frontage, given details are not provided, conditions will require they adequately integrate with the development, including height, design, materials and finishes.</p> <p>As previously described, further details will be obtained in respect of the rainwater tank.</p>
<p>58.06-3 – Waste and recycling</p> <ul style="list-style-type: none"> To ensure dwellings are designed to encourage waste recycling. To ensure that waste and recycling facilities are accessible, adequate and attractive. To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm. 	<p>Satisfied with condition</p> <p>The submitted waste management plan details that waste will be appropriately managed and collected on-site.</p> <p>A specific condition relating to this aspect will be included.</p>
<p>58.07-1 – Functional layout</p>	<p>Satisfied</p>

Objective	Satisfied/Not Satisfied
<ul style="list-style-type: none"> To ensure dwellings provide functional areas that meet the needs of residents. 	<p>All bedrooms and living areas meet the minimum dimensions and areas required, as demonstrated by ADG Diagrams.</p>
<p>58.07-2 – Room depth</p> <ul style="list-style-type: none"> To allow adequate daylight into single aspect habitable rooms. 	<p>Satisfied by condition</p> <p>All apartments meet the maximum 9m room depth except for the following:</p> <ul style="list-style-type: none"> Ap. 1.04 has a maximum depth of 9.33m, however, enjoys a northern orientation, a minimum width of 4.0m and overall apartment width of 13m. Ap. 1.13 has a maximum depth of 9.285m a minimum width of 4.0m and overall apartment width of 13m. <p>In both of these apartments the kitchen is the area furthest from the daylight, the 2.7m high ceiling height is met and the daylight, outdoor living space and amenity advantages to the rest of these apartments generally exceed the requirements.</p>
<p>58.07-3 – Windows</p> <ul style="list-style-type: none"> To allow adequate daylight into new habitable room windows. 	<p>Satisfied</p> <p>All habitable rooms are provided with at least one window in an external wall of the building.</p> <p>It is noted that some bedrooms are provided with a nook to the external window. These windows meet the Standard required dimensions and will receive adequate daylight.</p>
<p>58.07-4 – Natural ventilation</p> <ul style="list-style-type: none"> To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings. Wind exposure of the site. 	<p>Objective Satisfied with condition</p> <p>36% of the dwellings achieve the cross ventilation standards of Standard B27, falling short of the 40% requirement.</p> <p>Given the site requires an east-west orientation, it is difficult to provide compliance to the dwellings centrally located to the larger East module in particular.</p> <p>Most of the dwellings which are not provided with full compliance with this standard are provided with generous proportions in regards to the overall width of the dwellings and all habitable rooms and bedrooms with have large openable windows or doors to the generous balcony areas.</p> <p>Given the optimal amenity provided by other design factors, the reduction of the standard is considered appropriate in this instance.</p> <p>A wind assessment was not included with the submission. Considering the open nature of the site location, conditions will require a wind assessment to assess and where appropriate recommend wind ameliorate impacts by potential screening, landscaping or suitable features which do not impact the overall design and visual outcome of the building.</p>

Car parking, access and traffic

8.46 The car parking requirement of Clause 52.06 in relation to the number of spaces provided, is summarised in the table below:

Purpose	Scheme car parking requirement	Car parking provided
24 One-Bedroom Dwellings 51 Two-bedroom Dwellings 27 Three-bedroom Dwellings 102 Dwellings	129 spaces	144 spaces (15 spaces surplus)
Required visitor spaces	20 spaces	10 visitor spaces (including one disability space)
Total	119 spaces	154 spaces

8.47 The Scheme requires a total of 144 car parking spaces for the proposed residential development. The number of car parking spaces within the basement exceeds this requirement by 15 car parking spaces and these spaces are proposed to be allocated to apartments as additional residents spaces.

8.48 The Development Plan objectives for high density development includes a visitor car parking provision of 1 space per 5 dwellings, therefore attributing a provision of 20 visitor car spaces for the proposed development.

8.49 10 external visitor car parking spaces are provided in response to this requirement of the Development Plan along with the surplus of 15 residential car spaces (within the basements). The applicant's traffic consultant presents that these spaces are expected to cater for the anticipated demand and notes a number of on-street visitor spaces are provided throughout the Tullamore Estate site (as presented in the letter titled 'Stage 1 Parking Analysis' prepared by Cardno, dated 25 May 2015).

8.50 Though 10 visitor spaces are being provided, it is considered appropriate that the minimum visitor parking requirements of the Development Plan be satisfied that that 10 additional spaces be provided onsite.

8.51 An assessment against the car parking design standards at Clause 52.06-9 is provided in the table below:

Design Standard	Assessment
1 – Accessways	<ul style="list-style-type: none"> • Accessway sightlines at the site's internal frontage comply with Design Standard 1 of Clause 52.06-9 and are satisfactory. • The driveway(s) is at least 3m wide and complies with Design Standard 1: Accessways of Clause 52.06-9 and are satisfactory.

Design Standard	Assessment
	<ul style="list-style-type: none"> The internal radius of the driveway at the change of direction allows sufficient room for vehicles to turn and exit the site in a forward direction and complies with Design Standard 1: Accessways of Clause 52.06-9 and is satisfactory. A minimum 2.1m of headroom clearance beneath overhead obstructions is provided which complies with Design Standard 1: Accessways of Clause 52.06-9 and is satisfactory. All vehicles are able to exit the site in a forward direction.
2 – Car Parking Spaces	<ul style="list-style-type: none"> Car parking spaces are provided in accordance with the requirements.
3 – Gradients	<ul style="list-style-type: none"> Driveway gradients comply with Design Standard 3: Gradients of Clause 52.06-9 and are satisfactory.
4 – Mechanical Parking	<ul style="list-style-type: none"> No mechanical parking is proposed.
5 – Urban Design	<ul style="list-style-type: none"> The development utilises the existing access road infrastructure of Stables Circuit which is appropriate. The visitor car parking area and the entrance to the basement are suitably designed and will not be dominant elements.
6 – Safety	<ul style="list-style-type: none"> Access to the basement residential car parking is secured by a gate. Pedestrian access from the site frontages is clearly separated from the roadways.
7 – Landscaping	<ul style="list-style-type: none"> Landscaping is well placed along either side of the driveway.

8.52 Council's Engineering and Technical Services Unit has raised no concern in relation to the expected volume of traffic generated by the proposed development as assessed in the submitted traffic report.

Bicycle Facilities

8.53 This clause applies to developments for a residential building of four or more storeys. For this proposal 30 bicycle spaces are required inclusive of 20 resident bicycle spaces and 10 resident visitor spaces. The proposal provides 20 resident bicycle spaces within a basement bicycle parking area and 14 bicycle spaces external to the building (7 bicycle hoops which can contain 2 bicycles), thus exceeding the requirement by 4 bicycle spaces.

8.54 The Transport Impact Assessment prepared by GTA Consultants and dated 5 December 2018 recommends that a convex mirror be installed on the north side of the ramp adjacent to the bicycle parking area (as shown on GTA drawing V154600-AT01-04 attached in Appendix A of the report) to improve sight distance for cyclists exiting the bicycle store area. This is required by a condition.

Vegetation Removal

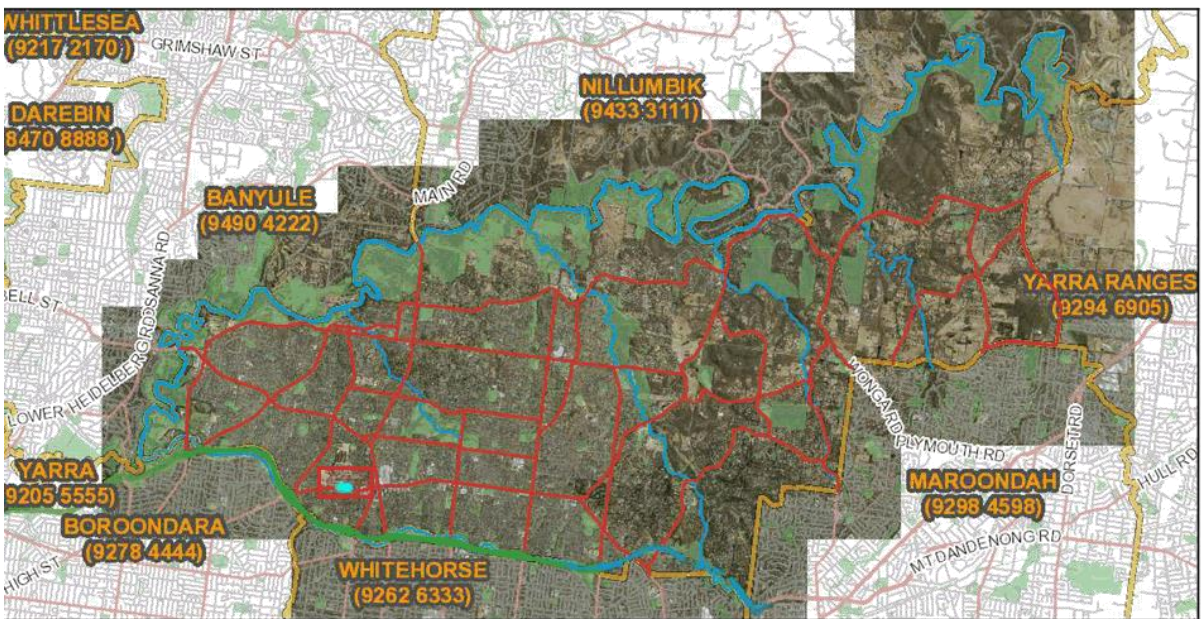
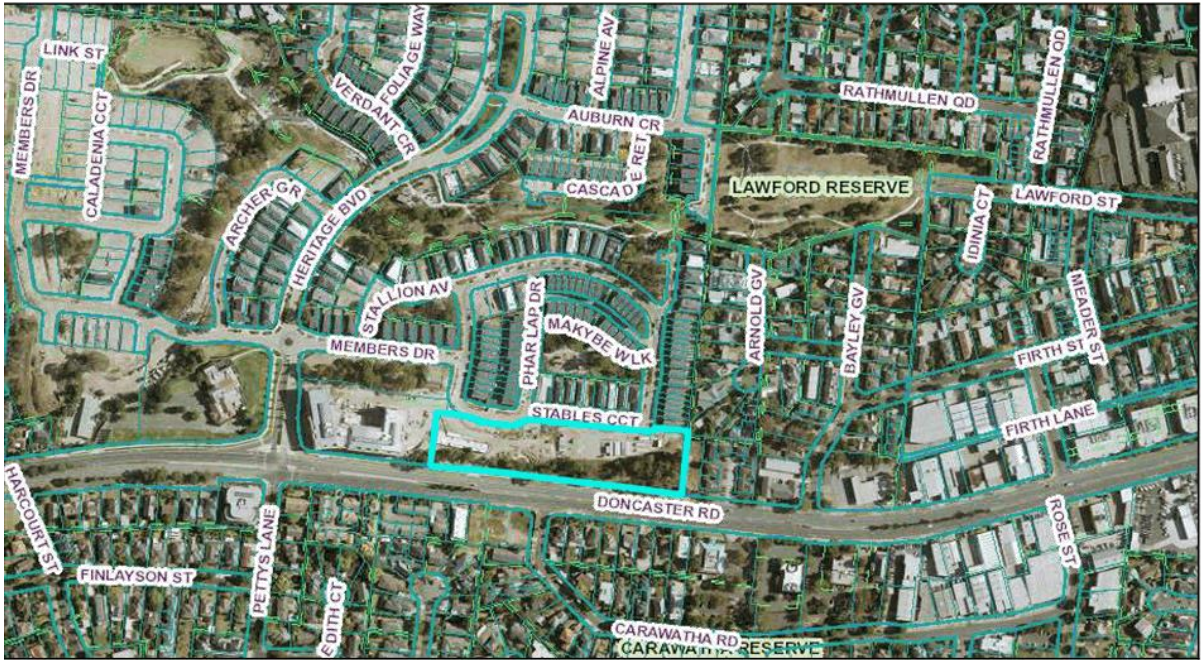
- 8.55 The vegetation removal is generally in accordance with the Eastern Golf Course Development Plan, as most trees remaining on the site are listed to be “removed” as identified in Appendix 2.4 of “Flora and Fauna Assessment and Biodiversity Offset Analysis” (April 2014). There are two native trees on the site which are not listed in this report and therefore require a Planning Permit for removal.
- 8.56 The Arborist Report (prepared by Galbraith and Associates Tree Consultants and Contractors dated 28 November 2018) includes an assessment of all remaining trees on the site, including the two native trees proposed for removal. The assessment establishes that of the 29 remaining trees on the site, only 1 tree is able to be reasonably retained (Tree 223).
- 8.57 The Arborist Report finds that Tree 223 (south-west corner) should be able to be retained according to the current plan given the built form is generally removed from the TPZ of this tree. Given the plans do not indicate retention of this tree, conditions will require it is retained and the western pedestrian path and retaining walls to be redesigned, so as to consider the impacts on this tree.
- 8.58 It is noted that the other tree detailed by the Arborist Report (Tree 232) is located wholly within the proposed building footprint. The tree also has a deep, split-prone main stem bifurcation and is assessed as having little worth for retention. It is therefore acknowledged that this tree cannot be reasonably retained.
- 8.59 The submitted Biodiversity Offset Implications Report prepared by Ecology and Heritage Partners and dated September 2018 calculates the proposed offsets for the vegetation impacts and removals as a whole for the Tullamore Estate. Conditions will require offsets to be modified to consider the approved removal of Tree 232 and the retention of Tree 223.


9. DECLARATION OF CONFLICT OF INTEREST

- 9.1 No officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.

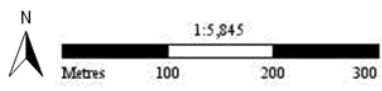


Maps of Manningham



 **Subject Land** **Address:** 57 Stables Circuit, DONCASTER 3108

Whilst all care has been taken in the preparation of this cadastral base map, Manningham and the State of Victoria accepts no responsibility for the accuracy of any information shown. Users should rely on their own enquiries in order to validate information shown on this map. This information is for Demonstration only.



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SHEET LIST	
TP-000	Cover Sheet
TP-001	Plan - Location & Site
TP-002	Plan - Site Analysis
TP-003	Plan - Site
TP-004	Plan - Basement F1
TP-005	Plan - Ground Floor
TP-006	Plan - Level F1
TP-007	Plan - Level G1
TP-008	Plan - Level S1
TP-009	Plan - Level S4
TP-010	Plan - Level S5
TP-011	Plan - Level S6
TP-012	Plan - Roof
TP-013	Ground Floor Site Plan
TP-014	Basement Floor Plan (Circular)
TP-015	Basement Floor Plan (Rectangular)
TP-016	Elevation - South (Dunrobin Road)
TP-017	Elevation - East
TP-018	Elevation - West
TP-019	Section - AA
TP-020	Section - BB
TP-021	Section - CC
TP-022	Section - DD
TP-023	Arch Impression Spaldis Circle
TP-024	Arch Impression Duncaster Road
TP-025	Finishes Board Sheet 1
TP-027	Finishes Board Sheet 2
TP-028	Shade Studies Sheet 1
TP-029	Shade Studies Sheet 2
TP-030	Yield Schedule

TP-000
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TULLAMORE BLDG B

Scale: 1:100
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Cover Sheet



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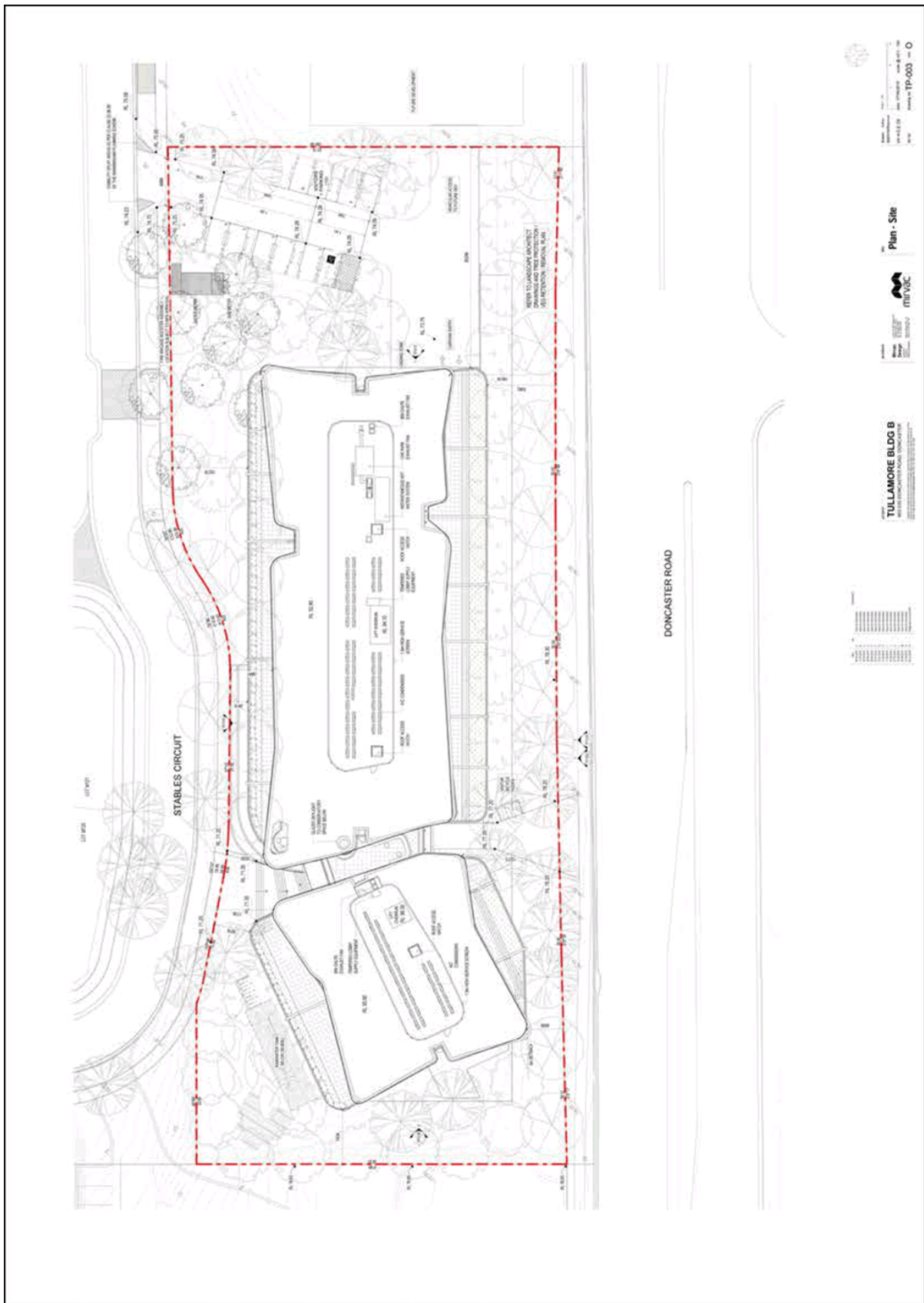


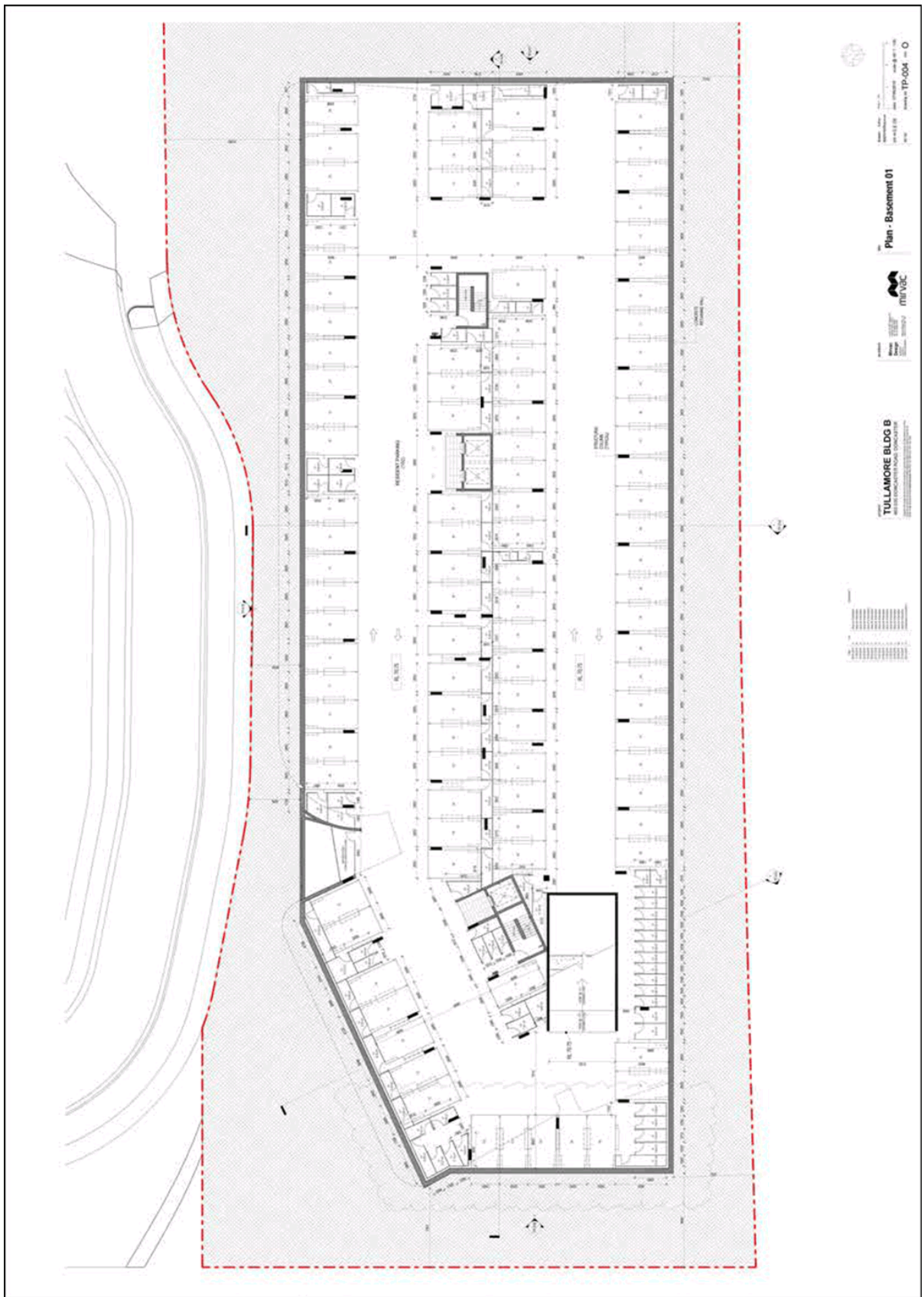
Plan - Site Analysis

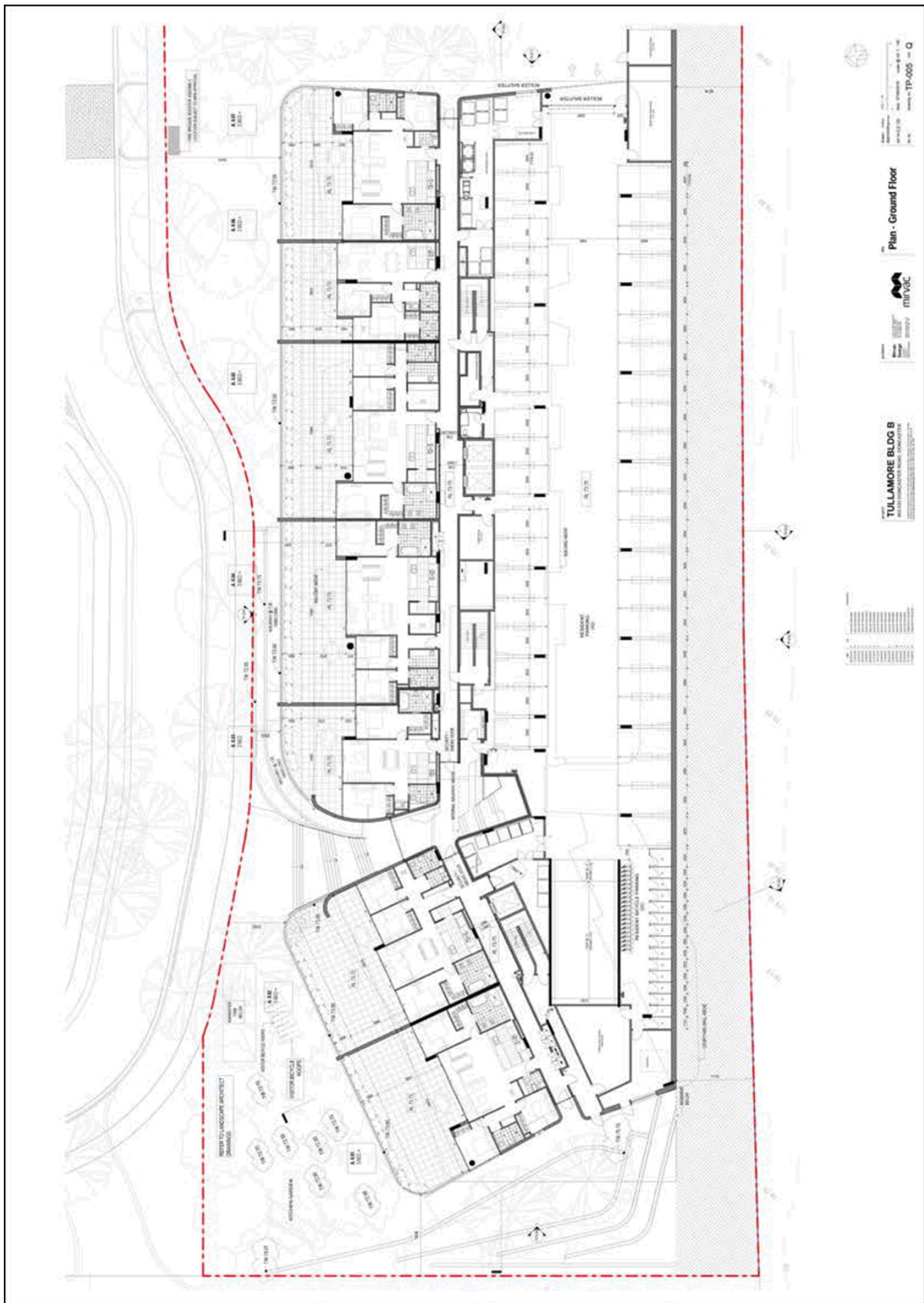
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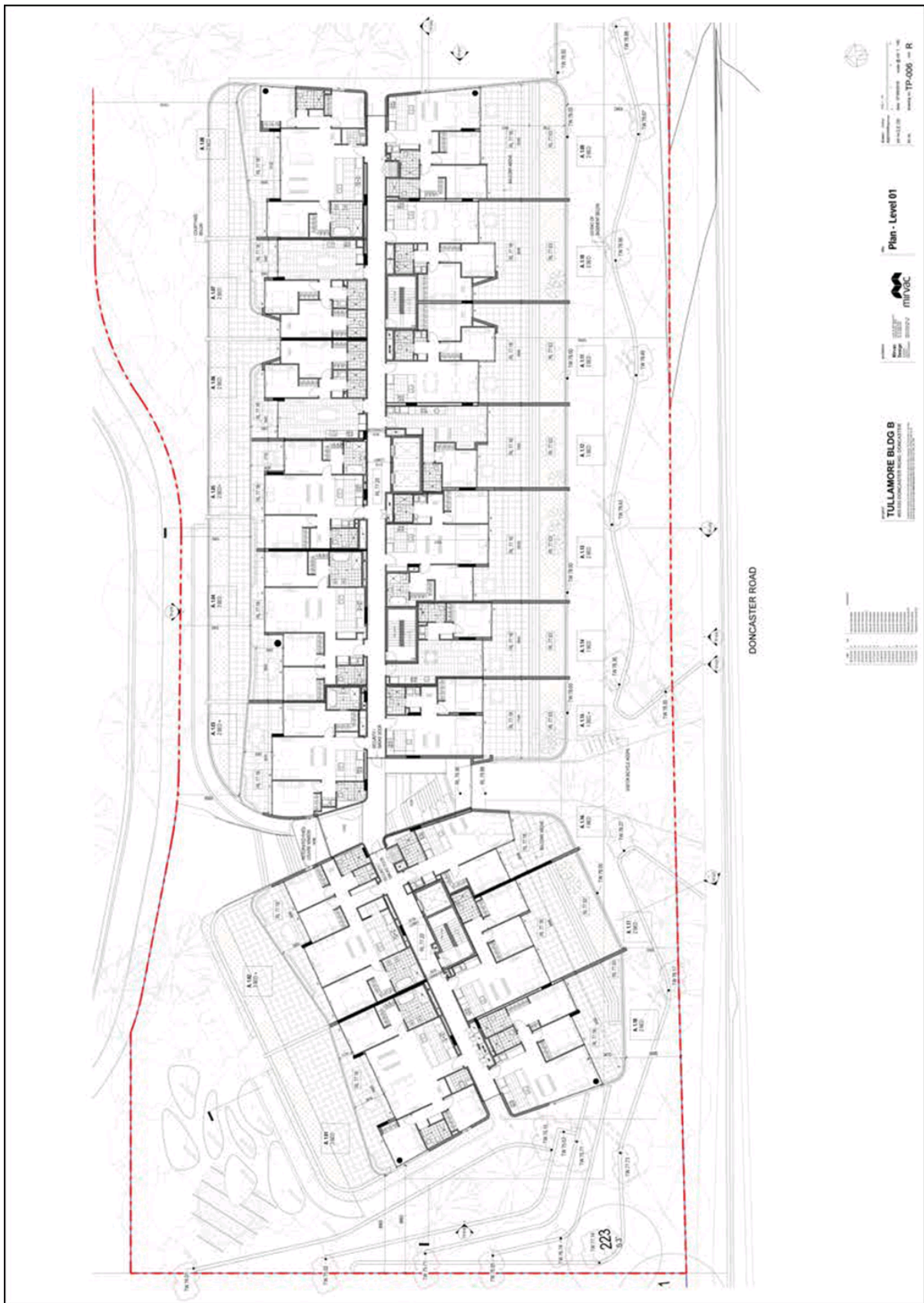
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TP-002 - F



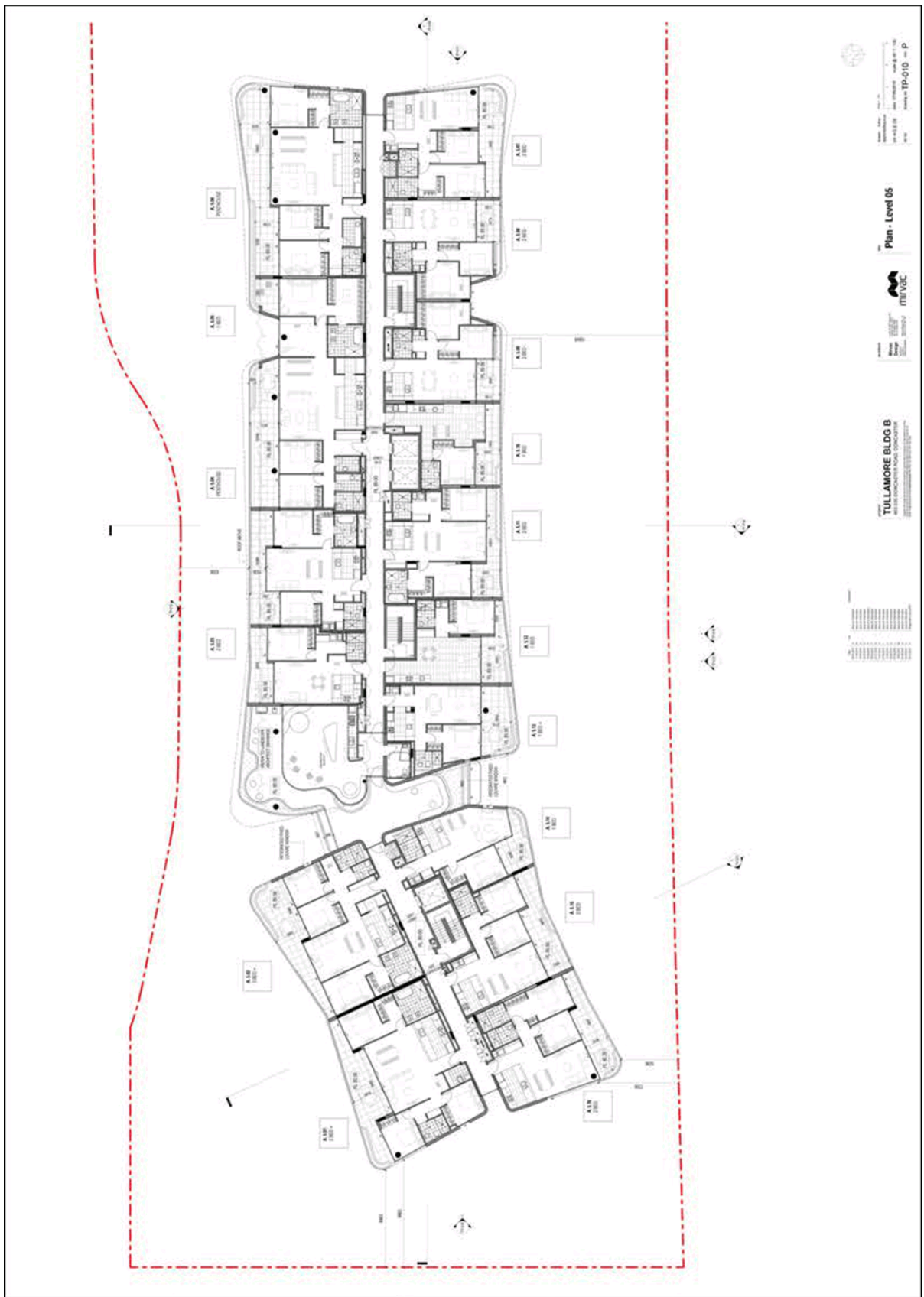




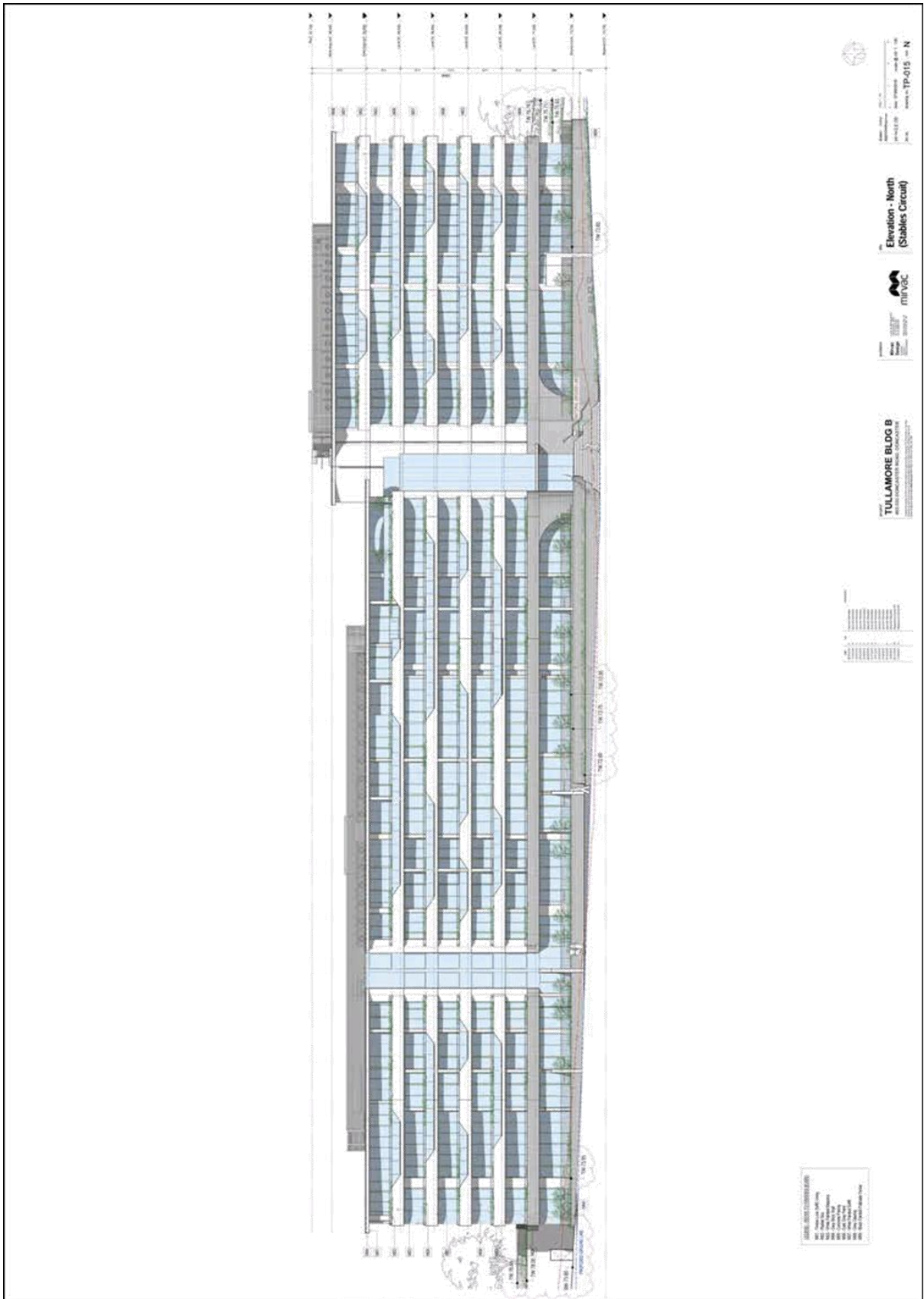


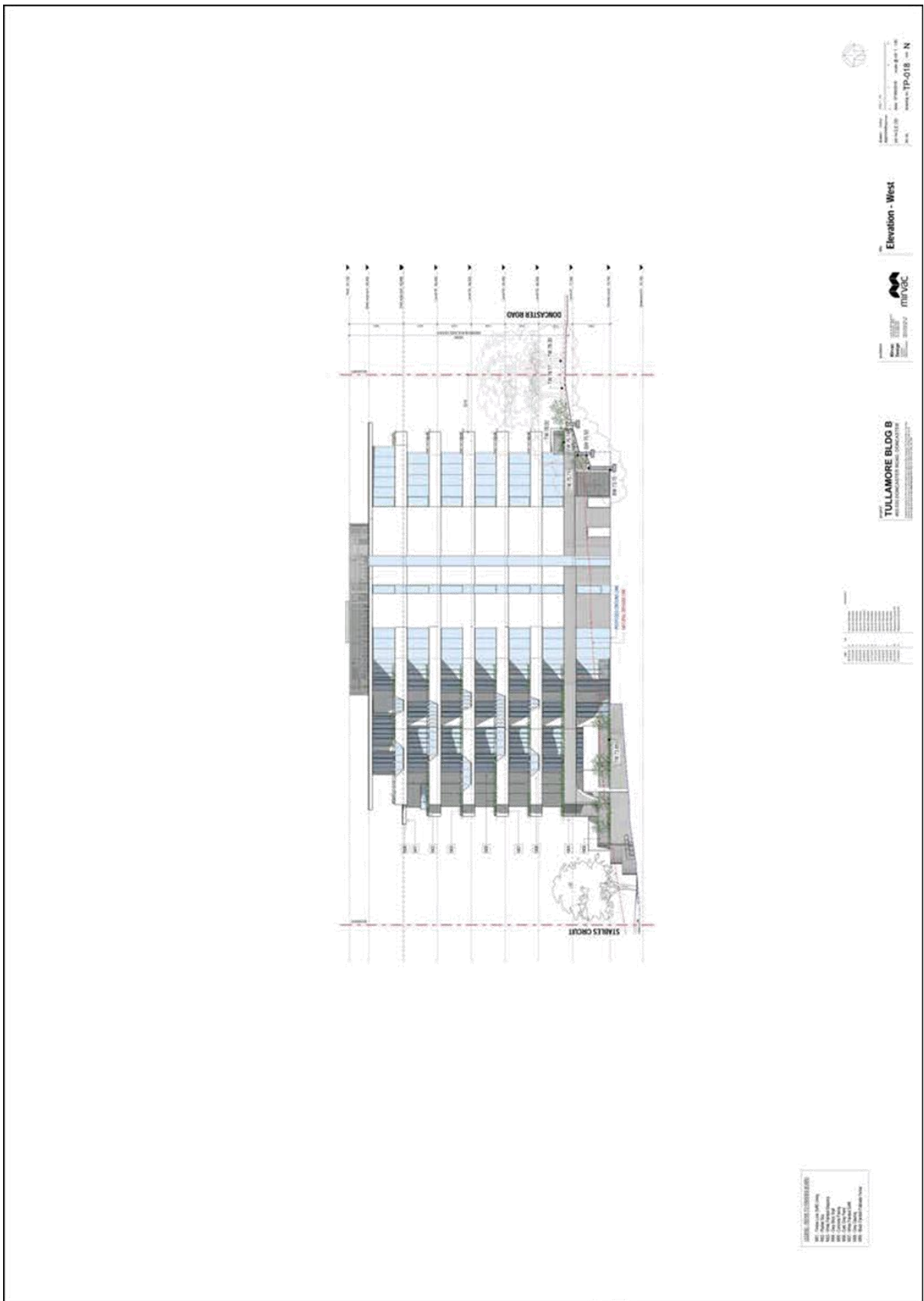


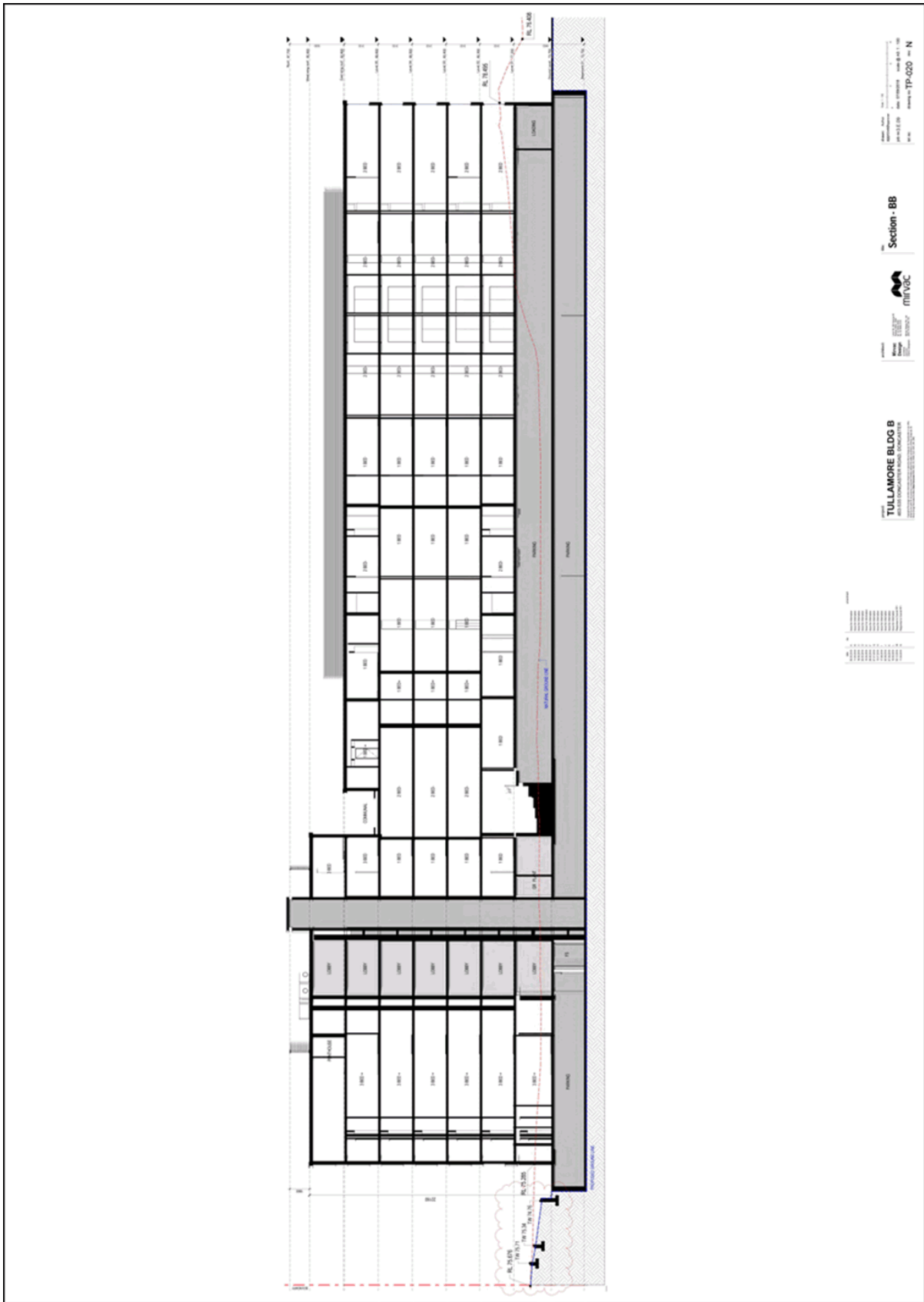


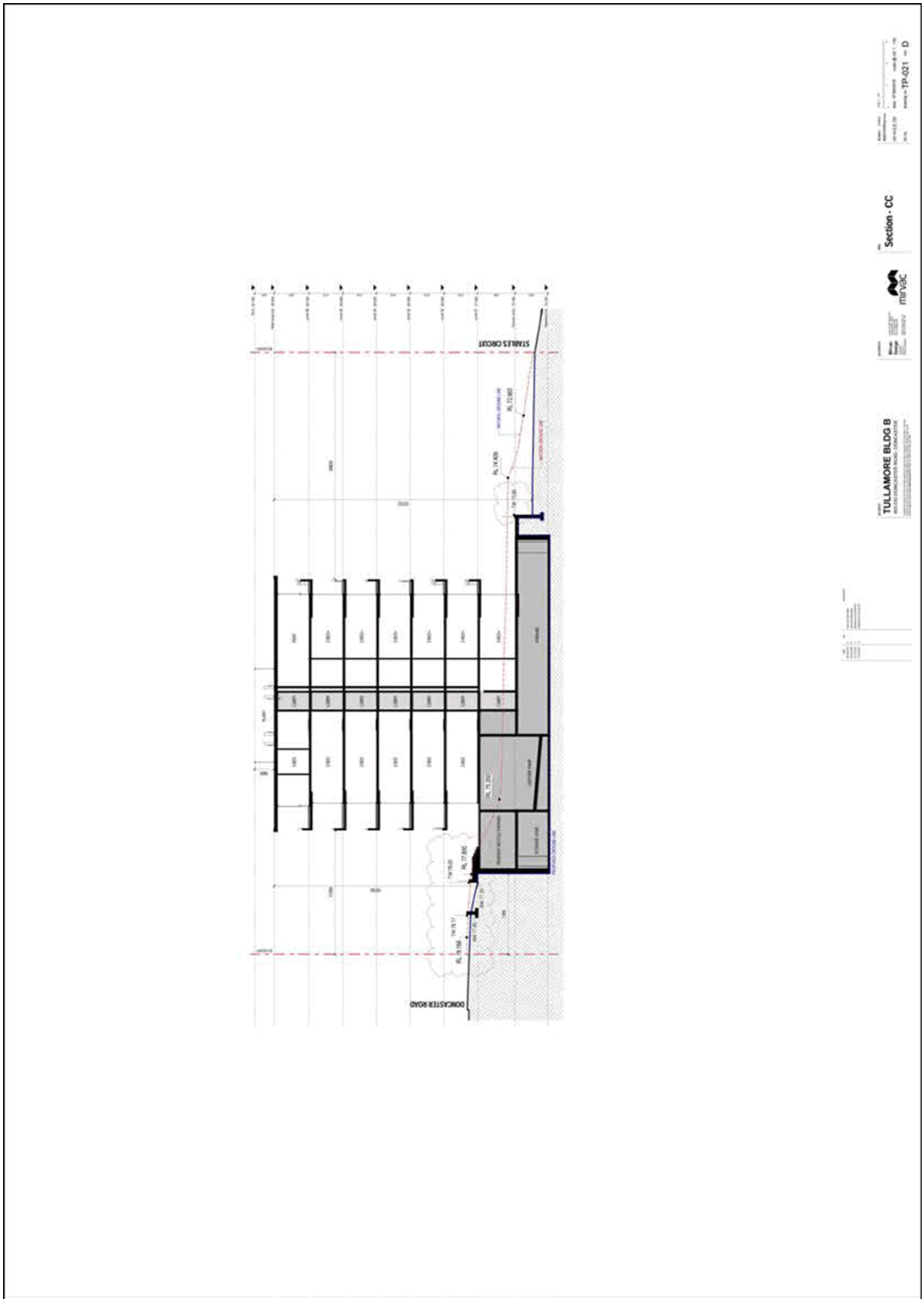












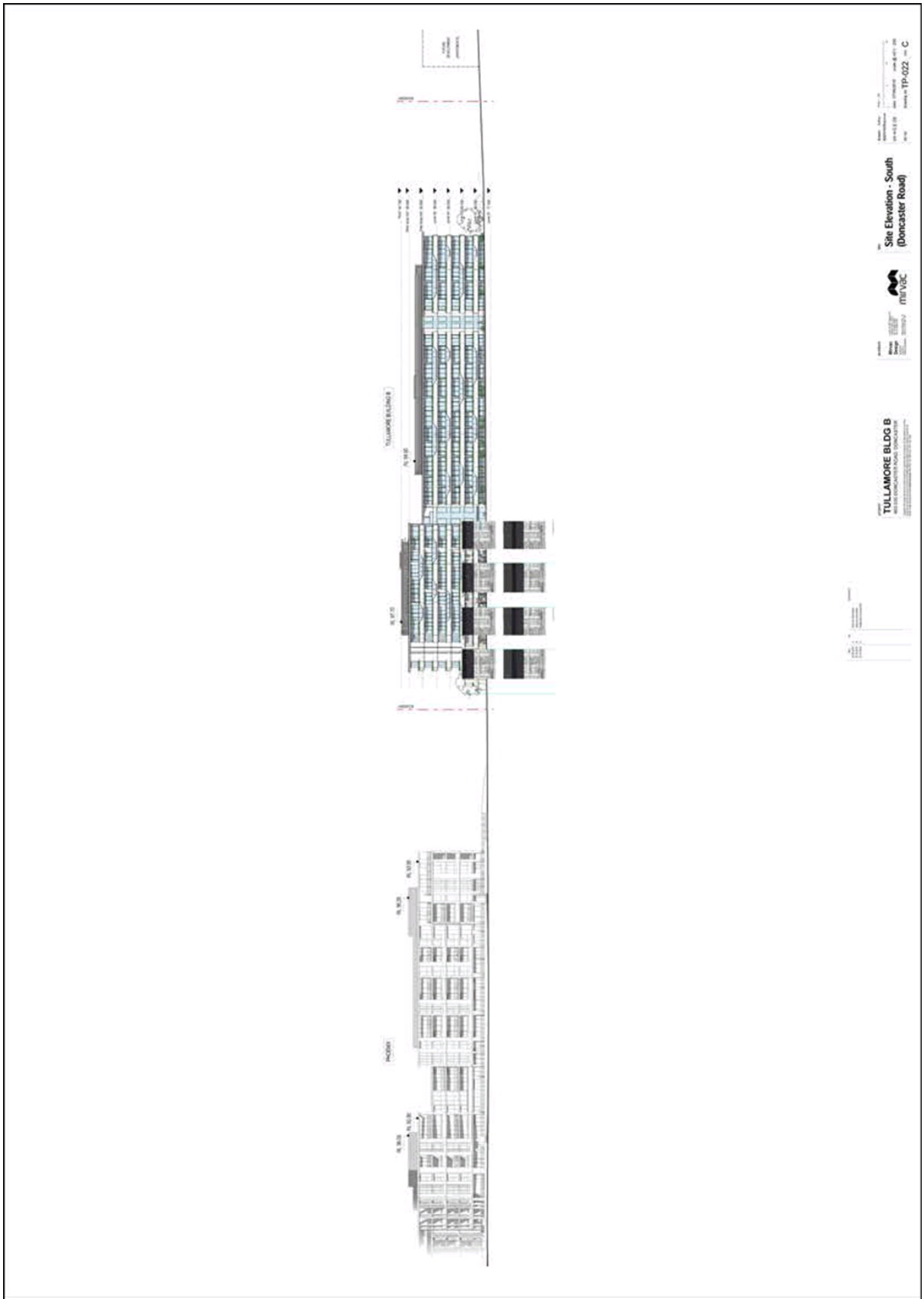
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Project: Tullamore Bldg B
Sheet: TP-021 - D

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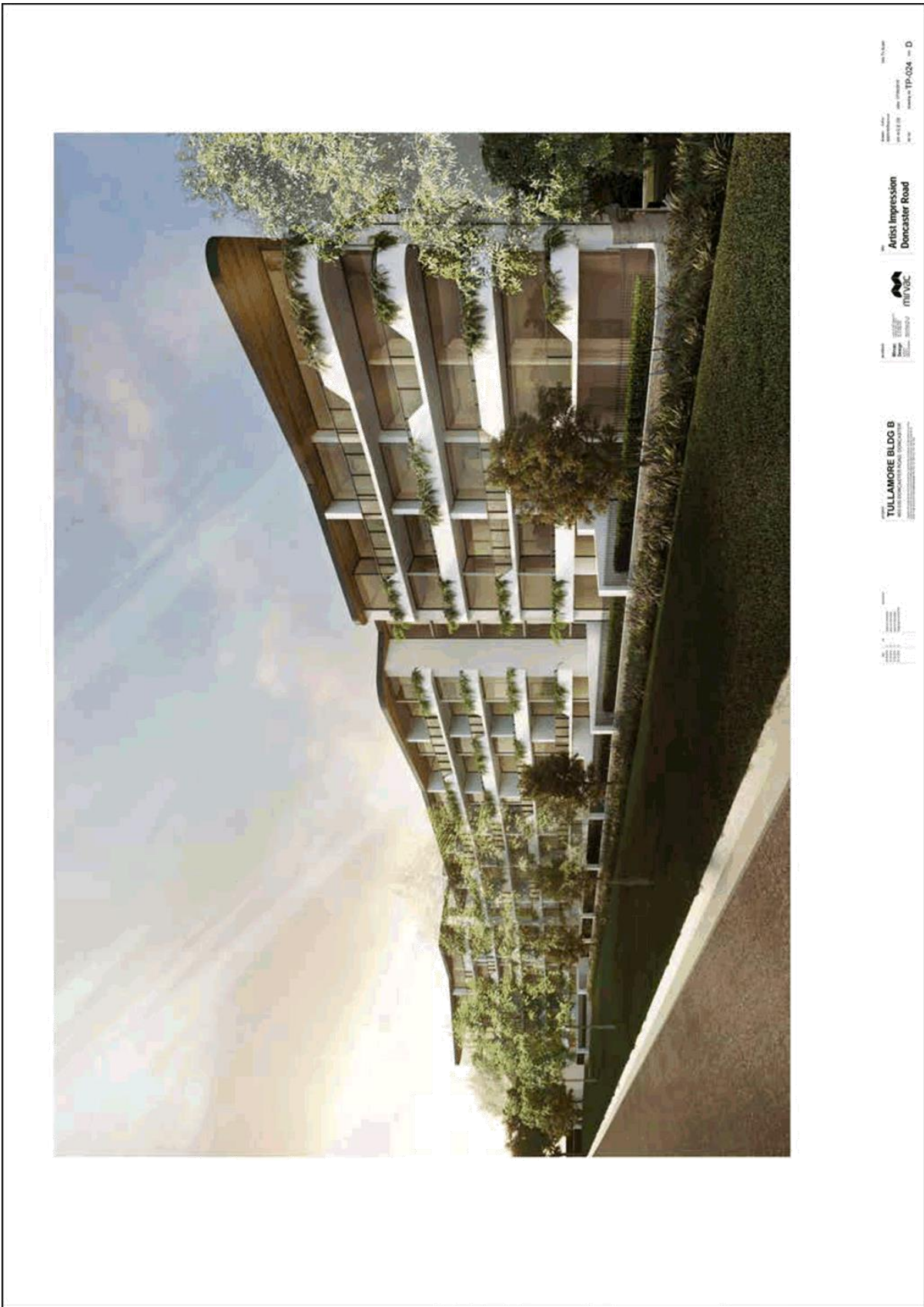


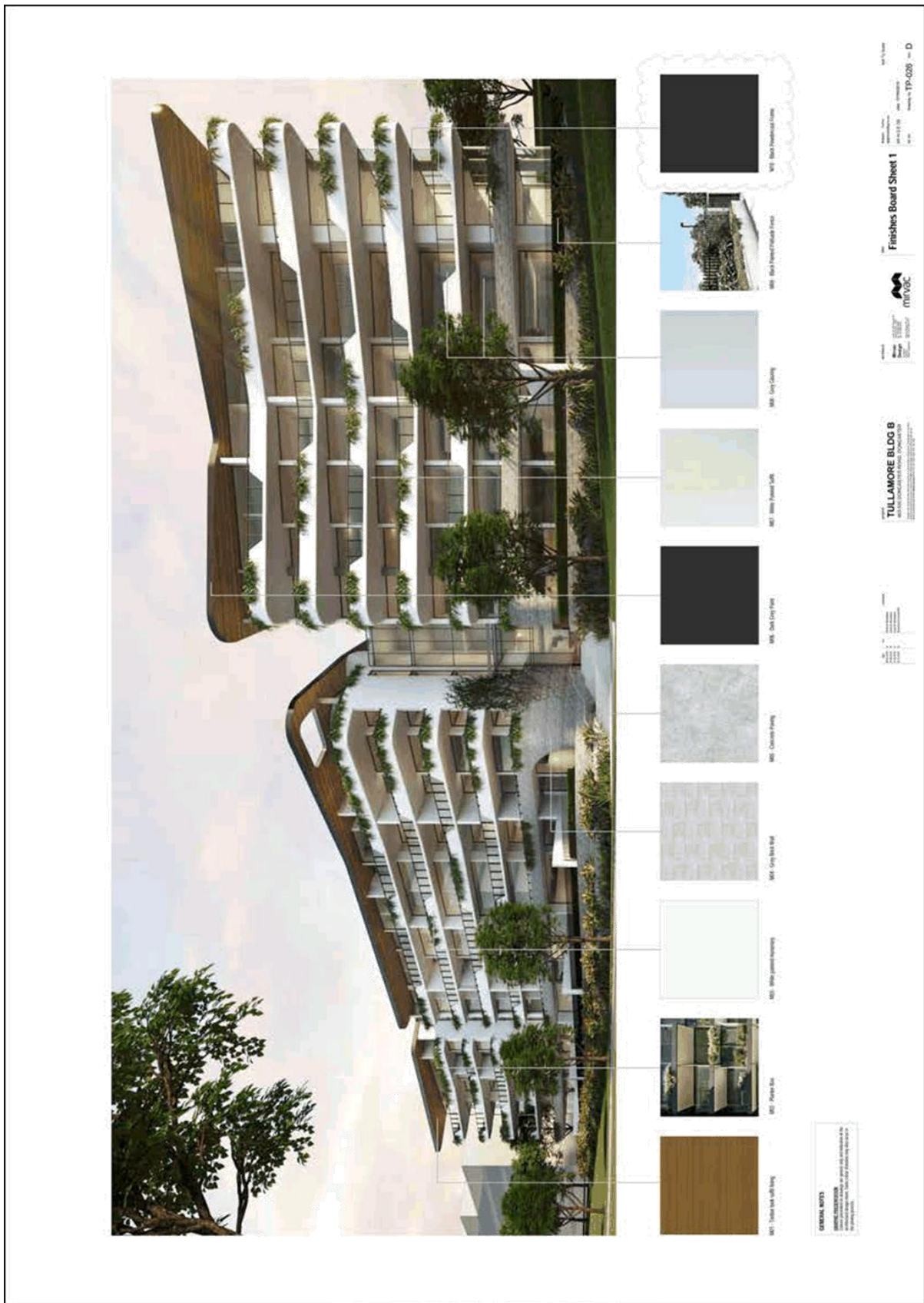
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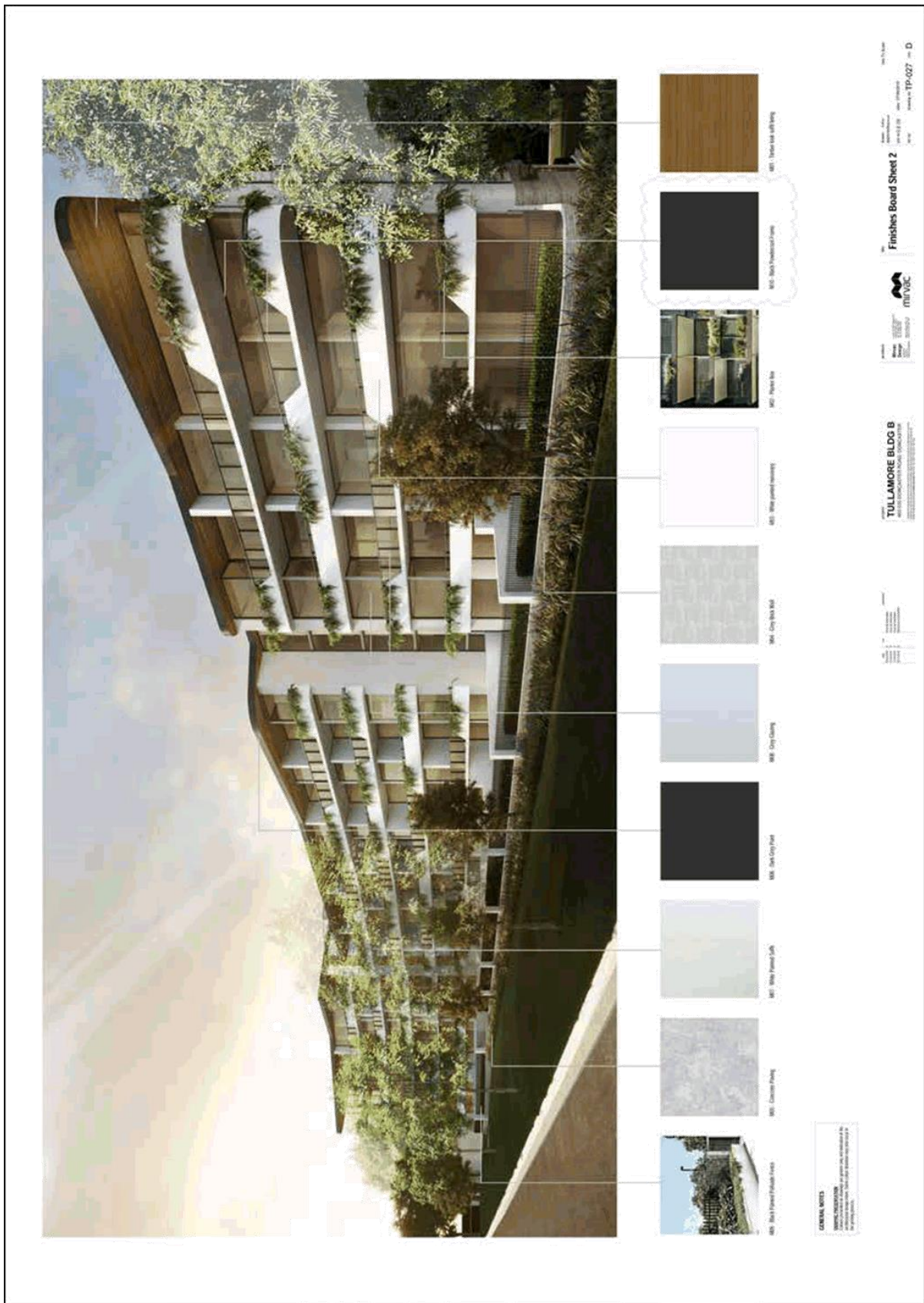
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2	Site Plan
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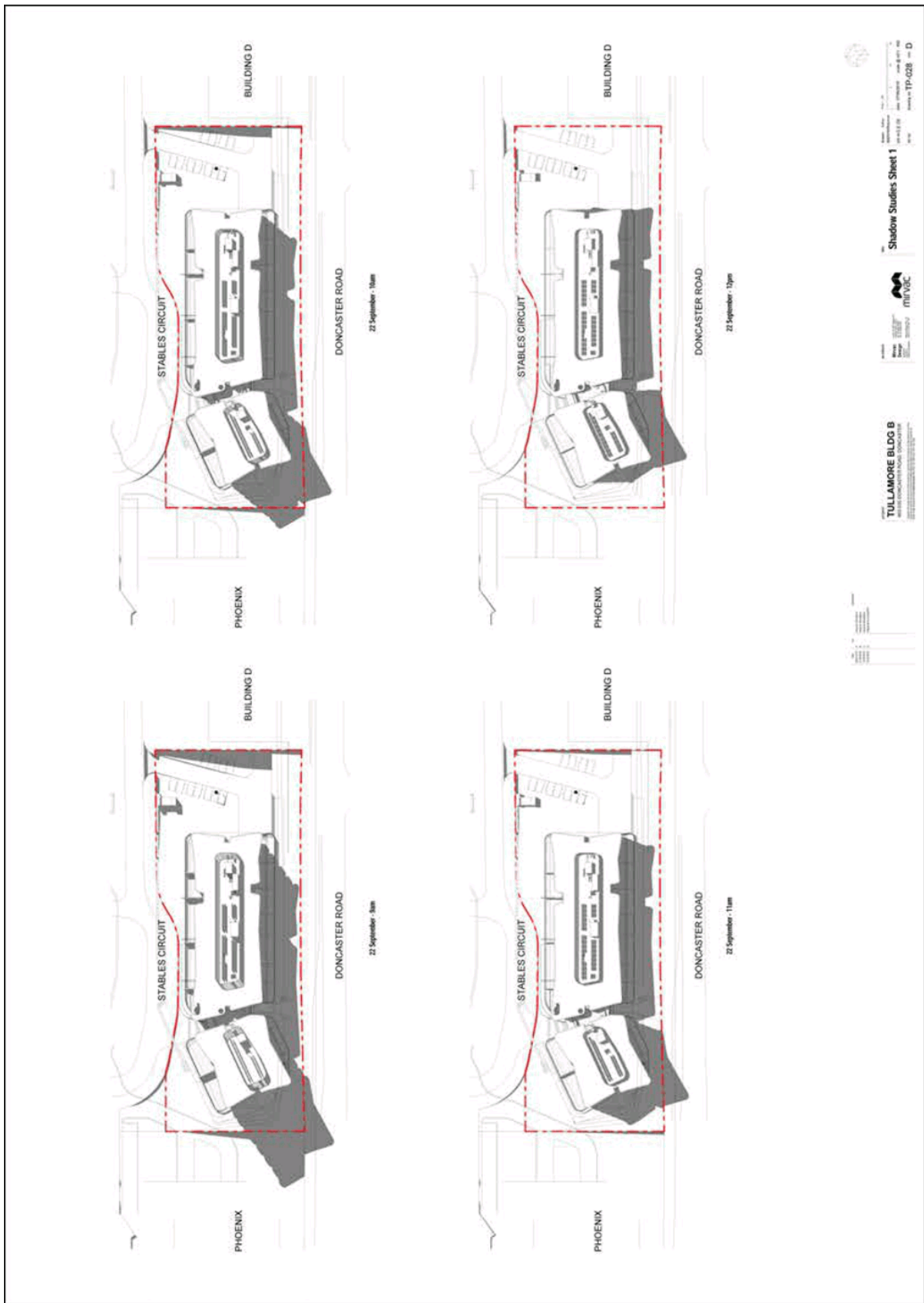


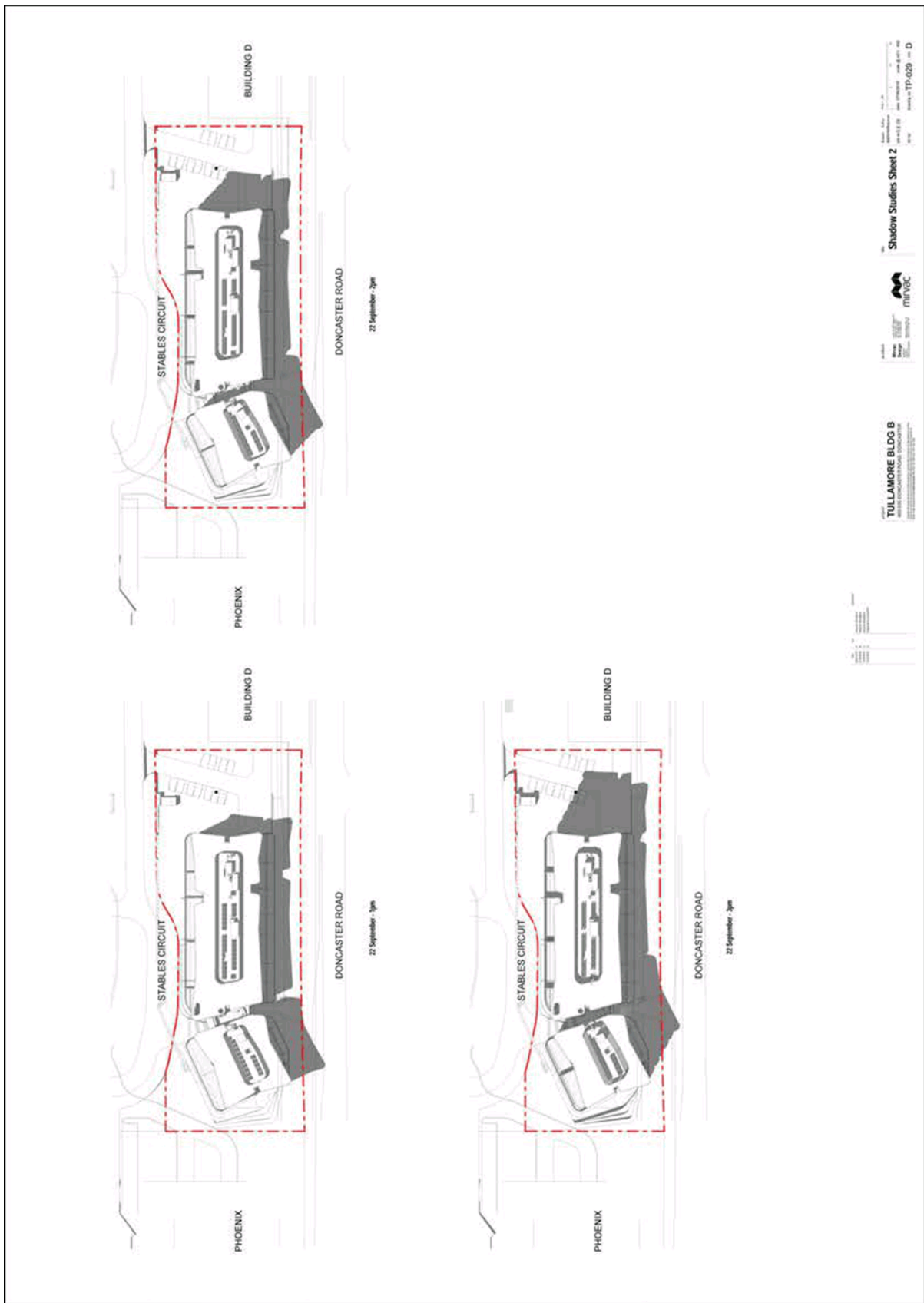












TP-1 PLANNING SPACES PROVIDED BY TYPE

PLANNING SPACES TYPE	COUNT
Car Parking Bay 2.4m x 5m	144
Visitor Car Parking Bay 2.4m x 5m	10
Reserved Bicycle Parking	20
Visitor Bicycle Hoops (2x Bicycles)	7

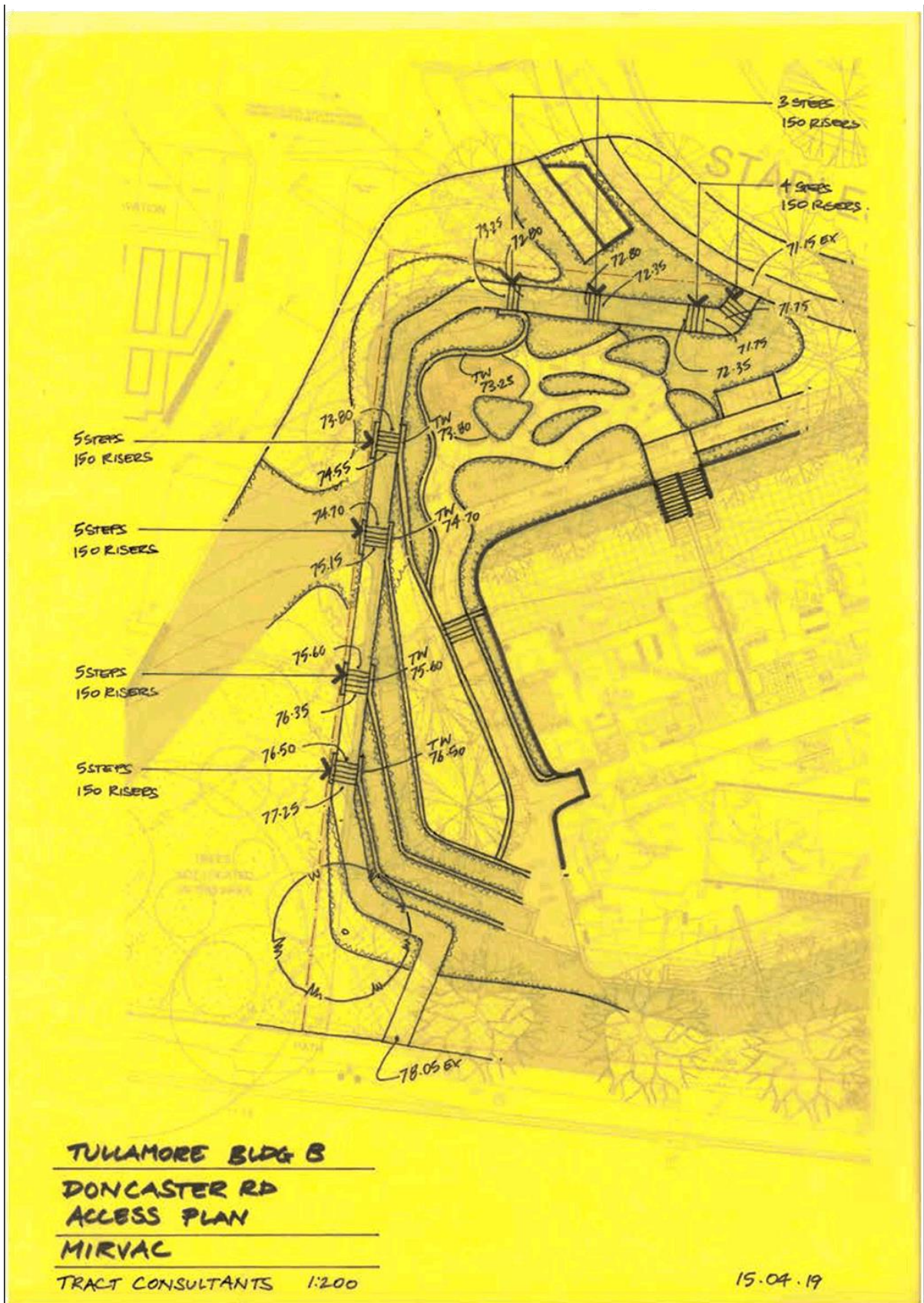
RESIDENTIAL AREAS	-APARTMENT/ TERRACES		LOBBY COMMONS		PLANT/ COMMUNAL STORE		GARPARK TOTALS		RESIDENTIAL MIX STUDY		TOTAL
	AREA	GA	AREA	GA	AREA	GA	AREA	GA	1 BED + 2 BED + 3 BED STUDY	2 BED + 3 BED STUDY	
Basement 01	0	0	0	0	0	0	0	0	0	0	0
Level 01	141	141	117	117	296	296	2313.3	2313.3	0	0	0
Level 02	1502.2	1502.2	607	607	250	250	11718.4	11718.4	0	0	0
Level 03	1388.8	1388.8	250	250	0	0	1862.4	1862.4	0	0	0
Level 04	1388.8	1388.8	250	250	0	0	1862.4	1862.4	0	0	0
Level 05	1432.2	1432.2	248	248	0	0	1762.4	1762.4	0	0	0
Level 06	480.3	480.3	0	0	0	0	0	0	0	0	0
Grand Total	6831.1	6831.1	1712	1712	546	546	4451.1	4451.1	0	0	0

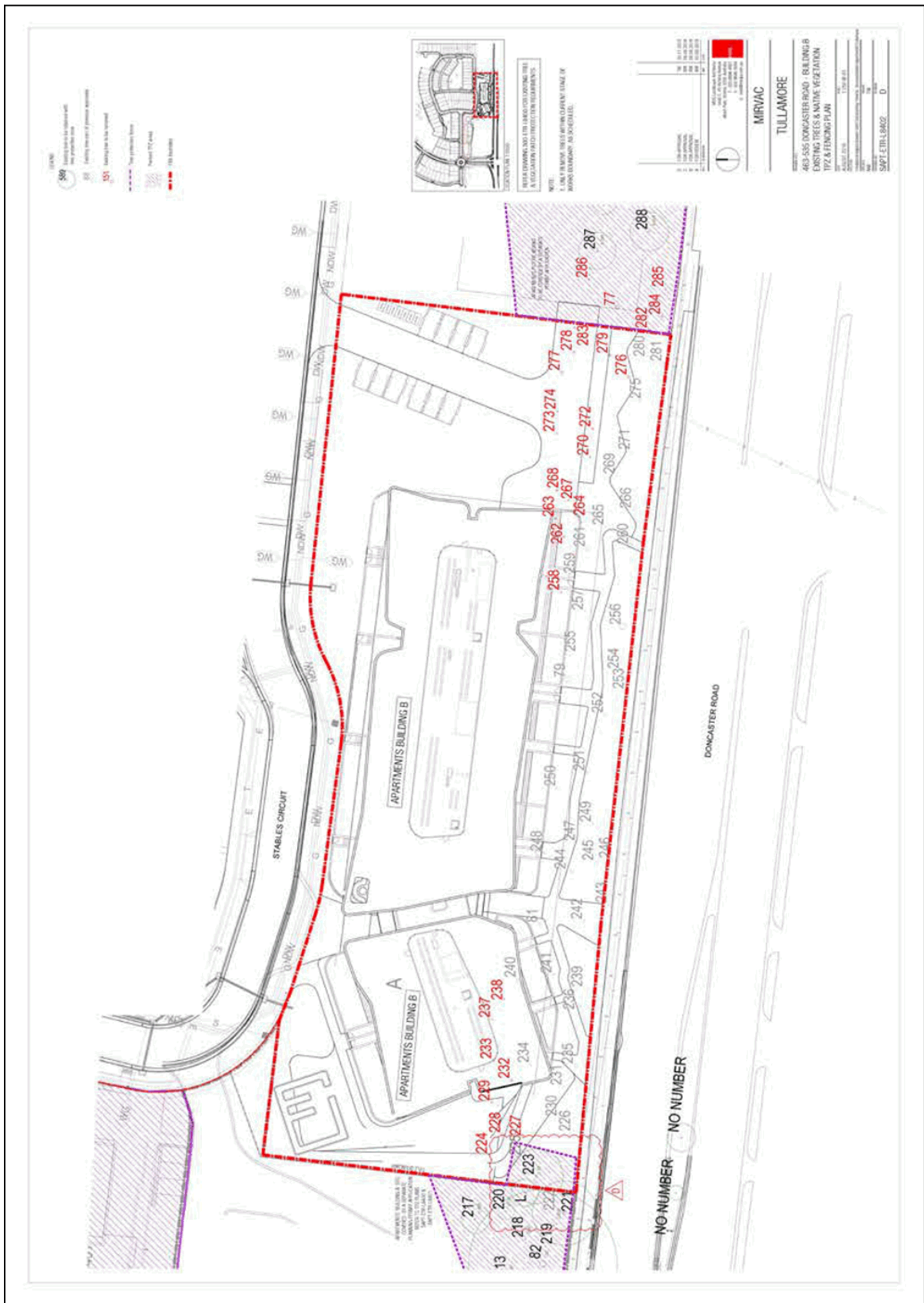
AREA SCHEDULE				SITE AREAS			
Apartment Number	Dwelling Type	Internal Storage	Apartment Area	Site Area	Building Site Coverage	Impervious Site Coverage	Count
A1.01	1-BED	1.0	31.1	6933 m ²	3279 m ²	4837 m ²	1
A1.02	1-BED	1.0	31.1				1
A1.03	1-BED	1.0	31.1				1
A1.04	1-BED	1.0	31.1				1
A1.05	1-BED	1.0	31.1				1
A1.06	1-BED	1.0	31.1				1
A1.07	1-BED	1.0	31.1				1
A1.08	1-BED	1.0	31.1				1
A1.09	1-BED	1.0	31.1				1
A1.10	1-BED	1.0	31.1				1
A1.11	1-BED	1.0	31.1				1
A1.12	1-BED	1.0	31.1				1
A1.13	1-BED	1.0	31.1				1
A1.14	1-BED	1.0	31.1				1
A1.15	1-BED	1.0	31.1				1
A1.16	1-BED	1.0	31.1				1
A1.17	1-BED	1.0	31.1				1
A1.18	1-BED	1.0	31.1				1
A1.19	1-BED	1.0	31.1				1
A1.20	1-BED	1.0	31.1				1
A1.21	1-BED	1.0	31.1				1
A1.22	1-BED	1.0	31.1				1
A1.23	1-BED	1.0	31.1				1
A1.24	1-BED	1.0	31.1				1
A1.25	1-BED	1.0	31.1				1
A1.26	1-BED	1.0	31.1				1
A1.27	1-BED	1.0	31.1				1
A1.28	1-BED	1.0	31.1				1
A1.29	1-BED	1.0	31.1				1
A1.30	1-BED	1.0	31.1				1
A1.31	1-BED	1.0	31.1				1
A1.32	1-BED	1.0	31.1				1
A1.33	1-BED	1.0	31.1				1
A1.34	1-BED	1.0	31.1				1
A1.35	1-BED	1.0	31.1				1
A1.36	1-BED	1.0	31.1				1
A1.37	1-BED	1.0	31.1				1
A1.38	1-BED	1.0	31.1				1
A1.39	1-BED	1.0	31.1				1
A1.40	1-BED	1.0	31.1				1
A1.41	1-BED	1.0	31.1				1
A1.42	1-BED	1.0	31.1				1
A1.43	1-BED	1.0	31.1				1
A1.44	1-BED	1.0	31.1				1
A1.45	1-BED	1.0	31.1				1
A1.46	1-BED	1.0	31.1				1
A1.47	1-BED	1.0	31.1				1
A1.48	1-BED	1.0	31.1				1
A1.49	1-BED	1.0	31.1				1
A1.50	1-BED	1.0	31.1				1
A1.51	1-BED	1.0	31.1				1
A1.52	1-BED	1.0	31.1				1
A1.53	1-BED	1.0	31.1				1
A1.54	1-BED	1.0	31.1				1
A1.55	1-BED	1.0	31.1				1
A1.56	1-BED	1.0	31.1				1
A1.57	1-BED	1.0	31.1				1
A1.58	1-BED	1.0	31.1				1
A1.59	1-BED	1.0	31.1				1
A1.60	1-BED	1.0	31.1				1
A1.61	1-BED	1.0	31.1				1
A1.62	1-BED	1.0	31.1				1
A1.63	1-BED	1.0	31.1				1
A1.64	1-BED	1.0	31.1				1
A1.65	1-BED	1.0	31.1				1
A1.66	1-BED	1.0	31.1				1
A1.67	1-BED	1.0	31.1				1
A1.68	1-BED	1.0	31.1				1
A1.69	1-BED	1.0	31.1				1
A1.70	1-BED	1.0	31.1				1
A1.71	1-BED	1.0	31.1				1
A1.72	1-BED	1.0	31.1				1
A1.73	1-BED	1.0	31.1				1
A1.74	1-BED	1.0	31.1				1
A1.75	1-BED	1.0	31.1				1
A1.76	1-BED	1.0	31.1				1
A1.77	1-BED	1.0	31.1				1
A1.78	1-BED	1.0	31.1				1
A1.79	1-BED	1.0	31.1				1
A1.80	1-BED	1.0	31.1				1
A1.81	1-BED	1.0	31.1				1
A1.82	1-BED	1.0	31.1				1
A1.83	1-BED	1.0	31.1				1
A1.84	1-BED	1.0	31.1				1
A1.85	1-BED	1.0	31.1				1
A1.86	1-BED	1.0	31.1				1
A1.87	1-BED	1.0	31.1				1
A1.88	1-BED	1.0	31.1				1
A1.89	1-BED	1.0	31.1				1
A1.90	1-BED	1.0	31.1				1
A1.91	1-BED	1.0	31.1				1
A1.92	1-BED	1.0	31.1				1
A1.93	1-BED	1.0	31.1				1
A1.94	1-BED	1.0	31.1				1
A1.95	1-BED	1.0	31.1				1
A1.96	1-BED	1.0	31.1				1
A1.97	1-BED	1.0	31.1				1
A1.98	1-BED	1.0	31.1				1
A1.99	1-BED	1.0	31.1				1
A1.100	1-BED	1.0	31.1				1

TULLAMORE BLDG B

Yield Schedule

TP-000 - C





5. LEGISLATIVE REQUIREMENTS

5.1 PLANNING AND ENVIRONMENT ACT 1987 (THE ACT)

The *Planning and Environment Act 1987* is the relevant legislation governing planning in Victoria. The Act identifies subordinate legislation in the form of Planning Schemes to guide future land use and development

Section 60 of the *Planning and Environment Act*, requires the Responsible Authority to consider the following before deciding on an application:

- *The relevant planning scheme;*
- *The objectives of planning in Victoria;*
- *All objections and other submissions which it has received;*
- *Any decision and comments of a referral authority which it has received; and*
- *Any significant effects which the responsible authority considers the use or development may have on the environment or which the responsible authority considers the environment may have on the use or development.*

Section 61(4) of the Act makes specific reference to covenants. Under Section 61(4) of the Planning & Environment Act 1987 the Responsible Authority must not issue a planning permit that would result in a breach of a registered restrictive covenant.

5.2 MANNINGHAM PLANNING SCHEME

Clauses of the Manningham Planning Scheme the Responsible Authority must consider:

- Planning Policy Framework
- Local Planning Policy Framework
- Clause 32.07 Residential Growth Zone, Schedule 1 (RGZ1)
- Clause 42.01 Environmental Significance Overlay, Schedule 5 (ESO5)
- Clause 43.04 Development Plan Overlay, Schedule 3 (DPO3) and associated Eastern Golf Course Development Plan, September 2014 (DP)
- Clause 52.06 Car Parking
- Clause 52.34 Bicycle Facilities
- Clause 58 Apartment Developments
- Clause 65 Decision Guidelines

Zone

Clause 32.07 Residential Growth Zone, Schedule 1

The purpose of the Zone is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide housing at increased densities in buildings up to and including four storey buildings.*
- *To encourage a diversity of housing types in locations offering good access to services and transport including activities areas.*
- *To encourage a scale of development that provides a transition between areas of more intensive use and development and areas of restricted housing growth.*
- *To allow educational, recreational, religious, community and a limited range of other nonresidential uses to serve local community needs in appropriate locations.*

A Planning Permit is required to construct a residential building. An apartment development of five or more storeys, excluding a basement, must meet the requirements of Clause 58.

Schedule 1 pertains to the Eastern Golf Course Site 463-535 Doncaster Road, Doncaster and has the following maximum building height requirement for a dwelling or residential building:

- A building used as a dwelling or a residential building must not exceed a height of 11 metres where land is further than 70 metres from the Doncaster Road boundary of the site.

It is noted that given the subject site is within 70m of the Doncaster Road boundary, the 11m maximum building height does not apply to this site.

Overlays

Clause 42.01 Environmental Significance Overlay Schedule 5 (ESO5)

A permit is required for all buildings and works and the removal of vegetation.

The environmental objectives to be achieved include:

- *To protect and conserve Core and Buffer Conservation Areas.*
- *To maintain and enhance the natural landscape character of environmental urban areas.*
- *To minimise the extent of earthworks within the canopy dripline of trees.*
- *To achieve an improvement in the extent and quality of Victorian native vegetation, consistent with the goal of Net Gain as set out in Victoria's Native Vegetation Management A Framework for Action (Department of Natural Resources and Environment 2002) by:*
 - *Avoiding the removal of Victorian native vegetation.*
 - *Minimising the removal of Victorian native vegetation, if the removal of the Victorian native vegetation cannot be avoided, through appropriate planning and design.*
 - *Appropriately offsetting the loss of Victorian native vegetation.*
- *To protect and conserve habitat corridors and ecological stepping-stones.*
- *To conserve and where possible enhance habitat for flora and fauna species recognised as threatened at the municipal, regional, state or federal level*
- *To ensure that development responds to the area's environmental and landscape characteristics, including topography and waterways.*
- *To minimise the visual impacts of development on the Yarra River, its banks and nearby parkland.*
- *To maintain the treed character of residential areas.*

A permit is required under this schedule to the overlay to remove Victorian native vegetation, except for any trees listed to be "removed" as identified in Appendix 2.4 of "Flora and Fauna Assessment and Biodiversity Offset Analysis, 463-535 Doncaster Road, Doncaster, Victoria" by Ecology and Heritage Partners (April 2014).

Clause 43.04 - Development Plan Overlay Schedule 3 (DPO3)

The Eastern Golf Course Redevelopment Site

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*

- *To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.*
- *To exempt an application from notice and review if it is generally in accordance with a development plan*

Planning guidance for future development of the site is provided by Clause 22.17 of the Manningham Planning Scheme, *Eastern Golf Course Key Redevelopment Site Policy*, and the *Development Plan Overlay Schedule 3 (DPO3)*. The Policy and DPO3 set out the framework for redevelopment, including key considerations which should be incorporated within a future Development Plan.

Eastern Golf Course Development Plan (September 2014)

Council approved an Eastern Golf Course Development Plan (DP) in September 2014.

The most relevant sections of the DP for this proposal are:

- Section 3.8 Doncaster Road Urban Design Objectives
 - Built form
 - Car parking and Access
 - Landscaping
 - Fencing
- Section 3.8 Doncaster Road Location Specific Design Principals
- Section 3.11 Access and Circulation
- Section 3.11.6 Car parking (including visitor car parking rates)
- Section 3.10 ESD

Planning Policy Framework

Clause 16.01-1 Integrated housing

The objective of this policy is:

- *To promote a housing market that meets community needs.*

The clause has the following strategies.

- *Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.*
- *Ensure that the planning system supports the appropriate quantity, quality and type of housing, including the provision of aged care facilities.*
- *Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns.*
- *Encourage housing that is both water efficient and energy efficient.*

Clause 16.01-2 Location of residential development

The objective of this policy is:

- *To locate new housing in or close to activity centres and employment corridors and at other strategic redevelopment sites that offer good access to services and transport.*

Clause 16.01-4 Housing diversity

The objective of this policy is:

- *To provide for a range of housing types to meet increasingly diverse needs.*

The clause has the following strategies.

- *Ensure housing stock matches changing demand by widening housing choice, particularly in the middle and outer suburbs.*
- *Encourage the development of well-designed medium-density housing which:*
 - *respects the neighbourhood character;*
 - *improves housing choice;*
 - *makes better use of existing infrastructure;*
 - *improves energy efficiency of housing.*
- *Support opportunities for a wide range of income groups to choose housing in well serviced locations.*
- *Ensure planning for growth areas provides for a mix of housing types and higher housing densities in and around activity centres.*

Clause 18.01-1 (Integrated Transport: Land use and transport planning)

It is an objective “to create a safe and sustainable transport system by integrating land-use and transport”. The clause includes several (relevant) strategies to achieve this objective.

- *Plan urban development to make jobs and community services more accessible by:*
 - *ensuring access is provided to developments in accordance with forecast demand, taking advantage of all available modes of transport and to minimise adverse impacts on existing transport networks and the amenity of surrounding areas;*
 - *concentrating key trip generators such as higher density residential development in and around Central Activities Districts, Principal, Major and Specialised Activity Centres on the Principal Public Transport Network;*

Clause 18.02-1 (Movement networks: Sustainable personal transport)

It is an objective “to promote the use of sustainable personal transport”. The clause includes several (relevant) strategies to achieve this objective.

- *Encourage the use of walking and cycling by creating environments that are safe and attractive.*
- *Develop high quality pedestrian environments that are accessible to footpath-bound vehicles such as wheelchairs, prams and scooters.*
- *Ensure development provides opportunities to create more sustainable transport options such as walking, cycling and public transport.*

Clause 18.02-2 (Cycling)

It is an objective “to integrate planning for cycling with land use and development planning and encourage as alternative modes of travel”.

The clause includes several strategies to achieve this objective including to “Require the provision of adequate bicycle parking and related facilities to meet demand at education, recreation, shopping and community facilities and other major attractions when issuing planning approvals”.

Clause 18.02-5 (Car parking)

It is an objective “to ensure an adequate supply of car parking that is appropriately designed and located”. The clause includes the following (relevant) strategies to achieve this objective.

- *Encourage the efficient provision of car parking through the consolidation of car parking facilities.*
- *Protect the amenity of residential precincts from the effects of road congestion created by on-street parking.*

Local Planning Policy Framework (LPPF) Municipal Strategic Statement

Clause 21.03 Key Influences

This clause identifies that future housing need and residential amenity are critical land-use issues that will challenge Manningham's future growth and sustainable development. The MSS acknowledges that there is a general trend towards smaller household size as a result of an aging population and smaller family structure which will lead to an imbalance between the housing needs of the population and the actual housing stock that is available.

This increasing pressure for re-development raises issues about how these changes affect the character and amenity of our local neighbourhoods. In meeting future housing needs, the challenge is to provide for residential re-development in appropriate locations, to reduce pressure for development in more sensitive areas, and in a manner that respects the residential character and amenity valued by existing residents.

Clause 21.05 Residential

This policy applies to development in the Residential Growth Zone, Schedule 1. It outlines that infill residential development and redevelopment of key strategic sites that consolidates the role of established urban areas and reduces developmental pressure in the areas with environmental values will be encouraged.

It recognises that whilst single detached dwellings will continue to represent the largest proportion of Manningham's housing stock, there will be a need for a greater mix of housing in the form of medium and higher density residential developments. Higher density housing will be encouraged in close proximity to activity centres and along major roads and transport routes.

It specifically identifies that the Eastern Golf course site is an identified Key Redevelopment Site which offers urban consolidation opportunities in well serviced areas and localities.

Clause 21.05-2 Housing

The relevant objectives of this policy are:

- *To accommodate Manningham's projected population growth.*
- *To ensure that housing choice, quality and diversity will be increased to better meet the needs of the local community and reflect demographic changes.*
- *To ensure that areas removed from activity centres and main roads as well as areas with predominant landscape features are protected from higher density development.*
- *To promote affordable and accessible housing to enable residents with changing needs to stay within their local neighbourhood or the municipality.*

The strategies to achieve these objectives include:

- *Encourage the provision of housing stock which responds to the needs of the municipality's population.*
- *Promote the consolidation of lots to provide for a diversity of housing types and design options.*
- *Allow housing development that respects existing neighbourhood character and supports incremental level of change in areas removed from activity centres and main roads identified as Precinct 1 on the Residential Framework Plan 1 and Map 1 to this clause.*

- *Encourage development to be designed to respond to the needs of people with limited mobility, which may for example, incorporate lifts into three storey developments.*

Clause 22.08 Safety Through Urban Design Policy

The objectives of this policy are:

- *To provide and maintain a safer physical environment for those who live in, work in or visit the City of Manningham.*
- *To minimise opportunities for crime, through well designed and well maintained buildings and spaces.*
- *To encourage the use of public spaces.*
- *To improve accessibility by creating attractive, vibrant, walkable environments.*
- *To discourage graffiti and vandalism.*

Clause 22.09 Access for Disabled People Policy

The objectives of this policy are:

- *To facilitate the integration of people with a disability into the community.*
- *To ensure that people with a disability have the same level of access to buildings, services and facilities as any other person.*

Clause 22.17 Eastern Golf Course Key Redevelopment Site Policy

The objectives of this policy are:

- *To ensure that the redevelopment of this strategic site achieves a net community benefit, takes advantage of its excellent access to the Doncaster PAC and associated urban infrastructure and makes a significant contribution to local housing needs.*
- *To protect and conserve identified Manningham biosites as identified in 'Manningham Biosites Sites of (Biological) Significance Review', Manningham City Council (2004) and other areas of significant native vegetation and / or fauna habitats.*
- *To ensure that any future subdivision and development are situated in areas that will have limited adverse impact on existing environmental and cultural values.*
- *To promote a range of dwelling densities and housing types that meet the existing and future housing needs.*
- *To encourage a diversity of use and development focussed around walking, cycling and public transport as the preferred forms of access.*
- *To ensure that the road network provides for appropriate connections in the surrounding street network and minimises through traffic into the surrounding residential streets*
- *To provide an interconnected public open space network that incorporates natural heritage and cultural features including large old indigenous trees, remnant vegetation, habitat values and important features such as dams and gullies.*
- *To provide open space areas which contribute to meeting the projected recreational needs of future residents of the site.*
- *To provide pedestrian and bicycle access within the site and between key destination points and nearby community facilities beyond the site.*
- *To provide well designed subdivision and development that incorporate high architectural standards, implement innovative ESD features, and demonstrate best practice in environmental management.*

- *To provide built form and landscape outcomes that provide a transition between the subject site and the abutting residential properties.*
- *To ensure that downstream properties are not detrimentally affected by increased run off from development of the land.*

The policy requires that a Development Plan be prepared for the site that responds to the site's strategic context and site characteristics that specifically addresses: flora and fauna, heritage, open space, built form, access and circulation and ecologically sustainable development principles. Council approved the Eastern Golf Course Development Plan September 2014.

Particular Provisions

Clause 52.06 Car Parking

Pursuant to Clause 52.06-5, car parking is required to be provided at the following rate:

- *1 space for 1 and 2 bedroom dwellings.*
- *2 spaces for 3 or more bedroom dwellings.*
- *1 visitor space to every 5 dwellings for developments of 5 or more dwellings (also the visitor car space requirement for Higher Density areas under the DP).*

Clause 52.34 Bicycle Facilities

A development of more than 4 stories attracts a bicycle spaces requirement of 1 residential space per 5 residential dwellings and 1 visitor space per 10 residential dwellings.

General Provisions

Clause 65 Decision Guidelines

This clause outlines that before deciding on an application, the responsible authority must consider, as appropriate:

- *The matters set out in section 60 of the Act.*
- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the amenity of the area.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*

9.4 Planning Application PLN18/0615 at 124 to 128 Manningham Road, Bulleen for the use and development of a four-storey building comprising childcare and medical centre uses, plus 16 dwellings and associated basement and sub-basement car parking, and altered access to a road in a Road Zone, Category 1

File Number:	IN19/388
Responsible Director:	Director City Planning and Community
Applicant:	ANH Development Pty. Ltd. C/- Apex Town Planning
Planning Controls:	Residential Growth Zone Schedule 2 and Design and Development Overlay, Schedule 8-1
Ward:	Koonung
Attachments:	1 Decision Plans ↓ 2 Legislative Requirements ↓

EXECUTIVE SUMMARY

Purpose

1. This report provides Council with an assessment of the planning permit application submitted for 124-128 Manningham Road, Bulleen and recommends its approval, subject to amendments to be addressed by way of permit conditions. The application is being reported to Council as it is a Major Application (with more than 15 dwellings and a development cost of more than \$5 million).

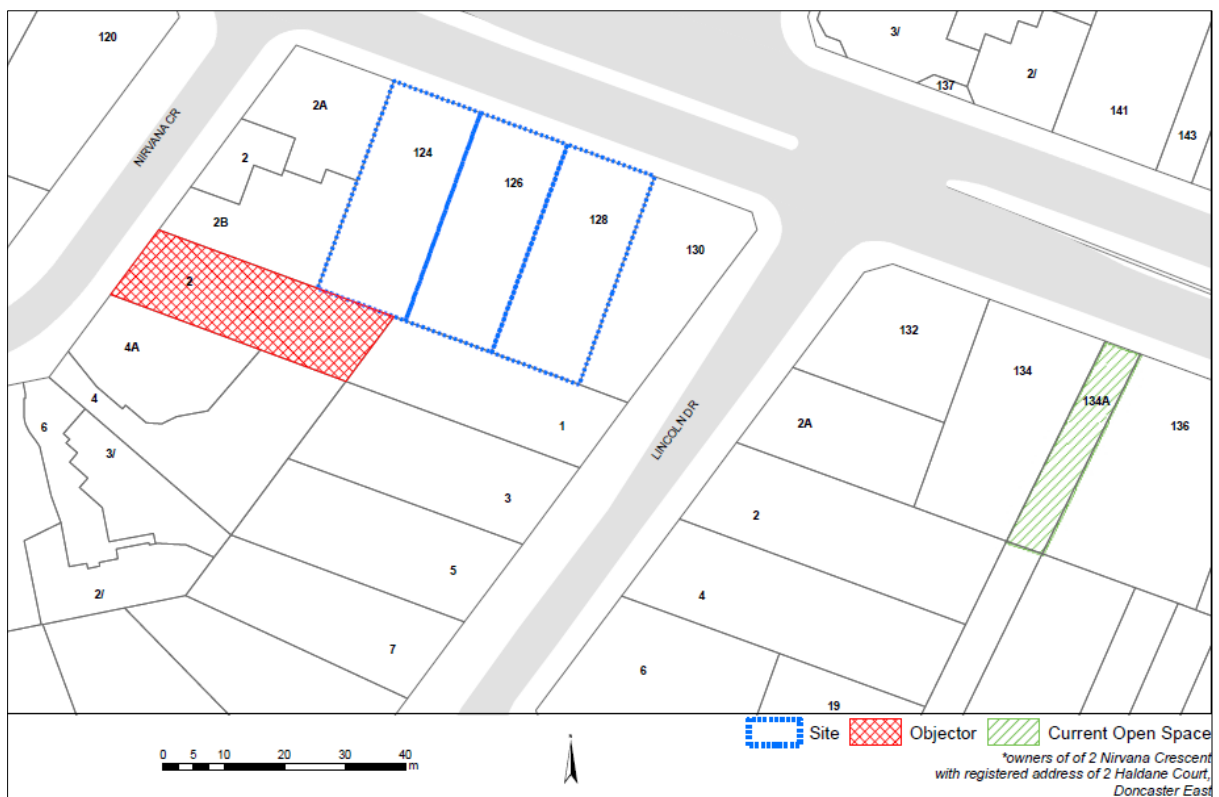
Proposal

2. The proposal is for the development of the land for a three to four storey mixed-use building for the purpose of 16 apartments, as well as a childcare centre and medical centre use. The medical centre is to be at ground level and the childcare centre is to be at the second floor level with an associated roof-top play area directly above. The dwellings are largely concentrated at the first level, but also dispersed across the ground and second levels. The residential component is separated from the non-residential uses by way of independent building entry, lift core and corridor access.
3. The childcare centre proposes a capacity for 92 children (16 to 18 staff) and operating hours between 6.30am to 6.30pm Monday to Friday. The medical centre is proposed to operate between 9.00am to 6.00pm Monday to Friday, and 9.00am to 5.00pm Saturdays. Three health service providers are proposed within the medical centre.
4. Parking is provided across two basement levels and includes a total of 49 car spaces, which exceeds the statutory rates by 2 spaces. The required parking allocation for each use is achieved, being 18 car spaces for residents, 20 car spaces for the childcare and 9 car spaces for the medical centre. The 2 excess car spaces will be unallocated to enable shared use in response to peak user demands (between resident visitors and staff).

5. The site comprises three residential allotments with a total area of 1760sqm. Building site coverage is 60% and permeability is 27%. The building is largely three storeys in form, though four-storey elements result due to land slope. The maximum building height is 11.8 metres which includes a lift overrun associated with the roof-top play area access.

Advertising

6. Notice of the application was given for a three week period which concluded on 22 May 2019.
7. One objection has been received to-date. The objection received from the owner of 2 Nirvana Crescent expresses concerns relating to the increased traffic and parking pressures associated with the use upon Nirvana Crescent, visual bulk and general amenity impacts, loss of vegetation and property devaluation.



Key issues in considering the application

8. The key issues for Council in considering the proposal relate to:
 - Planning Policy Frameworks;
 - Use and location;
 - Design and built form;
 - Two or more dwellings on a lot and residential buildings;
 - Car parking and traffic; and
 - Objector concerns.

Assessment

9. The development of the land for a higher density mixed use building is consistent with the overarching principles for urban consolidation in designated areas that are well serviced by existing infrastructure. Overall, the proposal meets the policy objectives of the Manningham Planning Scheme (the Scheme), including the requirements of the Residential Growth Zone, Schedule 1 (RGZ1), Design and Development Overlay, Schedule 8 (DDO8) and supporting policy relating to *non-residential uses within residential areas* (Clause 22.05).
10. Clause 22.05 specifically encourages the integration of non-residential uses as part of higher density development within the growth zone, to avoid the underutilisation of land. This has been achieved, with the inclusion of the childcare and medical centre uses in addition to the 16 dwellings. This offers the local community greater access to health and community based facilities, and even a “live-work” opportunity for the residents of the building itself. By virtue of the site’s main road frontage and its proximity to the Bulleen Plaza Shopping Centre and St. Clements Primary School, the criteria for locating such facilities is specifically achieved. The “clustering” of the two non-residential uses in this accessible location further fosters walkable access and multi-purpose vehicular trips.
11. The built form is attractively designed to retain a residential appearance in respect of its suburban setting, and cleverly employs a flexible floor plan which could quite easily be adapted to suit other uses, should commercial viability not be sustained. Residential amenity, both internally and externally is given due consideration, with particularly large setbacks provided toward the more sensitive residential interface to the rear. Limitations to the operational management will also further protect amenity.
12. Car parking is provided in excess of statutory rates, and offers the ability to “share” spaces in response to user demands. The parking associated with the non-residential uses also benefits the residential component, allowing their visitors unrestricted use of these car spaces outside of the controlled operating hours, which is when peak visiting hours are generally expected.
13. The overall design is considered to be of high architectural merit and is consistent with the desired built form outcomes for this particular main roads precinct, requiring only minor modifications by way of condition.

Conclusion

14. This report concludes that the proposal complies with the relevant planning policy in the Scheme and particularly with Local Policy at Clause 22.05 – *Non-residential uses in residential areas*, meeting the essential locational criteria and offering uses that provide a beneficial community service role. The proposal has been assessed against the merits of policy and planning scheme requirements and is supported for the reasons outlined in the detailed assessment, subject to conditions requiring modest design changes and the implementation of operational management plans.
15. It is recommended that the application be supported, subject to conditions.

RECOMMENDATION

That Council:

- A. Having considered all objections issue a **NOTICE OF DECISION TO GRANT A PERMIT** in relation to Planning Application PLN18/0615 at 124-128 Manningham Road, Bulleen for the use and development of a four-storey building comprising childcare and medical centre uses, plus 16 dwellings and associated basement and sub-basement car parking, and to create or alter access to a road in a Road Zone, Category 1, subject to the following conditions -

Amended plans

1. Before the development starts, amended plans drawn to scale and dimensioned, must be submitted via email and approved by the Responsible Authority. When approved, the plans will then form part of the permit. The plans must be generally in accordance with the decision plans prepared by Peddle Thorp Architects, Project No. 36-0234, dated June 2019, but modified to show the following:

Childcare centre

- 1.1. Greater detailing of the room layout (including permanent cots/beds, bag locker areas, storage areas, change areas, door swings etc.) with an accurate calculation of the unencumbered floor space provided per room;
- 1.2. The location of any glazed elements required to facilitate supervision within the rooms and rooftop play area;
- 1.3. The western boundary setback of the third level bathrooms/stairwell servicing the rooftop play area to demonstrate compliance with Clause 55.04-1 (Side and rear setbacks) of the Manningham Planning Scheme;

Medical centre

- 1.4. Internal connection between in the corridor/lift access and reception area;

Dwellings

- 1.5. The boxed elements to the side or rear facing balconies to provide sufficient openings to accord with Clause 55.05-3 (Daylight to new windows) of the Manningham Planning Scheme. This could be achieved by way of materiality changes or providing openings into the side or top of the boxed elements, to the satisfaction of the Responsible Authority;
- 1.6. The balconies of Apartment 207 and 208 reduced by a minimum 250mm in width to increase daylight access to the windows directly beneath;
- 1.7. The window of the inset bedrooms in Apartments 202, 208 and 208 maximised in width, and a highlight window added to the internally east/west facing bedroom walls of Apartments 103, 104, 207 and 208;
- 1.8. The apartments layouts to achieve compliance with Clause 55.07-7 (Accessibility) and Clause 55.07-12 (Functional Layout) of the Manningham Planning Scheme, to the satisfaction of the Responsible Authority. Minimum circulation areas are to be excluded from the updated living room area calculations;

General

- 1.9. Inclusion of a raised planter to separate the paved building entry area from the pedestrian ramp and adjacent courtyard;
- 1.10. Detailing as to whether boundary fencing is existing or proposed. Any replacement fencing should be to a height no lesser than what exists;
- 1.11. A review of the ability to provide natural light to corridors through inclusion of skylight etc...
- 1.12. Longitudinal sections of the basement raps (as taken from the centre for the roadway) with full detailing of ramp gradients;
- 1.13. The location and general sizing of lighting bollards to highlight the pedestrian ramp and entry doors;

Materials and site services

- 1.14. A separate sheet with a full schedule of materials and finishes with colour samples of all external walls, roofs, fascias, window frames, paving (including terraces, balconies, roof terraces, stairs), fencing, privacy screens, roof top plant screens and retaining walls, and including the following:
 - 1.14.1. A warmer tint added to the grey material palette, to be generally as reflective of the colour scheme shown in TP204;
 - 1.14.2. Hard standing within the front setback area to be of a feature material/paver (not plain concrete);
 - 1.14.3. Timber materials further detailed. If a reconstituted product is proposed, specifications of the make, style and colouring must be submitted to demonstrate a high quality appearance, to the satisfaction of the Responsible Authority;
 - 1.14.4. The pedestrian ramp balustrade to demonstrate suitable transparency;

Other Conditions

- 1.15. A schedule listing all sustainability features and commitments, including any plan changes as per the Sustainability Management Plan required by Condition 4;
- 1.16. A list of all construction methods required to be implemented in accordance with the Acoustic report required at Condition 6; and
- 1.17. Any plan changes as per the reports required by Conditions 5, 6 and 9.

Endorsed Plans

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

Construction Management Plan

3. Not less than 28 days before the development starts, two copies of a Construction Management Plan (CMP) must be submitted to and approved by the Responsible Authority. The Construction Management Plan must be prepared using Council's CMP Template to address the following elements referenced in Council's Construction Management Plan Guidelines:

- 3.1. Element A1: Public Safety, Amenity and Site Security;
- 3.2. Element A2: Operating Hours, Noise and Vibration Controls;
- 3.3. Element A3: Air Quality and Dust Management;
- 3.4. Element A4: Stormwater and Sediment Control and Tree Protection;
- 3.5. Element A5: Waste Minimisation and Litter Prevention;
- 3.6. Element A6: Traffic and Parking Management.

Council's Works Code of Practice and Construction Management Plan Guideline are available on Council's website.

Sustainability Management Plan

4. Prior to the commencement of the development, an amended Sustainability Management Plan (SMP) must be submitted to and approved by the Responsible Authority. When approved the Plan will form part of the permit. The recommendations of the Plan must be incorporated into the design and layout of the development and must be implemented to the satisfaction of the Responsible Authority before the occupation of any dwelling. The plan must be generally in accordance with the report prepared by Waterman Group, dated 30 May 2018, though updated to reflect any conditional changes and the following:
 - 4.1. Management 4.1 Building Users Guide: Commitment to producing a Building User's Guide in BESS assessment to be reflected in report;
 - 4.2. Water 1.1 Water Efficient Fixtures: Report to clarify developer commitment to providing dishwashers and washing machines as part of the building fit-out if included within the BESS assessment beyond default;
 - 4.3. Water Rainwater Reuse: Report states that no rainwater tanks proposed in the Water Section but in Stormwater section and plans show tanks. Clarify in report and confirm connection to toilets and irrigation;
 - 4.4. Water 4.1 Building Systems Water Use Reduction: Provide further information on the proposed strategy to reduce potable water usage to claim this credit;
 - 4.5. Energy 1.1 Thermal Performance Rating (Non-Residential): The manner in which BESS assessment achieves a 100% reduction in energy used for heating and cooling to be detailed in report. Commitment to achieving at least a 10% improvement on National Construction Code minimum energy efficiency requirements is expected;
 - 4.6. Energy 3.7 Internal Lighting (Non-Residential): Clear commitment to a maximum illumination power density (W/m²) in at least 90% of the relevant building class at least 20% lower than required by Table J6.2a of the NCC 2016 BCA Volume 1 Section J (Class 2 to 9) required to claim credit;
 - 4.7. Energy 4.2 Renewable energy systems – Solar: The 24.6kWp solar photovoltaic system shown on plan to be accounted for in BESS assessment and report;
 - 4.8. IEQ 1.4 Daylight access – Non-residential: Calculations (modelling or hand calculations) to be included in report to demonstrate how the spaces are predicted to perform in relation to daylight benchmarks outlined in BESS (<https://bess.net.au/tool-notes/>);

- 4.9. **Transport 1.4 Bicycle Parking - Non-Residential: Provide notations on drawings to demonstrate that this commitment is being delivered;**
- 4.10. **Transport 1.5 Bicycle Parking - Non-Residential Visitor; Provide notations on drawings to demonstrate that this commitment is being delivered;**
- 4.11. **Transport 2.3 Motorbikes / Mopeds: Indicate on plans the layout of motorbike spaces;**
- 4.12. **BESS Assessment: Formally published and updated to ensure minimum scores are achieved**

Waste Management Plan

5. **Not less than 3 months before the development starts, a Waste Management Plan must be submitted to and approved to the satisfaction of the Responsible Authority. When approved, the plan will form part of the permit. The plan must be generally in accordance with the submitted Waste Management Plan (WMP) prepared by Frater, dated 12 December 2018, but updated to include any changes required by Condition 1, as relevant.**

Acoustic Report and Noise Management Plan

6. **Prior to the commencement of the development, an amended Acoustic Report must be submitted to and approved by the Responsible Authority. The plan must be generally in accordance with the acoustic report prepared by Cogent Acoustics Pty Ltd, dated 16 February 2018 but be modified to reflect any changes or conditions required by this permit, and include an assessment of the balcony areas adjacent to the child care rooms, with any requirements or recommendations to reduce associated noise levels, as relevant.**
7. **Prior to the commencement of the approved childcare use, a Noise Management Plan must be submitted to and approved by the Responsible Authority. When approved, the plan will then form part of the permit and all measures must be implemented to the satisfaction of the Responsible Authority. Such plan must detail the management and supervision techniques to ensure that excessive noise is not generated by external play activities, incorporating the recommendations of the approved Acoustic report under this permit.**

Car Parking Management Plan

8. **Prior to the commencement of the approved uses, a Car Parking Management Plan must be submitted to and approved by the Responsible Authority. When approved, the plan will then form part of the permit and all measures implemented to the satisfaction of the Responsible Authority. The plan must be generally in accordance with the plans and described use, and include the following:**
 - 8.1. **The details of the childcare and medical centre operators, including general staffing arrangements;**
 - 8.2. **Measures to avoid staff arrivals and childcare drop-off/patient peak demands coinciding;**
 - 8.3. **The allocation of excess car spaces to childcare staff during operating hours;**

- 8.4. The allocation of all childcare and medical centre parking to resident visitors outside of their respective operating hours;
- 8.5. Measures to maximise the supply of car spaces available for both childcare drop-off and patients within the upper level basement during operating hours (ie. whether a shared use or marked allocation of designated parking areas is best);
- 8.6. Any required signposting to accord with the recommendations above; and
- 8.7. Measures to prevent staff and regular users of the facility from parking in nearby residential streets.

Unless otherwise agreed with the consent of the Responsible Authority, an updated plan must be submitted for review and approval within 6 months of the approved uses commencing, or where the nominated operational arrangements change. Such plan must implement any changes deemed necessary by the use operators or Responsible Authority to ensure on-site parking is adequately managed.

Tree Protection Management Plan

9. Prior to the commencement of the development, an updated Arboricultural Assessment and Tree Protection Plan (generally in accordance with the report prepared by All Trees Consulting Services Pty Ltd, dated 7 November 2018) must be submitted to review the potential to retain Trees 9, 11 and 13 on site. A tree protection site plan must also be submitted that details the location of all fencing required to be erected around any retained trees, and a schedule of all protection measures to be implemented during construction, to the satisfaction of the Responsible Authority. When approved, the plan will then form part of the permit.

Management Plan Compliance

10. The Management Plans approved under Conditions 4, 5, 7, 8 and 9 of this permit must be implemented and complied with at all times to the satisfaction of the Responsible Authority, unless with the further written approval of the Responsible Authority.
11. Before the occupancy of the development, a report from the author of the Sustainability Management Plan approved pursuant to this permit, or similar 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 / commitments in the Sustainability Management Plan approved under Condition 4 of this permit, and the third pipe requirements, have been implemented in accordance with the approved plans and the planning permit.

Landscape plan

12. Before the development starts, an amended landscaping plan must be submitted to the Responsible Authority for approval. The plan must be generally in accordance with the approved site layout plan and the decision plan prepared by Urbis, Project No. ND1883, dated April 2019, but modified to show:
 - 12.1. Any changes as required by Condition 1 or any other condition;

- 12.2. Species, locations, quantities, approximate height and spread of proposed planting;
- 12.3. Details of soil preparation and mulch depth for garden beds;
- 12.4. Sectional details of shrub planting method and the canopy tree planting method which includes support staking and the use of durable ties;
- 12.5. Detailing of any proposed roof planting and the general layout of play area spaces;
- 12.6. Low maintenance and drought-resistant street perimeter planting within common property areas;
- 12.7. Any planting within the easement to be of shallow-rooted, non-invasive species; and
- 12.8. Planting within 2 metres along the frontage from the edge of the driveway and 2.5 metres along the driveway from the frontage to be no greater than 0.9 metres in height at maturity.

Landscape Bond

13. Before the release of the approved plan for the development, a \$10,000 cash bond or bank guarantee must be lodged with the Responsible Authority to ensure the completion and maintenance of landscaped areas and such bond or bank guarantee will only be refunded or discharged after a period of 13 weeks from the completion of all works, provided the landscaped areas are being maintained to the satisfaction of the Responsible Authority.

Childcare Centre use

14. Except with the prior written consent of the Responsible Authority, the childcare centre use may only operate between the hours of 6.30am to 6.30pm Monday to Friday.
15. Except with the prior written consent of the Responsible Authority, the number of children who may be cared for at centre at any one time must not exceed the amount permissible by the unencumbered space per room, or 92, whichever is the lesser.
16. Except with the prior written consent of the Responsible Authority, not more than 2 staff members in excess of the minimum staffing required for the number of children being cared for at the centre may be present at any one time.
17. All children's' play equipment must be maintained and kept in a safe condition to the satisfaction of the Responsible Authority.
18. The external play areas must be kept in a neat and tidy condition to the satisfaction of the Responsible Authority.

Medical centre use

19. Except with the prior written consent of the Responsible Authority and except in the case of an emergency, the medical centre may only operate between the hours of 9.00am to 6.00pm Monday to Friday and 9.00am to 5.00pm Saturdays.
20. Except with the prior written consent of the Responsible Authority, not more than 3 persons providing health services may work at the medical centre at any one time, and in the event of a roster system being applied, such roster must ensure that no overlap of consultation periods occurs.

21. Except with the prior written consent of the Responsible Authority, not more than 2 support/administrative staff may work at the medical centre at any one time, in conjunction with the 3 persons providing health services.
22. Patient consultations must be scheduled via appointments to avoid overlapping consultation periods (per person providing health services), to the satisfaction of the Responsible Authority, and must not include any ancillary pathology services within the medical centre.
23. Any infectious or potentially infectious wastes (as defined by the EPA) must be disposed of in accordance with Environmental Protection Authority (EPA) requirements, to the satisfaction of the Responsible Authority.

Completion and Maintenance

24. Before the occupation of the approved dwellings, landscaped areas must be fully planted and mulched or grassed generally in accordance with the approved plan and to the satisfaction of the Responsible Authority.
25. Privacy screens and obscure glazing as required in accordance with the approved plans must be installed prior to occupation of the building to the satisfaction of the Responsible Authority and maintained thereafter to the satisfaction of the Responsible Authority. The use of obscure film or spray fixed to transparent windows is not considered to be 'obscure glazing' or an appropriate response to screen overlooking.
26. Driveway gradients and transitions as shown on the plan approved under Condition 1 of this permit must be generally achieved through the driveway construction process to the satisfaction of the Responsible Authority.
27. Buildings, paved areas, fencing, external lighting, sight screens, drainage and landscaping (including planting within integrated balcony planters) must be maintained to the satisfaction of the Responsible Authority.
28. An in-ground drip-feed watering system must be installed in the main landscaped areas to the satisfaction of the Responsible Authority.

Stormwater – On-site detention (OSD)

29. The owner must provide on-site storm water detention storage or other suitable system (which may include but is not limited to the re-use of stormwater using rainwater tanks), to limit the Permissible Site Discharge (PSD) to that applicable to the site coverage of 35 percent of hard surface or the pre-existing hard surface if it is greater than 35 percent. The PSD must meet the following requirements:
 - 29.1. Be designed for a 1 in 5 year storm; and
 - 29.2. Storage must be designed for 1 in 10 year storm.

Construction Plan (OSD)

30. Before the development starts, a construction plan for the system required by Condition 29 of this permit must be submitted to and approved by the Responsible Authority. The system must be maintained by the Owner thereafter in accordance with the approved construction plan to the satisfaction of the Responsible Authority.

Drainage

31. Stormwater must not be discharged from the subject land other than by means of drainage to the legal point of discharge. The drainage system within the development must be designed and constructed to the requirements and satisfaction of the relevant Building Surveyor. A connection to Council maintained assets must not be constructed unless a Miscellaneous Works Permit is first obtained from the Responsible Authority.
32. The whole of the land, including landscaped and paved areas must be graded and drained to the satisfaction of the Responsible Authority, to prevent ponding and to minimise overland flows onto adjoining properties.
33. Before the development is completed, the owner must construct outfall drainage works between the site and the nominated pit in Lincoln Drive in accordance with a certified engineering construction plan (designed for a 1 in 5 year storm) approved by the Responsible Authority. Before the works start:
 - 33.1. A supervision fee equal to 2.5% of the cost of construction of the drainage works must be paid to the Responsible Authority;
 - 33.2. A plan-checking fee equal to 0.75% of the cost of construction of the drainage works must be paid to the Responsible Authority;
 - 33.3. A maintenance deposit equal to 5% of the cost of construction of the drainage works must be lodged with the Responsible Authority and retained thereafter for a minimum of three months; and
 - 33.4. A schedule of costs for the construction of drainage works must be submitted to the Responsible Authority.

Driveway and Car Parking Areas

34. Not less than 49 car spaces must be available on site at all times, with parking allocations to accord with the endorsed plan or approved car parking management plan, to the satisfaction of the Responsible Authority.
35. Directional signage at the basement entry must be provided to advise of the location of medical centre patient and childcare centre drop-off parking within the basement, to the satisfaction of the Responsible Authority. Such signage should be visible to the roadway but not exceed 0.3 square metres in area.
36. Any shared/unallocated car parking spaces must be maintained in future Common Property, to the satisfaction of the Responsible Authority.
37. The upper level basement must remain open and accessible during childcare centre and medical centre operating hours, to the satisfaction of the Responsible Authority. The automatic basement door opening systems must facilitate secure access to the allocated parking areas for residents, visitors and rubbish collection contractors outside of these times.
38. Parking within the lower basement level must be restricted to residents and nominated staff by way of security doors or signage, to the satisfaction of the Responsible Authority.
39. Before the approved use or occupation of the approved development commences, the area set aside for the parking of vehicles and access lanes as shown on the approved plan must be:
 - 39.1. Constructed and formed to approved levels;
 - 39.2. surfaced with an all-weather-seal coat;

- 39.3. drained;
 - 39.4. line marked to indicate each car space;
 - 39.5. marked to show the direction of traffic along access lanes and driveways;
 - 39.6. marked to show a car space for a person with a disability designed to the relevant Australian Standard; and
 - 39.7. Signposted as relevant, to the satisfaction of the Responsible Authority.
40. The loading and unloading of goods from vehicles must only be carried out on the land.
 41. Prior to occupation of the approved dwellings or commencement of approved uses, the proposed vehicular crossover must be constructed in accordance with the plans endorsed under Condition 1 of this permit to the satisfaction of the Responsible Authority.

Amenity

42. All security alarms or similar devices installed on the land must be of a silent type to the satisfaction of the Responsible Authority.
43. External lighting must be designed so as to limit loss of amenity to residents of adjoining properties to the satisfaction of the Responsible Authority.
44. All noise emanating from any mechanical plant (air conditioners, refrigeration plant, etc.) must comply with the State Environment Protection Policy N-1 and in the event of the Responsible Authority receiving justifiable complaints regarding noise from such sources, the onus will be on the owner of the development site to prove compliance with the relevant policy to the satisfaction of the responsible authority.

General Services

45. All services, including water, electricity, gas, sewerage and telephone, must be installed underground and located to the satisfaction of the Responsible Authority.
46. All service pipes must be concealed and screened respectively to the satisfaction of the Responsible Authority.
47. Communal lighting must be connected to reticulated mains electricity and be operated by a time switch, movement sensors or a daylight sensor to the satisfaction of the Responsible Authority.
48. A centralised TV antenna system must be installed and connections made to each dwelling to the satisfaction of the Responsible Authority. No individual dish antennas may be installed on balconies, terraces, roofs or walls to the satisfaction of the Responsible Authority.
49. Any reverse cycle air-conditioning unit, hot water boosters or other service plant or equipment erected on the walls of the approved building must be appropriately designed and finished with screening if necessary to minimise general visual impacts from off the site to the satisfaction of the Responsible Authority.
50. All roof-top plant and services (including any hot water systems, but excluding solar panels) must be installed in appropriately screened areas (away from the outer edges of the roof section upon which they are installed) unless otherwise agreed in writing with the Responsible Authority.

Services on Balconies and Terraces

51. Any air-conditioning unit installed on a balcony or terrace must stand at floor level and be positioned to minimise general visual impacts from off the site, and unless otherwise agreed in writing with the Responsible Authority, no air-conditioning unit may be erected on an external wall to the satisfaction of the Responsible Authority.
52. Any clothes-drying rack or line system located on a balcony or terrace must be lower than the balustrade of the balcony or terrace to minimise general visual impact from off the site to the satisfaction of the Responsible Authority.

Fencing and Retaining Walls

53. Prior to the occupation of the approved dwellings, all fencing (whether new or retained) must be erected in good condition and be fit for screening purpose in accordance with the plans endorsed under Condition 1 of this permit to the satisfaction of the Responsible Authority. Any proposed fencing is to be constructed at the cost of the developer.
54. All retaining walls must be constructed and finished in a professional manner to ensure a neat presentation and longevity to the satisfaction of the Responsible Authority.

Construction Management

55. The owner must use appropriate site management practices to prevent the transfer of mud, dust, sand or slurry from the site into drains or onto nearby roads. In the event that a road or drain is affected, the owner must upon direction of the Responsible Authority take the necessary steps to clean the affected portion of road or drain to the satisfaction of the Responsible Authority

VicRoads Condition

56. Prior to the commencement of the use of the development hereby approved, all disused or redundant vehicle crossings must be removed, and the area reinstated to the satisfaction of the Responsible Authority and at no cost to VicRoads.

Expiry

57. This permit will expire if one of the following circumstances applies:
 - 57.1. The development is not started within two (2) years of the date of this permit; and
 - 57.2. The development is not completed within four (4) years of the date of this permit; and
 - 57.3. The uses are not commenced within two (2) years of the completion of the development.

The Responsible Authority may extend these times if a request is made in writing by the owner or occupier either before the permit expires or in accordance with Section 69 of the Planning and Environment Act 1987.

1. BACKGROUND

- 1.1 Two pre-application requests were made prior to the lodgement of this application. The first was for a multi-level childcare centre and the second for a mixed use development generally reflective of this proposal. This application was presented to Sustainable Design Taskforce in June 2018, and was well received, though with suggested improvements relating to built-form and highlighting the need consider the car parking layout with respect to the three uses.
- 1.2 The application was submitted to Council on 21 September 2018 and a request for further information was sent on 18 October 2018. A Section 50 amendment was lodged with the submission of further information on 18 April 2019, generally providing for architectural improvements and increased setbacks in response to concerns raised by officers.
- 1.3 Notice of the application was given over a three-week period which concluded on 22 May 2018. On 12 June 2019, a Section 57A was lodged to correct and modify the allocation of car spaces as shown on the plans (noticed at the assessment stage) and improve access arrangements. Given this did not result in any change to the car parking numbers overall, the re-advertising of this plan substitution was not warranted.
- 1.4 The statutory time for considering a planning application is 60 days, which falls on 11 August 2019.

2. THE SITE AND SURROUNDS

The Site

- 2.1 The site comprises three relatively standard residential allotments (all 557.42sqm in area) which are each developed with one to two-storey homes of typical 1960's construction, and set amongst light to moderately vegetated gardens.
- 2.2 In total, the three allotments provide a combined frontage width of 45.72 metres, a depth of 45.72 metres and an overall site area of 1,672.25sqm.
- 2.3 The land has a 3 metre cross-fall to the east, with the same degree of slope from front to rear. In total, there is a notable 6 metre fall from the north-west to south-east corners of the site. A 1.83 metre wide drainage and sewerage easement is adjacent to the rear boundary.

The Surrounds

- 2.4 The site and the adjoining properties to the east and west and directly opposite are subject to the same planning controls (GRZ2 and DDO8-1). Those to the rear are within the General Residential Zone, Schedule 1.
- 2.5 The site has direct abutments with the following properties:

Direction	Address	Description
East (RGZ2)	130 Manningham Road	This property is located on the south-west corner of Manningham Road and Lincoln Drive. The lot is occupied by a two level brick dwelling (single storey with under-croft

		<p>garage) which occupies a high proportion of the lot. The dwelling runs along the length of the shared boundary at a setback of 1.2 metres. The setback area between the dwelling and shared boundary provides a service yard, with the 7.5 metre front setback are utilised as private open space behind a high solid front fence.</p> <p>Planning Permit PL16/026739 was issued in May 2017 for the construction of three 2-3 storey townhouses. Plans have been endorsed and a successive subdivisional permit issued, however construction is yet to commence. The approved townhouses are sited relatively close to the shared boundary (1-2m) with a landscape buffer along the common boundary. Approved upper level habitable room windows facing toward the subject site are to be screened, as are the roof-top terraces above two of the townhouses.</p>
West (RGZ2)	2A and 2B Nirvana Crescent	<p>These properties contain two single storey dwellings which are a product of an older multi-unit development. No. 2A fronts Manningham Road with a 5 metre setback, and adjoins the northern half of the site's western boundary. To the shared boundary, the dwelling is setback approximately 1.8 metres and has four windows along its eastern elevation. A small courtyard is located to the south of the dwelling, however the front setback area to the north of the dwelling is secluded behind a high front fence and used as the primary open space.</p> <p>No. 2B is to the rear of this dwelling and adjoins the southern half of the site's western boundary. The dwelling is setback between 2.4 metres and 5.5 metres from the common boundary. The intervening area is used as private open space and incorporates a covered patio to the north-west of the dwelling.</p>
South (GRZ1)	1 Lincoln Drive 2 Nirvana Crescent	<p>This property shares its northern (side) boundary with the majority of the site's rear boundary. It is developed with a two level brick dwelling with an under-croft garage fronting Lincoln Drive. The side of the dwelling is setback 1.2 metres from the shared boundary. There is an even amount of habitable and non-habitable room windows upon the northern elevation. A covered patio to the north-west of the dwelling leads out to further open space areas to the rear and south of the dwelling.</p> <p>This property shares approximately one-third of its northern (side) boundary with the site's rear boundary. The shared boundary length is approximately 13 metres and the area adjoining is the rear private open space associated with the single dwelling located further to the west, fronting Nirvana Crescent. There are three mature trees in proximity to the site which are identified as a Hawthorn tree, Japanese Maple and Crab Apple.</p>

- 2.6 The character of the broader neighbourhood is in transition. This particular section of Manningham Road still retains a number of single homes, however this character is anticipated to change as land gradually redevelops in accordance with the desired future character of the DDO8. The recently constructed apartment style development at No. 116 Manningham Road is an example of the emerging character. A recent approval has also been issued for No. 118-120 Manningham Road (on the western corner of Nirvana Crescent) for a four-storey apartment building.
- 2.7 Land to the rear of the site (fronting either Nirvana Crescent or Lincoln Drive) falls within a General Residential zoning (GRZ1). Whilst predominantly characterised by single homes, there has been a steady transition toward increased housing densities in the form of two to three units or townhouses, particularly within Nirvana Crescent. This form of development is expected to increase in accordance with the incremental level of change anticipated.
- 2.8 Manningham Road is a VicRoads declared arterial road running in an east-west alignment with three lanes of traffic in each direction. A central median is provided, with openings opposite Pleasant Road and Lincoln Drive to the west and east of the site respectively. Parking is restricted on both sides of the road by “clearways” operational between 6:30am-9:30am and 4:00pm – 6:00pm. Outside of clearway periods, it is uncommon for vehicles to utilise kerb-side parking given the main road nature and 70km/h speed limit.
- 2.9 The site is serviced by numerous bus routes (including a Smart bus) operating along Manningham Road, connecting activity centres and residential areas within the municipality to Melbourne’s Central Activity District. Bulleen Plaza Activity Centre is within a 290 metre walking distance and provides a supermarket and other specialty shops and food outlets. Other facilities include St. Clements and Bulleen Heights Primary Schools and the Morris William Reserve within a 550 metre radius.

3. THE PROPOSAL

- 3.1 The proposal is outlined on the plans prepared by Peddle Thorp Architects, Project No. 36-0234, dated June 2019 and a landscape plan prepared by Urbis, Project No. ND1883, dated April 2019. Refer to Attachment 1.
- 3.2 The following reports were provided in support of the application:
- Town Planning report prepared by Apex Town Planning, dated September 2019 (amended April 2019);
 - Traffic Impact Assessment prepared by Traffix Group, Job No. G22026R-03A Revision 03, dated 15 April 2019;
 - Acoustic report prepared by Renzo Tonin, dated 9 November 2018;
 - Waste Management Plan prepared by Frater dated 12 December 2018;
 - Sustainable Management Plan prepared by SBE, dated 28 November 2018; and
 - Arboricultural Impact Assessment and Tree Protection Management Plan prepared by All Trees Consulting Services Pty Ltd, dated 7 November 2018.

Development summary

3.3 A summary of the development is provided as follows:

<p>Land Size: 1,672m²</p> <p>Site Coverage: 60%</p> <p>Permeability: 27%</p>	<p>Maximum Building Height:</p>	<p>11.8m including lift overrun (10 metres on average)</p>	
<p>Dwellings 16 total</p> <p>2</p> <p>12</p> <p>1 bedroom: 2</p> <p>2 bedroom: One per</p> <p>3 bedroom: 111.5m²</p> <p>Dwelling Density:</p>	<p>Minimum wall setback to:</p> <p>Manningham Road (Balconies encroach 2m into setback at ground to second levels)</p> <p>Southern boundary (Balconies encroach 2.55m into ground setback, between 1.5-2.55m into first level setback and 2m into second level setback)</p> <p>Eastern boundary (Balconies encroach 1.2m into ground setback and 2.6m into second level setback)</p> <p>Western boundary (no balcony encroachments)</p>	<p>Floor Level:</p> <p>Basements:</p> <p>Ground:</p> <p>First:</p> <p>Second:</p> <p>Third:</p> <p>Rooftop play area:</p>	<p>Distance:</p> <p>3.6m</p> <p>7.33m</p> <p>7.33m</p> <p>7.33m</p> <p>14.9m</p> <p>7.33m</p> <p>3.85m</p> <p>6.1m</p> <p>6.1m</p> <p>7.12m</p> <p>13.6m</p> <p>7.2m</p> <p>1.12m</p> <p>1.73m</p> <p>3.0 m</p> <p>6.37m</p> <p>20.0m</p> <p>7.5m</p> <p>Basement:</p> <p>Ground:</p> <p>First:</p> <p>Second:</p> <p>Third:</p> <p>Rooftop play area:</p> <p>1.05m</p> <p>4.35m</p> <p>2.65m</p> <p>3.75m</p> <p>4.42m</p> <p>3.95m</p>
<p>Medical Centre</p> <p>Floor area: 266sqm</p> <p>Health Service Providers: 3</p>			
<p>Childcare</p> <p>No. of children: 92 children</p> <p>16</p> <p>Room 1 (56m²) 16</p> <p>Room 2 (57 m²) 16</p> <p>Room 3 (57m²) 16</p> <p>Room 4 (72 m²) 22</p> <p>Room 5 (72 m²) 22</p> <p>Staff required: 16</p> <p>(1:4 ratio for 48 children between 0-3 years and 1:11 for 44 children between 3-5 years)</p>			

Car parking	No. of car spaces required:	No. of car spaces provided on-site:
Dwellings:		
• 2 x 1 bedroom:	• 2	• 2
• 12 x 2 bedroom:	• 12	• 12
• 2 x 3 bedroom:	• 4	• 4
• Resident visitors:	• 0 (PPTN)	• **shared provision
Total resident parking:	18 spaces	18 spaces
Childcare:	• 20 spaces	• 20 spaces
• 0.22 per 92 children		
Medical Centre:	• 9	• 9 spaces
• 3.5 per 100smqm LFA (266-or 257.99sqm)		
Unallocated		** 2 excess spaces for shared use by childcare staff during operating hours and visitors at other times. Visitors will also have use of all other childcare and medical spaces outside of use hours.
• 2 spaces		
Total car parking:	47 spaces required	49 spaces provided

Use

Childcare

- 3.4 The childcare centre use proposes operating hours of 6.30am to 6.30pm Monday to Friday. There are five rooms which can accommodate a maximum of 92 children, with 16 staff required to service the centre at full capacity. The planning report indicates that a maximum of 17-18 staff may be expected at peak times (accounting for any additional administrative staff etc).

Medical Centre

- 3.5 The Medical Centre is proposed to accommodate 3 health service providers between the hours of 9:00am to 6:00pm Monday to Friday and 9:00am to 5:00pm Saturdays. Additional administration staff will be employed as necessary.

Design layout

- 3.6 The ground floor level accommodates the medical centre component and four of the residential dwellings, in addition to the main street entrance to the building. The medical centre has a reception area adjacent to the main building entry, with three consulting rooms located to the west of this transitional area. The consulting rooms are essentially underground and are provided natural light access through highlight windows along the western elevation. The remaining floor area is occupied by the four dwellings and their associated terraces oriented to the north, east and south.
- 3.7 The first floor is purely residential and contains a further 10 apartments and their respective balconies which are spaced across each elevation.
- 3.8 The second floor level accommodates five childcare rooms, in addition to a reception area, office, kitchen and shared bathrooms. Two apartments sleeve the eastern side of this floor level. The apartments and each of the children's rooms are provided with a balcony.
- 3.9 The majority of the second floor level roof space accommodates a rooftop play area for the children. Two small building cores provide for lift and stair connections to the rooftop and bathroom facilities. A pergola structure extends between these two building cores to provide a covered play area, however is otherwise open to the sky, with 1.7 metre high feature mesh balustrades securing the perimeter.

Pedestrian and vehicle access and layout

- 3.10 Two levels of basement car parking service the development, accessed via a new crossover at the eastern end of the frontage. The first basement provides 22 car spaces, 16 of which are allocated to childcare centre parking and 6 to the medical centre. The second basement level provides 27 spaces, including all 18 required resident spaces, 3 for medical staff and 4 to childcare centre staff. The 2 excess spaces are unallocated, though intended for use by childcare centre staff during operating hours, and for resident visitors outside of these hours.
- 3.11 The main entrance is serviced by stairs and ramp access from the frontage. There three individual uses are providing with independent entries, with an internal "splitting" of the corridors to separate the residential and non-residential uses and their individual lift cores. The medical centre and child uses share a lift connection between the basement and their respective floor levels, and the dwellings are separately serviced and secured from general access. This arrangement is repeated through each level.
- 3.12 A total of 19 bicycle spaces are provided across the two basement levels and within the frontage setback. A shared bin storage enclosure is at the first basement level, servicing all three use components.

Landscaping

- 3.13 All existing vegetation will be removed. The proposed garden areas will exhibit a layered landscape theme consisting of canopy trees along the perimeter of the site, in addition to understorey planting and ground covers. Five canopy trees capable of reaching more than 8 metres in height (Crepe Myrtles and Capital Pears) are proposed along the site frontage, in addition to other smaller trees and shrubs. A variety of trees is proposed along the rear boundary, and includes a hedge-like cluster of Lilly-Pillies in addition to feature native bottlebrushes, all providing evergreen foliage. A similar variety of planting is proposed along the side boundaries, positioned in response to any adjacent vegetation on neighbouring properties.

Design Detail

- 3.14 The non-residential uses are not accentuated in the overall architectural styling, but rather integrated to present a uniform and attractive “residential” appearance. The medical centre component is benched into the site frontage, with the boxed elements enclosing the residential balconies being the predominant feature of the main facade. The balconies and rooftop play spaces associated with the childcare centre are differentiated with the use of a feature mesh balustrades, though are positioned to integrate with, and appear as extensions of the residential balconies. Permanent shading structures are used upon the rooftop (in place of shade sails).
- 3.15 External walls are predominantly in a cement composite cladding which incorporates a patterned or tiled look in varying shades of grey. Accents include timber soffits within the boxed framing features, metal louvres and patterned mesh screen designs in lighter and darker colours shades. Whilst no front fence is proposed, the mesh screening (to match the childcare balustrades) is utilised for the pedestrian ramp rails and service cabinets.



4. LEGISLATIVE REQUIREMENTS

- 4.1 Refer to Attachment 2.
- 4.2 A permit is required under the following Clauses of the Manningham Planning Scheme:

Clause 32.07 Residential Growth Zone, Schedule 2:

- Clause 32.07-2 for use of the land for a childcare centre and a medical centre (where the Leasable Floor Area (LFA) exceeds 205sqm);

- Clause 32.07-5 to construct two or more dwellings on a lot;
- Clause 32.07-8 to construct a building or construct or carry out works for a use in Section 2;

Clause 43.02 Design and Development Overlay, Schedule 8:

- To construct a building or construct or carry out works, including a front fence.

Clause 52.29 Land Adjacent to a Road Zone Category 1 or a Public Acquisition Overlay for a Category 1 Road:

- To create or alter access to a road in a Road Zone, Category 1.

5. REFERRALS

External

- 5.1 As the proposal involves the creation of a new accessway (and removal of redundant crossovers), the application was referred to VicRoads as a determining referral authority.
- 5.2 VicRoads has not objected to the proposal, subject to the inclusion of one condition of approval.

Internal

- 5.3 The application was referred to a number of service teams within Council. The following table summarises the responses:-

Service Unit	Comments
Infrastructure Services Unit – Drainage	<ul style="list-style-type: none"> • No objection subject to conditions for the provision of on-site storm water detention and outfall drainage construction between the site and pit in Lincoln Drive.
Infrastructure Services Unit – Vehicle Crossing	<ul style="list-style-type: none"> • The new crossover – as per VicRoads requirements • Condition to require redundant crossovers to be removed and nature-strip and kerbs reinstated.
Infrastructure Services Unit – Access and Driveway	<ul style="list-style-type: none"> • No objection – Design Standards met. • Conditions to require driveway gradient approval prior to the endorsement of plans and swept paths for B85 and waste vehicles on site plans.
Infrastructure Services Unit – Traffic and Car Parking	<ul style="list-style-type: none"> • The number of car parking spaces is in accordance with Clause 52.06-5.

Service Unit	Comments
	<ul style="list-style-type: none"> • Condition to require signage for resident parking and staff parking within the lower basement. • The car spaces in the upper basement can be used by all patrons, visitors included.
Infrastructure Services Unit – Car Parking Layout	<ul style="list-style-type: none"> • The car park layout is satisfactory.
Infrastructure Services Unit – Construction Management	<ul style="list-style-type: none"> • No objection subject to a requirement for the provision of a construction management plan.
Infrastructure Services Unit – Waste	<ul style="list-style-type: none"> • No objection subject to conditions for on-site private waste collection based on an approved waste management plan.
Infrastructure Services Unit – Easements	<ul style="list-style-type: none"> • No objection.
Infrastructure Services Unit – Flooding	<ul style="list-style-type: none"> • The site is not subject to inundation from Council's drainage system.
Integrated Planning Unit – Sustainability	<ul style="list-style-type: none"> • No objection subject to conditions requiring amendments to the assessment in order to meet Council's current expectations for Environmentally Sustainable Design (ESD) standards.
Children's' Services	<ul style="list-style-type: none"> • Plan detailing required to demonstrate sufficient unencumbered space for the allocated number of children per room (accounting for door swings, bag lockers, storage, cots, nappy change, etc.). Supervision of rooftop area and consider visibility. (Conditions required)
Health	<ul style="list-style-type: none"> • The proposed child care centre must apply and obtain a Food Act Registration with Council's Health Unit prior to any fit out and commencement of trade. (Permit Note required)

6. NOTIFICATION

- 6.1 Notice of the application was given over a three-week period which concluded on 22 May 2019, by sending letters to nearby property owners and occupiers and displaying a large sign upon the frontage.

- 6.2 One objection has been received to date from the following property:
- 2 Haldane Court, Doncaster East (owners of 2 Nirvana Crescent);
- 6.3 The main grounds of the objection can be summarised into the following categories:
- Traffic and car parking (traffic congestion and insufficient parking);
 - Off-site amenity impacts (lack of privacy, overshadowing, noise, loss of views);
 - Scale and bulk;
 - Loss of vegetation; and
 - Property devaluation.
- 6.4 A response to the grounds of objection is included in the assessment section of this report.

7. ASSESSMENT

Planning Policy Framework

- 7.1 Policy emphasises the need for a mix of well-designed developments, with higher densities particularly encouraged in and around activity centres and along main roads, being areas best serviced by transport and infrastructure. At a higher level, the site's main road location and proximity to a neighbourhood activity centre supports the concept of the "20 minute neighbourhood", as does the mixed use nature of the building.
- 7.2 Increasing housing densities in proximity to activity centres serves to provide the population with access to vital facilities, and in turn ensures that our local activity centres maintain long-term viability. This is further reinforced by the site's location within the Principal Public Transport Network Area and through Clause 18.02-2R which seeks to increase the diversity and density of development within the identified network areas.
- 7.3 In addition to providing for increased housing supply and diversity in choice, the incorporated childcare and medical centre uses provide two new community based facilities to service local area, as supported by the purpose of the zone. This is also consistent with Clause 21.09 *Activity Centres and Commercial Development*, which encourages complimentary community services in proximity to Neighbourhood Activity Centres, in this case being the Bulleen Plaza Activity Centre located less than 300 metres away. More specifically, the proposal meets the criteria of Clause 22.05 *Non-Residential Uses in a Residential Areas* for the reasons detailed in the latter assessment, and noting that the integration of non-residential into higher density developments is specifically encouraged.
- 7.4 Clause 21.05 *Residential* nominates the site within Precinct 2 which is an area nominated for a substantial level of change. In pursuit of the urban consolidation principles established by the State-wide visions mentioned above, 'apartment' style developments are specifically encouraged. The proposal achieves this through the consolidation of land to provide for a larger multi-storey building. In determining the appropriateness of the built form, the design objectives and policy requirements of the DDO8 provide guidance.

- 7.5 In summary, the proposal has successfully integrated the non-residential use components into the building design, thus achieving the overarching objectives and policy requirements of the DDO8. The built form is reflective of the overall height and proportions expected on an allotment of this size, generous boundary setbacks will protect residential amenity and respond to the alternate zoning to the rear, car parking is well integrated into the design and sufficient deep soil areas will ensure canopy trees can successfully establish and grow to a commensurate height to the building.
- 7.6 For these reasons, it is submitted that there is strong strategic justification in support of the proposed development.

Use and location

Location

- 7.7 Whilst the residential component is a clearly encouraged land use within this location, the inclusion of medical centre and childcare centre uses requires assessment under the locational criteria of Clause 22.05 *Non-Residential Uses in Residential Areas*.
- 7.8 The proposal meets the first test, in being located within the RGZ, which is a preferred location for such uses. The specific locational criteria is also met as the proposal achieves the following:
- It is within a walkable distance to the Bulleen Plaza Activity Centre, along with other community based facilities within this general precinct such as a Municipal library, other medical centre facilities and a nearby primary school;
 - The site has direct access to Manningham Road, which is a Road Zone;
 - There are numerous bus routes servicing Manningham Road, including a smart bus, which provides connections to other Major Activity Centres and the CBD;
 - Pedestrian footpaths and signalised crossings facilitate walkable access; and
 - Whilst not utilising an existing building, the proposed building is not purpose built for just one use, but for multiple uses. The floor plan can also be adapted to other uses if so desired in the future (subject to planning approval).
- 7.9 The adaptability of the building is a particularly positive feature of the proposal. Whilst the balconies provided to the childcare rooms serve to improve ESD efficiency (though increased light and airflow), they also provide the ability to retrofit this space to further residential apartments, should demand for the facility decrease and no longer be economically viable. Similarly the medical centre component provides a relatively flexible floor plan which could accommodate other non-residential uses, or even communal facilities for residents.
- 7.10 Policy encourages non-residential uses to be located at ground level, with the residential uses above. Whilst the medical centre is at ground level, this approach is not adopted for the childcare centre, being located at the top level. The benefit of this layout is that it enables utilisation of a rooftop play area, in place of ground level outdoor play space. This in turn retains the ability to dedicate the site perimeter to landscaping, with the raised nature of the space also likely to reduce noise impacts upon adjoining properties.

- 7.11 Given there are no childcare centres in this particular section of Manningham Road, the facility would offer a beneficial service to the residents of the nearby community. The future residents of the building could also utilise the services offered by the two incorporated uses, and even seek employment.
- 7.12 There are other medical centres in the general vicinity, however the proposed facility offers the ideal opportunity to house health service providers that could immediately service the childcare centre attendees and the residents. General economics would also expect that the type of health or medical service occupying the suites would likely fill any “gaps” within the services currently provided within the immediate surrounds, rather than compete.

Childcare Use

- 7.13 The proposed hours of operation between 6.30am and 6.30pm are reasonable in context of the residential setting. The commencement time is likely to see the arrival of staff, with peak child drop-offs generally occurring between 7:00am to 10:00am. Evening amenity is protected by the 6:30pm closure time.
- 7.14 The internal amenity of residents during the daytime operating hours can be mitigated through the implementation of the noise attenuation measures recommended in the submitted Acoustic Report. Some of these include double or thickened glass, specific slab construction, floor underlay and ceiling treatments, and an inter tenancy wall installed between the centre and two apartments on the same level. Conditions will require all above-said measures to be listed on plan and considered in the updated SMP.
- 7.15 The Acoustic Report also recommends a Noise Management Plan be provided to detail operational measures with respect to play areas (i.e. staging play times so that half children playing on rooftop any one time). This is not too regulatory or unreasonable to condition, given it is common practice for the 0-3 year old and 3-5 year old play times to be segregated for age appropriate play.
- 7.16 The plans lack some detail regarding the layout of the rooms, particularly in regard to the “unencumbered” space available when accounting for required facilities such as bag lockers, storage etc. A condition will require this be detailed on plan, and that the maximum 92 child places be reduced if deemed necessary by the resulting unencumbered floor space calculations.

Medical Centre Use

- 7.17 Three Health Service Providers are proposed for the medical centre, seek to operate between the hours of 9:00am to 6:00pm Monday to Friday, and 9:00am to 5:00pm Saturdays. The week-end operations are considered reasonable, particularly given the earlier closing time and that the childcare use would not be operational.
- 7.18 The ground floor location of the centre and general separation of the suites from the remaining uses achieve an appropriate layout. There is direct access from the frontage and shared use of the childcare centre lift from the basement level. The amended plans seem to have omitted the internal connection between the lift and medical centre, therefore a condition will require it be reinstated in a suitable internal location.

7.19 Whilst the type of medical centre use cannot be controlled, the intensity of use can be managed to have regard for its residential setting. Conditions will require not more than 2 support staff be permitted in addition to the three providers, and that they see patients on an “appointment based” operation to manage the number of patients present at any one time (to avoid a “walk-in” style bulk-bill clinic). This would also assist with the management of car parking generation and demands.

Design and built form

7.20 Clause 22.05 requires buildings complement the preferred built form with respect to building scale, siting, height, massing, setbacks etc. Clause 55 similarly requires the design or residential development respect the existing or preferred neighbourhood character and respond to the features of the site. The preferred neighbourhood character for this site is shaped by the policy requirements of the DDO8.

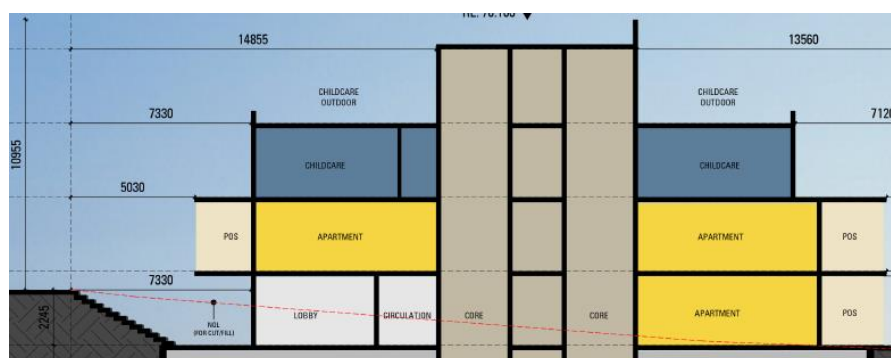
7.21 The proposal is considered to satisfy the requirements relating to:

- Clause 55.02 (Neighbourhood Character)
- Clause 55.03 (Site Layout)
- Clause 55.05 (Design Detail);
- Clause 22.05 (Non-residential uses in residential areas)

7.22 As detailed in the table below, the built form policy requirements of the DDO8 have also been satisfied. Where design modifications or further justification is required, the following is offered:

Height

7.23 The site area of 1,672sqm is slightly less than minimum 1800sqm lot size generally expected to accommodate an 11 metre building height. The lesser site area would suggest that a 10 metre height be applied, however this is a discretionary requirement. The sectional diagrams indicate a maximum height of 11.8 metres, however, it must be acknowledged that this measurement is taken to the small, centrally located lift core and stairwell that services a largely “open-aired” rooftop play area. It also incorporates the lift overrun which would ordinarily be excluded from height measurements. When these small fourth storey “pop-ups” are omitted, the building height actually averages substantially less.



- 7.24 The rooftop building cores are setback over 13 metres from the more sensitive rear boundary and GRZ interface, and sit well beneath the 14.5 metre discretionary maximum height permitted under the RGZ which applies to the site.

Form

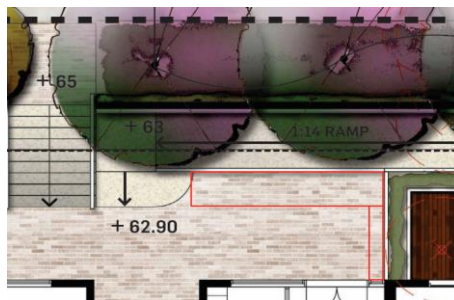
- 7.25 Overall, the architectural presentation is considered to be of a high quality. Whilst appearing to have a relatively simplistic form on plan, it is cleverly articulated through the careful placement of deep central intends into the front and rear facades, and through varying depths of balcony projections and material applications. Attention is immediately drawn to the feature boxed elements enclosing the balconies. These are elegantly finished with timber soffits and louvres against patterned cement clad walls.



- 7.26 The grey colour palette is lightened as height increases to appear less prominent or “heavy”. Whilst the timber soffits adds some warmth to the overall grey tones, there is benefit in requiring some warmer tints in the choice of colour shade. It is acknowledged that contemporary designs seem to preference cooler colour tones (as seen on the approved building at No. 316), however there is risk that the emerging streetscape will appear quite stark and monotone. A condition will therefore require the colour selection be more representative of the “warmer” tones shown on the 3d render on TP204, which would also better compliment the red brick and cream rendering of existing homes surrounding.
- 7.27 Both basement levels are setback 3.845 metres from the southern boundary. Basement levels are suggested by policy to be setback 4 metres to facilitate the establishment of landscaping along a rear boundary. This very minor shortfall is acceptable, as demonstrated by the landscape plan and its ability to establish a thorough planting theme (largely consisting of canopy trees) within this space.
- 7.28 The basement does project up to 2.15m above natural ground level toward the south-eastern side of the building footprint, however in consideration of the site’s sloping nature, this is essentially unavoidable. The way in which the projecting basement area is used to service three large terraces, with the wall of the levels above setback even further (6 metres or more) from the rear boundary is the positive design response applied, and precisely what policy expects in this situation. This in turn leaves a full 3.5 metres of unoccupied space for planting, which is quite substantial, noting that most developments seek to utilise a good portion of the rear setback area to provide ground level courtyards.

Landscaping

7.29 The basement extends forward of the main building front setback (located 3.6 metres from the frontage), however is completely concealed beneath the natural ground in this location, while the area above is utilised for terraces and hard stand areas, as generally expected in the vicinity of main building entries. Deep soil areas for canopy tree planting are retained along the alignment of the front boundary. There is opportunity to soften the hard standing area adjacent to the entries through a conditional requirement for planters where generally adjacent to the residential building entrance and courtyard of Apartment 101 (as generally indicated in red in below image).



7.30 The remaining built form considerations of the DDO8 have been satisfied as follows:

Design Element	Compliance
Building Height and Setbacks DDO8-1 (Main Roads)	
<ul style="list-style-type: none"> 11 metres provided the condition regarding minimum land size (1800sqm all in the same precinct) is met. 	<p>Satisfied</p> <p>Height is considered appropriate for reasons detailed at setion 7.23 of assessment.</p>
<ul style="list-style-type: none"> Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser. For the purposes of this schedule, balconies, terraces and verandahs may encroach within the street setback by a maximum of 2 metres. 	<p>Satisfied</p> <p>The building is setback 7.3 metres from the frontage, which exceeds the 6 metres permitted. Balconies do not encroach more than 2 metres into this setback and incorporate “breaks” across the frontage. Exceeding the minimum setback requirement is considered responsive to the achievement of both the ramped access into the building, and sufficient space for the anticipated level of landscaping.</p>

Design Element	Compliance
Form	
<ul style="list-style-type: none"> • Ensure that the site area covered by buildings does not exceed 60 percent. • Provide visual interest through articulation, glazing and variation in materials and textures. • Minimise buildings on boundaries to create spacing between developments. 	<p>Satisfied</p> <p>The site coverage meets the 60% requirement. No boundary construction is proposed and high quality interest is achieved with slight variation to colour recommended, as detailed in section 7.26 of assessment.</p>
<ul style="list-style-type: none"> • Where appropriate ensure that buildings are stepped down at the rear of sites to provide a transition to the scale of the adjoining residential area. • Where appropriate, ensure that buildings are designed to step with the slope of the land. 	<p>Satisfied</p> <p>Setbacks to the rear boundary are generous, being 6 metres for the ground and first floor and 7.1 metres at the second floor level. The building elements upon the rooftop are over 13 metres from the rear boundary. These rear setbacks satisfactorily offset the slope constraints.</p>
<ul style="list-style-type: none"> • Avoid reliance on below ground light courts for any habitable rooms. 	<p>Satisfied</p> <p>The medical centre suites are essentially below ground level, though provided with 1900mm high windows to enable natural light source. This is an acceptable response for non-habitable rooms.</p>
<ul style="list-style-type: none"> • Ensure the upper level of a two storey building provides adequate articulation to reduce the appearance of visual bulk and minimise continuous sheer wall presentation. 	<p>N/A</p>
<ul style="list-style-type: none"> • Ensure that the upper level of a three storey building does not exceed 75% of the lower levels, unless it can be demonstrated that there is sufficient architectural interest to reduce the appearance of visual bulk and minimise continuous sheer wall presentation. 	<p>Satisfied</p> <p>The third storey footprint is approximately 73% of the floor levels below. The third level is also well articulated and visibly recessed from the levels below.</p>
<ul style="list-style-type: none"> • Integrate porticos and other design features with the overall design of the building and not include imposing design 	<p>Satisfied</p> <p>The projecting “boxed” balcony elements</p>

Design Element	Compliance
features such as double storey porticos.	positively enhance the overall architectural quality of the building and will not be imposing or dominating, particularly given they are setback 5.3m from the frontage.
<ul style="list-style-type: none"> • Be designed and sited to address slope constraints, including minimising views of basement projections and/or minimising the height of finished floor levels and providing appropriate retaining wall presentation. 	<p>Satisfied</p> <p>The design suitably manages slope constraints.</p>
<ul style="list-style-type: none"> • Be designed to minimise overlooking and avoid the excessive application of screen devices. 	<p>Satisfied</p> <p>Overlooking has been treated through the application of louvred elements with restricted openings upon balconies facing a residential interface. This enables residents some outward view to preserve internal amenity, whilst protecting privacy.</p>
<ul style="list-style-type: none"> • Ensure design solutions respect the principle of equitable access at the main entry of any building for people of all mobilities. 	<p>Satisfied</p> <p>The pedestrian ramp into the building achieves a 1:14 gradient, in addition to lift access servicing each level.</p>
<ul style="list-style-type: none"> • Ensure that projections of basement car parking above natural ground level do not result in excessive building height as viewed by neighbouring properties. • Ensure basement or undercroft car parks are not visually obtrusive when viewed from the front of the site. • Integrate car parking requirements into the design of buildings and landform by encouraging the use of undercroft or basement parking and minimise the use of open car park and half basement parking. 	<p>Satisfied</p> <p>Whilst the basement is substantially beneath the ground level, the projection in the south-west is somewhat unavoidable, with additional height associated with this element suitably offset by more generous boundary setbacks. In context of the neighbouring conditions and treatment proposed, this projection will not cause detriment. As viewed from Manningham Road, the basement is completely concealed.</p>
<ul style="list-style-type: none"> • Ensure the setback of the basement or undercroft car park is consistent with the front building setback and is setback a minimum of 4.0m from the rear boundary to enable effective landscaping to be established. • Ensure that building walls, including 	<p>Satisfied</p> <p>Rear basement setback is considered appropriate.</p>

Design Element	Compliance
<p>basements, are sited a sufficient distance from site boundaries to enable the planting of effective screen planting, including canopy trees, in larger spaces.</p>	
<ul style="list-style-type: none"> • Ensure that service equipment, building services, lift over-runs and roof-mounted equipment, including screening devices is integrated into the built form or otherwise screened to minimise the aesthetic impacts on the streetscape and avoids unreasonable amenity impacts on surrounding properties and open spaces. 	<p>Satisfied</p> <p>The metering and service cabinets are provided in a condensed manner at the western end of the frontage. The use of mesh screening upon the metering cabinets provides an integrated design response which draws upon the screening material applied to the play area balconies and ramp balustrades.</p>
<p>Car Parking and Access</p>	
<ul style="list-style-type: none"> • Include only one vehicular crossover, wherever possible, to maximise availability of on street parking and to minimise disruption to pedestrian movement. Where possible, retain existing crossovers to avoid the removal of street tree(s). Driveways must be setback a minimum of 1.5m from any street tree, except in cases where a larger tree requires an increased setback. • Ensure that when the basement car park extends beyond the built form of the ground level of the building in the front and rear setback, any visible extension is utilised for paved open space or is appropriately screened, as is necessary. • Ensure that where garages are located in the street elevation, they are set back a minimum of 1.0m from the front setback of the dwelling. • Ensure that access gradients of basement carparks are designed appropriately to provide for safe and convenient access for vehicles and servicing requirements. 	<p>Satisfied</p> <p>Vic Roads is the roads authority for the location of any new crossover. Vic Roads have no objection to the proposal.</p> <p>No street trees are affected by the development.</p> <p>Gradients into the basement car park are designed to ensure safe access and egress to and from the site. Basement projections have been suitably treated.</p>

Landscaping	
<ul style="list-style-type: none"> On sites where a three storey development is proposed include at least 3 canopy trees within the front setback, which have a spreading crown and are capable of growing to a height of 8.0m or more at maturity Provide opportunities for planting alongside boundaries in areas that assist in breaking up the length of continuous built form and/or soften the appearance of the built form. 	<p>Satisfied</p> <p>Three canopy trees capable of reaching at least 8 metres in height are accommodated within the front setback, in addition to supplementary trees and understory planting.</p> <p>Canopy trees and hedge-forming species are proposed along the side and rear boundaries to establish a dense screen of vegetation which will, in time, soften and reduce views of the built form from adjoining properties.</p>
Fencing	
<ul style="list-style-type: none"> A front fence must be at least 50 per cent transparent. On sites that front Doncaster, Tram, Elgar, Manningham, Thompsons, Blackburn and Mitcham Roads, a fence must: <ul style="list-style-type: none"> not exceed a maximum height of 1.8m be setback a minimum of 1.0m from the front title boundary. <p>and a continuous landscaping treatment within the 1.0m setback must be provided.</p> 	<p>Satisfied</p> <p>No front fence is proposed per se, however the 3-D renders indicate that a handrail is proposed to support the pedestrian ramp leading into the building entrance. The balustrade is designed to match to mesh screening utilised upon the balcony balustrades, but given it within 3 metres of the frontage, a condition will require it demonstrate a suitable level of transparency.</p>

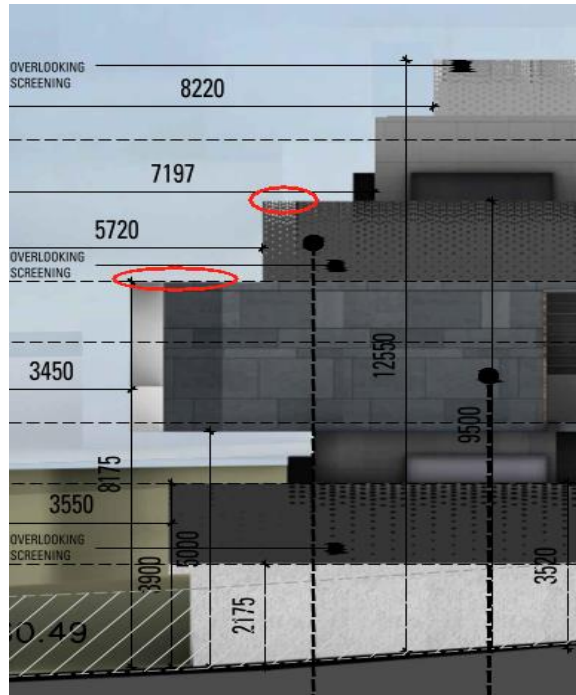
Two or more dwellings on a lot and residential buildings;

7.31 Pursuant to Clause 55 (Two or more dwellings on a lot and residential buildings), a development must meet all of the objectives of this clause and should meet all of the standards. It is noted that Clauses 55.03-5, 55.03-6, 55.04-8, 55.05-1, 55.05-2 and 55.05-6 are not applicable to an application to construct an apartment development.

7.32 As detailed in the table below, the development **satisfies** all objectives of relevance to the application. Where design modifications or further justification is required, the following is offered:

Clause 55.04-1 Side and rear setbacks

- 7.33 The setbacks numerically required by Standard B17 of Clause 55.04-1 have been met in all instances, with exception of two minor wall/balcony elements upon the western elevation, circled in red in the image below.



- 7.34 These elements are located at the southern end of the eastern elevation, where slope is greatest. The eastern boundary setbacks proposed fall approximately 25cm short of the setback suggested by Standard B17. These shortfalls are located opposite a narrow service yard of No. 130 Manningham Road. The adjoining dwelling has no windows facing this particular section of the building. Neighbouring residents utilising the service yard would not see beyond the boundary fence, and therefore these small encroachments are unlikely to be perceivable.
- 7.35 Furthermore, there will be no impact upon the townhouses approved for construction on this neighbouring property, which are designed to include a garage on the boundary in this location, and no direct outlook toward the site with respect to window designs and primary open space locations. For these reasons, the Objective is satisfied, as the impacts associated are minimal if any.
- 7.36 With respect to the third level bathroom element servicing the rooftop play area, it is unclear on elevation if the required western boundary setback is met. A condition will require compliance with the Standard be demonstrated in this instance. The wall is located opposite the more sensitive courtyards of the two adjoining units, which are unlikely to be redeveloped despite their growth zoning. The setback or wall treatment could also be readily modified without compromise to the design, if compliance is not currently achieved.

Noise impacts– Clause 55.07-6

- 7.37 The submitted Acoustic report suggests that no more than half of the children would utilise the rooftop play area at any one time. The predicted noise levels were measured by placing noise sensitive receivers within the residential lot boundaries surrounding and within the site; outside windows to habitable areas, or within grounds at a height of 1.5 metres. The assessment results suggests that the noise levels would range between 39-50dB, falling within the 55sB conformance guidelines.
- 7.38 The report concludes that the attenuation of noise with distance is expected to provide sufficient sound reduction for noise levels from outdoor play, to comply with AAAC guideline criteria. Additionally, a noise management plan is recommended for the centre and will be required to ensure appropriate practices are implemented with respect to the play area use and general operations.
- 7.39 It should also be noted that the balconies associated with the childcare rooms have been provided for ESD purposes to accommodate sizeable openings for improved access to daylight and ventilation. These windows would otherwise need to be highlight windows for safety reasons, which would for a poor level of internal amenity and poor architectural outcome. Whilst not intended to be used as play areas, a condition will require an updated assessment to review any acoustic measures or restrictions applicable.

Daylight to new windows – Clause 55.05-3

- 7.40 Four apartments have a single aspect to the south-west which is a limitation of the site's orientation. The two ground level apartment meet the daylight to new window requirements of Standard B27, however as highlighted in the SMP, the overall daylight factor percentage for the total living area of Apartment 103 is quite low (only 44% of total area living space receives good daylight access, as highlighted in green below).
- 7.41 The balcony overhangs associated with the dwellings directly above the living room window are a likely contributing factor to the reduced daylight, in addition to the need for high screening around the perimeter of the adjacent balcony. A condition will require that the balcony depth of Apartments 207 above be reduced by 250mm to in turn increase daylight and create a more "open" outlook and sky view. The same requirement will be applied to Apartment 208 to retain symmetry across the elevation, and similarly improve daylight access to Apartment 104 directly below. The affected balconies will still retain an overall area of at least 18sqm with this change.



- 7.42 A condition will also require the windows of the inset bedrooms windows to Apartments 208, 202, 203 be widened (to match the general width highlighted in yellow above) to improve daylight access. A highlight window (as generally shown in red above) will also be required upon the internally facing elevations of the corresponding bedrooms for Apartments 103, 104, 207 and 208 to ensure Standard B27 is met in all instances.
- 7.43 The boxed balcony elements applied to the side or rear facing balconies (excluding those facing the street with clear glazed balustrades) will require a conditional modification to provide for one third of the perimeter coverings to be open, as required by the Standard. This could be easily through the insertion of openings into the roof or side panels of the frames, or possibly through changes in balustrade materials.

Accessibility and Functional Layout Clauses - 55.07-7 and 55.07-12

- 7.44 Some of the apartments fall short of the required living room minimum dimensions and areas, particularly when accounting of circulation space. There are also a few instances where bedrooms are marginally below the minimum 3 metre dimensions required. Given many of these dwellings have two fully equipped bathrooms, there is ability to carry out internal modifications in preference for an improved layout for the more usable living room areas and bedrooms. This could be easily achieved in most cases through reductions to or removal of surplus bathrooms, however there is possibility that Apartment 301 and 302 may require the removal of a bedroom to achieve this, or be combined into one.
- 7.45 Similarly, the required 50% of apartments should be modified to be achieve the accessibility requirements for the corridor widths and bathroom layouts. A condition will require the apartment layouts be modified as necessary to achieve compliance with the minimum requirements.
- 7.46 The remaining considerations as relevant to Clause 55 are satisfied as follows:

OBJECTIVE	OBJECTIVE SATISFIED / NOT-SATISFIED
Clause 55.02 Neighbourhood Character and Infrastructure	
<p>55.02-1 – Neighbourhood Character</p> <ul style="list-style-type: none"> To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. To ensure that development responds to the features of the site and the surrounding area. 	<p>Satisfied</p> <p>The DDO8 determines the preferred neighbourhood character. The development is consistent with the desired future character as detailed in the assessments above.</p>
<p>55.02-2 – Residential Policy</p> <ul style="list-style-type: none"> To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework. To support medium densities in areas where development can take advantage of public transport and community infrastructure and services. 	<p>Satisfied</p> <p>The application was accompanied by a written statement that demonstrated how the applicant considers the development to be consistent with State, Local and Council policy.</p>
<p>55.02-3 – Dwelling Diversity</p> <ul style="list-style-type: none"> To encourage a range of dwelling sizes and types in developments of 10+ dwellings. 	<p>Satisfied</p> <p>The proposed development provides for a mixture of one, two and three bedroom layouts to provide for diversity and choice.</p>
<p>55.02-4 – Infrastructure</p> <ul style="list-style-type: none"> To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure. 	<p>Satisfied</p> <p>The site has access to all services. The applicant will be required to provide an on-site stormwater detention system to alleviate pressure on the drainage system.</p> <p>There are no service supply issues in the subject neighbourhood.</p>
<p>55.02-5 – Integration With Street</p> <ul style="list-style-type: none"> To integrate the layout of development with the street. 	<p>Satisfied</p> <p>The main entry is oriented to face the main street frontage and provides for a stair connection, in addition to the more accessible options of ramped access and internal lift services.</p> <p>The proposed development provides adequate vehicle links via the basement.</p>
Clause 55.03 Site Layout and Building Massing	
<p>55.03-1 – Street Setback</p> <ul style="list-style-type: none"> To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site. 	<p>Satisfied</p> <p>The building setbacks exceeds the 6 metres preferred by the DDO8.</p>

OBJECTIVE	OBJECTIVE SATISFIED / NOT-SATISFIED
<p>55.03-2 – Building Height</p> <ul style="list-style-type: none"> To ensure that the height of buildings respects the existing or preferred neighbourhood character. 	<p>Satisfied</p> <p>The maximum building height and average heights overall heights are consistent DDO8 requirements.</p>
<p>55.03-3 – Site Coverage</p> <ul style="list-style-type: none"> To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site. 	<p>Satisfied</p> <p>Site coverage does not exceed 60%.</p>
<p>55.03-4 – Permeability and stormwater management</p> <ul style="list-style-type: none"> To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration. 	<p>Satisfied</p> <p>At least 20% of the site is comprised of pervious surfaces.</p>
<p>55.03-5 – Energy Efficiency</p> <ul style="list-style-type: none"> To achieve and protect energy efficient dwellings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy. 	<p>This clause does not apply to an apartment development.</p>
<p>55.03-6 – Open Space</p> <ul style="list-style-type: none"> To integrate the layout of development with any public and communal open space provided in or adjacent to the development. 	<p>This clause does not apply to an apartment development.</p>
<p>55.03-7 – Safety</p> <ul style="list-style-type: none"> To ensure the layout of development provides for the safety and security of residents and property. 	<p>Satisfied</p> <p>There are no obscured or isolated areas, with the main entries visible to the street and with surveillance also available from within the building.</p>
<p>55.03-8 – Landscaping</p> <ul style="list-style-type: none"> To encourage development that respects the landscape character of the neighbourhood. To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. To provide appropriate landscaping. To encourage the retention of mature vegetation on the site. 	<p>Satisfied</p> <p>The submitted landscape plan demonstrates a substantial mix of canopy trees, understory and ground covers within the boundary perimeters and is consistent with the landscaping requirements of the DDO8.</p> <p>Neighbouring vegetation is adequately protected. Conditional requirements to apply tree protection measures during construction will be required.</p>

OBJECTIVE	OBJECTIVE SATISFIED / NOT-SATISFIED												
<p>55.03-9 – Access</p> <ul style="list-style-type: none"> To ensure the number and design of vehicle crossovers respects the neighbourhood character. 	<p>Satisfied</p> <p>One point of access is proposed and the crossover is designed to accord with VicRoads requirements, without exceeding the permissible width of the site frontage.</p>												
<p>55.03-10 – Parking Location</p> <ul style="list-style-type: none"> To provide convenient parking for resident and visitor vehicles. To protect residents from vehicular noise within developments. 	<p>Satisfied</p> <p>The basement provides a functional layout which provides a isabel arrangement which reduces conflict bewteen the three differiing uses. The lower basement level will be reserved for residents and staff, leaving the more temporary arrival and departures of vehicles associated with medical centre patients and childcare drop-offs restricted to the upper level basement.</p>												
<p>Clause 55.04 Amenity Impacts</p>													
<p>55.04-1 – Side And Rear Setbacks</p> <ul style="list-style-type: none"> To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings. 	<p>Satisfied</p> <p>All setbacks comply with Standard B17. See assessment for conditional changes to address top level western setback and justification with respect to the following:</p> <table border="1" data-bbox="868 1144 1406 1420"> <thead> <tr> <th>Location</th> <th>Wall height (m)</th> <th>Setback required (m)</th> <th>Setback provided (m)</th> </tr> </thead> <tbody> <tr> <td>Level 1 east elevation</td> <td>8.17</td> <td>3.26</td> <td>3</td> </tr> <tr> <td>Level 2 east balcony</td> <td>9.7</td> <td>4.79</td> <td>4.55</td> </tr> </tbody> </table>	Location	Wall height (m)	Setback required (m)	Setback provided (m)	Level 1 east elevation	8.17	3.26	3	Level 2 east balcony	9.7	4.79	4.55
Location	Wall height (m)	Setback required (m)	Setback provided (m)										
Level 1 east elevation	8.17	3.26	3										
Level 2 east balcony	9.7	4.79	4.55										
<p>55.04-2 – Walls On Boundaries</p> <ul style="list-style-type: none"> To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings. 	<p>N/A</p> <p>No walls on boundaries are proposed.</p>												
<p>55.04-3 – Daylight To Existing Windows</p> <ul style="list-style-type: none"> To allow adequate daylight into existing habitable room windows. 	<p>Satisfied</p> <p>Windows in neighbouring dwellings are provided the necessary light court and setbacks from the development.</p>												

<p>55.04-4 – North Facing Windows</p> <ul style="list-style-type: none"> To allow adequate solar access to existing north-facing habitable room windows. 	<p>Satisfied</p> <p>The adjoining dwelling to the south at 1 Lincoln Drive has one habitable room window within 3 metres of the common property. Building setbacks either meet or exceed the specified requirements of Standard B20.</p>
<p>55.04-5 – Overshadowing Open Space</p> <ul style="list-style-type: none"> To ensure buildings do not significantly overshadow existing secluded private open space. 	<p>Satisfied</p> <p>Shadowing affects the SPOS of the two dwellings to the south in the earlier hours of the day. Shadows are greatest at 9.00am and then completely removed by midday. Even when shadowing is at its most at 9.00am, only a marginal amount of the total open space areas of the adjoining properties are affected, falling well within the prescribed limits of Standard B21. It is also noted that the primary patio area of No 1 Lincoln Drive is covered and therefore not substantially affected.</p> <p>Shadows in the afternoon period will be cast toward No. 130 Manningham Road, however falling upon a service area already in shadow and not affecting the main POS area. The approved townhouses have their SPOS areas oriented away from the common boundary so will be similarly unaffected.</p>
<p>55.04-6 – Overlooking</p> <ul style="list-style-type: none"> To limit views into existing secluded private open space and habitable room windows. 	<p>Satisfied</p> <p>All balconies are appropriately screened. The residential balconies are provided with a fixed louvered treatment where facing a residential abuttal. The mesh screening to the childcare element similarly offers privacy with not more than 25% transparency. All are to heights of at least 1.7m above the FFL as required to meet Standard B22. There are a limited number of unscreened windows within the central intent of the south elevations, though are located 9.6 metres from the site boundary and therefore do not require screening.</p>
<p>55.04-7 – Internal Views</p> <ul style="list-style-type: none"> To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development. 	<p>Satisfied</p> <p>Dividing walls or screens are appropriately applied to all balconies to prevent internal views.</p>
<p>55.04-8 – Noise Impacts</p> <ul style="list-style-type: none"> To contain noise sources in developments that may affect existing dwellings. To protect residents from external noise. 	<p>This clause does not apply to an apartment development.</p>

Clause 55.05 Onsite Amenity and Facilities	
55.05-1 – Accessibility <ul style="list-style-type: none"> To encourage the consideration of the needs of people with limited mobility in the design of developments. 	This clause does not apply to an apartment development.
55.05-2 – Dwelling Entry <ul style="list-style-type: none"> To provide each dwelling or residential building with its own sense of identity. 	This clause does not apply to an apartment development.
55.05-3 – Daylight To New Windows <ul style="list-style-type: none"> To allow adequate daylight into new habitable room windows. 	Satisfied with condition See assessment for modifications required address areas of non-compliances. All other habitable room windows of the dwellings face onto an outdoor space with minimum area of 3m ² and a minimum dimension of 1.0m, in accordance with Standard B27.
55.05-4 – Private Open Space <ul style="list-style-type: none"> To provide adequate private open space for the reasonable recreation and service needs of residents. 	Satisfied All dwellings meet or exceed the minimum 8sqm balcony areas required. Whilst Apartment 209 has only a 7sqm balcony to its west, it is provided with a supplementary balcony with an area of 13sqm to its south also, therefore totalling quite a substantial area.
55.05-5 – Solar Access To Open Space <ul style="list-style-type: none"> To allow solar access into the secluded private open space of new dwellings and residential buildings. 	Satisfied Most balconies have either a northern, eastern or western orientation and will receive a suitable amount of sunlight. Apartments 103, 104, 207 and 208 however, will have south-west facing balconies. It is noted that these balconies are likely to receive some westerly sunlight. This is not ideal, though somewhat unavoidable in apartment developments.
55.05-6 – Storage <ul style="list-style-type: none"> To provide adequate storage facilities for each dwelling. 	This clause does not apply to an apartment development.
Clause 55.06 Detailed Design	
55.06-1 – Design Detail <ul style="list-style-type: none"> To encourage design detail that respects the existing or preferred neighbourhood character. 	Satisfied As discussed above, the objectives and design guidelines of Clause 43.02 (DDO8) envisage contemporary, articulated and integrated architectural expression taking into

	account the existing and preferred neighbourhood character. The proposal achieves this, providing a high quality architectural presentation with a high amount of articulation and interest.
55.06-2 – Front Fence <ul style="list-style-type: none"> To encourage front fence design that respects the existing or preferred neighbourhood character. 	Satisfied No front fencing is proposed.
55.06-3 – Common Property <ul style="list-style-type: none"> To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership. 	Satisfied The divisional treatment of the residential and non-residential uses is clear in the separation of the entries and corridors. The shared use of the excess spaces can be managed via a condition for these spaces to remain in common property.
55.06-4 – Site Services <ul style="list-style-type: none"> To ensure that site services can be installed and easily maintained. To ensure that site facilities are accessible, adequate and attractive. 	Satisfied Meters are provided in cabinets along the main frontage as required, though treated in a manner that will integrate into the overall design of the building.
Clause 55.07 Apartment Developments	
55.07-1 – Energy efficiency <ul style="list-style-type: none"> To achieve and protect energy efficient dwellings and buildings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy. To ensure dwellings achieve adequate thermal efficiency. 	Satisfied with condition The submitted Sustainability Management Plan states that for the purpose of BESS assessment, energy scores are 73% which is above best practice. With some modifications to the SMP, the proposal can meet Council's ESD expectations for a development of this scale. See report for discussion regarding suggested improvements to daylight access.
55.07-2 – Communal Open Space <ul style="list-style-type: none"> To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development. 	Satisfied No external communal open space is proposed per se, however the rooftop play area associated with the childcare has been designed to integrate with the overall appearance of the development. Were the childcare use ever converted to dwellings, this area could serve as a high quality communal open space.

<p>55.07-3 – Solar Access to Communal Open Space</p> <ul style="list-style-type: none"> The communal outdoor open space should be located on the north side of a building, if appropriate. 	<p>Satisfied</p> <p>Whilst not relevant to the residential assessment, the rooftop play area has full sunlight exposure, with a portion covered for weather protection.</p>
<p>55.07-4 – Deep soil areas and canopy trees</p> <ul style="list-style-type: none"> To promote climate responsive landscape design and water management in developments to support thermal comfort and reduce the urban heat island effect. 	<p>Satisfied</p> <p>The proposed development would provide adequate opportunities (approximately 140 sqm within the front setback of and 182sqm to the rear) for deep soil planting and landscaping.</p> <p>The submitted landscape plan shows plantation of four canopy trees within this deep soil area meeting the requirement of the standard.</p>
<p>55.07-5 Integrated water and stormwater management</p> <ul style="list-style-type: none"> To encourage the use of alternative water sources such as rainwater, stormwater and recycled water. To facilitate stormwater collection, utilisation and infiltration within the development. To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site. 	<p>Satisfied</p> <p>A 10,000L underground rainwater tank is proposed within the basement, according to the Sustainable Management Plan, and will be connected to toilets for flushing and landscape irrigation.</p> <p>Council's Engineers have required an on-site stormwater detention system to alleviate pressure on the drainage system.</p>
<p>55.07-6 Noise Impacts</p> <ul style="list-style-type: none"> To contain noise sources in developments that may affect existing dwellings. To protect residents from external and internal noise sources. 	<p>Satisfied</p> <p>See assessment.</p>
<p>55.07-7 Accessibility</p> <ul style="list-style-type: none"> To ensure the design of dwellings meets the needs of people with limited mobility. 	<p>Satisfied</p> <p>Less than half of the dwellings achieve the accessibility requirements of Standard B41, though can be readily achieved through some minor adaptations to bathrooms.</p>

<p>55.07-8 Building Entry And Circulation</p> <ul style="list-style-type: none"> • To provide each dwelling and building with its own sense of identity. • To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents. • To ensure internal communal areas provide adequate access to daylight and natural ventilation. 	<p>Satisfied</p> <p>The building entries are clearly defined and the residential and non-residential uses appropriately separated. The non-residential entry can be used to display useful information about the businesses (hours of operations etc.) and be secured outside of operating hours for the safety of residents.</p> <p>The courtyard of Apartment 101 does have the building entries in proximity, however the separation of the non-residential entry doors (which are likely to be more frequently used) toward the western side of the frontage provides a reasonable “buffer” to preserve the amenity of this apartment.</p> <p>A review of the ability to achieve natural light to corridors through provision of a skylight feature etc. will be encouraged.</p>
<p>55.07-9 Private Open Space Above Ground Floor</p> <ul style="list-style-type: none"> • To provide adequate private open space for the reasonable recreation and service needs of residents. 	<p>Satisfied</p> <p>The dwellings are provided with appropriate private open space areas, with each dwelling having a minimum of 10sqm of terrace/balcony.</p> <p>Whilst Apartments 206 and 209 provide an area of 7sqm accessible from the living area and with a width of 2 metres, the 1sqm shortfall compensated for via the provision of a secondary balconies providing an additional 13sqm area.</p>
<p>55.07-10 Storage</p> <ul style="list-style-type: none"> • To provide adequate storage facilities for each dwelling. 	<p>Satisfied</p> <p>There is a lack of detailing on plan, however the assessment submitted suggests non-compliances with the internal storage are as follows:</p> <p>Apartments 205 & 210 are 0.88m2 non-compliant.</p> <p>Apt 201 & 204 are 1.0m2 non-compliant.</p> <p>Apt 101 is 0.10m2 non-compliant.</p> <p>Apt 302 is 0.2m2 non-compliant.</p> <p>Apt 104 is 0.71m2 non-compliant.</p> <p>Given the basement storage cages are larger than usual (10sqm), the objective is satisfied.</p>
<p>55.07-11 Waste and Recycling</p> <ul style="list-style-type: none"> • To ensure dwellings are designed to encourage waste recycling. • To ensure that waste and recycling facilities are accessible, adequate and attractive. 	<p>Satisfied</p> <p>The submitted waste management plan proposes a private waste collection provided within the basement. Separate bins will be provided for residential and childcare use within the development.</p>

<ul style="list-style-type: none"> To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm. 	
<p>55.07-12 Functional Layout</p> <ul style="list-style-type: none"> To ensure dwellings provide functional areas that meet the needs of residents. 	<p>Satisfied</p> <p>Non-compliances have be observed on plan, however modifications will be require to address the following, as detailed in the assessment section:</p> <p>Ap. 201, 202, 204, 301 & 302– living area size and widths do not meet minimum requirements when accounting for circulation areas. Deletion/reduction to additional bathrooms could remediate this.</p> <p>Ap. 102, 103, 104, 202, 203, 207, 208 & 204 – a bedroom is slightly less than the minimum 3m width requirement. Deletion/reduction to second bathrooms and modification to first bedroom could remediate this.</p>
<p>55.07-13 Room Depth</p> <ul style="list-style-type: none"> To allow adequate daylight into single aspect habitable rooms. 	<p>Satisfied</p> <p>The depth of the living/dining/kitchen areas of the dwellings comply with this standard requirement as their maximum depth 9m in the worst case scenario, with kitchens located furthest and floor to ceiling heights at least 2.7m.</p>
<p>55.07-14 Windows</p> <ul style="list-style-type: none"> To allow adequate daylight into new habitable room windows. 	<p>Satisfied</p> <p>No “snorkel” windows are proposed.</p>
<p>55.07-15 Natural Ventilation</p> <ul style="list-style-type: none"> To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings. 	<p>Satisfied</p> <p>The required breeze paths for 50% of the dwellings are achieved (being those located on the outer corners of the building) which exceeds the minimum 40% required.</p>

Car Parking and traffic

Car Parking

7.47 The statutory car parking rates specified by Clause 52.06 of the Scheme relevant to the proposal require the following:

- 1 x space to each one to two bedroom dwelling;
- 2 x spaces to each three bedroom dwelling;
- 0.22 spaces per child for the childcare centre;
- 3.5 spaces per 100smq of medical centre leasable floor area (PPTN rate);
- 0 visitor parking (PPTN rate).

- 7.48 The State Government introduced the reduced rates noted above for visitor parking and the medical centre through amendment VC148 in July 2018. The servicing of the site by Smart buses has automatically included the site within the Principal Public Transport Network area. Were this not applicable, the visitor parking requirement would be 3 spaces (in place of 0), and the medical centre would require 11 spaces (in place of the 9 required).
- 7.49 The statutory requirement for 47 on-site spaces has been exceeded, with 49 spaces provided on site.

Childcare parking

- 7.50 The 20 car spaces required under the Scheme have been allocated to the childcare centre use, with 16 at the upper basement level and 4 at the lower level to be allocated to staff. Where the 92 places are filled, there would be 16 staff required, with a further 2 additional staff (director/office manager and a chef) also anticipated.
- 7.51 The childcare centre staff present on site will change, depending on the number of booked places on any given day and time. Certain days and times may see places quite heavily booked and others less, and the number of staff required will fluctuate accordingly. A condition will restrict not more than 2 supplementary staff at any one time, in addition to the minimum staffing required for the number of children being cared. This should regulate the potential for excessive ancillary or support staff being on-site, and that the number of carers remains relative to the number of places booked.
- 7.52 Drop-off and pick up times for childcare centres are quite different to schools with “set” start and finish times, and tend to result in parent parking demands being spread across a more substantial time period. The submitted traffic report states that 50% of childcare centre traffic would arrive in the AM peaks (between 8.00am-9.00pm) and the same amount departs in the PM peaks (between 5pm and 6pm). This suggests that the remaining 50% would be spaced out at differing times. General observations indicate that pick up times can often coincide with school finishing hours between 3.30pm-4.00pm (with many parents often having children in both childcare and primary school).
- 7.53 Alternative modes of transport (such as walking or public transport) could be reasonably expected for some proportion of staff and parents. In this location, the childcare centre is most likely to attract local residents within the general vicinity, including those residing in the building.

Medical centre parking

- 7.54 The 9 required car spaces are provided on-site, with 6 located at the first basement level and 3 additional spaces at the lower basement level, which are to be reserved for staff (presumably the three health service providers). With the 9.00am opening time being at the end of the AM peak period, the demand for childcare parking is likely to have reduced substantially. The appointment based nature of medical centre uses also means that patient arrival and departure times are often quite evenly spaced throughout the course of the day and regulated to minimise wait times and overlaps.

- 7.55 Whilst the type of health service provider cannot be stipulated, a **condition** will require that consultations for each provider be scheduled via appointment, and that no pathology use be established as an ancillary function. This should limit car parking pressures created through “walk-in” patients, and see no more than six patients on site at any given time with only short overlapping wait times.

Resident parking

- 7.56 The 18 required resident parking spaces are located at the lower basement. To provide a sense of security for residents, only staff parking associated with the non-residential uses will be permitted in this level. Accordingly, a **condition** will require limited access to this level, whether it be through signage or automated security grilles.

How should the car spaces be allocated?

- 7.57 Requiring parking provisions in excess of the Scheme’s requirements cannot be imposed, however where excess spaces are provided, the purpose of Clause 52.06 is referred to, which seeks *to ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- 7.58 Whilst the advertised plans sought to allocate the two excess car spaces to the residential component, the amended plans have now removed their allocation to allow a “shared use”, in response to officer recommendations.
- 7.59 The logic to this request was to maximise the on-site parking availability to respond to the realistic parking demands relevant to the uses. Peak resident visitor times are commonly known to occur within evening periods, and the likelihood of residents being home during the childcare operating hours is assumed to be relatively low, supposing that those working outside of regular business hours (such as shift workers) are unlikely to choose to reside in a mixed use building.
- 7.60 In light of this, the 2 excess spaces are considered best allocated to childcare staff during the 6.30am to 6.30pm operating hours (given up to 16-18 staff could be expected when at full capacity). Outside of these times, visitors should have access to these spaces, in addition to all other childcare and medical centre spaces outside of their respective operating hours. During the week, this would leave 29 spaces available after 6.30pm weekdays and Sundays, and 20 spaces available on Saturdays.
- 7.61 The allocation 3 spaces for medical staff and 6 spaces to the childcare staff within the lower level basement (amongst the resident parking) will assist in maximising the availability of unoccupied spaces within the upper basement level for short-term drop-offs and appointments. The centre operators may also be able to negotiate private arrangements with residents of the building to utilise unused resident parking during operating hours.
- 7.62 The medical and childcare space allocations as shown on the upper level basement plan is as expected to accord with the Scheme’s rates, however, it is questioned if there is actual benefit to restricting their use (i.e. 6 spaces allocated for use by medical centre patrons only and 16 to childcare patrons only). The nature of the two uses might actually see benefit in a “user demand” approach which simply allocates this level to both uses during all, or some of the operating hours.

- 7.63 To further impose the most functional response to containing parking on-site, a **condition** will require a car parking management plan be submitted. It is considered appropriate to also require it be updated within 6 months of the uses being established (or where any operational changes are proposed) to enable a genuine assessment of the actual demands generated by each operator. This plan will also require detailing of staffing, the type of medical centre services, and the suggested management or allocation of spaces accordingly. The requirement for an updated plan will also provide opportunity to address any known issues identified by either the operator or the Responsible Authority with respect to on-site.

Traffic

- 7.64 The plans indicate the directional flow of traffic within the basement. Both levels are intended to direct traffic in a one-way, clockwise direction. The narrower aisle adjacent to the basement ramps facilitates exiting traffic.
- 7.65 For a childcare use, vehicle and pedestrian safety is of utmost importance. The proposal is well considered in this regard, as it allows parents and children within first basement level to safely access the lifts in a manner that is generally removed from resident traffic exiting the basement during the AM peak. Residents will also experience little delay from non-residential vehicles. The one-way operation of the aisles also increases the circulation space for both vehicles and pedestrians.

Designs Standards

- 7.66 The Design Standards of Clause 52.06 relating to accessways, car parking spaces, gradients, safety and landscaping have all been met. Mechanical parking is not applicable to this application. A **condition** will require that the security grill indicated upon the basement ramp entry remain open during the non-residential use operating times to facilitate parent and patient access.
- 7.67 Bicycle parking spaces are provided well in excess of the four spaces required, and waste collection facilities are suitably located and concealed within the basement.

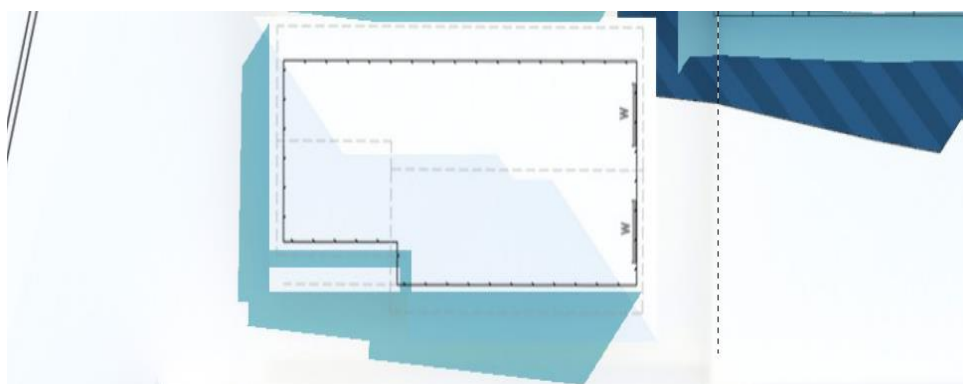
Objector issues / concerns

- 7.68 Concerns have been raised from the owners/landlords of No. 2 Nirvana Crescent which is located to the south-west of the site.

Off-site amenity impacts

- 7.69 With respect to concerns relating to **visual bulk**, it is acknowledged that the outlook from the objector's property will be changed as a result of the proposal, however, this is somewhat inevitable in this contextual location. Planning policy directs that a substantial level of change occur on sites such as this, given the main road location and proximity to existing infrastructure. The DDO8 also specifically seeks 'apartment style' developments at the scale proposed, provided transitional measures and "stepped" building heights are employed to protect the amenity of properties within the general residential zoning, such as 2 Nirvana Crescent.

- 7.70 The proposal employs an appropriate transition to the rear, presenting not more than three-storeys in height where directly adjacent to the objector's property. The building is setback no less than 6 metres from the shared boundary and even more at the roof-top level (with a 13 metre setback from the small building cores). The neighbouring trees in the vicinity of the boundary, together with the maturity of supplementary planting proposed will in time will reduce the visibility of the development. These measures combined are considered to reasonably mitigate visual bulk impacts.
- 7.71 **Overlooking** toward No 2 Nirvana Crescent (and all residential abutments) has been mitigated through application of screening devices upon balconies. The childcare windows and balconies are similarly screened. The screening mechanisms proposed (mesh screens, opaque glazing and louvres) all meet the requirements of Clause 22.05 and ResCode when expects that views be obscured or limited to not more than a 25% transparency where within a 9 meter viewing arc of neighbouring open spaces and windows.
- 7.72 **Overshadowing** will impact the objector's rear yard most substantially at 9.00am during the September equinox control period (see image below). However, even at this time, the extent of private open space affected is not extensive in context of the total open space area (affecting approx. 25%) and falls well with the limits of Standard B21 of ResCode. Compliance with the Standard indicates that the impacts are "reasonable", noting that some shadowing impacts are to be expected in context of the multi-storey built form encouraged along main roads. Given this area is vegetated, it is also likely to be already largely in shadow. Shadows are progressively reduced and completely removed by midday, leaving this property completely unaffected during the afternoon periods.



- 7.73 **Noise** will undoubtedly be generated by the childcare centre use (particularly when outdoor play occurs), however the acoustic report suggests that the expected limits fall within the permissible levels expected to maintain a reasonable level of residential amenity. The balustrades proposed and raised nature of the play area, reduces the ability for noise to travel "downwards" toward the adjoining dwellings. The restricted operating hours also protects residents from noise during evening periods and on weekends.

Traffic and car parking (traffic congestion and insufficient parking);

- 7.74 General traffic and car parking matters have largely been discussed in the assessment section above, however the specific concerns raised are with regard to the impacts of traffic and parking upon Nirvana Crescent.

- 7.75 The requirement for on-site parking is determined by the Planning Scheme, with the proposal meeting the required provisions for each use, whilst also providing 2 excess car spaces. It is acknowledged that it can be difficult to prevent persons from parking with local streets, however conditions have been recommended to limit the likelihood of this occurring through the implementation of a car parking management plan. This will require on-site parking allocation to best meet user demands, and measures to deter staff and regular users of the facility from parking in nearby residential streets.
- 7.76 Alternative modes of transport (walking or public transport) area reasonably expected in favour of full car reliance. The design and layout of the basement itself also provides the convenience of a safe and direct lift access to the centre, making on-site parking a much more appealing and convenient option. Parents with young children in particular, would most likely look to avoid walking from Nirvana Crescent to the site entry (along an Arterial Road).
- 7.77 Vehicles utilising Nirvana Crescent to avoid Manningham Road might occur where shared trips are made from St Clements Primary, however the “left-turn only” restrictions applicable to the intersection would not provide a direct route to the site. Preference to travel in a westerly directly along Manningham Road (from Lincoln Drive) would be the more apparent choice to enable direct access into the basement.
- 7.78 Council’s Infrastructure Services Engineers have reviewed the proposal and raised no concerns with respect to existing or potential issues affecting Nirvana Crescent. Should existing parking issues exist, it is encouraged they be further elaborated to the Infrastructure Services Unit to enable investigations of the current conditions, and whether remedial measures (such as parking restrictions) are necessary.

Vegetation loss

- 7.79 The loss of vegetation of designated development sites is difficult to avoid. There are no planning controls restricting vegetation removal, however an Arborist report has undertaken an assessment of the trees on site. One tree was assessed as having a high retention value, with the remaining of medium to low value. There appears to be potential to retain Trees 8, 9 and 13 which are located in close proximity to the shared boundary. A condition will require this be explored, given they provide mature canopy coverage and screening benefits.

Loss of views and property devaluation

- 7.80 Whilst it is recognised that views may form part of residential amenity, there is no specific controls within the Manningham Planning Scheme that protects residents’ rights to a view. It is not considered that the extent of views lost or the significance of the view would warrant refusal or modification of the application
- 7.81 The Victorian Civil and Administrative Tribunal and its predecessors have generally found subjective claims that a proposal will reduce property values are difficult, if not impossible to gauge and of no assistance to the determination of a planning permit application. It is considered the impacts of a proposal are best assessed through an assessment of the amenity implications rather than any impacts upon property values. This report provides a detailed assessment of the amenity impact of this proposal.

8. DECLARATION OF CONFLICT OF INTEREST

- 8.1 No officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.



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124-128 MANNINGHAM ROAD, BULLEEN
L9UPJ14P4P1P4NS1P4

DESIGN PROPOSAL
L9P1 124-128 MANNINGHAM ROAD

DRAWING NO.
TR 001

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124-128 MANNINGHAM ROAD - BULLEEN

190214

AREA SCHEDULE/YIELD SUMMARY

SITE AREA m ²	SITE COVERAGE m ²	IMPERVIOUS SITE COVERAGE m ²
1472	1000	1222
PERCENTAGE OF SITE (%)	68	73

NOTE:
10 STORAGE CAGES IN BASEMENT LEVELS
ALLOW FOR MINIMUM 1 STORAGE CAGE
PER APARTMENT
REFER TO TP 400 - TP 406 FOR DETAILS

APARTMENT	NSA m ²	POS m ²	QUANTITY (APTS)	TOTAL NSA m ²	TOTAL POS m ²
TYPE 1 (1 BED)	53	15	2	106	30
TYPE 2 (2 BED)	82	15	2	164	41
TYPE 2 (2 BED) L1 - LARGER POS		1 APTS = 26			
TYPE 3 (2 BED)	91	20	2	182	40
TYPE 4 (2 BED)	86	16	6	516	106
TYPE 4 (2 BED) L1 - LARGER POS		2 APTS = 21			
TYPE 5 (2 BED)	94	24	1	94	24
TYPE 6 (2 BED)	71	43	1	71	43
TYPE 7 (2 BED)	104	53	1	104	53
TYPE 8 (2 BED)	74	43	1	74	43
TOTAL			16	1311	300

MEDICAL CENTRE & CHILDCARE	NSA m ²	POS m ²
MEDICAL CENTRE	266	12
CHILDCARE	1212	34
TOTAL	1478	106

YIELD SUMMARY - 14/02/2019

LEVELS	1 BEDROOM	2 BEDROOM	3 BEDROOM	GFA m ²
BASEMENT LEVEL 2	0	0	0	1265
BASEMENT LEVEL 1	0	0	0	1265
GROUND	0	2	2	1000
LEVEL 1	2	0	0	1021
LEVEL 2	0	2	0	929
LEVEL 3	0	0	0	720
TOTAL	2	2	2	6200
TOTAL APARTMENTS = 16				

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124-128 MANNINGHAM ROAD, BULLEEN
MIXED USE DEVELOPMENT

PROJECT NO: 36-0224
REASON FOR ISSUE: TOWN PLANNING

DESIGN PROPOSAL
DEVELOPMENT SUMMARY

REVISION: 6
DATE: JUNE 19

DRAWING NO:
TP-901



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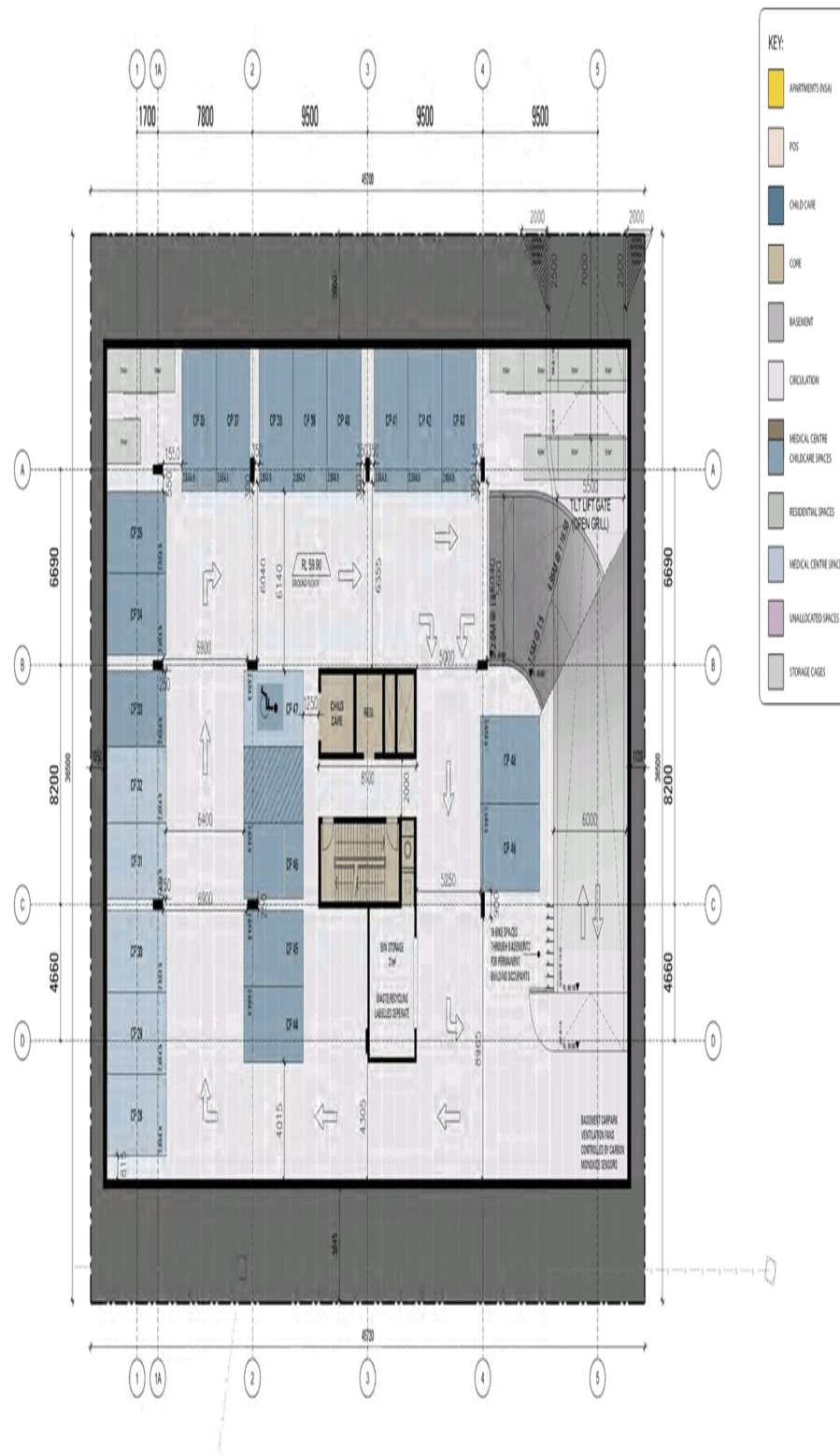
124-128 MANNINGHAM ROAD, BULLEEN
 MIXED USE DEVELOPMENT

PROJECT NO: 36-0234
 REASON FOR ISSUE: TOWN PLANNING

DESIGN PROPOSAL
 BASEMENT LOWER

REVISION: 6
 DATE: JUNE 19
 SCALE: 1:100@ A1
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DRAWING NO:
TP-040



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124-128 MANNINGHAM ROAD, BULLEEN
MIXED USE DEVELOPMENT

PROJECT NO.
36-0224

REASON FOR ISSUE
TOWN PLANNING

DESIGN PROPOSAL
BASEMENT UPPER

REVISION
6

DATE
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SCALE:
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124-128 MANNINGHAM ROAD, BULLEEN
 MIXED USE DEVELOPMENT

PROJECT NO:
36-0234

REASON FOR ISSUE:
TOWN PLANNING

DESIGN PROPOSAL
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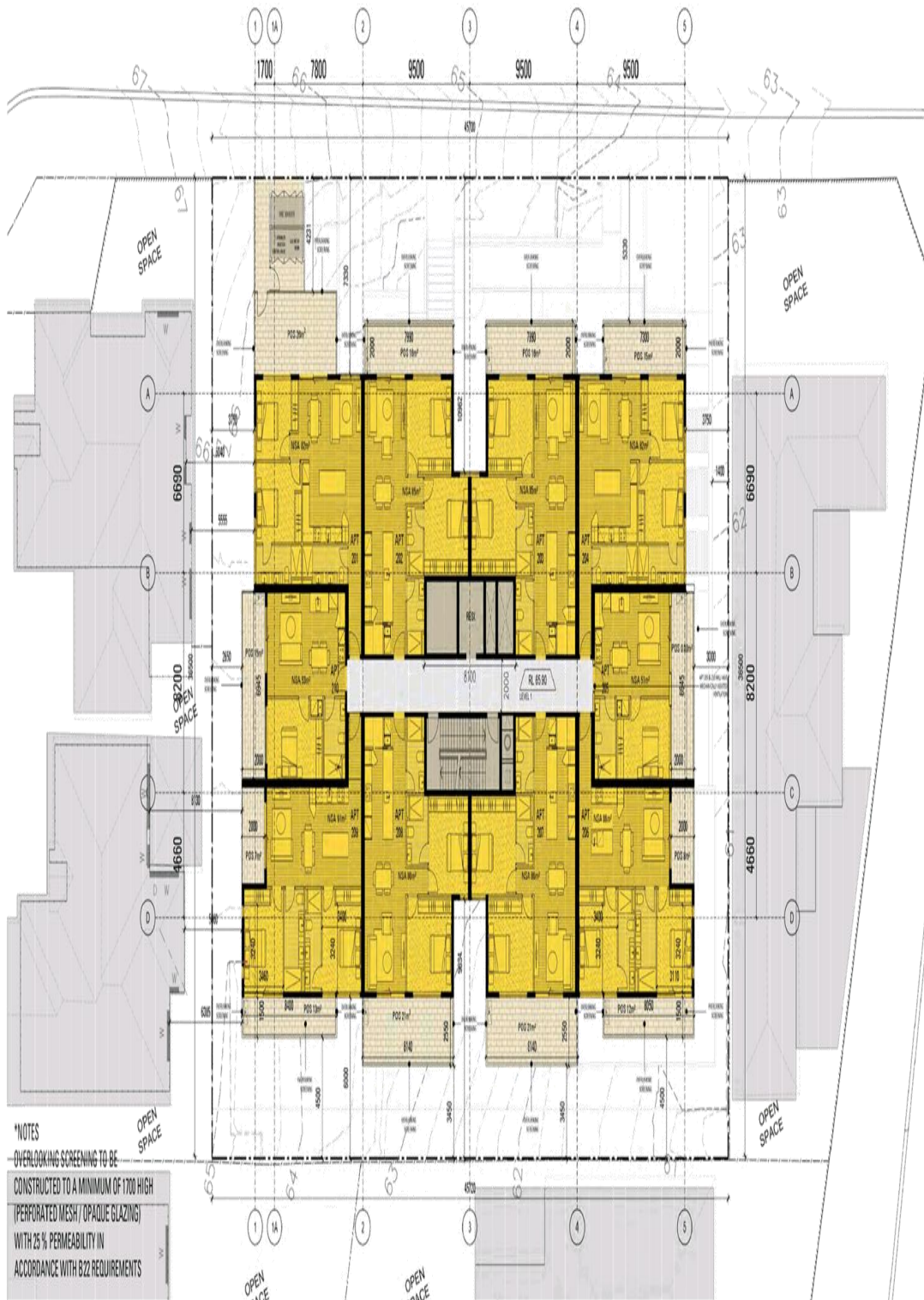
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TP-100



*NOTES
 OVERLOOKING SCREENING TO BE
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 (PERFORATED MESH / OPAQUE GLAZING)
 WITH 25% PERMEABILITY IN
 ACCORDANCE WITH B22 REQUIREMENTS

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124-128 MANNINGHAM ROAD, BULLEEN
 MIXED USE DEVELOPMENT

PROJECT NO:
 38-0234

REASON FOR ISSUE
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DESIGN PROPOSAL
 LEVEL ONE

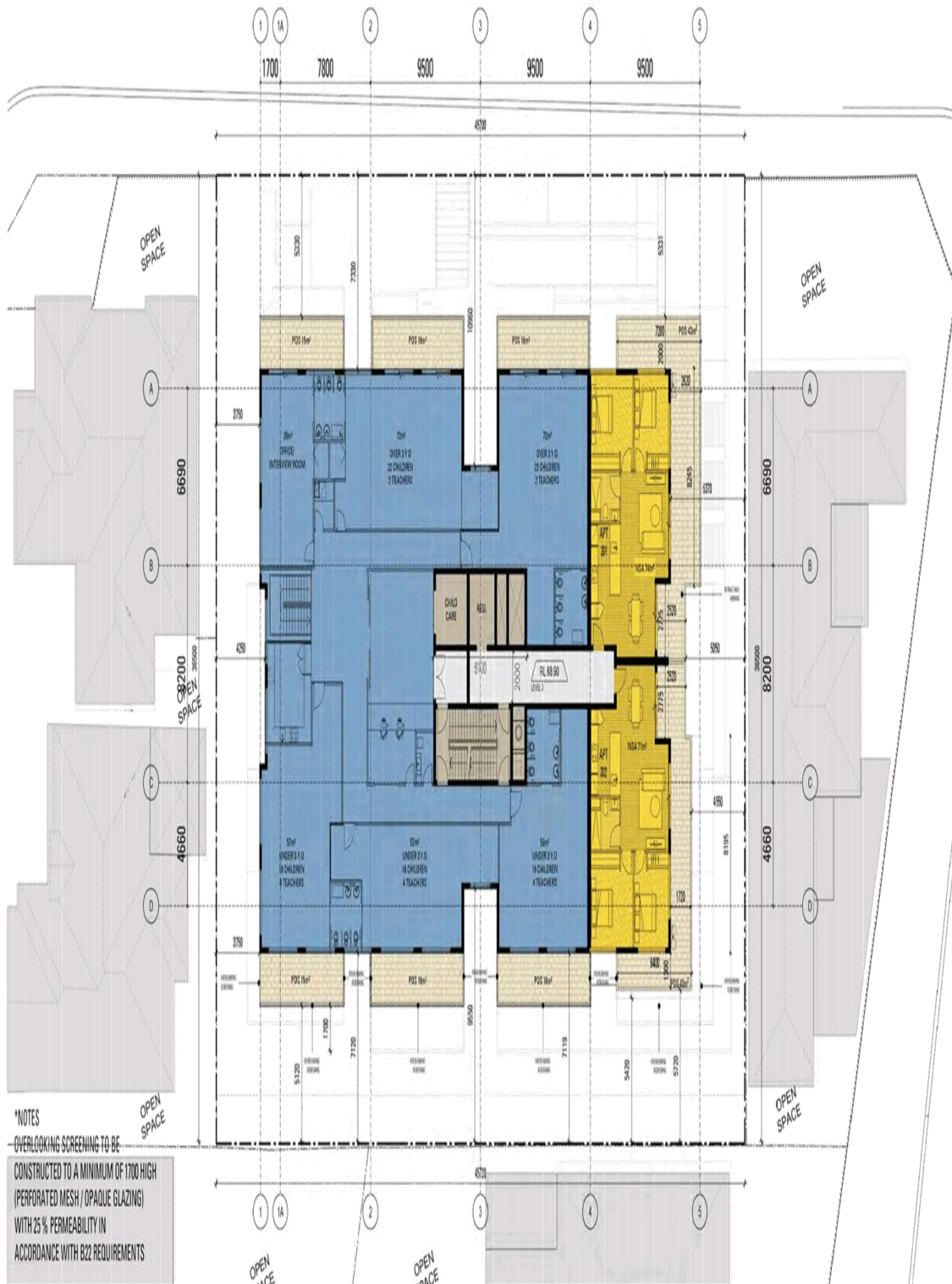
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DRAWING NO:
TP-101



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124-128 MANNINGHAM ROAD, BULLEEN
MIXED USE DEVELOPMENT

PROJECT NO:
36-0234

REASON FOR ISSUE:
TOWN PLANNING

DESIGN PROPOSAL
LEVEL TWO

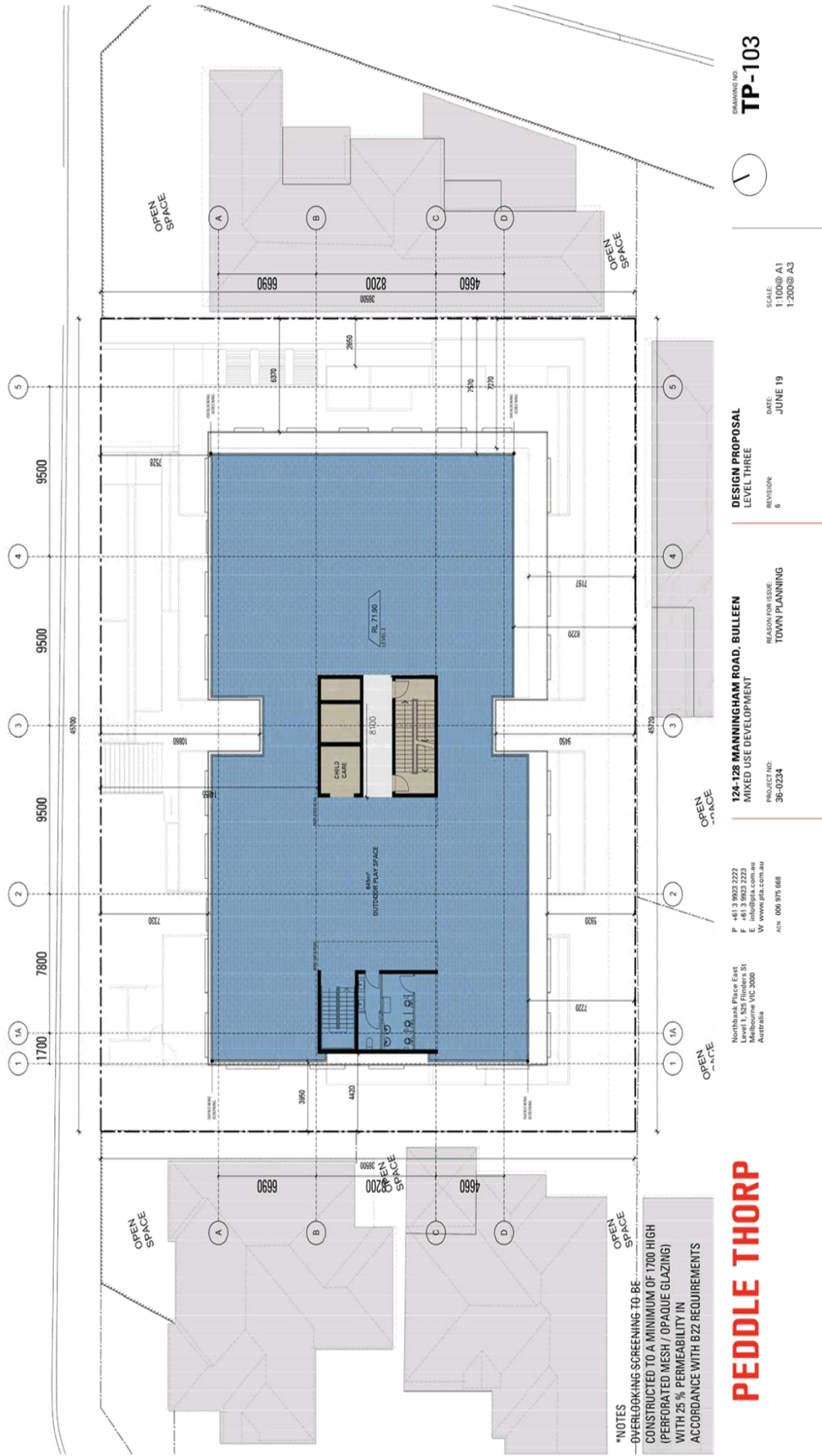
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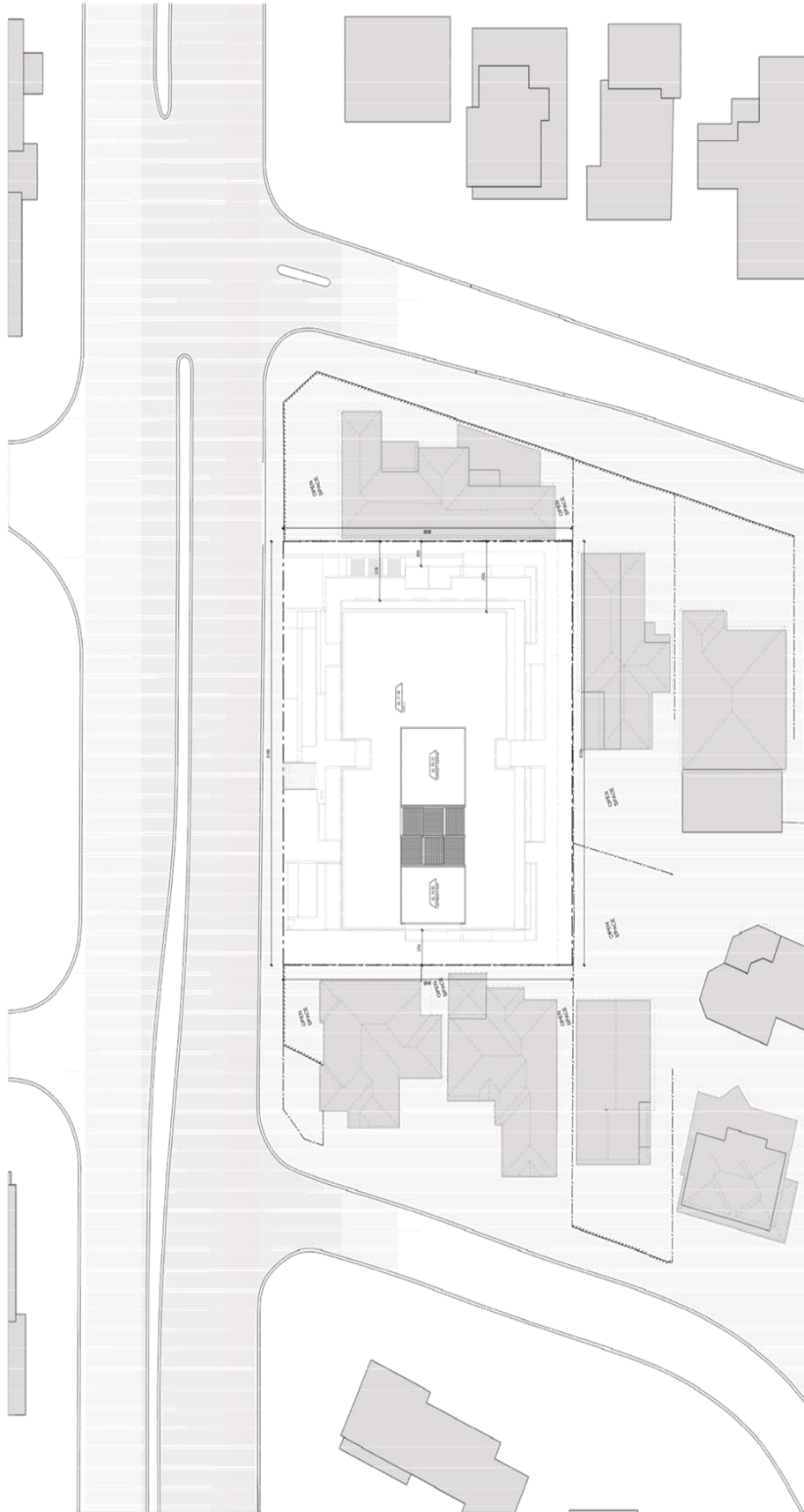
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DRAWING NO.
TP-104



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DESIGN PROPOSAL
ROOF PLAN

DATE
JUNE 19

REVISION
6

124-128 MANNINGHAM ROAD, BULLEN
MIXED USE DEVELOPMENT

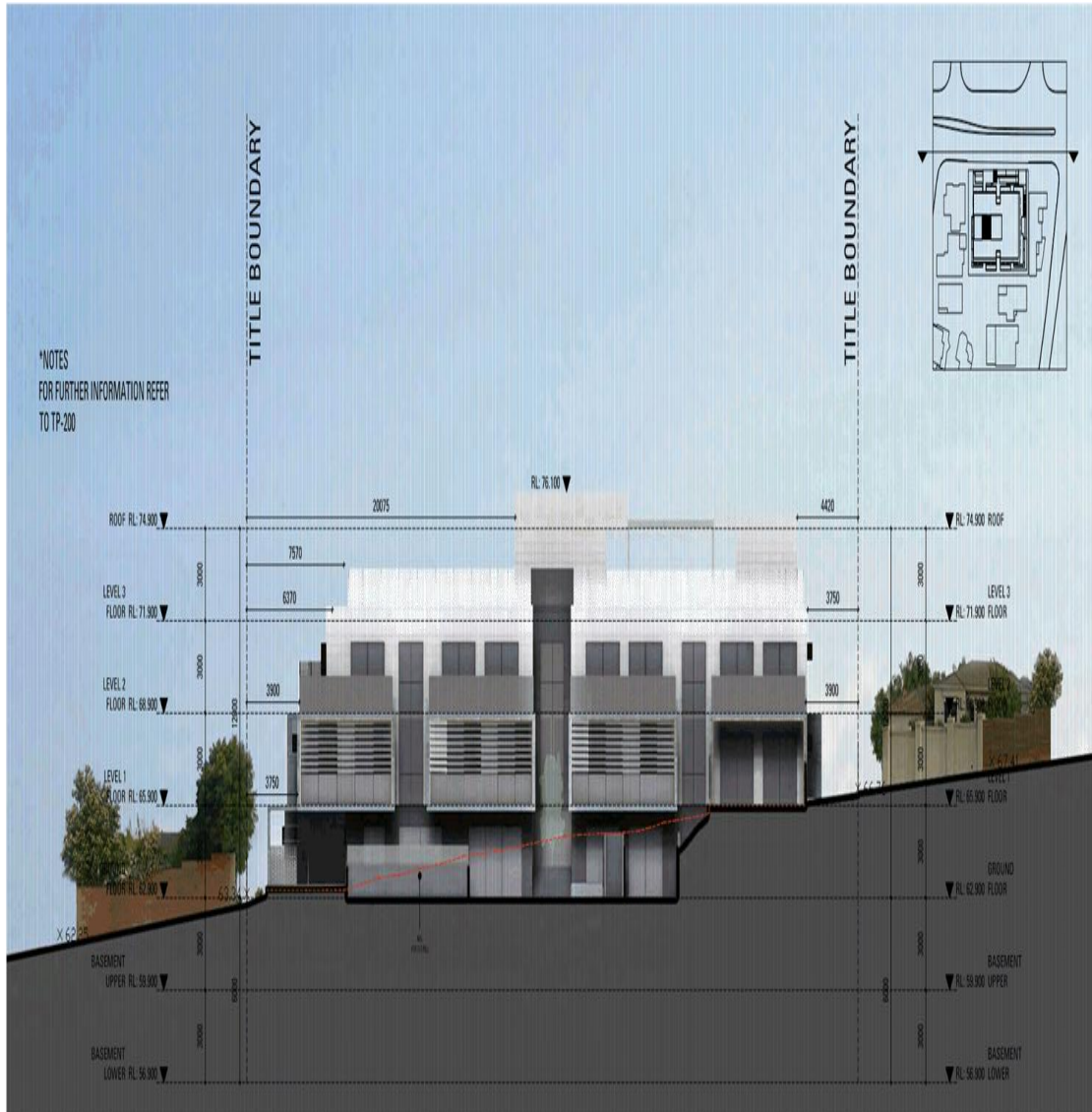
REASON FOR ISSUE
TOWN PLANNING

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124-128 MANNINGHAM ROAD, BULLEEN
MIXED USE DEVELOPMENT

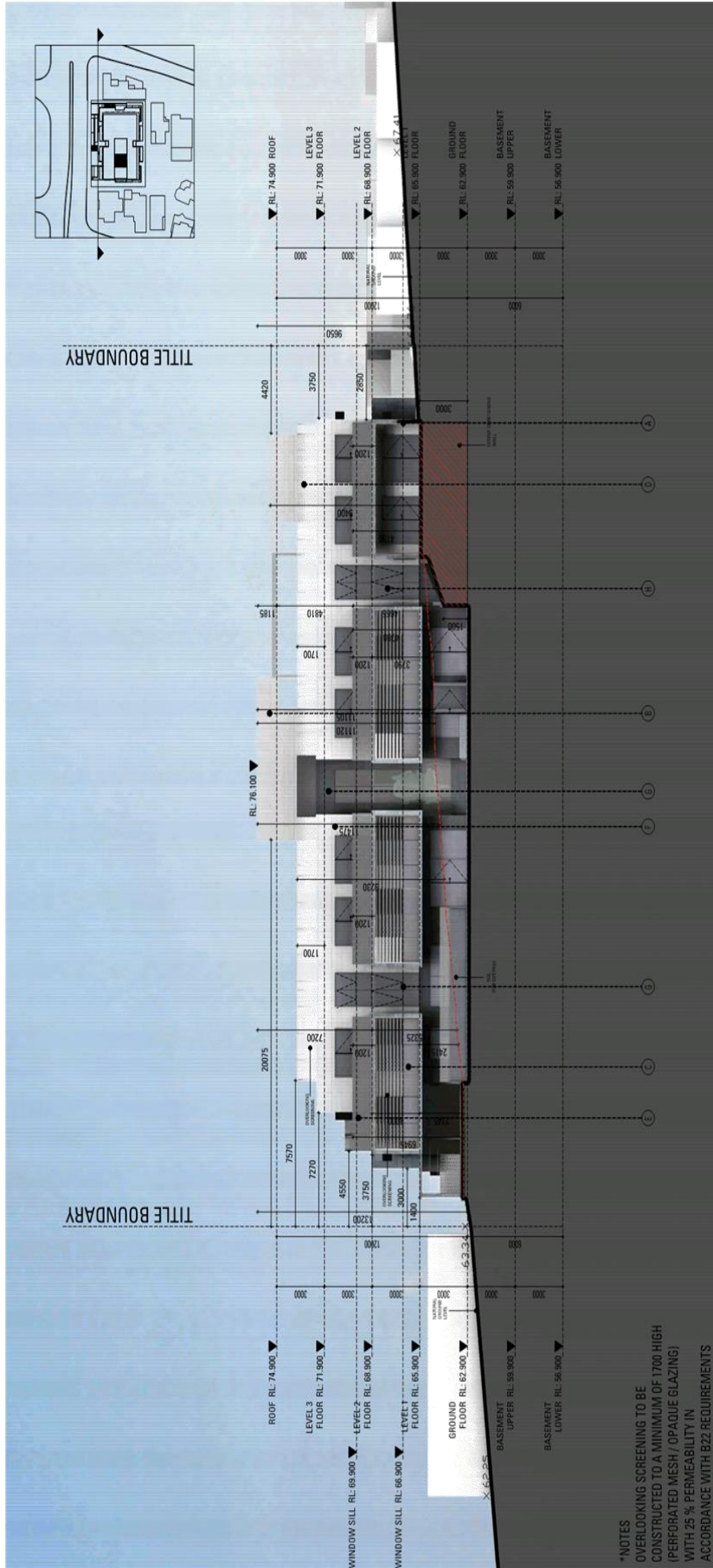
PROJECT NO:
36-0224

REASON FOR ISSUE
TOWN PLANNING

STREETSCAPE ELEVATION
ELEVATION - NORTH

REVISION: 6 DATE: JUNE 19

DRAWING NO:
TP-204



*NOTES
OVERLOOKING SCREENING TO BE
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PROJECT NO:
36-0234
REGION FOR ISSUE:
TOWN PLANNING

DESIGN PROPOSAL
ELEVATION - NORTH
REVISION:
0
DATE:
JUNE 19

SCALE:
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DRAWING NO:
TP-200



*NOTES
 OVERLOOKING SCREENING TO BE
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 (PERFORATED MESH / OPAQUE GLAZING)
 WITH 25 % PERMEABILITY IN
 ACCORDANCE WITH BZZ REQUIREMENTS

*NOTES
 FOR FURTHER INFORMATION REFER
 TO TP-200

PEDDLE THORP

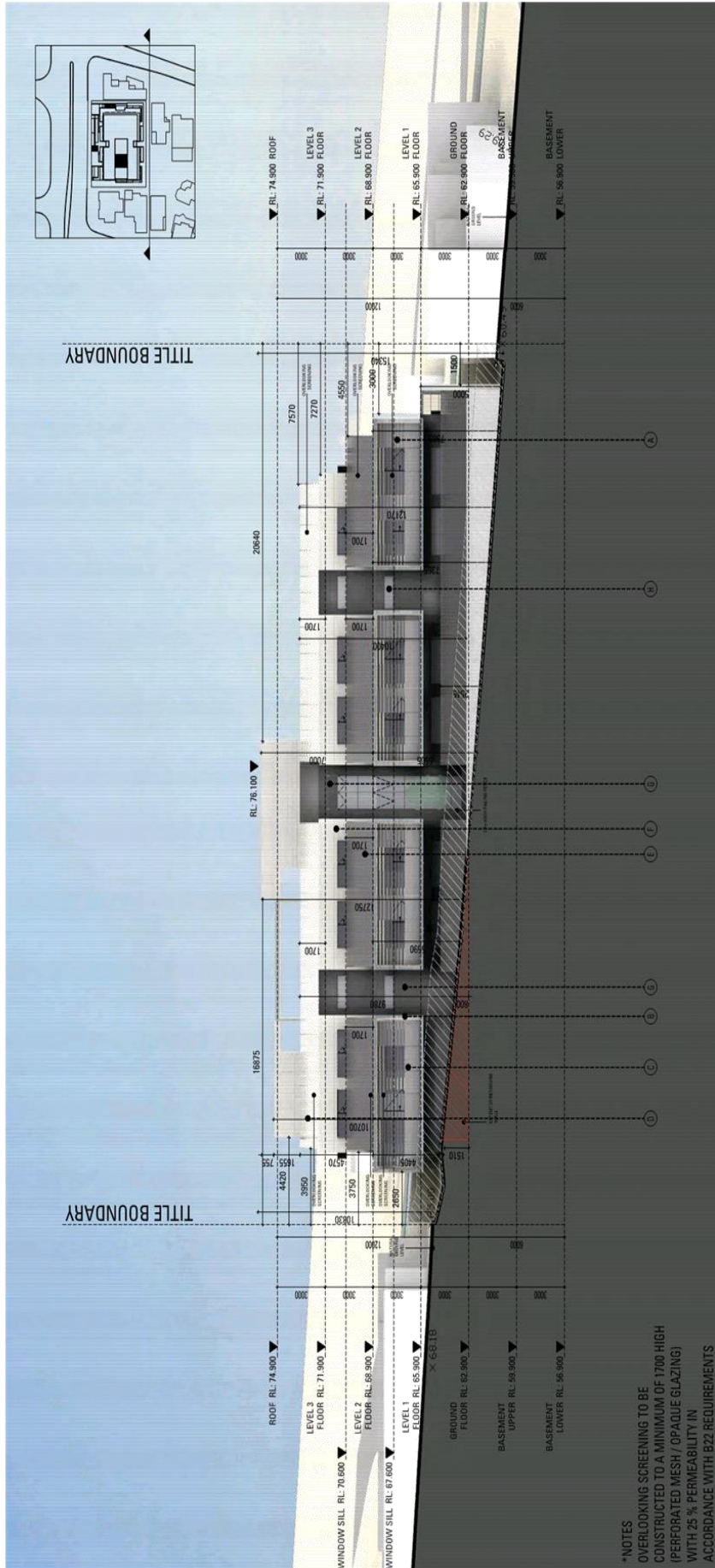
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124-128 MANNINGHAM ROAD, BULLEEN
 MIXED USE DEVELOPMENT
 PROJECT NO: 36-0234
 REASON FOR ISSUE: TOWN PLANNING

DESIGN PROPOSAL
 ELEVATION - NORTH
 REVISION: 0
 DATE: JUNE 19

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*NOTES
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 CONSTRUCTED TO A MINIMUM OF 1700 HIGH
 (PERFORATED MESH / OPAQUE GLAZING)
 WITH 25 % PERMEABILITY IN
 ACCORDANCE WITH B22 REQUIREMENTS

PEDDLE THORP

Northbank Place East
 Level 1, 525 Flinders St
 Melbourne VIC 3000
 Australia

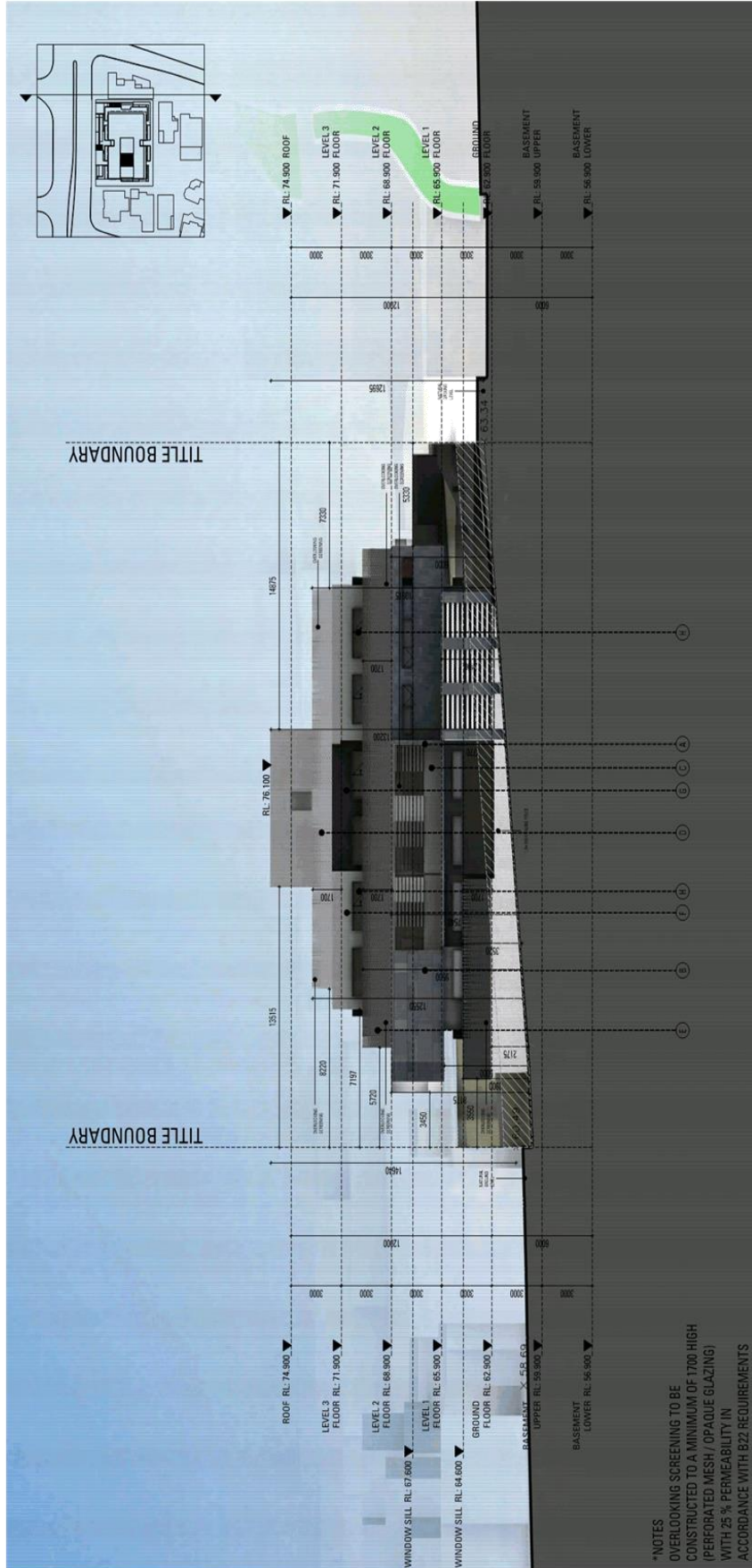
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 A54 006 975 668

124-128 MANNINGHAM ROAD, BULLEEN
 MIXED USE DEVELOPMENT
 PROJECT NO: 36-0234
 REASON FOR ISSUE: TOWN PLANNING

DESIGN PROPOSAL
 ELEVATION - SOUTH
 REVISION: 6
 DATE: JUNE 19

SCALE: 1:100@ A1
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DRAWING NO:
TP-201



*NOTES
 OVERLOOKING SCREENING TO BE
 CONSTRUCTED TO A MINIMUM OF 1700 HIGH
 (PERFORATED MESH / OPAQUE GLAZING)
 WITH 25 % PERMEABILITY IN
 ACCORDANCE WITH B22 REQUIREMENTS

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124-128 MANNINGHAM ROAD, BULLEEN
 MIXED USE DEVELOPMENT
 PROJECT NO:
 36-0234

REASON FOR ISSUE
 TOWN PLANNING

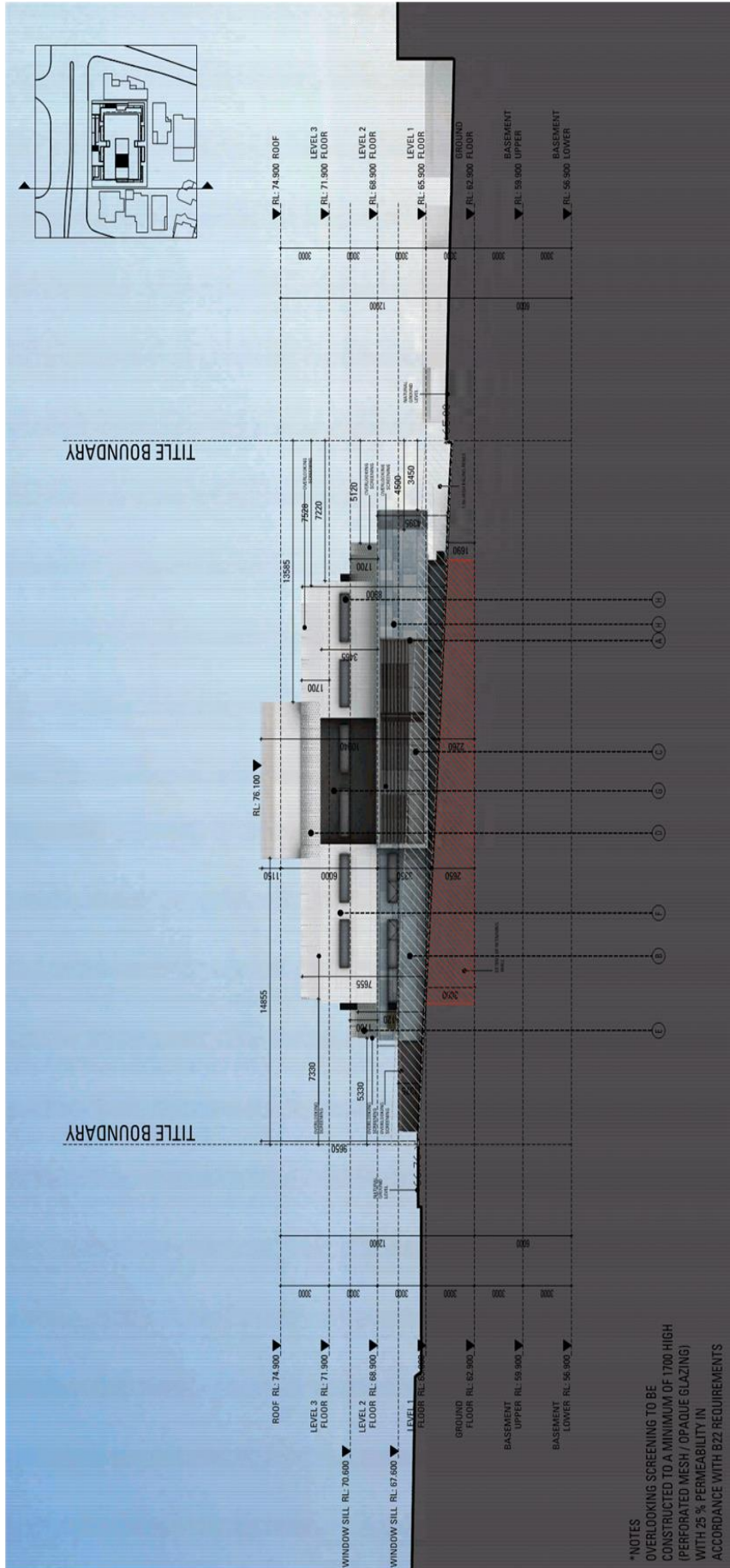
REVISION
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DESIGN PROPOSAL
 ELEVATION - EAST

DATE
 JUNE 19

SCALE
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REVISIONS
TP-202



DRAWING NO
TP-203

DESIGN PROPOSAL
 ELEVATION - WEST
 REGION
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124-128 MANNINGHAM ROAD, BULLEEN
 MIXED USE DEVELOPMENT
 PROJECT NO:
 36-0234

REGION FOR ISSUE
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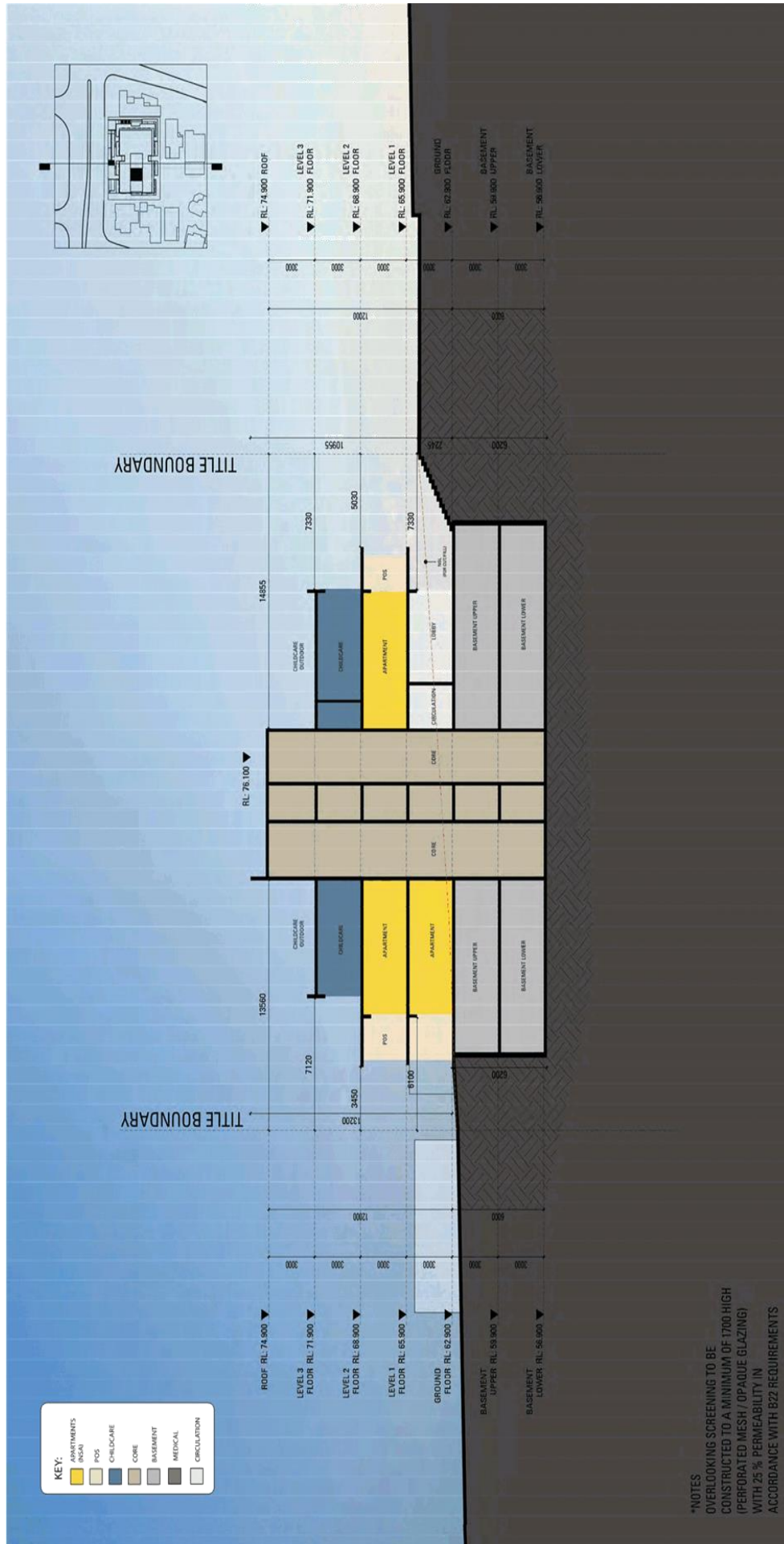
DATE
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Northbank Pinnacle East
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DRAWING NO:
TP-300

DESIGN PROPOSAL
SECTION AA

PROJECT NO:
36-0234

124-128 MANNINGHAM ROAD, BULLEEN
MIXED USE DEVELOPMENT

Northbank Place East
124-128 Manningham Road
Melbourne VIC 3000
Australia

REVISION:
6

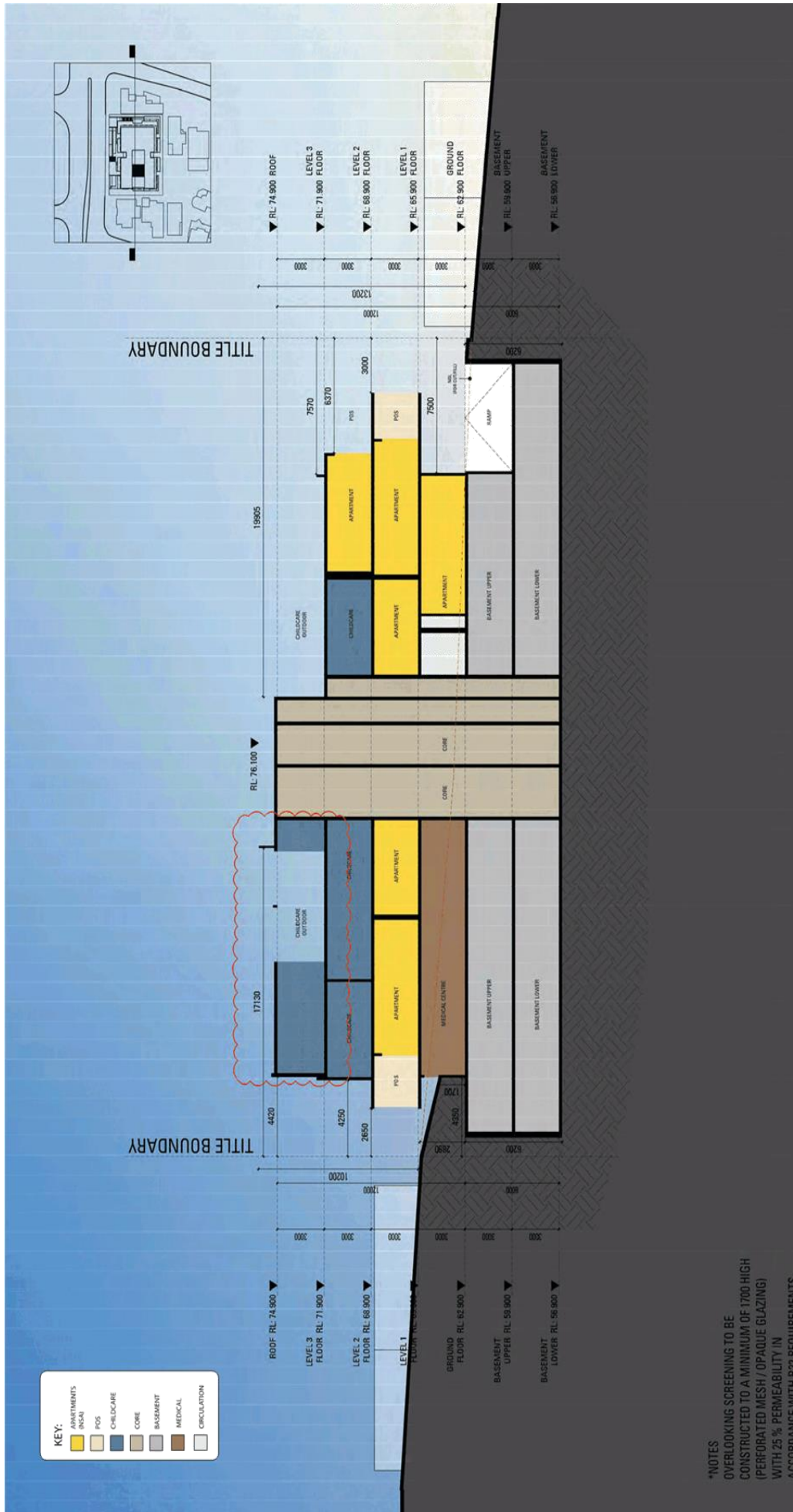
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JUNE 19

REVISION FOR: SCHE
TOWN PLANNING

PH: 006 975 668



*NOTES
 OVERLOOKING SCREENING TO BE
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 (PERFORATED MESH / OPAQUE GLAZING)
 WITH 25 % PERMEABILITY IN
 ACCORDANCE WITH B22 REQUIREMENTS

DRAWING NO:
TP-301

DESIGN PROPOSAL
 SECTION BB
 REVISION: 6

REASON FOR ISSUE:
 TOWN PLANNING

124-128 MANNINGHAM ROAD, BULLEEN
 MIXED USE DEVELOPMENT
 PROJECT NO: 36-0234

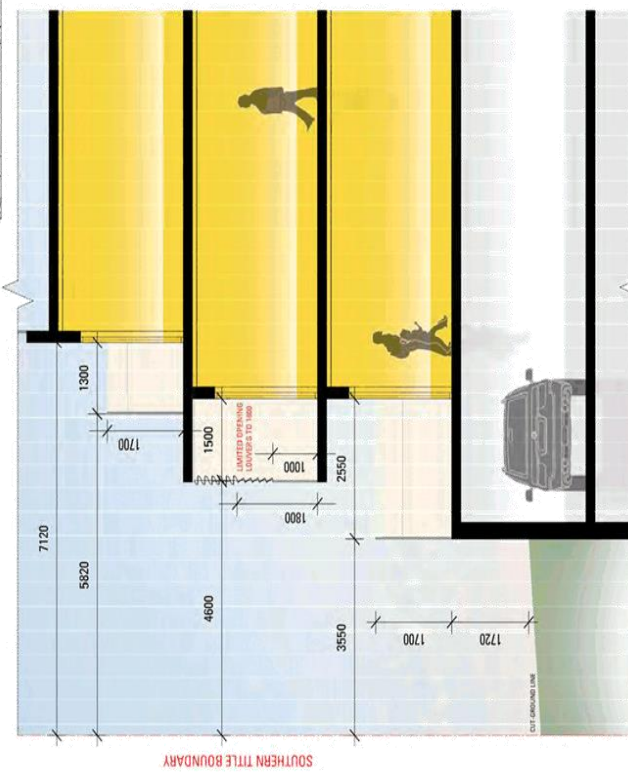
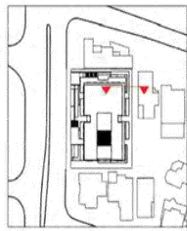
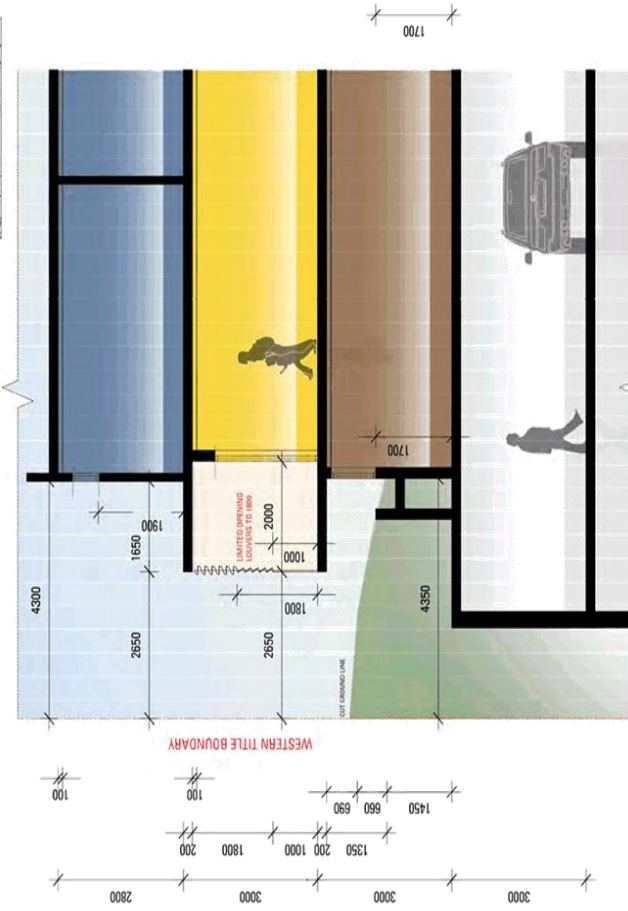
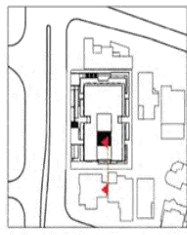
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DATE:
 JUNE 19



DRAWING NO:
TP-303

DESIGN PROPOSAL
SECTION EE - SOUTHERN BOUNDARY

SCALE:
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DATE:
JUNE 19

REVISION:
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124-128 MANNINGHAM ROAD, BULLEEN
MIXED USE DEVELOPMENT

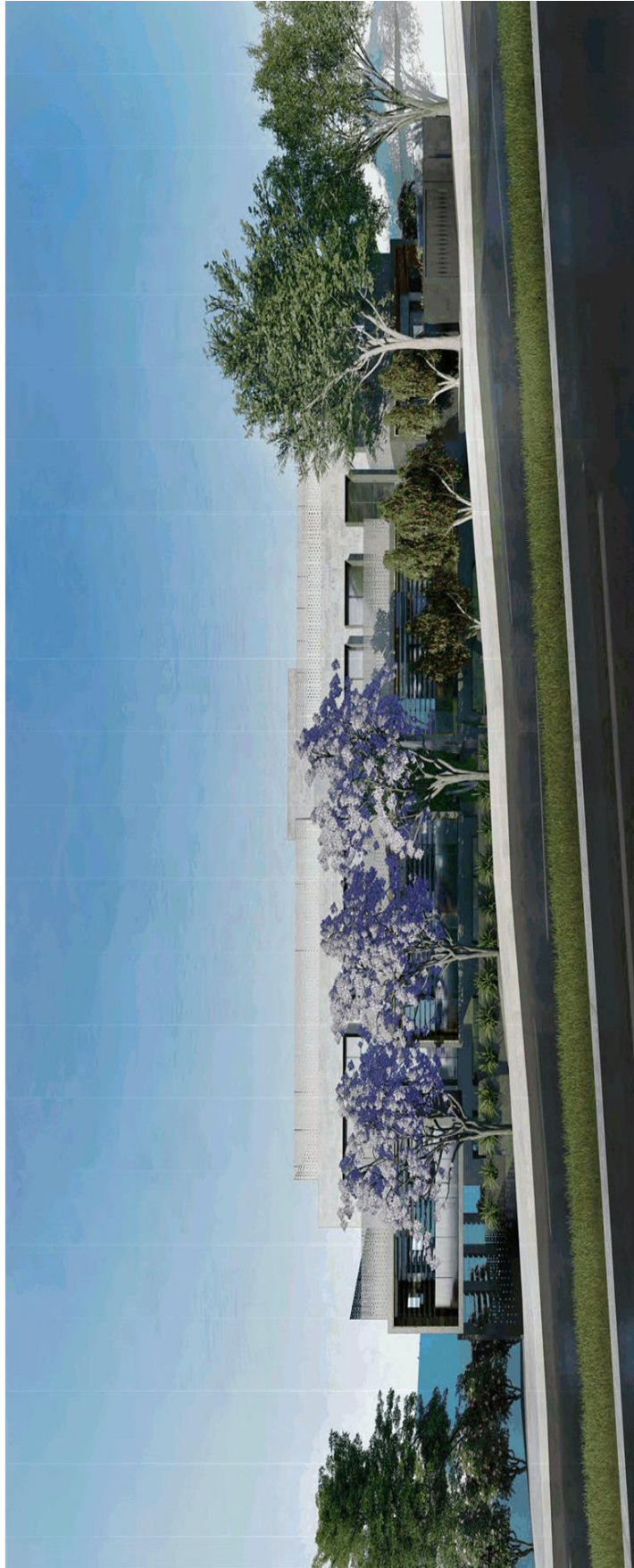
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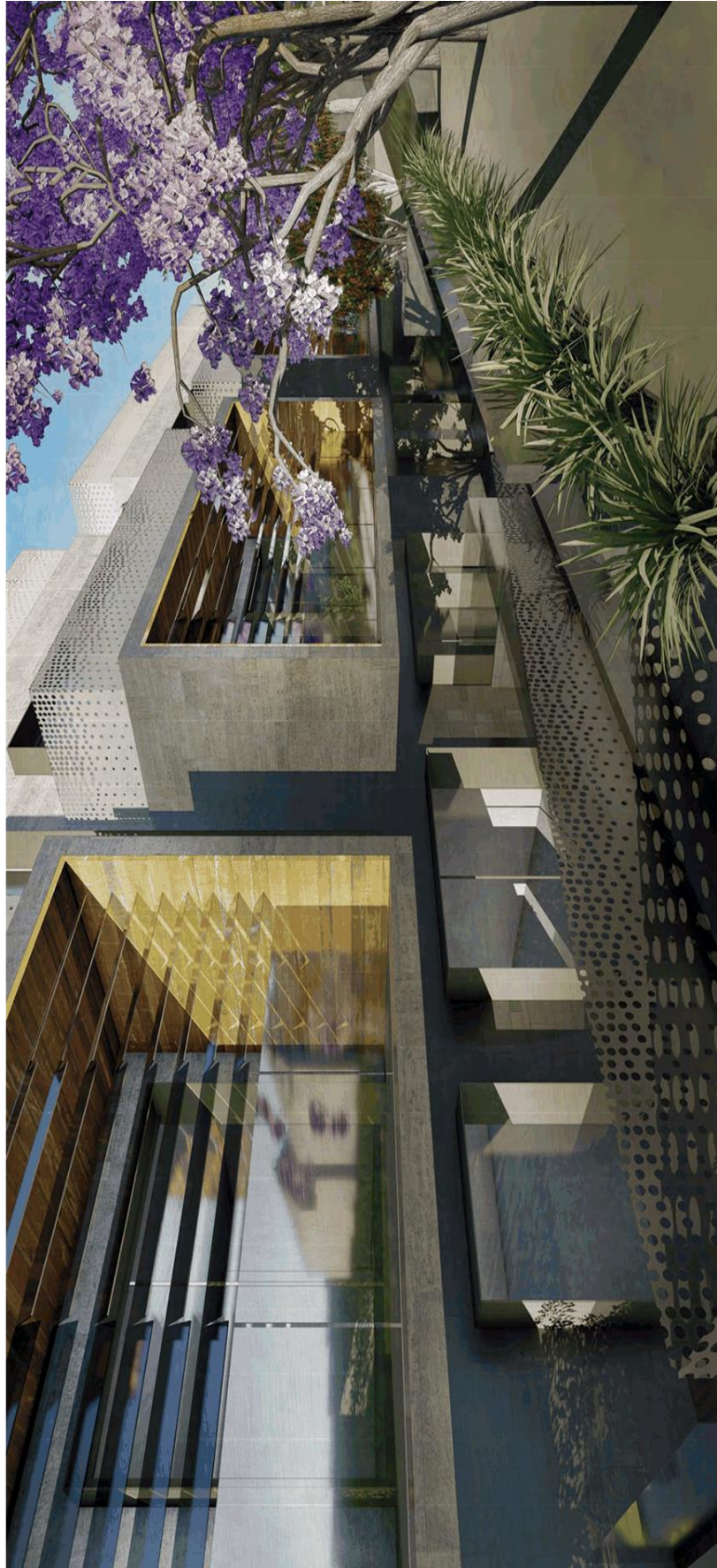
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124-128 MANNINGHAM ROAD, BULLEEN
MIXED USE DEVELOPMENT
PROJECT NO:
36-0234
REASON FOR ISSUE:
TOWN PLANNING

DESIGN PROPOSAL
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REVISION:
6
DATE:
JUNE 19

DRAWING NO:
TP-802



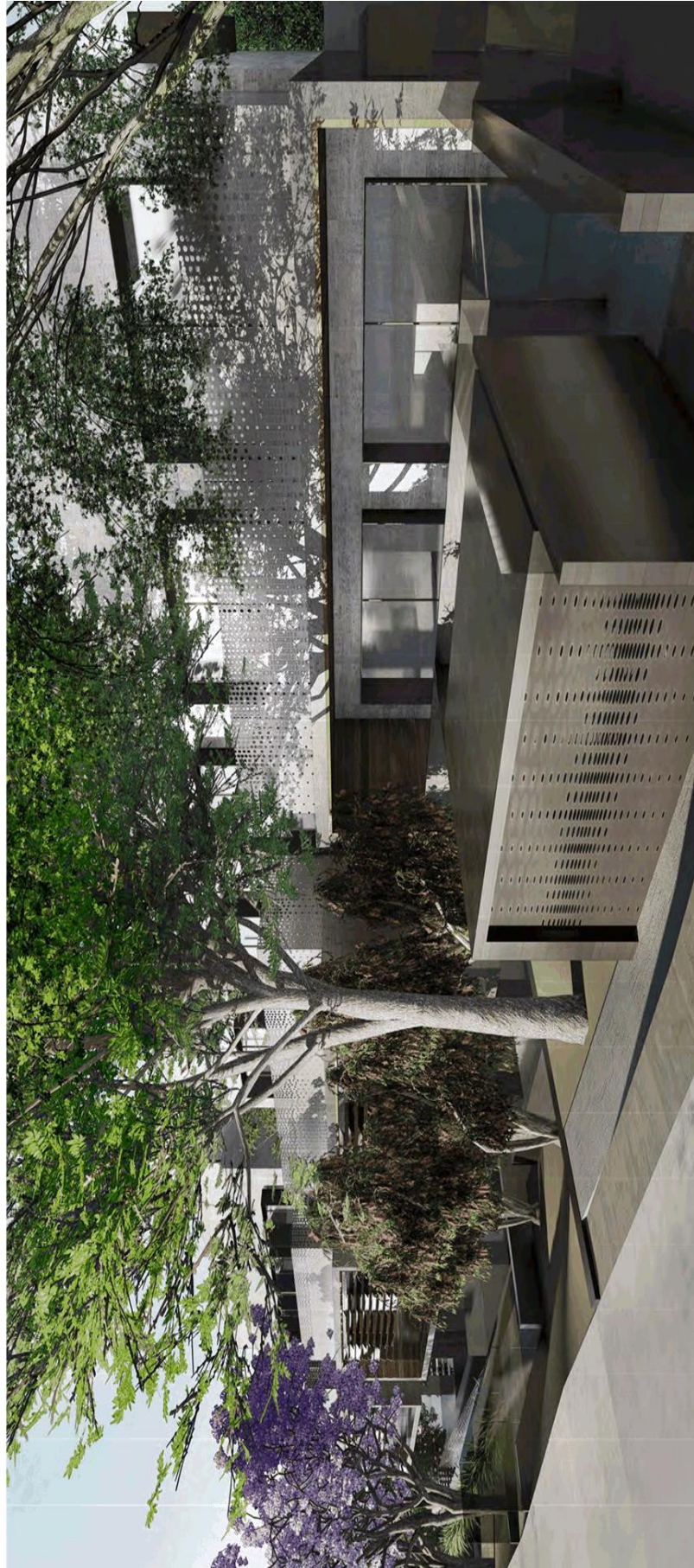
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124-128 MANNINGHAM ROAD, BULLEEN
MIXED USE DEVELOPMENT
PROJECT NO:
3P-0234
REASON FOR ISSUE:
TOWN PLANNING

DESIGN PROPOSAL
VIEW - RAMP ENTRY
REVISION
6
DATE:
JUNE 19

DRAWING NO:
TP-807



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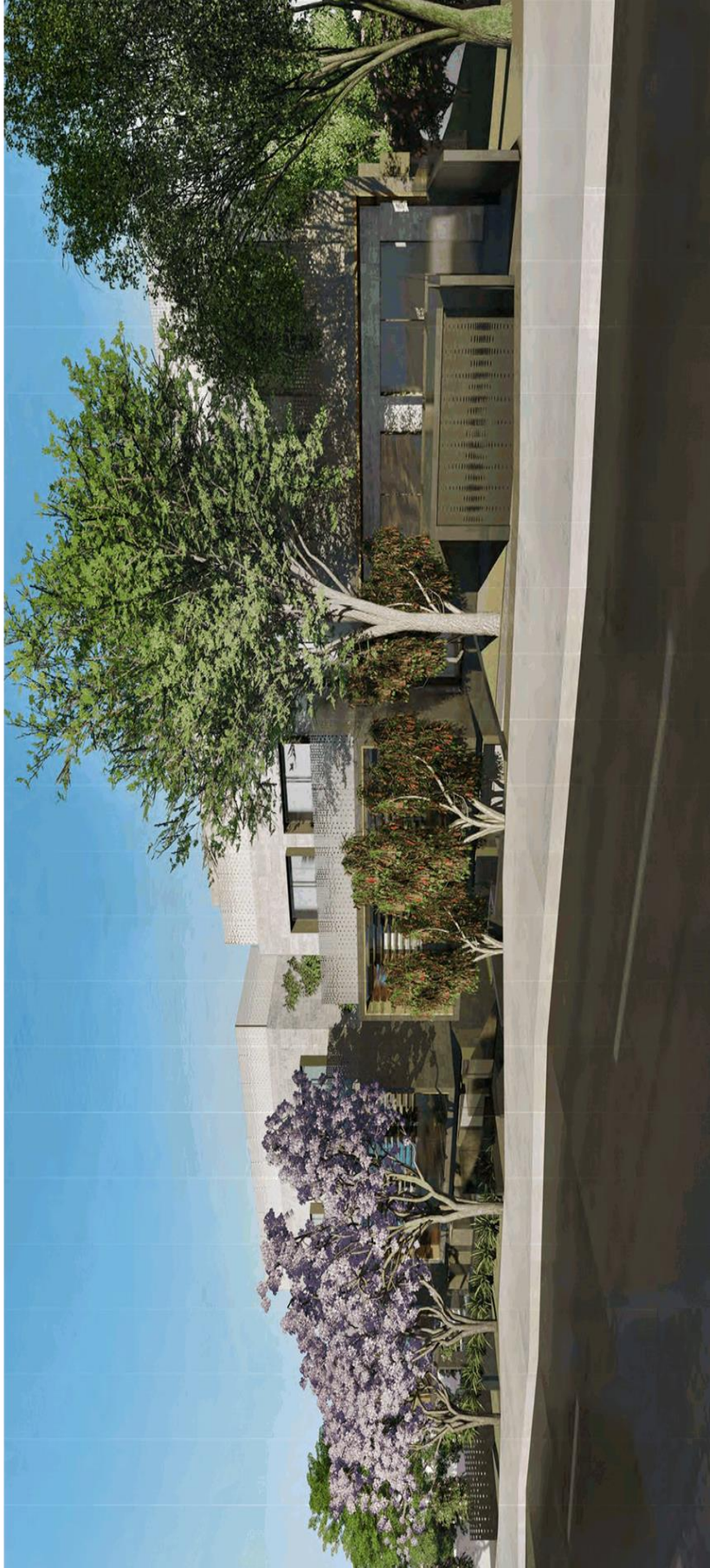
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124-128 MANNINGHAM ROAD, BULLEEN
MIXED USE DEVELOPMENT
PROJECT NO:
36-0234
REGULON CODE:
TOWN PLANNING

DESIGN PROPOSAL
VIEW - SERVICES & POS
REVISION
6
DATE:
JUNE 19

DRAWING NO:
TP-808



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124-126 MANNINGHAM ROAD, BULLEEN
MIXED USE DEVELOPMENT
PROJECT NO:
36-0234

REASON FOR ISSUE:
TOWN PLANNING

DESIGN PROPOSAL
VIEW - MANNINGHAM ROAD
REVISION: 6
DATE: JUNE 19

REVISIONS
TP-806



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124-128 MANNINGHAM ROAD, BULLEEN
MIXED USE DEVELOPMENT

PROJECT NO:
36-0234

REASON FOR ISSUE:
TOWN PLANNING

DESIGN PROPOSAL
VIEW - SOUTH

REVISION:
6

DATE:
JUNE 19

DRAWING NO:
TP-804



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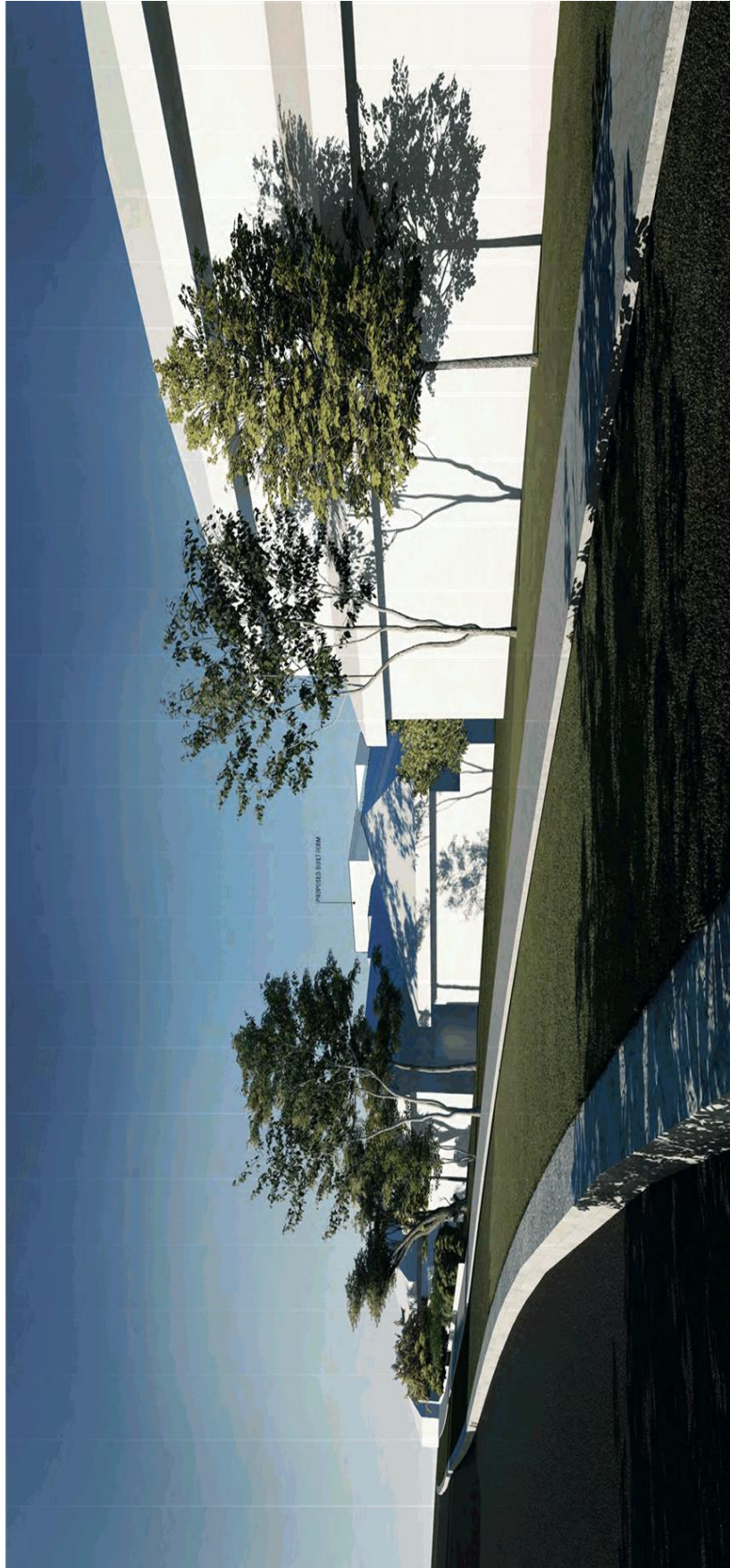
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124-128 MANNINGHAM ROAD, BULLEEN
MIXED USE DEVELOPMENT
PROJECT NO: 38-0234
REVISION ISSUE
TOWN PLANNING

DESIGN PROPOSAL
VIEW - NIRVANA CRESCENT
REVISION 6
DATE JUNE 19

DRAWING NO:
TP-805



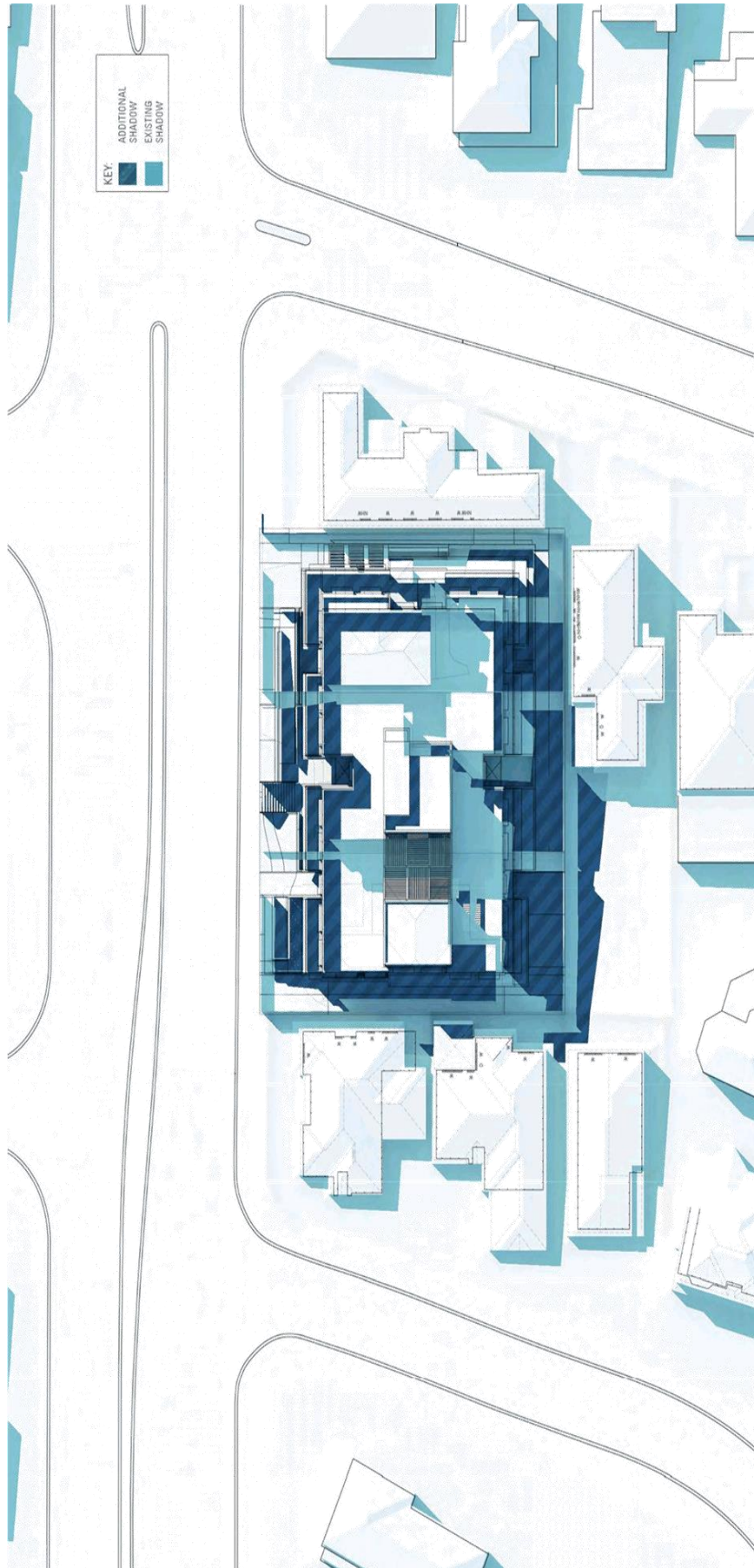
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124-128 MANNINGHAM ROAD, BULLEEN
MIXED USE DEVELOPMENT
PROJECT NO: 36-0234
REASON FOR ISSUE:
TOWN PLANNING

DESIGN PROPOSAL
DIAGRAM OF ADJACENT VIEWS - NIRVANA CRESCENT
REVISION: 6
DATE: JUNE 19

DRAWING NO:
TP-810



DRAWING NO.
TP-500



SHADOW DIAGRAMS
22ND SEPTEMBER - 9AM
REVISION: 6
DATE: JUNE 19

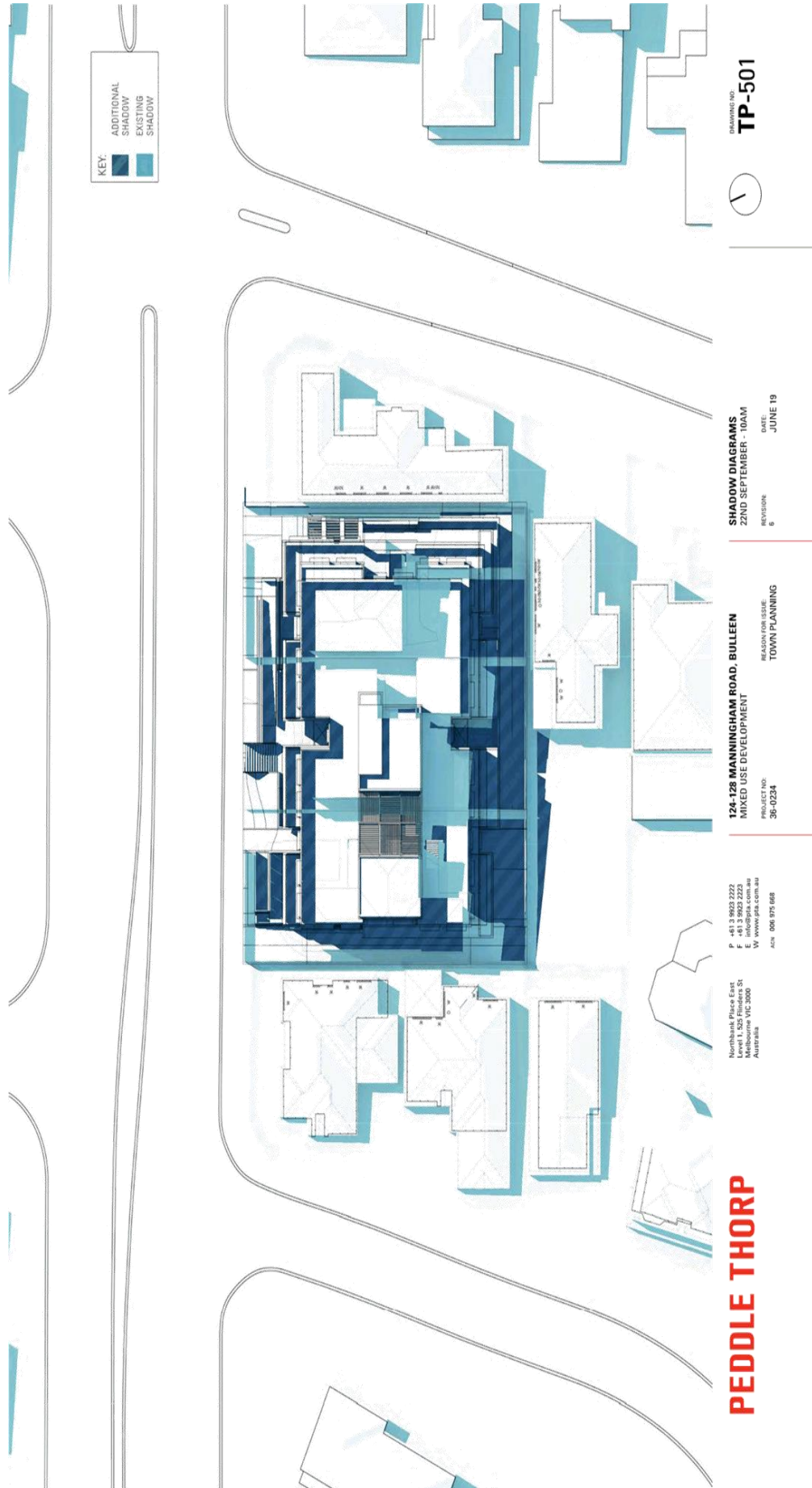
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124-128 MANNINGHAM ROAD, BULLEEN
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38-0234

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TP-501

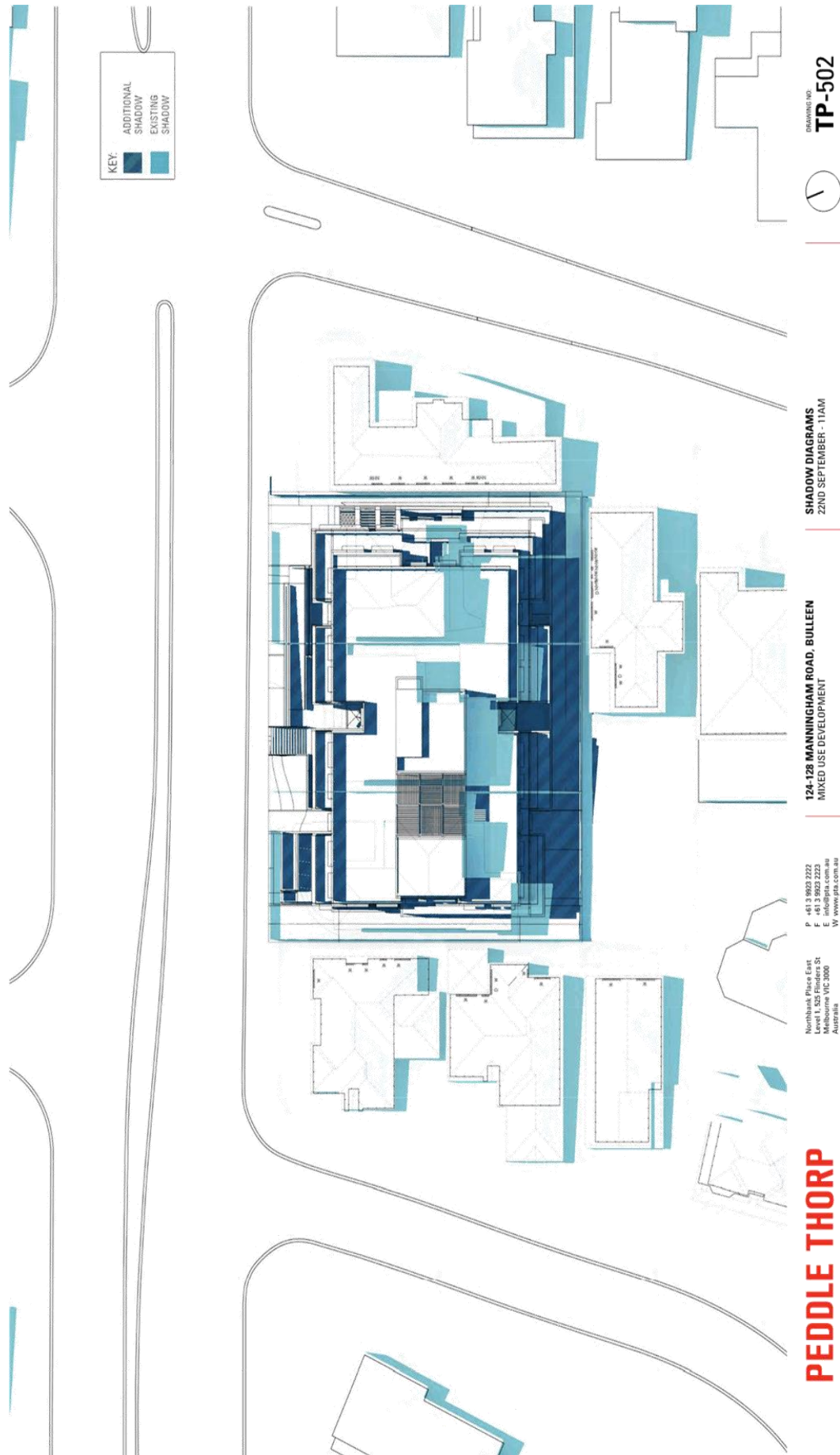
SHADOW DIAGRAMS
22ND SEPTEMBER - 10AM
REVISION: 6
DATE: JUNE 19

124-128 MANNINGHAM ROAD, BULLEEN
MIXED USE DEVELOPMENT
PROJECT NO: 36-0234
REASON FOR ISSUE: TOWN PLANNING

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TP-502



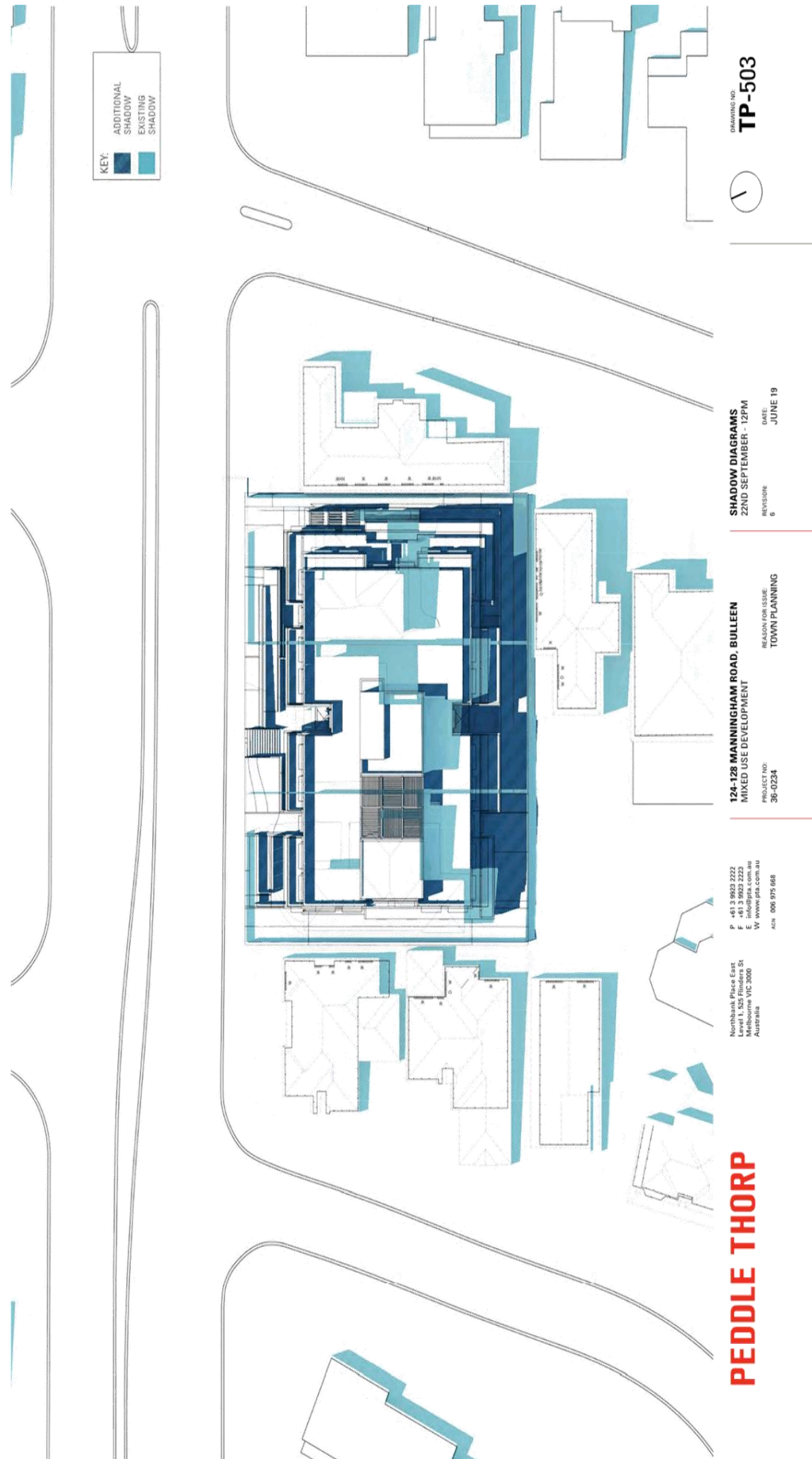
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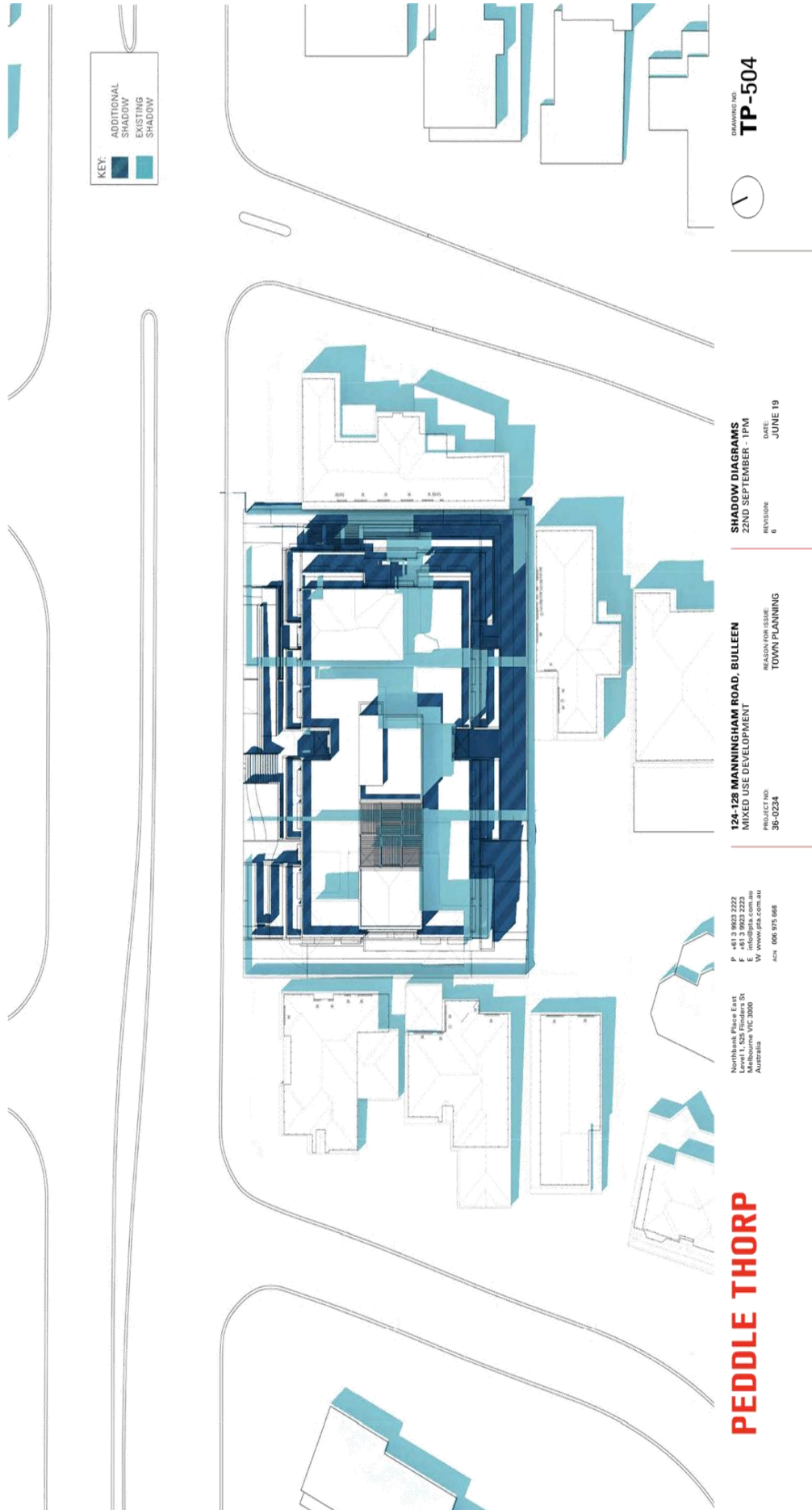
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PROJECT NO:
35-0234

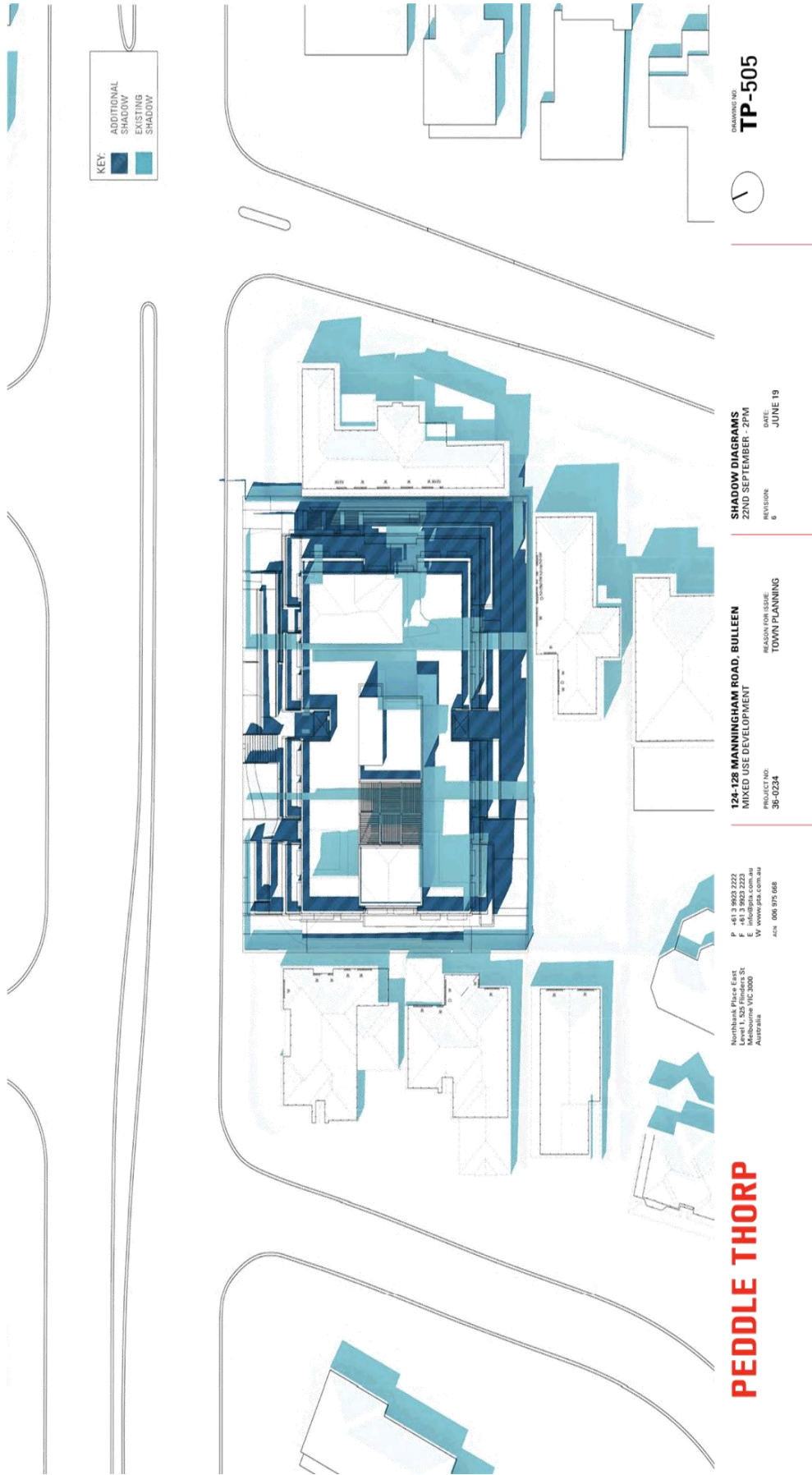
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KEY:
 ■ ADDITIONAL SHADOW
 ■ EXISTING SHADOW

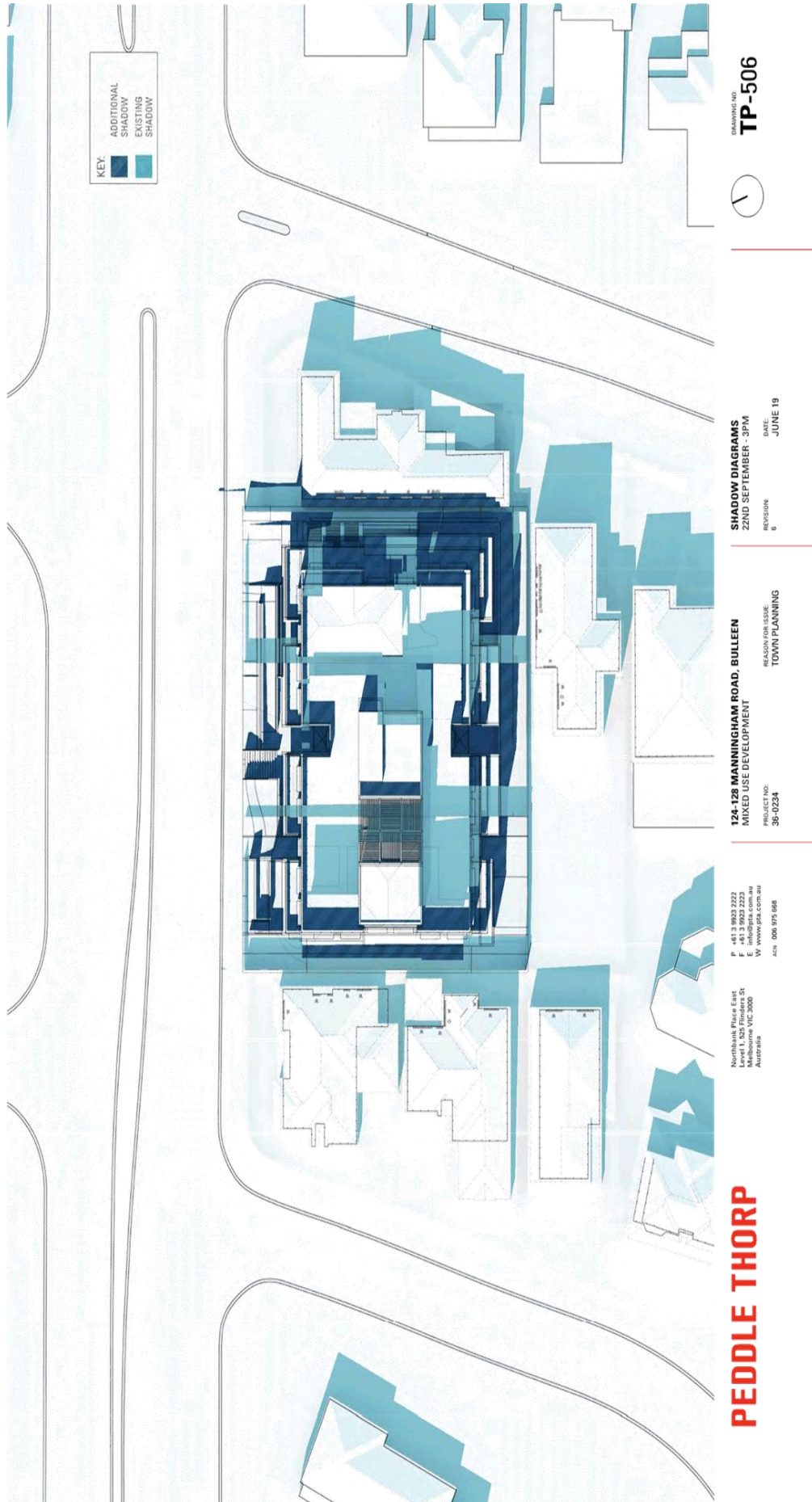
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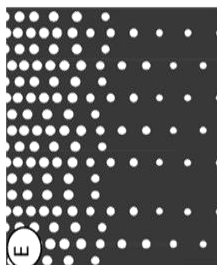
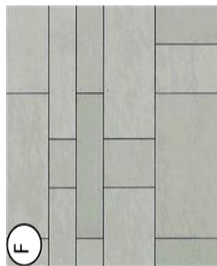
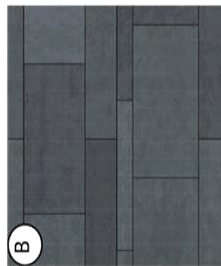
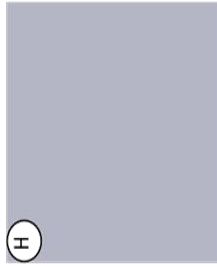
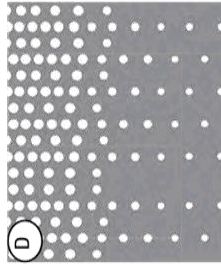
124-126 MANNINGHAM ROAD, BULLEEN
 MIXED USE DEVELOPMENT
 PROJECT NO: 38-0234
 REASON FOR ISSUE: TOWN PLANNING

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PEDDLE THORP



- TYPICAL MATERIALS**
- A TIMBER PANELS
 - B CEMENT MONOLITHIC COMPOSITE CLADDING (GREY)
 - C OPAQUE GLASS (DARK)
 - D PERFORATED MESH (LIGHT)
 - E PERFORATED MESH (DARK)
 - F CEMENT MONOLITHIC COMPOSITE CLADDING (LIGHT GREY)
 - G CEMENT MONOLITHIC COMPOSITE CLADDING (DARK GREY)
 - H TRANSPARENT GLASS
- *ALL GLASSING UNLESS TO BE IN ACCORDANCE WITH L200 REQUIREMENTS*



DRAWING NO:
TP-900

MATERIAL SCHEDULE
SECTION: B
DATE: JUNE 19

124-128 MANNINGHAM ROAD, BULLEEN
MIXED USE DEVELOPMENT
PROJECT NO: 35-0234
REASON FOR CALL: TOWN PLANNING

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4.. LEGISLATIVE REQUIREMENTS

4.1 PLANNING AND ENVIRONMENT ACT 1987 (THE ACT)

The *Planning and Environment Act 1987* is the relevant legislation governing planning in Victoria. The Act identifies subordinate legislation in the form of Planning Schemes to guide future land use and development.

Section 60 of The *Planning and Environment Act*, requires the Responsible Authority to consider the following before deciding on an application:

- *The relevant planning scheme;*
- *The objectives of planning in Victoria;*
- *All objections and other submissions which it has received;*
- *Any decision and comments of a referral authority which it has received; and*
- *Any significant effects which the responsible authority considers the use or development may have on the environment or which the responsible authority considers the environment may have on the use or development.*

Section 61(4) of the Act makes specific reference to covenants. Under Section 61(4) of the *Planning & Environment Act 1987* the Responsible Authority must not issue a planning permit that would result in a breach of a registered restrictive covenant.

4.2 MANNINGHAM PLANNING SCHEME

Clauses of the Manningham Planning Scheme the Responsible Authority must consider:

- Planning Policy Framework
- Local Planning Policy Framework
- Clause 32.07 Residential Growth Zone, Schedule 2
- Clause 43.02 Development and Development Overlay, Schedule 8
- Clause 52.06 Car Parking
- Clause 52.29 Land Adjacent to a Road Zone Category 1 or a Public Acquisition Overlay for a Category 1 Road
- Clause 52.34 Bicycle Facilities
- Clause 55 Two or more dwellings on a lot and Residential Buildings
- Clause 65 Decision Guidelines

Zones

Clause 32.08 General Residential Zone, Schedule 2

The purpose of the Activity Centre Zone is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide housing at increased densities in buildings up to and including four storey buildings.*
- *To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres.*
- *To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.*
- *To ensure residential development achieves design objectives specified in a schedule to this zone.*

- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

A permit is required to for the use and development of the land for a child care center, a medical centre and for the construction two or more dwellings on a lot.

A residential development of five or less storeys must meet the requirements of Clause 55

A building must not be constructed for use as a dwelling or a residential building that:

- *exceeds the maximum building height specified in a schedule to this zone; or*

No maximum building height is specified in the schedule to this zone and therefore the building height must not exceed 13.5 metres (or 14.5 metres where slope permits);

Overlays

Clause 43.02 Schedule 8 to Design and Development Overlay

The design objectives are as follows:

- *To increase residential densities and provide a range of housing types around activity centres and along main roads.*
- *To encourage development that is contemporary in design that includes an articulated built form and incorporates a range of visually interesting building materials and façade treatments.*
- *To support three storey, 'apartment style', developments within the Main Road sub-precinct and in sub-precinct A, where the minimum land size can be achieved.*
- *To ensure new development is well articulated and upper storey elements are not unduly bulky or visually intrusive, taking into account the preferred neighbourhood character.*
- *To encourage spacing between developments to minimise a continuous building line when viewed from a street.*
- *To ensure the design and siting of dwellings have regard to the future development opportunities and future amenity of adjoining properties.*
- *To ensure developments of two or more storeys are sufficiently stepped down at the perimeter of the Main Road sub-precinct to provide an appropriate and attractive interface to sub-precinct A or B, or other adjoining zone.*
- *To ensure overlooking into adjoining properties is minimised.*
- *To ensure the design of carports and garages complement the design of the building.*
- *To ensure the design of basement and undercroft car parks complement the design of the building, eliminates unsightly projections of basement walls above natural ground level and are sited to allow for effective screen planting.*
- *To encourage landscaping around buildings to enhance separation between buildings and soften built form.*

Permit Requirement

- *A permit is required to construct or carry out works.*
- *A permit is required to construct or extend a front fence within 3 metres of a street, if the fence is associated with 2 or more dwellings on a lot or a residential building.*

Building Height & Setbacks

- Any building or works must comply with the requirements set out in Table 1 and 2 of this Schedule. A permit cannot be granted to vary the maximum building height in Table 2

- For the purposes of this Schedule, the Maximum Building Height does not include building services, lift over-runs and roof mounted equipment, including screening devices.
- For the purposes of this Schedule, balconies, terraces, and verandahs may encroach within the Street Setback by a maximum of 2.0m, but must not extend along the width of the building.

Table 1 (discretionary height requirements)

Sub-Precinct	Maximum Building Height	Condition regarding minimum land size	Street setback
DDO8-1 (Sub-Precinct Main Roads)	11 metres provided the condition regarding minimum land size is met. If the condition is not met, the maximum height is 9 metres, unless the slope of the natural ground level at any cross section wider than eight metres of the site of the building is 2.5 degrees or more, in which case the maximum height must not exceed 10 metres.	1,800 square metres must be all in the same sub-precinct. Where the land comprises more than one lot, the lots must be consecutive lots which are side by side and have a shared frontage.	For two or more dwellings on a lot or a residential building: <ul style="list-style-type: none"> • Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser • Minimum side street setback is the distance specified in Clause 55.03-1

Policy requirements also relate to form, car parking, landscaping and front fencing.

Planning Policy Framework

The relevant sections of the state planning policy framework are as follows:

Clause 15.01-1 (Urban Design) seeks to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Strategies towards achieving this are identified as follows:

- *Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.*
- *Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.*
- *Ensure the interface between the private and public realm protects and enhances personal safety.*
- *Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.*
- *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.*
- *Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.*

- *Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.*
- *Promote good urban design along and abutting transport corridors.*

Clause 15.01-2 (Building Design) policy objective is:

- *To achieve building design outcomes that contribute positively to the local context and enhance the public realm.*

The strategies to achieve this requires a comprehensive site analysis prior to the design process, requires developments to respond to strategic and cultural context of its locations, minimise detrimental impact on neighbouring properties and encourages landscaping that enhances the built form and create safe attractive spaces.

Clause 15.01-4 (Healthy Neighbourhoods) policy objective is:

- *To achieve neighbourhoods that foster healthy and active living and community wellbeing.*

Strategies to achieve the objective include designing neighbourhoods that foster community interaction and making it easy for people of all ages to live healthy lifestyles by providing connected, safe and attractive walking and cycling networks, conveniently locating public spaces for active recreation, providing accessibly located public transport stops and streets with direct, safe and convenient access to destinations.

Clause 15.01-5 (Neighbourhood Character) policy objective is:

- *To recognise, support and protect neighbourhood character, cultural identity and sense place.*

The clause includes several strategies to achieve this objective, including to:

- *Ensure development responds to cultural identity and contributes to existing or preferred neighbourhood character.*
- *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:*
 - *Pattern of local urban structure and subdivision*
 - *Underlying natural landscape character and significant vegetation.*
 - *Heritage values and built form that reflect community identity.*

Clause 15.02-1 Sustainable Development: Energy and resource efficiency

The policy objective is:

- *To encourage land use and development that is energy and resources efficient, supports a cooler environment and minimises greenhouse gas emissions.*

The clause has the following strategies:

- *Improve the energy, water and waste performance of buildings and subdivisions through environmentally sustainable development.*
- *Promote consolidation of urban development and integration of land use and transport. Improve efficiency in energy use through greater use of renewable energy technologies and other energy efficiency upgrades.*
- *Support low energy forms of transport such as walking and cycling.*
- *Reduce the urban heat island effect by greening urban areas, buildings, transport corridors and open spaces with vegetation.*
- *Encourage retention of existing vegetation and planting of new vegetation as part of development and subdivision proposals.*

Clause 16.01-1 Residential development: Integrated housing

The policy objective is:

- *To promote a housing market that meets community needs.*

The clause has the following strategies:

- *Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.*
- *Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.*
- *Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns.*
- *Facilitate the delivery of high quality social housing.*

Clause 16.01-2 Residential development: Location of residential development

The policy objective is:

- *To locate new housing in designated locations that offer good access to jobs, services and transport.*

The clause includes several strategies to achieve this objective, they include:

- *Increase the proportion of new housing in designated locations within established urban areas and reduce the share of new dwellings in greenfield and dispersed development areas.*
- *Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.*
- *Ensure an adequate supply of redevelopment opportunities within established urban areas to reduce the pressure for fringe development.*
- *Facilitate residential development that is cost effective in infrastructure provision and use, energy efficient, water efficient and encourages public transport use.*
- *Identify opportunities for increased residential densities to help consolidate urban areas.*

Clause 16.01-3 Housing diversity

The policy objective is:

- *To provide for a range of housing types to meet diverse needs.*

The several strategies to achieve this objective include the following:

- *Ensure housing stock matches changing demand by widening housing choice.*
- *Facilitate diverse housing that offers choice and meets changing household needs through:*
 - *A mix of housing types.*
 - *Adaptable internal dwelling design.*
 - *Universal design.*
- *Encourage the development of well-designed medium-density housing that:*
 - *Respects the neighbourhood character.*
 - *Improves housing choice.*
 - *Makes better use of existing infrastructure.*
 - *Improves energy efficiency of housing.*
- *Support opportunities for a range of income groups to choose housing in well-serviced locations.*
- *Ensure planning for growth areas provides for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.*

Clause 16.01-4 Housing affordability

The policy objective is:

- *To deliver more affordable housing closer to jobs, transport and services.*

Clause 18.01-1 Integrated Transport: Land use and transport planning

The policy objective is:

- *To create a safe and sustainable transport system by integrating land-use and transport.*

Clause 18.02-1 Movement networks: Sustainable personal transport

The policy objective is:

- *To promote the use of sustainable personal transport.*

Clause 18.02-2R Principal Public Transport Network

The policy objective 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 19.02-2 Community Infrastructure: Education Facilities

The policy objective is:

- *To assist the integration of education and early childhood facilities with local and regional communities.*

The clause includes several strategies to achieve this objective, they include:

- *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.*
- *Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes.*
- *Ensure childcare, kindergarten and primary school facilities provide safe vehicular drop-off zones.*
- *Locate secondary school and tertiary education facilities in designated education precincts and areas that are highly accessible to public transport.*
- *Locate tertiary education facilities within or adjacent to activity centres.*
- *Ensure streets and accessways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access.*
- *Develop libraries as community based learning centres.*

Local Planning Policy Framework (LPPF)

Municipal Strategic Statement

Clause 21.03 Key Influences

This clause identifies that future housing need and residential amenity are critical land-use issues that will challenge Manningham's future growth and sustainable development. The MSS acknowledges that there is a general trend towards smaller household size as a result of an aging population and smaller family structure which will lead to an imbalance between the housing needs of the population and the actual housing stock that is available.

This increasing pressure for re-development raises issues about how these changes affect the character and amenity of our local neighbourhoods. In meeting future housing needs, the challenge is to provide for residential re-development in appropriate locations, to reduce pressure for development in more sensitive areas, and in a manner that respects the residential character and amenity valued by existing residents.

Clause 21.05 Residential

This policy outlines the division of Manningham into four Residential Character Precincts. The precincts seek to channel increased housing densities around activity centres and main roads where facilities and services are available. In areas which are removed from these facilities a lower intensity of development is encouraged. A low residential density is also encouraged in areas that have identified environmental or landscape features.

The site is within Precinct 2 – Residential Areas Surrounding Activity Centres and Along Main Roads.

A substantial level of change is anticipated in Precinct 2. Whilst this area will be a focus for higher density developments, there are three sub-precincts which each stipulate different height, scale and built form outcomes to provide a transition between each sub-precinct and adjoining properties, primarily in Precinct 1 – Residential Areas Removed from Activity Centres and Main Roads.

The site is located within **Sub-Precinct: Main Roads**.

Sub-Precinct A is an area where three storey (11m), contemporary 'apartment style' developments are supported on land with a minimum area of 1,800sqm. All development in sub-precinct should have a maximum site coverage of 60 percent. Higher developments on the perimeter of sub-precinct A should be designed so that the height and form are sufficiently stepped down, so that the scale and form complement the interface of sub-precinct B, or other adjoining zone.

Development in Precinct 2 should:

- *Provide for contemporary architecture*
- *Achieve high design standards*
- *Provide visual interest and make a positive contribution to the streetscape*
- *Provide a graduated building line from side and rear boundaries*
- *Minimise adverse amenity impacts on adjoining properties*
- *Use varied and durable building materials*
- *Incorporate a landscape treatment that enhances the overall appearance of the development.*
- *Integrate car parking requirements into the design of buildings and landform.*

Clause 21.10 Ecologically Sustainable Development

This policy highlights Council's commitment to ESD and outlines a number of ESD principles to which regard must be given. These include building energy management, water sensitive design, external environmental amenity, waste management, quality of public and private realm and transport.

Local Planning Policy

Clause 22.05 Non-Residential Uses in Residential Areas

This policy applies to non-residential uses in a Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone and Low Density Residential Zone. It aims to balance the need for residents to access services in residential locations while ensuring that residential amenity is not adversely affected by way of high levels of on-site activity, traffic generation, noise emission, odour, light and visual disorder. It requires discretionary non-residential uses in General Residential Zone to be responsive to the existing or preferred character.

Clause 22.08 Safety through urban design

This policy applies to all land in Manningham. It endeavours to provide and maintain a safer physical environment for those who live in, work in or visit the City of Manningham. The policy seeks attractive, vibrant and walkable public spaces where crime, graffiti and vandalism is minimised.

Clause 22.09 Access for disabled people

This policy also applies to all land in Manningham. It seeks to ensure that people with a disability have the same level of access to buildings, services and facilities as any other person. The policy requires the needs of people with a disability to be taken into account in the design of all proposed developments.

Clause 22.12 Environmentally Sustainable Development

This policy applies throughout the City of Manningham to residential and non-residential development that requires a planning permit in accordance with the thresholds in Table 1 of this Policy (except for land affected by the Activity Centre Zone (Schedule 1) that applies to Doncaster Hill). The policy contains an overarching objective that development should achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

Particular Provisions

Clause 52.06 Car Parking

Pursuant to Clause 52.06-5, car parking is required to be provided at the following rates:

- 1 space for 1 and 2 bedroom dwelling.
- 1 spaces for 3 bedroom dwelling
- 0 spaces for resident visitors
- 0.22 space to each child.
- 3.5 spaces per 100sqm of leasable floor area for the medical centre

The 49 spaces provided on site exceeds the statutory requirement for 47 spaces, and therefore a permit is not required to reduce the standard car parking requirements.

Clause 52.06-9 outlines various design standards for parking areas that should be achieved.

Clause 52.29 Land Adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road

The purpose of this clause is:

- To ensure appropriate access to identified roads.
- To ensure appropriate subdivision of land adjacent to identified roads.

A permit is required to create or alter access to a road in a Road Zone, Category 1.

Clause 52.34 Bicycle Facilities

Pursuant to Clause 52.34-3, the following number of bicycle spaces are required for each use:

Medical centre:

- 1 to each 8 practitioners for employees;
- 1 to each 4 practitioner for visitors;

Childcare centre:

- Nil

Dwellings:

- *In developments of four or more storeys, 1 to each 5 dwellings for residents and 1 to each 10 dwellings for visitors*

The development requires a total of 4 bicycle spaces which is well exceeded with over 20 spaces provided on site, and therefore a permit is not required to waive or reduce these requirements.

Clause 55 Two or more dwellings on a lot and Residential Buildings

A development:

- Must meet all of the objectives of this clause
- Should meet all of the standards of this clause.

A zone or a schedule to a zone, or a schedule to an overlay may specify a requirement different from a requirement of a standard set out in Clause 55.

General Provisions

Clause 65 Decision Guidelines

This clause outlines that before deciding on an application, the responsible authority must consider, as appropriate:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the amenity of the area.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*

10 CITY PLANNING & COMMUNITY

10.1 2019/2020 Community Grant Program Allocations

File Number:	IN19/426
Responsible Director:	Director City Planning and Community
Attachments:	<ol style="list-style-type: none">1 Community Partnership Grants 2019-2023 Recommendation Report ↓2 2019 Community Development Recommendation Report ↓3 Arts and Culture Recommendation Report ↓4 2018 Community Grant Program Policy ↓

EXECUTIVE SUMMARY

This report seeks Council's endorsement of the recommendations for the 2019 Community Grants Program.

Council's Community Grant Program (Grant Program) provides funding to not-for-profit community groups and organisations that deliver programs and activities that strengthen and support communities and improve people's quality of life in the Manningham community.

The 2019 Grant Program includes the following four categories:

- *Community Partnerships*
- *Community Development*
- *Arts and Culture, and*
- *Small Grants.*

This report will discuss the recommended funding allocations for the 2019/20 Community Partnership Grants, Community Development and Arts and Culture grant applications only.

In December 2018 the Community Partnership Grants category was restructured. The method of funding some services was transferred from community grants to contracted services. The contracts were awarded in April 2019 and include commitments of \$833,995.

Applications for the 2019/20 Arts and Culture, Community Development and Community Partnership grants opened on Monday 8 February and closed on Sunday 10 March 2019. They were advertised on Council's website, in the local Leader newspaper and across Council's social media platforms. In addition, officers directly notified almost 500 community groups and individuals of the current round of funding and invited the same groups to information sessions on the programs.

All applications were assessed and scored by officers against the assessment criteria and reviewed by the Grant Assessment Panel. A summary of applications and recommended funding allocations is provided in Attachments 2, 3 and 4.

A total of 44 applications were received in the Arts and Culture and Community Development streams, requesting funding of \$544,549. The Assessment Panel has recommended 29 grant applications to Council for funding totalling \$261,715.

Council received 14 applications for the Community Partnership Grants category, requesting funding of \$868,867 in Year 1. The Assessment Panel has recommended 11 grant applications to Council for funding totalling \$542,894 in Year 1.

To comply with the requirements of section 186 of the Local Government Act 1989 (LGA), Community Partnership grant allocations cannot exceed the threshold of \$150,000 for the term of the grant.

Consistent with Council's Community Grant Program Policy, organisations seeking funding via the Community Partnerships Program may be funded for up to four years.

Having regards to the \$150,000 threshold, officers are recommending that all successful applicants are funded for a maximum of two years. This will ensure equal access to grant funding for all organisations and enable Council to fund organisations on their merits. It will also ensure future budget allocation is not affected by earlier commitments.

During this two year period, officers will review the grant guidelines and funding streams and be in a position to align them with the priorities outlined in the next Council Plan.

Across the total program, \$2,438 remains unallocated and it is recommended this is made available to community organisations via the 2019/20 small grants program.

1. RECOMMENDATION

That Council endorse the Community Grant Program allocations as follows:

- A. Funding allocations for 2019/20 Community Partnership Grants totalling \$542,894 in Year 1 as per Attachment 1 with each organisation to be funded for a maximum period of two (2) years;**
- B. Funding allocations for 2019/20 Community Development Grants totalling \$129,675 as per Attachment 2;**
- C. Funding allocations for 2019/20 Arts and Culture Grants totalling \$132,040 as per Attachment 3;**
- D. Note that \$2,438 remains unallocated under the 2019/20 Arts and Culture, Community Development and Community Partnership grant stream and is proposed to be made available to community organisations via the 2019/20 Small Grants Program and that this is recorded as part of the mid-year budget review; and**
- E. Note that during the 2019/20 and 2020/21 financial years, officers review the grants guidelines and refine the objectives of the programs in order to reflect new Council priorities.**

2. BACKGROUND

- 2.1 Council's Community Grant Program provides funding to not-for-profit community groups and organisations to deliver activities that strengthen and support communities that live, work, study and recreate in Manningham.
- 2.2 In 2018, a review of the Community Grant program was undertaken with the following outcomes now implemented:
- Simplifying the online application forms for all four grant categories;
 - Reducing red tape for applicants by requiring goods and services quotes only for budget items greater than \$1000;
 - Improving grant assessor training for officers who are subject matter experts; and
 - Offering a translation of the Grant Information Brochures in six common community languages at Customer Service locations for the first time.
- 2.3 As a key component of the evaluation of the Grant Program, community organisations in the grants database will be invited to provide feedback on the 2019 Community Grant Program processes. The responses received will inform the operations and processes of the 2020/21 Grant Program.
- 2.4 The total draft 2019/20 budget allocation for the Community Partnerships, Arts and Culture and Community Development grants is \$804,609 nominally spilt into \$568,350 for Partnership grants and \$238,697 across both Community Development and Arts and Culture grants.
- 2.5 The Grant Program includes the following four categories:

Community Partnership Grants: (CPG) category provides financial assistance of more than \$20,000 for 12 months up to four years to key community organisations operating in the municipality to leverage opportunities for the benefit of the community and achieve Council's priorities, identified initiatives and outcomes.

Community Development Grants: provide \$3001 to \$20,000 for projects that benefit and respond to the diverse needs of the Manningham community. This grant is available once a year.

Arts and Culture Grants: provide \$3001 to \$20,000 for projects that celebrate and enhance community life through access to local arts, culture and heritage. This grant is available once a year.

Small Grants: provide up to \$3,000 for one-off projects that support one-off community strengthening initiatives and equipment purchases that enhance the quality of life of residents. This grant is available twice a year, in February and September. Small Grant funding allocations are made under delegation.

- 2.6 Council endorsed the Community Partnership structure, including the three new streams, in the 2018 Community Grant Program Policy at the Ordinary meeting of Council on 11 December 2018. (Refer Attachment 4).
- 2.7 Applications for the 2019/20 Arts and Culture, Community Development and Community Partnership grants opened on Monday 8 February and closed on Sunday 10 March 2019 and were advertised on Council's website, in the local Leader newspaper and across Council's social media platforms. In addition, officers directly notified almost 500 community groups and individuals of the current round of funding and invited the same groups to information sessions on the programs.
- 2.8 Officers conducted three information sessions on the grants program and used the sessions to communicate the need for Council to:
- tender some services previously funded through the Partnership Grants program; and
 - comply with the Local Government Act and enforce a \$150,000 threshold for grants awarded in that program.
- 2.9 In addition, Council officers provided advice to applicants during information sessions and pre-application meetings to ensure that proposed projects and activities were aligned with Council's grant priorities and assessment criteria and to provide assistance with project development.
- 2.10 Community organisations were also invited to participate in workshops to improve their grant writing skills. The focus of these six community training workshops was skill development and capacity building within local organisations and included sessions on Fundraising, Event Management, Strategic Planning, Preparing a Budget, and two grant writing workshops. In total, 115 people attended the information sessions and workshops.
- 2.11 Council also sought applications for the February round of the Small Grants category between 8 February and 10 March. Approvals for this category are made under delegation and all organisations were notified of the outcome of their application in May 2019.

3. DISCUSSION / ISSUE

Applications received and assessment process

- 3.1 The applications recommended for funding represent a diverse range of disciplines including community services, disability, health, multicultural services, community legal services, disability, gender equity, arts and culture, and sport and recreation with an even spread across the municipality. 21 community organisations were first time applicants to the grant program.
- 3.2 The Grant Assessment Panel met on 8 May and 13 May. Membership of the panel included:
- Angelo Kourambas, Director City Planning and Community;
 - Lee Robson, Group Manager Community Programs;
 - Carly Kluge, Community Liaison Officer, Bendigo Bank;

- Matt Slavin, Manager Integrated Planning (Community Partnership grants only); and
- Justin Hanrahan, Manager Economic and Community Wellbeing (Community Development and Arts and Culture grants only).

Officers from the Business, Events and Grants team were also in attendance to support the Panel.

3.3 Table 1 below provides an overview of 2019 grant applications received:

Category	Applications received	Funding Amount Requested
<i>Community Partnerships</i>	14	\$868,867 (Year 1)
<i>Community Development</i>	22	\$290,875
<i>Arts and Culture</i>	22	\$253,674
TOTAL	58	\$1,413,416

Table 1: Grant applications received

3.4 While 22 grant applications were received in both the Community Development and Arts and Culture categories, the nature and scale of three (3) applications were such that the Grant Assessment Panel recommended these applications be transferred to the Small Grant category for consideration.

Community Development and Arts and Culture

3.5 The 2019/20 Community Development and Arts and Culture grants were oversubscribed, with Council receiving 44 applications requesting funding of \$544,549 against the draft budget of \$238,697.

3.6 The Assessment Panel has recommended 29 grant applications to Council for funding totalling \$261,715 (refer Table 2 below). The indicative value of the projects funded in these streams was identified as being in excess of \$1.1M of direct and in-kind support.

3.7 Due to the quantum of funding requested, the assessment panel gave consideration to supporting some organisations with less funding than requested in their applications. In some instances, this decision to allocate reduced funding was made on the basis that elements within a project budget were not eligible for funding, while the panel also assessed applications with the objectives of supporting as many worthwhile projects and organisations as possible.

3.8 In the event that partial funding was recommended, the viability of the activity being delivered successfully with reduced funding was confirmed with the applicant.

Proposed Community Development grant allocations		Proposed Arts and Culture grant allocations	
Rights Employment Accommodation Leisure Inc.	\$6,220	Heide Museum of Modern Art	\$11,285
Manningham Uniting Church	\$7,000	Warrandyte Community Church	\$6,160

House of Persia Community and Cultural Centre - HOPE	\$4,000	Lions Club of Park Orchards	\$5,845
Migrant Information Centre (Eastern Melbourne) Ltd.	\$12,000	The Chinese Senior Citizens Club of Manningham Inc.	\$6,455
Chinese Health Foundation of Australia	\$12,500	Rejoice Chinese Christian Communication Centre Inc.	\$7,500
Haven; Home, Safe	\$4,500	The Onemda Association	\$7,000
The Onemda Association	\$12,000	Manningham Musicians Association	\$11,000
Chrisalis Foundation Inc.	\$4,840	The Sky After Rain	\$11,755
Kevin Heinze Garden Centre	\$15,000	The Didge Circle Incorporated	\$12,000
Manningham Interfaith Network Inc	\$8,455	Australian Iranian Society Of Victoria (AISOV)	\$8,500
Carers Victoria Inc	\$5,660	Living and Learning at Ajani Inc	\$6,650
Link Health and Community	\$10,000	Rotary Club of Templestowe Inc	\$4,500
Women's Health East	\$8,000	The Pottery Expo	\$18,500
Women's Friendship Group Inc.	\$4,500	Japan Club of Victoria	\$14,890
VP Community Holdings*	\$15,000		
Total	\$129,675	Total	\$132,040

Table 2: Proposed Community Development and Arts and Culture grant allocations

* The emergency relief/food bank services proposed by VP Holdings under the Community Partnerships Stream was assessed as having merit and it was proposed to transfer this request into the annual grants as part of the 2019/20 Community Development stream.

- 3.9 The unsuccessful applications were not recommended for funding as they did not:
- address the priorities of the Community Development and Arts and Culture categories;
 - comply with the funding criteria; or
 - clearly demonstrate a need for the period of funding.
- 3.10 Officers will contact all unsuccessful applicants to provide feedback on their application.

Community Partnership Grants

- 3.11 The Community Partnership Grants were offered for the first time since 2015 when the current 4-year agreements were approved and offer funding for a period of up to four (4) years and the 2019-23 grants.
- 3.12 The 2019/20 Community Partnership Grants were oversubscribed, with Council receiving 14 applications requesting funding of \$868,867 in Year 1 against the draft 2019/20 budget of \$568,350.
- 3.13 The Assessment Panel has recommended 11 grant applications to Council for funding totalling \$542,894 (refer Table 3 below). The indicative value of the projects and services funded in these streams was identified as being more than \$3.0M through direct and in-kind support.

- 3.14 Due to the quantum of funding requested, the assessment panel gave consideration to supporting organisations with less funding that requested in their applications. In some instances, this decision to allocate reduced funding was made on the basis that elements within a project budget were not eligible for funding, while the panel also assessed applications with the objectives of supporting as many worthwhile projects and organisations as possible.
- 3.15 In the event that partial funding was to be recommended, the viability of the activity being delivered successfully with reduced funding was confirmed with the applicant.

Proposed Community Partnership grant allocations		
Organisation	Requested funding (Year 1)	Recommended funding (Year 1)
Pines Learning	\$76,031	\$64,000
Park Orchards Community House & Learning Centre Inc	\$75,000	\$64,000
Warrandyte Neighbourhood House	\$74,000	\$54,000
Wonga Park Community Cottage	\$73,000	\$54,000
Living and Learning at Ajani Inc	\$75,000	\$64,000
Warrandyte Festival	\$49,000	\$49,000
Heide Museum of Modern Art	\$53,962	\$30,000
Kevin Heinze Grow	\$140,000	\$75,000
Access Health and Community	\$28,894	\$28,894
Eastern Community Legal Centre	\$40,000	\$30,000
Doncaster Community Care and Counselling Centre Inc. (Doncare)	\$30,000	\$30,000
Total	\$714,887	\$542,894

Table 3: Proposed Community Partnership grant allocations

- 3.16 The unsuccessful applications were not recommended for funding as they did not:
- address the priorities of the Community Partnership category;
 - comply with the funding guidelines; or
 - clearly demonstrate a need for the period of funding.
- 3.17 All unsuccessful applicants will be offered the opportunity to be meet with Council officers to discuss their 2019 application and to seek advice on future grant applications.
- 3.18 2019/20 is the first year where selected services have been transferred out of the community grant process and into tendered services. The draft 2019/20 budget was prepared on the basis that the overall program needed to be split into new programs based on past expenditure and expected tender outcomes. Officers assessing the grant applications made recommendations to the panel based on

the merit of the application and the maximum allowable funding allocation of \$150,000 over the life of the agreement.

- 3.19 Following the evaluation process, the Assessment Panel recommended funding of \$542,894. This leaves a balance of \$2,438 unallocated across the three grant programs. It is proposed that this amount be redirected to the pool of funding allocated in September 2019 and February 2020 for small grants. Should this pool of funding not be fully allocated, the balance will be directed into organisational savings.

Terms of funding agreements

- 3.20 To comply with section 186 of the Local Government Act 1989 (LGA), Community Partnership Grant allocations cannot exceed the threshold of \$150,000 for the term of the funding agreement.
- 3.21 It is understood that the threshold of \$150,000 contained in the Local Government Act is one of many elements of the Act currently under review and it is possible that this may be amended during this period, providing Council greater flexibility with future grant programs.
- 3.22 In order to remain under the \$150,000 threshold, the panel's assessment could result in differing terms for successful applications, where four applicants could receive funding across the full four year term, with the remaining applications to be funded for terms of two years (6 applications) or three years (1 application).
- 3.23 Should Council fund organisations over periods of two, three or four years based on the value of the grant, Council will find it difficult to ensure equal access to grant funding and Council's ability to compare grant applications on their merits will be compromised. The administrative cycle of assessing grants will also be more cumbersome for Council, as will budget allocation.
- 3.24 With these factors in mind, it is recommended that Council consider funding all successful applicants for a maximum of two years. This will address the factors referred to above and provide enough time for a review of the grant guidelines and align future Partnership Grants with the Council election cycle and the objectives contained in the Council Plan at that time.
- 3.25 A reduced funding term is consistent with Council Community Grant guidelines which states that funding may be provided for "up to four years" and prospective applicants for partnership grant funding were advised of the legislative restrictions governing community grants during at the information sessions and in subsequent meetings with officers.
- 3.26 During the next two year period of the Partnership Grants, it is proposed to:
- 3.26.1 Develop new KPIs which would indicate how Council's funding is directed to support disadvantaged and vulnerable residents;
 - 3.26.2 Complete benchmarking with other Councils regarding levels of funding provided to Neighbourhood Houses; and

- 3.26.3 Complete a review of funding levels, outcomes, efficiency and other sources of funding, and make recommendations to Council in advance of the next Community Partnerships funding round in 2021.

4. COUNCIL PLAN / STRATEGY

- 4.1 The 2018 Community Grant Program Policy is aligned with the key priorities of the Council Plan 2017-2021, Generation 2030 Community Plan and the Healthy City Strategy 2017-2021.

5. IMPACTS AND IMPLICATIONS

- 5.1 The Community Grant Program seeks to improve the quality of life of Manningham residents. The Program's aims are linked to outcomes in the Council Plan and Healthy City Strategy. The Program provides a measureable, cost-effective and efficient means to deliver community outcomes in a transparent and accountable manner.
- 5.2 Endorsement of the panel's recommendation for the Community Partnership and Annual Grants programs will maximise the number of community organisations receiving grant funding and will increase the diversity of stakeholders and participants in these activities.
- 5.3 Limiting all funding agreements to a two year period will require four (4) community organisations who are successful in receiving a partnership grant, to submit grant applications one or two years earlier than is the maximum allowable funding period. The ability to maintain equity across all grant recipients and provide certainty around the available funds in 2021/22 outweighs the additional administration asked of four community organisations.

6. IMPLEMENTATION

Finance / Resource Implications

- 6.1 The 2019/20 draft budget for the total program, is \$807,047. (refer Table 4 below).

Program	Draft 2019/20 budget	Recommended allocations	Unallocated funding
Community Development and Arts and Culture grants	\$238,697	\$261,715	-\$23,018
Community Partnerships grants	\$568,350	\$542,894	\$25,456
Total	\$807,047	\$804,609	\$2,438

Table 4: Proposed Year 1 grant allocations against Draft 2019/20 Budget

- 6.2 Should Council endorse the panel's recommended allocations in Tables 2 and 3 above, the total expenditure is \$804,609, leaving \$2,438 unallocated. This could be directed to the small grants funding program in September 2019 and February 2020.

Communication and Engagement

- 6.3 Promotion of the 2019 Grant Program to community groups and organisations was undertaken through a targeted promotion campaign including, referrals, local newspaper advertisements, direct email, Council's website and promotion at Council events.
- 6.4 Six community training workshop sessions were also offered including, Fundraising, Event Management, Strategic Planning, Preparing a Budget, and two Grant Writing workshops. In addition to these sessions, three Grant Information Sessions were held. The sessions attracted 115 attendees in total.
- 6.5 Officers consulted with community groups and organisations throughout the application and assessment stages, including one on one pre-application meetings. During the assessment process, officers and Managers from five Departments across Council provided relevant subject matter expertise.

Timelines

- 6.6 Applicants will be notified of the outcomes of their applications following the 25 June 2019 Council meeting. Approximately one month following Council's endorsement, a list of successful applicants will be published on Council's website.

7. DECLARATIONS OF CONFLICT OF INTEREST

- 7.1 Two Council officers declared conflicts of interest for applications received and did not discuss, assess or provide advice on those applications during the assessment period or at the assessment panel meeting.

Attachment A Community Partnership Grants 2019/23 Recommendation Report												
Organisation Name	Program Title	Brief Program Description	Community Partnership Grant Stream	Amount Requested Year 1	Proposed Funding Allocation 2019/20	Proposed Funding Allocation 2020/21	Proposed Funding Allocation 2021/22	Proposed Funding Allocation 2022/23	Total proposed funding	2018/19 funded amount	Funding Conditions	Panel recommendation comments
Recommended												
Pines Learning	Community Engagement	<p>1. To deliver quality recreational and social community programs that provide lifelong learning opportunities, support and promote community participation, facilitate community development and capacity building in response to community needs.</p> <p>2. To maintain and consolidate the alliance approach between the Houses to maximise programming, key activities and new opportunities for sustainability.</p>	Manningham Learns Alliance	\$76,031.00	\$64,000.00	\$64,000.00	\$0.00	\$0.00	\$134,000.00	\$64,573.00	The Panel recommends that the NH component is funded and that the funding for the development of Manningham Learns Alliance is not funded. This component requires a more detailed business proposal. MLA will be referred to an annual grant application in 2020.	The Assessment Panel recommends that Council increase funding to Pines Learning for their <i>Community Engagement</i> program Pines Learning has built a strong program that caters to all ages, cultural backgrounds, gender and abilities and emerging needs. Funding is for a 2 year period. Subject to the adoption of the annual Council budget, the funding will be annually indexed in accordance with Council's cost escalation factor.
Park Orchards Community House & Learning Centre Inc	Park Orchards Community House & Learning Centre Incorporated	<p>1 To provide Park Orchards residents and the wider community with no and low cost activities that ensure the connectedness of our community and help reduce social isolation.</p> <p>2 Manningham Learns</p> <p>Maintain and consolidate the alliance approach between the Houses to maximise programming, key activities and new opportunities for sustainability</p>	Manningham Learns Alliance	\$75,000.00	\$64,000.00	\$64,000.00	\$0.00	\$0.00	\$134,000.00	\$63,514.00	The Panel recommends that the NH component is funded and that the funding for the development of Manningham Learns Alliance is not funded. This component requires a more detailed business proposal. MLA will be referred to an annual grant application in 2020.	The Assessment Panel recommends that Council increase funding to Park Orchards Community House & Learning Centre Inc. They have demonstrated well program development that is both formal and informal and secured new accommodation to meet community demand. Funding is for a 2 year period. Subject to the adoption of the annual Council budget, the funding will be annually indexed in accordance with Council's cost escalation factor.

Organisation Name	Program Title	Brief Program Description	Community Partnership Grant Stream	Amount Requested Year 1	Proposed Funding Allocation 2019/20	Proposed Funding Allocation 2020/21	Proposed Funding Allocation 2021/22	Proposed Funding Allocation 2022/23	Total proposed funding	2018/19 funded amount	Funding Conditions	Panel recommendation comments
Warrandyte Neighbourhood House	Warrandyte Neighbourhood House Programmes	Warrandyte Neighbourhood House provides an annual programme of; community education courses, health and fitness classes, special events, social connection groups and workshops along with a volunteer programme and community referral. Manningham Learns Develop the Manningham Learns partnership to consolidate the alliance approach between the Houses. Assisting the alliance to move into the difficult new areas of joint programming, joint marketing and exploring options for creating a legal entity.	Manningham Learns Alliance	\$74,000.00	\$54,000.00	\$54,000.00	\$0.00	\$0.00	\$108,000.00	\$49,753.00	The Panel recommends that the NH component is funded and that the funding for the development of Manningham Learns Alliance is not funded. This component requires a more detailed business proposal. MLA will be referred to an annual grant application in 2020. Improve the evaluation requirements and KPIs with stretch goals, and the reporting structure to display the effectiveness of the programme and activities.	The Assessment Panel recommends that Council increase funding to Warrandyte Neighbourhood House. The demand for services and programs has doubled over the past 5 years and to meet this demand they have identified the need to improve their online administration processes and service delivery to the community and for future sustainability. Funding is for a 2 year period. Subject to the adoption of the annual Council budget, the funding will be annually indexed in accordance with Council's cost escalation factor.
Wonga Park Community Cottage	1. Wonga Park Community Cottage Programs.	1. Wonga Park Community Cottage provides an extensive and diverse quarterly program four times a year to local residents and surrounding districts to participate in community life, volunteer opportunities and social activities. This includes the following flexible delivery of activities and services provided over 5 days, evenings and weekends. 2. Manningham Learns Alliance Collaboration and Sustainability	Manningham Learns Alliance	\$73,000.00	\$54,000.00	\$54,000.00	\$0.00	\$0.00	\$108,000.00	\$49,753.00	The Panel recommends that the NH component is funded and that the funding for the development of Manningham Learns Alliance is not funded. This component requires a more detailed business proposal. MLA will be referred to an annual grant application in 2020. Staff and the Committee of Management are to participate in a formal program of strategic planning to strengthen processes and prepare WPCC for future community needs.	The Assessment Panel recommends that Council increase funding to Wonga Park Community Cottage. This will improve their web based processes and capacity and enable the development of new programs that respond to the needs of young people 18 to 24 years. Funding is for a 2 year period. Subject to the adoption of the annual Council budget, the funding will be annually indexed in accordance with Council's cost escalation factor.

Organisation Name	Program Title	Brief Program Description	Community Partnership Grant Stream	Amount Requested Year 1	Proposed Funding Allocation 2019/20	Proposed Funding Allocation 2020/21	Proposed Funding Allocation 2021/22	Proposed Funding Allocation 2022/23	Total proposed funding	2018/19 funded amount	Funding Conditions	Panel recommendation comments
Living and Learning at Ajani Inc	Connecting Communities at Living and Learning at Ajani Inc	In western Manningham, Living and Learning @Ajani strives to build capacity, develop community connections and support those in need with free meals (Eat and Greet). LL@A has supported the development of a 'community hub' at Ajani providing information and services to the local community. Manningham Learns - Maintain and consolidate the alliance approach between the Houses to maximise programming, key activities and new opportunities for sustainability.	Manningham Learns Alliance	\$75,000.00	\$64,000.00	\$64,000.00	\$0.00	\$0.00	\$134,000.00	\$63,514.00	The Panel recommends that the NH component is funded and that the funding for the development of Manningham Learns Alliance is not funded. This component requires a more detailed business proposal. MLA will be referred to an annual grant application in 2020.	The Assessment Panel recommends that Council increase funding to Living and Learning at Ajani Inc. for their <i>Connecting Communities at Living and Learning at Ajani Inc</i> program. The funding will strengthen the programs and services offered to support some of the most vulnerable members of the community and meet future needs. The funding is for a 2 year period. Subject to the adoption of the annual Council budget, the funding will be annually indexed in accordance with Council's cost escalation factor.
Warrandyte Festival	Warrandyte Festival	Warrandyte Festival Committee delivers a Festival held annually at Stiggants Reserve Warrandyte in March that offers the community a varied and diverse range of activities by the local community. We aim to keep many of the activities free of charge/low cost to encourage low income individuals. Whilst we will have activities that appeal to those of all ages, we will endeavour to have as many activities specifically targeting children and youths as possible.	Cultural Development and Engagement Programs	\$49,000.00	\$49,000.00	\$49,000.00	\$0.00	\$0.00	\$98,000.00	\$42,343.00	This FASA to include a condition that all event approval requirements are met and all necessary permits are obtained prior to the event being held.	The Assessment Panel recommends that Council increase funding to Warrandyte Festival for a 2 year period. The volunteer based Festival has incurred escalating costs including road closures and insurance to produce the event. WF is a local event that is very good value for money with extremely large community involvement. Over the years it has also developed very good recognition as a Council event.
Heide Museum of Modern Art	"Winter Weekdays" Free entry for Manningham Council residents Tues-Fri in July and August	"Winter Weekdays" will to engage with Manningham residents who have not visited Heide before. A marketing plan will be developed to capture visitor data and inform ongoing engagement strategies with residents. Removing the financial barrier of entry for visitors will create an incentive for people experiencing disadvantage and those who are socially isolated to engage with art, culture and heritage in their area.	Cultural Development and Engagement Programs	\$53,962.00	\$30,000.00	\$30,000.00	\$0.00	\$0.00	\$60,000.00	\$26,465.00		The Assessment Panel recommends that Council fund Heide Museum of Modern Art for their "Winter Weekdays" program. The program enables Manningham residents greater access and engagement in local arts and strengthens connections and a sense of place. The funding is for a 2 year period. Subject to the adoption of the annual Council budget, the funding will be annually indexed in accordance with Council's cost escalation factor.

Organisation Name	Program Title	Brief Program Description	Community Partnership Grant Stream	Amount Requested Year 1	Proposed Funding Allocation 2019/20	Proposed Funding Allocation 2020/21	Proposed Funding Allocation 2021/22	Proposed Funding Allocation 2022/23	Total proposed funding	2018/19 funded amount	Funding Conditions	Panel recommendation comments
Kevin Heinze Grow	Kevin Heinze Grow	<p>Kevin Heinze GROW uses nature as a supportive environment to provide experiential learning and positive personal development.</p> <p>The program includes learning, recreational and therapeutic programs that are tailored to the needs and interests of diverse community members including; people with physical, intellectual and socio-emotional disabilities; asylum seekers and refugees; people with acquired brain injuries and/or early onset dementia; volunteers; occupational therapy, counselling and speech pathology services and older people who speak English as a second language.</p>	Wellbeing and Community Support Services	\$140,000.00	\$75,000.00	\$75,000.00	\$0.00	\$0.00	\$150,000.00	\$124,141.00		<p>The Assessment Panel recommends that Council fund Kevin Heinze Grow at a reduced amount for a 2 year period. As a regional service, the reduced funding allocation reflects the proportion of participants from Manningham. Their reliance on fee for service income is increasing and biding sustainability. The CEO is successfully developing and strengthening the organisation. There is some insecurity around their current location. Subject to the adoption of the annual Council budget, the funding will be annually indexed in accordance with Council's cost escalation factor.</p>
Access Health and Community	Parent Child Mother Goose program - Connecting families and linking with the local community	<p>The Parent Child Mother Goose Program - Connecting families and linking with local community focuses on improving the health and wellbeing of families but also promote social connectedness for families and further develop partnerships between AccessHC and the Bulleen library. Clinicians part of the Child Development Team as well as the Maternal and Child Health Nurses (MCHNs) would visit these groups, providing support to parents.</p>	Wellbeing and Community Support Services	\$28,894.00	\$28,894.00	\$28,894.00	\$0.00	\$0.00	\$57,788.00	\$26,465.00		<p>The Assessment Panel recommends that Council increase funding for the Access Health and Community Mother Goose Program for a 2 year period. This is an excellent program with positive outcomes. Subject to the adoption of the annual Council budget, the funding will be annually indexed in accordance with Council's cost escalation factor.</p>

Organisation Name	Program Title	Brief Program Description	Community Partnership Grant Stream	Amount Requested Year 1	Proposed Funding Allocation 2019/20	Proposed Funding Allocation 2020/21	Proposed Funding Allocation 2021/22	Proposed Funding Allocation 2022/23	Total proposed funding	2018/19 funded amount	Funding Conditions	Panel recommendation comments
Eastern Community Legal Centre	ECLC community partnership program across Manningham	ECLC will deliver a community partnership program across Manningham comprising the following components: <ul style="list-style-type: none"> •Community engagement to improve access for vulnerable people within the community; •Community legal education (CLE) for community groups; •Professional Development and Training for Manningham service providers; •Prevention of Elder Abuse activities and identified levels of elder abuse service response; •Outreach legal service providing Manningham community members accessible legal service appointments with ECLC lawyers. 	Wellbeing and Community Support Services	\$40,000.00	\$30,000.00	\$30,000.00	\$0.00	\$0.00	\$60,000.00	\$26,465.00	Consideration should be given to increase the CLE sessions from 8 to 12 per annum and inclusion of at least one more outreach/outpost (e.g. Warrandyte) based on the outcomes of the ECLC Legal Needs Assessment.	The Assessment Panel recommends that Council increase funding for the Eastern Community Legal Centre for a 2 year period. Request additional sessions possibly in Warrandyte. Subject to the adoption of the annual Council budget, the funding will be annually indexed in accordance with Council's cost escalation factor.
Doncaster Community Care and Counselling Centre inc. (Doncare)	Provision of multi-disciplinary services to support children in crisis	Doncare is seeking to provide a multi-disciplinary, wrap-around service to support vulnerable children aged 6 to 17 who are dealing with a range of emotional and psychological issues. The provision of subsidised, affordable services for disadvantaged families in Manningham addresses the need for equitable access to high quality support services.	Wellbeing and Community Support Services	\$30,000.00	\$30,000.00	\$30,000.00	\$0.00	\$0.00	\$60,000.00	\$0.00	Consideration should be given to reduction of the funding allocation over the two years to reflect sustainability of the program - shifting to a self funding or alternatively funded program.	The Assessment Panel recommends that Council fund Doncare for their <i>Provision of multi-disciplinary services to support children in crisis</i> program for a 2 year period. Supporting families to have a better start in life. Subject to the adoption of the annual Council budget, the funding will be annually indexed in accordance with Council's cost escalation factor.
Total					\$542,894.00					\$536,986.00		
Not Recommended												
Rejoice Chinese Christian Communication Centre inc.	Chinese Culture Shared to Manningham locals	The Chinese Culture Shared to Manningham locals is a program of Rejoice Chinese Christian Communication Centre inc (REJOICE). The program is for three years and it will help to promote and organize cultural experiences to kids in kindergartens, students in primary schools, local community through activities held in libraries, and various local Aussie community groups.	Cultural Development and Engagement Programs	\$30,000.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		The Assessment Panel does not recommend that Council fund this application. The applicant has not demonstrated that the proposed partnerships have been established nor have they provided a clear and detailed program plan to achieve the proposed outcomes - engaging with schools, kindergartens and other local organisations.

Organisation Name	Program Title	Brief Program Description	Community Partnership Grant Stream	Amount Requested Year 1	Proposed Funding Allocation 2019/20	Proposed Funding Allocation 2020/21	Proposed Funding Allocation 2021/22	Proposed Funding Allocation 2022/23	Total proposed funding	2018/19 funded amount	Funding Conditions	Panel recommendation comments
VP Community Holdings Ltd	Centre for Wellbeing and Social Participation	The Centre for Wellbeing and Social Participation provides opportunities for vulnerable groups and for those experiencing isolation for social cohesion and community participation in the Manningham area.	Wellbeing and Community Support Services	\$78,000.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		The Assessment Panel does not recommend that Council fund this application. The Panel considered that the applicant did not provide evidence of existing partnerships required through the Community Partnership Grant category.
Victoria Disabled Sports Advisory Committee Inc	Rosa Miot Debutante Ball	The Rosa Miot Ball will allow people with an intellectual disability to participate in a debutant ball with like minded people. The event will provide an opportunity for individuals to develop the social skills and confidence to develop new friendships, communicate with others and be more confident when presenting in public.	Manningham Learns Alliance	\$46,000.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		The Assessment Panel does not recommend that Council fund this application. The Panel considered that this application did not adequately meet the priorities and partnership requirements of the Community Partnership Grant category. The Panel suggested referring the organisation to the Bendigo Bank for support where there is better alignment
				\$868,887.00								

Attachment 2 - Community Development Grants 2019 Recommendation Report											
App ID	Organisation Name	Activity Title	Brief Activity Description	Activity Category	Activity Location	Target Age	Activity Start Date	Total Amount Requested	Proposed Funding Allocation	Panel Recommendation	Funding Conditions
CD2019001	RECOMMENDED Rights Employment Accommodation Leisure Inc	What's for Dinner?	The participants, adults with an intellectual disability, will prepare a nutritious, delicious evening meal guided by a chef, a dietician and support workers. All participants will then join in a weekly community meal. A recipe book will be compiled based on the photographs of ingredients and procedures.	Special Needs / Disability	Templestowe	Adults	04/08/2019	\$6,220.00	\$6,220.00	It is recommended that Council fund Rights Employment Accommodation and Leisure (REAL) the amount of \$6,220 to deliver the 'What's for Dinner' program. The activity aligns with the grant category objectives and will build the capacity of adults with a intellectual disability to prepare meals which will improve the participants life skills and support them with independent living.	
CD2019002	Manningham Uniting Church	Building Bridges Through Story-Connecting Community	It's an event that provides opportunities for deep listening and engagement with the real, personal stories of people who have experienced pain and suffering as a result of being pushed to the dark corners of society because of their colour, race, culture, gender and religion. Purpose: Building an inclusive community.	Community Development	Templestowe Lower	Adults	12/10/2019	\$7,000.00	\$7,000.00	It is recommended that Council fund Manningham Uniting Church the amount of \$7,000 to deliver Building Bridges through Story - Connecting Community. The activity aligns with the grant category objectives and provides a greater awareness of the challenges faced by people from marginalised groups.	
CD2019004	House of Persia (Community and Cultural Centre - HOPE	HOPE and Social Integration	Build a stronger community by helping the existing and recently arrived migrants' integration within the Australian community by providing education and awareness. The initiative also would assist the disadvantaged, women, unemployed youth and seniors to avoid isolation and facilitating their social engagement, contribution to and participation in everyday life.	Community Development	Doncaster	All Ages	01/08/2019	\$7,000.00	\$4,000.00	It is recommended that Council fund House of Persia Community and Cultural Center at the reduced amount of \$4,000. The activity aligns with the grant category objectives and provides an opportunity for Iranian migrants to participate in activities that foster social inclusion.	The applicant is encouraged to attend Grant Writing and other relevant community training to support the operations of the organisation. Applicant to include participation rates for all activities Applicant to maintain occupancy limits in line with Occupancy Permit for 110 Williamsons Road, Doncaster
CD2019005	Migrant Information Centre (Eastern Melbourne) Ltd.	Arabic Speaking Community Healthy Lifestyles Program	The activity will provide newly arrived members from Arabic speaking backgrounds, predominately from Syria, Iraq and Egypt, with healthy lifestyle activities through information sessions and recreational activities. The program will promote health and well being within the community, increasing social connections and engagement and promotion of local community services.	Health and Wellbeing	Manningham wide	All Ages	01/09/2019	\$15,190.00	\$12,000.00	It is recommended that Council fund Migrant Information Centre at the reduced amount of \$12,000 to deliver the Arabic Speaking Community Healthy Lifestyle Program. The activities align with the grant category objective and responds to an identified community need in the Arabic community, providing opportunities for social connections and improvements to their health and wellbeing.	

App ID	Organisation Name	Activity Title	Brief Activity Description	Activity Category	Activity Location	Target Age	Activity Start Date	Total Amount Requested	Proposed Funding Allocation	Panel Recommendation	Funding Conditions
CD2019007	Chinese Health Foundation of Australia	Tightening the Rainbow Knots for Chinese LGBTIQ well-being in Manningham	The project will build and strengthen on the current Rainbow program and engage the community to lessen the stigma and gain acceptance of the LGBTIQ individuals amongst the Chinese community through a range of events.	Community Development	Manningham wide	All Ages	20/08/2019	\$20,000.00	\$12,500.00	It is recommended that Council fund Chinese Health Foundation for the reduced amount of \$12,500. The activity aligns with the grant category objective and Council's strategic priorities. The activity will build and strengthen on the current Rainbow program and engage the community to lessen the stigma and gain acceptance of the LGBTIQ individuals amongst the Chinese community.	Applicant encouraged to attend Grant Writing session Council Officer to be invited to attend project event Applicant to conduct Pre and post surveys at key activities Applicant to include a case study as part of the Evaluation The applicant is encouraged to seek other forms of funding for future projects.
CD2019009	Haven:Home, Safe	Hello Neighbour - Launch of 2020 Neighbour Day	The purpose of the activity is to promote, enhance and celebrate the significance of Neighbour Day within our tenant community and with our wider multi development neighbours. To provide a place based approach where community can connect with their neighbourhood.	Community Development	Doncaster	All Ages	01/10/2019	\$10,000.00	\$4,500.00	It is recommended that Council fund Haven, Home Safe at the reduced rate of \$4,500. The activity aligns with the grant category objectives and will promote community participation to foster inclusion and social connectedness amongst tenants and neighbours living in high density apartments in Doncaster Hill.	
CD2019013	The Onemda Association	Building blocks for Chinese Carers (Building Blocks)	The 'Building blocks for Chinese Carers' program offers innovative support to build capacity, improve the health and wellbeing of carers and increase self-sustainable social networks. The aim of the 'Building blocks' program is to provide a structured, group support program which is facilitated by experts in the field.	Special Needs / Disability	Doncaster East,	Adults	03/09/2019	\$19,160.00	\$12,000.00	It is recommended that Council fund Onemda at the reduced amount of \$12,000 to deliver the 'Building Blocks for Chinese Carers' program. The program aligns with the grant category objectives and will support the needs of Chinese carers of people with a disability in Manningham.	
CD2019014	Chrisalis Foundation Inc.	All Abilities Health and Social Activities Program	To deliver an All Abilities Health and Social Activities Program for people with disability and their immediate families/carers. We aim to increase social inclusion for people with a disability and support their immediate families by delivering three programs, Mindfulness and Mindset workshops, Pilates and Self Defence.	Health and Wellbeing	Doncaster	Adults	01/08/2019	\$19,965.00	\$4,840.00	It is recommended that Council fund Chrisalis Foundation Inc at the reduced amount of \$4,840 to deliver a reduced program of the All Abilities Health and Social Programs as a pilot project. The activity aligns with the grant category objectives and will increase social inclusion and the health and wellbeing of people with a disability and their families.	The funding will provide for Pilates or Self Defence components of program only.
CD2019017	Kevin Heinze Garden Centre	KHG Mobile Gardening Service: work-readiness program for people with disabilities	To provide young people with disabilities who have identified a passion for gardening a clear employment pathway to meaningful, satisfying and financially-rewarding work in the community. This application relates to the first year of what we hope will be a long-term financially self-sustaining project.	Education / Training	Doncaster East	Adults	02/09/2019	\$20,000.00	\$15,000.00	It is recommended that Council fund Kevin Heinze Garden Centre at the reduced rate of \$15,000 for the KHG Mobile Gardening Service. The activity aligns with the grant category objectives and will provide training and employment opportunities for young people with a disability in the area of horticulture.	

App ID	Organisation Name	Activity Title	Brief Activity Description	Activity Category	Activity Location	Target Age	Activity Start Date	Total Amount Requested	Proposed Funding Allocation	Panel Recommendation	Funding Conditions
CD2019021	Manningham Interfaith Network Inc	Harmony through Faith and Diversity	To host a program to explore the diversity of faiths and cultures through the following community events for 2019-2020: Harmony Day, Youth Respect Sports, Faith Center Visits	Multicultural / Diversity	Manningham wide	All Ages	01/08/2019	\$20,000.00	\$8,455,000	It is recommended Council fund Manningham Interfaith Network at the reduced rate of \$8,455 to deliver the Harmony Day, Youth Respect Soccer and Faith visits. The activities aligns with the grant category objectives and will enhance the inclusion and participation of the local community.	The applicant to attend future grant writing and fundraising training and grant information session. The applicant to investigate the inclusion of a women's/girls team in the Youth Respect event in 2019.
CD2019022	Carers Victoria Inc	Carers Victoria's Manningham Mingle	Carers Victoria's Manningham Mingle 2019 is a free event for unpaid family carers in Manningham. Carers will have a well-deserved day of respite with lunch, entertainment, information, support and social connections. They will learn about key health and wellbeing strategies and local supports to help them sustain their caring role.	Community Development	Bulleen	Adults	01/08/2019	\$5,660.00	\$5,660.00	It is recommended that Council fund Carer's Victoria the amount of \$5,660. The activity aligns with the grant category objectives and provides an opportunity for carers in Manningham to make connections with other carers, learn about supports and services and promote the importance of maintaining their own health and wellbeing.	The applicant to contact Council Officers (Aged Care and Metro Access) to support the promotion of the event to Manningham residents.
CD2019024	Link Health and Community	The Opening Doors Community Leadership Program	Opening Doors is a strength-based community leadership program, committed to promoting social inclusion and community connectedness. Opening Doors has produced 207 graduates, more than 120 innovative community projects, and connected an estimated 20,000 people with their communities in new and positive ways over its eleven year history.	Community Development	Manningham wide	All Ages	01/01/2020	\$10,000.00	\$10,000.00	It is recommended that Council fund Health and Community the amount of \$10,000. The applicant has demonstrated their capacity to deliver the Opening Doors leadership program which supports community members to identify and initiate new local projects to increase social inclusion and community connections.	
CD2019025	Women's Health East	No Limitations Phase 3	WHE will work with Manningham Learns Playgroups and Childcare Centres to deliver workshops to parents/carers of pre-school aged children to increase their understanding of the importance of breaking down gender stereotypes, and build their capacity to challenge/address them with their children.	Gender Equity	Doncaster East, Park Orchards, Templestowe, Warrandyte, Wonga Park (part)	All Ages	15/08/2019	\$10,000.00	\$8,000.00	It is recommended that Council fund Women's Health East at the reduced rate of \$8,000 to deliver the No Limitations Phase 3 program. The project aligns with the grant category objectives and Council's Healthy City Plan focusing on gender equity. The activity will build on previous programs and is targeting parents to raise awareness of the impact of gender stereotyping with their children.	The applicant to invite Council Officer to attend a workshop.

App ID	Organisation Name	Activity Title	Brief Activity Description	Activity Category/Activity Location	Target Age	Activity Start Date	Total Amount Requested	Proposed Funding Allocation	Panel Recommendation	Funding Conditions
CD2019026	Women's Friendship Group Inc.	Support	Provide a Transition Take Home Kit containing therapeutic items. The Craft group will make bags, teddies, purchase all items, pack the bags to be distributed to aid young people with mental health issues to provide a smooth transition from an inpatient unit in hospital to a home stay.	Health and Wellbeing Manningham Wide Outside Manningham	Young people	02/08/2019	\$7,971.00	\$4,500.00	It is recommended that Council fund Women's Friendship Group at the reduced amount of \$4,500. The activity aligns with the grant category objectives and continues to provide the opportunity for social connections through the Craft Group to create Transition Take Home Kits to support young people with mental health issues.	The applicant to include the number of kits provided to young people and how many are Manningham residents as part of the evaluation The applicant to attend at Grant Writing Workshop The Committee of Management to consider capacity building and succession planning for the organisation The applicant is encourage to seek alternative source of funding.
CPG 19/2300009	TRANSFERRED FROM COMMUNITY PARTNERSHIP GRANTS VP Community Holdings Ltd	Emergency Relief / Food Bank services	To respond to the need in the community by providing social support services in three areas: - non-tangible support, by providing a space where people can connect, feel valued and make a contribution - Instrumental support, by providing practical help in term of fresh fruit and vegetable and/or transportation - Informational support, by providing referral to other agencies and increasing the community connection	Wellbeing and Community Support Donvale	All ages	1/07/2019	\$78,000.00	\$15,000.00	It is recommended that Council fund VP Community Holdings Ltd at the reduced amount of \$15,000 to support the existing emergency relief /food bank program. The service responds to a growing community need of families facing food insecurity.	
CD2019008	NOT RECOMMENDED Guide Dogs Victoria	Improving access for people living with low vision or blindness	Guide Dogs Victoria (GDV) will run information sessions for Council and health care referrers about promoting eye health, and engage with local businesses to promote access for Guide Dog users.	Special Needs / Disability Manningham wide	Adults	05/08/2019	\$18,629.00	\$0.00	No, the activity is not recommended for funding. The application requires further development and the applicant is encouraged to contact Council Officers to strengthen their application and consider applying in a future grant round.	
CD2019012	VP Community Holdings Ltd	Women's Retreat Centre	The project is to develop a wellbeing program for marginalised women to improve themselves and combat social isolation free from judgement. This pilot project will operate in the Women's Retreat Centre. Vantage Point Church have been awarded a \$200,000 grant through the Pick My Project to fund a Women's Retreat Centre.	Health and Wellbeing Donvale	Adults	01/08/2019	\$20,000.00	\$0.00	No, the activity is not recommended for funding. The application requires further development in its proposal and consultation with potential stakeholders to gain their support prior to a further application.	
CD2019015	Singularitree	Singularitree - Greenroom	As part of a pilot project, conduct a series of facilitation workshop and events across Manningham designed and delivered to empower participants with clear definitions, objective framework and practical strategies to enhance their clarity, resilience and wellbeing. And positively contribute to an inclusive, resilient and harmonious community.	Health and Wellbeing Manningham wide	Adults	15/08/2019	\$15,000.00	\$0.00	No, the activity is not recommended for funding. The application requires further development and the applicant should be encouraged to work with Council Officers to strengthen future applications.	

App ID	Organisation Name	Activity Title	Brief Activity Description	Activity Category	Activity Location	Target Age	Activity Start Date	Total Amount Requested	Proposed Funding Allocation	Panel Recommendation	Funding Conditions
CD2019018	Living and Learning at Ajani Inc	Community Food Forest and Sensory Garden at Ajani	To expand the existing Community Garden down the slope in clear space adjacent to existing beds and to develop a food forest (fruit trees with edible underplanting) on the slope to the north east side of the Ajani Reserve and next to the existing path, map provided.	Health and Wellbeing	Templestowe Lower	All Ages	01/08/2019	\$19,646.00	\$0.00	No, this activity is not recommended for funding. While the application aligns with the grant category objectives, the application requires further development and consultation with proposed stakeholders. Applicant is encouraged to work with Council Officers to strengthen the application and apply in a future round.	
CD2019019	La Trobe University	Scientific knowledge-based community participatory action on climate change	There is an increased acceptance internationally for public scientific understanding of climate change for collective responsible action to reduce global warming. A scientifically literate public will build capacity for their personal and community action to reduce emissions. Collectively these actions will go for a significant overall reduction of emissions.	Community Development	Templestowe	Adults	12/10/2019	\$17,439.00	\$0.00	No, the activity is not recommended for funding. The activity is a research project for academics from Latrobe University with a major proportion the funds to be used for staff costs.	
CD2019023	Information Warrandyte Inc.	Information Warrandyte provision of services 2019-2020	Providing Community & Tourist Information to the wider community including visitors and Emergency Relief for the Warrandyte/Manningham community	Community Development	Warrandyte	All Ages	01/08/2019	\$5,450.00	\$0.00	No the activity is not recommended for funding. There is concern over the future viability of the organisation's operations. Council Officers to monitor the organisations future status and consider referring to next grant round.	
CD2019006	REFERRED TO SMALL GRANTS PROGRAM Pensioners Association of Bulleen & Templestowe Inc.	Active Activities for the Elderly!	This project is about getting out of the house, socializing, developing new skills, addressing existing problems that the elderly have and getting together with other Clubs exchanging Culture and Customs. It's a total of 12 activities that will be held on a monthly basis, within Manningham City Council.	Community Development	Templestowe Lower,	Older Adults	01/10/2019	\$6,545.00	\$0.00	It is recommended to fund the Pensioners Association of Bulleen and Templestowe Inc. at the reduced amount of \$3000 through the Small Grant Program to deliver Active Activities for the Elderly. The activities align with the grant category objectives and provides opportunities for inclusion and participation through range of local activities to improve older resident's health and wellbeing.	Partial funding to contribute to the following sessions: - Cooking Class - Fitness Instructor - First Aid for Seniors - Mental Health Issues session - 1 session only of Seminar Against Violence - Campaign against Theft session

App ID	Organisation Name	Activity Title	Brief Activity Description	Activity Category	Activity Location	Target Age	Activity Start Date	Total Amount Requested	Proposed Funding Allocation	Panel Recommendation	Funding Conditions
CD2019027	Victorian Skateboard Association (VSA)	All Aboard Skateboarding Sessions	All Aboard Skateboarding Sessions is a free, co-educational skateboard workshop program that's focus is creating new participants in skateboarding. The sessions emphasise gender equality by using male and female instructors. The program starts with school sessions, building demand for Bulleen and Warrandyte skatepark sessions, and helping identify local Coaches.	Community Development	Bulleen	Adults	01/09/2019	\$10,000.00	\$0.00	It is recommended that Council fund Victorian Skateboarding Association at the reduced amount of \$3000, through the Small Grant Program to run the All Aboard Program as a pilot program. The workshops will provide youth with free co-educational skateboarding workshops targeting participants who are new to skateboarding.	

Attachment 3 - Arts and Culture Grants 2019 Recommendation Report											
Application	Organisation Name	Activity Title	Brief Activity Description	Activity Categories	Target Age	Activity Start Date	Activity Location	Total Amount Requested	Proposed Funding Allocation	Panel Recommendation	Funding Conditions
Recommended	Heide Museum of Modern Art	Midsumma Festival @ Heide – presenting queer indigenous band Electric Fields	A free concert for Manningham residents performed by acclaimed Aboriginal Australian electronic music duo, Electric Fields, in the grounds of Heide. The concert will be held in partnership with Midsumma Festival, Victoria's premier LGBTQIA+ cultural festival.	Visual or Performing Arts	Adults	9/02/2020	Bulleen	\$14,482.00	\$11,285.00	It is recommended that Council part fund Heide Museum \$11,285. The activity aligns with grant program objectives and the event will strengthen inclusion and connection of diverse communities. Partnering with Midsumma Festival will ensure the event is developed in line with best practice. The activity aims to strengthen inclusion and connection of diverse communities and partnering with the Midsumma Festival will ensure the event is developed in line with best practice.	The applicant to liaise with Manningham Council's Indigenous Engagement Officer to facilitate relationship building with Wurundjeri. The applicant to ensure that the stage is positioned on site to mitigate noise impact on local residents. The applicant to undertake surveys of public attending to collect postcode data to be submitted with Activity Completion Report. The applicant to liaise with Manningham youth services provider to leverage opportunities/networks locally.
ACG2019003	Warrandyte Community Church	Warrandyte Community Carols	The combined churches of Warrandyte/Park Orchards will present the Warrandyte Community Carols at Stiggings Reserve. It is a festive atmosphere celebrating Christmas, singing carols, mingling with friends with a positive ambience, advocating diversity. Local singers and musicians will be performing for the wellbeing of Warrandyte and surrounding suburbs.	Visual or Performing Arts	All Ages	1/09/2019	Warrandyte	\$9,659.00	\$6,160.00	It is recommended that Council part fund Warrandyte Community Church \$6,160. This is a well managed and community driven event that enhances the inclusion and participation of residents and brings many benefits to the local community.	The applicant to contact the Community Events officer for booking request of Stiggings Reserve. The applicant to comply with the requirements outlined in Council's Events Information Kit and submit a risk management and safety plan for the event. The applicant is encouraged to seek alternate sources of income such as sponsorship and gold coin donations from event attendees.
ACG2019004	Lions Club of Park Orchards	Park Orchards Community Carols 2019	The Park Orchards Lions Club will present a community christmas carols evening, bringing together the local schools, kindergarten and residents at Dorney Reserve. The club arranges the facilities, performers, musicians and MC and supports the event with manpower.	Community Development	All Ages	1/12/2019	Park Orchards	\$5,845.00	\$5,845.00	It is recommended that Council part fund Lions Club of Park Orchards \$4,500. The event involves the broader community and schools on a night where the community come together and provides an outlet for the schools to perform and the community to feel connected.	The applicant to contact the Community Events Officer for booking request of Dorney Reserve. The applicant to book Dorney Reserve dance studio via Manningham Council's Community Venues unit for power use. The applicant to comply with the requirements outlined in Council's Events Information Kit and submit a risk management and safety plan for the event. Club not to allow balloons at the event.

ACG2019007	The Chinese Senior Citizens Club of Manningham Inc.	Multicultural festival for Seniors in Manningham	A multicultural festival for seniors which will be held to showcase the rich and vibrant cultural traditions in Manningham. The event will be a free one day program featuring music, singing and dancing performed by various cultural seniors groups in Manningham. Community organisations and local businesses will have stalls to showcase their services which are relevant to seniors.	Multicultural / Diversity	Older Adults	1/08/2019	Doncaster East	\$15,342.00	\$6,455.00	It is recommended that Council part fund the Chinese Senior Citizens \$10,000. The activity aligns with grant program objectives and the event is targeted at seniors with the aim of reducing isolation and will promote a more inclusive, healthy and harmonious community.	The applicant to incorporate traffic management into event planning to minimise impact on surrounding streets. Applicant to undertake surveys of visitors attending to collect postcode data to be submitted with Activity Completion Report.
ACG2019008	Rejoice Chinese Christian Communication Centre Inc.	Rejoice Manningham Lunar New Year 2020	A community celebration of Lunar New Year at MCC to promote mutual understanding and integration of multi-culturalism in Manningham. Stalls and performance will be invited from various community services, local business and community groups. Mutual understanding and appreciation of different cultures will be promoted.	Multicultural / Diversity	All Ages	8/02/2020	Doncaster	\$10,000.00	\$7,500.00	It is recommended Council part fund Rejoice Chinese Christian Communication Centre \$7,500. The activity aligns with the grant category objectives and is an important Lunar New Year event for Manningham.	The applicant to contact the Community Events Officer to book the event location. The applicant to comply with the requirements outlined in Council's Events Information Kit and submit a risk management and safety plan for the event. Applicant to provide a list of stall holders to Council before the event and community organisations are offered a reduced stall holder fees. The applicant is encouraged to seek alternate sources of income such as sponsorship and gold coin donations from event attendees.
ACG2019009	The Ohermda Association	Art and the Extra- Ordinary	To educate the community by showcasing the talent, contribution and value people with disabilities bring to the fabric of the Manningham community, via art and a multimedia display. An exhibition will be held in line with International Day for People with a Disability celebrations.	Special Needs / Disability	Adults	1/08/2019	Doncaster	\$15,027.00	\$7,000.00	It is recommended Council part fund Ohermda \$6,000. The activity aligns with grant category objectives and will be highly beneficial for participants with a disability.	The applicant to collect data via survey pre and post event regarding expectations to the project and how well they were met to be included in the grant acquittal.

ACG2019010	Manningham Musicians Association	Manningham Concert Band Concert Program	To present a series of concerts in the local community involving music of diverse backgrounds, in various performing formats and venues. The band is a non-auditioning ensemble, open to people of all ages and backgrounds. It presents programs of artistic merit including a broad program that is inclusive of the multicultural background that makes up Manningham; uses a large and varied instrumentation, which provides the flexibility to produce varied and quality music; performs at a range of events including citizenship ceremonies, the annual Manningham Carols and delivers a series of Sunday concerts open to the broader community.	Visual or Performing Arts	All Ages	1/08/2019	Various rehearsal and performance venues in the Manningham area	\$13,913.00	\$11,000.00	It is recommended Council part fund the Manningham Musicians \$11,000. The applicant is the only band in Manningham and provides a valued service to the community and Council including citizenship ceremonies and the Manningham Carols. The applicant enables members to pursue music through skill development and performance, provides residents with the opportunity to experience and enjoy the performing arts.	The applicant to comply with the requirements outlined in the Events and Festivals Information Kit. The applicant to attend at least five citizenship ceremonies per year with a minimum of 10 band members. The applicant to develop a marketing plan with the aim of increasing audience reach and to liaise with Council's Marketing Unit to publicise events, as well as band membership. The applicant is encouraged to seek alternate sources of funding and attend a fundraising workshop to secure financial viability for ongoing operational costs.
ACG2019011	The Sky After Rain	The Sky After Rain	A multi-disciplinary moving image installation, conveying personal narratives and lived experiences of LGBTQIA+ Iranian communities. Through video, audio (recorded interviews), dance, and animation this installation will explore identity, queerness and community. As part of Midsumma Festival 2020, this project will be launched at Manningham Art Gallery.	Visual or Performing Arts	All Ages	2/09/2019	Doncaster	\$11,755.00	\$11,755.00	It is recommended that Council fund The Sky After Rain the proposed amount. This is a very well developed and supported activity which aligns with Council's strategies and objectives. The activity is innovative and is addressing a real need which is to assist people from the LGBTQIA+ community particularly those from CALD backgrounds to feel supported and included.	Applicant to undertake an engagement survey to be devised with Council officers to assist in measuring the tangible benefits of the activity. Council officer to be invited to attend working group meetings. Applicant to ensure activity is promoted to CALD community networks and schools.
ACG2019012	The Didge Circle Incorporated	The Melbourne Didgeeridoo and Cultural Festival 2019	The festival is a community event that showcases and celebrates Aboriginal culture through song, dance, art, and stories. It also connects the local Wurundjeri people with the traditional owners of the didgeridoo, the Yohngu people of North East Arnhem Land.	Multicultural / Diversity	All Ages	1/08/2019	Templestowe Lower	\$18,000.00	\$12,000.00	It is recommended that Council part fund The Didge Circle \$12,000. The event aligns with grant program objectives and the event provides the community with a cultural event that presents reconciliation opportunities as well as potential for cultural tourism.	The applicant to contact the Community Events Officer to book Trims Reserve. The applicant to comply with the requirements outlined in Council's Events Information Kit and submit a risk management and safety plan for the event.

ACG2019014	Australian Iranian Society Of Victoria (AISOV)	Persian Festive of Fire AND Autumn Festival of Harvest (Mehregân)	The Fire Festival is a celebration reminiscent of a 3,000 year old ancient tradition held on the last Tuesday before the Persian New Year. The event will commence with music and dance and followed by jumping over a couple of small bonfires which is symbolic of cleansing the old and embracing new and joy into participants lives.	Community Development	All Ages	5/10/2019	Doncaster	\$16,000.00	\$8,500.00	It is recommended that Council part fund Iranian Society of Victoria \$8,500. The activity aligns with grant category objectives and will celebrate and promote Persian culture and traditions to community members.	Applicant to contact the Community Events Officer to book Ruffey Lake Park. The applicant to comply with the requirements outlined in Council's Events Information Kit and submit a risk management and safety plan for the event a minimum 12 weeks in advance. Applicant to include findings of participant feedback from the broader community attending the festival in the Activity Completion Report. Approval to use event area for car parking is subject to Council approval with no parking fee being charged to attendees.
ACG2019016	Living and Learning at Ajani Inc	Connected Cultural Communities through Art, Health and Hospitality	Three Connecting Community Lunches during 2019-20, will enable the socially isolated, on low incomes, unemployed and disconnected from their cultural groups to come together for a healthy meal and conversation. Services available and cultural and artistic activities will encourage participants to learn more about their community to help them connect.	Community Development	All Ages	1/08/2019	Manningham wide	\$6,650.00	\$6,650.00	It is recommended that Council fund Living and Learning at Ajani the proposed amount. The activity aligns with grant category objectives and will support people who are socially isolated or disadvantaged to link into local services and to encourage new connections/friendships amongst the participants. The event is also supported by local partner organisations.	The applicant is encouraged to seek alternate sources of funding to secure financial viability in the future.
ACG2019018	Rotary Club of Templestowe Inc	Manningham Family Festival at Finns Reserve	To host a family-friendly festival to showcase the artistic talents of primary and secondary school children and promote culture of a number of cultural organisations. In addition a wide variety of craft stalls, an animal farm, camels, ponies and children's rides and food stalls will add to the attractions of the day.	Multicultural / Diversity	All Ages	17/11/2019	Templestowe Lower	\$7,700.00	\$4,500.00	It is recommended that Council part fund Rotary Club of Templestowe \$4,500. The activity aligns with the grant category objectives and is a well attend event.	The applicant to contact the Community Events Officer to book Finns Reserve. The applicant to comply with the requirements outlined in Council's Events Information Kit and submit a risk management and safety plan for the event.

ACG2019023	The Pottery Expo	The Pottery Expo at Warrandyte	A weekend outdoor ceramics art event, involving about 80 ceramic artists from Australia and overseas. Clay activities for children, talks and workshops relating to ceramics for adults. Live music, by local musicians on the riverbank at Warrandyte. As this is the 20th year of the expo a Sound and light show will be presented on the Yarra River during Saturday evening in celebration.	Visual or Performing Arts	All Ages	22/02/2020	Warrandyte	\$18,500.00	\$18,500.00	\$18,500.00	It is recommended that Council fund The Pottery Expo the proposed amount. It is a unique event that supports art, tourism, local business and has developed strong community connections. The expo will celebrate its 20th year in 2020.	The applicant to contact the Community Events Officer to book the proposed site. The applicant to comply with the requirements outlined in Council's Events Information Kit and submit a risk management and safety plan for the event. Applicant to include in Activity Completion Report visitation numbers to the expo; survey attendees to gather data on which postcode they are from and provide Council with photos from event.
ACG2019025	Japan Club of Victoria	Sakura Picnic Day	The purpose of the Sakura Picnic Day is to build on the success of the preceding picnic days. The event will highlight Japanese cultural performances, facilitated nature walks along the Cherry Tree Trail at Banksia Park and activities for children.	Multicultural / Diversity	All Ages	20/10/2019	Bulleen	\$19,387.78	\$14,890.00	\$14,890.00	Applicant to comply with the requirements outlined in Council's Events Information Kit and submit a risk management and safety plan for the event. The Japan Club should be encouraged to seek alternate sources of income including sponsorship and gold coin donation from attendees for future events. The Japan Club to project manage the event as an in-kind contribution for future events and involvement of external event organiser to be reduced or ceased. Professional traffic management plan to be undertaken and a professional traffic management company to be contracted to manage traffic flow. Provide signage to direct traffic flow/site location/activities available and key issues such as site access to be included in marketing material. Applicant to undertake a minimum of 100 surveys on attendance to be	
ACG2019005	Not Recommended Park Orchards Community House & Learning Centre Inc	Community Singing group	To develop the capacity of the community singing group to a level where they are able to perform and participate at a range of public events.	Visual or Performing Arts	Adults	1/08/2019	Park Orchards	\$12,273.00	\$0.00	\$0.00	No, this activity is not recommended for funding. This is a core operational activity of the community house which receives a Partnership Grant to undertake this type of activity.	
ACG2019013	Melbourne Shandong Australian Association	Multiculturalism Education of new and old immigrants	A suite of performances of traditional Chinese folk dance and performance at events which will benefit participants and the community.	Multicultural / Diversity	All Ages	2/08/2019	Doncaster East	\$10,000.00	\$0.00	\$0.00	No, this activity is not recommended for funding. Whilst the application aligns with grant category objectives, the application was underdeveloped and the budget was unclear. It is recommended that Council officers offer support to the applicant to develop the activity further and is encouraged to apply in future grant rounds.	

ACG2019017	Milgate Primary School	ART Exhibition	An Art Exhibition that gives students an opportunity to share their work and achievements. To open a creative dialogue with the public audience, alongside exhibits from local artists, staff and parents. The exhibition will provide a focus for greater community engagement with sponsorship opportunities for local businesses and organisations with recognition for their support.	Visual or Performing Arts	All Ages	30/10/2019	Doncaster East	\$9,000.00	\$0.00	No, this activity is not recommended for funding as the applicant received funding through a number of Manningham grants for similar events. The applicant has been previously advised to seek alternate sources of funding including sponsorship or local business support and that Council should be considered as a co-contributor not the primary funder.
ACG2019020	Doncaster Seniors Club Incorporated	Cultural Exhibition to showcase the Club heritage	An exhibition to show case the historical heritage of the club members and friends. The exhibition will highlight the different backgrounds that are congregated under the club which open to a diverse range of backgrounds.	Historical / Heritage Arts	All Ages	21/11/2019	Manningham wide	\$7,860.00	\$0.00	No, this activity is not recommended for funding. The application requires further development and the applicant should be encouraged to work with Council Officers to strengthen future applications.
ACG2019021	Federation of Music and Dance Victoria	Dasa Avatar	An event to celebrate the 10th anniversary of the organisation. The performance depicts the beginning of the world including the formation of Gondwana and culminates with climate change messages.	Visual or Performing Arts	All Ages	1/09/2019	Doncaster	\$9,000.00	\$0.00	No, this activity is not recommended for funding. The applicant has not demonstrated benefit to Manningham community as performers and audience are from the greater Melbourne area. The applicant was encouraged to seek alternate sources of income such as sponsorship for any future festivals in their 2018 FASA.
ACG2019022	Cancer Council Victoria Manningham Relay for Life	Manningham Relay for Life	Relay for Life is a fun and informative event for the community, honouring, remembering and supporting those who have or are fighting cancer. The volunteer planning team places an emphasis on the community's diversity throughout the event incorporating this into our ceremonies and entertainment whilst raising funds for Cancer Council.	Health and Wellbeing	All Ages	7/09/2019	Doncaster East	\$6,380.00	\$0.00	No, this activity is not recommended for funding. Whilst the application is well developed the grant program does not fund fundraising activities and therefore the application is ineligible.
ACG2019024	Mercy Place Templestowe - Aged and Community Care	Mural-making Connects Community to aged care residents	An inter-generational arts activity to produce a mural at Mercy Place. Residents of the aged care facility and local school children will participate in workshops which will be facilitated by an artist who will also produce the mural.	Health and Wellbeing	All Ages	12/07/2019	Templestowe Lower	\$13,500.00	\$0.00	No, this activity is not recommended for funding. Whilst the application aligns with the grant category objectives there was no evidence that schools had been confirmed to participate in the activity and that the artist has experience in community arts engagement.

Referred to Small Grant Category						
ACG2019026	Phoenix Theatre Company Inc	Theatre Production - Deaf Access	To provide theatre productions for all within the local community in Manningham and surrounding municipalities. Our objective is to provide safe and equitable theatre for all and will engage an Auslan interpreter for two theatre seasons.	Special Needs / Disability	All Ages	13/09/2019
						Doncaster
						\$3,200.00
						\$253,673.78
						Totals
						\$137,040.00



Policy Register

Community Grant Program Policy 2018

Policy Classification	-
Policy N°	-
Policy Status	-
Responsible Service Unit	- Economic and Community Wellbeing
Authorised by	- Council
Date Adopted	- 11 December 2018
Next Review Date	- December 2022

This policy is part of a suite of policies adopted by Council or the Executive Management Team (EMT).

New or replacement policies can be created and developed within Service Units but can only be added to Council's Policy Register by Governance Services following the approval of the policy by Council or the EMT.



**Policy Register
Community Grant Program Policy 2018**

Contents

PURPOSE..... 3
SCOPE OF POLICY 3
POLICY STATEMENT 3
RESPONSIBILITY 6
RELATED POLICIES..... 6
SUPPORTING PROCEDURES 8
GUIDELINES 10
RELATED LEGISLATION 11
SUPPORTING RESEARCH AND ANALYSIS..... 11
DOCUMENT HISTORY 16



Policy Register Community Grant Program Policy 2018

PURPOSE

The Community Grant Program Policy 2018-2022 (Policy) provides a framework for the effective management of the Manningham Community Grant Program. The Policy aligns the Grant Program with Council's strategic objectives, key plans and policies. It sets out the overarching funding and governance principles, processes and practices of the program that inform the grant program that provides funding to support a broad range of community initiatives, programs and projects.

SCOPE OF POLICY

The Community Grant Program provides financial support for not-for-profit community organisations' to develop activities, programs and services that benefit and respond to current and emerging needs and interests of the Manningham community.

The Community Grant Program enables the development of key partnerships between Council and community organisations'. It, promotes a collaborative and strategic approach to community development and service delivery outcomes across the community. The program is divided into four grant categories, Community Partnership Grants, Community Development Grants, Arts and Culture Grants, and Small Grants. All categories are managed through operational guidelines that are informed by this policy document.

POLICY STATEMENT

This Policy is consistent with the objectives contained in the Manningham Healthy City Strategy 2017-21 which seeks to provide accessible and affordable services for our community.

Funding Principles

The Policy is based on the following key funding principles:

- **Services:** Council plays a central role in financially supporting quality, affordable local services, activities and resources that respond to local community needs and interests
- **Organisations':** Council recognises the value of community organisations' in delivering quality local services and activities that are accessible to all and respond to local community needs and interests



Policy Register Community Grant Program Policy 2018

- **Community capacity building:** The program objectives are based on community development outcomes
- **Partnerships:** Community Grants help to build strategic partnerships between Council and local community organisations' to achieve Council's strategic objectives
- **Diversity:** The activities and organisations' funded will reflect the diversity of our community including; the cultural, social, environmental, economic and community profile and will respond directly to community needs, interests and service gaps
- **Support:** Council will offer accurate advice to grant applicants and funded organisations' to support high quality grant applications
- **Good Governance:** The program will be managed through good governance practices. Council will monitor and evaluate the Community Grant Program regularly to ensure it remains relevant, accessible and effective as a community development resource.

Governance principles

The management of the Policy will be based upon the following good governance principles:

Transparency of the processes and practices supporting the program by providing clear and accessible information, and ensuring well defined and well documented practices applied consistently across Council and the community.

Equity whereby all applicants will be offered the same level of information, advice, guidance and support, and will undergo the same assessment and evaluation processes. There will be no conflicts of interest at any point throughout the grants management process.

Efficiency of the program through effective and timely program administration and management systems to streamline the administrative tasks associated with grants management through an online grants management system.

Sustainable Practices will reduce the reliance on paper-based practices, and will embrace more sustainable practices such as online and digital systems.

Community Grant Program Objectives:

The Community Grant Program supports the principles of community and cultural development, which are reflected in the grant objectives below. Applicants are required to address these grant objectives in their applications.



Policy Register Community Grant Program Policy 2018

Partnerships	Foster and develop partnerships between Council, groups and not-for-profit organisations for the delivery of shared outcomes.
Services and Activities	Provide a range of services and activities that respond to the needs of communities that align with Council's plans and strategies.
Participation	Foster community involvement and participation with a focus on groups and individuals that experience barriers to participating in community life
Skills Development	Build community capacity and empower communities to further develop or gain new skills to enhance their quality of life.
Innovation	Pilot activities that provide an innovative response to local priorities and ensure ongoing environmental, economic and social sustainability.
Value	Provide a measureable, cost-effective and efficient means to deliver community outcomes in a transparent and accountable manner.

Funding Framework:

The Community Grant Program is divided into four Grant categories.

Grant Category	Purpose	Funding Allocation*	Timing
Community Partnership Grants Streams: <ul style="list-style-type: none"> • Wellbeing and Community Support Services • Manningham Learns Alliance • Cultural Development and Engagement Programs 	Community Partnership Grant funding is available for up to four years to not-for-profit or community organisations' operating in Manningham to achieve longer term community development outcomes	Above \$20,000	More than 12 months and up to four-years.
Community Development	Achieve community development outcomes that respond to the needs of Manningham's diverse community	\$3,001 - \$20,000	Annual
Arts and Culture	Support activities that celebrate and enhance community life through access to arts, culture and heritage	\$3,001 - \$20,000	Annual



**Policy Register
Community Grant Program Policy 2018**

Small Grants	Support community strengthening initiatives and equipment purchase to enhance the quality of life of Manningham residents	Up to \$3,000. Equipment Purchase 50% contribution of the total cost up to \$1,500	Bi-annual funding February & September
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*Funding allocations are subject to adoption of Council's annual budget

Applicants may apply for a grant in more than one grant category each year, however a separate application form for each grant category must be completed.

Funding in the annual grant categories is for one-off projects and activities, however requests for funding for a second year of a project or activity may be accepted. To meet the criteria for second-year funding, applicants will need to demonstrate how the second year builds on the initial project and to demonstrate the need for additional funding.

Applicants may also contribute additional in-kind resources and support for their activity and are encouraged to seek additional funding from other agencies, however this is not a condition of funding.

Funding allocations are final and non-negotiable

Community organisations' may form partnerships or consortia and submit a single application to Council.

RESPONSIBILITY

Manager, Economic and Community Wellbeing
Coordinator, Business, Events and Grants
Community Partnerships Facilitator

RELATED POLICIES

The Policy is strategically aligned with Council's planning framework and policies including the Council Plan (2017-2021), the Healthy City Strategy 2017-21, Generation 2030 Community Plan, and other key strategic Council documents.

Links to Council Plan (2017-2021)

Council's vision is to be 'A livable and harmonious City' and Council's Mission is for 'A financially sustainable Council that listens, consults and acts with integrity value and transparency'.



Policy Register Community Grant Program Policy 2018

The Policy (supports the Vision and Mission through providing a grants framework within our community to support the delivery of quality, social, cultural and environmental needs and interests of our community.

The Policy relates to the Council Plan 2017-21 theme “Healthy Community” through delivering programs and services that promote healthy, resilient and safe communities and that enhance and develop our community connections and social inclusion.

Links to Generation 2030 Community Plan

The Manningham Generation 2030 Community Plan provides a set of themes for the development of Manningham. The particular themes addressed by the Policy include, Our Community Spirit and Everything we Need is Local.

Links to Healthy City Strategy 2017-2021

The Healthy City Strategy provides a set of themes based on the Victorian Government’s ‘Environments of Health Framework’. The themes addressed by The Policy include Healthy Community, Resilient Environment and Vibrant and Prosperous Economy.

The Healthy City Strategy framework will act as a guide for grant applicants to respond to the following Council priorities:

- Inclusive and Harmonious
 - Council will prioritise and support accessible grant projects and services where everyone in Manningham has the opportunity to participate equally
- Healthy and Well
 - Through the community grants program, Council will prioritise and support local, affordable and integrated community services and programs
- Safe and Resilient
 - Through the community grants Council will support partnerships with key stakeholders to keep people safe and address community wellbeing
- Connected and Vibrant
 - Council will support community grant activities that promote and strengthen local neighbourhoods and opportunities for community connections



Policy Register
Community Grant Program Policy 2018

SUPPORTING PROCEDURES

Eligibility: Who Can Apply for a Grant?

In order to be eligible to apply for funding through the Community Grant Program all applicants must:

- Be a not-for-profit constituted body such as an Incorporated Association or a Company Limited by Guarantee, or be auspiced by an incorporated not-for-profit organisation that accepts legal and financial responsibility for the funded activity
- Be a school; schools are encouraged to partner with community groups in activities that benefit the wider community (not solely curriculum based)

In addition to the above criteria applications must also:

- Deliver the activity in the Manningham municipality
- Have Public Liability Insurance to a level appropriate for the proposed funded activity
- Determine and abide by legislative requirements related to the activity. For example, if the funded activity involves contact with children, a Working With Children Check maybe required
- Have no outstanding debts to Council
- Provide an Incorporation Number
- Provide an Australian Business Number (ABN) or complete a Statement by Supplier form
- Provide written quotes for expenditure items of more than \$1000

Who is not eligible to apply: The following applicants will not be eligible for funding:

- Individuals
- Community organisations that are not incorporated unless they have an incorporated auspice
- Commercial organisations



Policy Register Community Grant Program Policy 2018

What will not be funded?

Applications will not receive funding for activities that:

- Are inconsistent with Council priorities or Community Grant Program objectives
- Are the responsibility of other tiers of government (e.g. State, Federal)
- Have already commenced or where the organisation has committed expenditure prior to the grant notification date (activities will not be funded retrospectively)
- Have a sole religious or political purpose which seeks to promote core beliefs
- Duplicate existing services/activities unless it can be demonstrated that it meets an unmet community need
- Would normally be part of a reasonable operating budget for the organisation, i.e. staff salaries or administration except for Community Partnership Grants
- Are funded through other Council programs or activities, including grants and sponsorship programs
- Are Council owned and run
- Provide catering, unless it can be demonstrated that it is part of the core delivery of the activity
- Offer social outings and gatherings, unless it can be demonstrated it is a core part of the project delivery
- Seek conference sponsorship i.e.: financial or technical support
- Seek debt payment support
- Are solely curriculum based (kindergarten, primary or secondary school). Only applications that demonstrate a broader community partnership approach will be considered
- Are for fixed / permanent equipment, building maintenance or capital improvements (such as heating or cooling systems, shade sails, solar panels)
- Are for building amenity improvements
- Are listed as a sports club responsibility as set out in Council's Outdoor Sports Infrastructure Guidelines www.manningham.vic.gov.au/find-a-sporting-venue



Policy Register Community Grant Program Policy 2018

Grant Assessment Process

The process for assessing the Community Grant Program applications follows the 'Grant Maker's Code of Practice', which requires that grants governance and assessment processes are efficient, practical, equitable, transparent, accountable, consistent and free from conflict of interest.

Assessment Criteria

All applications will be assessed against four criteria. The table below shows the high level assessment criteria which is standardised across all categories. Each of the four grant categories has specific requirements that are determined by the funding amount requested and type of activity.

1. What activity/equipment are you applying for and what will it achieve?
2. Why is the activity or equipment purchase needed and how does it align with the objectives in the Manningham Healthy City Strategy?
3. Who will benefit from the activity or equipment purchase?
4. How will the activity or equipment be delivered and who will be responsible for its implementation?

Assessment process:

- Council officers undertake a pre-eligibility check based on the conditions of funding. Ineligible applications may not proceed to assessment.
- Applications are assessed by Council officers against the assessment criteria.
- Assessments are provided to the Community Grants Assessment Panel (Panel) for review. The Panel consists of the Director City Planning and Community, Group Manager Community Programs, Manager Economic and Wellbeing. The Panel is supported by three council officers
- The Community Grants Assessment Panel recommendations are submitted to Council for final endorsement.

GUIDELINES

The Community Grant Program Guidelines provide the operational specifications for applicants. The Guidelines describe how groups and not-for-profit organisations' can access funding assistance from Manningham City Council (Council) for activities that have a direct benefit to the people who live, work or recreate in Manningham. The Guidelines are updated annually.



Policy Register Community Grant Program Policy 2018

RELATED LEGISLATION?

[Use exact titles of Statutes or Regulations as recorded in legislation and link to the relevant legislation.

Click and type here]

SUPPORTING RESEARCH AND ANALYSIS

The Manningham Community Grant Program Policy 2018-2022 will replace the Manningham Community Funding Policy (2013-2017).

To support the 2018 revision to the policy, benchmarking was conducted with the City of Melbourne, the City of Boroondara, the City of Whitehorse and the City of Knox.

Manningham City Council is committed to achieving best practice in Grant making, and as such aims to work within the Australian Institute of Grants Management's 'Grant making Manifesto' (2011) Code of Practice Models for Grant makers which commits to the following ethos for Grants Management:

- Grant making is an absolutely central element in the Australian economic system
- Australia needs more and better professional grant makers
- Grant makers should listen to the communities they serve
- Grant makers should be efficient
- Grant makers should be ethical

The Grant makers Code of Practice and Best Practice Models are located at www.ourcommunity.com.au



Policy Register
Community Grant Program Policy 2018

Community Grants Program Assessment Panel Terms of Reference

These Terms of Reference apply to the Community Partnership Grants (CPG), the Community Development Grants (CDG), the Arts and Culture Grants (ACG) and the Small Grants (SG).

Purpose of the Panel

The Community Grant Program Assessment Panel (Panel) exists to:

- Consider officer advice and provide recommendations to Council regarding the allocation of funding to applicants through the Community Grant Program
- Ensure that the proposed allocation of funding aligns with Council priorities outlined in key plans and strategies
- Ensure that the guidelines and assessment criteria endorsed by Council have been applied consistently across the Community Grant Program.

Panel Membership

The Panel for Community Partnership, Community Development and Arts and Culture Grants will comprise three internal staff and one external member, including:

- Director of City Planning and Community (Chair, voting)
- Group Manager, Community Programs (voting)
- Manager Economic and Wellbeing (voting)
- One external community representative (voting) CPG, CDG, ACG only

Members of Council's Grants Team will attend the Panel meeting/s and provide information and advice to the Panel in a non-voting capacity where required. A quorum of three voting members including the Director of City Planning and Community (Chair) or in their absence, an Executive Officer of equal standing is required for the CPG, CDG, ACG Assessment Panel Meetings.

The Panel for the Small Grants will comprise three internal staff including:

- Group Manager, Community Programs (Chair, voting)
- Manager Economic and Wellbeing (voting)
- Co-ordinator, Business, Events and Grants (voting)

A member of Council's Grants Team will attend the Panel meeting/s and provide information and advice to the Panel in a non-voting capacity where required. A quorum of three voting members including the Group Manager, Community Programs (Chair) or in their absence, an Executive Officer of equal standing is required for the Small Grant Assessment Panel Meetings.

Panel Selection



Policy Register Community Grant Program Policy 2018

The Chair will be appointed to the incumbent role or delegated to another executive officer of equal standing if unavailable or a declared or perceived conflict of interest is present.

Panel members (voting) will be appointed upon the basis of invitation only. Panel members will demonstrate knowledge in the following areas:

- Understanding and commitment to community development principles
- Knowledge and understanding of the community services sector in Manningham and eastern region
- Knowledge and understanding of arts, culture and heritage
- Understanding of the benefits associated with participation in community sport and recreation activities
- Expertise and knowledge of various sectors within the community such as youth, indigenous, families and children, homelessness, seniors, culturally and linguistically diverse, disability, gender equity etc.
- Experience in program development, delivery and evaluation
- Experience in grants assessment

The preferred list of Panel members will be approved by the Chair.

Assessment Process

Grant assessment process

1. Prior to the meeting, Panel members will receive the following documentation:

- Table of Recommendations Report for each grant category. This will provide a summary of each application, as well as officer recommendations for consideration.
- Community Grant Program Guidelines.
- Conflict of Interest Declaration Form

2. At the beginning of the meeting, Panel members and Council officers will be asked to declare any direct or perceived conflict of interest in the assessment of applications and will not partake in any discussion or assessment of applications, where a stated conflict of interest exists. Where necessary, the Panel member will be also be required to remove themselves from the meeting as appropriate.

3. Panel members will review the documentation, consider Council officer advice and identify opportunities and risks relating to grant proposals.

4. Funding allocations must enable projects and activities to be delivered successfully. In some cases this will result in full funding. If partial funding is allocated, the activity will need to be deemed as viable and able to be delivered successfully.

5. To assist Panel deliberations, each application will be reviewed by senior Council staff prior to the meeting to confirm alignment with Council's priorities and the grant



Policy Register Community Grant Program Policy 2018

program criteria. Each application will be scored and categorised according to the following guide:

- Applications that score less than a 50% rating will be categorised as 'not recommended' and discussed by the Panel.
- Applications that score above a 50% rating will be categorised as 'recommended' and discussed by exception.

6. Where the Panel makes a recommendation that is outside of the Community Grant Program Guidelines and the Terms of Reference, the rationale for the recommendation will be detailed in the Council Report.

Process for Decision Making and Extent of Authority

The preferred method of decision making is discussion resulting in consensus, however in the event of a lack of consensus the funding will be allocated based upon a majority vote.

Meetings and Time Obligations

The meeting date and time will be established in consultation with the Director, City Planning and/or Group Manager Community Programs.

Panel members will be expected to familiarise themselves with the Community Grant Program Guidelines funding principles, objectives and eligibility.

Panel members will also need to spend sufficient time reviewing the Grant Recommendation Reports, in readiness to share identified opportunities and issues.

Reporting Requirements

For the Community Partnership Grants, Community Development Grants and the Arts and Cultural Grants, the Panel's recommendations for funding are submitted in a formal Report to Council for final endorsement, prepared by Council's Grant Team. For the Small Grants, Council will be informed of the Panel's decisions via a Councillor Bulletin, prepared by Council's Grant Team.

A formal Agenda and Minutes are to be recorded throughout assessment meetings and filed as a reference to the Panel decision making rationale.

Panel Code of Conduct

Community Grants Assessment Panel member representatives must:

- Act honestly
- Exercise reasonable care and diligence
- Not make improper use of their position
- Not make improper use of information acquired because of their position
- Maintain confidentiality throughout the process



Policy Register Community Grant Program Policy 2018

- Declare any conflict of interest and remove oneself from the meeting during the discussion and allocations of applications where there is a conflict of interest.

Declaration Statement

By taking on the role of appointed Panel member representatives must abide by this Terms of Reference.

Where a member identifies a clear or perceived conflict of interest in any part of the assessment process, that member will complete the Conflict of Interest Declaration Form and make this known to Council and other Panel members. Members with declared conflict of interest must be removed from any discussions, assessments or decision making relating to the nominated item/s of conflict.

11 CITY SERVICES

11.1 Notice of Intention to Lease 26-42A Colman Road, Warrandyte South

File Number: IN19/413
Responsible Director: Director City Services
Attachments: 1 Acceptance Letter from Axicom [↓](#)

EXECUTIVE SUMMARY

Axicom Pty Limited (formerly Crown Castle Australia Pty Ltd) has been in occupancy of the land accommodating the telecommunications facility at 26-42A Colman Road, Warrandyte South, since the assignment of lease from Optus Mobile Pty Ltd, effective 28 February 2001.

The current nine (9) year lease (commenced on 28 February 2016) is due to expire on 27 February 2025. The rent for the current lease year (to 27 February 2020) is \$35,596.97 (GST exclusive), with the lease providing for annual rent adjustments of 5%.

Due to changes impacting on the carrier market, Axicom Pty Limited ('Axicom') has reviewed its business model and is seeking Council's consideration to the reduction of the annual rent, and replacement of the fixed percentage increase to rent adjustments by CPI. Further, Axicom has indicated its agreement to extend its tenure of the Premises to 2035.

In recent years, the telecommunication providers have successfully negotiated reduced rents across metropolitan municipalities.

A reduced rental with a revised rental adjustment is supported by officers, on the basis of the parties entering into a new lease for a longer term.

It is recommended that Council commence the statutory procedures in accordance with sections 190 and 223 of the Local Government Act 1989 ('the Act').

1. RECOMMENDATION

That Council:

- A. Commence the statutory procedures, pursuant to sections 190 and 223 of the Local Government Act 1989, to give notice of Council's intentions to enter into a lease with Axicom Pty Limited, with the lease to include the following terms:**
- 1. the existing lease dated 15 December 2016 be surrendered on 27 February 2020;**
 - 2. the term of the new lease commence on 28 February 2020, with the term expiring on 27 February 2035;**
 - 3. a commencing rent of \$30,000 plus GST, with annual rent adjustment based on CPI;**

4. the lease will not contain an early termination clause;
 5. in the event of the Premises being damaged or destroyed during the term:
 - (a) Axicom Pty Limited to be obliged to commence reinstatement of the Premises to enable access to and use of the Premises, with such reinstatement required to be completed within 3 months in the case of damage, and 12 months in the case of destruction, of the date of damage or destruction;
 - (b) the rent to be suspended for the period referred to in part (a) above, depending on the reinstatement required;
 - (c) if Axicom Pty Limited determines that the damage or destruction is such that repairing it is impracticable or undesirable, the lease will end, subject to Axicom Pty Limited:
 - (i) paying to Council rent for the unexpired term of the lease; and
 - (ii) reinstating the Premises in accordance with the end of lease obligations, including vacating the Premises and reinstating the Premises to the condition the Premises were in prior to the installation of Axicom Pty Limited's property, including making good any damage caused by the removal of Axicom Pty Limited's property;
 - (d) Axicom Pty Limited meeting the cost of all outgoings;
 - (e) the lease containing the standard terms and conditions applicable for the permitted use of a telecommunications facility; and
 - (f) Axicom Pty Limited meeting Council's legal costs for the drafting and finalising of the lease documentation, including the deed of surrender of the existing lease and a new lease to formalise occupancy of the Premises to 2035.
- B. Establish a Committee under section 223 of the Local Government Act 1989, comprising the Mayor and Mullum Mullum Ward' councillors, to hear submissions received in relation to the proposed lease;**
1. The purpose of the Committee is to:
 - (a) provide the opportunity for persons to be heard in support of their submissions, in accordance with section 223 of the Local Government Act 1989; and
 - (b) report to the Council on the verbal submissions made, including a summary of hearings;
- C. Should no submissions be received:**
1. having followed all the required statutory procedures pursuant to sections 190 and 223 of the Local Government Act 1989, resolves to grant the lease on the surrender of the existing lease; and
 2. affixes Council's common seal to the surrender of lease and the new lease with Axicom Pty Limited.

2. BACKGROUND

- 2.1 Axicom has been in occupation of the Premises at 26-42A Colman Road, Warrandyte South, being an area of 144m², since the assignment of a lease from Optus Mobile Pty Ltd, effective 28 February 2001.
- 2.2 The term of the current lease commenced on 28 February 2016, and is due to expire on 27 February 2025.

3. DISCUSSION / ISSUE

- 3.1 In recent years, telecommunication carriers have been successfully negotiating reduced rentals with other municipalities.
- 3.2 By the late 1990's the mobile carriers in the market increased from three to seven, creating an increased demand for facilities, and, thereby, enabling landlords to negotiate more favourable rent. The mobile market is once again dominated by the three major mobile network operators, and this has impacted on the market with a rent downward trend.
- 3.3 Axicom has reviewed its business model, having regard to the change in the market place, with the resultant request for Council's consideration of reduced rent, and a move from the fixed 5% annual rent review to annual adjustment by CPI. Further, Axicom has indicated its agreement to extend its tenure of the Premises to 2035.
- 3.4 The commencing rent under the current nine (9) year lease was \$30,750 plus GST, with fixed annual reviews of 5%.
- 3.5 A lease to 2035 would give Axicom greater security of tenure of the Premises, and provide Council with long term rental income.
- 3.6 During communications between the parties, and conditional on Council's support for the proposal, Axicom agreed to:
- (a) the surrender of the existing lease on 27 February 2020, with the new lease to commence on 28 February 2020 and with the term expiring on 27 February 2035. The lease is not to contain an early termination clause. The annual commencing rent would be \$30,000 plus GST, with annual rent adjustment based on CPI;
 - (b) reinstate the Premises, in the event of the Premises being damaged or destroyed, with reinstatement to be completed within 3 months in the case of damage and 12 months in the case of destruction. The rent is to be suspended until the reinstatement is completed, and access to and use of the Premises is enabled. If the damage or destruction was such that repairing it was impracticable or undesirable, the lease would end, with Council being paid rent for the unexpired term of the lease and the Premises being reinstated by Axicom to the condition it was in prior to the installation of Axicom's property;
 - (c) be liable for all outgoings; and
 - (d) reimbursement of Council's legal fees for the deed of surrender of the existing lease and the new lease, incorporating the standard terms and conditions for a telecommunications facility.

4. COUNCIL PLAN / STRATEGY

- 4.1 The recommendation in the report is consistent with Goal 5.1 (a financially sustainable Council that manages resources effectively and efficiently) of Council Plan 2017-2021. Subject to the satisfactory completion of the statutory procedures and Council resolving to grant the lease, the Council will be assured of rental income to 2035.

5. IMPACTS AND IMPLICATIONS

- 5.1 Council is required to follow and complete the statutory procedures under sections 190 (giving public notice of the proposed lease) and 223 of the Act, before it decides to grant, or otherwise, the lease. Members of the public will have the opportunity to make a submission (and if they request in their submission, will have the opportunity to be heard, either in person or represented by a person specified in their submission in support of their submission) on the proposed lease.

6. IMPLEMENTATION**6.1 Finance / Resource Implications**

If the Council, following the completion of the statutory process grants the lease, the Council will generate rental income for the site until 2035. The commencing rent of \$30,000 will be adjusted on each anniversary of the commencement date by CPI. In addition, Axicom continues with its existing obligations to cover the cost of outgoings.

6.2 Communication and Engagement

A public notice of the proposed lease is to be given, and members of the public will have the opportunity to make a submission on the proposed lease.

6.3 Timelines

Subject to the completion of the required statutory procedures, if the Council resolves to grant the lease, the new term would commence on 28 February 2020.

7. DECLARATIONS OF CONFLICT OF INTEREST

- 7.1 No officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.



Address: Level 16, 360 Elizabeth Street, Melbourne Vic 3000
Ph: (3) 9633 1363
Email: siegrid.edgecombe@axicom.com.au

25 March 2019

Manningham Council
Property Services
Mr Graham Brewer
699 Doncaster Road
Doncaster VIC 3108

Via email: propertyservices@manningham.vic.gov.au

Dear Mr Brewer,

**Lease between Axicom Pty Ltd ABN 34 090 873 019 ("Axicom") and Manningham Council
Telecommunication Facility Site Address: 26-42A Colman Road, Warrandyte South Vic (Our Reference: 3000410)**

Thank you for your letter dated 21 March 2019.

Axicom hereby confirms acceptance of Council's proposal, and wishes for Council to progress towards a new lease based on the proposed conditions and terms detailed in the letter.

We greatly appreciate your understanding and assistance in submitting a report to Council for a recommendation that Council commences the statutory procedures.

Please don't hesitate in contacting me, should you require any further information on our part.
We look forward to an update on this matter in due course.

Kind regards,

11.2 Recreational Land - Charges in Lieu of Rates 2019-20

File Number: IN19/414
 Responsible Director: Director City Services
 Attachments: Nil

EXECUTIVE SUMMARY

Properties classified as Recreational Land, under the Cultural and Recreational Lands Act 1963 (the C&RL Act), must be levied a charge in lieu of rates that is determined in accordance with the C&RL Act.

As a new general valuation is about to be returned to Council (based on the centralised annual valuation as determined by the Valuer-General of Victoria as the valuation authority), it is appropriate to review the charges for each classified property.

1. RECOMMENDATION

That Council:

- A. declare the following properties to be Recreational Lands under the provisions of the Cultural and Recreational Lands Act 1963, and, in consideration of the services provided by Council to the Recreational Lands and of the benefit to the community derived from such Recreational Lands,**
- B. levy the following Charges in Lieu of Rates for 2019-20:**

<u>Property No.</u>	<u>Club</u>	<u>Address</u>	<u>Charges in Lieu of rates for 2019/20</u>
<u>731907</u>	<u>Bulleen Tennis Club</u>	<u>284 Thompsons Road, Lower Templestowe</u>	<u>Nil</u>
<u>725769</u>	<u>Currawong Tennis Club</u>	<u>25 Springvale Road, Donvale</u>	<u>Nil</u>
<u>43688</u>	<u>Doncaster Bowling Club</u>	<u>Rear 699 Doncaster Road, Doncaster</u>	<u>Nil</u>
<u>725751</u>	<u>Doncaster Hockey Club</u>	<u>7 Springvale Road, Donvale</u>	<u>Nil</u>
<u>503032</u>	<u>Doncaster Tennis Club</u>	<u>802-804 Doncaster Road, Doncaster</u>	<u>Nil</u>
<u>725760</u>	<u>Donvale Bowls Club</u>	<u>11 Springvale Road, Donvale</u>	<u>Nil</u>
<u>731952</u>	<u>Donvale Tennis Club</u>	<u>36 Mitcham Road, Donvale</u>	<u>Nil</u>
<u>38902</u>	<u>Greythorn Bowling Club</u>	<u>7 Gregory Court, Bulleen</u>	<u>Nil</u>

<u>732474</u>	<u>Park Orchards Tennis Club</u>	<u>568 Park Road, Park Orchards</u>	<u>Nil</u>
<u>732438</u>	<u>Serpell Tennis Club</u>	<u>7A Burleigh Drive, Templestowe</u>	<u>Nil</u>
<u>732447</u>	<u>South Warrandyte Tennis Club</u>	<u>64 Croydon Road, Warrandyte South</u>	<u>Nil</u>
<u>255770</u>	<u>Templestowe Bowling Club</u>	<u>1-3 Swilk Street, Templestowe</u>	<u>Nil</u>
<u>732429</u>	<u>Templestowe Park Tennis Club</u>	<u>94 Porter Street, Templestowe</u>	<u>Nil</u>
<u>10108</u>	<u>Veneto Club</u>	<u>191 Bulleen Road, Bulleen</u>	<u>\$15,158</u>
<u>732456</u>	<u>Warrandyte Tennis Club</u>	<u>12 Taroona Avenue, Warrandyte</u>	<u>Nil</u>
<u>732465</u>	<u>Wonga Park Tennis Club</u>	<u>6 Old Yarra Road, Wonga Park</u>	<u>Nil</u>
<u>200634</u>	<u>Yarra Valley Country Club</u>	<u>9-15 Templestowe Road, Bulleen</u>	<u>\$14,255</u>
		<u>Total 2019-20</u>	<u>\$29,413</u>

2. BACKGROUND

- 2.1 The Cultural and Recreational Lands Act 1963 (the C&RL Act) enables Council to provide financial support to rateable properties that are used for out-door sporting, recreational or cultural purposes and vested in, or operated by, not-for-profit organisations.
- 2.2 That support is facilitated by section 4(1) of the C&RL Act, which allows Council to set a charge in lieu of rates that Council thinks reasonable having regard to:
- the services provided by Council in relation to such lands; and
 - having regard to the benefit to the community derived from such recreational lands.
- 2.3 The 2019 review confirmed that there were no movements in the type or number of Recreational Lands from those identified in the 2018 review.
- 2.4 There are 17 properties considered to be Recreational Lands within the municipality, being
- Minor Clubs:**
- Tennis Clubs (10);
 - Bowls Clubs (4); and
 - Hockey Clubs (1).
- Major Clubs:**
- Veneto Social Club; and
 - Yarra Valley Country Club.

2.5 For the previous General Valuation in 2018, it was determined by Council that:

- the benefit to the community from **the listed Minor Clubs** was considered greater than the cost of services by Council; and
- the level of volunteers offsets the cost to Council and the benefit of volunteers is a saving to Council in the provision of services.

Therefore, the Charges in Lieu of Rates was set at \$0 for all Minor Clubs. This approach is again supported for the 2019 review.

2.6 In relation to the Major Clubs, the following table provides an outline of the historical Charges in Lieu of Rates from 2016 and that proposed for 2019/20.

Charges in Lieu of Rates General Rate increase	2015/16	2016/17	2017/18	2018/19	2019/20 (Proposed) +2.5%
Veneto Club	\$16,069	\$15,520	\$15,831	\$14,788	\$15,158 +2.5%
Yarra Valley Country Club	\$15,051	\$14,599	\$14,891	\$13,908	\$14,255 +2.5%
Total	\$31,120	\$30,119	\$30,722	\$28,696	\$29,413 +2.5%

2.7 Therefore, it is recommended that the Charges in Lieu of Rates for the Veneto Club and Yarra Valley Country Club be set at:

- **Veneto Club - \$15,158**
- **Yarra Valley Country Club - \$14,255**

3. DISCUSSION / ISSUE

3.1 The C&RL Act requires that Council sets charges in lieu of rates having regard to the services it provides to the recreational lands and the community benefit to the community derived from the recreational lands.

3.2 Services provided by Council have been considered under three categories, namely:

- facilities provided by Council;
- services to the community at large that the Club partakes; and
- services specifically provided to the Incorporated Club.

3.3 In relation to facilities provided by Council on Council land, such as playing surfaces, club houses, car parks and the like, these are part of Council's obligation to provide opportunities for the ratepayers to participate in recreational activities. These assets always remain the property of Council, and, as such, the provision of these facilities is considered to be a community benefit and not a benefit specific to the incorporated body engaged to manage and operate the facilities on Council's behalf.

- 3.4 All of the recreational lands in Manningham are operated on a not-for-profit basis, where access to the recreation facilities is through membership rights and fees or charges. The only facilities which are generally open to non-members are those available to guests at gaming and dining facilities at the Veneto Club and Yarra Valley Country Club.
- 3.5 In considering the nett benefit to the community, it is appropriate to consider the value of volunteer services. In the minor clubs (tennis, bowls and hockey), where there is a high level of volunteerism, the “free input” of volunteerism creates a nett value, or benefit, to the user equivalent to the value of the volunteer labour. The value of volunteerism is, therefore, considered as a nett benefit to the community.
- 3.6 The areas occupied by the two major clubs, the Veneto Club and the Yarra Valley Country Club are on extensive private land. Despite the community benefit of the open space being restricted since a person has to be a member of the Club, or an invited guest, to gain access to the open space area, the presence of open space adds to the amenity of the area and has an environmental benefit, and as such has been considered in assessing the charge in lieu of rates for each club.
- 3.7 In the case of the Veneto Club (5.2 hectares) and Yarra Valley Country Club (21.8 hectares), this land is such that the area has severe development restrictions and will most likely remain open space. The land’s classification as Recreational Land is not a determining factor, because, if it ceased to be Recreational Land, it would most likely continue to be open space.
- 3.8 Council is required by the C&RL Act to apply charges in lieu of rates that it “thinks reasonable”. Having regard to the similar nature of minor clubs that provide tennis, bowls and hockey, it is reasonable that these clubs be treated similarly since they all have similar operations, level of volunteerism, provide membership-based services and do not occupy large areas of open space.
- 3.9 On balance, and having regard to the level of direct services provided to Minor Clubs, and their nett contributions to the community, it has been concluded that the nett benefits to the community attributable to the value of volunteer services exceeds the consumption of direct and indirect Council services, and that it is, therefore, reasonable that their charges in lieu of rates be \$0.
- 3.10 The land occupied by the Veneto Club and Yarra Valley Country Club is not dependant on its classification as Recreational Land to remain open space. Whilst they do not operate facilities on behalf of Council, and the size and scale of the operations enable them to employ staff, and meet expenses normally associated with commercial operations, the comments in sections 3.6 and 3.7 herein are relevant to the assessment under the CR&L Act.
- 3.11 The 2019 review, therefore, concludes that the Veneto Club and Yarra Valley Country Club should continue to have charges in the order of those levied for the past years and it is proposed that the charges in lieu of rates be set at \$15,158 and \$14,255 respectively for 2019/20.

4. COUNCIL PLAN / STRATEGY

- 4.1 It is proposed that the seventeen properties classified as Recreational Lands under the C&RL Act be charged a total of \$29,413 in 2019/20 as part of Council’s Budget.

5. IMPACTS AND IMPLICATIONS

- 5.1 Those clubs occupying land deemed to be Recreational Land will receive annual Rate Notices that will disclose charges in lieu of rates.
- 5.2 They will also be advised that the C&RL Act provides that, when such properties cease to be Recreational Lands, they will be liable for back-rates for up to ten years, based on the value of the property at the time it ceases to be classified. This only applies to land in private ownership.

6. IMPLEMENTATION**6.1 Finance / Resource Implications**

As per the Council Budget for 2019/20, it is proposed that the seventeen properties classified as Recreational Lands under the C&RL Act be charged a total of \$29,413 in 2019/20.

6.2 Communication and Engagement

The outcome of Council's determination will be advised to the Clubs, together with their property classifications and the basis for proposed charges in lieu of rates for 2019/20.

6.3 Timelines

To be effected as part of the proposed charges in lieu of rates for the coming financial year.

7. DECLARATIONS OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.

11.3 General Valuation 2019 Return

File Number: IN19/415
 Responsible Director: Director City Services
 Attachments: Nil

EXECUTIVE SUMMARY

Following the introduction of centralised annual valuations for all municipalities in Victoria, the Valuer-General Victoria ("V-GV") has caused a general valuation of all rateable and non-rateable leviable land within the municipality, in accordance with the Valuation of Land Act 1960 ("the Act") as amended.

For the 2019 annual General Valuation, the relevant date is 1 January 2019.

The V-GV is the responsible authority under the Act to carry out the functions of the Act, and to certify each revaluation as being true and correct for each of the four stages of the revaluation and subsequent overall completion of each revaluation. All stages of the 2019 General Valuation have now been completed in accordance with the Act, and Manningham has received the final stage 4 certification by the V-GV.

The result for Manningham indicates a decrease of 13.15% in the Capital Improved Value ("CIV") over the one year period from the 2018 general revaluation to the 2019 general revaluation, for all rateable properties.

It is now necessary for Council to formally adopt the 2019 General Valuation.

1. RECOMMENDATION

That Council adopt the return of the 2019 General Valuation for all rateable and non-rateable leviable property within Manningham, as certified by the Valuer-General Victoria, as shown in the tables below:

Type of Rateable Property – 2019 General Valuation				
	Number	SV\$	NAV\$	CIV\$
Residential/Rural	48,370	35,438,967,500	2,402,052,625	48,041,052,500
Commercial	1,814	1,303,237,500	228,011,425	4,204,251,000
Industrial	146	152,675,000	11,509,250	196,860,000
Recreational Land	17	33,062,500	3,053,250	50,215,000
Total	50,347	36,927,942,500	2,644,626,550	52,492,378,500

Non-Rateable Leviable Property – 2019 General Valuation				
	Number	SV\$	NAV\$	CIV\$
Non-Rateable Leviable	442	640,989,000	38,540,750	740,945,000

2. BACKGROUND

2.1 As per the V-GV advice of 30 May 2018, the V-GV gave notice under section 6(1) of the Act that the V-GV was going to cause a general valuation of all rateable and non-rateable leviable land within the municipality as at 1 January 2019.

- 2.2 Under sections 9 and 13F of the Act, the V-GV is the valuation authority in respect of all rateable and non-rateable leviable land within the municipal district.
- 2.3 The 2019 General Valuation has now been completed in satisfaction of the V-GV's 2019 Valuation Best Practice Guidelines.
- 2.4 Council has received the final stage 4 certification from the V-GV, having completed all previous stages and received certification of those stages by the V-GV.
- 2.5 For all non-rateable leviable properties, the Fire Services Property Levy is a separate assessment, and they have been completed as part of the overall 2019 General Valuation in accordance with the V-GV's 2019 Valuation Best Practice Guidelines.

3. DISCUSSION / ISSUE

3.1 Rateable Properties

There are 50,347 rateable assessments (inclusive of the 17 recreational land assessments) in the 2019 return, compared to 49,271 for the 2018 general valuation return, an increase of 1,076 property assessments, or 2.18%, over 2018. This figure has been primarily influenced by the completion of residential apartments, townhouse and separate dwelling in the municipality.

3.2 Total valuations of all rateable properties are as follows:

Site Value	\$36,927,942,500
Capital Improved Value	\$52,492,378,500
Net Annual Value	\$2,644,626,550

3.3 The decrease in CIV over the one year period for all rateable properties amounts to an average 13.15%. Residential properties reflected an average decrease in CIV of 14.5%, largely influenced by the impact of the decrease in SV of 19.61%; however, commercial/industrial properties, whilst being a relatively small number at 1,960, reflected an average increase of 4.6%.

3.4 The increase in the CIV for commercial/industrial properties is seen as a continuation of demand for commercial investments, despite a 12% decline in underlying SV.

3.5 The key influences of the overall valuation decrease across the municipal district are principally due to the impact of a weakening property market and the impact on site values, particularly for development sites within the Doncaster Hill precinct, and for sites in proximity to main roads and activity centres.

3.6 The following table summarises the movements in values for the key sectors:

Sector	Site Value (SV)	Capital Improved Value (CIV)
Residential	-19.61%	-14.5%
Commercial & Industrial	-12.1%	+4.6%
Total Rateable Property	-19.34%	-13.15%

3.7 The above figures include 17 properties classified as Recreational Land, pursuant to the Cultural and Recreational Lands Act 1963. Whilst those properties are rateable, their uses for outdoor sporting activities qualify them for a Charge in Lieu of Rates.

3.8 Non-Rateable Leivable Properties

There are 442 non-rateable leivable properties, having a total valuation as follows:

Site Value	\$640,989,000
Capital Improved Value	\$740,945,000
Net Annual Value	\$38,540,750

4. COUNCIL PLAN / STRATEGY

4.1 It is a requirement of Section 13DC(5) of the Valuation of Land Act 1960 that any general valuation must be returned to Council before 30 June, immediately following the last such valuation.

4.2 As it forms the basis for Council rates, it must necessarily be returned no later than when the budget is adopted subject to receiving certification by the V-GV.

5. IMPACTS AND IMPLICATIONS

5.1 The effect of the general valuation is to adjust the apportionment of rates across all rateable properties on this, the first of the centralised annual valuations under the authority of the V-GV.

5.2 Whilst this assists in the equitable distribution of rates liability on the basis of property values, it also results in the rates for individual properties moving by varying amounts depending on shifts in values throughout the municipality.

6. IMPLEMENTATION

6.1 Finance / Resource Implications

6.1.1 This General Valuation will be the basis for rating within Manningham for the next one year, for the purposes of the Fire Services Property Levy, and for the assessment of Land Tax by the State Revenue Office.

6.1.2 All valuations were carried out under the authority of the V-GV by independent valuers appointed by the V-GV.

6.2 Communication and Engagement

6.2.1 The outcome of the 2019 General Valuation will be communicated to ratepayers via a brochure insert with the 2019-20 Valuation and Rates Notice. Council's Marketing Unit will also liaise with the local press to provide relevant information to the public prior to the issue of Valuation and Rates Notices.

6.3 Timelines

6.3.1 Information will be distributed to ratepayers, advising that all valuations have been reviewed as at 1 January 2019 and, if they believe the valuations may be incorrect, that they should direct their concerns to the V-GV. The objection process is outlined on Council's web site, in the annual rates brochure, and on Valuation and Rates Notices, and, when ratepayers call to query aspects of their rates or valuations, they can be advised of their rights to direct their queries to the V-GV.

7. DECLARATIONS OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.

12 SHARED SERVICES

12.1 Procurement Policy - 2019 Review

File Number: IN19/410
 Responsible Director: Director Shared Services
 Attachments: 1 POL/517 Procurement Policy 2019 Review [↓](#)

EXECUTIVE SUMMARY

This report presents the updated Procurement Policy for adoption by Council.

The Procurement Policy (the Policy) details the key internal controls and governance processes to support the efficient and effective procurement of goods and services.

The 2019 Procurement Policy review resulted in minor editorial updates following more comprehensive reviews of the Policy in 2017 and 2018.

The Policy retains Council's strong controls over procurement including dual authorisation of purchases and maintaining existing authority limits and quotation requirements.

The next scheduled review of the Procurement Policy is by June 2020.

1. RECOMMENDATION

That Council adopt the Procurement Policy shown at attachment 1 to this report.

2. BACKGROUND

- 2.1 Section 186(A) of the Local Government Act 1989 requires Council to maintain a Procurement Policy and that this Policy be available to the public.
- 2.2 The attached Procurement Policy represents the annual review of the Policy with the next review being due by June 2020.
- 2.3 The 2019 review resulted in minor presents a mainly editorial updates to improve the readability and to referencing relevant policies. Key controls and accountability and authority levels are retained:

Authority Levels:

Council Officer	Authority Limit
Purchasing Officer	\$2,000
Coordinator	\$15,000
Service Unit Manager	\$75,000
Group Manager	\$75,000
Director	\$150,000
Director City Services	\$200,000 (construction)
Chief Executive Officer	Unlimited

Quotation requirements:

Value of Purchase	Minimum Selection Method	Comments
Up to \$75	One Verbal Quote	
\$75 to \$499.99	One Verbal or Written Quote	Purchase Order not mandatory
\$500 up to \$1,999.99	One Verbal or Written Quote	Purchase Order mandatory for all purchases \$500 and over unless it is an exempt purchase (see 2.7 of Policy)
\$2,000 to \$14,999.99	One Written Quote	
\$15,000 to \$74,999.99	Three Written Quotes	
\$75,000 to \$149,999.99	Three Written Quotes	The Procurement Unit to coordinate any purchases of \$75,000 and higher.
\$150,000 and over	Tender.	
\$150,000 – \$199,999.99 Works	3 Quotes or Tender (Discretion of Director of Assets & Engineering)	
\$200,000 + Works	Tender	Refer to Tendering Procedures Manual for further details on the tendering process

3. DISCUSSION / ISSUE

The Procurement Policy has been updated and is provided for the endorsement of Council.

4. COUNCIL PLAN / STRATEGY

The achievement of efficient and effective procurement practices will contribute to the provision of cost effective services for our community.

5. IMPACTS AND IMPLICATIONS

Not applicable

6. IMPLEMENTATION

6.1 Finance / Resource Implications

There are no financial or resource implications.

6.2 Communication and Engagement

Following adoption of the Policy, unit managers and purchasing officers will be engaged to provide an awareness of the minor changes to the Policy.

6.3 Timelines

The Procurement Policy will become effective following adoption by Council.

7. DECLARATIONS OF CONFLICT OF INTEREST

No Officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.



Policy Register

PROCUREMENT POLICY

Policy Classification	- Finance
Policy N°	- POL/517
Policy Status	- In review
Responsible Service Unit	- Financial Services
Authorised by	- Council
Date Adopted	- 25 June 2019
Next Review Date	- June 2020

This policy is part of a suite of policies adopted by Council or the Executive Management Team (EMT).

New or replacement policies can be created and developed within Service Units but can only be added to Council's Policy Register by Governance Services following the approval of the policy by Council or the EMT.

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**Policy Register
Procurement Policy**

Contents

1	PURPOSE	3
2	POLICY STATEMENT	3
	2.1 Best Value	3
	2.2 Procurement Ethics	3
	2.3 Risk Management	4
	2.4 Dual authorisation of expenditure	4
	2.5 Expenditure Authority Limits	5
	2.6 Levels of Purchasing	5
	2.7 Exemptions from Seeking Three Quotations	6
	2.8 Exemptions from raising Purchase Orders	6
	2.9 Emergency Incident affecting the community	7
	2.10 Critical incident affecting Council operations:	8
	2.11 In-Kind Contributions	8
	2.12 Buying locally	9
	2.13 Complaint Handling	9
	2.14 Negotiation and Value Management	9
	2.15 Probity Audit Plan	10
	2.16 Probity Advisor and Probity Auditor	10
3	SCOPE OF POLICY	Error! Bookmark not defined.
4	RESPONSIBILITY	11
5	DEFINITIONS	11
6	RELATED POLICIES	12
7	SUPPORTING PROCEDURES & GUIDELINES	12
8	RELATED LEGISLATION	12
9	SUPPORTING RESEARCH AND ANALYSIS	12
10	DOCUMENT HISTORY	13



Policy Register Procurement Policy

1 PURPOSE

The purpose of this Procurement Policy is to:

- provide a framework for the efficient, effective, socially and ecologically responsible procurement of goods, services and works for Manningham City Council (Council).
- ensure consistency and control over procurement activities;
- demonstrate accountability to ratepayers;
- demonstrate the application of best practice in procurement; and
- Increase the probability of obtaining the right procurement outcome.

This Policy is made by Council in accordance with section 186A of the *Local Government Act 1989* (the Act).

2 POLICY STATEMENT

2.1 Best Value

Determination of Best value for money is to be obtained through proper evaluation of the merits of an offer, and is not necessarily indicated by lowest price. Value for money is achieved by minimising the total cost of ownership over the lifetime of the requirement.

Evaluation criteria used to assess Best value include the suppliers capacity to deliver the requested service/goods on time and on budget (relevant experience, past performance, resources available, technical skills and management systems), quality and the initial and ongoing cost.

Detailed guidance in applying best value is provided on Council's Procurement Intranet Page and in particular references the Value for Money methodology used to evaluate major bids (refer [D15/873](#)).

2.2 Procurement Ethics

In accordance with, and further to, the conduct principles outlined in Section 95 of The *Local Government Act*, procurement is to be conducted ethically to enable Council to deal with its suppliers on a basis of mutual trust and respect, and conduct business fairly, reasonably and with integrity. All Council officers involved in procurement must ensure that they:

- Avoid and disclose conflict of interests;
- Do not intentionally split orders in order to avoid procurement financial thresholds;
- Be honest and equitable in the treatment of all suppliers of goods and services;
- Avoid acceptance of any gifts, hospitality or services from a supplier (refer Council's Token Gift Policy via the Intranet: <https://intranet.manningham.vic.gov.au/document-bank> on the intranet or TRIM link [POL/522](#)).



Policy Register Procurement Policy

- Do not behave in a fraudulent or criminal manner (refer Council Code of Conduct);
- Are scrupulous in their use of public property;
- Seek appropriate probity advice and/or the appointment of a probity auditor where there is a higher than usual level of complexity;
- Comply with all legislative obligations including those required by safety and consumer protection legislation;
- Ensure information obtained on behalf of the Council is not used for personal gain or to the detriment of the Council;
- Ensure items that are personal or private in nature are not charged to the Council;
- Maintain confidentiality and respect the rights of suppliers or potential suppliers in relation to their intellectual property and commercially confidential information; and
- Keep accurate records to justify the process and any decisions made.

2.3 Risk Management

Procurement decisions must include an assessment of risks, and include compliance with relevant occupational, health and safety regulations and requirements. Aspects to be considered may include:

- Where an item to be purchased poses a potential, credible risk of injury/illness to employees, then, after consultation with affected employees, an item of lower risk should be selected;
- Depending on the extent of risk posed by an item, a full hazard identification and risk assessment may be required;
- Where an item poses or potentially poses a risk, consideration needs to be given to implement control measures to lessen the risk; and
- Where purchase of an item that poses or potentially poses a risk proceeds, training in safe use and handling is mandatory.

For general risk assessment and control refer to Council's Strategic and Operational Risk Framework and Risk Registers.

2.4 Goods and Services Tax

All values expressed in this report are inclusive of GST.

2.5 Dual authorisation of expenditure

All purchase orders and invoices for payment must have two officers approve each transaction. The final approving officer must have an expenditure authority limit that is equivalent to or higher than the purchase amount.



Policy Register Procurement Policy

2.6 Expenditure Authority Limits

A hierarchical system exists for monetary levels of expenditure by which Council Officers may approve expenditure. These are:

Council Officer	Authority Limit	Comments
Purchasing Officer	\$2,000	
Coordinator	\$15,000	
Service Unit Manager	\$75,000	
Group Manager	\$75,000	
Director	\$150,000	
Director City Services	\$200,000	capital only
Chief Executive Officer	Unlimited	subject to delegated authority from Council

The Chief Executive Officer may approve additional delegations to individual officers where operational circumstances require this authority, however any additional delegation must not exceed the Chief Executive Officer's authority.

2.7 Levels of Purchasing

The following selection processes are required to be carried out for the purchase value range indicated:

Value of Purchase	Minimum Selection Method	Comments
Up to \$75	One Verbal Quote	
\$75 to \$499.99	One Verbal or Written Quote	Purchase Order not mandatory
\$500 up to \$1,999.99	One Verbal or Written Quote	Purchase Order mandatory for all purchases \$500 and over unless it is an exempt purchase (see 2.7)
\$2,000 to \$14,999.99	One Written Quote	
\$15,000 to \$74,999.99	Three Written Quotes	Trim Record reference number required from the Procurement Unit
\$75,000 to \$149,999.99	Three Written Quotes	The Procurement Unit to coordinate any purchases of \$75,000 and higher.
\$150,000 and over	Tender.	
\$150,000 – \$199,999.99 Works	3 Quotes or Tender (Discretion of Director City Services)	Refer to Tendering Procedures Manual for further details on the tendering process
\$200,000 + Works	Tender	



Policy Register Procurement Policy

For the purpose of this policy:

- the value of the purchase is to include the total anticipated cost of the goods, services or works to be supplied over the contract term, including any option to extend the contract;
- where it is known that there will be multiple purchases from the same supplier for the same type of goods or services over a period of time, the value of the purchase is determined by the total of the expected purchases, not the value of each individual transaction; and
- purchases are not to be split in order to circumvent the requirements of this policy or the Local Government Act 1989.

Detailed guidelines and procedure documents regarding quotation and tendering processes are included on the Council's Procurement Intranet page: [Home > Working at Manningham > Procurement](#)

2.8 Exemptions from Seeking Three Quotations

Council officers may seek only one written quote where one or more of the following circumstances apply (the circumstances must be documented):

- a) the purchase is being made under a Council contract, or to an agency arrangement with, for example, Procurement Australia;
- b) there is a sole supplier of a particular product or specialized service;
- c) where there is a technical requirement to integrate with an existing operating environment;
- d) the purchase involves the sole source of, or access to, particular intellectual property;
- e) the product, service or work is an extension of previous work undertaken by the supplier and the Manager/Group Manager/Director is satisfied that the background knowledge, site knowledge or capability to match the product justifies obtaining only one quotation and that the quotation is competitive;
- f) the purchase is for a matter of urgent public health, security or safety (refer to section 2.9 Critical or Emergency Incident); or
- g) on approval from the Minister of Local Government.

Exemptions a) to e) do not apply to purchases at or above the tendering threshold. Council Officers wishing to access an exemption from quotation requirements must complete a [Report Seeking Exclusion from Competitive Quote form](#).

2.9 Exemptions from raising Purchase Orders

The following expenditure types are exempt from the requirement to raise a purchase order (but they must still follow the levels of purchasing requirements in 2.6 and existing authorisation operating procedures):

- where the value of the items is at or below \$500 (including petty cash transactions);
- Where a purchase is made using a corporate credit card (to a maximum of purchase value of \$2,000);



Policy Register Procurement Policy

- where the transaction is one of the following types:
 - * Staff salaries or wages;
 - * Temporary staff using the *Comensura* recruitment portal;
 - * Taxation;
 - * Superannuation and Workcover;
 - * Payroll deductions;
 - * Investments/term deposits;
 - * Payments to statutory authorities;
 - * Telephone rentals and charges;
 - * Couriers;
 - * Utilities;
 - * Subscription renewals;
 - * Warranty renewals;
 - * Cab charges;
 - * Conferences, seminars and travel arrangements;
 - * Councillors and Mayoral allowances;
 - * Grants;
 - * Fees paid to committee members.

2.10 Emergency Incident affecting the community

In recognition that full compliance with existing Council procurement procedures may not support the Council's needs during an emergency incident affecting the community, an alternative procurement process may operate during these types of incidents, through the response, relief and recovery phases of the incident. This alternative process aims to accommodate urgent community needs, while ensuring that the procurement process adopted is reasonable and conducted with appropriate consideration of standard procurement principles.

An emergency incident affecting the community is defined as:

- An actual or imminent occurrence of an event which in any way endangers or threatens to endanger the safety or health of any person and/or which destroys or damages, or threatens to destroy or damage, any property and/or endangers or threatens to endanger the environment or an element of the environment. ;
- The Municipal Emergency Manager (MEM), Municipal Emergency Resource Officer (MERO) and/or the Municipal Recovery Manager (MRM) is activated to coordinate Councils response to the emergency.

Purchases Below the Tendering Threshold

Where an emergency incident affecting the community has occurred then the MEM, MERO and/or the MRM may authorise purchases without the need for competitive quotes where that officer is of the opinion that delays in obtaining and analysing quotes will unduly delay the response to the emergency incident.



Policy Register Procurement Policy

Purchases Above the Tendering Threshold

The CEO may resolve that a contract be entered into without going to tender because of an emergency.

Once the immediacy of the incident has passed, purchase orders should be raised to record the expenditure in the same way as they would have been in normal circumstances.

2.11 Critical incident affecting Council operations:

In recognition that full compliance with existing Council procurement procedures may not support the Council's needs during a critical incident affecting Council operations, an alternative procurement process may operate during these types of incidents. This alternative process aims to accommodate urgent Council needs, while ensuring that the procurement process adopted is reasonable and conducted with appropriate consideration of standard procurement principles.

A critical incident affecting Council operations is defined as:

- The Crisis Management Team is activated by the Chief Executive Officer or Director; and
- An internal incident to which the Chief Executive Officer has authorised the provision of urgent support.

Purchases Below the Tendering Threshold

Where a critical incident affecting Council operations has occurred then the Chief Executive Officer, Director, Group Manager or Manager may authorise purchases without the need for competitive quotes where that officer is of the opinion that delays in obtaining and analysing quotes will unduly frustrate the response to the critical incident.

Purchases Above the Tendering Threshold

The Council may resolve that a contract be entered into without going to tender because of emergency critical incident.

Once the immediacy of the incident has passed, purchase orders should be raised to record the expenditure in the same way as they would have been in normal circumstances.

2.12 In-Kind Contributions

An in-kind contribution is defined as a donation of goods, materials, services, time or expertise, by a community group or club that assists a tenderer to deliver their contractual obligations to Council.



Policy Register Procurement Policy

Where a community group or club wishes to provide an in-kind contribution to a Council funded project, and the value of the project is such that Council's policy requires a competitive arrangement, then the community group or club may elect to either:

- Tender direct to Council for the entire project (noting that Council's Conditions of Contract and protocols will apply), or
- Engage with the tenderer(s) for the provision of the in-kind contribution for the project and the tenderer submits the tender to Council.

In either scenario the tenderer must be capable of performing the work. This would include having the required skills, regulatory registrations and financial capacity to undertake the works. The tenderer will be assessed on their ability to complete the project to the satisfaction of Council within the contract price, and in doing so will bear total contractual liability for the delivery of the project including the in-kind contribution.

2.13 Buying locally

Council's procurement activities are to encourage opportunity for local suppliers to compete for the provision of goods and services, consistent with the purchasing principles of value for money and open and effective competition.

In addition, Council must whenever practicable, give consideration to contracts for the purchase of goods, machinery or material manufactured or produced in Australia or New Zealand (Section 186(6) of the Local Government Act 1989).

2.14 Complaint Handling

Complaints relating to procurement matters will be dealt with under Council's Complaints and Feedback processes. Information on Council's commitment to quality customer service and how to make a complaint is provided on Council's website.

2.15 Negotiation and Value Management

Council officers may enter into negotiation or a value management process with suppliers.

Written approval from the relevant Director is required and all officers involved in the negotiations must have signed a Probity and Confidentiality form.

A minimum of two Council Officers must be present at any negotiation, of which one must be an officer that has undertaken procurement training.



Policy Register Procurement Policy

The officer approving the final purchase must be satisfied that the negotiation has not led to a material change (see definitions) in scope of the service or tender.

2.16 Probity Audit Plan

A Probity Audit Plan sets out the steps to be taken and the processes implemented to ensure a tender is conducted fairly and ethically.

A Probity Audit Plan must be prepared and implemented when:

- The expected purchase value is above \$2,500,000;
- The purchase is highly complex, or of a high risk or controversial nature; or
- Requested by the Chief Executive Officer or a Director

The Probity Audit Plan is to be reviewed and approved by the relevant Director and Manager Procurement and Contracts. The approval process includes whether a Probity Advisor and/or a Probity Auditor is to be appointed for the procurement process.

The appointment of a Probity Advisor and/or Probity Auditor needs to be considered early on in the project life and well before the tendering phase.

2.17 Probity Advisor and Probity Auditor

A Probity Advisor – is appointed to provide independent advice on probity issues which may arise regarding the tender process, to review final specifications and tender documents prior to going to the market and to provide advice on strategies to overcome potential problems.

A Probity Auditor - monitors compliance with processes established to identify conflicts of interest, and provides high level assurance about the standard of tender probity.

Where a Probity Auditor is to be engaged, the Audit Committee will be informed at the next available meeting. On completion of the audit, a report on the findings will be issued by the Probity Auditor and a copy provided to the Audit Committee.

2.18 Disposal of Minor Assets

Council surplus minor property may be disposed of in one of the following ways:

- Through a charity or non-profit organisation that provides services to Manningham residents
- A public sale or equivalent



Policy Register Procurement Policy

- Disposal as waste
- Other - at the discretion of the Manager Procurement and Contracts

The disposal is to be coordinated through the Procurement and Contracts Unit.

Motor vehicles, plant and equipment are to be sold by public auction and the sale of land and building property assets is governed by the Local Government Act 1989.

To dispose of items Council Officers must complete the Minor Disposal form (TRIM: D10/32070).

3 SCOPE OF POLICY

This Policy applies to all procurement of goods, services and works for Council.

All staff are required to comply with the provisions of this policy, the Employee Code of Conduct and related policies, guidelines and procedures.

Staff breaching this policy may be subject to action under Council's Disciplinary Policy.

4 RESPONSIBILITY

Directors, Group Managers and Managers are responsible for:

- ensuring compliance with the policy and related guidelines/procedures within their work areas
- supporting staff to apply this policy.

The Manager Contract and Procurement has responsibility for the management and administration of this Policy but has no authority to waive or vary the Policy without the express authority of the Council.

5 DEFINITIONS

Procurement: the whole process of acquisition of external goods, services and works (either outright or by rental or lease).

Material and substantial change (in the context of negotiating with suppliers):

- The scope of the works or services negotiated change to such a degree, that an entirely new works or service is brought into being from the one first proposed in the specification.
- That as a result of negotiation, a separate service, process, or



Policy Register Procurement Policy

portion of significant value, is added to the specification scope; that in fairness to other contractors should have been tendered as a standalone project.

6 RELATED POLICIES

- Council's Strategic and Operational Risk Framework and Risk Registers
- Municipal Emergency Management Plan (MEMP)
- POL/361 Corporate Credit Card Policy
- POL/496 Employee Code of Conduct
- POL/238 Disciplinary Policy
- POL/483 Fraud and Corruption Policy
- Workplace Health and Safety Commitment Statement

7 SUPPORTING PROCEDURES & GUIDELINES

- Victorian Local Government Best Practice Guidelines 2013.
- Tendering Procedures [POL/273](#) (TRIM)
- Managing Contractors Procedure
- Complaints Handling Procedures
- Council Operating Procedures:
 - Manual handling
 - Plant and Equipment
 - Chemical Storage and Handling;
 - Noise Management;
 - Environmental management risk assessment worksheet
 - SOP 6.2.14: Financial Arrangements for Emergencies – TRIM: [D17/42004](#)

8 RELATED LEGISLATION

- Occupational Health and Safety Act 2004
- Local Government Act 1989
- Emergency Management Act 1986 and 2013

9 SUPPORTING RESEARCH AND ANALYSIS

- Independent Broad-based Anti-Corruption Commission (IBAC) and Victorian Auditor General's Office (VAGO) reports into Procurement practices.



**Policy Register
Procurement Policy**

10 DOCUMENT HISTORY

Policy Title:	Procurement Policy
Responsible Officer:	Kevin Ayre
Resp. Officer Position:	Chief Financial Officer
Next Review Date:	June 2020
To be included on website?	Yes

Last Updated	Meeting type? - Council or EMT	Meeting Date	Item N°
June 2019	Council	25 June 2019	TBA
June 2018	Council	26 June 2018	13.3
Feb 2017	Council	21 February 2017	13.2
July 2015	Council	28 July 2015	12.4
June 2014	Council	24 June 2014	12.4
June 2013	Council	25 June 2013	12.3
June 2011	Council	28 June 2011	12.1
June 2010	Council	29 June 2010	12.6
October 2009	Council	27 October 2009	12.1
June 2004	Council	29 June 2004	12.1

12.2 Adoption of 10 Year Financial Plan 2019/20 to 2028/29

File Number: IN19/411
Responsible Director: Director Shared Services
Attachments: 1 MCC 10-Year Financial Plan 2019/20 to 2028/29 [↓](#)

EXECUTIVE SUMMARY

The 10-Year Financial Plan (the Plan) covers the period 2019/20 to 2028/29 and provides the framework upon which sound financial decisions are made. The Plan presents financial forecasts of Council's capacity to continue delivering high quality services, facilities and infrastructure into the future, whilst living within its means.

The 2019/20 Annual Budget represents the first year of the Financial Plan and the Strategic Resource Plan represents years 1-4 of the Financial Plan.

The projected financial outcomes for the period 2019/20 to 2028/29 indicate that Council, based on current assumptions and economic forecasts and conditions, is in a solid financial position and has the capacity to continue to deliver services and infrastructure during this period at current service levels.

The Financial Plan is updated annually to reflect current economic and financial forecasts and incorporate changes to underlying assumptions and legislation.

The 10-Year Financial Plan is provided as Attachment 1 to this report and is presented for adoption by Council.

1. RECOMMENDATION

That Council adopt the 10-Year Financial Plan 2019/20 to 2028/29 shown at attachment 1 to this report.

2. BACKGROUND

- 2.1 Each year a 10-Year Financial Plan is prepared as part of the Annual Budget process. The Plan outlines the key assumptions made in forecasting financial outcomes out ten years. It is a high level strategic document that projects Council's financial capacity to continue to deliver high quality services and infrastructure to the community while still 'living within its means'.
- 2.2 The Plan, having a long term (10 year horizon) enables the monitoring of trends and the early identification of financial (funding) issues that may need addressing in the future.
- 2.3 The same Budget Principles and assumptions that the 4-Year Strategic Resource Plan (SRP) was developed upon were also applied in developing the 10-Year Financial Plan.

- 2.4 In a ten year financial planning horizon:
- 2.4.1 The first year of the 10-Year Financial Plan represents the Annual Budget (in much more detail)
- 2.4.2 Years 1-4 of the Plan form the Strategic Resource Plan; and
- 2.4.3 Years 5-10 of the Plan represent the long term assessment of Council's financial ability to continue to fund services and infrastructure out into the future.

3. DISCUSSION / ISSUE

- 3.1 The objectives of the Plan are:
- 3.1.1 The achievement of a prudent balance between meeting the service needs of our community and remaining financially sustainable for future generations.
- 3.1.2 An increased ability to fund both capital works in general and meet the asset renewal requirements.
- 3.1.3 To maintain a sustainable Council in an environment of capped Council rate income and low increases in government grant funding
- 3.2 The attached 10-Year Financial Plan provides an overview of Council's current financial position, key challenges, details of key assumptions and provides the ten year performance indicator projections and the projected Income Statement, Balance Sheet, Cash Flow Statement and Capital Works Statement.
- 3.3 The rate revenue forecasts are based on the continued setting of rates at the forecast State Government rate cap (estimated to be 2.5% per annum).
- 3.4 The 2019/20 budget provides for the repayment in full of a \$7.279 million loan maturing in November 2019, leaving Council loan free as at 30 June 2020.
- 3.5 The 10 year financial forecasts present Council in a solid and steadily improving financial position with a continued ability to provide services and maintain approximately \$2.5 billion worth of community assets by 2028/29. The key forecasts are detailed below:

Financial Plan	Year1	Year2	Year3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29
Surplus (\$m)	16.8	20.9	21.2	21.5	20.5	23.8	22.5	24.9	26.0	28.6
Total cash (\$m)	71.2	75.2	80.4	87.1	97.0	106.8	113.3	119.6	127.2	136.6
Unrestricted cash (\$m)	25.0	26.0	28.4	31.9	35.6	39.0	41.8	44.4	48.4	53.0
Net assets (m)	2,261	2,282	2,303	2,325	2,345	2,369	2,392	2,416	2,442	2,471
Asset Renewal (%)	127%	101%	100%	99%	97%	96%	103%	100%	103%	110%
Loans (\$m)	-	-	-	-	-	-	-	-	-	-
VAGO financial sustainability risk	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low

4. COUNCIL PLAN / STRATEGY

- 4.1 The Financial Plan fits into Council's Integrated Planning Framework and is based on the 2019/20 Annual Budget and four year Strategic Resource Plan 2019/20 to 2022/23 and non-financial projections.
- 4.2 It is prudent to maintain the current practice of reviewing and updating the 10-Year Plan as part of the Annual Budget and Mid-Year Review processes.
- 4.3 Adoption of the 10 Year Financial Plan 2019/20 to 2028/29 represents achievement of the 2018/19 Annual Budget Major Initiative 19 (to update Council's rolling 10 Year Financial Plan to incorporate key strategies to address the long term financial sustainability of Council).

5. IMPLEMENTATION**5.1 Finance / Resource Implications**

The Financial Plan is a decision making tool to identify Council's current and projected financial capacity to continue delivering high quality services, facilities and infrastructure, whilst living within its means.

5.2 Communication and Engagement

The Financial Plan has been guided through community engagement undertaken as part of the development of the Annual Budget, Council Plan 2017-2021, Healthy City Strategy 2017-2021 and other key strategies of Council.

5.3 Timelines

The Annual Budget 2019/20, representing the first year of the Financial Plan, will be implemented effective 1 July 2019 following adoption of the Annual Budget and declaration of rates and charges (scheduled for the Council Meeting of 25 June 2019).

6. DECLARATIONS OF CONFLICT OF INTEREST

No Officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.

10 YEAR FINANCIAL PLAN

2019/20 to 2028/29



Manningham City Council
10-Year Financial Plan 2019/20 to 2028/29

Executive Summary.....	2
Purpose of the 10-Year Financial Plan	2
Objectives of the 10-Year Financial Plan.....	2
Management of the 10-Year Financial Plan	2
Forecast Financial Position	3
The Financial Challenge	3
Link between the 10-Year Financial Plan and Council's Planning Framework.....	4
Appendix 1: Key Financial Performance Indicators.....	5
Key Performance Indicator Achievement	6
Appendix 2: Income and Expenditure Assumptions	7
Income Assumptions	7
Rates and Annual Charges	7
Waste service charge.....	7
Grants	8
User Fees and Charges	9
Interest Income	9
Developer Income	9
Sale of assets	10
Expenditure Assumptions	10
Employee Costs.....	10
Materials, services and contracts	10
Utility Costs	10
Depreciation.....	11
Community grants and contributions	11
Other expenses.....	11
Appendix 3: Balance Sheet Assumptions	12
Improving Council's Working Capital	12
Cash backed Reserves and Uncommitted Cash	12
Loan Borrowings.....	13
Capital Program	13
Appendix 4 10-Year Financial Statements.....	14

Manningham City Council
10-Year Financial Plan 2019/20 to 2028/29

Executive Summary

Purpose of the 10-Year Financial Plan

Council prepares a 10-Year Financial Plan to provide a framework upon which sound financial decisions are made.

The City's 10-Year Financial Plan (the Plan) covers the period 2019/20 to 2028/29. The Plan is a decision making tool and it is not intended to be a document that specifically indicates what services/proposals funds should be allocated to; rather it identifies its current and projected financial capacity to continue delivering high quality services, facilities and infrastructure, whilst living within our means. This document outlines key performance indicators (Appendix 1), key assumptions and an overview of each key element of the Plan (Appendix 2 & 3). Each year the 10-Year Financial Plan is reviewed and updated to reflect the current circumstances of Council.

The following diagram illustrates the relationships with the 10-Year Financial Plan, the four year Strategic Resource Plan and the Annual Budget.

10-Year Financial Plan horizon									
Year 1 19/20	Year 2 20/21	Year 3 21/22	Year 4 22/23	Year 5 23/24	Year 6 24/25	Year 7 25/26	Year 8 26/27	Year 9 27/28	Year 10 28/29
Strategic Resource Plan (years 1-4)				Longer term financial projections based on assumptions.					
Annual Budget									

The 10-Year Financial Plan effectively takes the assumptions and budget parameters that have been applied to the annual budget (year 1) and the Strategic Resource Plan (years 1-4) and extends these out into years 5-10 to give a longer term view of Council's financial viability and outcomes.

Objectives of the 10-Year Financial Plan

The objectives of the Financial Plan (not prioritised) are as follows:

- The achievement of a prudent balance between meeting the current and future service needs of our community and remaining financially sustainable for future generations;
- An increased ability to fund both capital works in general and meet the asset renewal requirements as outlined in asset management planning; and
- To maintain a sustainable Council in an environment of capped Council rate income and low increases in government grant funding.

Management of the 10-Year Financial Plan

The 10-Year Financial Plan is managed within a framework of Budget Principles and key financial indicators. These items are drawn together to provide a strategy for the long term sustainability of Council's operation.

The Strategic Budget Principles that underpin the Financial Plan are:

- A financially sustainable Council - implementation of a sustainable budget and financial strategy that caters for the long and short term requirements;
- Live within our means – do not spend more than we have or which will diminish Council's long term financial sustainability;
- Prioritised funding – align resources to Council Plan priorities;
- A minimum of 33 per cent of rate income is used to fund the capital works program;
- Priority is given to funding capital expenditure on existing assets (renewal) before expenditure on new or expanded assets;
- Adherence to the projected State Government annual rate cap; and
- A focus on improving operating efficiencies in business operations.

Manningham City Council
10-Year Financial Plan 2019/20 to 2028/29

In addition to the Strategic Budget Principles, a range of Operational Budget Principles are applied when developing budget forecasts. These include critical review of staffing positions, ongoing monitoring and review of all budget forecasts, zero based approach to consultants and legal expenses, pursuing new revenue sources including fees and charges, new initiatives that are based on approved business cases and prioritised need and obtaining better financial returns on Council assets.

The key Financial Performance Indicators together with the target range sought and forecast results are detailed in Appendix 1 Key Financial Indicators.

The 10-Year Financial Plan will be updated annually as part of each new budget process and at other times as circumstances require.

Forecast Financial Position

The 2019/20 budget forecasts Council to be in a sound financial position with no loans, an operating surplus of \$16.8 million and net assets of \$2.3 billion, including cash and investments of \$71.1 million. Of this \$71.1 million cash and investments, \$46.1 million is restricted with the balance of \$25.0 million not having any restrictions on its use. The operating surplus generates funds required to support the \$50.3 million capital works program.

In applying the assumptions detailed in this document, the 10-Year Financial Plan forecasts continuing operating surpluses as a means to steadily improve Council's long term financial sustainability and to meet strong demand for operational services and infrastructure.

The table below outlines the improvement to key financial forecasts in the 10-Year Financial Plan. Improved uncommitted cash levels will provide Council with additional financial capacity to react to changes in service and infrastructure priorities and demand. For further information, refer to Appendix 4.

Financial Plan	Year1	Year2	Year3	Year4	Year5	Year6	Year7	Year8	Year9	Year1
	19/20 \$m	20/21 \$m	21/22 \$m	22/23 \$m	23/24 \$m	24/25 \$m	25/26 \$m	26/27 \$m	27/28 \$m	28/29 \$m
Surplus	16.8	20.9	21.2	21.5	20.5	23.8	22.5	24.9	26.0	28.6
Total cash	71.2	75.2	80.4	87.1	97.0	106.8	113.3	119.6	127.2	136.6
Unrestricted cash	25.0	26.0	28.4	31.9	35.6	39.0	41.8	44.4	48.4	53.0
Net assets	2,261	2,282	2,303	2,325	2,345	2,369	2,392	2,416	2,442	2,471
Asset Renewal	127%	101%	100%	99%	97%	96%	103%	100%	103%	110%

The Financial Challenge

The introduction of rate capping in the 2016/17 rating year by the State Government was a major change to the way that councils are able to raise rate revenue. For Manningham City Council general rate revenue represents in excess of 64% of our total revenue. The impact of the rate cap is moderate in the first few years, but the compounding effect is projected to reduce rate revenue by approximately \$100 million in the first ten year period 2016/17 to 2025/26.

Strategies that Council has put in place to reduce the impact of the rate cap include strong cost control on existing budgets, a focus on achieving efficiencies and new revenue streams in Council service units, a strategic review of the capital works program to focus on renewing existing assets before expenditure on new assets, applying a minimum of 33% of rate revenue to capital works (plus grant and other external revenue sources) and improving recurring income generated from Council assets.

Manningham City Council
10-Year Financial Plan 2019/20 to 2028/29

The second key financial challenge facing Council is the need to renew existing and ageing infrastructure and at the same time invest in new infrastructure assets such as road improvements, drainage upgrades, better parks and recreational assets and establishing footpaths and kerb and channel in metropolitan area where none currently exist. Council's capital works plan allocates money to these activities on a prioritised basis however the demand currently exceeds our capacity to fund all the works.

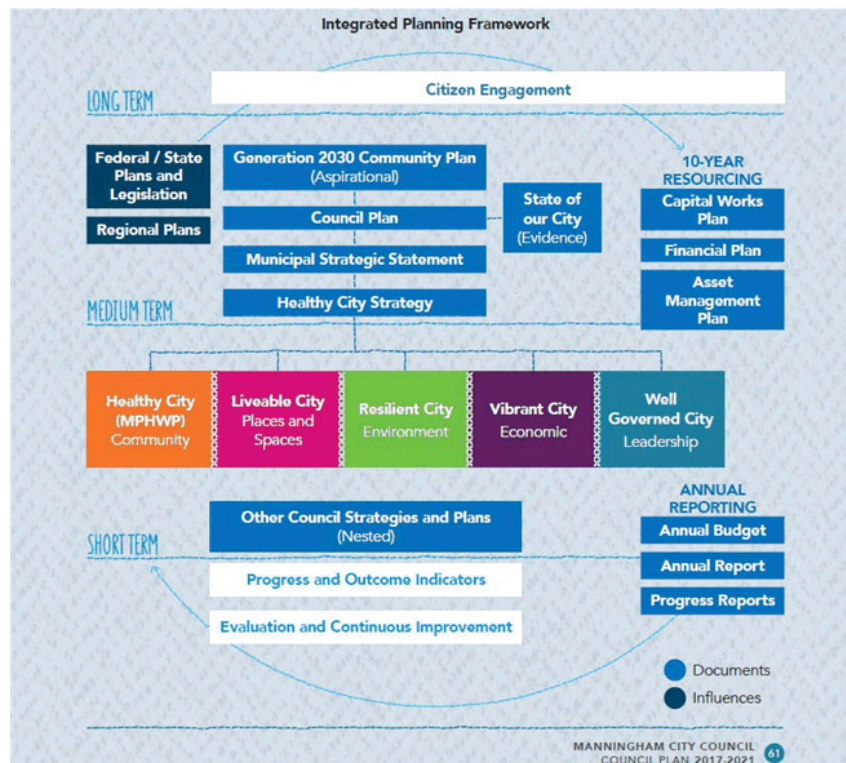
A further financial challenge comes from increased demand (and change in the service mix) arising from a growing and more diverse population. Manningham's population is forecast to grow at over 1% or approximately 1,500 residents per annum. These new residents consume services, place a greater load on existing assets, resulting in more wear and tear and adding to the cost of service provision.

In summary, from a financial perspective Council has the same dilemma as most individuals - it has a limited budget yet many and competing demands on where to allocate its scarce resources.

Link between the 10-Year Financial Plan and Council's Planning Framework

The purpose of the 10-Year Financial Plan is to ensure the financial soundness of City of Manningham and to provide appropriate levels of resources to meet Council's future needs in providing services and facilities to the community of this Council.

The 10-Year Financial Plan fits into Council's overall Integrated Planning framework as outlined below:



The 10-Year Financial Plan is a rolling plan where the forecasts and assumptions are updated each year to ensure it is based on the most up to date information available to reflect current and predicted circumstances.

Manningham City Council
10-Year Financial Plan 2019/20 to 2028/29

Appendix 1: Key Financial Performance Indicators

The key Financial Performance Indicators and their target range are detailed in Table One below. Two sets of indicators are reviewed – one related to the Local Government Performance Reporting Framework as mandated in legislation, and a further set by the Victorian Auditor-General's Office (not mandatory but these results are reported to Parliament). The projected results for the 10-Year Financial Plan are detailed in Table 2.

Table One: Lead Performance Indicators

Indicator	Description	LGPRF Expected Range	VAGO target for Low Risk
Adjusted Underlying Result	An indicator of the operating result required to enable Council to continue to provide core services and meet its objectives. <u>Adjusted underlying surplus</u> Adjusted underlying revenue A positive result indicates a surplus.	-20% to 20%	More than 10%
Working capital	To assess Council's ability to meet current commitments. <u>Current assets</u> Current liabilities A percentage higher than 100% means that there is more cash and liquid assets than short term liabilities	100% to 400%	More than 100%
Unrestricted Cash	To assess Council's freely available cash level. <u>Unrestricted cash</u> Current liabilities	10% to 300%	n/a
Loans and Borrowings (Debt Commitment)	To identify Council's debt redemption strategy. <u>Debt servicing and redemption costs</u> Rate revenue Debt redemption includes loan and finance lease principal and interest as a percentage of rate revenue.	0% to 20%	n/a
Loans and Borrowings (Indebtedness)	Indicates reliance on debt to fund capital programs. <u>Non-current liabilities</u> Own sourced revenue The higher the percentage the less able to cover non-current liabilities from revenue generated by Council.	2% to 70%	Less than 40%
Asset Renewal	To assess Council's ability to renew assets as required. <u>Asset renewal expenditure</u> Depreciation A percentage greater than 100 indicates that Council is maintaining its existing assets.	40% to 130%	More than 100%
Internal financing	Indicates reliance on debt to fund capital programs. <u>Net operating cash flows</u> Underlying revenue	n/a	More than 100%
Capital Replacement	Measures the replacement of assets is consistent with their consumption. <u>Capital expenditure</u> Depreciation	n/a	More than 150%

Manningham City Council
10-Year Financial Plan 2019/20 to 2028/29

Key Performance Indicator Achievement

The Plan forecasts a strong performance with financial indicators meeting or exceeding their target, with the exception of the Asset renewal which is projected to narrowly miss the 100% target during the 2022/23 to 2024/25 period. Overall, the results indicates a high level of financial sustainability.

The performance indicator results would also give Council a “Low” Financial Sustainability Risk as determined by the Victorian Auditor General in each of the years of the Financial Plan. This is an important independent assessment of Council’s financial position.

Table Two: Projected Performance Indicator outcomes

Financial Plan	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29
Adjusted underlying result	5.4%	8.1%	6.6%	6.9%	7.6%	9.2%	9.4%	9.7%	10.6%	11.6%
Working capital	193%	203%	206%	212%	224%	235%	237%	240%	243%	251%
Unrestricted cash	58.5%	60.9%	63.6%	68.3%	73.4%	76.9%	79.1%	80.7%	84.0%	88.9%
Loans repayment *	7.0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Asset renewal	127%	101%	100%	99%	97%	96%	103%	100%	103%	110%
Own-source revenue per property	\$930	\$959	\$975	\$1,001	\$1,028	\$1,058	\$1,079	\$1,106	\$1,153	1,194
Internal-financing (VAGO)	84%	110%	112%	115%	125%	124%	115%	114%	117%	120%
Capital replacement (VAGO)	213%	163%	165%	158%	143%	160%	169%	177%	177%	179%
Financial sustainability risk (VAGO)	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low

* Following repayment of Council’s \$7.3 million loan during 2019/20, this ratio is 0% from 20/21.

Manningham City Council
10-Year Financial Plan 2019/20 to 2028/29

Appendix 2: Income and Expenditure Assumptions

Income Assumptions

Rates and Annual Charges

In the 2016-17 financial year the Victorian State Government introduced rate capping for all councils. Under the legislation councils cannot exceed the average annual rate increase above a predetermined percentage (the rate cap) without approval of the Minister for Local Government. The Minister has set the rate cap at 2.5% for the 2019/20 budget (2.5% for 2016/17, 2.00% for 2017/18 and 2.25% for 2018/19). Manningham has complied with the rate cap in each year.

The 10-Year Financial Plan forecasts are based on Council complying with the projected annual rate cap as detailed in the following table. The Minister for Local Government announces the actual rate cap in December of the preceding year, and the 10 Year Financial Plan is updated to reflect current and predicted changes to the rate cap.

Financial Plan	Year1 19/20	Year2 20/21	Year3 21/22	Year4 22/23	Year5 23/24	Year6 24/25	Year7 25/26	Year8 26/27	Year9 27/28	Year10 28/29
Predicted Rate Cap	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%

The Annual Budget 2019/20 contains Council's Rating Strategy. The 10-Year Financial Plan is based on the following Rating Strategy principles:

- A single (or uniform) rate for all property types – no differential rates
- No municipal charge
- No rate increase beyond the declared rate cap

The Plan is based on an assumption that growth will continue in Manningham with regards to property numbers, but will return to more moderate levels in the near term. This level of growth will continue to assist Council offset lower rate revenue resulting from the rate cap. The additional rate income derived from the property growth is used to fund services for new residents and 33% of all rate revenue (including supplementary rate income) is used to fund the capital program. Further, as most of the growth is in smaller, lower value dwellings, this also has a negative impact on following years' rate revenue.

Financial Plan	Year1 18/19	Year2 19/20	Year3 20/21	Year4 21/22	Year5 22/23	Year6 23/24	Year7 24/25	Year8 25/26	Year9 26/27	Year10 27/28
Forecast no of properties	50,330	51,291	52,287	52,837	53,374	53,845	54,417	54,798	55,182	55,568
Increase	1,059	961	996	550	537	471	572	381	384	386
Supplementary rate income	\$0.9m	\$0.9m	\$0.6m	\$0.7m	\$0.7m	\$0.7m	\$0.7m	\$0.6m	\$0.6m	\$0.8m

Waste service charge

Council has declared a service charge under section 162 of the Local Government Act for the collection and disposal of refuse for well over 15 years.

The service charge is based on the actual cost of delivering the waste service (i.e. cost recovery) with the following refuse related services included:

- Kerbside general waste, green waste and recycling collection
- Kerbside hard waste collection
- Litter collection and disposal costs
- Street cleaning costs

Manningham City Council
10-Year Financial Plan 2019/20 to 2028/29

Residents may vary the waste service that they receive and this will also vary the amount of the waste service charge. The cost of a standard kerbside waste service for 2019/20 has been set at \$263.50. This represents an increase of \$9.00 or 3.5% on the 2018/19 standard waste charge.

Forward forecasts of the waste service charge take into account predicted changes to tonnages of waste collected, increases to State Government tipping charges, general contractor increases allowed under the contract for fuel, general escalation factors and predicted costs related to changes in the way that waste may be collected and disposed of in the future.

The following table details the predicted percentage increase of the waste service charge:

Financial Plan	Year1 19/20	Year2 20/21	Year3 21/22	Year4 22/23	Year5 23/24	Year6 24/25	Year7 25/26	Year8 26/27	Year9 27/28	Year10 28/29
Waste Charge	3.50%	4.00%	4.00%	4.00%	3.50%	3.50%	3.50%	3.75%	3.75%	4.00%

In the event that the amount collected under Council's waste service charge exceeds the cost of the waste service in any year, the surplus is transferred into a cash backed reserve and is shown as restricted in its use (only to be used for waste related activities).

Waste charges are excluded from the State Government rate cap assessment.

Grants

Council recognises the importance of actively pursuing and maintaining grant funding. Generally any matching funds required from Council for non-recurrent grants are sourced from the existing budget levels or through internal reserves.

Aged and disability service grants are estimated at \$6.1 million for 2019/20 and represent 60% of Council's total operating grant income. With the introduction of the National Disability Income Support scheme, the level of grant funding to Council for aged care services is decreasing. Financial Assistance Grants (the distribution of GST receipts to the States by the Federal Government) represent a further \$2.6 million or 20% of total operating grants, with 50% of the 2019/20 grant forecast to be received in advance during June 2018/19 for the 2019/20 financial year. Manningham is on a "minimum grant" under this scheme, which means that grant income is unlikely to increase significantly in the future.

The level of capital grants are determined based on the nature and level of projects included in the Capital Works Program, and vary widely.

For the life of this plan, it has been assumed that recurrent specific purpose grant funding will increase by the CPI less 0.5%, with the exception of the Aged and Disability Support (ADS) grant funds which are predicted to increase at CPI less 1.0%. This reflects recent grant escalation levels from State and Federal Governments.

The 10-Year Financial Plan predicts grant escalation as follows:

Financial Plan	Year1 19/20	Year2 20/21	Year3 21/22	Year4 22/23	Year5 23/24	Year6 24/25	Year7 25/26	Year8 26/27	Year9 27/28	Year10 28/29
Specific purpose grants	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Aged care grants	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%

Manningham City Council
10-Year Financial Plan 2019/20 to 2028/29

User Fees and Charges

User fees and charges assist Council to offset the cost of some service delivery directly with the user rather than funding through rate income. Revenue raised from Council's fees and charges for the provision of services and the use of facilities can be divided into two categories:

- a) Statutory and Regulatory Fees and Charges - which are set by regulation or another authority (e.g. Development Application fees) and which Council has no discretion to increase; and
- b) Other Fees and Charges - which are set by Council.

The factors that determine Council's user fees and charges pricing principles are equity, user-pays, cost recovery and market rates. As a general guide, user fees and charges are escalated in the 10-Year Financial Plan using CPI plus 1.0%, representing the cost increase to Council for the provision of these services. The detailed Annual Budget process enables a more detailed review of fees and charges for the following year.

Financial Plan	Year1	Year2	Year3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29
Statutory fees	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Other fees	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%

Interest Income

Surplus funds are invested in line with Council's Investment Policy. Interest income is based on predicted cash flows, cash balance and investment returns. The interest rate returns are predicted to remain low with a return aligned to CPI.

Financial Plan	Year1	Year2	Year3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29
Interest income	2.00%	2.25%	2.25%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%

Developer Income

Council receives income from developers for two main purposes:

- To improve open space and recreation (public open space contributions); and
- To improve the infrastructure and amenity of the municipality (developer contributions plans)

In 2017/18 Council introduced a revised open space contributions scheme. It is predicted that revenue from this scheme will increase substantially enabling Council to bring forward the completion date of a range of capital projects to improve recreation and open space outcomes for our community.

Council is also exploring the introduction of a municipality wide developer contributions plan (DCP), which could commence in the 2019/20 or 2020/21 year, following a statutory process. The current 10-Year Financial Plan does not include revenue or expenditure associated with a municipality wide DCP.

Financial Plan (\$ million)	Year1	Year2	Year3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
	19/20 \$m	20/21 \$m	21/22 \$m	22/23 \$m	23/24 \$m	24/25 \$m	25/26 \$m	26/27 \$m	27/28 \$m	28/29 \$m
Resort and recreation	\$6.7	\$6.8	\$8.0	\$5.4	\$5.5	\$5.7	\$6.0	\$6.2	\$6.2	\$6.2
Doncaster Hill (DCP)	\$1.3	\$1.6	\$1.4	\$2.1	\$2.1	\$2.1	-	-	-	-

Manningham City Council
10-Year Financial Plan 2019/20 to 2028/29

Sale of assets

Each year, Council replaces a range of vehicles and items of plant as part of a planned and ongoing replacement program. This is governed through Council's asset management strategies.

There is no projected sale of property assets during the life of the Plan.

Expenditure Assumptions

Employee Costs

Council provides services to the community through a combination of employees and through contracted service providers. Employee costs are one of the largest expenses for Council and represents approximately 44% of total expenses.

Total employee costs are a combination of direct wages and salaries, overheads that include workers compensation, superannuation, training and advertising and agency staff on temporary assignments.

Whilst maintaining the current staffing levels, total employment costs are forecast to increase by an average of 3.5% per annum over the life of the Plan (taking into account such factors as Award increases, salary step increases as a result of performance appraisals and employer superannuation liabilities).

Further, while no provision has been made for a future contribution to the Local Government Defined Benefits Scheme (Vision Super) in employee costs, the 10-Year Financial Plan details an "intended use" of cash for additional superannuation contributions in the eventuality that a future call is made on councils. At the end of 2019/20, a total of \$6.5 million has been set aside for this purpose, rising to a maximum of \$8.0 million by 30 June 2021.

Materials, services and contracts

The cost of the wide range of materials, goods and services that Council utilises in providing community services has been assumed to increase by CPI for the life of the plan.

Financial Plan	Year1	Year2	Year3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29
Materials, services and contracts	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%

Utility Costs

Council is actively investing in projects to improve the energy efficiency of its buildings, street lights and other assets. These strategies have a positive impact on the environment through reduced demand for energy and also help mitigate price increases for energy.

Council seeks competitive tenders as a way of stabilising cost increases, and is actively seeking collaborative procurement opportunities with other Councils as a further way of achieving efficiencies and better cost outcomes.

The 10-Year Financial Plan assumptions for energy costs is based on a net 5.0% increase per annum in the energy budget.

Manningham City Council
10-Year Financial Plan 2019/20 to 2028/29

Depreciation

The monetary value of an asset decreases over time due to use, wear and tear or obsolescence. This decrease is measured as depreciation.

Depreciation of Council's infrastructure assets is determined from information contained within various asset management plans and strategies. The projections of depreciation in the 10-Year Financial Plan is based on the ten year Capital Works Program and Council's existing \$2.3 billion asset base.

It is critical that Council continues to renew existing assets in the capital works program, as failure to do so may reduce the service potential of assets and increase whole of life costs.

Financial Plan (\$million)	Year1	Year2	Year3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
	19/20 \$m	20/21 \$m	21/22 \$m	22/23 \$m	23/24 \$m	24/25 \$m	25/26 \$m	26/27 \$m	27/28 \$m	28/29 \$m
Depreciation	23.7	25.3	26.7	27.9	27.9	25.7	25.7	25.7	25.7	25.7
Renewal ratio	127%	101%	100%	99%	97%	96%	103%	100%	103%	110%

Community grants and contributions

Community grants are provided to a wide range of community groups to support community development and to help reduce social isolation in our community.

Council's library service is operated by the Whitehorse Manningham Regional Library Corporation and is budgeted within community grants. Community grants are projected to increase by CPI over the life of the Plan.

Financial Plan (\$million)	Year1	Year2	Year3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
	19/20 \$m	20/21 \$m	21/22 \$m	22/23 \$m	23/24 \$m	24/25 \$m	25/26 \$m	26/27 \$m	27/28 \$m	28/29 \$m
Library	3.83	3.93	4.02	4.12	4.23	4.33	4.44	4.55	4.67	4.78
Community grants	1.04	1.07	1.09	1.12	1.15	1.18	1.21	1.24	1.27	1.30
Contracted services	0.64	0.65	0.67	0.68	0.70	0.72	0.74	0.76	0.77	0.79

A renewed procurement plan in 2019/20 includes the transitioning of approximately \$0.6 million of community service direct grants into a contracted service arrangement, which is reported through the contracts line item above. The total amount allocated to community grants/contracted services and libraries in 2019/20 is \$5.5 million, which represents an \$110,000 increase on the 2018/19 forecast expenditure amount.

Other expenses

Other expenses relate to a range of costs incurred to support the wide range of community services delivered by Council. These include insurances, advertising, legal, telephone, software licences & support, bank charges, postage, specialist advice (consultants) and many other expenses.

Other expenses are generally forecast to increase by CPI, other than legal and consultants which are zero based.

Manningham City Council
10-Year Financial Plan 2019/20 to 2028/29

Appendix 3: Balance Sheet Assumptions

Improving Council's Working Capital

A key objective of the Council Plan is to develop an increased ability to fund both the Capital Works Program and operational services, while maintaining long term financial sustainability and have the capacity to respond to changes in financial circumstances as they arise.

The 10-Year Financial Plan shows a steady improvement in Council's Balance Sheet, including total cash and investment balances and uncommitted cash. This has been achieved without reductions to service levels or the capital program. A key outcome is an improvement to Council's long term financial sustainability ratios, increased interest revenue (offsetting to some degree lower rate revenues resulting from the State Government rate cap) and an established capacity to respond to unfavourable changes in financial circumstances as they arise without having to compromise services or the capital program.

The following table details predicted financial outcomes and indicators of the Plan:

Financial Plan (\$million)	Year1	Year2	Year3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
	19/20 \$m	20/21 \$m	21/22 \$m	22/23 \$m	23/24 \$m	24/25 \$m	25/26 \$m	26/27 \$m	27/28 \$m	28/29 \$m
Total cash	71.2	75.2	80.4	87.1	97.0	106.8	113.3	119.6	127.2	136.6
Uncommitted cash	25.1	26.0	28.4	32.0	35.6	39.0	41.8	44.4	48.4	53.1
Working capital	193%	203%	206%	212%	224%	235%	238%	240%	243%	251%

Cash backed Reserves and Uncommitted Cash

While Council has significant total cash and investment balances, a major proportion of these balances are either not Council's money (i.e. trust funds and refundable deposits) or have restrictions on how the money can be used. The following table details how Council's cash balances are allocated:

Financial Plan (\$million)	Year1	Year2	Year3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
	19/20 \$m	20/21 \$m	21/22 \$m	22/23 \$m	23/24 \$m	24/25 \$m	25/26 \$m	26/27 \$m	27/28 \$m	28/29 \$m
Total cash	71.2	75.2	80.4	87.1	97.0	106.8	113.3	119.6	127.2	136.6
<u>Restrictions</u>										
Resort & Rec - improvements	3.3	1.3	2.5	4.9	6.3	7.9	8.7	9.6	10.3	12.2
Resort & Rec – Land purchase	5.3	7.3	9.7	11.3	13.0	14.7	16.5	18.4	20.2	22.1
Doncaster Hill DCP	1.3	2.9	4.3	6.5	8.6	10.8	10.8	10.8	10.8	10.8
Waste Initiatives	9.9	9.7	6.4	2.4	2.4	2.5	2.5	2.5	2.5	2.5
Trust funds & deposits	14.3	15.3	16.3	17.3	18.3	19.3	20.3	21.3	22.3	23.3
Family Day Care	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
Defined benefit super liability provision	6.5	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0
Asset sales	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Capital works c/f	0.9	-	-	-	-	-	-	-	-	-
Total restrictions	46.1	49.2	52.0	55.1	61.4	67.8	71.5	75.2	78.8	83.5
Uncommitted cash	25.1	26.0	28.4	32.0	35.6	39.0	41.8	44.4	48.4	53.1

Manningham City Council
10-Year Financial Plan 2019/20 to 2028/29

Loan Borrowings

As at 1 July 2019 Council has a single loan for the sum of \$7.289 million. The 2019/20 Budget provides for the repayment in full of this loan, leaving Council debt free as at 30 June 2020.

Council introduced a Borrowing Strategy in March 2014, which provides for loan borrowings based on the following principles:

1. Financial Strategy Target Ratios must not be exceeded
2. Loan duration not to exceed the lesser of 10 years or life of asset
3. Loans only for otherwise fully funded Capital projects
4. Priority for projects with above loan repayment returns
5. Loan duration to match cash flows in the funded Capital Works Program
6. Where an interest only loan is entered into then an amount equivalent to the annual principal repayment will be provided into a cash backed reserve
7. Council will not take loans for investment in arbitrage schemes
8. Council will secure its loan funds through competitive tendering
9. No borrowings for operating expenses
10. Loan redemption payments and debt serving costs are to be included in Council's annual budget and 10 year Financial Strategy.
11. Drawdown and repayment timing to minimise costs

While Council has the option of taking up loans to help fund the Capital Works Program and other activities, the 10-Year Financial Plan does not include any provision for the uptake of new loan funds.

Capital Program

Information from the Asset Management Plans inform Council's capital expenditure priorities. As part of the preparation of this Plan, the cost of renewing existing assets has been prioritised over capital expenditure on new or expanded assets. Council has established a renewal ratio of greater than 1.0, indicating that for every dollar of depreciation (an expense approximating the value of an asset "used up" during the year), one dollar is spent on renewing existing assets.

Expenditure on new and expanded assets is being driven by a number of regular programs derived from Strategies and Plans. These include new local footpaths, pavilion expansions, improved sporting facilities for girls and women, road upgrades to King Street and Jumping Creek Road), improved drainage and open space enhancements. The creation of new or expanded assets also create an additional maintenance requirement of approximately 1% per annum going forward.

The estimated Capital Works Program is outlined below:

Financial Plan (\$000)	Year1	Year2	Year3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
	19/20 \$m	20/21 \$m	21/22 \$m	22/23 \$m	23/24 \$m	24/25 \$m	25/26 \$m	26/27 \$m	27/28 \$m	28/29 \$m
Asset renewal	28.0	23.6	24.4	25.5	25.0	24.6	26.4	25.8	26.4	28.4
Asset Upgrade	6.3	5.6	4.8	5.5	4.9	6.0	5.8	4.6	4.5	6.0
New assets	13.8	10.1	13.1	11.0	8.7	9.1	9.1	9.5	9.1	9.8
Asset expansion	2.2	1.9	1.7	2.1	1.3	1.3	2.1	5.5	5.5	1.7
Total capital program	50.3	41.2	44.0	44.1	40.0	41.0	43.4	45.3	45.5	46.0

Manningham City Council
10-Year Financial Plan 2019/20 to 2028/29

Appendix 4 10-Year Financial Statements

10-Year Financial Plan Projections - Income Statement

	Budget	Strategic Resource Plan Projections			Projection	Projection	Projection	Projection	Projection	Projection
	2019/20 \$'000	2020/21 \$'000	2021/22 \$'000	2022/23 \$'000	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000	2027/28 \$'000	2028/29 \$'000
Income										
Rates charges	92,144	95,692	99,023	102,366	105,849	109,423	112,975	116,607	120,356	124,398
Waste charges	13,669	14,334	15,030	15,759	16,443	17,157	17,899	18,717	19,572	20,514
Statutory fees and fines	3,783	4,070	4,056	4,195	4,341	4,649	4,656	4,819	4,988	5,318
User charges	10,145	10,499	10,864	11,242	11,634	12,041	12,462	12,899	13,350	13,817
Interest income	1,785	1,846	1,905	1,920	2,444	2,707	2,152	2,142	3,198	4,372
Operating grants (recurrent)	9,730	11,274	11,499	11,729	11,963	12,202	12,446	12,695	12,949	13,208
Operating grants (non-recurrent)	38	39	40	41	42	43	44	45	46	47
Capital grants and contributions (non-recurrent)	655	214	1,228	2,736	80	83	86	1,189	91	0
Capital grants and contributions (recurrent)	1,237	1,267	1,317	1,371	1,425	1,480	1,540	1,601	1,639	1,770
Operating contributions - Developer Contributions	7,982	8,350	9,439	7,528	7,670	7,888	5,977	6,217	6,217	6,200
Contributed Assets (non-cash)	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Net gain/(loss) on disposal of property	95	36	63	43	73	47	82	18	54	90
Other revenue	977	1,139	351	363	375	387	401	415	429	444
Total income	143,240	149,760	155,815	160,293	163,339	169,107	171,720	178,364	183,889	191,178
Expenses										
Employee costs	55,114	56,762	59,028	61,394	63,869	66,455	69,160	71,580	74,086	76,679
Materials, services and contracts	15,673	15,551	16,556	15,769	16,128	17,009	16,927	17,363	17,787	18,780
Waste contracts	11,797	12,388	13,020	13,776	14,412	15,092	15,816	16,587	17,408	17,843
Utilities	2,872	3,018	3,169	3,328	3,495	3,670	3,854	4,046	4,248	4,461
Community grants	5,202	5,332	5,465	5,601	5,741	5,885	6,032	6,154	6,280	6,407
Depreciation and amortisation	23,682	25,324	26,676	27,923	27,934	25,672	25,681	25,690	25,699	25,708
Share of loss/(gain) from investment in associate	0	0	0	0	0	0	0	0	0	0
Finance costs	129	0	0	0	0	0	0	0	0	0
Other expenses	11,973	10,472	10,703	10,968	11,241	11,551	11,781	12,076	12,378	12,723
Total expenses	126,442	128,847	134,617	138,759	142,820	145,334	149,251	153,496	157,886	162,601
Surplus/(deficit) for the year	16,798	20,913	21,198	21,534	20,519	23,773	22,469	24,868	26,003	28,577
Other Comprehensive Income										
Net asset revaluation increment	0	0	0	0	0	0	0	0	0	0
Comprehensive result	16,798	20,913	21,198	21,534	20,519	23,773	22,469	24,868	26,003	28,577

Manningham City Council
10-Year Financial Plan 2019/20 to 2028/29

10-Year Financial Plan Projections – Balance Sheet

	Budget	Strategic Resource Plan Projections			Projection	Projection	Projection	Projection	Projection	Projection
	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Assets										
Current assets										
Cash and cash equivalents	71,154	75,244	80,425	87,084	97,027	106,834	113,252	119,616	127,224	136,551
Trade and other receivables	9,447	9,638	9,892	10,035	10,063	10,268	10,475	10,687	10,905	11,135
Accrued income	973	973	973	973	973	973	973	973	973	973
Prepayments	738	738	738	738	738	738	738	738	738	738
Other assets	99	99	99	99	99	99	99	99	99	99
Noncurrent assets held for resale	0	0	0	0	0	0	0	0	0	0
Total current assets	82,411	86,692	92,127	98,929	108,900	118,912	125,537	132,113	139,939	149,496
Non-Current Assets										
Investments (Regional Library)	2,227	2,227	2,227	2,227	2,227	2,227	2,227	2,227	2,227	2,227
Trade and other receivables	31	31	31	31	31	31	31	31	31	31
Property, plant & equipment	2,215,059	2,231,526	2,250,688	2,269,039	2,283,000	2,297,718	2,314,531	2,333,773	2,353,011	2,371,540
Intangibles	5,014	5,109	3,701	2,114	543	1,696	2,886	4,141	5,611	8,153
Total non-current assets	2,222,331	2,238,893	2,256,647	2,273,411	2,285,801	2,301,672	2,319,675	2,340,172	2,360,880	2,381,951
Total assets	2,304,742	2,325,585	2,348,774	2,372,340	2,394,701	2,420,584	2,445,212	2,472,285	2,500,819	2,531,447
Liabilities										
Current liabilities										
Payables	(14,255)	(12,806)	(13,411)	(14,050)	(14,488)	(15,185)	(15,921)	(16,697)	(17,788)	(18,389)
Trust funds	(14,294)	(15,294)	(16,294)	(17,294)	(18,294)	(19,294)	(20,294)	(21,294)	(22,294)	(23,294)
Provisions	(13,123)	(13,452)	(13,788)	(14,132)	(14,486)	(14,849)	(15,220)	(15,600)	(15,990)	(16,390)
Income received in advance	(1,105)	(1,155)	(1,205)	(1,255)	(1,305)	(1,355)	(1,405)	(1,455)	(1,505)	(1,555)
Total current liabilities	(42,777)	(42,707)	(44,698)	(46,731)	(48,573)	(50,683)	(52,840)	(55,046)	(57,577)	(59,628)
Non-current liabilities										
Provisions	(868)	(868)	(868)	(868)	(868)	(868)	(868)	(868)	(868)	(868)
Total non-current liabilities	(868)	(868)	(868)	(868)	(868)	(868)	(868)	(868)	(868)	(868)
Total liabilities	(43,645)	(43,575)	(45,566)	(47,599)	(49,441)	(51,551)	(53,708)	(55,914)	(58,445)	(60,496)
Net assets	2,261,097	2,282,010	2,303,208	2,324,741	2,345,260	2,369,033	2,391,504	2,416,371	2,442,374	2,470,951
Equity										
Accumulated surplus	(748,355)	(767,590)	(783,733)	(799,142)	(814,451)	(832,809)	(852,649)	(874,797)	(898,151)	(923,062)
Asset revaluation reserve	(1,502,666)	(1,502,666)	(1,502,666)	(1,502,665)	(1,502,665)	(1,502,665)	(1,502,667)	(1,502,666)	(1,502,666)	(1,502,666)
Other reserves	(10,076)	(11,754)	(16,809)	(22,934)	(28,144)	(33,559)	(36,188)	(38,908)	(41,557)	(45,223)
Total equity	(2,261,097)	(2,282,010)	(2,303,208)	(2,324,741)	(2,345,260)	(2,369,033)	(2,391,504)	(2,416,371)	(2,442,374)	(2,470,951)

Manningham City Council
10-Year Financial Plan 2019/20 to 2028/29

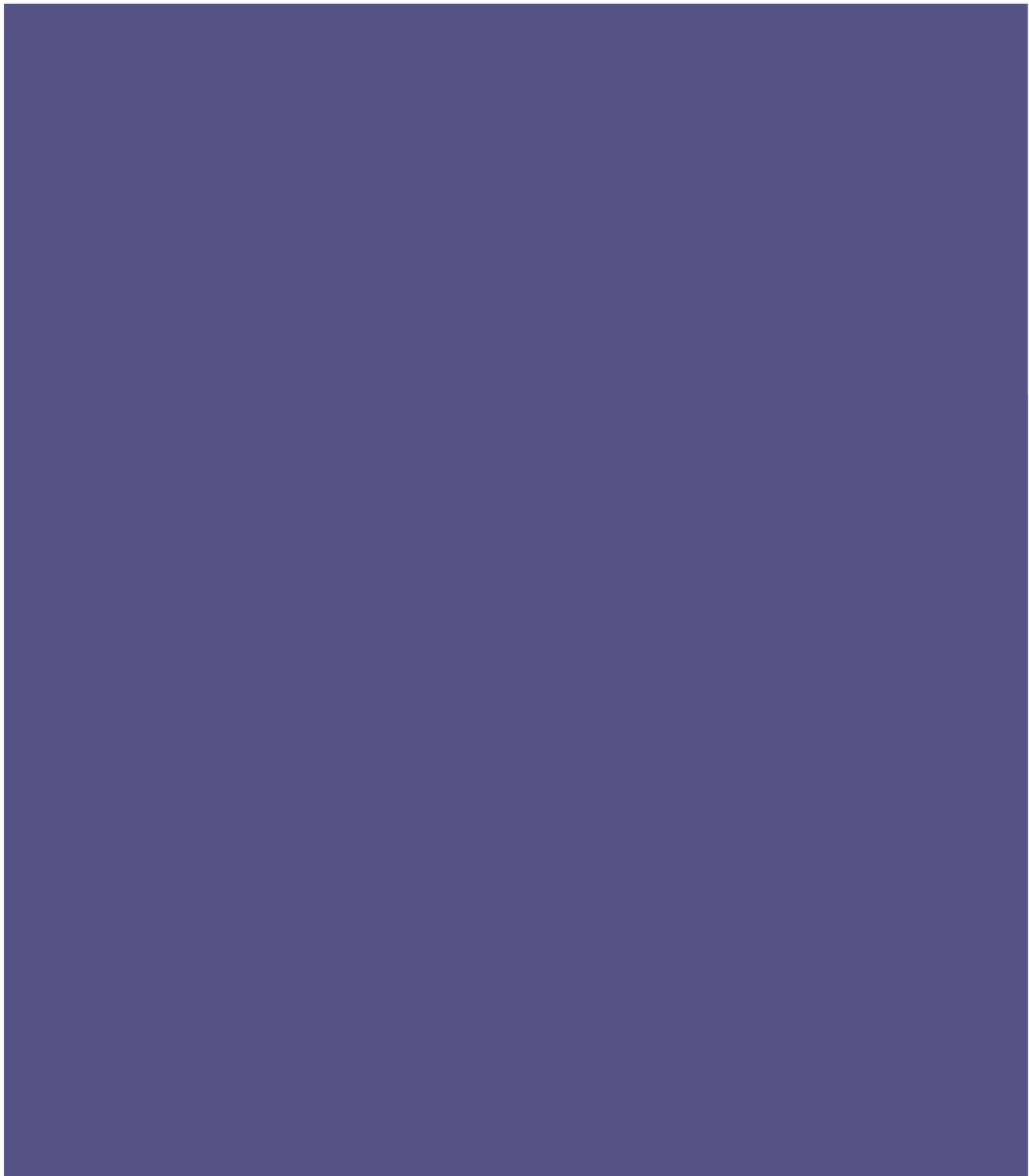
10-Year Financial Plan Projections – Cash Flow Statement

	Budget	Strategic Resource Plan Projections			Projection	Projection	Projection	Projection	Projection	Projection
	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Cash flows from operating activities										
Receipts										
Rates	92,502	95,501	98,769	102,223	105,821	109,218	112,769	116,395	120,138	124,168
Waste charges	13,669	14,334	15,030	15,759	16,443	17,157	17,899	18,717	19,572	20,514
Fees, fines and user charges	13,978	14,619	14,970	15,487	16,025	16,740	17,168	17,768	18,388	19,185
Operating grants	9,768	11,313	11,539	11,770	12,005	12,245	12,490	12,740	12,995	13,255
Capital grants	1,892	1,481	2,545	4,107	1,505	1,563	1,626	2,790	1,730	1,770
Contributions	7,982	8,350	9,439	7,528	7,670	7,888	5,977	6,217	6,217	6,200
Interest	1,785	1,846	1,905	1,920	2,444	2,707	2,152	2,142	3,198	4,372
Net increase in trust funds and deposits	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Other receivables	977	1,139	351	363	375	387	401	415	429	444
Total receipts	143,553	149,583	155,548	160,157	163,288	168,905	171,482	178,184	183,667	190,908
Payments										
Payments to suppliers	(47,380)	(46,333)	(48,529)	(49,040)	(50,596)	(52,772)	(53,954)	(55,749)	(57,600)	(59,680)
Payment to employees	(54,348)	(58,311)	(58,471)	(60,812)	(63,500)	(65,831)	(68,509)	(70,902)	(73,106)	(76,212)
Interest payments	(129)	0	0	0	0	0	0	0	0	0
Total payments	(101,857)	(104,644)	(107,000)	(109,852)	(114,096)	(118,603)	(122,463)	(126,651)	(130,706)	(135,892)
Net cash provided by operating activities	41,696	44,939	48,548	50,305	49,192	50,302	49,019	51,533	52,961	55,016
Cash flows from investing activities										
Property, plant & equipment	(50,346)	(41,209)	(43,992)	(44,077)	(39,973)	(40,965)	(43,416)	(45,349)	(45,533)	(45,989)
Proceeds from assets sold	550	360	625	430	725	470	815	180	180	300
Net (increase)/decrease in financial assets	21,000	0	0	0	0	0	0	0	0	0
Net cash used in investing activities	(28,796)	(40,849)	(43,367)	(43,647)	(39,248)	(40,495)	(42,601)	(45,169)	(45,353)	(45,689)
Cash flows from financing activities										
Proceeds from borrowings	0	0	0	0	0	0	0	0	0	0
Repayment of borrowings	(7,279)	0	0	0	0	0	0	0	0	0
Net cash provided by financing activities	(7,279)	0	0	0	0	0	0	0	0	0
Net increase (decrease) in cash and investments	5,621	4,090	5,181	6,658	9,944	9,807	6,418	6,364	7,608	9,327
Cash at beginning of year	65,533	71,154	75,244	80,425	87,083	97,027	106,834	113,252	119,616	127,224
Cash at end of year	71,154	75,244	80,425	87,083	97,027	106,834	113,252	119,616	127,224	136,551

Manningham City Council
10-Year Financial Plan 2019/20 to 2028/29

10-Year Financial Plan Projections – Capital Works Expenditure Projections

	Budget	Strategic Resource Plan Projections				Projection	Projection	Projection	Projection	Projection	Projection
	2019/20 \$'000	2020/21 \$'000	2021/22 \$'000	2022/23 \$'000	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000	2027/28 \$'000	2028/29 \$'000	
Capital program areas											
Property											
Land											
Buildings	6,106	4,608	4,836	4,490	4,800	4,800	4,876	5,336	5,836	6,300	
Building improvements	434	72	76	79	75	75	75	75	75	90	
Plant and equipment											
Plant, machinery and equipment	2,298	889	1,780	1,260	2,430	1,450	2,785	956	1,030	1,200	
Fixtures, fittings and furniture	69	144	152	158	150	154	154	155	158	176	
Computers and telecommunications	895	497	525	546	785	490	490	500	519	537	
Artworks	20	38	40	41	40	40	40	40	40	45	
Infrastructure											
Roads	16,691	15,047	15,942	18,080	17,386	16,795	17,212	18,077	18,935	20,772	
Bridges	0	0	0	0	0	0	0	0	0	0	
Footpaths and cycleways	3,183	2,838	2,495	2,572	2,730	2,747	2,765	2,784	2,795	3,332	
Off street car parks	0	0	30	32	30	30	30	30	30	35	
Drainage	5,750	4,452	4,335	5,047	4,440	4,644	4,984	5,100	5,366	5,432	
Rec, leisure and community facilities	6,264	6,160	2,079	2,189	2,278	4,015	2,739	5,945	5,545	1,620	
Waste Management					0	0	0	0	0	0	
Parks, open space and streetscapes	5,428	4,397	10,770	8,901	4,129	4,572	6,076	5,096	3,734	3,908	
Intangible assets											
Software	3,208	2,067	932	682	700	1,153	1,190	1,255	1,470	2,542	
Total capital program	50,346	41,209	43,992	44,077	39,973	40,965	43,416	45,349	45,533	45,989	
Represented by:											
Asset renewal	28,040	23,626	24,378	25,513	24,986	24,582	26,389	25,759	26,422	28,386	
Asset Upgrade	6,327	5,621	4,775	5,530	4,946	5,992	5,832	4,560	4,485	6,029	
New assets	13,818	10,082	13,098	10,973	8,713	9,133	9,115	9,522	9,088	9,837	
Asset expansion	2,161	1,880	1,741	2,061	1,328	1,258	2,080	5,508	5,538	1,737	
Total capital program	50,346	41,209	43,992	44,077	39,973	40,965	43,416	45,349	45,533	45,989	



Interpreter service **9840 9355** 普通话 廣東話 Ελληνικά Italiano العربية فارسي

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12.3 2019/20 Annual Budget incorporating the 4 year Strategic Resource Plan 2019-2023, Adoption and Declaration of Rates and Charges

File Number: IN19/416
Responsible Director: Director Shared Services
Attachments: 1 List of Submissions [↓](#)
2 Submission Comments and Recommendations [↓](#)
3 Annual Budget 2019-20 [↓](#)

EXECUTIVE SUMMARY

The 2019/20 Annual Budget incorporating the 4 year Strategic Resource Plan has been developed in accordance with the statutory requirements. The draft budget was placed on public exhibition for community consultation.

During the four week exhibition period, 196 submissions were received. A Committee of Council held on Thursday 30 May 2019 received all submissions and heard presentations from 8 submitters. Council would like to acknowledge all submitters and other interested parties for their contribution to improving community outcomes arising from the budget process.

The advertised 2019/20 Budget was amended to reflect the anticipated early receipt of \$1.74 million of Federal Government Financial Assistance grants in June 2019, an increase of \$1.50 million in developer open space contributions in 2018/19, a change in the timing of royalties associated with Council's former quarry and a new, one-off budget allocation of \$1.00 million in 2019/20 for clean-up costs related to land contamination at the Council owned Mandella Reserve.

The 2019/20 Budget incorporating the 4 year Strategic Resource Plan 2019-2023 (Attachment 3) is presented for adoption and declaration of rates and charges.

1. RECOMMENDATION

That Council:

- A. Endorse the recommendations arising from public submissions received on the Annual Budget as detailed in Attachment 2 to this report;**
- B. Adopt the 2019/20 Annual Budget incorporating the 4 year Strategic Resource Plan 2019-2023 as detailed in Attachment 3 to this report;**
- C. Declare the General Rate for the year commencing 1 July 2019 and ending 30 June 2020 as follows:**
 - a Uniform Rate of 0.00173238 cents of each dollar on the Capital Improved Value for all rateable properties; and
 - an amount of \$91,752,500 is to be raised by General Rates;
- D. Declare annual service charges for the Waste Services as per Section 4.4.1 (h) of the 2019/20 Annual Budget. An amount of \$13,668,885 is to be raised by annual service charges;**

- E. Declare Cultural and Recreational Lands be charged in lieu of rates as per Section 4.1.1 (n) of the 2019/20 Annual Budget;**
- F. Offer a \$64.25 waiver on the 2019/20 General Rates for the principal place of residence to a ratepayer who is the holder of a valid Low Income Health Care Card (“LI” designated card), provided that ratepayer makes an application to Council for the waiver by 30 June 2020;**
- G. Offer a waiver of 50% of the increase in General Rates from 2018/19 to 2019/20 to a ratepayer who is assessed by Council as in financial hardship, and where:**
 - 1 The affected property is the ratepayers principle place of residence; and**
 - 2 There is an increase in rates payable of 30 per cent or greater that is attributable to property values arising from the general revaluation of properties in the municipality.**
- H. Declare the Rates and Charges be payable by four instalments and due on:**
 - 1 First Instalment 30 September 2019**
 - 2 Second Instalment 30 November 2019**
 - 3 Third Instalment 29 February 2020**
 - 4 Fourth Instalment 31 May 2020**
- I. Charge interest on Rates and Charges as provided under Section 172 of the Local Government Act 1989 and calculated on the basis of the current Penalty Interest Rate Act 1983, rate being 10.0 per cent for 2019/20;**
- J. Approve the repayment in full of Council’s interest-bearing loan of \$7.279 million;**
- K. Advertise the adoption of the 2019/20 Annual Budget incorporating the 4 year Strategic Resource Plan 2019-2023 in The Age Newspaper; and**
- L. Write to all submitters to thank them for their submission and to advise them of the outcome.**

2. BACKGROUND

- 2.1 The Annual Budget includes Council’s annual operating and capital works budgets for 2019/20 and a 4 year Strategic Resource Plan including 2019/20 major and annual initiatives to deliver (third year of our 4 year Council Plan).**
- 2.2 The 2019/20 Annual Budget of \$176 million includes \$50 million for the capital works program to maintain and improve Council’s \$2.2 billion community asset portfolio and \$126 million to deliver more than 100 services for the community.**
- 2.3 Following the adoption ‘in principle’ on 23 April 2019, the draft budget and the 4 year Strategic Resource Plan was placed on public exhibition for a period of 28 days.**

- 2.4 During the public exhibition period, 196 submissions were received. The list of all submitters is included as Attachment 1 to this report.
- 2.5 Eight submitters presented their submissions to a Committee of Council held on 30 May 2019. These were:
- John Sheedy, Applewood Retirement Village
 - Darryl Kilmartin, Doncaster Athletic Club
 - Wendy Rawady, resident
 - Reg Tydell, resident
 - Andrew Young, Melbourne Chinese Soccer Association
 - Paul Tan, resident
 - Phil, Linden, Vantage Point Care
 - Eric Collyer, Doncaster Templestowe Historical Society

3. DISCUSSION / ISSUE

- 3.1 Council would like to acknowledge all submitters for their contribution to improving community outcomes arising from the budget process. Comments and requests raised in submissions will be taken into consideration by Council, where possible. In cases where specific actions have been requested, further information, commentary and recommendations have been provided. These are detailed in Attachment 2 to this report.
- 3.2 Following adoption of the budget, Council will write to each submitter to thank them and to provide details on the outcome of their submission.
- 3.3 The exhibited budget financial forecasts have been updated for following items:
- the Federal Government announced that it will bring forward the payment of 50 per cent or \$1.74 million (\$1.32 million – operating and \$0.42 million – capital) of the 2019/20 Grants from the Victoria Grants Commission to June 2019, rather than in the 2019/20 year. These grants had been budgeted in the advertised budget for receipt in the 2019/20 budget year;
 - developer contributions towards open space are forecast to increase by an additional \$1.50 million in 2018/19. These funds will be placed into a cash backed reserve to support future open space upgrades/improvements and land purchases;
 - a review of royalties associated with the partial filling of Council's former quarry has forecast a reduction in royalties in 2018/19 and 2019/20 (\$0.50 million and \$0.50 million respectively) and is partly offset by an increase in royalty income of \$0.80 million in 2020/21; and
 - a new one-off allocation of \$1.00 million in 2019/20 to address site clean-up and rehabilitation costs related to contaminated soil discovered at the Council owned Mandella Reserve.

3.4 The table below summarised the impact of changes over the forecast period:

Financial Indicator	2018/19 Forecast \$m	2019/20 Budget \$m	2020/21 SRP \$m	2021/22 SRP \$m	2022/23 SRP \$m	Total \$m
Surplus for the year						
Exhibited	23.7	20.0	20.1	21.2	21.5	
Change	2.7	-3.2	0.8	-	-	0.3
Revised	26.4	16.8	20.9	21.2	21.5	
Total cash						
Exhibited	83.8	71.7	74.9	80.1	86.8	
Change	2.7	-0.5	0.3	0.3	0.3	0.3
Revised	86.5	71.2	75.2	80.4	87.1	
Uncommitted cash						
Exhibited	29.8	27.0	25.2	28.4	31.9	
Change	-0.5	-2	0.8	-	-	-
Revised	29.3	25.0	26.0	28.4	31.9	
Net assets						
Exhibited	2,241.5	2,261.6	2,281.7	2,302.9	2,324.4	
Change	2.8	0.5	0.3	0.3	0.3	0.3
Revised	2,244.3	2,261.1	2,282.0	2,303.2	2,324.7	
Working capital ratio						
Exhibited	198.3%	193.8%	202.3%	205.4%	211.1%	
Change	5.7%	-1.1%	0.7%	0.7%	0.6%	0.6%
Revised	204.0%	192.7%	203.0%	206.1%	211.7%	

- 3.5 Council has applied the Stage 4 property valuation data as provided by the Valuer General Victoria to determine average rates and the rate in the dollar for 2019/20 rating purposes. The exhibited 2019/20 Budget was based on property valuation data available at that time (Stage 3). The application of final (stage 4) valuation data resulted in a small change in the rate in the dollar from \$0.00173236 to \$0.00173238. This minor change does not materially alter the total rate dollars to be raised or average property rates.
- 3.6 Manningham is compliant with the State Government rate cap with average property rates set at 2.50% for 2019/20.
- 3.7 In addition to the legislative requirement to offer payment of rates by four instalments as detailed in recommendation "G", Council also offers a 10 instalment direct debit option to ratepayers. Council does not offer a payment in full option for rates and charges.
- 3.8 During the lead up to the adoption of the 2019/20 Annual Budget, the Federal Government announced a series of grants for sporting and recreation facilities. These mainly (though not exclusively) focused on flood lighting upgrades. As at the time of preparing the budget, the exact nature of the projects, scope of works and funding agreement and conditions had not been finalised. As such the funding has not been included in the 2019/20 budget. Council will continue to work with stakeholders including the Federal Government and sporting clubs to arrive at an agreed position. The agreed outcome will be referred to Council's 2019/20 Mid Year Budget Review, which will be conducted in November 2019.

4. COUNCIL PLAN / STRATEGY

- 4.1 The development of the Annual Budget and the 4 year Strategic Resource Plan (SRP) have been guided by the Council Plan 2017-2021. The budget and SRP outline the financial and non-financial resources to be applied by the Council to achieve the strategic objectives detailed in the Council Plan.
- 4.2 Progress against the Annual Budget and Council Plan will be reported periodically through the Quarterly CEO Report and the Annual Report.

5. IMPLEMENTATION

5.1 Finance / Resource Implications

Preparation of the 2019/20 Annual Budget has been guided by the legislation and priorities outlined in key strategic documents including Council Plan 2017-2021, Strategic Resource Plan 2019-2023 and the long term Financial Plan.

The budget and 4 year Strategic Resource Plan adopts a balanced budget approach to ensure that Council remains financially sustainable in the long term and has the capability to continue to provide relevant and cost effective services and infrastructure for its community.

5.2 Communication and Engagement

The draft 2019/20 Annual Budget and the 4 year Strategic Resource Plan was adopted 'in principle' on Tuesday 23 April 2019 and placed on public exhibition for four weeks.

During the four week public exhibition period (26 April – 23 May 2019), 196 submissions were received. A Committee of Council held on Tuesday 30 May 2019 received all submissions and heard presentations from 8 submitters.

Stakeholders will be advised of the adoption of the budget via a public notice in the newspaper, details on Council's website and through information in a forthcoming Manningham Matters.

5.3 Timelines

The 2019/20 Annual Budget and the 4 year Strategic Resource Plan 2019-2023 is presented to Council for adoption to enable implementation from 1 July 2019.

On adoption of the budget, write to all submitters to thank them for their submission and to advise them of the outcome.

6. DECLARATIONS OF CONFLICT OF INTEREST

No Officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.

TRIM Ref	Name	Suburb/ZIP	Subject
SUB19/129	Bob Slater	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/181	Campbell McLennan	DONCASTER EAST VIC 3109	Doncaster Athletics Club is requesting Council to include \$125,000 into the Manningham Council 2019/20 Budget for the upgrade of the floodlighting at the Tom Kelly Athletics Track
SUB19/183	Wendy Rawady	DONCASTER VIC 3108	Submission covers: * Garbage collection apartments * Garbage collection point at Westfield (smell)/trolley dumping * Street scaping around Westfield (incl pavement repairs)
SUB19/184	Reg Tydell	TEMPLESTOWE VIC 3106	Impact of climate change on Council costs
SUB19/190	Andrew Young	BLACKBURN NORTH VIC 3130	Melbourne Chinese Soccer Association is seeking Council to co-fund Boronia Reserve floodlighting project with the Commonwealth
SUB19/194	Paul Tan	TEMPLESTOWE VIC 3106	King Street and Church Road traffic concerns and parking space for the residents
SUB19/195	Phil Linden	DONVALE VIC 3111	Vintage Point Care (VP Community Holdings Ltd) is prompting Council on three key areas sits within the framework of the Council's Healthy City Strategy: i. Acknowledgement of social isolation as a key indicator of disadvantage in our community ii. Ensure the budget allocation deals directly with the emerging challenge of social isolation within Manningham iii. Projects that work in social isolation are considered of equal importance as remedial or crisis responses within the budget
SUB19/198	Eric L Collyer	DONCASTER VIC 3108	The Doncaster Templestowe Historical Society has serious concerns regarding the scope of work and cost estimate for the proposed new building to meet the Society's immediate needs and to remain viable and effective community organisation into the future

List of Submissions

Attachment 1

TRIM Ref	Name	Suburb/ZIP	Subject
SUB19/59	Neville & Lorraine Bradshaw	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood. Submission also includes comments on revaluation of properties and additional rate revenue from development
SUB19/60	Jill Foletta	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood. Submission also includes comments on traffic issue at the entrance of of Applewood and additional rate revenue from development
SUB19/156	Gill & Graeme Jacobs	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood. Submission also includes comments on extremely expensive garbage collection and additional rate revenue from development
SUB19/182	Peter Ruddock		Disappointment on the status of capital works of Koonung Creek Linear Park Management Plan
SUB19/185	Maurice Wilkinson	DONCASTER VIC 3108	Submission covers: <ul style="list-style-type: none"> * Compost - household collection provision by Council * Recycling bins - spend the money to ensure the contents are recycled, not landfill * Excessive traffic lanes proposed for Eastern Freeway which will impact the Kooyong Bike & Pedestrian Trail
SUB19/186	Robert Gittins	WARRANTYTE VIC 3113	Commendation of Council in reference to the Main Yarra Trail to Warrandyte
SUB19/187	Robert McNaught	DONVALE VIC 3111	Additional rate revenue from rate revenue and the cost of "administration" being the 2nd largest council expense
SUB19/188	Phil Noone	DONCASTER EAST VIC 3109	Submission includes: <ul style="list-style-type: none"> * Council's KPIs are sometimes based on quantities rather than quality * Build a world class playground at Slater's Reserve * Views around Westfield Shoppingtown as a result of high rise units
SUB19/189	Lucinda Bakhach	DONVALE VIC 3111	Comments on street tree planting to enjoy and for future generations
SUB19/191	Paul Tan	TEMPLESTOWE VIC 3106	King Street traffic flow and road planning

List of Submissions

Attachment 1

TRIM Ref	Name	Suburb/ZIP	Subject
SUB19/192	Carey Meagher	DONCASTER EAST VIC 3109	Cycling paths and improvements in road use for cycling
SUB19/193	Neil Martins	TEMPLESTOWE LOWER VIC 3107	Kerb & Channel, Planning concerns, storm water system in Pamela Grove
SUB19/196	Mark Schijf	DONCASTER EAST VIC 3109	Council make provision for a significant increase in 2019/20 Budget to properly fund and resource the enforcement of local by-laws
SUB19/46	Gloria J Higgins	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/48	Donald & Helen Sandy	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/1	Dorothy W Martin	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/2	John Martin	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/3	Blanche Pedley	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/4	Sam Parry	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/5	Merle MacIvor	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/6	Joan Heath	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/7	Les Heath	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/8	Alison Connell	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/9	Graham Connell	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village

List of Submissions

Attachment 1

TRIM Ref	Name	Suburb/ZIP	Subject
SUB19/10	Anne E Byrne	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/11	Lois Y Baker	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/12	Patricia Rigoni	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/13	Joyce F Hart	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/14	Judith A Dunn	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/15	Marie R Duval	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/16	Delma J Blessley	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/17	Diana A Margetts	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/18	Nancy E Topp	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/19	Margret A Logan	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/20	Patricia Batcheldor	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/21	Judith E Bannerman	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/22	John R Bannerman	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village

List of Submissions

Attachment 1

TRIM Ref	Name	Suburb/ZIP	Subject
SUB19/23	Helen Pearse	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/24	Julie M Zaoui	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/25	Barbara Moriarty	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/26	Margriet Benninga	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/27	Amy E Wilson	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/28	Lorna Cookson	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/29	Laurette Grace	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/30	Judith Thomson	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/31	Michele Clark	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/32	Shirley Holmes	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/33	Rita D Ryan	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/34	Robert Geilen	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/35	Judith Warton	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/36	Frank & Rose Curmi	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village

List of Submissions

Attachment 1

TRIM Ref	Name	Suburb/ZIP	Subject
SUB19/37	Maxine M Peters	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/38	Alan Peters	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/39	Carolyn McWiggan	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/40	Patricia A Bond	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/41	Gerald M Bond	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/42	Margaret Spratling	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/43	Ron McWiggan	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/44	Helen Horvath	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/45	Douglas R Higgins	TEMPLESTOWE VIC 3106	25% differential rate for retirement villages - Templestowe Retirement Village
SUB19/49	Bev & Barry Bennett	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/50	Stuart & Joy Small	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/51	Lesley & Maarten Knoester	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/52	John Beauchamp	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/53	Maude Careedy	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/54	Peter John Nicholls	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/55	Elaine Lois Issett	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/56	Pamela June Roos	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/57	Barbara Bamforth	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood

List of Submissions

Attachment 1

TRIM Ref	Name	Suburb/ZIP	Subject
SUB19/58	Alister Fisher	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/61	Pamela Una Flynn	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/62	Abigail Rice	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/63	Michael Rice	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/64	Avril Lockie	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/65	Geoff Grace	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/66	Barry Doby	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/67	Muriel Gell	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/68	Brian M Corke	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/69	Peter & Frances Rice	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/70	Marjorie Turriff	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/71	Ian Bourke	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/72	Elizabeth Young	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/73	Heather Murphy	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/74	Alan Harry Nanscawen	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/75	Marilyn Ross Hughes	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/76	Barry Simmons	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/77	Clemency Simpson	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/78	Roy Albert Hughes	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/79	Chow Hui Chun Liu	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/80	Dorothy Norman	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/81	Celestine M Cook	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/82	Barbra Mary Wilson	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/83	Kaye Baschera	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/84	Sandra Elizabeth Sheedy	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/85	James & Renate MacKenzie	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/86	Liliane McFarland	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood

List of Submissions

Attachment 1

TRIM Ref	Name	Suburb/ZIP	Subject
SUB19/87	Wilhelmina Newlan	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/88	Annette Mays	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/89	Lesley Merle Maret	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/90	Wendy Gay Ford	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/91	Eva Braham	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/92	Graeme & Judith Adamson	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/93	Joyce Laura Teele	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/94	Allan Frederick Young	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/95	Ken & Susanne Smith	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/96	Kenneth & Isobel Davis	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/97	Sandra Le Gassick	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/98	Gwenda Antcliffe	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/99	John Lyle Ball	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/100	Sally Siew Lee Ding	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/101	Louis Walter Partos	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/102	Bryan & Maida Radden	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/103	Colin Toon	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/104	Kevin & Doreen Lewis	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/105	June Dickson	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/106	Margaret Taylor	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/107	Carolyn Rees Sadler	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/108	Dorothy Valentine	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/109	Joan Jones	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/110	Ann & Allan Nolan	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/111	Janette Twomey	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/112	Don McDonald	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/113	William & Barbara Rumble	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood

List of Submissions

Attachment 1

TRIM Ref	Name	Suburb/ZIP	Subject
SUB19/114	Colin Gosbell	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/115	Josephine Ng	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/116	Jacquelyn Rae Dawson	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/117	Rosemary Worssam	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/118	Diane Hillas	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/119	Graham Ashby	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/120	Joan Miller	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/121	Jullie Miller	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/122	Ernest & Margaret Jenkinson	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/123	Gordon Donald Paulett	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/124	Mavis Urwin	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/125	Julie Ann Cartmel	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/126	Jose Johanna Read	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/127	Valerie Dunshea	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/128	Geoffrey Robert Shiels	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/130	Margaret Robinson	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/131	Judith Anne Blogg	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/132	Janet Syme	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/133	Mona Wharton	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/134	Graeme & Jennifer Baker	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/135	Joan Valerie Thomas	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/136	Rosalind Plant	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/137	Bruce Robert Larkin	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/138	Barry J Davies	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/139	Donald Kenneth Chandler	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/140	Aileen & John Bethune	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/141	Evelyn Marie White	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood

List of Submissions

Attachment 1

TRIM Ref	Name	Suburb/ZIP	Subject
SUB19/142	Kenneth William Marendaz	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/143	Yvonne Canty	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/144	John & Wilma Manton	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/145	Phillip & Heather Thomas	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/146	Judith Pickup	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/147	Adele Ann Rushton	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/148	Marjorie Waters	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/149	Mavis Leigh	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/150	Catherine Scoble	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/151	Eileen Rees	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/152	Neil Gordon Gray	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/153	William & Dorothy Roberts	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/154	Michael Syme	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/155	Moira Steel Axtens	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/157	Kathleen Margaret Wilkinson	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/158	Frederica Elizabeth Chipp	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/159	Brian & Joan Morris	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/160	Helen Madsen	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/161	Barry Rodden Watt	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/162	Pauline Dorothy Eyre	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/163	Geoffrey & Rosemary Perry	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/164	Elizabeth Voce	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/165	John & Veronica Kelly	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/166	Kenneth William Lewin	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/167	Marie Sullivan	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/168	Roderick James Sinclair	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/169	David Mark Kelly	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood

List of Submissions

Attachment 1

TRIM Ref	Name	Suburb/ZIP	Subject
SUB19/170	William & Jeanette Maunder	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/171	Nonie Strauss	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/172	Audrey Hocking	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/173	Maria Hakim	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/174	Anna & Derek Baldwin	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/175	Rosalie Brown	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/176	Elva Dyer	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/177	Concetta Calafiore	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/178	Bruce Carter	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/179	Wendy Joy Layton	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood
SUB19/180	Andrine Worsam	DONCASTER VIC 3108	25% differential rate for retirement villages - Applewood

2019/20 Annual Budget Submissions – Comments and Recommendations.

Attachment 2

Submission	Name/Organisation	Subject	Comments and Recommendation
SUB19/129	Bob Slater – Applewood Residents’ Committee	25% differential rate for retirement villages - Applewood	<p>Council rates represent a contribution towards the cost of providing a range of universally accessible services for our Manningham community. Individual property rates do not take into account the level of services accessed (or not accessed) by residents in that property.</p> <p>Council has considered differential rate for retirement villages and decided to remain on a uniform rate for all properties.</p> <p>This is primarily based on equity principles in that a lower differential rate for one group results in higher rates for all other properties. For example, a 25% differential rate for retirement village properties (close to 1,200 properties) would result an increase of approximately \$5.50 to all other properties (including 24,000 properties owned by residents over 65 not living in a retirement village).</p> <p>Council is not proposing to introduce differential rates in the 2019/20 Budget.</p>

2019/20 Annual Budget Submissions – Comments and Recommendations.

Attachment 2

Submission	Name/Organisation	Subject	Comments and Recommendation
SUB19/181	Campbell McLennan - Doncaster Athletics Club	Doncaster Athletics Club is requesting Council to include \$125,000 into the Manningham Council 2019/20 Budget for the upgrade of the floodlighting at the Tom Kelly Athletics Track	<p>The upgrade of the Tom Kelly athletics track floodlighting is not currently planned to be delivered in 2019/20. An advocacy factsheet for the Rieschiecks Reserve Pavilion project (currently proposed for 2019/20) was provided to Kevin Andrews office along with a number of other recreation projects planned for 2019/20. The commitment to fund the upgrade of the Tom Kelly Floodlighting was a misinterpretation of the program advocated for (the secondary floodlighting project was stated as being for the upgrade to the football oval at the site to facilitate use as an overflow venue). The Council funding application submitted to Kevin Andrews office was applied for under the Rieschiecks Reserve Pavilion Project - with the funding being proposed to be used to compliment the capital expenditure for the pavilion upgrade - which will benefit all users of the site (both oval and athletics track). As per Councils policy, all floodlighting upgrades require a 50% contribution from tenant / primary user groups. In this case the 3 athletics clubs are viewed as the primary users of the site, and therefore would be required to contribute 50% towards the upgrade. Discussion with the club has occurred throughout, and it is proposed that the club work with Council to undertake some scoping and obtain cost estimates to inform the upgrade of the floodlighting further, and to confirm the likely amount the clubs will need to contribute (50%) to have the project delivered in the future. To enable time for scope, concept, detailed design, tender and implementation, it has been advised that the proposal to have the project delivered in 2019/20 is not realistic, as the implementation of the infrastructure would need to occur over the summer months.</p> <p>It is recommended that this project be noted as a request. Council has agreed to continue to consult with stakeholders, and once agreed a report will be provided to Councillors. Approved projects will be referred to the Mid Year Review.</p> <p>This approach will provide a fair and equitable outcome for all sport and recreation clubs and facilities within Manningham.</p>

2019/20 Annual Budget Submissions – Comments and Recommendations.

Attachment 2

Submission	Name/Organisation	Subject	Comments and Recommendation
SUB19/183	Wendy Rawady	Submission covers: <ul style="list-style-type: none"> • Garbage collection apartments • Garbage collection point at Westfield (smell)/trolley dumping • Street scaping around Westfield (incl pavement repairs) 	<p>Garbage collection apartments</p> <p>As part of any major development an assessment is made at the planning stage on whether Council can provide an orderly and safe waste collection service. In many instances it is found that the development will need to be serviced by a private waste collection contractor due its size, limited nature strip frontage and waste generation rates.</p> <p>Where private collections occurs, Council's preference is that collection be undertaken from within the development – not street side; hence eliminating issues relating to bin overcrowding, bins falling over, litter, obstructions from parked cars and accessibility issues to footpaths and driveways. Council will also explore ways of reducing dumped trolleys and rubbish.</p> <p>Westfield Garbage collection point and trolley dumping: Council's Environmental Health team made contact with the management of Westfield and brought the issue regarding the bins to its attention. Westfield advised that there was an unexpected issue with a contractor responsible for emptying the bins and gave reassurance that this would not happen again. Officers will monitor over the coming weeks. Council is aware of the issue of trolley dumping and will continue to monitor this situation and respond accordingly within our Local Laws.</p> <p>Streetscape repairs A number of the streets around the Westfield Doncaster Shopping Centre have been damaged primarily due to the number of trucks associated with building projects in the area. Council is monitoring the condition of these and looking to resurface damaged roads and footpaths as a priority.</p> <p>Officers will continue to work with Westfield management on the issue of garbage collection and the trolley dumping issue. The repair works suggested in the submission in relation to paving repairs will be considered for funding within the existing 2019/20 capital allocations.</p>

2019/20 Annual Budget Submissions – Comments and Recommendations.

Attachment 2

Submission	Name/Organisation	Subject	Comments and Recommendation
SUB19/184	Reg Tydell	Impact of climate change on Council costs	<p>Council is very concerned about the impact of increasing stormwater flows from larger storm events and the impact these have on the liveability of residents in affected areas and captures and reviews this as part Council's risk management strategies. Council as part of the planning process requires the detention of peak stormwater flows generated during major storm events. Council has also in the past few years mapped out the location of these peak stormwater flows and is requiring new developments to consider these flows as part of the planning approvals process. Council is also spending considerable funding as part of its Capital Program to upgrade the network to increase protection for nearby properties. Finally, Council is also an active member of NAGA and member of the Resilient Melbourne Group of Councils, with a specific focus on climate change and adaption.</p> <p>The proposed budget provides significant funding to maintain and improve drainage throughout the municipality.</p>
SUB19/190	Andrew Young - Melbourne Chinese Soccer Association	Melbourne Chinese Soccer Association is seeking Council to co-fund Boronia Reserve floodlighting project with the Commonwealth	<p>As per Council's policy, the winter tenant at Boronia Grove is required to provide 50% towards costs of any floodlighting works.</p> <ul style="list-style-type: none"> • The Club have confirmed that they do not have any money to contribute to the floodlighting (at the submitters meeting on 30 May 2019, the club advised that they might be able to organise a contribution if required by Council) • Council does not currently have \$62,500 allocated for floodlighting works at this reserve in 2019/20 draft capital works program, however it is currently listed as the 4th priority project for AFL/Soccer. • There is an allocation in Council's draft capital works program for 2019/20 of \$1 million for the pavilion re-development. <p>A funding application has been completed and submitted to Kevin Andrews Office (as required to secure funding) for the \$125,000. The application was based on the funding being allocated towards the major component of the project being for the pavilion upgrade, with the floodlighting component as a secondary project. The complexities relating to the requirement for Club contributions has been discussed with Kevin Andrews Office and they are aware that some flexibility may need to be applied to the allocation of this funding.</p>

2019/20 Annual Budget Submissions – Comments and Recommendations.

Attachment 2

Submission	Name/Organisation	Subject	Comments and Recommendation
			<p>Discussions have continued with the Melbourne Chinese Soccer Association (MCSA) in regards to planning for a future upgrade to the floodlighting and the possibility of</p> <p>It is recommended that this project be noted as a request, and prioritised in line with the current review of the Recreation Strategy. This would provide a fair and equitable outcome for all sport and recreation clubs and facilities within Manningham.</p> <p>It is recommended that this project be noted as a request. Council has agreed to continue to consult with stakeholders, and once agreed a report will be provided to Councillors. Approved projects will be referred to the Mid Year Review.</p> <p>This approach will provide a fair and equitable outcome for all sport and recreation clubs and facilities within Manningham.</p>
SUB19/194	Paul Tan	King Street and Church Road traffic concerns and parking space for the residents	<p>Local area traffic management treatments can include devices which cause vertical displacement of vehicles such as speed humps and devices which laterally displace vehicles such as blister islands. Both approaches are effective at reducing vehicle speeds. While it is acknowledged that blister islands reduce the availability of on street parking at the treatment sites, speed humps tend to generate higher levels of vehicle noise. In the case of the Church Road (Serpells Road to King Street) Local Area Traffic Management project which was completed several years ago, community consultation was undertaken to test support for various treatment options and the majority of the affected property owners supported the installation of blister islands. The final construction was in accordance with the abutting property owner preference at that time. Following construction, speed counts were conducted along this section of road and it was found that traffic speeds had reduced.</p> <p>Officers will review parking arrangements along the section of Church Road.</p>

2019/20 Annual Budget Submissions – Comments and Recommendations.

Attachment 2

Submission	Name/Organisation	Subject	Comments and Recommendation
SUB19/195	Phil Linden - Vintage Point Care	<p>Vintage Point Care (VP Community Holdings Ltd) is prompting Council on three key areas sits within the framework of the Council's Healthy City Strategy:</p> <ul style="list-style-type: none"> • Acknowledgement of social isolation as a key indicator of disadvantage in our community • Ensure the budget allocation deals directly with the emerging challenge of social isolation within Manningham • Projects that work in social isolation are considered of equal importance as remedial or crisis responses within the budget 	<p>Social isolation is indeed an issue in the community and Council recognises it has a role in helping to address the problem. Furthermore, the interconnectedness of social isolation with other issues (e.g. economic participation, accessible public transport, mental health) necessitates an integrated, whole-of-system response. Manningham Council cannot alone solve the issue and is therefore working with other levels of government, service providers and community groups across a range of areas, many of which make a contribution towards reducing isolation.</p> <p>The Healthy City Strategy 2017-21 outlines Council's strategic priorities in relation to health and wellbeing, of which social and economic inclusion is a key focus. Council requires that all investments (e.g. service delivery, community grants) clearly align with and contribute to the achievement of the health and wellbeing outcomes contained in the Healthy City Strategy. Furthermore, an Advisory Committee consisting of key service providers and community representatives provides opportunities for advice, information sharing and collaboration in this regard.</p> <p>Council also recognises there many other local organisations, volunteers and community groups also make important contributions towards improving health and wellbeing in the municipality. In this regard, Manningham Council acknowledges the important contribution made by Vintage Point.</p> <p>The community grants program guidelines were reviewed in 2018 and continue to evolve in line with Council and community expectations. The majority of funded activities focus on social inclusion and Council seeks to monitor their effectiveness and learn more about our community through KPIs developed in partnership with the community organisations.</p> <p>It is acknowledged that further work can be done to articulate the work that Manningham is doing to improve social isolation in the community. This issue is discussed regularly at Council's Healthy city Advisory Committee and this</p>

2019/20 Annual Budget Submissions – Comments and Recommendations.

Attachment 2

Submission	Name/Organisation	Subject	Comments and Recommendation
			<p>submission will be referred through to this Committee for consideration, subject to the submitter's permission.</p> <p>Social Isolation is also one of the major initiatives being addressed regionally via the 'Eastern Metropolitan Partnership', a coalition of Councils, Service providers, community members and State government to coordinate a joined up approach to health and wellbeing initiatives and funding.</p> <p>With regards to funding of the Community Grants program and the related service contracts, the draft 2019/20 budget incorporates a 2.52% increase from the 2018/19 allocation.</p> <p>The proposed budget includes a continued approach and funding to address social isolation issues. This includes the community grant programs and other program areas. It is noted that there are opportunities for Council to better highlight actions taken and programs available to reduce social isolation in our community.</p>
SUB19/198	Eric L Collyer - Doncaster Templestowe Historical Society	The Doncaster Templestowe Historical Society has serious concerns regarding the scope of work and cost estimate for the proposed new building to meet the Society's immediate needs and to remain viable and effective community organisation into the future	<p>The points raised in your submission relate to the Waldau Precinct Masterplan which was considered by Council at the May 28 Ordinary Council meeting.</p> <p>At this meeting, Council endorsed the masterplan and committed to undertaking consultation with stakeholders to confirm the scope and design of the new building.</p> <p>Council will continue to work with the Doncaster Templestowe Historical Society in relation to outcomes associated with the Waldau Precinct Masterplan, including the scope of works to be undertaken.</p> <p>The forward capital works program outlines a total of \$4.95 million over a 7 year period to support development of the Waldau Precinct. This includes a proposal for a new building at the Schramms Cottage Museum complex.</p>

2019/20 Annual Budget Submissions – Comments and Recommendations.

Attachment 2

Submission	Name/Organisation	Subject	Comments and Recommendation
			Council will continue to work with the Doncaster Templestowe Historical Society and other stakeholders regarding the scope of works and outcomes to be achieved from this project.
SUB19/59	Neville & Lorraine Bradshaw	25% differential rate for retirement villages - Applewood. Submission also includes comments on revaluation of properties and additional rate revenue from development	<p>Differential rates: Council rates represent a contribution towards the cost of providing a range of universally accessible services for our Manningham community. Individual property rates do not take into account the level of services accessed (or not accessed) by residents in that property.</p> <p>Council has considered differential rate for retirement villages and decided to remain on a uniform rate for all properties.</p> <p>This is primarily based on equity principles in that a lower differential rate for one group results in higher rates for all other properties. For example, a 25% differential rate for retirement village properties (close to 1,200 properties) would result an increase of approximately \$5.50 to all other properties (including 24,000 properties owned by residents over 65 not living in a retirement village).</p> <p>Property valuations: The 2019 revaluation of properties across the municipality were valued by independent valuers appointed under the authority of the Valuer-General of Victoria whose valuations were assessed having regard to sales evidence of properties across the municipality and subsequently certified by the Valuer-General of Victoria as to the true and correctness of the revaluation of all properties.</p> <p>Revenue from the development of Manningham: The additional rate revenue received from the development of Manningham through an increase in the number of rateable properties is used to provide services and infrastructure to our community. Each year Manningham's</p>

2019/20 Annual Budget Submissions – Comments and Recommendations.

Attachment 2

Submission	Name/Organisation	Subject	Comments and Recommendation
			<p>population is growing by approximately 1,500 residents which increase demand for Council services and an increase in cost of providing services. Please note that the general rate increase for an average property is capped at 2.50% for 2019/20 by the State Government. Note that depending on property valuation movements, individual property rates may change by more (or less) than the 2.5% average increase. Manningham has complied with the maximum rate increase as illustrated under Fair Go Rates System Compliance table (Section 4.1.1(K) of the Draft 2019/20 Annual Budget).</p> <p>Council is not proposing to introduce differential rates in the 2019/20 Budget.</p>
SUB19/60	Jill Foletta	25% differential rate for retirement villages - Applewood. Submission also includes comments on traffic issue at the entrance of Applewood and additional rate revenue from development	<p>Differential rates: Council rates represent a contribution towards the cost of providing a range of universally accessible services for our Manningham community. Individual property rates do not take into account the level of services accessed (or not accessed) by residents in that property.</p> <p>Council has considered differential rate for retirement villages and decided to remain on a uniform rate for all properties. This is primarily based on equity principles in that a lower differential rate for one group results in higher rates for all other properties. For example, a 25% differential rate for retirement village properties (close to 1,200 properties) would result an increase of approximately \$5.50 to all other properties (including 24,000 properties owned by residents over 65 not living in a retirement village).</p> <p>Traffic issues: Council is very keen to see the installation of a signalised pedestrian crossing in Tram Road to assist pedestrians and motorists leaving the Applewood Retirement Village. VicRoads, the State road authority is responsible for funding and maintaining Tram Road which is an arterial road and Council has raised this issue as a priority for them to consider.</p> <p>Revenue from the development of Manningham:</p>

2019/20 Annual Budget Submissions – Comments and Recommendations.

Attachment 2

Submission	Name/Organisation	Subject	Comments and Recommendation
			<p>The additional rate revenue received from the development of Manningham through an increase in the number of rateable properties is used to provide services and infrastructure to our community. Each year Manningham’s population is growing by approximately 1,500 residents which increase demand for Council services and an increase in cost of providing services. The general rate increase for an average property is capped at 2.50% for 2019/20 by the State Government. Depending on property valuation movements, individual property rates may change by more (or less) than the 2.5% average increase. Manningham has complied with the State Government rate cap for 2019/20.</p> <p>Council will continue to advocate for a signalised crossing in Tram Road to assist pedestrians and motorists leaving the Applewood Retirement Village.</p> <p>In relation to general rates, Council is not proposing to introduce differential rates in the 2019/20 Budget.</p>
SUB19/156	Gill & Graeme Jacobs	25% differential rate for retirement villages - Applewood. Submission also includes comments on extremely expensive garbage collection and additional rate revenue from development	<p>Differential rates: Council rates represent a contribution towards the cost of providing a range of universally accessible services for our Manningham community. Individual property rates do not take into account the level of services accessed (or not accessed) by residents in that property.</p> <p>Council has considered differential rate for retirement villages and decided to remain on a uniform rate for all properties.</p> <p>This is primarily based on equity principles in that a lower differential rate for one group results in higher rates for all other properties. For example, a 25% differential rate for retirement village properties (close to 1,200 properties) would result an increase of approximately \$5.50 to all other properties (including 24,000 properties owned by residents over 65 not living in a retirement village).</p> <p>Waste services cost:</p>

2019/20 Annual Budget Submissions – Comments and Recommendations.

Attachment 2

Submission	Name/Organisation	Subject	Comments and Recommendation
			<p>Council’s waste service is operated on a cost recovery basis – that is the amount charged recovers the forecast expenses incurred in waste collection. The 2019/20 charge of \$263.50 represents a 3.5% increase and is based on the forecast higher cost of running the waste service and is considered reasonable by Council.</p> <p>Revenue from the development of Manningham: The additional rate revenue received from the development of Manningham through an increase in the number of rateable properties is used to provide services and infrastructure to our community. Each year Manningham’s population is growing by approximately 1,500 residents which increase demand for Council services and an increase in cost of providing services. Please note that the general rate increase for an average property is capped at 2.50% for 2019/20 by the State Government. Note that depending on property valuation movements, individual property rates may change by more (or less) than the 2.5% average increase. Manningham has complied with the State Government rate cap for 2019/20.</p> <p>Council is not proposing to introduce differential rates in the 2019/20 Budget.</p>
SUB19/182	Peter Ruddock	Disappointment on the status of capital works of Koonung Creek Linear Park Management Plan and Harold Link Development	<p>I can advise the that between 2013/14 and 2018/19 financial years, funding was allocated to signage, fencing, drainage improvements, shared path upgrades, seating and street trees in accordance with the Koonung Creek Linear Park Management Plan.</p> <p>The release of the Environmental Effects Statement for the North East Link project shows that a portion of the Koonung Creek Linear Park sits within the project boundary. Works are proposed in some areas adjacent to the freeway, including temporary construction compounds. Accordingly, we would not be looking at commencing upgrade works in this area, until we could be confident that it will not be disrupted by the road project.</p>

2019/20 Annual Budget Submissions – Comments and Recommendations.

Attachment 2

Submission	Name/Organisation	Subject	Comments and Recommendation
			<p>With respect to progressing the Harold Link (endorsed by Council in 2015), the capital works program has a funding allocation of \$52,000 in the draft 2019/20 budget towards detailed design and consultation on the Harold Link, between Estelle Street and Harold Reserve, Bulleen.</p> <p>Council is reviewing the impact of the proposed North East Link on the Koonung Creek Linear Path project and when further information is available the timing of this project will be reviewed.</p> <p>In relation to Harold Link, officers will review the current amenity and maintenance requirements of the area and respond accordingly from existing budget allocations. The timing of the capital project for improvements will be reviewed as part of the 2020/21 budget cycle.</p>
SUB19/185	Maurice Wilkinson	<p>Submission covers:</p> <ul style="list-style-type: none"> • Compost - household collection provision by Council • Recycling bins - spend the money to ensure the contents are recycled, not landfill • Excessive traffic lanes proposed for Eastern Freeway which will impact the Kooyong Bike & Pedestrian Trail 	<p>Waste, compost and recycling</p> <p>Manningham is currently working with the State Government's Metropolitan Waste and Resource Recovery Group (MWRRG) as well as other Eastern Region Councils to establish an organic processing facility.</p> <p>Such a facility would have the ability to process garden waste material but may be able to process food organic waste.</p> <p>It is hopeful that this additional service may be available to Manningham residents within the next 5 years under an Eastern region contract. In the interim to encourage residents to recycle their food waste we have partnered with Compost Revolution and are offering a variety of composting products at 40% off RRP including delivery. Please refer to Council's website www.manningham.vic.gov.au/composting for further details.</p> <p>In relation to your comments regarding recycling, I can confirm that our recycling is being recycled and is not going to landfill. Visy is currently recycling all paper/cardboard products here in Australia and there are several markets</p>

2019/20 Annual Budget Submissions – Comments and Recommendations.

Attachment 2

Submission	Name/Organisation	Subject	Comments and Recommendation
			<p>here in Australia which currently recycle other materials such as plastics, metals and glass.</p> <p>North East Link Council is making a submission to the Environmental Effects Statement process in response to the North East Link proposal. This submission will raise Council's concerns with the loss of open space, vegetation and bicycle access along Koonung Creek as a result of the widening of the Eastern Freeway. The submission was presented to Council on June 4 and will be lodged by the close of submissions date of June 7, 2019.</p> <p>Manningham's 2017/18 Annual Environmental report highlights a range of programs that are funded from existing budgets and that contribute to reducing our environmental impact. Note that any cost implications associated with the organic waste processing facility will be referred to future budgets.</p>
SUB19/186	Robert Gittins	Commendation of Council in reference to the Main Yarra Trail to Warrandyte	<p>Council will be planning this section of trail in 2019/20. The full alignment in this section is yet to be confirmed but we would expect to have a design completed in the forthcoming year. We would expect to place this concept on exhibition inviting comment from the community. Construction would be scheduled over 3 years but we would be in a position to be more explicit about the delivery timeframe once the design is completed.</p> <p>We thank you for your positive submission. As an allocation is made, no amendment to the advertised budget is proposed.</p>
SUB19/187	Robert McNaught	Additional rate revenue from rate revenue and the cost of "administration" being the 2nd largest council expense	<p>Revenue from the development of Manningham: The additional rate revenue received from the development of Manningham through an increase in the number of rateable properties is used to provide services and infrastructure to our community. Each year Manningham's population is growing by approximately 1,500 residents which increase demand for Council services and an increase in cost of providing services. Please note that the general rate increase for an average property is capped at 2.50% for</p>

2019/20 Annual Budget Submissions – Comments and Recommendations.

Attachment 2

Submission	Name/Organisation	Subject	Comments and Recommendation
			<p>2019/20 by the State Government. Note that depending on property valuation movements, individual property rates may change by more (or less) than the 2.5% average increase. Manningham has complied with the State Government rate cap for 2019/20.</p> <p>Well Governed Council costs The costs associated with the category “Well Governed Council” includes customer services, governance and administration required to provide 100+ services to the community and to deliver the extensive \$50 million capital works program. Council’s budget has been carefully prepared so that it has the right level of resources (staff and services purchased from contractors) to provide the services to meet the needs of our community. Council is committed to allocate a minimum of 1/3rd of all rate revenue into the capital works program to maintain and upgrade our \$2.2 billion of footpaths, drains, roads, recreational and other community assets.</p> <p>No amendment to the advertised budget is proposed.</p>
SUB19/188	Phil Noone	<p>Submission includes:</p> <ul style="list-style-type: none"> • Council’s KPIs are sometimes based on quantities rather than quality • Build a world class playground at Slater’s Reserve • Views around Westfield Shoppingtown as a result of high rise units 	<p>We appreciate your comment and agree that the views from parts of Williamson’s Rd are striking. The development you refer to is located within the Doncaster Hill Activity Centre where higher density development is encouraged to meet the housing needs of Manningham and particularly Doncaster which is still in close proximity to the City and well serviced by public transport.</p> <p>A review of the Doncaster Hill Strategy is being undertaken in 2019/20. I would encourage you to participate in this review. Information regarding community consultation will be widely publicised at the time.</p> <p>Slater Reserve is located in Blackburn North and sits within the City of Whitehorse. As part of the 2019/20 draft capital works program, Manningham Council are planning to commence with consultation and design for the upgrade of the Federation playspace in Warrandyte, a regional scale</p>

2019/20 Annual Budget Submissions – Comments and Recommendations.

Attachment 2

Submission	Name/Organisation	Subject	Comments and Recommendation
			<p>playground in a popular tourist destination. 2019/20 draft capital works program include \$3.4 million allocated for Playspaces Development Program over the next 4 years.</p> <p>KPIs relating to reporting on number of visitors are required by LGPRF reporting, therefore Council has no control over what data is reporting in relation to the KPI. As part of Council management Contract for Leisure facilities, service plan KPIs and actions are managed and reported on. These KPIs focus on both quantity and quality themes/reporting streams e.g. customer feedback analytics.</p> <p>The existing budget provides for the ongoing maintenance and upgrade of Council's wide range of parks, playgrounds and reserves.</p>
SUB19/189	Lucinda Bakhach	Comments on street tree planting to enjoy and for future generations	<p>Thank you for your feedback and commitment to making Manningham greener. We have an annual streetscape program for improving and beautifying our street areas throughout the municipality. The Streetscape Character Study is now due for review. This review is scheduled to be undertaken during the 2019/20 financial year. As part of this review, the plan will be exhibited for public consultation and feedback. Your feedback in your submission will be considered as part of this review and I would also encourage you provide feedback via the consultation period in the coming year. The streetscape program for 2019/20 will continue to be delivered, as per budget, throughout the review and the entire year, as per the program adopted.</p> <p>Allocations are made within the next year's budget, therefore no further budget allocations are required at this stage.</p>
SUB19/191	Paul Tan	King Street traffic flow and road planning	<p>Council is currently in the process of delivering the third and final stage of the King Street reconstruction project. King Street was formerly a VicRoads Arterial Road but it was identified through the States Arterial Road Network Review that the road does not function as an Arterial Road as it carries lower traffic volumes. Council accepted responsibility for King Street several years ago. A public meeting was held on 5 December 2013 and advice was provided to the</p>

2019/20 Annual Budget Submissions – Comments and Recommendations.

Attachment 2

Submission	Name/Organisation	Subject	Comments and Recommendation
			<p>community of the proposed construction standard and traffic lane configuration for King Street. A community Reference Panel was formed at this meeting and the panel worked with Council officers during the design development phase. Minutes of all meetings were mailed out to abutting property owners and this information and the design plans were also posted on the Manningham City Council website for community access. Traffic counts were undertaken as part of the project development and this data and together with future traffic growth projections informed the design traffic lane requirements. The final design and construction are in keeping with the two lane road configuration which existed previously.</p> <p>Council's Bicycle Strategy identified the need for a bicycle route along King Street between Victoria Street and Blackburn Road. There are existing shared use paths at Victoria Street and Blackburn Road and provision was made for a connecting shared path as part of this project.</p> <p>Council's Bicycle Strategy was publically exhibited prior to adoption. The section of King Street west of Tuckers Road appears narrower as there were previously on road bicycle lanes along this section. The pavement widening was not used for car traffic.</p> <p>The primary change to traffic conditions along King Street has arisen from changes to bus stops. Previously, buses were able to stop off road, clear of traffic. Bus stop construction requires State Government approval and their Policy position is that indented bus bays not be constructed. This State Government requirement seeks to ensure that buses run as efficiently as possible and are not delayed, awaiting a break in through traffic movement to permit them to re-enter the traffic stream. As a result, indented bus bays have not been constructed and buses now stop in the through traffic lane.</p> <p>The upgrade of King Street is funded from existing budget allocations. Officers will continue to monitor traffic flows and conditions on King Street.</p>

2019/20 Annual Budget Submissions – Comments and Recommendations.

Attachment 2

Submission	Name/Organisation	Subject	Comments and Recommendation
SUB19/192	Carey Meagher	Cycling paths and improvements in road use for cycling	<p>Council undertook a number of cycling improvements in 2018/19 including a significant shared path in Serpells Road and completing the path along the current stages of King Street. In 2019/20 Council is looking to further extend the Serpells Road shared path as well as implementing other measures identified in Manningham's Bicycle Strategy Action Plan.</p> <p>Council is also advocating for a series of improvements to cycling infrastructure as a part of the North East Link project.</p> <p>Allocations for cycling paths and infrastructure are made in next year's budget, therefore no additional budget allocation is required at this stage.</p>
SUB19/193	Neil Martins	Kerb & Channel, Planning concerns, storm water system in Pamela Grove	<p>The drainage and the kerb and channel have been inspected in Pamela Grove. The drainage team attended the property in May 2019 and identified a problem with the house drain serving the property and this was repaired. Council's Supervisor recommended to the resident that he engage a plumber to ensure the downpipes and drains within the property are also working correctly. In relation to the kerb and channel complaint, Pamela Grove is an older residential street with concrete kerb and channel and the condition of the street meets Council's standards and does not need immediate attention.</p> <p>Managing change and growth in the residential areas of Manningham is a key issue facing Council. Council's Strategic land use framework plan provides key strategic directions for future land use planning and development. It identifies locations where specific land use outcomes will be supported and promoted. It also identifies potential 'development opportunity areas' where significant land use change may be expected, as well as areas where land use constraints restrict future development. The Manningham Planning Scheme identifies a need for a greater mix of housing in the form of medium and higher density residential developments. Higher density housing is encouraged in close proximity to activity centres and along major roads and transport routes. The Manningham Residential Strategy (2012) and the Manningham Residential Character Guidelines (2012) are key policy documents that seek to direct and</p>

2019/20 Annual Budget Submissions – Comments and Recommendations.

Attachment 2

Submission	Name/Organisation	Subject	Comments and Recommendation
			<p>manage the level of change in a manner that will best serve the interests of the municipality in terms of housing needs, built form and environmental outcomes. These documents encourage a range of housing types that meet the changing needs of the community and promote high design standards.</p> <p>No amendment to the advertised budget is proposed.</p>
SUB19/196	Mark Schijf	Council make provision for a significant increase in 2019/20 Budget to properly fund and resource the enforcement of local by-laws	<p>Recognising the increased demand for on-street car parking within the Municipality, Council adopted a revised Parking Permit Policy in April 2019. This policy will restrict the number of spaces available to new development consisting of more than 5 dwellings as well as some existing development. It is anticipated that changes to the parking policy will change parking behaviour, with more cars being parked on private land.</p> <p>Officers continually patrol both commercial and residential areas, and take appropriate action when parking breaches are detected.</p> <p>Council is also in the process of undertaking a review of Local Laws to continue to adjust to changing local demands</p> <p>These matters will be covered in operating budgets, therefore no amendment to the advertised budget is proposed.</p>
SUB19/46	Gloria J Higgins	25% differential rate for retirement villages - Templestowe Retirement Village (standard letters from 44 submitters on the same topic)	<p>Council rates represent a contribution towards the cost of providing a range of universally accessible services for our Manningham community. Individual property rates do not take into account the level of services accessed (or not accessed) by residents in that property.</p> <p>Council has considered differential rate for retirement villages and decided to remain on a uniform rate for all properties.</p> <p>This is primarily based on equity principles in that a lower differential rate for one group results in higher rates for all other properties. For example, a 25% differential rate for retirement village properties (close to 1,200 properties)</p>

2019/20 Annual Budget Submissions – Comments and Recommendations.

Attachment 2

Submission	Name/Organisation	Subject	Comments and Recommendation
			<p>would result an increase of approximately \$5.50 to all other properties (including 24,000 properties owned by residents over 65 not living in a retirement village).</p> <p>Council is not proposing to introduce differential rates in the 2019/20 Budget.</p>
SUB19/48	Donald & Helen Sandy	25% differential rate for retirement villages – Applewood (standard letters from 132 submitters on the same topic)	<p>Council rates represent a contribution towards the cost of providing a range of universally accessible services for our Manningham community. Individual property rates do not take into account the level of services accessed (or not accessed) by residents in that property.</p> <p>Council has considered differential rate for retirement villages and decided to remain on a uniform rate for all properties.</p> <p>This is primarily based on equity principles in that a lower differential rate for one group results in higher rates for all other properties. For example, a 25% differential rate for retirement village properties (close to 1,200 properties) would result an increase of approximately \$5.50 to all other properties (including 24,000 properties owned by residents over 65 not living in a retirement village).</p> <p>Council is not proposing to introduce differential rates in the 2019/20 Budget.</p>

2019/20 ANNUAL BUDGET



Manningham City Council 2019/20 Annual Budget

Contents	Page
Mayors and CEO's Introduction	3
Budget Summary	5
Budget Reports	
1. Link to the Council Plan	11
2. Services and Service Performance Indicators	13
3. Strategic Resource Plan Financial Statements	26
4. Analysis	34
4.1 Comprehensive Income Statement	35
4.2 Balance Sheet	46
4.3 Statement of Changes in Equity	48
4.4 Statement of Cash Flows	49
4.5 Restricted and unrestricted cash and investments	49
4.6 - 4.7 Capital Works Program	51
4.8 Strategic Resource Plan Capital Works Program	61
5. Financial Performance Indicators	64
6. Budget Principles	66
7. Rating Strategy	67
Appendix A. Fees and Charges Schedule 2019/20	75

Mayor and CEO's Introduction

We are very pleased to present Manningham City Council's proposed 2019/20 Annual Budget.

This Annual Budget includes Council's annual operating and capital works budgets for 2019/20 and a 4 year Strategic Resource Plan. It also outlines our major and annual initiatives for 2019/20 to deliver the third year of our 4 year Council Plan.

Council's budget has been carefully prepared, guided by the priorities outlined in key strategic documents including Manningham's Council 2017-2021, and other major plans and strategies.

We have focussed on progressing Council's long term financial plan while providing cost-effective services and delivering infrastructure projects to meet the needs of our community.

This year we have identified a range of initiatives across our Council Plan themes of *healthy community, liveable places and spaces, resilient environment, prosperous and vibrant economy and well governed Council*. And we are preparing for the future with a focus on the proposed North East Link project, developing a long term Urban Design Strategy and Smart City investment.

We are continuing delivery of our 2018/19 priority projects including female friendly sporting facility upgrades, establishing soccer fields and pavilion at Petty's Reserve in Templestowe, enhancing paths and other infrastructure at Ruffey Lake Park, upgrades along the Ruffey Creek Linear Path and the Main Yarra Trail extension to Warrandyte.

We are also entering the second year of our 4 year program to invest an additional \$10.5 million to improve footpath and drainage assets across Manningham. This includes \$5.7 million allocated to drainage improvements and \$2.6 million to footpaths this year. This is \$2.8m more than we previously forecast.

Some of the features of the 2019/20 Annual Budget include:

- An operating budget of \$126 million to deliver more than 100 services for our community
- A \$50 million capital works program to maintain and improve Council's \$2.2 billion community asset portfolio
- A debt free status following the repayment in full of Council's existing \$7.3 million loan
- Capping the average general rates at 2.5% in line with the State Government rate cap

In 2019/20, the combined Council rates and waste charges for an average property in Manningham, with a standard waste service, is proposed to increase by 2.6% or \$53. This is based on a 2.5% increase in the general rates charge and a 3.5% increase in the standard waste charge.

Council's proposed \$126 million operating budget provides funding to deliver community services, highlights include:

- \$12.2 million for the maintenance of roads, drains, footpaths and bridges
- \$12.1 million for waste and recycling
- \$11.2 million for the maintenance of sportsgrounds, parks and gardens
- \$9.7 million for aged and disability support services
- \$9.2 million for customer services, Citizen Connect, IT and Transformation
- \$6.7 million for health, local laws, animal management, food safety, litter and traffic management
- \$6.1 million for planning, maintaining and operating Council's property and buildings

Manningham City Council 2019/20 Annual Budget

- \$6.0 million for community services, including maternal and child health, immunisation, pre-schools, community development grants and community planning services
- \$4.3 million for libraries
- \$3.7 million for statutory planning services
- \$2.5 million for economic development, tourism and grants
- \$2.4 million for community venues and hall hire

Council's extensive capital works program of \$50 million comprises:

- \$16.7 million for roads, including \$7.5 million for road reseals and refurbishment, \$3.2 million for the Jumping Creek Road upgrade and \$4.3 million as part of the Road Management Strategy to upgrade the road network
- \$6.5 million for community buildings, including \$4 million for the ongoing renewal of community buildings and \$1 million for the Domeney Reserve Pavilion upgrade, \$1 million to redevelop Boronia Grove Pavilion and \$300,000 towards female friendly sports facility upgrades
- \$6.3 million to recreation and community facilities, including \$3.5 million to commence construction of Petty's Reserve Sporting Development, \$900,000 to improve community play spaces, \$400,000 for tennis court upgrades and \$600,000 to install low energy lamps
- \$5.8 million for drainage improvements
- \$5.4 million for parks, open space and neighbourhood activity centres, including \$1.2 million for Rieschiecks Reserve upgrade, \$240,000 improvements to Ruffey Lake Park, continuation of the Main Yarra Trail towards Warrandyte \$400,000 and \$900,000 to upgrade neighbourhood activity centres
- \$4.1 million to renew Council's core IT and telecommunications infrastructure
- \$3.2 million to improve footpaths and cycle ways
- \$2.3 million for plant and equipment

This Annual Budget highlights Council's key priorities for the upcoming financial year. We encourage everyone to take a look through and see the wide variety of projects and initiatives proposed for 2019/20 in Manningham.

Cr Paula Piccinini
MAYOR

Andrew Day
CEO

Budget summary

The Manningham 2019/20 budget has been prepared following community input that includes both the budget exhibition and submission process, and through consultation on Council's many strategies and management plans.

Our budget has been through a rigorous process of review by Councillors and management to ensure that it is aligned with community priorities and will help meet the objectives set out in our Council Plan. The proposed budget was then placed on public exhibition in April.

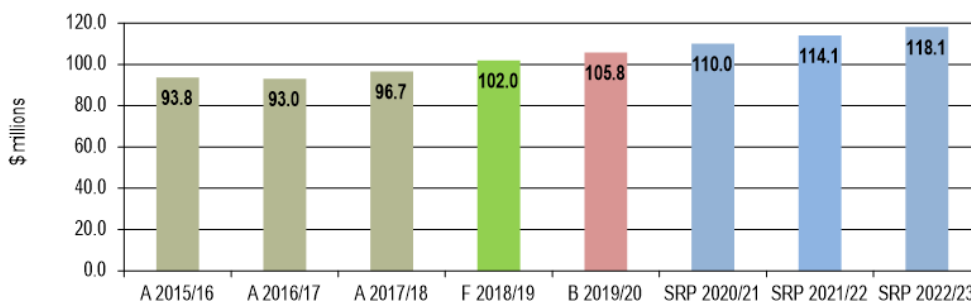
During the 4 week exhibition period a total of 196 submissions were received, with 8 submitters presenting their written submission to a Committee of Council in May 2019. Council would like to thank all submitters for their feedback on the 2019/20 Budget. The majority (179) of the submissions related to a request for 25% reduction on retirement village property rates. Having considered this issue, Council have elected to remain with a single rate for all property types and not support the introduction of differential rates for retirement villages in the 2019/20 Budget.

17 submissions detailed a range of other issues including Federal Government grant funded capital projects, social isolation, general amenity, open space and linear parks, playground, climate change, over development, traffic, waste and recycling. In most cases, the issues raised in these submissions will be referred to operational service units for actioning within Council's existing \$126 million operating and \$50 million capital allocations.

The budget balances the demand for services and infrastructure with the community's capacity to pay. Key budget information is provided below about the rate increase, operating result, services, cash and investments, capital works, financial position, financial sustainability and strategic objectives of the Council.

A= Actual F= Forecast B= Budget SRP= Strategic Resource Plan estimates

Rates and charges



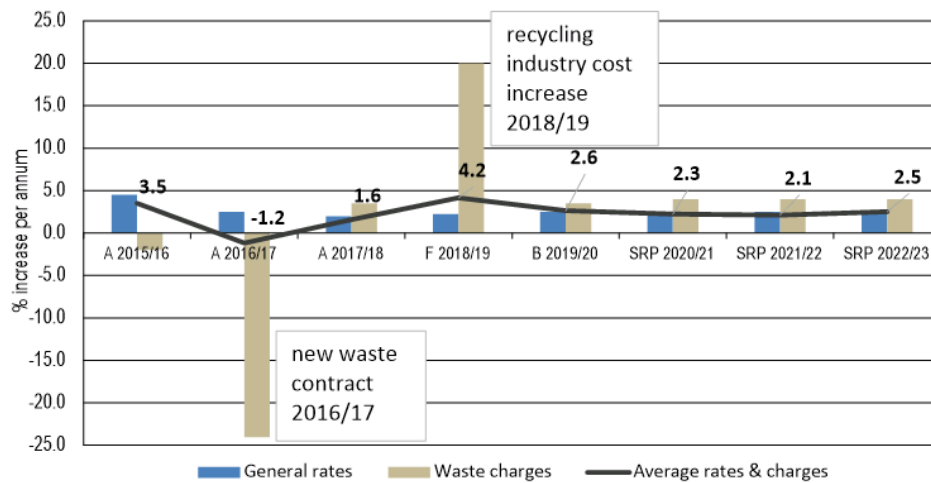
Council raises general rates to fund universally accessed services and capital infrastructure, and from a waste charge to fund the collection and disposal of refuse. In the changing environment that Council operates in, Council has been focusing on improving operational efficiency, implementing new revenue streams and cost saving opportunities. These strategies will help to address the State Government rate cap, while still maintaining services and preserving our investment in community infrastructure.

Manningham City Council 2019/20 Annual Budget

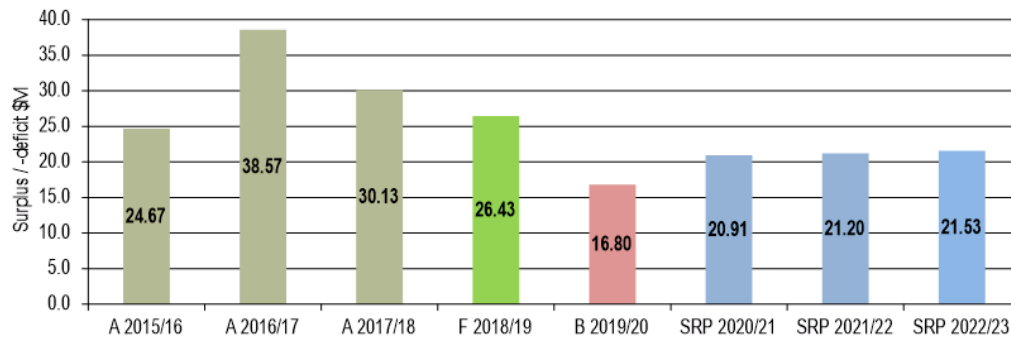
For 2019/20, general rates will increase by an average of 2.50 per cent in line with the State Government rate cap. Council also levies a waste charge to all properties for the cost of collecting and disposal of waste and recyclable material. This annual charge is calculated on a cost recovery basis. The cost of collecting and disposing of waste and recyclable materials in 2019/20 is projected to increase by 3.50 per cent, leading to an increase in the standard waste service charge to \$263.50 per annum.

The total rates and charges bill for an average property is projected to increase by \$53 or 2.6 per cent to \$2,069.

The chart below shows the comparison of general rates, waste charges and average rates and charges increases for the period 2015/16 to the projected 2022/23 result. Refer to Section 4.1.1 Rates and Charges for further details.



Operating Result

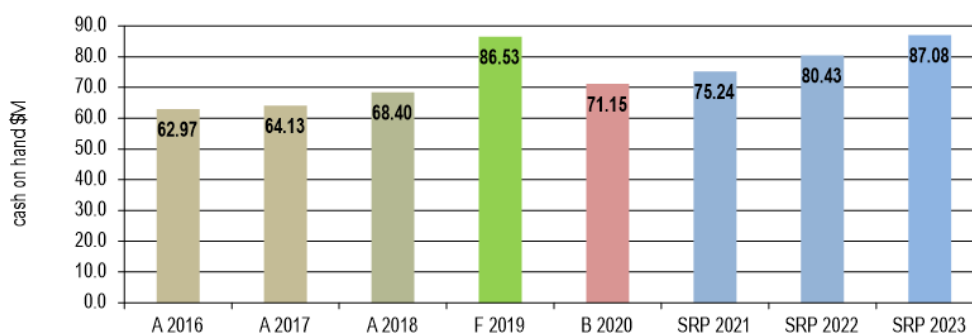


Manningham City Council 2019/20 Annual Budget

The budgeted operating result (income less expenses) for the 2019/20 year is a surplus of \$16.80 million, a decrease of \$9.63 million over the 2018/19 forecast result. The change is primarily due to the Federal Government announcement to pay 50 per cent or \$1.74 million of the 2019/20 Financial Assistance Grants paid in advance in 2018/19, an increase of \$1.67 million in depreciation expense as a result of an extensive capital works program and an increase in one off projects costs in 2019/20 to support Council initiatives. Refer to Section 4.1 Comprehensive Income Statement for further details.

A strong surplus is required to fund Council's extensive capital works program and to ensure that it has sufficient reserves to meet financial challenges as they arise in the future. During the four year period of the Strategic Resource Plan 2019 - 2023, Council is projecting to maintain an average operating surplus of approximately \$21.00 million which underpins a financially sustainable organisation.

Cash and investments



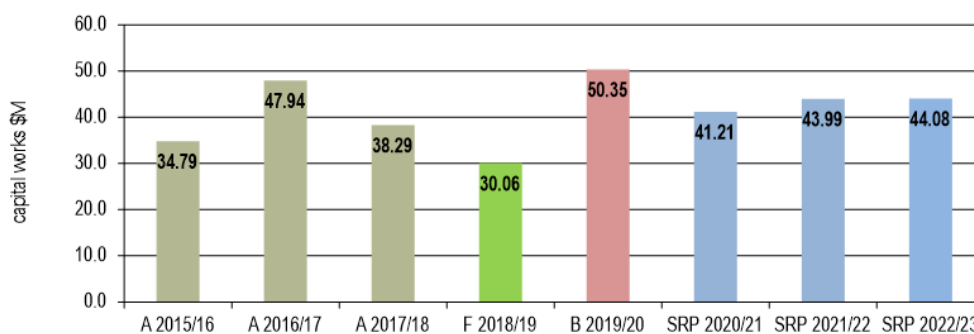
As at 30 June 2020, cash and investments are expected to decrease by \$15.38 million to \$71.15 million. The decrease is mainly due to an extensive capital works program of \$50.35 million in 2019/20 which includes \$9.37 million of projects funded in the 2018/19 Budget which will now be completed in 2019/20. Despite projecting to deliver one of the highest capital works program, Council still maintains a strong cash balance which is consistent with Council's strategy to improve our long term financial sustainability.

Council holds cash balances to fund the daily working capital requirements, support cash backed reserves required by legislation and for future intended uses as directed by Council. Of the \$71.15 million cash and investments balance, cash that is restricted or has an intended use totals \$46.12 million, leaving an unrestricted cash balance of \$25.04 million as at 30 June 2020.

Refer Sections 4.2 and 4.5 for detailed analysis of the cash position and components of restricted cash.

Manningham City Council 2019/20 Annual Budget

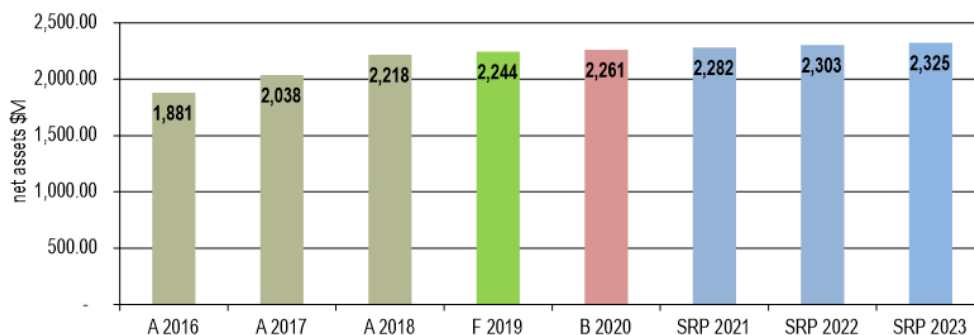
Capital works



The capital works program for the 2019/20 year is budgeted to be \$50.35 million comprising of \$16.69 million for roads, \$6.54 million for community buildings, \$5.75 million for drainage improvements, \$5.43 million for parks and open space and \$3.18 million for footpaths.

The capital program is funded through \$40.38 million (or 80.2 per cent) of Council's cash generated through the operating result, \$6.41 million (or 12.7 per cent) from reserves and developer contributions, \$2.51 million (5.0 per cent) from external grants, \$1.05 million (or 2.1 per cent) from asset sales and the carried forward component of \$9.37 million is fully funded from carried forward rates money. The capital works program has been set and prioritised through the development of sound business cases and consultation with stakeholders. Capital works is forecast to be \$30.06 million for the 2018/19 year.

Financial position

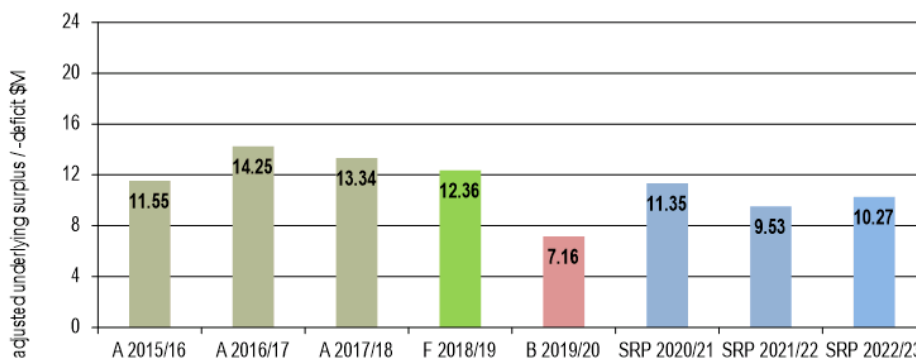


Manningham's financial position is projected to improve with net assets (total assets less total liabilities) budgeted to increase by \$16.80 million to \$2,261.10 million. The increase in net assets mainly arises from the new assets added to Council's balance sheet from the capital works program as detailed in Section 4.6 of this report. Net assets is forecast to be \$2,244.30 million as at 30 June 2019.

Refer Section 4.2 for an analysis of the budgeted financial position.

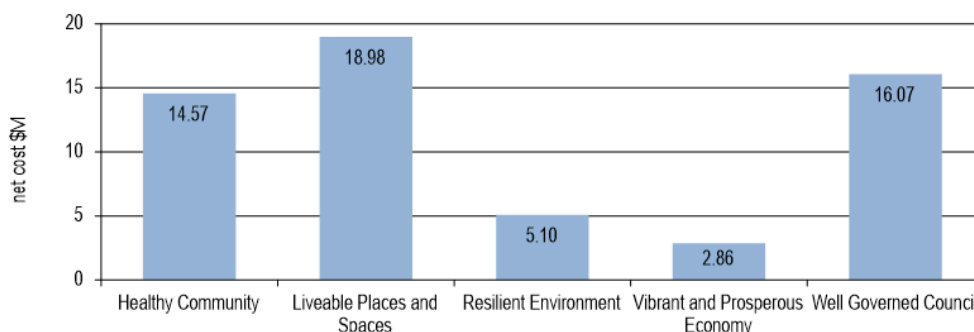
Manningham City Council 2019/20 Annual Budget

Financial sustainability



A high level Strategic Resource Plan for the years 2019/20 to 2022/23 has been developed to assist Council in adopting a budget within a longer term prudent financial framework. The key objective of the Plan is financial sustainability in the medium to long term, while still achieving the Council’s strategic objectives as specified in the Council Plan. One measure of financial sustainability is the adjusted underlying result, which excludes capital income and developer income (cash and non-cash) from the operating surplus. A positive adjusted underlying result is an indication of financial stability. The projected adjusted underlying surplus over the 4 year Strategic Resource Plan shows a positive trend in line with Council’s strategy to improve financial sustainability in the long term.

Themes



The Annual Budget includes a range of operating services and initiatives to be funded that will contribute to achieving the themes specified in the Council Plan. This graph shows the net level of funding (expenses less income) allocated in the budget to achieving the strategic objectives as set out in the Council Plan for the 2019/20 year.

The Well Governed Council theme incorporates the cost of corporate services such as Finance, IT, Customer Service, Councillors, and Chief Executive which support the delivery of services in the other four themes.

The services that contribute to these objectives are set out in Section 2.

Council expenditure allocations

This chart provides an indication of how Council allocates its expenditure across the main services that it delivers. It shows how much is allocated to each service area for every \$100 that Council spends. Council overheads, governance costs and administrative costs are allocated to our external facing services using an internal overhead allocation model.



1. Link to the Council Plan

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

1.1 Legislative Planning and accountability framework

The Strategic Resource Plan, part of and prepared in conjunction with the Council Plan, 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 Annual Budget is framed within the Strategic Resource Plan, considering the services and initiatives which contribute to achieving the strategic objectives specified in the Council Plan. The diagram below depicts the planning and accountability framework that applies to local government in Victoria.



Source: Department of Environment, Land, Water and Planning

Feeding in to the above, Council has a long term plan which articulates a community vision, mission and values. The Council Plan is prepared with reference to Council's long term Community Plan.

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

1.1.2 Key planning considerations

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.

1.2 Our purpose

Our vision

A Liveable and Harmonious City.

Our mission

A financially sustainable Council that listens, consults and acts with integrity, value and transparency.

Our values

Manningham City Council values are Working Together, Excellence, Accountable, Respectful and Empowered. Our values are the cornerstone of our organisation, guiding our behaviours, decisions and culture.

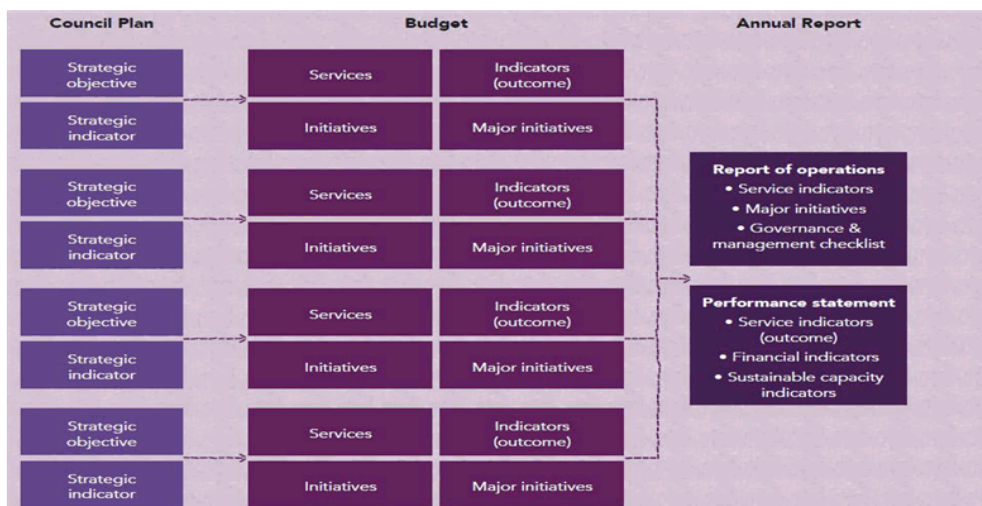
1.3 Strategic objectives

The strategic objectives, or themes will be progressed through actions over the four years. In additional, key projects are identified as Major Initiatives or Initiatives to progress the Council Plan.

Strategic Objective	Description
1. Healthy Community	Through a strong partnership approach, Council will focus on ensuring that people stay healthy and well, can access the services they need, are connected to their local neighbourhoods, feel safe and live in a harmonious and inclusive community.
2 Liveable Places and Spaces	Council will focus on managing amenity to create inviting places and spaces, enhanced parks, open space and streetscapes, well connected, safe and accessible travel and well utilised and maintained community infrastructure.
3. Resilient Environment	Council will work with our community and partners to protect and enhance our valued environment and biodiversity, as well as reduce our environmental impact and adapt to climate change.
4. Vibrant And Prosperous Economy	Council strives to support the local economy to grow, with local business and activity centres vibrant and prosperous with a strong visitor economy.
5. Well Governed Council	A financially sustainable Council, that manages resources effectively and efficiently. A Council that values citizens in all that we do.

2. Services and service performance indicators

This section provides a description of the services and initiatives to be funded in the Budget for the 2019/20 year and how these will contribute to achieving the strategic objectives (themes) 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 Environment, Land, Water and Planning

2.1 Theme: Healthy Community

To achieve our objective of a Healthy Community, we will continue to plan, deliver and improve high quality, cost effective, accessible and responsive services. The services initiatives, major initiatives and service performance indicators for each business area are described below.

Goals

- 1.1 A healthy, resilient and safe community
- 1.2 A connected and inclusive community

Manningham City Council 2019/20 Annual Budget

Services

Service area	Description of services provided		2017/18 Actual \$'000	2018/19 Forecast \$'000	2019/20 Budget \$'000
Aged and Disability Services	In partnership with Federal and State Governments, these services and activities support Manningham residents to stay active, independent and living at home for as long as possible. Services include positive ageing events and activities, assisted transport, home and person care.	<i>Exp</i>	10,020	10,214	9,727
		<i>Rev</i>	(7,845)	(7,769)	(6,981)
		<i>NET</i>	2,175	2,445	2,746
Social Planning and Community Development Services	This service support the community through activities in community inclusion, community safety, metro access, social planning and community development.	<i>Exp</i>	1,793	1,971	1,443
		<i>Rev</i>	(274)	(267)	(138)
		<i>NET</i>	1,519	1,704	1,305
Community Programs	This service provides children, family and community services, including Maternal and Children's Services (Universal and Enhanced), Child Health, Manningham Early Years@MC2, Preschool Field Officer Program and Parenting Assessment and Skill Development Service. Also included Youth and and Volunteering and Emergency Counselling grants.	<i>Exp</i>	3,787	3,484	4,536
		<i>Rev</i>	(1,755)	(1,837)	(1,922)
		<i>NET</i>	2,032	1,647	2,614
Library Services	This service provides public library service for visitors and residents . The service is managed by the Whitehorse Manningham Regional Library Corporation with branches at Bulleen, Doncaster, The Pines and Warrandyte.	<i>Exp</i>	4,115	4,203	4,301
		<i>Rev</i>	-	-	-
		<i>NET</i>	4,115	4,203	4,301

Manningham City Council 2019/20 Annual Budget

Service area	Description of services provided		2017/18 Actual \$'000	2018/19 Forecast \$'000	2019/20 Budget \$'000
Approvals and Compliance Services	This service protects the community's health and well being by coordinating food safety programs, immunisation, animal management, litter, building services, public health, parking and administration and enforcement of municipal local laws.	<i>Exp</i>	6,216	6,180	6,699
		<i>Rev</i>	(4,162)	(3,118)	(3,447)
		<i>NET</i>	2,054	3,062	3,252
Arts and Cultural Services	Management, coordination and delivery of arts and cultural development program including an Art Gallery, art studios and Playhouse.	<i>Exp</i>	594	566	698
		<i>Rev</i>	(351)	(379)	(344)
		<i>NET</i>	243	187	354

Major Initiatives

- 1.1 Plan for the health and wellbeing of the municipality through delivery of the Healthy City Action Plan 2019-2021.
- 1.2 Promote a connected and inclusive community through delivery of at least 4 activities by 30 June 2020.
- 1.3 Promote gender equity with delivery of female friendly facility upgrades in Bulleen Park, Anderson Park, Doncaster Hockey and Stintons Reserve by 30 June 2020.

Other Initiatives

- 1.4 Deliver a running festival for all ages and abilities in partnership with the community by 30 June 2020.

Service Performance Outcome Indicators

Service	Indicator	Performance Measure	Computation
Animal Management	Health and safety	Animal management prosecutions (number of successful prosecutions)	Number of successful animal management prosecutions

Manningham City Council 2019/20 Annual Budget

Service	Indicator	Performance Measure	Computation
Food safety	Health and safety	Critical and major non-compliance notifications(Percent age of critical and major non-compliance notifications that are followed up by Council)	[Number of critical non-compliance notifications and major non-compliance notifications about a food premises followed up / Number of critical non-compliance notifications and major non-compliance notifications about food premises] x100
Libraries	Participation	Active library members. (Percentage of the municipal population that are active library members	[Number of active library members / municipal population] 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 year) / Number of children enrolled in the MCH service] x100
Maternal and Child Health	Participation	Participation in 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 year) / Number of Aboriginal children enrolled in the MCH service] x100

2.2 Theme: Liveable Places and Spaces

To achieve Liveable Places and Spaces, we will continue to plan, deliver and improve services to meet our statutory obligations and to enhance Manningham as a well planned and liveable city. The services, initiatives, major initiatives and service performance indicators for each business area are described below.

Manningham City Council 2019/20 Annual Budget

Goals

- 2.1 Inviting places and spaces
- 2.2 Enhanced parks, open space and streetscapes
- 2.3 Well connected, safe and accessible travel
- 2.4 Well utilised and maintained community infrastructure

Services

Service area	Description of services provided		2017/18 Actual \$'000	2018/19 Forecast \$'000	2019/20 Budget \$'000
City Amenity, Parks and Recreation Services	This service provides the management, administration and maintenance activities for parks and recreation; sports reserves, aquatic facilities, reserves, sportsground maintenance, landscaping, tree maintenance, grass cutting, bushland management, open space, parks and playground maintenance and supervision of capital works projects.	<i>Exp</i>	9,260	10,598	11,231
		<i>Rev</i>	(398)	(867)	(1,055)
		<i>NET</i>	8,862	9,731	10,176
Roads and Infrastructure Services	This service provides the day to day maintenance of Council roads, bridges and footpaths and includes both sealed and unsealed road maintenance such as repairs to potholes, linemarking, patching, resheeting and minor works.	<i>Exp</i>	4,817	4,881	5,253
		<i>Rev</i>	(689)	(557)	(587)
		<i>NET</i>	5,506	5,438	5,840
Integrated Planning and Urban Design Services	These services include city planning, landscape architecture, strategic land use and development planning and urban design, recreation planning and open space planning.	<i>Exp</i>	2,993	4,308	4,419
		<i>Rev</i>	(4,536)	(6,083)	(7,982)
		<i>NET</i>	(1,543)	(1,775)	(3,563)
Building Maintenance Services	Keeping Council owned buildings and community facilities (including public toilets, heritage buildings, libraries, sporting facilities) clean and well maintained.	<i>Exp</i>	3,083	3,033	3,092
		<i>Rev</i>	(367)	(295)	(290)
		<i>NET</i>	2,716	2,738	2,802

Manningham City Council 2019/20 Annual Budget

Service area	Description of services provided		2017/18 Actual \$'000	2018/19 Forecast \$'000	2019/20 Budget \$'000
Civil Project Services	This area is responsible for capital works program. Service provides construction and design of civil projects and strategic projects relating to Council buildings, community facilities, recreation facilities and sustainability projects.	<i>Exp</i>	2,615	2,199	2,339
		<i>Rev</i>	(961)	(634)	(650)
		<i>NET</i>	1,654	1,565	1,689
Traffic and Development Services	This service provides the day to day maintenance to support the road network. Including driver safety education programs, street lighting, traffic management, traffic engineering, bus shelters and road safety.	<i>Exp</i>	2,406	2,551	2,442
		<i>Rev</i>	(1,207)	(706)	(1,086)
		<i>NET</i>	1,199	1,845	1,356
Statutory Planning Services	This service is responsible for the administration and enforcement of the Manningham Planning Scheme and coordination of statutory planning permits including pre-application and application service.	<i>Exp</i>	3,463	3,595	3,709
		<i>Rev</i>	(2,469)	(2,240)	(2,250)
		<i>NET</i>	994	1,355	1,459
Maintenance services for signs and street furniture	This service maintains and repairs all traffic signals and roadside signs and furniture including guard rails on Council roads.	<i>Exp</i>	360	382	398
		<i>Rev</i>	-	-	-
		<i>NET</i>	360	382	398

Manningham City Council 2019/20 Annual Budget

Major Initiatives

2.1 Implementation of Parks Improvement Program works as scheduled including Petty's Reserve, Ruffey Lake Park Management Plan, Lawford Reserve Management Plan (Stage 2) and Completion of the Main Yarra River Trail to Warrandyte.

2.2 Improve connectivity through delivery of the Road Improvement Program including: Jumping Creek Road by 30 June 2021.

2.3 North East Link Planning - Environmental Effects Statement (EES) Process. Successfully facilitate Council's response and contribution to the NEL EES process, including legal representation and to prepare a submission report in response to the EES.

2.4 Develop a long term Community Infrastructure Plan. Neighbourhood analysis completed and planning commenced by 30 June 2020.

2.5 Develop and deliver a new Integrated Transport Strategy for private and public transport in the region. Deliver actions in the Transport Action Plan.

Other Initiatives

2.6 Ensure local planning is responsive to community need and aligned with local planning laws Facilitate high priority recommendations of the planning scheme amendments. Complete 4 major panel recommendations by June 30 2020.

2.7 To complete footpath priority program for 2019/20.

2.8 Community consultation undertaken and draft Liveable City Strategy commenced by 30 June 2020.

2.9 Buildings Renewal Modelling undertaken with a quantitative analysis of all buildings.

2.10 Develop a Municipal Development Contributions Plan (DCP) including a review of the Doncaster Hill DCP. DCP Framework completed by 30 June 2020.

Service Performance Outcome Indicators

Service	Indicator	Performance Measure	Computation
Aquatic Facilities	Utilisation	Utilisation of aquatic facilities (Number of visits to aquatic facilities per head of municipal population)	Number of visits to aquatic facilities / Municipal population
Roads	Satisfaction	Satisfaction with sealed local roads. (Community satisfaction rating out of 100 with how Council has performed on the condition of sealed local roads)	Community satisfaction rating out of 100 with how Council has performed on the condition of sealed local roads.

Manningham City Council 2019/20 Annual Budget

Service	Indicator	Performance Measure	Computation
Statutory planning	Decision making	Council planning decisions upheld at VCAT. (Percentage of planning decisions subject to review by VCAT and that were not set aside)	[Number of VCAT decisions that did not set aside Council's decision in relation to a planning application / Number of VCAT decisions in relation to planning applications] x100

2.3 Theme: Resilient Environment

To pursue a resilient environment, we will continue to plan, deliver and improve services. The services, initiatives, major initiatives and service performance indicators for each business area are described below.

Goals

- 3.1 Protect and enhance our environment and biodiversity
- 3.2 Reduce our environmental impact and adapt to climate change

Services

Service area	Description of services provided		2017/18 Actual \$'000	2018/19 Forecast \$'000	2019/20 Budget \$'000
Waste Services	Providing kerbside rubbish collections of garbage, hard waste and green waste from all households and some commercial properties in Council. Services also include a waste call centre, education services and the strategic planning of waste services.	Exp	10,267	11,833	12,126
		Rev	(11,565)	(13,282)	(13,735)
		NET	(1,298)	(1,449)	(1,609)
Assets & Environment	Services design to protect the environment including underground drain and pit maintenance, street cleaning and sweeping, roadside litter pickup, tipping costs.	Exp	3,276	3,528	3,636
		Rev	(66)	(57)	(60)
		NET	3,210	3,471	3,576
Environmental	This service provides environmental education, public land management, stewardship and fosters biodiversity as well as protecting the land through pest control.	Exp	1,467	1,647	2,647
		Rev	(13)	(80)	-
		NET	1,454	1,567	2,647

Manningham City Council 2019/20 Annual Budget

Service area	Description of services provided		2017/18	2018/19	2019/20
			Actual \$'000	Forecast \$'000	Budget \$'000
Drains and Technical Services	This service performs the inspection, maintenance and cleaning of underground drains to ensure correct operation.	Exp	345	376	482
		Rev	-	-	-
		NET	345	376	482

Major Initiatives

3.1 Deliver a minimum of 35 environmental education programs/initiatives for the community by 30 June 2020.

3.2 Develop a Municipal Drainage Plan that encompasses a response to flood mitigation by June 2020.

Other Initiatives

3.3 Electric Vehicle Charge sites opportunity investigated and actioned by June 2020. 5 year plan / schedule for solar upgrades (and other Environmentally Sustainable Design programs) developed by June 2020.

Service Performance Outcome Indicators

Service	Indicator	Performance Measure	Computation
Waste	Participation	Active library members. (Percentage of the municipal population that are active library members	[Number of active library members / municipal population] x100

2.4 Theme: Vibrant and Prosperous Economy

To pursue a resilient environment, we will continue to plan, deliver and improve services. The services, initiatives, major initiatives and service performance indicators for each business area are described below.

Goals

4.1 Grow our local business, tourism and economy

Manningham City Council 2019/20 Annual Budget

Services

Service area	Description of services provided		2017/18	2018/19	2019/20
			Actual \$'000	Forecast \$'000	Budget \$'000
Business, Events and Grants	This Service develops programs, events and support services to support the local economy in relation to business, sponsorship, commercial investment, business support, employment and tourism.	<i>Exp</i>	3,100	3,178	2,456
		<i>Rev</i>	(105)	(157)	(93)
		<i>NET</i>	2,995	3,021	2,363
Community Venues and Functions	This service provides for the management and hire of the Manningham Function Centre and hire of halls and other venues to community and commercial hirers.	<i>Exp</i>	2,433	2,231	2,412
		<i>Rev</i>	(1,769)	(1,762)	(1,918)
		<i>NET</i>	664	469	494

Major Initiatives

4.1 Grow the visitor economy and create opportunities for visitor destinations and events within Manningham that engage both residents and external visitors by implementation of 5 Tourism activities by 30 June 2020.

Other Initiatives

- 4.2 Smart Cities: Reinventing Neighbourhoods Program. Jackson Court Pilot site) Develop comprehensive, data driven approach to planning future development of key activity centres.
4.3 Complete draft of the Doncaster Strategy Review by June 2020.

2.5 Theme: Well Governed Council

To achieve our theme of a well governed Council, we will continue to plan, deliver and improve high quality, cost effective, accessible and responsive services. The services, initiatives, major initiatives and service performance indicators for each business area are described below.

Goals

- 5.1 A financially sustainable Council that manages resources effectively and efficiently
5.2 A Council that values citizens in all that we do

Manningham City Council 2019/20 Annual Budget

Services

Service area	Description of services provided		2017/18 Actual \$'000	2018/19 Forecast \$'000	2019/20 Budget \$'000
Governance, legal and risk	This service supports the organisation to meet its regulatory requirements through strong governance and risk management.	<i>Exp</i>	1,577	1,516	2,274
		<i>Rev</i>	-	-	-
		<i>NET</i>	1,577	1,516	2,274
Councillors and Executives	This area includes the Mayor, Councillors, Executive Management Team and associated support.	<i>Exp</i>	3,374	3,765	2,812
		<i>Rev</i>	(123)	(4)	-
		<i>NET</i>	3,251	3,761	2,812
Communications	This service leads the delivery of clear, consistent and inclusive communication and engagement with the community.	<i>Exp</i>	2,109	2,067	2,168
		<i>Rev</i>	-	-	-
		<i>NET</i>	2,109	2,067	2,168
Citizen Connect	This service leads as the main customer interface to create and maintain systems and processes to connect with our citizens.	<i>Exp</i>	1,619	1,573	1,915
		<i>Rev</i>	-	-	-
		<i>NET</i>	1,619	1,573	1,915
Transformation and Information Technology	Service include maintaining information and information systems as well as advancing new solutions for the organisation and community interaction.	<i>Exp</i>	6,251	6,653	7,261
		<i>Rev</i>	(1)	(1)	-
		<i>NET</i>	6,250	6,652	7,261
Emergency Management	Services to support the preparedness, response and recovery in an emergency.	<i>Exp</i>	219	407	449
		<i>Rev</i>	(80)	(240)	(80)
		<i>NET</i>	139	167	369

Manningham City Council 2019/20 Annual Budget

Service area	Description of services provided		2017/18 Actual \$'000	2018/19 Forecast \$'000	2019/20 Budget \$'000
Organisation Development	Provides organisation development and human resource management services including staff recruitment, corporate training and development, employee and industrial relations and workplace health and safety. Also includes business planning services.	<i>Exp</i>	1,398	1,412	1,512
		<i>Rev</i>	(5)	-	-
		<i>NET</i>	1,393	1,412	1,512
Property Services	This service manages Council properties and conducts supplementary property valuations.	<i>Exp</i>	2,645	2,357	2,854
		<i>Rev</i>	(2,072)	(2,185)	(1,973)
		<i>NET</i>	573	172	881
Finance and Corporate Performance	This service manages Council's corporate planning, performance and continuous improvement functions, financial management, payroll, and procurement, tendering and contract administration.	<i>Exp</i>	4,404	4,631	4,861
		<i>Rev</i>	(197)	(193)	(195)
		<i>NET</i>	4,207	4,438	4,666

Major Initiatives

5.1 Adopt Long Term Financial Plan and Annual Budget by 30 June 2020 in line with guiding financial principles.

5.2 Through our Citizen Connect program, we will make it easy for citizens to interact with us, find out information, request a service, provide feedback or report an issue.

Implement a suite of customer focused improvements to increase Contact Centre First Contact Resolution (FCR) and improve Customer Satisfaction by 30 June 2020.

Other Initiatives

5.3 Deliver increased capacity to support residents and business to manage their Council activity online by 30 June 2020.

Manningham City Council 2019/20 Annual Budget

Service Performance Outcome Indicators

Service	Indicator	Performance	Computation
Governance	Satisfaction	Satisfaction with Council decisions (Community satisfaction rating out of 100 with how Council has performed in making decisions in the interests of the community)	Community satisfaction rating out of 100 with how Council has performed in making decisions in the interests of the community

2.3 Reconciliation with budgeted operating result

	Net Cost (Revenue \$'000	Expenditure \$'000	Revenue \$'000
Health Community	14,572	27,404	12,832
Liveable Places and Spaces	18,983	32,883	13,900
Resilient Environment	5,096	18,891	13,795
Vibrant Prosperous Economy	2,857	4,868	2,011
Well Governed Council *	16,072	18,320	2,248
Total	57,580	102,366	44,786
Other non-attributable expenses			
Depreciation and amortisation	23,682		
Finance costs	129		
Others	(4,153)		
Deficit before funding sources	77,238		
Funding sources added in:			
Rates and charges revenue	92,144		
Capital grants	1,892		
Total funding sources	94,036		
Operating surplus/(deficit) for the year	16,798		

* Well Governed Council includes corporate wide management and support expenses like Executives, Finance, IT etc.

3. Strategic Resource Plan Financial Statements

This section presents information in regard to the Financial Statements and Statement of Human Resources. The budget information for the year 2019/20 has been supplemented with projections to 2022/23 extracted from the Strategic Resource Plan.

This section includes the following financial statements prepared in accordance with the *Local Government Act 1989* and the *Local Government (Planning and Reporting) regulations 2014*.

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

Pending Accounting Standards

The 2019-20 budget has been prepared based on the accounting standards applicable at the date of preparation. This means that pending accounting standards that will be in effect from the 2019-20 financial year have not been considered in the development of the budget.

Standards that are likely to impact on the 2019-20 financial statements, not considered in the preparation of the budget include:

- *AASB 16 Leases*,
- *AASB 15 Revenue from Contracts with Customers*, and
- *AASB 1058 Income of Not for Profit Entities*.

While it is not possible to determine the precise impact of these standards at this time, the broad impact on Council is estimated to be as follows:

- *AASB 16 Leases* – Introduces a single lessee accounting model whereby the Council will be required to recognise a right of use asset and associated liability for leases longer than 12 months, except those considered to be of low value.
- *AASB 15 Revenue from Contracts with Customers* and *AASB 1058 Income of Not for Profit Entities* – Change the way that Councils recognise income and also address matters such as grant funding, contribution of assets and volunteer services. A key change is replacement for some transactions of the criteria of control as a determinant of the timing of income recognition, with the criteria of satisfying performance obligations in an enforceable agreement. These new standards have the potential to impact the timing of how the Council recognises income.

Manningham City Council 2019/20 Annual Budget

Comprehensive Income Statement

For the four years ending 30 June 2023

	Notes	Forecast	Budget	Strategic Resource Plan		
		Actual 2018/19 \$'000	2019/20 \$'000	2020/21 \$'000	2021/22 \$'000	2022/23 \$'000
Income						
General rates	4.1.1	88,836	92,144	95,692	99,023	102,366
Waste charges	4.1.1	13,114	13,669	14,334	15,030	15,759
Statutory fees and fines	4.1.2	3,463	3,783	4,070	4,056	4,195
User fees	4.1.3	9,749	10,145	10,499	10,864	11,242
Interest income	4.1.6	1,895	1,785	1,846	1,905	1,920
Grants - Operating	4.1.4	12,205	9,768	11,313	11,539	11,770
Grants - Capital	4.1.4	2,786	1,892	1,481	2,545	4,107
Contributions - monetary	4.1.5	6,000	7,982	8,350	9,439	7,528
Contributions - non-monetary	4.1.5	6,500	1,000	1,000	1,000	1,000
Other income	4.1.6	938	977	1,139	351	363
Net gain/(loss) on disposal of property, infrastructure, plant and equipment		852	95	36	63	43
Total income		146,338	143,240	149,760	155,815	160,293
Expenses						
Employee costs	4.1.7	54,445	55,114	56,762	59,028	61,394
Materials and services	4.1.8	12,979	15,673	15,551	16,556	15,769
Waste contracts	4.1.8	11,525	11,797	12,388	13,020	13,776
Utilities	4.1.9	2,583	2,872	3,018	3,169	3,328
Community grants	4.1.10	5,705	5,202	5,332	5,465	5,601
Finance Costs	4.1.11	309	129	-	-	-
Depreciation and amortisation	4.1.12	22,014	23,682	25,324	26,676	27,923
Other expenses	4.1.13	10,351	11,973	10,472	10,703	10,968
Total expenses		119,911	126,442	128,847	134,617	138,759
Surplus/(deficit) for the year		26,427	16,798	20,913	21,198	21,534
Other comprehensive income						
Items that will not be reclassified to surplus in future periods:						
Net asset revaluation increment /(decrement)		-	-	-	-	-
Total comprehensive result		26,427	16,798	20,913	21,198	21,534

Manningham City Council 2019/20 Annual Budget

Balance Sheet

For the four years ending 30 June 2023

Notes	Forecast					
	Actual 2018/19 \$'000	Budget 2019/20 \$'000	Strategic Resource Plan			
	2020/21 \$'000	2021/22 \$'000	2022/23 \$'000			
Assets						
Current assets						
	65,533	71,154	75,244	80,425	87,084	
	21,000	-	-	-	-	
	9,805	9,447	9,638	9,892	10,035	
	1,810	1,810	1,810	1,810	1,810	
Total current assets	4.2.1	98,148	82,411	86,692	92,127	98,929
Non-current assets						
	2,227	2,227	2,227	2,227	2,227	
	31	31	31	31	31	
	2,189,364	2,215,059	2,231,526	2,250,688	2,269,040	
	3,500	5,014	5,109	3,701	2,114	
Total non-current assets	4.2.2	2,195,122	2,222,331	2,238,893	2,256,647	2,273,412
Total assets		2,293,270	2,304,742	2,325,585	2,348,774	2,372,341
Liabilities						
Current liabilities						
	13,672	14,255	12,806	13,411	14,050	
	13,294	14,294	15,294	16,294	17,294	
	12,803	13,123	13,452	13,788	14,132	
	7,279	-	-	-	-	
	1,055	1,105	1,155	1,205	1,255	
Total current liabilities	4.2.3	48,103	42,777	42,707	44,698	46,731
Non-current liabilities						
	868	868	868	868	868	
	-	-	-	-	-	
Total non-current liabilities	4.2.4	868	868	868	868	868
Total liabilities		48,971	43,645	43,575	45,566	47,599
Net assets		2,244,299	2,261,097	2,282,010	2,303,208	2,324,742
Equity						
	733,133	748,355	767,590	783,733	799,142	
	1,511,166	1,512,742	1,514,420	1,519,475	1,525,600	
Total equity		2,244,299	2,261,097	2,282,010	2,303,208	2,324,742

Manningham City Council 2019/20 Annual Budget

Statement of Changes in Equity

For the four years ending 30 June 2023

	Notes	Total \$'000	Accum. Surplus \$'000	Reval. Reserve \$'000	Other Reserves \$'000
2019 Forecast Actual					
Balance at beginning of the financial year		2,217,872	710,040	1,502,666	5,166
Surplus/(deficit) for the year		26,427	26,427	-	-
Net asset revaluation increment/(decrement)		-	-	-	-
Transfers to other reserves		-	(6,000)	-	6,000
Transfers from other reserves		-	2,666	-	(2,666)
Balance at end of the financial year		2,244,299	733,133	1,502,666	8,500
2020 Budget					
Balance at beginning of the financial year		2,244,299	733,133	1,502,666	8,500
Surplus/(deficit) for the year		16,798	16,798	-	-
Net asset revaluation increment/(decrement)		-	-	-	-
Transfers to other reserves		-	(7,982)	-	7,982
Transfers from other reserves		-	6,406	-	(6,406)
Balance at end of the financial year	4.3	2,261,097	748,355	1,502,666	10,076
2021					
Balance at beginning of the financial year		2,261,097	748,355	1,502,666	10,076
Surplus/(deficit) for the year		20,913	20,913	-	-
Net asset revaluation increment/(decrement)		-	-	-	-
Transfers to other reserves		-	(8,350)	-	8,350
Transfers from other reserves		-	(8,350)	-	(4,640)
Balance at end of the financial year		2,282,010	752,568	1,502,666	13,786
2022					
Balance at beginning of the financial year		2,282,010	752,568	1,502,666	13,786
Surplus/(deficit) for the year		21,198	21,198	-	-
Net asset revaluation increment/(decrement)		-	-	-	-
Transfers to other reserves		-	(9,439)	-	9,439
Transfers from other reserves		-	(9,439)	-	(4,384)
Balance at end of the financial year		2,303,208	754,888	1,502,666	18,841
2023					
Balance at beginning of the financial year		2,276,395	754,888	1,502,666	18,841
Surplus/(deficit) for the year		21,534	21,534	-	-
Net asset revaluation increment/(decrement)		-	-	-	-
Transfers to other reserves		-	(7,528)	-	7,528
Transfers from other reserves		-	1,403	-	(1,403)
Balance at end of the financial year		2,297,929	770,297	1,502,666	24,966

Manningham City Council 2019/20 Annual Budget

Statement of Cash Flows

For the four years ending 30 June 2023

Notes	Forecast	Budget	Strategic Resource Plan			
	Actual 2018/19 \$'000	2019/20 \$'000	Projections			
	2020/21 \$'000	2021/22 \$'000	2022/23 \$'000			
	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	
Cash flows from operating activities						
General rates	89,236	92,502	95,501	98,769	102,223	
Waste charges	13,114	13,669	14,334	15,030	15,759	
User charges, fees and fines	13,262	13,978	14,619	14,970	15,487	
Grants - operating	12,205	9,768	11,313	11,539	11,770	
Grants - capital	2,786	1,892	1,481	2,545	4,107	
Contributions	6,000	7,982	8,350	9,439	7,528	
Interest income	1,895	1,785	1,846	1,905	1,920	
Trust funds and deposits	1,000	1,000	1,000	1,000	1,000	
Other receipts	938	977	1,139	351	363	
Employee costs	(54,105)	(54,348)	(58,311)	(58,471)	(60,812)	
Materials, services and contracts	(20,870)	(23,610)	(23,473)	(24,806)	(24,296)	
Waste contracts	(11,525)	(11,797)	(12,388)	(13,020)	(13,776)	
Finance costs	(309)	(129)	-	-	-	
Other payments	(10,351)	(11,973)	(10,472)	(10,703)	(10,968)	
Net cash provided by/(used in) operating activities	4.4.1	43,276	41,696	44,939	48,548	50,305
Cash flows from investing activities						
Payments for property, infrastructure, plant and equipment	(30,059)	(50,346)	(41,209)	(43,992)	(44,077)	
Proceeds from sale of property, infrastructure, plant and equipment	4,916	550	360	625	430	
Net proceeds from other financial assets	(3,200)	21,000	-	-	-	
Net cash provided by/(used in) investing activities	4.4.2	(28,343)	(28,796)	(40,849)	(43,367)	(43,647)
Cash flows from financing activities						
Repayment of borrowings	-	(7,279)	-	-	-	
Net cash provided by/(used in) financing activities	4.4.3	-	(7,279)	-	-	-

Manningham City Council 2019/20 Annual Budget

Notes	Forecast	Budget	Strategic Resource Plan		
	Actual 2018/19 \$'000	2019/20 \$'000	2020/21 \$'000	Projections 2021/22 \$'000	2022/23 \$'000
Net increase/ (decrease) in cash & cash equivalents	14,933	5,621	4,090	5,181	6,658
Cash and cash equivalents at the beginning of the financial year	50,600	65,533	71,154	75,244	80,425
Cash and cash equivalents at the end of the financial year	65,533	71,154	75,244	80,425	87,083
Term deposits over 3 months maturity	21,000	-	-	-	-
Total cash and investments	86,533	71,154	75,244	80,425	87,083

Manningham City Council 2019/20 Annual Budget

Statement of Capital Works

For the four years ending 30 June 2023

Notes	Forecast	Budget	Strategic Resource Plan		
	Actual		Projections		
	2018/19	2019/20	2020/21	2021/22	2022/23
	\$'000	\$'000	\$'000	\$'000	\$'000
Property					
Buildings	1,928	6,106	4,608	4,836	4,490
Building improvements	914	434	72	76	79
Total buildings	2,842	6,540	4,680	4,912	4,569
Total property	2,842	6,540	4,680	4,912	4,569
Plant and equipment					
Plant, machinery and equipment	1,759	2,298	889	1,780	1,260
Fixtures, fittings and furniture	66	69	144	152	158
Computers and telecommunications	2,281	895	497	525	546
Artworks	20	20	38	40	41
Total plant and equipment	4,126	3,282	1,568	2,497	2,005
Infrastructure					
Roads	11,856	16,691	15,047	15,942	18,080
Footpaths and cycleways	2,277	3,183	2,838	2,495	2,572
Drainage	3,054	5,750	4,452	4,335	5,047
Recreational, leisure and community	1,403	6,264	6,160	2,079	2,189
Parks, open space and streetscapes	3,045	5,428	4,397	10,770	8,901
Off street car parks	-	-	-	30	32
Total infrastructure	21,635	37,316	32,894	35,651	36,821
Intangible assets					
Software	1,456	3,208	2,067	932	682
	1,456	3,208	2,067	932	682
Total capital works expenditure	4.5.1 30,059	50,346	41,209	43,992	44,077
Represented by:					
New asset expenditure	8,084	13,818	10,082	13,098	10,973
Asset renewal expenditure	18,210	28,040	23,626	24,378	25,513
Asset expansion expenditure	866	2,161	1,880	1,741	2,061
Asset upgrade expenditure	2,900	6,327	5,621	4,775	5,530
Total capital works expenditure	4.5.1 30,059	50,346	41,209	43,992	44,077
Funding sources represented by:					
Grants	2,518	2,513	1,481	2,545	4,107
Contributions	2,666	6,406	6,974	7,784	5,403
Council cash	24,875	41,427	32,754	33,663	34,567
Borrowings	-	-	-	-	-
Total capital works expenditure	4.5.1 30,059	50,346	41,209	43,992	44,077

Manningham City Council 2019/20 Annual Budget

Statement of Human Resources

For the four years ending 30 June 2023

	Forecast	Budget	Strategic Resource Plan		
	Actual		Projections		
	2018/19	2019/20	2020/21	2021/22	2022/23
	\$'000	\$'000	\$'000	\$'000	\$'000
Staff expenditure					
Operating surplus/(deficit) for the year	54,445	55,114	56,762	59,028	61,394
Employee costs - capital	1,895	1,721.0	1,493	1,545	1,599
Total staff expenditure	56,340	56,835	58,255	60,573	62,993
	FTE	FTE	FTE	FTE	FTE
Staff numbers					
Employees	521.3	527.3	527.3	527.3	527.3
Total staff numbers	521.3	527.3	527.3	527.3	527.3

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

Department	Budget	Comprises			
		Permanent		Casual	Temporary
		Full Time	Part time		
2019/20	\$'000	\$'000	\$'000	\$'000	\$'000
CEO's Office, Governance, People and Communications	4,651	3,944	489	-	218
Shared Services	8,771	7,382	1,003	-	386
City Planning and Community	23,559	12,443	9,543	310	1,263
City Services	17,164	15,641	879	19	625
Total permanent staff expenditure	54,145	39,410	11,914	329	2,492
Other employee related costs	969				
Capitalised labour costs	1,721				
Total expenditure	56,835				

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

Department	Budget	Comprises			
		Permanent		Casual	Temporary
		Full Time	Part time		
2019/20					
CEO's Office, Governance, People and Communications	35.4	29.0	4.4	-	2.0
Shared Services	78.1	63.4	11.0	-	3.7
City Planning and Community	237.2	109.8	112.4	2.2	12.9
City Services	176.5	160.5	9.7	0.2	6.1
Total staff	527.3	362.7	137.5	2.4	24.7

4. Analysis

This section provides detailed analysis to support and explain the budget reports in the previous sections. This section includes the analysis on the following financial statements.

- 4.1 Comprehensive Income Statement
- 4.2 Balance Sheet
- 4.3 Statement of Changes in Equity
- 4.4 Statement of Cash Flows
- 4.5 Restricted and unrestricted cash and investments
- 4.6 - 4.7 Capital Works Program
- 4.8 Strategic Resource Plan Capital Works Program

Manningham City Council 2019/20 Annual Budget

4.1 Comprehensive Income Statement**Income****4.1.1 Rates and charges**

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

In developing the Strategic Resource Plan, rates and charges were identified as an important source of revenue. Planning for future rate increases has therefore been an important component of the Strategic Resource Planning process. The Fair Go Rates System (FGRS) sets out the maximum amount councils may increase rates in a year. For 2019/20 the FGRS cap has been set at 2.50 per cent 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 2.50 per cent in line with the rate cap (refer below for details).

The 2019/20 total rates and charges income of \$105.81 million is comprised of:

	2018-19	2019/20	Change	
	Forecast Actual	Budget	Favourable / (Unfavourable)	%
	\$'000	\$'000	\$'000	%
General rates	88,436	91,741	3,305	3.7%
Interest on rates and charges	400	403	3	0.8%
	88,836	92,144	3,308	3.7%
Waste charges	13,114	13,669	555	4.2%
Total rates and charges	101,950	105,813	3,863	8.0%

General rates income of \$91.74 million is included of:

- Base rate revenue of \$90.85 million (maximum allowed per the State Government rate cap).
- New properties/improvements (supplementary rate income) forecasts at \$0.87 million.
- Cultural and recreational land charge in lieu of rates \$0.03 million.

The proposed budget maintains a rebate of the low income "LI" Health Care Card. The rebate has been increased in line with the State Government rate cap of 2.50 per cent to \$64.25.

Waste charges are calculated to recover the cost of collecting and disposing waste and is budgeted at \$13.67 million for 2019/20. The standard waste charge for 80 litre garbage, 240 litre recycle and 240 litre garden waste bins is proposed to increase from \$254.50 to \$263.40 or 3.50 per cent. The increase of 3.50 per cent is calculated on a cost recovery basis.

Refer to Combined general rates and waste charges section 4.1.1(p) for total council charges for 2019/20.

The sections below (4.1.1(a) to 4.1.1(p)) provide more detailed analysis of rates and charges to be levied for 2019/20 and incorporates the legislated information to be disclosed regarding rates and charges.

Manningham City Council 2019/20 Annual Budget

4.1.1(a) 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	2018/19	2019/20	Change	
	cents/\$CIV	cents/\$CIV	cents/\$CIV	%
Uniform Rate	0.00146783	0.00173238	0.00026455	18.02%

4.1.1(b) 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	2018/19	2019/20	Change	
	\$'000	\$'000	\$'000	%
Residential	81,374,900	83,224,779	1,849,879	2.3%
Commercial	5,840,639	7,283,276	1,442,637	24.7%
Industrial	343,954	341,032	(2,922)	-0.8%
Cultural and Recreational	28,696	29,413	717	2.5%
Total amount to be raised by general rates	87,588,190	90,878,500	3,290,311	3.8%

4.1.1(c) 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	2018/19	2019/20	Change	
	Number	Number	Number	%
Residential	47,329	48,370	1,041	2.2%
Commercial	1,740	1,814	74	4.3%
Industrial	202	146	(56)	-27.7%
Cultural and Recreational	17	17	0	0.0%
Total number of assessments	49,288	50,347	1,059	2.1%

4.1.1(d) The basis of valuation to be used is the Capital Improved Value (CIV)

4.1.1(e) 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	2018/19	2019/20	Change	
	\$million	\$million	\$million	%
Residential	55,439	48,041	(7,398)	-13.3%
Commercial	3,979	4,204	225	5.7%
Industrial	234	197	(37)	-16.0%
Cultural and Recreational	58	50	(8)	-14.0%
Total value of land	59,711	52,492	(7,218)	-12.1%

4.1.1(f) The municipal charge under Section 159 of the Act compared with the previous financial year

No municipal charge is proposed for 2019/20

4.1.1(g) The estimated total amount to be raised by municipal charges compared with the previous financial year

No municipal charge is proposed for 2019/20

Manningham City Council 2019/20 Annual Budget

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

Type of Charge	Per Rateable Property	Per Rateable Property *	Change	
	2018/19 \$	2019/20 \$	\$	%
Residential				
Standard service				
80 litre garbage, 240 litre recycling and 240 litre garden	254.50	263.50	9.00	3.5%
Other waste options				
Charge for larger 120 litre garbage bin	78.00	80.50	2.50	3.2%
Charge for larger 360 litre recycling bin	37.00	38.50	1.50	4.1%
120 litre garbage, 240 litre recycling and 240 litre garden	332.50	344.00	11.50	3.5%
120 litre garbage, 240 litre recycling and 120 litre garden	332.50	344.00	13.00	7.5%
80 litre garbage, 240 litre recycling and 120 litre garden	254.50	263.50	9.00	3.5%
80 litre garbage and 240 litre recycling	254.50	263.50	9.00	3.5%
120 litre garbage and 240 litre recycling	332.50	344.00	11.50	3.5%
Additional 80 litre garbage	169.00	175.00	20.50	7.0%
Additional 120 litre garbage	198.50	205.50	7.00	3.5%
Additional 240 litre recycling	72.50	75.00	2.50	3.4%
Additional 360 litre recycling	109.50	113.50	4.00	3.7%
Additional 120 litre garden	95.50	99.00	6.50	7.1%
Additional 240 litre garden	120.00	124.00	4.00	3.3%
Domestic change bin (charged per change over not per annum)	56.00	58.00	2.00	3.6%
Commercial				
Commercial 240 litre garbage	497.00	514.50	17.50	3.5%
Additional 240 litre commercial garbage	621.00	642.50	21.50	3.5%

* increase rounded to nearest 50 cents

Manningham City Council 2019/20 Annual Budget

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

Type of Charge	2018/19 \$	2019/20 \$	Change \$	%
Residential				
Standard service				
80 litre garbage, 240 litre recycling and 240 litre garden	10,784,438	11,268,841	484,403	4.5%
Other waste options				
Charge for larger 120 litre garbage bin	1,153,464	1,215,148	61,684	5.3%
Charge for larger 360 litre recycling bin	74,518	79,657	5,139	6.9%
Additional 80 litre garbage	33,631	45,500	11,869	35.3%
Additional 120 litre garbage	143,317	155,769	12,452	8.7%
Additional 240 litre recycling	22,403	24,825	2,422	10.8%
Additional 360 litre recycling	7,884	9,761	1,877	23.8%
Additional 120 litre garden	573	495	(78)	-13.6%
Additional 240 litre garden	77,880	91,760	13,880	17.8%
Supplementary charges during year	50,900	52,700	1,800	3.5%
Commercial				
Commercial 240 litre garbage	367,780	380,730	12,950	3.5%
Additional 240 litre commercial garbage	135,378	147,133	11,755	8.7%
Special accommodation				
Retirement villages & nursing homes	185,043	191,490	6,447	3.5%
MC ²	4,906	5,078	172	3.5%
Total	13,042,115	13,668,885	626,770	4.8%

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

	2018/19 \$	2019/20 \$	Change \$	%
Residential	81,374,900	83,224,779	1,849,879	2.3%
Commercial	5,840,639	7,283,276	1,442,637	24.7%
Industrial	343,954	341,032	(2,922)	27.0%
General rates revenue	87,559,494	90,849,087	3,289,594	3.8%
Cultural and recreational	28,696	29,413	717	2.5%
Supplementary rates	836,000	874,000	38,000	4.5%
Low income rebate	- 12,000	- 12,000	0	7.0%
Total general rates	88,412,190	91,740,500	3,328,311	3.8%
Waste charges	13,042,115	13,668,885	626,770	4.8%
Total rates and charges	101,454,305	105,409,385	3,955,081	3.9%

Manningham City Council 2019/20 Annual Budget

4.1.1(k) Fair Go Rates System Compliance

Manningham City Council is compliant with the State Government's 2.50 per cent maximum average rate increase.

	2018/19	2019/20
Total Rates	\$ 85,632,892	\$ 88,633,738
Number of rateable properties	49,271	50,330
Base Average Rate	\$ 1,738.00	\$ 1,761.05
Maximum Rate Increase (set by the State Government)	2.25%	2.50%
Capped Average Rate	\$ 1,777.10	\$ 1,805.08
Maximum General Rates Revenue	\$ 87,559,494	\$ 90,849,676
Budgeted General Rates Revenue	\$ 87,559,494	\$ 90,849,087
Budgeted Supplementary Rates	\$ 836,000	\$ 874,000
Budgeted Total Rates Revenue	\$ 88,395,494	\$ 91,723,087

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

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

- The making of supplementary valuations (2019/20: estimated \$874,000 and 2018/19: \$836,000)
- The variation of returned levels of value (e.g. valuation appeals)
- Changes of use of land such that rateable land becomes non-rateable land and vice versa
- Changes of use of land such that residential land becomes business land and vice versa

4.1.1(m) Differential rates

No differential rates are proposed for 2019/20

4.1.1(n) Cultural and recreational land; charges in lieu of rates

In accordance with Section 4(4) of the Cultural and Recreational Lands Act 1963, Cultural and Recreational Lands to be charged in lieu of rates as per the below schedule:

Club	Address	Charges in lieu of rates for 2019/20
Veneto Club	191 Bulleen Road, Bulleen	\$ 15,157
Yarra Valley Country Club	9-15 Templestowe Road, Bulleen	\$ 14,255

4.1.1(o) Interest on overdue rates and charges

Interest is charged under the Local Government Act on overdue rates and charges debts. Interest rate is prescribed in Victoria's Penalty Interest Rate Act.

Manningham City Council 2019/20 Annual Budget

4.1.1(p) Combined general rates and waste charges

The combined general rates and waste charges for an average property is expected to increase by 2.63 per cent as detailed below:

	2018/19	2019/20	Change	
	\$	\$	\$	%
Property value	\$ 1,199,766	\$ 1,041,966	-\$ 157,799	-13.2%
Rate in \$	\$ 0.00146783	\$ 0.00173238	\$ 0.00026455	18.0%
General rate (property value x rate in \$)	\$ 1,761.05	\$ 1,805.08	\$ 44.03	2.5%
Standard waste charge	\$ 254.50	\$ 263.50	\$ 9.00	3.5%
Total rates and waste charges	\$ 2,015.55	\$ 2,068.58	\$ 53.03	2.6%

4.1.2 Statutory fees and fines

	Forecast Actual	Budget	Change	
	2018/19	2019/20	\$'000	%
	\$'000	\$'000	\$'000	%
Town planning fees	1,640	1,663	23	1.4%
Infringements and costs	1,120	1,364	244	21.8%
Land and property information certificates	403	398	(5)	-1.2%
Asset protection permits	300	358	58	19.3%
Total statutory fees and fines	3,463	3,783	320	9.2%

Statutory fees and fines are projected to increase mainly due to local law infringements (parking and animal infringements). These fees and fines are levied in accordance with legislation and the decision to increase is not made by Council, but by the State Government under various legislations.

4.1.3 User fees

	Forecast Actual	Budget	Change	
	2018/19	2019/20	\$'000	%
	\$'000	\$'000	\$'000	%
Hall hire and function centre charges	1,910	2,026	116	6.1%
Rent of Council facilities	1,711	1,833	122	7.1%
Registration fees (Animal, Food & Health)	1,170	1,217	47	4.0%
Chargeable work fees	814	919	105	12.9%
Aged care services fees	804	829	25	3.1%
Leisure centre management fees	531	708	177	33.3%
Town planning fees	600	588	(12)	-2.0%
Advertising fees	290	560	270	93.1%
Social and community services charges	529	405	(124)	-23.4%
Culture and recreation fees	228	232	4	1.8%
Economic & community wellbeing fees	92	65	(27)	-29.3%
Other fees and charges	1,071	764	(307)	-28.7%
Total user fees	9,750	10,146	396	4.1%

Manningham City Council 2019/20 Annual Budget

User charges primarily relate to the recovery of service delivery costs through the charging of fees to users of Council's services. For 2019/20, total user fees are projected to increase by \$0.40 million or 4.06 per cent. The increase is mainly due to:

- advertising income from bus shelters in the municipality is forecast to increase over the year by \$0.27 million;
- an anticipated increase in usage of Council's Aquatic and Leisure facility (Aquarena) resulting in an increase of the management fee of \$0.18 million;
- commercial rent from Council owned commercial properties is expected to increase over the year by \$0.12 million; and
- an expected increase in demand for function centre and hall hire facility attributable to an increase in usage income of \$0.12 million in 2019/20, partly offset by:
 - a reduction in Other fees and charges related to the sale of rating valuation data to the State Revenue Office as a result of transfer of valuation function to the Valuer General Office. This will result in a corresponding reduction in valuation costs; and
 - a reduction in aged care user charges following Council's decision not to seek a new contract for Home and Community Care for Younger People in 2019/20.

4.1.4 Grants

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

	Forecast Actual		Budget	Change	
	2018/19		2019/20		
	\$'000	\$'000	\$'000	\$'000	%
Summary of grants					
Commonwealth funded grants	9,767	8,269	(1,498)	-15.3%	
State funded grants	3,846	3,265	(581)	-15.1%	
Community/club contributions	1,378	126	(1,252)	-90.9%	
Total grants received	14,991	11,660	(3,331)	-22.2%	

	Forecast Actual		Budget	Change	
	2018/19		2019/20		
	\$'000	\$'000	\$'000	\$'000	%
(a) Operating Grants					
Recurrent - Commonwealth Government					
Financial Assistance Grants	2,598	1,324	(1,274)	-49.0%	
Aged care	5,673	5,850	177	3.1%	
Food services	265	272	7	2.6%	
Recurrent - State Government					
Aged care	1,023	30	(993)	-97.1%	
Maternal and child health	765	815	50	6.5%	
Family and children	665	768	103	15.5%	
School crossing supervisors	240	246	6	2.5%	
Open space and bushland	151	74	(77)	-51.0%	
Community health	145	72	(73)	-50.3%	
Immunisation	82	84	2	2.4%	
Emergency services	80	80	-	-	
Community safety	54	54	-	-	
Food services	4	-	-	-	
Other	57	61	4	7.0%	
Total recurrent grants	11,802	9,730	(2,068)	-17.5%	

Manningham City Council 2019/20 Annual Budget

	Forecast Actual 2018/19 \$'000	Budget 2019/20 \$'000	Change	
			\$'000	%
Non-recurrent - State				
Emergency services	160	-	160	-100.0%
Other	136	-	136	-100.0%
Non-recurrent - Other				
Community safety	42	38	4	-9.5%
Arts and culture	65	-	65	-100.0%
Total non-recurrent grants	403	38	365	-90.6%
Total operating grants	12,205	9,768	(2,437)	-20.0%
(b) Capital Grants				
Recurrent - Commonwealth Government				
Roads to recovery	402	402	-	-
Financial Assistance Grants	829	421	(408)	-49.2%
Recurrent - State Government	-	-	0	0.0%
Total recurrent grants	1,231	823	(408)	-33.1%
Non-recurrent - Commonwealth Government				
Non-recurrent - State Government				
Pettys Reserve Sporting Development - Stage 2	-	800	800	100.0%
Female Friendly Sporting Facility upgrades	209	-	(209)	-100.0%
Road Safety Improvements - Local Roads		131	131	100.0%
Mullum Mullum Linear Park Stage 3	65	-	(65)	-100.0%
Park Orchards BMX	10	-	(10)	-100.0%
Koonung Park Management Plan		50		
Non-recurrent - Community/Club contributions				
Mullum Mullum Highball Facility - Solar Panels	850	-	(850)	-100.0%
Colman Park Pavilion Upgrade	125	-	(125)	-100.0%
Domeney Reserve Pavilion Upgrade	84	-	(84)	-100.0%
Sportsground Refurbishment	75	-	(75)	-100.0%
Tennis Court Strategy Implementation	66	68	2	3.0%
Warrandyte Tennis Club - Decking	40	-	(40)	-100.0%
Warrandyte Lions Park Redevelopment	-	20	20	100.0%
Others	31	-		
Total non-recurrent grants	1,555	1,069	(486)	-31.3%
Total capital grants	2,786	1,892	(894)	-32.1%
Total Grants	14,991	11,660	(3,331)	-22.2%

Manningham City Council 2019/20 Annual Budget

Total grants include monies received from Federal, State and community sources for the purpose of funding the delivery of services to ratepayers and capital works program. Overall the total grants is forecast to remain at the current level. Major changes in each major category relate to:

Operating grants

- The decrease in the Financial Assistance Grant is due to the Federal Government announcement to pay 50 per cent or \$1.32 million of the 2019/20 Financial Assistance Grants (FAG) paid in advance in 2018/19; and
- a reduction of Aged Care Services grant following the decision to not enter into a new agreement for the Home and Community Care Program for Younger People (\$0.76 million in 2018/19, nil 2019/20).

Capital grants

- a one-off Private partnership contribution of \$0.85 million in 2018/19 for Mullum Mullum Highball facility solar panel project; and
- Expected receipt of 50 per cent of the 2019/20 FAG local roads component resulted in a decrease of \$0.41 million; partly offset by
- State Government grant of \$0.80 million in 2019/20 for Pettys Reserve Sporting Development project.

4.1.5 Contributions

	Forecast Actual	Budget	Change	
	2018/19	2019/20	\$'000	%
	\$'000	\$'000	\$'000	%
Monetary	6,000	7,982	1,982	33.0%
Non-monetary	6,500	1,000	(5,500)	-84.6%
Total contributions	12,500	8,982	(3,518)	-28.1%

Total contributions include cash and non-cash contributions by developers in regard to open space, development contribution plans (DCP) and value of lands, roads and footpaths transferred to council ownership by developers.

With strong development occurring in Manningham in recent years contributions have been at high levels. In 2019/20 revenues are forecast to increase following the introduction of mandatory (and higher) open space contributions into the planning scheme for developments with more than 2 dwellings, open space contributions is forecast to remain high in the future years. The budgeted cash contributions for 2019/20 includes \$1.33 million in Doncaster Hill DCP and \$6.65 million open space contributions. All monetary contributions are placed in a cash backed reserve to fund future capital works projects.

4.1.6 Other income

	Forecast Actual	Budget	Change	
	2018/19	2019/20	\$'000	%
	\$'000	\$'000	\$'000	%
Interest	1,895	1,785	(110)	-5.8%
Profit on asset sales	852	95	(757)	-88.8%
Royalties	634	650	16	2.5%
Other	304	327	23	7.6%
Total other income	3,685	2,857	(828)	-22.5%

Manningham City Council 2019/20 Annual Budget

Other income is projected to decrease by \$0.81 million or 19.37 per cent compared to 2018/19. The change mainly relates to:

- the forecast actual for 2018/19 includes the sale of surplus property at 385-395 Manningham Road, Doncaster which contributed \$0.62 million of the 2018/19 profit, where the only asset sales in 2019/20 relate to the ongoing replacement of plant and machinery as part of the plant replacement strategy.
- Surplus cash is invested in accordance with Council's Investment Policy which attempts to maximise interest revenue within a controlled and risk mitigated manner. Council is projected to earn \$1.79 million of interest revenue during 2019/20 to support the delivery of operational services.

Expenditure

4.1.7 Employee costs

	Forecast Actual	Budget	Change	
	2018/19	2019/20	\$'000	%
	\$'000	\$'000	\$'000	%
Salaries and wages (gross)	56,340	56,835	495	0.9%
Capitalised labour	(1,895)	(1,721)	174	-9.2%
Total employee costs	54,445	55,114	669	1.2%

Council provides services to our community through a combination of directly employed staff and services purchased from contractors. The extent that a service is provided by staff or contractors (or combination of both as is often the case) is determined on a service by service basis. This approach provides both an efficient and flexible approach to service delivery.

Employee costs include staff employed directly by Council, superannuation, workcover and other salary on costs, staff involved in design, supervision and construction work on projects in the capital works program and temporary staff from agencies.

Total employee costs are forecast to increase by \$0.67 million or 1.2 per cent. The increase is in line with our Enterprise Bargaining Agreement (headline increase of 2.00 per cent or \$27.00 per week) and includes 1.5 FTE fully funded by the North East link Authority for North East Link project coordination.

4.1.8 Materials and services

	Forecast Actual	Budget	Change	
	2018/19	2019/20	\$'000	%
	\$'000	\$'000	\$'000	%
Waste contracts	10,962	11,249	287	2.6%
Parks, sporting reserves, street trees and bushland maintenance	4,679	5,671	992	21.2%
Roads, drainage and other infrastructure repairs and maintenance	2,780	2,985	205	7.4%
Community building repairs and maintenance	1,418	1,433	15	1.1%
Community events and services	560	1,140	580	103.6%
Fleet costs	865	886	22	2.5%
Aged care services	464	424	(40)	-8.6%
General materials and services	2,776	3,682	905	32.6%
Total materials and services	24,504	27,470	2,966	12.1%

Council has outsourced many services (or part thereof) as a way of improving efficiency and to provide a more flexible service delivery model. Overall total materials and services are projected to increase by \$2.97 million or 12.10 per cent compared to 2018/19. Key movement in materials and services relate to:

Manningham City Council 2019/20 Annual Budget

- Waste collection and disposal services operates on a contract service delivery model. Contract costs for this service are budgeted to increase by \$0.29 million or 2.62 per cent as reflects a growth in the number of properties that a waste service is provided to and a general escalation on the existing contract;
- Parks and reserve includes \$1.00 million of one off funding allocation to address site clean-up of contaminated soil including the removal (excavation, bulk haulage & disposal) and rehabilitation of Mandella Reserve site (landscaping, playground, paths) under supervision of specialist environmental hygienist;
- Road, drainage and other infrastructure repairs and maintenance is budgeted to increase by \$0.21 million or 7.37 per cent. This mainly relates to a forecast increase in the cost of material and contract prices beyond CPI for a range of service inputs such as asphalt, concrete and other road construction and building materials;
- Community events and services include \$0.64 million of Council funded Youth, Volunteering and Emergency Counselling services purchased through a contract arrangement - these were previously paid under a grant arrangement and shown under the community grants and contributions line item; and
- General materials and services represents a wide range of materials and services consumed in the provision of our wide range of services to the community. This category is forecast to increase by \$0.91 million or 33.09 per cent. The key variance relates to new expense budgets to fund increased maintenance obligations arising from new assets and growth in population and property numbers. The increase also includes general cost escalation in the price of material and services.

4.1.9 Utilities

	Forecast Actual	Budget	Change	
	2018/19	2019/20	\$'000	%
Utilities	2,079	2,172	93	4.5%
Rent and outgoings	504	700	196	38.9%
Total utilities	2,583	2,872	289	11.2%

Utilities include electricity, gas, water and street lighting costs and is projected to increase by 4.47 per cent in 2019/20. The increase in rent and outgoings relate to a change in accounting treatment for lease costs associated with land that Council leases from the Department of Health and which Council then sublets to Mannacare (Manningham based community care and residential aged care organisation). The lease costs are now included as an expense under rent and outgoings and a corresponding income under user fees and charges.

Manningham City Council 2019/20 Annual Budget

4.1.10 Community grants / contributions

	Forecast Actual	Budget	Change	
	2018/19	2019/20	\$'000	%
	\$'000	\$'000	\$'000	%
Library contributions	3,737	3,830	93	2.5%
Community grants	1,968	1,372	(596)	-30.3%
Total community grants / contributions	5,705	5,202	(503)	-8.8%

Community grants are provided to a wide range of community groups to support community development throughout the municipality. The group includes Council's library services operated by the Whitehorse Manningham Regional Library Corporation.

The key variance relates to a new procurement model where \$0.64 million of Council funded Youth, Volunteering and Emergency Counselling services are now purchased through a contract arrangement and included under the materials and services line item (refer 4.1.8 above).

4.1.11 Finance costs

Finance costs relate to interest charged by financial institutions on funds borrowed. The projected reduction in finance costs of \$0.18 million follows Council's proposal for the early repayment of a \$7.28 million of loan in November 2019. This will result in Manningham being debt free.

4.1.12 Depreciation and amortisation

	Forecast Actual	Budget	Change	
	2018/19	2019/20	\$'000	%
	\$'000	\$'000	\$'000	%
Roads, drains, bridges and other infrastructure	14,848	15,445	597	4.0%
Property (buildings)	3,885	3,636	(249)	-6.4%
Plant, machinery and other assets	1,790	1,980	190	10.6%
Computers and telecommunications	359	927	568	158.2%
Total depreciation	20,882	21,988	1,106	5.3%
Intangible assets	1,132	1,694	562	49.6%
Total depreciation and amortisation	22,014	23,682	1,668	7.6%

Depreciation and amortisation is an accounting measure which attempts to allocate the value of an asset over its useful life for Council's property, plant / equipment, infrastructure assets such as roads and drains and software. The increase of \$1.67 million is due mainly to the completion of the capital works program and the full year impact of depreciation and amortisation of the 2018/19 capital program.

Manningham City Council 2019/20 Annual Budget

4.1.13 Other expenses

	Forecast Actual	Budget	Change	
	2018/19	2019/20	\$'000	%
	\$'000	\$'000	\$'000	%
Software licences	2,157	2,949	792	36.7%
Consultants	1,423	1,859	436	30.6%
Legal expenses	740	996	256	34.6%
Insurance	638	638	0	0.0%
Data communications and telephone	540	454	(86)	-15.9%
Leases	541	553	12	2.2%
Postage	347	438	91	26.2%
Councillor allowances	311	317	6	1.9%
Other service delivery costs	3,654	3,769	115	3.1%
Total other expenses	10,351	11,973	1,622	15.7%

Other expenses are forecast to increase by \$1.62 million or 15.67 per cent and included a variety of costs incurred to provide and support the wide variety of services that Council delivers.

- Software licences are budgeted to increase by \$0.79 million or 36.72 per cent and this relates to the new corporate systems that are being implemented through the Citizen Connect program. These include the Customer Relationship Management, data warehouse, assets and project management systems and a range of other operational systems to improve our efficiency and customer service.
- Consultants are used to acquire specialist knowledge and advice that is not available in-house. The increase relates to one-off allocation of \$0.50 million for the Property Investment Portfolio due diligence project. The budget also includes \$0.15 million for North East Link project advocacy.
- Legal expenses include \$0.30 million related to costs incurred in representing Council's views under the North East Link Environmental Effects Statement.
- Other service delivery costs included items like advertising, bank fees, general office expenses, staff training, function centre catering, fire services contributions, corporate memberships. This line item is projected to increase by \$0.12 million mainly attributable to general cost escalation in the price of services that Council acquires.

4.2 Balance Sheet

4.2.1 Current assets

Current assets include cash and cash equivalents (cash held in bank accounts and term deposits or other highly liquid investments with term of three months or less), other financial assets (term deposits with term between three and twelve months) and monies owed to Council by ratepayers and others.

As at 30 June 2020, total current assets are projected to decrease by \$15.74 million mainly due to extensive capital works program in 2019/20 (including \$9.37 million of carried forward works funded in 2018/19 that will be completed in 2019/20).

4.2.2 Non-current assets

Property, infrastructure, plant & equipment represents and intangible represents 99.9 per cent of Council's non-current assets. During 2019/20, these assets are projected to increase by \$27.21 million as a result of the capital works program (\$50.35 million) partly offset by depreciation/amortisation of assets (\$23.68 million).

Manningham City Council 2019/20 Annual Budget

4.2.3 Current liabilities

Total current liabilities (obligations to pay within the next twelve months) are budgeted to decrease by \$5.33 million in 2019/20 and mainly relates to repayment of \$7.28 million of loan in November 2019. The reduction in interest-bearing loan is partly offset by an increase in trust funds and deposits (\$1.00 million) and provisions and trade payables (\$0.90 million).

4.2.4 Non-current liabilities

Total non-current liabilities are projected to remain at the same level of 2018/19. Non-current liabilities of \$0.87 million relates to employee entitlements of long service leave.

4.2.5 Borrowings

The table below shows information on borrowings specifically required by the Regulations. In November 2019, Council is proposing to fully repay interest-bearing loan of \$7.28 million.

	2018/19 \$'000	2019/20 \$'000
Amount borrowed as at 30 June of the prior year	7,279	7,279
Amount proposed to be borrowed	-	-
Amount projected to be redeemed	-	(7,279)
Amount of borrowings as at 30 June	7,279	-

4.3 Statement of Changes in Equity

Equity is the difference between the value of the total assets and value of total liabilities. It represents the net worth of Council as at 30 June and is made up of the following components:

- Accumulated surplus is the value of all the net assets less reserves that have accumulated over time. For the year ending 30 June 2020, the accumulated surplus is budgeted to increase by \$15.22 million chiefly as a result of 2019/20 operating surplus.
- Asset revaluation reserve which represents the difference between the previously recorded value of assets and their current valuations and is projected to remain at the 208/19 level.
- Other reserves which Council wishes to separately identify as being set aside to meet a specific purpose in the future and to which there is no existing liability. This component includes Public Resort and Recreation and Family Day Care Workcover reserves. These amounts are transferred from the accumulated surplus of the Council to be separately disclosed and is budgeted to increase by \$1.58 million in 2019/20 as a result of net contributions from developers to be used in the future.

Manningham City Council 2019/20 Annual Budget

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

Cash flows from operating activities is budgeted to decrease by \$1.58 million. The decrease mainly relates an increase in payments to suppliers and the Federal Government announcement to pay 50 per cent of the 2019/20 Financial Assistance Grants paid in advance in 2018/19. The decrease is partly offset by an increase of \$1.98 million in developers contributions in regard to open space and development contribution plan and an increase in general rates of \$3.27 million. Refer to Section 4.1 'Comprehensive Income Statement' for detailed analysis.

4.4.2 Net cash flows provided by/used in investing activities

Cash outflows from investing activities are projected to decrease by \$0.45 million primarily due to high level of capital works program partly offset by \$21.00 million of term deposits to be redeemed during 2019/20 and transferred to cash.

4.4.3 Net cash flows provided by/used in financing activities

Council is proposing to fully repay an interest-bearing loan of \$7.28 million during 2019/20.

4.5 Restricted and unrestricted cash and investments

Total cash and financial investments held by Council are restricted in part, and not fully available for Council's operations. The budgeted cash flow statement (Section 3) indicates that Council is estimating at 30 June 2020 that it will have total cash and investments of \$71.15 million, which has been restricted as shown in the following table.

	Notes	Forecast Actual 2018/19 \$'000	Budget 2019/20 \$'000	Change Fav / (Unfav) \$'000
Total cash and investments		86,533	71,154	(15,379)
Restricted cash and investments				
Statutory reserves	4.5.1			
- Resort and recreation reserve		(8,304)	(9,880)	(1,576)
- Waste initiatives		(9,843)	(9,888)	(45)
		(18,147)	(19,768)	(1,621)
Other restricted cash	4.5.2			
- Trust funds and deposits		(13,294)	(14,294)	(1,000)
- Cash held to fund carry forward capital works		(10,217)	(850)	9,367
		(23,511)	(15,144)	8,367
Unrestricted cash and investments	4.5.3	44,875	36,242	(8,633)
Intended use of cash	4.5.4			
- Loan repayment		(3,640)	-	3,640
- Superannuation Defined Benefits liability		(5,000)	(6,500)	(1,500)
- Asset sale proceeds to fund capital works		(5,006)	(4,510)	496
- Grants received in advance		(1,745)	0	1,745
- Family Day Care workcover liability		(196)	(196)	0
Unrestricted cash adjusted for intended use for cash	4.5.5	29,288	25,036	(4,252)

Manningham City Council 2019/20 Annual Budget

4.5.1 Statutory reserve

These funds must be applied for specified statutory purposes in accordance with various legislative requirements. While these funds can earn interest revenues for Council, the funds are not available for other purposes.

During 2019/20, statutory reserves are projected to increase by \$1.62 million due mainly to high level of resort and recreation contributions from developers. These funds are used to fund future capital works as part of the capital works program.

4.5.2 Other restricted cash

Council receives refundable deposits and other trust funds. This includes contractor deposits, landscape bond, bonds for the hire of Council facilities and other work bonds. In addition, other restricted reserve includes cash held for committed capital works budgeted but not completed in 2018/19 financial year.

4.5.3 Unrestricted cash and investments

These funds are free of all specific Council commitments and represents funds available to meet daily cash flow requirements, unexpected short term needs and any budget commitments which will be expended in the following year. Council regards these funds as necessary to ensure that it can meet its commitments as and when they fall due without borrowing further funds. For the 2019/20, these funds are expected to decrease by \$8.63 million.

4.5.4 Intended use of cash

This group includes cash set aside for specific future purposes by Council which is not subject to any external restriction or legislative requirements. As at 30 June 2020, Council is forecasting to have cash reserves of \$11.21 million for future intended uses. This includes:

- Council has set aside \$6.50 million to fund a potential future defined benefits superannuation call. The last call was in 2012 and resulted in a \$7.90 million unbudgeted cost to Council. The allocation of part of Council's cash reserves to fund a future call is a prudent financial strategy.
- Proceeds from sale of assets set aside to fund future capital works. As at 30 June 2020, it is expected that Council will have \$4.51 million set aside for this purpose.

4.5.5 Unrestricted cash adjusted for intended use of cash

Council is forecasting to hold \$25.04 million in cash without commitments or intended use as at 30 June 2020. This level is considered appropriate for Council's current financial sustainability, however noting that one of Council's financial goals is to improve long term financial sustainability which includes increasing the level of cash held in reserve.

4.6 Capital Works Program

This section presents an overview of the capital works projects to be undertaken in 2019/20 by carried forward works and new works by expenditure type.

4.6.1 Carried forward works

At the end of each financial year there are projects which are either incomplete or not commenced, due to planning issues, weather delays and extended consultation. For the 2018/19 year, it is forecast that there will be \$9.37 million of works funded in 2018/19 that will be completed in 2019/20.

These projects include Jumping Creek Road upgrade King Street upgrade (\$2.25 million), Drainage Strategy advanced design and implementation (\$1.48 million), Plant Replacement Program (\$0.90 million) and Road Management Strategy upgrades (\$0.70 million). Refer to Section 4.7.3 Capital Works Program for project details.

4.6.2 New works

Property (\$5.81 million)

For the 2019/20 year, \$5.81 million will be expended on building and building improvement projects including community facilities, sports facilities and pavilions:

- \$3.46 million for the ongoing refurbishment and renewal of Council's building assets;
- \$1.00 million for Boronia Reserve Pavilion redevelopment; and
- \$1.00 million to upgrade Domeney Reserve Pavilion.

Plant and equipment (\$4.39 million)

The significant projects include implementation of new corporate systems to improve efficiency and customer service (\$2.31 million), ongoing cyclical replacement of the plant and vehicle fleet (\$1.39 million) and upgrade/replacement of information technology equipment and hardware at Council workplaces (\$0.65 million).

Infrastructure (\$30.78 million)

Infrastructure includes roads, footpaths and cycleways, drainage, recreation, leisure and community facilities, parks, open space and streetscapes and off street car parks. For the 2019/20 year, Council is forecasting to spend \$30.78 million on total infrastructure and major projects in each category are listed below:

Roads (\$13.18 million)

- \$7.53 million for the ongoing refurbishment and renewal of local road resurfacing and rehabilitation;
- \$3.47 million for Council's Road Management Strategy Upgrades Program;

Footpaths and cycleways (\$2.90 million)

- \$2.54 million to design and construct new local footpaths;
- \$0.36 million on Bicycle Strategy implementation;

Drainage (\$4.27 million)

- \$3.99 million allocation for the implementation of Council's Drainage Strategy to protect properties from inundation;
- \$0.28 million on the refurbishment and renewal of the drainage network;

Recreation, leisure and community facilities (\$5.40 million)

- \$3.45 million for Pettys Reserve Sporting development - Stage 2;
- \$0.75 million on the replacement of playground equipment and facilities;
- \$0.65 million for LED replacement of mercury lamps in decorative lights;
- \$0.15 million for the Waldau Precinct Masterplan;

Parks, open space and streetscapes (\$5.02 million)

- \$1.24 million for the Rieschiecks Reserve Management Plan implementation;
- \$1.01 million for the ongoing refurbishment and renewal of Council's passive and open space assets;
- \$0.58 million for upgrades and improvements to Neighbourhood and Local Activity Centres;
- \$0.41 million for the Warrandyte Lions Park redevelopment; and
- \$0.40 million for main Yarra Trail extension to Warrandyte project;

Manningham City Council 2019/20 Annual Budget

4.7 Capital works program

This section presents a listing of the capital works projects that will be undertaken for the 2019/20 year, classified by expenditure type and funding source. Works are also disclosed as current budget or carried forward from prior year.

4.7.1 Summary

	Forecast	Budget	Change	
	Actual	2019/20		
	2018/19	2019/20	\$'000	%
	\$'000	\$'000	\$'000	%
Property	2,862	6,560	3,698	129.21%
Plant and equipment	5,562	6,470	908	16.33%
Infrastructure	21,635	37,316	15,681	72.48%
Total	30,059	50,346	20,287	67.49%

	Project Cost	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	Council cash	Grants & contrib	Reserves	Asset sales
		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Property	6,560	1,267	4,629	455	210	5,640	-	920	-
Plant and equipment	6,470	1,221	4,667	583	-	5,720	200	-	550
Infrastructure	37,316	11,331	18,745	5,289	1,951	28,376	2,313	6,131	496
Total	50,346	13,818	28,040	6,327	2,161	39,736	2,513	7,051	1,046

Manningham City Council 2019/20 Annual Budget

4.7.2 Current Budget

Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Council cash \$'000	Grants & contrib \$'000	Reserves \$'000	Asset sales \$'000
PROPERTY									
Building Improvements									
1 Female Friendly Sports Facilities Upgrade	250	88	63	100	-	50	-	200	-
3 Pines and Ajani - Solar PV and Storage	84	84	-	-	-	84	-	-	-
Buildings									
4 Boronia Reserve Pavilion Redevelopment	1,000	500	250	150	100	680	-	320	-
6 Domeney Reserve Pavilion Upgrade	1,000	500	250	150	100	600	-	400	-
7 Building Renewal Program	3,458	-	3,458	-	-	3,458	-	-	-
Art Works									
8 Art Collection Conservation	10	-	10	-	-	10	-	-	-
9 Public Art Program	10	10	-	-	-	10	-	-	-
TOTAL PROPERTY	5,812	1,182	4,031	400	200	4,892	-	920	-
PLANT AND EQUIPMENT									
Computers and Telecommunications									
10 Computer Server Replacement Program	69	-	69	-	-	69	-	-	-
11 GIS/GPS Initiatives	28	-	28	-	-	28	-	-	-
12 IT Strategy Initiatives	249	-	249	-	-	249	-	-	-
14 Other Computer Infrastructure Program	69	-	69	-	-	69	-	-	-
15 Smart Cities - Smarter Flows in Activity Centres	200	200	-	-	-	-	200	-	-
Intangibles									
16 Citizen Connect Customer Relationship Management	485	243	243	-	-	485	-	-	-

Manningham City Council 2019/20 Annual Budget

Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Council cash \$'000	Grants & contrib \$'000	Reserves \$'000	Asset sales \$'000
17 Contract Management System	170	170	-	-	-	170	-	-	-
18 Information Architecture & Analytics	535	-	268	268	-	535	-	-	-
19 IT Base Asset Renewal	934	-	701	234	-	934	-	-	-
20 IT Security Initiatives	185	185	-	-	-	185	-	-	-
Plant, Machinery and Equipment									
22 Plant Replacement Program	1,398	-	1,398	-	-	848	-	-	550
Fixtures, Fittings and Furniture									
23 Furniture & Equipment Replacement Program	69	-	69	-	-	69	-	-	-
TOTAL PLANT AND EQUIPMENT	4,391	798	3,093	501	-	3,641	200	-	550

Manningham City Council 2019/20 Annual Budget

Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Council cash \$'000	Grants & contrib \$'000	Reserves \$'000	Asset sales \$'000
INFRASTRUCTURE									
Roads									
25 Forward design of Road and Building Projects	326	196	130	-	-	326	-	-	-
26 Bus Bay Construction Program	55	55	-	-	-	-	55	-	-
27 Bus Shelter Installation Program	150	150	-	-	-	150	-	-	-
28 Jumping Creek Road upgrade	916	321	366	137	92	916	-	-	-
30 AMS Project Management & Administration	126	-	126	-	-	126	-	-	-
31 Road Management Strategy - Link Road Safety	150	15	45	60	30	150	-	-	-
32 Road Management Strategy - Upgrades	3,468	347	1,387	1,040	694	2,966	502	-	-
33 Road Safety Improvements - Collector and Link Roads	74	37	19	11	7	-	74	-	-
34 Road Safety Improvements - Local Roads	138	69	35	21	14	-	138	-	-
36 Road, Reserve & Drainage AMS	7,532	-	7,532	-	-	7,532	-	-	-
37 Traffic Control Devices - Council Link Roads	68	34	-	17	17	-	68	-	-
38 Traffic Control Devices - Local Roads	41	8	12	12	8	-	41	-	-
39 Traffic Management LATM Construction	137	41	41	27	27	-	137	-	-
Footpaths and Cycleways									
40 Bicycle Strategy Implementation	360	144	108	72	36	-	360	-	-
41 Local Footpath Advanced Design and Construction	1,725	1,294	431	-	-	1,725	-	-	-
42 New Footpath Construction	818	736	82	-	-	818	-	-	-
Drainage									
43 Drainage Strategy Advanced Design and Implementation	3,993	1,078	1,597	1,318	-	3,993	-	-	-
44 Miscellaneous Drainage Improvements	277	94	91	91	-	277	-	-	-

Manningham City Council 2019/20 Annual Budget

Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Council cash \$'000	Grants & contrib \$'000	Reserves \$'000	Asset sales \$'000
Recreational, Leisure & Community Facilities									
45 Pettys Reserve Sporting Development - Stage 2	3,450	1,173	1,139	690	449	-	800	2,650	-
46 LED Replacement of Mercury Lamps in Decorative Lights	645	-	484	161	-	-	-	645	-
47 Leisure & Community Asset Renewal Program	51	-	51	-	-	51	-	-	-
49 Miscellaneous General Leisure Replacements and Upgrades	150	113	38	-	-	150	-	-	-
50 Playspaces Development Program	753	377	377	-	-	-	-	753	-
52 Sportsground Refurbishment / Drainage Program	62	17	25	20	-	62	-	-	-
53 Tennis Court Strategy Implementation Program	138	35	69	35	-	70	68	-	-
54 Waldau Precinct Masterplan	152	68	5	79	-	152	-	-	-
Parks, Open Space and Streetscapes									
61 Harold Link Development	52	39	13	-	-	52	-	-	-
62 Hepburn Reserve Development	50	50	-	-	-	-	-	50	-
63 Small Reserves Concept Plan Implementations	42	42	-	-	-	-	-	42	-
65 Koonung Park Management Plan	163	122	41	-	-	21	50	92	-

Manningham City Council 2019/20 Annual Budget

Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Council cash \$'000	Grants & contrib \$'000	Reserves \$'000	Asset sales \$'000
66 Lawford Reserve Development Plan Implementation	120	96	24	-	-	-	-	120	-
68 Main Yarra Trail Extension to Warrandyte	400	300	100	-	-	400	-	-	-
69 Miscellaneous Open Space Projects	28	28	-	-	-	-	-	28	-
71 Neighbourhood Activity Centres	583	175	233	117	58	583	-	-	-
72 Open Space Development Program	300	300	-	-	-	-	-	300	-
74 Passive & Open Space Renewal Program	1,006	-	1,006	-	-	1,006	-	-	-
75 Rieschiecks Reserve Management Plan Implementation	1,240	930	310	-	-	-	-	744	496
76 Ruffey Creek Linear Park	165	124	41	-	-	165	-	-	-
77 Ruffey Lake Park Development	240	180	60	-	-	-	-	240	-
78 Street Lighting Replacement Program	41	-	21	10	10	41	-	-	-
79 Tullamore Interface Park Upgrade	181	45	45	91	-	-	-	181	-
80 Warrandyte Lions Park Redevelopment	410	308	103	-	-	156	20	234	-
TOTAL INFRASTRUCTURE	30,776	9,139	16,185	4,010	1,442	21,836	2,313	6,131	496
TOTAL NEW CAPITAL WORKS	40,979	11,118	23,308	4,911	1,642	30,369	2,513	7,051	1,046

Manningham City Council 2019/20 Annual Budget

4.7.3 Works carried forward from the 2018/19 year

Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Council cash c/f \$'000	Grants & contrib \$'000	Reserves \$'000	Asset sales \$'000
PROPERTY									
Building Improvements									
1 Female Friendly Sports Facility Upgrades	100	35	25	40	-	100	-	-	-
Buildings									
6 Dorney Reserve Pavilion Upgrade	100	50	25	15	10	100	-	-	-
7 Building Renewal Program	548	-	548	-	-	548	-	-	-
TOTAL PROPERTY	748	85	598	55	10	748	-	-	-
PLANT AND EQUIPMENT									
Computers and Telecommunications									
11 GIS/GPS Initiatives	80	-	80	-	-	80	-	-	-
14 Other Computer Infrastructure Program	145	-	145	-	-	145	-	-	-
15 Smart Cities - Smarter Flows in Activity Centres	31	31	-	-	-	31	-	-	-
Intangibles									
16 Citizen Connect Customer Relationship Management	736	368	368	-	-	736	-	-	-
18 Information Architecture and Analytics	163	-	82	82	-	163	-	-	-
21 Online Services City Approvals and Compliance	24	24	-	-	-	24	-	-	-
Plant, Machinery and Equipment									
22 Plant Replacement Program	900	-	900	-	-	900	-	-	-
Fixtures, Fittings and Furniture									
<i>Insert detailed list</i>	-	-	-	-	-	-	-	-	-
TOTAL PLANT AND EQUIPMENT	2,079	423	1,575	82	-	2,079	-	-	-

Manningham City Council 2019/20 Annual Budget

Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Council cash c/f \$'000	Grants & contrib \$'000	Reserves \$'000	Asset sales \$'000
INFRASTRUCTURE									
Roads									
25 Forward design of Road and Building Projects	480	288	192	-	-	480	-	-	-
28 Jumping Creek Road Upgrade	2,250	788	900	338	225	2,250	-	-	-
32 Road Management Strategy - Upgrades	700	70	280	210	140	700	-	-	-
39 Traffic Management LATM Construction	80	24	24	16	16	80	-	-	-
Footpaths and Cycleways									
40 Bicycle Strategy Implementation	170	68	51	34	17	170	-	-	-
41 Local Footpath Advanced Design and Construction	110	83	28	-	-	110	-	-	-
Drainage									
43 Drainage Strategy Advanced Design and Implementation	1,480	400	592	488	-	1,480	-	-	-
Recreational, Leisure & Community Facilities									
50 Playspaces Development Program	187	94	94	-	-	187	-	-	-
53 Tennis Court Strategy Implementation Program	258	65	129	65	-	258	-	-	-
55 Highball Infrastructure Plan Stage 2	78	-	-	-	78	78	-	-	-
56 MTLC Netball Pavilion Upgrade (Templestowe)	250	125	63	63	-	250	-	-	-
Parks, Open Space and Streetscapes									
71 Mullum Mullum Creek Linear Park / Currawong - Stage 1	30	23	8	-	-	30	-	-	-
72 Neighbourhood Activity Centres	332	100	133	66	33	332	-	-	-
75 Passive & Open Space Renewal Program	45	-	45	-	-	45	-	-	-
83 Finns Reserve Changing Places Facility	90	68	23	-	-	90	-	-	-
TOTAL INFRASTRUCTURE	6,540	2,192	2,559	1,279	509	6,540	-	-	-
TOTAL CARRIED FORWARD CAPITAL WORKS 2018/19	9,367	2,700	4,732	1,416	519	9,367	-	-	-

Manningham City Council 2019/20 Annual Budget

4.8 Strategic Resource Plan Capital Works Program

Capital Works Area	Total 4 year Program \$'000	Year			
		2019-20 \$'000	2020-21 \$'000	2021-22 \$'000	2022-23 \$'000
PROPERTY					
Building Improvements					
1 Female Friendly Sports Facilities Upgrade	350	350	-	-	-
2 Civic Office / Depot Upgrades	227	-	72	76	79
3 Pines and Ajani - Solar PV and Storage	84	84	-	-	-
Buildings					
4 Boronia Reserve Pavilion Redevelopment	1,000	1,000	-	-	-
5 Deep Creek Pavilion Redevelopment	1,700	-	700	1,000	-
6 Dorney Reserve Pavilion Upgrade	1,100	1,100	-	-	-
7 Building Renewal Program	16,240	4,006	3,908	3,836	4,490
Art Works					
8 Art Collection Conservation	40	10	10	10	10
9 Public Art Program	99	10	28	30	31
TOTAL PROPERTY	20,840	6,560	4,718	4,952	4,610
PLANT AND EQUIPMENT					
Computers and Telecommunications					
10 Computer Server Replacement Program	296	69	72	76	79
11 GIS/GPS Initiatives	199	108	29	30	32
12 IT Strategy Initiatives	1,067	249	259	274	285
13 Mobile Computing Initiatives	205	-	65	69	71
14 Other Computer Infrastructure Program	441	214	72	76	79
15 Smart Cities - Smarter Flows in Activity Centres	231	231	-	-	-
Intangibles					
16 Citizen Connect Customer Relationship Management	1,221	1,221	-	-	-
17 Contract Management System	170	170	-	-	-
18 Information Architecture & Analytics	698	698	-	-	-
19 IT Base Asset Renewal	4,615	934	2,067	932	682
20 IT Security Initiatives	185	185	-	-	-
21 Online Services City Approvals and Compliance	24	24	-	-	-
Plant, Machinery and Equipment					
22 Plant Replacement Program	6,227	2,298	889	1,780	1,260
Fixtures, Fittings and Furniture					
23 Furniture & Equipment Replacement Program	296	69	72	76	79
24 Street Furniture Program	227	-	72	76	79
TOTAL PLANT AND EQUIPMENT	16,102	6,470	3,597	3,389	2,646

Manningham City Council 2019/20 Annual Budget

Capital Works Area	Project Cost \$'000	Year			
		2019-20 \$'000	2020-21 \$'000	2021-22 \$'000	2022-23 \$'000
INFRASTRUCTURE					
Roads					
25 Forward design of Road and Building Projects	2,632	806	590	606	630
26 Bus Bay Construction Program	235	55	57	60	63
27 Bus Shelter Installation Program	637	150	156	162	169
28 Jumping Creek Road upgrade	10,283	3,166	1,875	2,474	2,768
29 Minor Capital Works Program	683	-	216	229	238
30 AMS Project Management & Administration	538	126	126	126	160
31 Road Management Strategy - Link Road Safety	862	150	212	250	250
32 Road Management Strategy - Upgrades	15,546	4,168	3,705	3,098	4,575
33 Road Safety Improvements - Collector and Link Roads	330	74	78	87	91
34 Road Safety Improvements - Local Roads	591	138	143	152	158
35 Road System Improvements - Open Channels	227	-	72	76	79
36 Road, Reserve & Drainage AMS	32,059	7,532	7,561	8,349	8,617
37 Traffic Control Devices - Council Link Roads	292	68	71	75	78
38 Traffic Control Devices - Local Roads	177	41	43	46	47
39 Traffic Management LATM Construction	668	217	142	152	157
Footpaths and Cycleways					
40 Bicycle Strategy Implementation	1,713	530	374	396	413
41 Local Footpath Advanced Design and Construction	5,183	1,835	1,272	1,076	1,000
Drainage					
42 New Footpath Construction	4,192	818	1,192	1,023	1,159
43 Drainage Strategy Advanced Design and Implementation	18,315	5,473	4,165	4,030	4,647
Recreational, Leisure & Community Facilities					
44 Miscellaneous Drainage Improvements	1,269	277	287	305	400
45 Pettys Reserve Sporting Development - Stage 2	7,254	3,450	3,804	-	-
46 LED Replacement of Mercury Lamps in Decorative Lights	645	645	-	-	-
47 Leisure & Community Asset Renewal Program	228	51	51	56	70
48 Miscellaneous Community Facilities Replacement and Upgrade Program	94	-	-	46	48
49 Miscellaneous General Leisure Replacements and Upgrades	610	150	150	152	158
50 Playspaces Development Program	3,359	940	775	810	834
51 Play Equipment Replacement Program	137	-	43	46	48
52 Sportsground Refurbishment / Drainage Program	515	62	143	152	158
53 Tennis Court Strategy Implementation Program	850	396	144	152	158
54 Waldau Precinct Masterplan	2,582	152	1,050	665	715
55 Highball Infrastructure Plan Stage 2	78	78	-	-	-
56 MTLC Netball Pavilion Upgrade (Templestowe)	250	250	-	-	-

Manningham City Council 2019/20 Annual Budget

	Capital Works Area	Project Cost \$'000	Year			
			2019-20 \$'000	2020-21 \$'000	2021-22 \$'000	2022-23 \$'000
	Parks, Open Space and Streetscapes					
57	Additional Council Street Lighting	180	-	56	61	63
58	City Signage Program	375	-	120	125	130
59	Colman Park Management Plan	-	-	-	-	-
60	Doncaster Quarry Rehabilitation / Waste Transfer Station	10,202	-	302	3,400	6,500
61	Harold Link Development	394	52	-	342	-
62	Hepburn Reserve Development	2,050	50	-	1,850	150
63	Small Reserves Concept Plan Implementations	180	42	44	46	48
64	Horse Riding Strategy Implementation	205	-	65	69	71
65	Koonung Park Management Plan	490	163	167	80	80
66	Lawford Reserve Development Plan Implementation	120	120	-	-	-
67	Local Activity Centre Upgrades and Improvements	90	-	30	30	30
68	Main Yarra Trail Extension to Warrandyte	1,940	400	400	1,140	-
69	Miscellaneous Open Space Projects	118	28	29	30	31
70	Mullum Mullum Creek Linear Park / Currawong - Stage 1	374	-	128	246	-
71	Neighbourhood Activity Centres	1,877	613	558	706	-
72	Open Space Development Program	1,532	632	300	300	300
73	Park Orchards Tennis Club Landscaping	80	-	80	-	-
74	Passive & Open Space Renewal Program	4,841	1,006	1,184	1,201	1,450
75	Rieschiecks Reserve Management Plan Implementation	1,285	1,285	-	-	-
76	Ruffey Creek Linear Park	975	165	200	610	-
77	Ruffey Lake Park Development	790	240	250	300	-
78	Street Lighting Replacement Program	178	41	43	46	48
79	Tullamore Interface Park Upgrade	489	181	263	45	-
80	Warrandyte Lions Park Redevelopment	450	410	40	-	-
81	Water Initiatives	281	-	138	143	-
82	Finns Reserve Changing Places Facility	-	-	-	-	-
	Off Street Car Parks					
83	Car Parks Reserves Upgrade Program	152	90	-	30	32
	Other Infrastructure					
	<i>Insert detailed list</i>	-	-	-	-	-
	TOTAL INFRASTRUCTURE	142,682	37,316	32,894	35,651	36,821
	TOTAL NEW CAPITAL WORKS	179,624	50,346	41,209	43,992	44,077

Manningham City Council 2019/20 Annual Budget

5. 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.

		2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	+/-	
Operating position									
Adjusted underlying result	Adjusted underlying surplus (deficit) / Adjusted underlying revenue	1	10.5%	9.3%	5.4%	8.1%	6.6%	6.9%	o
Liquidity									
Working Capital	Current assets / current liabilities	2	215.2%	204.0%	192.7%	203.0%	206.1%	211.7%	+
Unrestricted cash	Unrestricted cash / current liabilities	3	60.2%	60.9%	58.5%	60.9%	63.6%	68.3%	+
Obligations									
Loans and borrowings	Interest bearing loans and borrowings / rate revenue	4	7.5%	7.1%	-	-	-	-	+
Loans and borrowings	Interest and principal repayments on interest bearing loans and borrowings / rate revenue		0.3%	0.3%	7.0%	-	-	-	+
Indebtedness	Non-current liabilities / own source revenue		7.2%	0.7%	0.7%	0.7%	0.7%	0.6%	o
Asset renewal	Asset renewal expenses / Asset depreciation	5	96.5%	87.2%	127.5%	101.2%	100.2%	99.5%	o
Stability									
Rates concentration	Rate revenue / adjusted underlying revenue	6	96.5%	77.1%	79.2%	78.5%	79.1%	79.3%	o
Rates effort	Rate revenue / CIV of rateable properties in the municipality		0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	o
Efficiency									
Expenditure level	Total expenses/ no. of property assessments		\$2,308	\$2,382	\$2,511	\$2,511	\$2,574	\$2,625	-
Revenue level	Residential rate revenue / no. of residential property assessments		\$1,682	\$1,969	\$2,018	\$2,058	\$2,091	\$2,142	+
Workforce turnover	No. of permanent staff resignations & terminations / average no. of permanent staff for the financial year		9.9%	8.5%	8.5%	8.5%	8.5%	8.5%	o
Sustainability									
Own-source revenue	Own-source revenue / municipal population		\$913	\$915	\$930	\$959	\$975	\$1,001	+
Recurrent grants	Recurrent grants / municipal population		\$109	\$100	\$83	\$94	\$95	\$96	o
Total expenditure	Total expenditure / municipal population		\$914	\$923	\$960	\$968	\$1,000	\$1,022	-
Infrastructure	Value of infrastructure / municipal population		\$6,451	\$6,289	\$6,396	\$6,453	\$6,525	\$6,603	+
Population density	Municipal population / kms of local road		208	217	220	223	225	227	o
Disadvantage	Index of Relative Socio-economic disadvantage by decile		9	9	9	9	9	9	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

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.

2. Working Capital

The proportion of current liabilities represented by current assets. Council takes this indicator very seriously to ensure that it can meet its commitments as and when arise without borrowing funds. Working capital is forecast to remain strong throughout the period.

3. Unrestricted Cash

Cash and cash equivalents held by Council are restricted in part and not fully available for Council's operations. After adjusting for restrictions, Council is projecting to remain strong throughout the period.

4. Debt compared to rates

Trend indicates Council's reducing reliance on debt against its main source of revenue through redemption of long term debt.

5. Asset renewal

This percentage indicates the extent of Council's renewals 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.

6. Rates concentration

Reflects extent of reliance on rate revenues to fund all of Council's on-going services. Trend indicates Council will become more reliant on rate revenue compared to all other revenue sources.

6. Budget principles

The 2019/20 Annual Budget and ten year Long Term Financial Plan is based on a number of Budget Principles. These principles guide the development of the operating and capital budgets and enable the application of a consistent approach.

Strategic Budget Principles

- Financially sustainable Council - improving financial sustainability to enable Council to respond to financial challenges now and into the future
- Live within our means - do not spend more than we have or which will diminish Council's long term financial sustainability
- Prioritised funding - align resources to Council Plan priorities and fund projects based on demonstrated need
- a minimum of 33% of rate funds applied to the capital program
- Priority to funding capital renewal before investing in new or expanded assets
- Adherence to the projected State Government annual rate cap - it is not proposed to seek a variation for a higher rate increase beyond the rate cap
- Council may vary its annual Capital Works Program during the year to ensure the maximum benefit is achieved from funds available and to offset delays in project delivery beyond Council's control

Operational Budget Principles

- Maintain existing services and service levels unless otherwise specified
- Critical review of end of year forecasts and annual budgets
- Stringent review of all new budget proposals
- Full review of all staffing budgets
- Zero based approach for consultancies and legal costs
- New revenue sources, including fees and charges, to be actively pursued
- Major focus on improving operational efficiencies in business operations
- New initiatives or new employee proposals to be justified through a business case
- Operating revenues and expenses arising from completed capital projects to be included in budget forecasts

In developing forward budget projections, the following factors were used:

- Labour costs to rise by projected Enterprise Agreement increases
- Fees and charges to increase in line with CPI plus 1.0 per cent or market levels
- Grants revenue included where there is high probability of securing the grant for the budget and forecast years
- Grants revenue has been escalated by CPI unless advised otherwise
- Contract costs to increase in line with existing contract provisions. All other general material increases are capped at CPI
- Construction and building material costs to increase in line with the Building Price Index
- All new capital work proposals to be based on a detailed business case

7. Rating Strategy

Under the Local Government Act (1989), a primary objective of all Victorian Local Governments is to ensure the equitable and efficient imposition of rates and charges. This section outlines the methodology that Council applies when levying rates and charges.

7.1 Introduction

A rating strategy is the method by which Council systematically considers factors of importance that informs its decisions about the rating system. The rating system determines how Council will raise money from properties within the municipality. It does not influence the total amount of money to be raised, only the share of revenue contributed by each property. The rating system comprises the valuation base for each property and the actual rating instruments allowed under the Local Government Act (1989) to calculate property owners' liability for rates.

In developing the Annual Budget and Strategic Resource Plan rates and charges were identified as an important source of revenue, accounting for approximately 73% of total revenue received by Council. The development of a rating strategy is a key element in Council exercising sound financial management and informing the community how the rating system works.

7.2 Rating - the Legislative Framework

The legislation specifies a number of major objectives of the rating system:

- The equitable imposition of rates and charges.
- A reasonable degree of stability in the level of the rates effort.
- Contribute to the equitable and efficient carrying out of its functions.
- Apply principles of financial management, simplicity and transparency.

In considering what rating approaches are equitable, Council need to have regard to the principles of taxation. The principles summarized below are most significant in local government rating decisions.

- **Wealth tax principle:** This principle implies that the rates paid are dependent upon the value of a ratepayers' real property, and have no correlation to the individual ratepayer's consumption of services or the perceived benefits derived by individual ratepayers.
- **Equity:** does the tax burden fall appropriately across different classes of ratepayers?
- **Benefit principle:** One of the more misunderstood elements of the rating system is that residents often seek to equate the level of rates paid with the amount of benefit they individually achieve. Should those who benefit more contribute more?
- **Capacity to pay:** The valuation of property is an imperfect but the only system it has available in which to assess a resident's ability to pay annual rates but one which Council is restricted to under the Local Government Act (1989). A frequently raised example is in relation to pensioners who may live in their family home which carries a high property value, but live on a pension. Should those ratepayers with greater economic capacity contribute more?

Manningham City Council 2019/20 Annual Budget

- **Simplicity**
 - Is the system practical and cost effective to administer?
 - Is the system simple to understand and comply with?
- **Efficiency:** does the rating methodology significantly distort property ownership or development decisions, or result in inflated demand for services and hence additional costs to Council?
- **Sustainability:** does the system generate sustainable, reliable revenues for Council and is it durable and flexible in changing conditions?

7.3 Rate Capping

Rate capping came into effect in the 2016/17 financial year. The introduction of a rate cap has removed Victorian Councils' autonomous ability to determine the annual level of rate increase. Council's annual rate increase is now determined by the Minister for Local Government.

For the 2019/20 rating year the Minister has determined that the average rate increase for councils is capped at 2.50%. The proposed 2019/20 Budget complies with the rate cap.

Individual Councils may apply for a variation to increase rates beyond the rate cap, if they can demonstrate they need to do this to raise additional revenue to continue to deliver the services and infrastructure for their municipality needs.

Manningham City Council is not proposing to request a rate increase beyond the 2.50% rate cap.

7.4 Valuation Base

Manningham uses Capital Improved Value (CIV) for rating valuation purposes. The CIV of a property represents the value of the land and all improvements on the land as at a common date. It is relatively easy to understand by ratepayers as it equates to the market value of the property. CIV is the most commonly used valuation method by Victorian Councils.

Commencing with the 2019/20 year, the State Government (through the Valuer-General Victoria) has assumed responsible for determining the valuation of all properties for rating purposes.

7.5 Rates and Charges a Council may declare

Under the provisions of the Local Government Act 1989 Council may declare the following rates and charges in respect to rateable land:

General Rate	A general rate is applied to all properties and can be set as a uniform rate or a number of differential rates.
Uniform Rate	A uniform rate is a single rate in the dollar that is applied to the value of all rateable properties.
Differential Rates	Differential rates are different rates in the dollar that can be applied to different classes of rateable properties. Differential rates are permitted where Council uses Capital Improved Value as the rating value base.
Municipal Charge	A municipal charge may be levied to cover some of the administrative costs of the Council. The municipal charge is a flat charge applied to all rateable properties excluding Cultural & Recreational Lands.

Manningham City Council 2019/20 Annual Budget

Service Rates and Charges	Service rates or an annual service charge (or a combination of a rate and charge) may be declared for the provision of water supply, collection and disposal of refuse, provision of sewage services or any other prescribed services.
Rebates and Concessions	Council may grant a rebate or concession in relation to any rate or charge to assist in the proper development of the municipal district, preserve buildings or places that are of historical or environmental interest, or to restore or maintain buildings or places of historical, environmental, architectural or scientific importance.
Special Rates and Charges	Council may declare a special rate or charge for the purpose of defraying expenses or repaying with interest any advance made or debt incurred or loan raised by Council.

The advantages and disadvantages of each are outlined in the next section.

7.6 Determining a Rating System

A general rate is applied to all rateable properties and can be set as a uniform rate or a number of differential rates.

Uniform Rate

A uniform rate is a single rate in the dollar that is applied to the value (CIV) of all rateable properties.

Council has adopted a uniform rate for many years, with an exception in 2012/13 when a differential rate was introduced for Electronic Gaming Machine lands (EGM). The EGM differential rate was discontinued in the 2013/14 Budget.

Advantages of a Uniform Rate include:

- Equitable distribution of rate burden
- Efficient to administer
- Transparent and easy to understand

Disadvantages of a Uniform Rate include:

- May not be perceived as equitable as it does not take into account the level of access or benefit that a ratepayer derives from Council services

Council is proposing to continue with its long standing practice to raise general rates through a uniform (or single) rate in the dollar for all property types in the 2019/20 Budget.

Differential Rates

A Council may determine to raise general rates by the application of a differential rate in the dollar to different classes of property if it considers that the differential rate will contribute to the equitable and efficient carrying out of its functions.

If a Council declares a differential rate/s for any land the Council must specify:

- The objectives of the differential rate.
- The characteristics of the land which are the criteria for declaring the differential rate.
- The rate and amount of rates payable in relation to each type or class of land.

The highest differential rate is capped at four times the lowest differential rate.

Advantages of Differential Rates include:

- Can give Council flexibility to distribute the rate burden between groups of ratepayers, linking it with capacity to pay.
- Allows Council to reflect the unique circumstances of some land classes where the application of a uniform rate may create an inequitable outcome (e.g. Farming enterprises).
- Allows Council discretion in the imposition of rates to 'facilitate and encourage appropriate development of its municipal district in the best interest of the community'.

Disadvantages of Differential Rates include:

- A lower differential rate for one group results in a higher rates burden for all others.
- The impossibility of measuring relative levels of access and consumption across the full range of council services in order to determine what level of differential rate is appropriate or equitable.
- Differential rates can be confusing to ratepayers.
- Complexity to administer.

Ministerial Guidelines issued in 2012 provide guidance on differential rates. Properties considered appropriate for differential rates are:

- General, residential, farm, commercial, industrial, vacant, derelict and cultural and recreational lands.

The types and classes of land categories not considered appropriate for differential rates are:

- Electronic gaming machine venues, fast food premises, liquor licenced venues/outlets and businesses defined by hours of trade.

Council must consider the implementation of differential rates for farm lands and retirement villages, but are not obliged to implement differential rates for these classes of land.

The general rate levied on a property represents a contribution toward the cost of providing universally accessible services and infrastructure - it does not and cannot reflect the level of services accessed or benefits derived by a ratepayer or group of ratepayers. Council considers that the granting of a rate reduction to one ratepayer group is not equitable on the grounds that it shifts the rate burden onto other ratepayers.

Council is not proposing to introduce differential rates in the 2019/20 Budget.

Municipal Charge

Council may declare a municipal charge to recover some of the administrative costs of the Council. A municipal charge is a flat charge which would be applied to all rateable properties. Council does not currently levy a municipal charge.

Advantages of a Municipal Charge include:

- A municipal charge applies equally to all properties and is based upon the recovery of fixed cost of providing administrative services irrespective of valuation. Each ratepayer contributes equally toward identified administrative costs.

Disadvantages of a Municipal Charge include:

- The argument against a municipal charge is that this charge is regressive in nature and would result in lower valued properties paying higher overall rates and charges as a percentage of their property value than they do at present.

Council is not proposing to implement a Municipal Charge in the 2019/20 Budget.

Service Rates and Service Charges

A council may declare a service rate or an annual service charge or any combination of such a rate and charge for any of the following services:

- a) the provision of a water supply
- b) the collection and disposal of refuse
- c) the provision of sewage services
- d) any other prescribed service

Manningham City Council currently declares a cost-recovery based Waste service charge for the collection and disposal of refuse.

Advantages of a Service Charge include:

- It is readily understood by residents as a fee for a direct service that they receive.
- It provides equity in the rating system in that all residents who receive exactly the same service level all pay an equivalent amount.
- Ratepayers' can vary their charge through choosing a range of waste bin options.

Disadvantages of a Service Charge include:

- The argument against a service charge is that this charge is regressive in nature and would result in lower valued properties paying higher overall rates and charges. The equity objective in levying rates against property values is lost in a service charge as it is levied uniformly across all assessments.

Council's standard kerbside waste and recycling service is based on an 80 litre garbage bin, 240 litre recycling and 240 litre garden waste bin. Ratepayers may vary the combination of bins and bin sizes that they receive as well as order additional bins (options vary the cost of the service).

Council is proposing to set the standard waste service charge at \$263.40 for 2019/20, representing a 3.5% increase on the 2018/19 service charge.

Special Rates and Charges

Special rates and charges are covered under Section 163 of the Local Government Act (1989), which enables Council to declare a special rate or charge or a combination of both for the purposes of:

- Defraying any expenses; or
- Repaying with interest any advance made or debt incurred or loan raised by Council.

Council is not proposing to adopt a Special Rate or Special Charge in the 2019/20 Budget.

7.7 Rebates/Waivers/Concessions

Council may grant a rebate or concession in relation to a rate or charge to assist in the proper development of the municipal district, preserve buildings or places that are of historical or environmental interest, or to restore or maintain buildings or places of historical, environmental, architectural or scientific importance.

State Government Pension Rebate

Holders of a State Government pension card may be eligible for a State Government funded Pension Rebate of \$229.40 and a further \$50.00 rebate towards the cost of the Fire Services Property Levy. These are the 2018/19 values as the 2019/20 rebates have not been released as of the adoption of the proposed Budget:

- Hold a current Pensioner Concession Card from Centrelink or Veterans' Affairs.; or
- A Gold Card from the Department of Veterans' Affairs specifying War Widow (WW) or Totally and Permanently Incapacitated (TPI).
- Be responsible for payment of the rates and charges.
- Be their residential property.

These concessions are fully funded by the State Government.

Low Income Rebate

Council currently grants a rebate to holders of a "Low Income" Health Care Card. The rebate is proposed at \$64.25 for 2019/20, a 2.5% increase on the 2018/19 rebate (\$62.70).

Holders of a State Government pension card may also be eligible for a State Government funded Pension Rebate of \$229.40 and a further \$50.00 rebate towards the cost of the Fire Services Property Levy (2018/19 value).

This concession is fully funded by Council.

Rate concession for Council owned facilities

A rate concession equivalent to the general rates is provided to Council owned highball and recreation facilities operated by community based organisations under lease from Council.

General Valuation Rebate

Council currently offers a concession to those ratepayers who may suffer financial hardship due to rate increases as a result of a general valuation of properties (now every year).

The concession is limited to 50% of the rate increase which is above 30% and if granted is only applicable to that financial year.

It is proposed that Council apply:

- a) a rebate for Low Income Health Care Card holders (set at \$64.25 for 2019/20)
- b) a rate concession for Council owned recreation facilities that are operated by community based organisations.
- c) a general valuation rebate to ratepayers who may suffer financial hardship as a result of the General Revaluation of properties.

No other rebates or waivers are proposed.

7.8 Financial Hardship

Council acknowledges that some ratepayers will experience financial difficulty from time to time and will not be able to meet payment due dates for a number of reasons. Council has identified that it is necessary to provide assistance and relief at times and has a number of processes in place through the Rate Debtor Management Policy.

Council has a range of Financial Hardship provisions to assist ratepayers who are experiencing financial hardship. The objectives of these provisions are to ensure:

- appropriate assistance is granted to ratepayers enduring genuine financial hardship
- all applications for rate and levy relief are treated respectfully and confidentially
- ratepayers experiencing genuine financial hardship are treated with compassion and are made aware of their legal entitlements and initiatives provided by Manningham City Council and its service providers.
- a flexible approach to the timing of debt payments, the writing off or not charging of interest.

The financial hardship provisions include a Rate Payment Agreement that acknowledges the ratepayer's financial position, waiver of interest and legal costs, deferment of rates and charges to a mutually agreed date and a partial rate rebate where a rate charge increases by over 30% as a consequence of a general revaluation.

7.9 Fire Services Property Levy

In 2013/14 the Victorian Government introduced the Fire Services Property Levy (FSPL). This charge is collected by Councils on behalf of the Victorian State Government and included in the Rates Notice as an additional charge. The FSPL is not included as rates and charges for the purposes of calculating the rate cap.

Council plays no role in setting the FSPL charges and all FSPL receipts are remitted to the Victorian State Government on a quarterly basis.

The levy is made up of a variable component based on the capital improved value of the property and a fixed component. The fixed component will vary for residential properties and non-residential properties. The variable rates will also vary for residential properties and non-residential properties. The variable rates will also differ depending whether properties are within the designated MFB or CFA fire area.

The 2019/20 FSPL had not been advised to Council when the proposed Budget was adopted.

The fire services property levy is shown as separate charges on the Valuation & Rates notice.

7.10 Payment Options

Payment Due Dates

In accordance with the Local Government Act, Council must allow a person or ratepayer to pay a rate or charge in four instalments. The date of these instalments is set by the Minister.

A Council may also allow a person to pay a rate or charge in a single lump sum payment.

Manningham does not provide this option and has not for over 15 years.

Council will offer the following payment options in 2019/20:

Four instalment plan:

- 30/09/2019 (Monday)
- 02/12/2019 (Monday, being the next work day after 30/11/2019)
- 02/03/2020 (Monday, being the next work day after 29/02/2020)
- 01/06/2020 (Monday, being the next work day after 30/05/2020)

Ten instalments option (direct debit only)

Council does not offer a payment in full option and does not provide an incentive for early payment.

Payment Methods

Council offers a wide range of payment options including direct debit (savings or cheque account), Bpay (phone or internet), Australia Post Billpay (in person, internet, telephone), and Council Offices (in person). Payments may be made by credit/debit card, cash or cheque.

Late payment of rates

Penalty interest will be charged in accordance with Section 172 of The Act which allows interest to be charged on any amount of rates and charges not paid by the respective due date. Interest will be calculated at the rate fixed under section 2 of the Penalty Interest Rates Act 1983 that applied on the first day of July immediately before the due date for the payment.

Interest will be calculated from the due date of the instalment missed on the amount not paid.

Manningham City Council 2019/20 Annual Budget

Appendix A: Fees and Charges Schedule 2019/20

This appendix presents the fees and charges of statutory and non-statutory nature which will be charged in respect to various goods and services provided during 2019/20 year.

Manningham City Council 2019/20 Annual Budget

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2018/19 Price (Incl. GST where applicable) \$	2019/20 Price (Incl. GST where applicable) \$	GST Applicable Yes/ No	
Financial Services	General	Dishonoured Cheque and Direct Debits Administration Fee			41.50	43.00	No	
		Confirmation of ownership letter	Processed by council rates department		34.90	36.10	No	
	Valuation and Rates	Land Information Certificates	statutory	up to 3 working days		26.30	27.00	No
			urgent fee - same/next day	includes statutory fee component + Urgent Fee		78.00	80.70	No
		Debt Recovery LG Premium Pac				71.50	74.00	Yes
			Debt Recovery LG Pac			15.30	15.80	Yes
		Request to forward details				43.60	45.10	No
		Street Number Change	Maximum			676.95	700.65	No
	Minimum				174.25	180.35	No	
	Community Programs	Maternal and Child Health	Parent Education Program	MCC resident		30.90	32.00	Yes
Non resident					44.70	46.30	Yes	
HealthCare Card Holder					11.70	12.10	Yes	
Early Years at MC ²		Child Care	Full week	Monday to Friday (8:00 am - 6:00 pm)		537.00	556.00	No
			Full individual days	8:00 am - 6:00 pm		109.00	113.00	No
			Public holidays	100% fee charged	as above	as above	No	
		Late Fee	A late fee will be charged for the late collection of children after 6:00 pm	Fee has increased to reflect cost of staffing if required to work overtime.	30.00	35.00	No	
Integrated Planning	Planning Scheme	Fees for Planning Scheme Amendments	Advertising notice of approval (per letter)		30.00	31.10	No	
			Advertising other fee (one sign erected on site)	In line with Statutory Planning charges	200.00	207.00	No	
			Advertising other fee (two signs erected on site)	In line with Statutory Planning charges	250.00	258.80	No	
			Advertising other fee (three signs erected on site)	In line with Statutory Planning charges	300.00	310.50	No	
			Advertising other fee (four signs or more erected on site)	In line with Statutory Planning charges	550.00	569.30	No	
			Notice of Approval - print media (set fee)	Gov. Gaz = \$280 / Leader \$1500	567.90	587.80	No	
			Notice of Exhibition - print media	Charge is on-charged exactly, not a set fee.	-	-	No	
			Notice of exhibition (per property)	Up to 100 letters	7.20	7.50	No	
				From 101 to 500 letters	7.20	7.50	No	
				From 500 plus letters	3.60	3.70	No	
			Advertising-Planning-Registered Fee (per letter)		7.20	7.50	No	
*Stage 1 Pre-exhibition (Request to consider an amendment)	Statutory charge set by Department of Environment, Land, Water and Planning (DELWP)	2,936.20	3,039.00	No				

Manningham City Council 2019/20 Annual Budget

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2018/19 Price (Incl. GST where applicable) \$	2019/20 Price (Incl. GST where applicable) \$	GST Applicable Yes/ No
Integrated Planning (cont)	Planning Scheme (cont)	Fees for Planning Scheme Amendments (cont)	*Stage 2 - Exhibition	Statutory charge set by DELWP For considering up to 10 submissions which request a change to an amendment	2,943.40	3,046.50	No
			*	For considering 11 to 20 submissions which request a change to an amendment	29,077.40	30,095.10	No
			*	For considering in excess of 20 submissions which request a change to an amendment	38,869.70	40,230.10	No
			*Stage 3 Adoption	Statutory charge set by DELWP	463.30	479.50	No
			*Stage 4 Approval	Statutory charge set by DELWP	463.30	479.50	No
Approvals & Compliance	Animal Management	Registration Fee	Dog - Reduced Fee (Sterilised)	Annual Fee \$51 + \$4 State Gov Levy - Council	53.00	55.00	No
		Registration Fee	Dog - Full Fee (Non sterilised)	Annual Fee \$161 + \$4 State Gov Levy - Council	159.00	165.00	No
		Registration Fee	Cat - Reduced Fee (Sterilised)	Annual Fee \$31 + \$4 State Gov Levy - Council	212.00	220.00	No
		Registration Fee	Cat - Full Fee (Non sterilised)	Annual Fee \$141 + \$4 State Gov Levy - Council	144.00	149.00	No
		Registration Fee	Dangerous Dog	Annual Fee \$211 + \$4 State Gov Levy - Council	207.00	215.00	No
		Registration Fee	Restricted Breed Dog	Annual Fee \$211 + \$4 State Gov Levy - Council	207.00	215.00	No
		Registration Fee	Menacing Dog	Annual Fee \$211 + \$4 State Gov Levy - Council	414.00	430.00	No
		Registration Fee	Domestic Animal Businesses	Annual Fee \$260 + \$20 State Gov Levy - Council	270.00	280.00	No
		Registration Fee	Late Registration Administration Fee	Council	10.00	10.00	No
		Registration Fee	Foster Carer	Council		No Fee	No
		Release Fee	Impounded Domestic Animal Dog/Cat (first 24 hours)	Impounded during business hours - Council	95.00	99.00	No
		Release Fee	Impounded Domestic Animal Dog/Cat (first 24 hours)	Impounded outside of business hours - Council	135.00	140.00	No
		Release Fee	Daily Fee - Impound Dog / Cat	Sustenance charge per day - Council	15.00	15.50	No
		Release Fee	Impounded Animal Stock (first 24 hours)	Impounded during business hours - Council	83.00	86.00	No
		Release Fee	Impounded Animal Stock (first 24 hours)	Impounded outside of business hours - Council	160.00	166.00	No
		Release Fee	Daily Fee - Impound - Small animal (Sheep, Goats, Llama or similar)	Sustenance charge per day - Council	18.00	19.00	No
		Release Fee	Daily Fee - Impound - Large animal (Cows, Pony, Horses or similar)	Sustenance charge per day - Council	37.00	39.00	No
		Surrender Fee	Domestic Animal	Council		55.00	No
		Surrender Fee	Stock Animal	Council		80.00	NO
		Pet Register Information	Access to the registration data by public	per entry inspected - Council	18.00	19.00	NO

Manningham City Council 2019/20 Annual Budget

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2018/19 Price (Incl. GST where applicable) \$	2019/20 Price (Incl. GST where applicable) \$	GST Applicable Yes/ No
Approvals & Compliance (cont)	Animal Management (cont)	Hire Fees	Hire Cat Trap Fee	2 weeks (refundable deposit \$60) - Council	60.00	62.00	Yes
		Animal Transport	Float Charge (per animal)	Council impound & transport stock (3 hours) - Council	200.00	207.00	No
		Boarding Fee	Cattery	Daily fee - Council	17.00	18.00	Yes
		Fines and Prosecutions	Animal Infringement - Level 1 (.5 Penalty Units)	Statutory	81.00	81.00	No
		Fines and Prosecutions	Animal Infringement - Level 2 (1 Penalty Units)	Statutory	161.00	161.00	No
		Fines and Prosecutions	Animal Infringement - Level 3 (1.5 Penalty Units)	Statutory	242.00	242.00	No
		Fines and Prosecutions	Animal Infringement - Level 4 (2 Penalty Units)	Statutory	322.00	322.00	No
		Fines and Prosecutions	Animal Infringement - Level 5 (2.5 Penalty Units)	Statutory	403.00	403.00	No
		Fines and Prosecutions	Animal Infringement - Level 8 (4 Penalty Units)	Statutory	644.00	644.00	No
	Fines and Prosecutions	Minor attack infringement	Statutory	403.00	403.00	No	
	Traffic Management	Parking Permit Fee	Residential Parking	Initial - Council	61.00	63.00	No
		Parking Permit Fee	Residential Parking	Additional - Council	120.00	124.00	No
		Parking Permit Fee	Traders Parking	Per Application - Council	28.00	35.00	No
		Parking Permit Fee	Traders Parking	Greater than 10 Applications - Council	61.00	63.00	No
		Parking Permit Fee	Tradesman Parking	Period between 1 to 7 days - Council	32.00	47.00	No
		Parking Permit Fee	Tradesman Parking	Period between 1 to 12 weeks - Council		155.00	No
		Parking Permit Fee	Aquarena Parking	Per Permit - Council	-	No Fee	No
		Parking Permit Fee	Replacement Permit - Administrative	Per Permit - Council		10.00	No
		Fines and Prosecutions	Parking Infringement Level 1 (.5 Penalty Unit)	Statutory	81.00	81.00	No
		Fines and Prosecutions	Parking Infringement Level 2 (.6 Penalty Unit)	Statutory	97.00	97.00	No
		Fines and Prosecutions	Parking Infringement Level 3 (1 Penalty Unit)	Statutory	178.00	178.00	No
	Local Law	Permit Fee	General Permit Fee	Various - Council	120.00	124.00	No
		Permit Fee	Charity Clothing Bins - Permit Fees	Per Bin - Council	120.00	124.00	No
		Permit Fee	Craft market stalls	(EHO)- Council	120.00	124.00	No
		Permit Fee	Circuses and carnivals on Council/Crown land	Per application - Council	590.00	611.00	No
		Permit Fee	Mobile Cranes	Per application - Council	1,650.00	1,708.00	No
		Permit Fee	Use of reserves	per day	120.00	124.00	No
		Permit Fee	Rubbish Hoppers - Permit Fees	Annual - Accredited - Council	725.00	750.00	No
		Permit Fee	Activity on Footpath -Display of Goods	Less than 6 square metres- Council	270.00	280.00	No
		Permit Fee	Activity on Footpath -Display of Goods	In excess of 6 square metres (per sq. metre)- Council	75.00	78.00	No
		Permit Fee	Activity on Footpath -Tables & Chairs	Less than 6 square metres- Council	270.00	280.00	No
		Permit Fee	Activity on Footpath -Tables & Chairs	In excess of 6 square metres (per sq. metre)- Council	345	358	No
Permit Fee	Signs	Per Individual sign - Council	120.00	124.00	No		

Manningham City Council 2019/20 Annual Budget

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2018/19 Price (Incl. GST where applicable) \$	2019/20 Price (Incl. GST where applicable) \$	GST Applicable Yes/ No
Approvals & Compliance (cont)	Local Law (cont)	Permit Fee	Signs - Charitable Organisations	Per individual sign - Council		62.00	
		Permit Fee	Signs - Real estate agents	per company / annum (inspection boards etc) - Council	580.00	600.00	No
		Permit Fee	Footpath occupation - BBQ and food sampling	Permit. per m2 (EHO) - Council	580.00	662.00	No
		Fines and Prosecutions	Manningham Community Local Laws	Individual - Council	200.00	200.00	No
		Fines and Prosecutions	Manningham Community Local Laws (Corporation)	Body Corporate / Company - Council	500.00	500.00	No
	Impounded Goods	Release Fee	Shopping Trolley	Per item - Council	62.00	64.00	No
		Release Fee	Real Estate/advertising board sign (or similar)	Per item - Council	562.00	564.00	No
		Release Fee	Other Item	Per item - Council		64.00	No
	Impounded Vehicles	Release Fee	Vehicle - Impounded or Abandoned	Per item - Council	170.00	176.00	No
		Release Fee	Vehicle - Tow	Per item - Council	165.00	171.00	NO
		Release Fee	Daily charge / Vehicle	Per item - Council	335.00	347.00	No
		Inspection Fee	Impounded / Abandoned Vehicle	Per item - Council		50.00	No
	Planning Compliance	Fines and Prosecutions	Planning Infringement Notice (10 Penalty Units)	Statutory	1,612.00	1,612.00	No
		Fines and Prosecutions	Planning Infringement Notice (5 Penalty Units)	Statutory	805.00	805.00	No
	Fire Prevention	Vacant Block <1000m2	Slashing Machinery	Per property- Council	2,417.00	2,417.00	Yes
		Vacant Block <2000m2	Slashing Machinery	Per property- Council	580.00	600.00	Yes
		Vacant Block per 4000m2	Slashing Machinery	Per property- Council	825.00	854.00	Yes
		Inaccessible for Machinery	Slashing Hand	Per hour - Council	115.00	119.00	Yes
		Permit Fee	Burn Permit - Vacant Land Only	Inspection by officer required - Council	120.00	124.00	No
		Permit Fee	All Occupied Land	No inspection - Council		No Fee	No
	Land Management	Blackberry Control -	< 2,000 m ²	Council	176.00	182.00	No
		Blackberry Control -	< 4,000 m ²	Council	176.00	182.00	No
		Blackberry Control	> 4,000 m ² - by quote	per hour - Council	115.00	119.00	Yes
	Food Act	Class 1 (Standard FSP) - Registration Fee	High Risk Premises using a Standard FSP	New categories for food businesses	760.00	790.00	No
		Class 1 (Standard FSP) - Transfer Fee			380.00	395.00	No
		Class 1 (Standard FSP) - Transfer Report			250.00	260.00	No
		Class 1 (Standard FSP) - Plan Approval			220.00	230.00	No
		Class 1 (Non Standard FSP) - Registration Fee	High Risk Premises using a Non Standard FSP		460.00	480.00	No
		Class 1 (Non Standard FSP) - Transfer Fee			230.00	240.00	No
		Class 1 (Non Standard FSP) - Transfer Report			250.00	260.00	No
Class 1 (Non Standard FSP) - Plan Approval				220.00	230.00	No	

Manningham City Council 2019/20 Annual Budget

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2018/19 Price (Incl. GST where applicable) \$	2019/20 Price (Incl. GST where applicable) \$	GST Applicable Yes/ No
Approvals & Compliance (cont)	Food Act (cont)	Class 2 (Standard FSP) - Registration Fee	Moderate Risk Premises using a Standard FSP		500.00	520.00	No
		Class 2 (Standard FSP) - Transfer Admin/Access Fee			250.00	260.00	No
		Class 2 (Standard FSP) - Transfer Inspection Fee			250.00	260.00	No
		Class 2 (Standard FSP) - Plan Approval			220.00	230.00	No
		Class 2 (Non Standard FSP) - Registration Fee	Moderate Risk Premises using a Non Standard FSP		400.00	420.00	No
		Class 2 (Non Standard FSP) - Transfer Fee			200.00	210.00	No
		Class 2 (Non Standard FSP) - Transfer Report			250.00	260.00	No
		Class 2 (Non Standard FSP) - Plan Approval			220.00	230.00	No
		Class 2 >20EFT (Standard FSP) - Registration Fee	Moderate Risk Premises with > 20 EFT using a Standard FSP		1,000.00	1,035.00	No
		Class 2 >20 EFT(Standard FSP) - Transfer Fee			500.00	517.50	No
		Class 2 >20 EFT(Standard FSP) - Transfer Report			300.00	310.00	No
		Class 2 >20EFT(Standard FSP) - Plan Approval			290.00	300.00	No
		Class 2 >20EFT(Non Standard FSP) - Registration Fee	Moderate Risk Premises with >20EFT using a Non Standard FSP		680.00	700.00	No
		Class 2 >20EFT(Non Standard FSP) - Transfer Fee			340.00	350.00	No
		Class 2 >20EFT(Non Standard FSP) - Transfer Report			300.00	310.00	No
		Class 2 >20EFT(Non Standard FSP) - Plan Approval			290.00	300.00	No
		Class 2 Community Group (Standard FSP) - Registration Fee	Community Group using a Standard FSP		210.00	220.00	No
		Class 2 Community Group (Standard FSP) - Transfer Fee			105.00	110.00	No
		Class 2 Community Group (Standard FSP) - Transfer Report			315	330	No
		Class 2 Community Group (Standard FSP) - Plan Approval			185.00	190.00	No
Class 3 - Registration Fee	Moderate to Low Risk Premises using a Minimum Records		320.00	330.00	No		

Manningham City Council 2019/20 Annual Budget

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2018/19 Price (Incl. GST where applicable) \$	2019/20 Price (Incl. GST where applicable) \$	GST Applicable Yes/ No	
Approvals & Compliance (cont)	Food Act (cont)	Class 3 - Transfer Fee			160.00	165.00	No	
		Class 3 - Transfer Report			480.00	495.00	No	
		Class 3 - Plan Approval			210.00	220.00	No	
		Class 3 (Community Group) - Registration Fee	Moderate to Low Risk Community Group using a Minimum Records		190.00	200.00	No	
		Class 3 (Community Group) - Transfer Fee			95.00	100.00	No	
		Class 3 (Community Group) - Transfer Report			285.00	300.00	No	
		Class 3 (Community Group) - Plan Approval			190.00	200.00	No	
		Class 2 Home based Business Plan Approval		Significant time spent / inspections to assist home based to set up / comply with standards	190.00	200.00	No	
		Class 3 Home Based Business Plan Approval		Significant time spent / inspections to assist home based to set up / comply with standards	190.00	200.00	No	
		Class 2 Food Vehicle (business)		New state wide registration system now in operation	380.00	400.00	No	
		Additional class 2 food vehicle (business)			250.00	260.00	No	
		Mobile / Temporary Food Premises	Class 3 Food Vehicle (business)			320.00	330.00	No
			Additional class 3 food vehicle (business)			160.00	170.00	No
			Class 2 community group Food Vehicle			195.00	200.00	No
	Additional class 2 community group food vehicle				105.00	110.00	No	
	Class 3 community group Food Vehicle				175.00	180.00	No	
	Additional class 3 community group food vehicle				95.00	100.00	No	
	Class 2 Temporary food premises (business)				205.00	215.00	No	
	Additional class 2 Temporary food premises (business)				110.00	115.00	No	
	Class 3 Temporary food premises (business)				185.00	195.00	No	
	Additional class 3 Temporary food premises (business)				100.00	105.00	No	
	Food Premises reinspection fee (for non-compliance)			New fee adopted by Council 23 October 218		114.43	114.43	No

Manningham City Council 2019/20 Annual Budget

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2018/19 Price (Incl. GST where applicable) \$	2019/20 Price (Incl. GST where applicable) \$	GST Applicable Yes/ No
Approvals & Compliance (cont)	Public Health and Wellbeing Act	Registration Fee	High Risk		320.00	330.00	No
			High+Mod Risk		395.00	410.00	No
			High+Mod+Low Risk		445.00	460.00	No
			High+Low Risk		365.00	380.00	No
			Mod+Low Risk		345.00	360.00	No
			Mod Risk		300.00	310.00	No
		Low Risk - Ongoing	one off notification from 1 March 2016	170.00	180.00	No	
		Plan Approval	High Risk		220.00	230.00	No
			High+Mod Risk		220.00	230.00	No
			High+Mod+Low Risk		220.00	230.00	No
			High+Low Risk		220.00	230.00	No
			Mod+Low Risk		210.00	220.00	No
			Mod Risk		430.00	450.00	No
		Low Risk - Ongoing	one off notification from 1 March 2016	200.00	210.00	No	
		Transfer Fee	High Risk		160.00	165.00	No
			High+Mod Risk		197.50	205.00	No
			High+Mod+Low Risk		357.50	370.00	No
			High+Low Risk		182.50	190.00	No
			Mod+Low Risk		172.50	180.00	No
			Mod Risk		150.00	155.00	No
		Low Risk - Ongoing	one off notification from 1 March 2016	170.00	180.00	No	
		Transfer Report	High Risk		220.00	230.00	No
			High+Mod Risk		220.00	230.00	No
			High+Mod+Low Risk		220.00	230.00	No
			High+Low Risk		220.00	230.00	No
			Mod+Low Risk		210.00	230.00	No
			Mod Risk		210.00	230.00	No
		Low Risk - Ongoing	one off notification from 1 March 2016	200.00	210.00	No	
		Prescribed Accommodation - Renewal Fee	<20 beds		260.00	270.00	No
			20 - 40 beds		340.00	350.00	No
			>40 beds		450.00	465.00	No
		Prescribed Accommodation - Transfer Fee	<20 beds		130.00	135.00	No
			20 - 40 beds		170.00	175.00	No
			>40 beds		225.00	232.50	No
		Prescribed Accommodation - Transfer Inspection & Report	Inspection Report <20		180.00	190.00	No
			Inspection Report <40		200.00	210.00	No
			Inspection Report >40		210.00	220.00	No
		Prescribed Accommodation - Plan Approval	<20		190.00	200.00	No
			<40		400.00	420.00	No
			>40		230.00	240.00	No
Caravan Parks Registration Fee	<25	Fee unit per Act (\$14.45) x 17	241.74	245.65	No		
	25 < 50	Fee unit per Act (\$14.45) x 34	483.48	491.30	No		
	50 < 100	Fee unit per Act (\$14.45) x 68	725.22	736.95	No		
Caravan Parks Transfer Fee	<25	Fee unit per Act (14.45) x 5	71.10	72.25	No		
	25 < 50	Fee unit per Act (14.45) x 5	71.10	72.25	No		
	50 < 100	Fee unit per Act (14.45) x 5	71.10	72.25	No		
Caravan Transfer Inspection Report			142.20	144.50	No		

Manningham City Council 2019/20 Annual Budget

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2018/19 Price (Incl. GST where applicable) \$	2019/20 Price (Incl. GST where applicable) \$	GST Applicable Yes/ No
Approvals & Compliance (cont)	Parking	For a period longer than fixed	Road Safety (General) Regulations 1999	state govt determines these fees (0.5 penalty unit) **	80.60	state govt	No
		Contrary to conditions so fixed	Road Safety (General) Regulations 1999	state govt determines these fees (0.5 penalty unit) **	80.60	state govt	No
		Fail to park within a single bay	Road Safety (General) Regulations 1999	state govt determines these fees (0.5 penalty unit) **	80.60	state govt	No
		In a no parking area	Road Safety (General) Regulations 1999	state govt determines these fees (0.5 penalty unit) **	80.60	state govt	No
		Leave vehicle other than manner indicated	Road Safety (General) Regulations 1999	state govt determines these fees (0.5 penalty unit) **	80.60	state govt	No
		Parking	Construction works zone	Per bay, per day	7.00	7.20	No
		Other infringement	Road Safety (General) Regulations 1999	state govt determines these fees (0.5 penalty unit) **	80.60	state govt	No
	Local Laws	For any infringements under Local Laws	Manningham General and Health Local Laws		87.60	7.20	No
		For any infringements under Local Laws (Corporation)	Manningham General and Health Local Laws		500.00	517.50	No
	Local Laws and Traders	Shopping Trolley Recovery			62.00	64.20	No
		Real Estate/advertising board sign release fee			110.00	113.90	No
		Placing goods and furniture on footpaths	less than 6 square metres		270.00	279.50	No
			in excess of 6 square metres (per sq. metre)		380.00	393.40	No
		Signs			120.00	124.20	No
		Craft market stalls			120.00	124.20	No
		Local Law - General Permit Fee			120.00	124.20	No
	Footpath	Placing goods and furniture on footpaths	less than 6 square metres		240.00	248.40	No
			in excess of 6 square metres (per sq. metre)		75.00	77.60	No
		Signs			120.00	124.20	No
		Craft market stalls			120.00	124.20	No
		Local Law - General Permit Fee			120.00	124.20	No
		Footpath occupation - real estate agents	per company, per annum	open for inspection boards etc.	580.00	600.30	No
		Footpath occupation - BBQ and food sampling	Permit. per m2		120.00	124.20	No
		Obstructions - Permit Fees			700.00	724.50	No
		Impounded Vehicle	Release fee		170.00	176.00	No
			daily charge		27.00	27.90	No
		Towing Fee		description change	165.00	170.80	No
	Parks	Use of reserves - Permit Fees	per day		192.00	198.70	No
	Other	Blackberry Control - 1/4 acre			176.00	182.20	No
		Blackberry Control - One acre			310.00	320.90	No

Manningham City Council 2019/20 Annual Budget

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2018/19 Price (Incl. GST where applicable) \$	2019/20 Price (Incl. GST where applicable) \$	GST Applicable Yes/ No	
Approvals & Compliance (cont)	Vaccines	Hepatitis B Vaccines - Adult	per dose	Price based on wholesale price + profit margin	25.00	25.90	Yes	
		Hepatitis B Vaccines - Child	per dose	Price based on wholesale price + profit margin	23.00	23.80	Yes	
		Hepatitis A Vaccines - Adult	per dose	Price based on wholesale price + profit margin	80.00	82.80	Yes	
		Twinrix Vaccines - Adult	per dose	Price based on wholesale price + profit margin	80.00	82.80	Yes	
		Flu Vaccine (Not at risk Group)	per dose	Price based on wholesale price + profit margin	25.00	25.90	Yes	
		Flu Vaccine (Not at risk Group- children)	per course (2 doses)	Price based on wholesale price + profit margin	25.00	25.90	Yes	
		Pneumococcal (Not at risk group)	per dose	Price based on wholesale price + profit margin	50.00	51.80	Yes	
		Diphtheria, tetanus, pertussis (Boostrix)	per dose	Price based on wholesale price + profit margin	50.00	51.80	Yes	
		Chickenpox	per dose	Price based on wholesale price + profit margin	65.00	67.30	Yes	
		Meningococcal C	per dose	Price based on wholesale price + profit margin	80.00	82.80	Yes	
		Immunisation assessment & catch up advice	per child	New fee due to increased demand resulting from new Family payment requirements & overseas clients (305 requests in 2016) GP's also referring clients to Council then GP vaccinates and recovers rebate. This additional service costs Council approx. \$10,000 annually.	25.00	25.00		
		Other Charges	Busking permit fee		per day		120.00	124.20
	Circuses and carnivals on Council/Crown land					590.00	610.70	No
	Public entertainment permit		Festivals, street parties etc.			120.00	124.20	No
	No standing signs		per day, also deposit and commercial centres excess			120.00	124.20	No
	Mobile Cranes - Permit Fees			per month		1,650.00	1,707.80	No
	Sale of Goods - Permit Fees			per day		120.00	124.20	No
	Solicit or Collect - Permit Fees			per day		120.00	124.20	No
	Storing Vehicles & Machinery - Permit Fees			per year		120.00	124.20	No
	Camping on Private Property - Permit Fees				120.00	124.20	No	
Camping on Council Land - Permit Fees		per day		120.00	124.20	No		
Filming		per hour		120.00	124.20	No		

Manningham City Council 2019/20 Annual Budget

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2018/19 Price (Incl. GST where applicable) \$	2019/20 Price (Incl. GST where applicable) \$	GST Applicable Yes/ No	
Approvals & Compliance (cont)	Septic Tank Domestic	New Installation and Major Alterations	Domestic		420.00	430.00	No	
		Minor Alteration	Domestic		230.00	240.00	No	
	Septic Tank Commercial	Commercial Installation and Alteration	Commercial - \$10.00 per \$100 of cost of system			-	-	No
		Sand analysis				140.00	145.00	
		Copy of existing septic tank system plan		per plan		40.00	42.00	No
		On-site location of existing septic tank system				260.00	270.00	No
	Fire Prevention	Blackberry Control - Quote		per hour		115.00	119.00	Yes
		Standard Block	Administrative Fee			455.00	470.90	Yes
		Double Block	Administrative Fee			580.00	600.30	Yes
		Operating surplus/(deficit) for the year	Administrative Fee			540.00	558.90	Yes
		Permit to Burn (New Charge to be confirmed)				120.00	124.20	No
	Inaccessible		per hour		115.00	119.00	Yes	
Statutory Planning	Application fees for permits under Section 47 of the Planning & Environment Act 1987 (regulation 9)							
	Use	Class 1: Use only		Statutory Fee - (89 fee units) ***	1,286.10	1,318.09	No	
	Single Dwelling	Class 2: To develop land for a single dwelling per lot or use and develop land for a single dwelling per lot or undertake development ancillary to the use of land for a single dwelling per lot included in the application (other than a class 7 permit or a permit to subdivide or consolidate land) if the estimated cost of development is \$10,000 or less		Statutory Fee - (13.5 fee units) ***	195.10	199.94	No	
		Class 3: To develop land for a single dwelling per lot or use and develop land for a single dwelling per lot or undertake development ancillary to the use of land for a single dwelling per lot included in the application (other than a class 8 permit or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$10,000 but not more than \$100,000		Statutory Fee - (42.5 fee units) ***	614.10	629.43	No	

Manningham City Council 2019/20 Annual Budget

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2018/19 Price (Incl. GST where applicable) \$	2019/20 Price (Incl. GST where applicable) \$	GST Applicable Yes/ No
Statutory Planning (cont)	Single Dwelling (cont)	Class 4: To develop land for a single dwelling per lot or use and develop land for a single dwelling per lot or undertake development ancillary to the use of land for a single dwelling per lot included in the application (other than a class 8 permit or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$100,000 but not more than \$500,000		Statutory Fee - (87 fee units) ***	1,257.20	1,288.47	No
		Class 5: To develop land for a single dwelling per lot or use and develop land for a single dwelling per lot or undertake development ancillary to the use of land for a single dwelling per lot included in the application (other than a class 8 permit or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$500,000 but not more than \$1,000,000		Statutory Fee - (94 fee units) ***	1,358.30	1,392.14	No
		Class 6: To develop land for a single dwelling per lot or use and develop land for a single dwelling per lot or undertake development ancillary to the use of land for a single dwelling per lot included in the application (other than a class 8 permit or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$1,000,000 but not more than \$2,000,000.		Statutory Fee - (101 fee units) ***	1,459.50	1,495.81	No

Manningham City Council 2019/20 Annual Budget

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2018/19 Price (Incl. GST where applicable) \$	2019/20 Price (Incl. GST where applicable) \$	GST Applicable Yes/ No
Statutory Planning (cont)	Vic Smart Application	Class 7: VicSmart application if the estimated cost of development is \$10,000 or less		Statutory Fee - (13.5 fee units) ***	195.10	199.94	No
		Class 8: VicSmart application if the estimated cost of development is more than \$10,000		Statutory Fee - (29 fee units) ***	419.10	429.49	No
		Class 9: VicSmart application to subdivide or consolidate land		Statutory Fee - (13.5 fee units) ***	195.10	199.94	No
		Class 10: VicSmart application (other than a class 7, class 8 or class 9 permit)		Statutory Fee - (13.5 fee units) ***	195.10	199.94	No
	Development (other than a single dwelling)	Class 11: To develop land (other than a class 2, class 3, class 7 or class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is less than \$100,000		Statutory Fee - (77.5 fee units) ***	1,119.90	1,147.78	No
		Class 12: To develop land (other than a class 4, class 5, or class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$100,000 and not more than \$1,000,000		Statutory Fee - (104.5 fee units) ***	1,510.00	1,547.65	No
		Class 13: To develop land (other than a class 6 or class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$1,000,000 and not more than \$5,000,000		Statutory Fee - (203.5 fee units) ***	3,330.70	3,013.84	No
		Class 14: To develop land (other than a class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$5,000,000 and not more than \$15,000,000		Statutory Fee - (587.5 fee units) ***	8,489.40	8,700.88	No

Manningham City Council 2019/20 Annual Budget

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2018/19 Price (Incl. GST where applicable) \$	2019/20 Price (Incl. GST where applicable) \$	GST Applicable Yes/ No
Statutory Planning (cont)	Development (other than a single dwelling) (cont)	Class 15: To develop land (other than a class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$15,000,000 and not more than \$50,000,000		Statutory Fee - (1,732.5 fee units) ***	25,034.60	25,658.33	No
		Class 16: To develop land (other than a class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$50,000,000		Statutory Fee - (3,894 fee units) ***	56,268.30	57,670.14	No
	Subdivision	Class 17: To subdivide an existing building (other than a class 9 permit)		Statutory Fee - (89 fee units) ***	1,286.10	1,318.09	No
		Class 18: To subdivide land into 2 lots (other than a class 9 or class 17 permit)		Statutory Fee - (89 fee units) ***	1,286.10	1,318.09	No
		Class 19: To effect a realignment of a common boundary between lots or consolidate 2 or more lots (other than a class 9 permit)		Statutory Fee - (89 fee units) ***	1,286.10	1,318.09	No
		Class 20: Subdivide land (other than a class 9, class 17, class 18 or class 19 permit)		Statutory Fee - (89 fee units per 100 lots created) ***	1,286.10 per 100 lots created	1,318.09 per 100 lots created	No
		Class 21: Applications 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		Statutory Fee - (89 fee units) ***	1,286.10	1,318.09	No
	Other	Class 22: A permit not otherwise provided for in the regulation		Statutory Fee - (89 fee units) ***	1,286.10	1,318.09	No

Manningham City Council 2019/20 Annual Budget

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2018/19 Price (Incl. GST where applicable) \$	2019/20 Price (Incl. GST where applicable) \$	GST Applicable Yes/ No
Statutory Planning (cont)	Other (cont)	Application fees to amend permits under Section 72 of the Planning & Environment Act 1987 (regulation 11)					
		Class 1 Amendment: An amendment to a permit to change the use of land allowed by the permit or allow a new use of land.		Statutory Fee - (89 fee units) ***	1,286.10	1,318.09	No
		Class 2 Amendment: An amendment to a permit (other than a permit to develop land for a single dwelling per lot or to use and 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 change the statement of what the permit allows or to change any or all of the conditions which apply to the permit.		Statutory Fee - (89 fee units) ***	1,286.10	1,318.09	No
	Single dwelling	Class 3 Amendment: An amendment to a class 2, class 3, class 4, class 5 or class 6 permit, if the estimated cost of any additional development to be permitted by the amendment is \$10 000 or less.		Statutory Fee - (13.5 fee units) ***	195.10	199.94	No
		Class 4 Amendment: An amendment to a class 2, class 3, class 4, class 5 or class 6 permit, if the estimated cost of any additional development to be permitted by the amendment is more than \$10,000 but not more than \$100,000.		Statutory Fee - (42.5 fee units) ***	614.10	629.43	No
		Class 5 Amendment: An amendment to a class 2, class 3, class 4, class 5 or class 6 permit, if the estimated cost of any additional development to be permitted by the amendment is more than \$100,000 but not more than \$500,000.		Statutory Fee - (87 fee units) ***	1,257.20	1,288.47	No

Manningham City Council 2019/20 Annual Budget

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2018/19 Price (Incl. GST where applicable) \$	2019/20 Price (Incl. GST where applicable) \$	GST Applicable Yes/ No
Statutory Planning (cont)	Single dwelling (cont)	Class 6 Amendment: An amendment to a class 2, class 3, class 4, class 5 or class 6 permit, if the estimated cost of any additional development to be permitted by the amendment is more than \$500,000.		Statutory Fee - (94 fee units) ***	1,358.30	1,392.14	No
	VicSmart	Class 7 Amendment: An amendment to a permit that is the subject of a VicSmart application, if the estimated cost of the additional development is \$10,000 or less.		Statutory Fee - (13.5 fee units) ***	195.10	199.94	No
		Class 8 Amendment: An amendment to a permit that is the subject of a VicSmart application, if the estimated cost of the additional development is more than \$10,000.		Statutory Fee - (29 fee units) ***	419.10	429.49	No
		Class 9 Amendment: An amendment to a class 9 permit (to subdivide or consolidate land).		Statutory Fee - (13.5 fee units) ***	195.10	199.94	No
		Class 10 Amendment: An amendment to a class 10 permit.		Statutory Fee - (13.5 fee units) ***	195.10	199.94	No
		Class 11 Amendment: An amendment to a class 11, class 12, class 13, class 14, class 15 or class 16 permit, if the estimated cost of any additional development to be permitted by the amendment is \$100,000 or less.		Statutory Fee - (77.5 fee units) ***	1,119.90	1,147.78	No
	Development (other than a single dwelling)	Class 12 Amendment: An amendment to a class 11, class 12, class 13, class 14, class 15 or class 16 permit, if the estimated cost of any additional development to be permitted by the amendment is more than \$100,000 but not more than \$1,000,000.		Statutory Fee - (104.5 fee units) ***	1,510.00	1,547.65	No

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2018/19 Price (Incl. GST where applicable) \$	2019/20 Price (Incl. GST where applicable) \$	GST Applicable Yes/ No
Statutory Planning (cont)	Development (other than a single dwelling) (cont)	Class 13 Amendment: An amendment to a class 11, class 12, class 13, class 14, class 15 or class 16 permit, if the estimated cost of any additional development to be permitted by the amendment is more than \$1,000,000.		Statutory Fee - (230.5 fee units) ***	3,330.70	3,413.71	No
	Subdivision	Class 14 Amendment: An amendment to a class 17 permit (to subdivide an existing building).		Statutory Fee - (89 fee units) ***	1,286.10	1,318.09	No
		Class 15 Amendment: An amendment to a class 18 permit (to subdivide land into 2 lots).		Statutory Fee - (89 fee units) ***	1,286.10	1,318.09	No
		Class 16 Amendment: An amendment to a class 19 permit (to effect a realignment of a common boundary between lots or consolidate 2 or more lots other than a class 9 permit).		Statutory Fee - (89 fee units) ***	1,286.10	1,318.09	No
		Class 17 Amendment: An amendment to a class 20 permit (Subdivide land (other than a class 9, class 17, class 18 or class 19 permit).		Statutory Fee - (89 fee units per 100 lots created) ***	1,286.10 per 100 lots	1,318.09 per 100 lots created	No
		Class 18 Amendment: An amendment to a class 21 permit (applications 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)		Statutory Fee - (89 fee units) ***	1,286.10	1,318.09	No
	Other	Class 19 Amendment: An amendment to a class 22 permit (a permit not otherwise provided for in the regulation).		Statutory Fee - (89 fee units) ***	1,286.10	1,318.09	No

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2018/19 Price (Incl. GST where applicable) \$	2019/20 Price (Incl. GST where applicable) \$	GST Applicable Yes/ No
Statutory Planning (cont)	Other (cont)	Regulation 10: For combined permit applications: 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 were made		Statutory Fee - (Sum of the highest fee and then 50% of each of the other applicable fee/s)	Sum of the highest fee and then 50% of each of the other applicable fee/s	Sum of the highest fee and then 50% of each of the other applicable fee/s	No
		Regulation 12: Amend an application for a permit or an application for an amendment to a permit: 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 b) Under section 57A(3)(a) of the Act the fee to amend an application to amend a permit after notice is given is 40% of the application fee for that class of permit set out in the Table at regulation 11 and any additional fee under c) below 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		Statutory Fee (40% of application fee for class of permit)	40% of application fee for class of permit	40% of application fee for class of permit	No
		Regulation 13: For a combined application to amend permit: 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 were made		Statutory Fee - (sum of the highest fee and then 50% of each of the other applicable fee/s)	Sum of the highest fee and then 50% of each of the other applicable fee/s	Sum of the highest fee and then 50% of each of the other applicable fee/s	No

Manningham City Council 2019/20 Annual Budget

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2018/19 Price (Incl. GST where applicable) \$	2019/20 Price (Incl. GST where applicable) \$	GST Applicable Yes/ No		
Statutory Planning (cont)	Other (cont)	Regulation 14: For a combined permit and planning scheme amendment, 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 were made		Statutory Fee - (sum of the highest fee and then 50% of each of the other applicable fee/s)	Sum of the highest fee and then 50% of each of the other applicable fee/s	Sum of the highest fee and then 50% of each of the other applicable fee/s	No		
		Regulation 15: For a certificate of compliance		Statutory Fee - (22 fee units) ***	317.90	325.82	No		
		Regulation 16: For an agreement to a proposal to amend or end an agreement under section 173 of the Act		Statutory Fee - (44.5 fee units) ***	643.00	659.05	No		
		Regulation 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		Statutory Fee - (22 fee units) ***	317.90	325.82	No		
		Application Fees in accordance with the Subdivision (Fee) Regulations 2016							
		Regulation 6: For certification of a plan of subdivision		Statutory Fee - (11.8 fee units) ***	170.50	174.76	No		
		Regulation 7: Alteration of plan under section 10(2) of the Act		Statutory Fee - (7.5 fee units) ***	108.40	111.08	No		
		Regulation 8: Amendment of certified plan under section 11(1) of the Act		Statutory Fee - (9.5 fee units) ***	137.30	140.70	No		
		Regulation 9: Checking of engineering plans		Statutory Fee - (0.75% of the estimated cost of construction of the works proposed in the engineering plan (maximum fee))	0.75% of the estimated cost of construction of the works proposed in the engineering plan (maximum fee)	0.75% of the estimated cost of construction of the works proposed in the engineering plan (maximum fee)	No		
		Regulation 10: Engineering plan prepared by council		Statutory Fee - (3.5% of the cost of works proposed in the engineering plan (maximum fee))	3.5% of the cost of works proposed in the engineering plan (maximum fee)	3.5% of the cost of works proposed in the engineering plan (maximum fee)	No		
		Regulation 11: Supervision of works		Statutory Fee - (2.5% of the estimated cost of construction of the works (maximum fee))	2.5% of the estimated cost of construction of the works (maximum fee)	2.5% of the estimated cost of construction of the works (maximum fee)	No		

Manningham City Council 2019/20 Annual Budget

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2018/19 Price (Incl. GST where applicable) \$	2019/20 Price (Incl. GST where applicable) \$	GST Applicable Yes/ No
Statutory Planning (cont)		Non Statutory Fees					
		Public open space contribution	Calculated in accordance with the schedule to Clause 53.01 of the Manningham Planning Scheme		Calculated in accordance with the schedule to Clause 53.01 of the Manningham Planning Scheme	Calculated in accordance with the schedule to Clause 53.01 of the Manningham Planning Scheme	No
		Subdivision Outstanding Works Bond Refundable	Bond (to enable issuing a statement of compliance prior to works being completed)		150% of the cost of outstanding works as per detailed supplied quote	150% of the cost of outstanding works as per detailed supplied quote	Yes
		Landscape Bond Refundable	Charge per dwelling - condition of planning permit		1,700.00	1,759.50	No
		Application fee to remove or destroy or lop trees 2 plus trees		Modified Statutory Fee	195.10	290.00	No
		Application fee to amend a permit to remove or destroy or lop trees 2 plus trees		Modified Statutory Fee	195.10	290.00	No
		Secondary Consent Application Fee	VicSmart applications or a single dwelling with an additional development cost under \$10,000		170.00	195.00	Yes
		Secondary Consent Application Fee	Single dwelling with an additional development cost under \$100,000		525.00	543.40	Yes
		Secondary Consent Application Fee	All other applications		830.00	859.10	Yes
		Extension of Time Application Fee	All applications		630.00	652.10	Yes
		Pre Application Advice Request			375.00	388.10	Yes
		Statutory Planning Property Enquiries	Written confirmation of planning permit requirements		145.00	185.00	Yes
		Digital copy of Planning Permit and Approved plans	per application		180.00	200.00	Yes
		Advertising of a Planning Application	Up to 10 letters and 2 signs		520.00	538.20	Yes
Advertising of a Planning Application - Letters only	Up to 10 letters		190.00	196.70	Yes		
Advertising of a Planning Application - Additional letters	per letter		7.50	7.80	Yes		

Manningham City Council 2019/20 Annual Budget

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2018/19 Price (Incl. GST where applicable) \$	2019/20 Price (Incl. GST where applicable) \$	GST Applicable Yes/ No		
Statutory Planning (cont)	Other (cont)	Advertising of a Planning Application - Additional sign/s	per sign		90.00	100.00	Yes		
		S173 Agreements - Lodgement of agreement by Council at Titles Office by a Legal Practitioner			400.00	414.00	Yes		
		S173 Agreements - Preparation of agreement by Council			890.00	990.00	Yes		
		S173 Agreements - Review of an externally prepared agreement			350.00	850.00	Yes		
		Title Search	Title Search		60.00	73.00	Yes		
		Photocopying A1 per sheet			15.50	16.00	Yes		
		Photocopying A3 per sheet			3.10	3.20	Yes		
		Photocopying A4 per sheet			1.50	1.60	Yes		
		Community event signage			55.00	65.00	Yes		
		File retrieval & scanning from Grace				85.00	Yes		
		Non refundable Landscape Bond Administrative fee				90.00	Yes		
		Building Services	Building Surveying	Residential building permit document search & copy fee			115.25	119.25	No
				Commercial building permit document search & copy fee			173.00	179.10	No
Certificate search & copy fee					54.00	55.90	No		
Additional copies of documents					POA	POA	No		
Report and Consent Applications (Part 4 Dispensation Fee)	Prescribed - regulations				270.60	280.10	No		
Property Information 326(1), (2) & (3)	Prescribed - regulations				53.90	55.80	No		
Lodgement Fee (residential and commercial)	Prescribed - regulations minimum				40.40	41.80	No		
Section 29A certificates	Prescribed - regulations				67.50	69.90	No		
Swimming Pool inspection fee and Compliance report					811.35	839.75	Yes		
Variation to building permit (amended documentation)	Subject to nature of amendments and time needed to assess and approve				POA	POA	Yes		
Request to finalise Lapsed Permits (minor works)					209.85	217.15	Yes		
Request to finalise Lapsed Permits					432.50	447.60	Yes		
Request for Building Inspection or additional required inspection	Fee for each additional mandatory building inspection or to resolve a lapsed permit				173.00	179.10	Yes		
Occupancy Permit (POPE)	Base fee of \$660, depending on type of event and other factors				POA	POA	No		
315 request for 12 month building permit extension					209.85	217.15	Yes		
Building Permit fees					POA	POA	Yes		

Manningham City Council 2019/20 Annual Budget

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2018/19 Price (Incl. GST where applicable) \$	2019/20 Price (Incl. GST where applicable) \$	GST Applicable Yes/ No	
Economic & Community Wellbeing	Public Halls	Doncaster Playhouse	Bond		545.00	500.00	No	
			Hire Per performance (5 hours)		436.00	451.00	Yes	
			Rehearsal per hour		87.00	90.00	Yes	
			Bump in/Bump out		87.00	90.00	Yes	
			Use of piano		53.00	55.00	Yes	
		Manningham Art Studios	Bond		100.00	103.50	No	
			Studio 1 Casual Commercial		114.00	118.00	Yes	
			Studio 1 Regular Commercial		101.00	104.50	Yes	
			Studio 1 Casual Community		80.00	82.50	Yes	
			Studio 1 Regular Community		73.00	75.50	Yes	
			Studio 2 Casual Commercial		42.50	44.00	Yes	
			Studio 2 Regular Commercial		25.50	26.50	Yes	
			Studio 2 Casual Community		22.00	22.50	Yes	
			Studio 2 Regular Community		13.00	13.50	Yes	
			Studio 3 Casual Commercial		25.50	26.50	Yes	
			Studio 3 Regular Commercial		19.00	20.00	Yes	
			Studio 3 Casual Community		13.00	13.50	Yes	
			Studio 3 Regular Community		9.50	10.00	Yes	
			Studio 4 Casual Commercial		46.00	47.50	Yes	
			Studio 4 Regular Commercial		25.50	26.50	Yes	
			Studio 4 Casual Community		22.00	23.00	Yes	
			Studio 4 Regular Community		13.00	13.50	Yes	
			Studio 5 Casual Commercial		25.50	26.50	Yes	
			Studio 5 Regular Commercial		19.00	20.00	Yes	
			Studio 5 Casual Community		13.00	13.50	Yes	
			Studio 5 Regular Community		9.50	10.00	Yes	
			Studio 6 Casual Commercial		62.00	64.00	Yes	
			Studio 6 Regular Commercial		49.00	51.00	Yes	
			Studio 6 Casual Community		32.00	33.00	Yes	
			Studio 6 Regular Community		25.50	26.50	Yes	
			Manningham Art Gallery	Gallery 1 - Community hire fee	minimum 4 weeks	1,300.00	1,345.00	Yes
				Gallery 2 - Community hire fee	minimum 4 weeks	1,300.00	1,345.00	Yes
				Gallery 1 - Commercial hire fee	minimum 4 weeks	1,500.00	1,552.50	Yes
		Gallery 2 - Commercial hire fee		minimum 4 weeks	1,500.00	1,552.50	Yes	
		Both Galleries - Community hire fee		minimum 4 weeks	2,000.00	2,070.00	Yes	
		Both Galleries - Commercial hire fee		minimum 4 weeks	2,300.00	2,380.50	Yes	
		All Halls	Insurance - Alcohol		58.00	58.00	Yes	
			Insurance - No Alcohol		38.00	38.00	Yes	
			Insurance - Regular Hire		24.00	24.00	Yes	
		MC ² (Bulleen, Warrandyte and Donvale Rooms)	Community Hire	per hour	19.00	20.00	Yes	
			Commercial Hire	per hour	24.00	25.00	Yes	
		MC ² (Warrandyte and Donvale Rooms)	Community Hire	per hour	24.00	25.00	Yes	
			Commercial Hire	per hour	27.00	30.00	Yes	
		MC ² (Doncaster, Templestowe Room)	Community Hire	per hour	24.00	25.00	Yes	
			Commercial Hire	per hour	27.00	30.00	Yes	
		MC ² (Doncaster and Templestowe Room)	Community Hire	per hour	24.00	30.00	Yes	
			Commercial Hire	per hour	37.00	40.00	Yes	
MC ²	Insurance		24.00	24.00	Yes			

Manningham City Council 2019/20 Annual Budget

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2018/19 Price (Incl. GST where applicable) \$	2019/20 Price (Incl. GST where applicable) \$	GST Applicable Yes/ No
Economic & Community Wellbeing (cont)	Public Halls (cont)	Ajani Community Hall	Bond Casual Hire		500.00	500.00	No
			Bond Regular Hire		300.00	300.00	No
			Casual Hire Commercial	per hour	135.00	140.00	Yes
			Casual Hire Community/Private	per hour	76.00	78.00	Yes
			Casual setup charge - max 2 hrs	per hour	42.00	43.00	Yes
			Regular Hire Commercial	per hour	37.00	38.00	Yes
			Regular Hire Community	per hour	29.00	30.00	Yes
		Community casual 12hr Hire			680.00	Yes	
		Ajani Centre	Bond Casual Hire		500.00	500.00	No
			Bond Regular Hire		300.00	300.00	No
			Community casual 12hr Hire		960.00	990.00	Yes
			Casual Hire Commercial	per hour	180.00	186.00	Yes
			Casual Hire Community/Private	per hour	106.00	108.00	Yes
			Casual setup charge - max 2 hrs	per hour	64.00	66.00	Yes
			Regular Hire Commercial	per hour	46.00	47.00	Yes
		Regular Hire Community	per hour	33.00	34.00	Yes	
		Currawong Bush Park (Conference Centre)	Conference Room Casual Hire Commercial	Per hour		40.00	Yes
			Conference Room Casual Hire Community/Private	Per hour		30.00	Yes
			Rooms 1 & 2 - casual hire commercial	Per hour		30.00	Yes
			Rooms 1 & 2 - casual hire community	Per hour		20.00	Yes
			Conference room with extra rooms - commercial	Per hour		50.00	Yes
			Conference room with extra rooms - community	Per hour		40.00	Yes
		Currawong Bush Park (Environment Centre)	Camping fee per person	per night	16.00	16.50	Yes
			Casual Hire Commercial	Per hour		40.00	Yes
			Casual Hire Community/Private	Per hour		25.00	Yes
		Koonung Room	Casual Hire community	per hour		95.00	Yes
		East Doncaster Hall/Koonarra Hall/Wonga Park Hall/Heimat Centre (individual rooms)/Domeney Recreation Centre (Rooms 4 & 5)/Templestowe Memorial Hall and Senior Citizens	Bond Casual Hire		500.00	500.00	No
			Bond Regular Hire		300.00	300.00	No
			Casual Hire Commercial	per hour	95.00	98.00	Yes
			Casual Hire Community/Private	per hour	60.00	62.00	Yes
			Casual setup charge - max 2 hrs	per hour	40.00	41.00	Yes
			Regular Hire Commercial	per hour	29.00	30.00	Yes
			Regular Hire Community	per hour	25.00	26.00	Yes
		Community casual 12hr Hire			530.00	Yes	
		(Individual Smaller Rooms) Senior Citizens Centres, Domeney Recreation Centre and Templestowe Memorial Supper Room	Bond Casual/Regular Hire		100.00	100.00	No
			Casual Hire Commercial/Private	per hour	43.00	45.00	Yes
			Casual Hire Community	per hour	30.00	31.00	Yes
			Regular Hire Commercial	per hour	25.00	26.00	Yes
		Regular Hire Community	per hour	20.00	21.00	Yes	

Manningham City Council 2019/20 Annual Budget

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2018/19 Price (Incl. GST where applicable) \$	2019/20 Price (Incl. GST where applicable) \$	GST Applicable Yes/ No	
Economic & Community Wellbeing (cont)	Public Halls (cont)	The Pines Learning Centre (Function Room)	Bond Casual Hire		500.00	500.00	No	
			Bond Regular Hire		300.00	300.00	No	
			Casual Hire Commercial	per hour	180.00	186.00	Yes	
			Casual Hire Community/Private	per hour	106.00	108.00	Yes	
			Regular Hire Commercial	per hour	46.00	47.00	Yes	
			Regular Hire Community	per hour	33.00	34.00	Yes	
		(Smaller Rooms) Pines Learning Centre	Bond Casual/Regular Hire		100.00	100.00	No	
			Casual Hire Commercial	per hour	50.00	52.00	Yes	
			Casual Hire Community/Private	per hour	45.00	46.00	Yes	
			Regular Hire Commercial	per hour	37.00	38.00	Yes	
			Regular Hire Community	per hour	27.00	28.00	Yes	
			Bus Rental		Bond		500.00	500.00
		Community only			half day	96.00	98.00	Yes
		Community only			per day	180.00	186.00	Yes
	Community only	per weekend			325.00	336.00	Yes	
	Buildings and Room Hire - Weekdays	Manningham Function Centre Council Chambers		Mon - Fri per hour	98.00	101.00	Yes	
				Mon - Fri per hour	83.00	86.00	Yes	
				Mon - Fri 6.00am to 5.00pm per hour	170.00	176.00	Yes	
				Mon - Fri 6.00am to 5.00pm per hour	150.00	155.00	Yes	
				Mon - Fri 6.00am to 5.00pm per hour	122.00	126.00	Yes	
				Mon - Thur 5.00pm to 12.00am per hour	260.00	269.00	Yes	
				Mon- Thur 5.00pm to 12.00am per hour	400.00	414.00	Yes	
				Friday - 5pm - 12.00am		3,600.00	Yes	
				Saturday per day		4,500.00	Yes	
				Sunday per day		3,800.00	Yes	
	Aged and Disability Support Services	Food Services	Meals on Wheels	3 course meals (delivered)	Agency purchased meals for Packaged Clients (Full Cost) PER MEAL	34.70	35.90	Yes
				3 course meals (delivered)	Delivered direct by Food Services, Manningham City Council		-	
General Home Care				- Low Rate PER HOUR	7.60	7.90	No	
				- Medium Rate PER HOUR	16.80	17.40	No	
				- High Rate PER HOUR	47.40	47.40	No	
			Personal Care Service		- Low Rate PER HOUR	6.00	6.20	No
				- Medium Rate PER HOUR	10.80	11.20	No	
		- High Rate PER HOUR		47.40	47.40	No		

Manningham City Council 2019/20 Annual Budget

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2018/19 Price (Incl. GST where applicable) \$	2019/20 Price (Incl. GST where applicable) \$	GST Applicable Yes/ No	
Aged and Disability Support Services (cont)	Respite Care Service			- Low Rate PER HOUR	4.80	5.00	No	
				- Medium Rate PER HOUR	7.60	7.90	No	
				- High Rate PER HOUR	47.40	47.40	No	
	Assisted Transport			PER DAY - one return trip		5.50	5.70	No
	Planned Activity Groups - High		Church Rd Centre	PER DAY(No Transport) Low rate		13.90	14.50 per day	No
				PER DAY (With Transport) Low rate		16.50	17.00 per day	No
				PER DAY(No Transport) Medium Rate		13.90	14.50 per day	No
				PER DAY(With transport) Medium Rate		19.00	19.60 per day	No
				PER Day (Negotiated Transport) High			19.60 per day	No
				PER HOUR (Negotiated transport) - Full Cost/Package Clients		19.00	20.00	Yes
	Social Support		Fee depends on nature of activity	Range - PER ACTIVITY		4.40	4.55	No
						5.50	5.70	No
						6.50	6.70	No
						7.00	7.25	No
						15.50	16.00	No
Service cancellation fees	All services	Late cancellation fees may apply		-	-			
City Amenity	Council Sports Fields	Sport Fields - Winter Hire	Grade 1 Seasonal Charge		2,494.50	2,581.80	Yes	
			Grade 2 Seasonal Charge		1,967.20	2,036.10	Yes	
			Grade 3 Seasonal Charge		840.10	869.50	Yes	
			Grade 4 Seasonal Charge		834.30	863.50	Yes	
			Level 1 Pavilion Seasonal Charge		705.00	775.50	Yes	
			Level 1 Pavilion Seasonal sub let Levy		3,553.20	3,908.52	Yes	
			Level 2 Pavilion Seasonal Charge		453.60	498.96	Yes	
			Level 3 Pavilion Seasonal Charge		314.10	345.51	Yes	
			Casual Ground Charge Commercial Use		387.50	401.10	Yes	
			Casual Ground Charge Community Use		193.80	200.60	Yes	
			Casual Ground Charge Finals with gate takings		387.50	401.10	Yes	
			Casual Ground Charge Commercial use Turf wicket preparation		193.80	200.60	Yes	
			Casual Ground Charge Community use Turf wicket preparation		129.20	133.70	Yes	
			Casual Ground Charge Finals use Turf wicket preparation		129.20	133.70	Yes	
			Casual Pavilion Charge Commercial Use		323.00	334.30	Yes	
			Casual Pavilion Charge Community Use		161.60	177.76	Yes	
			Casual Pavilion Charge School Use		129.20	142.12	Yes	
			Reischieks Reserve Athletic Track	Senior Schools (Local) - (Includes pavilion cleaning charge)		417.30	431.90	Yes
				Junior Schools (Local) - (Includes pavilion cleaning charge)		344.60	356.70	Yes
				Others - (Includes pavilion cleaning charge)		544.90	564.00	Yes
		Carnivals - (Includes pavilion cleaning charge)			690.40	714.60	Yes	
		Training per hour (Local)		Minimum 2 hours	57.60	59.60	Yes	
		Training per hour (Outside)		Minimum 2 hours	82.40	85.30	Yes	

Manningham City Council 2019/20 Annual Budget

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2018/19 Price (Incl. GST where applicable) \$	2019/20 Price (Incl. GST where applicable) \$	GST Applicable Yes/ No
City Amenity (cont)	Council Sports Fields (cont)	Reischieks Reserve Pavilion	Hire of Pavilion		453.60	498.96	Yes
		Sports Fields - Summer	Grade 1 Seasonal Charge		2,494.50	2,581.80	Yes
			Grade 2 Seasonal Charge		1,967.20	2,036.10	Yes
			Grade 3 Seasonal Charge		840.10	869.50	Yes
			Grade 4 Seasonal Charge		834.30	863.50	Yes
			Level 1 Pavilion Seasonal Charge		705.00	775.50	Yes
			Level 1 Pavilion Seasonal sub let Levy		3,553.20	3,908.52	Yes
			Level 2 Pavilion Seasonal Charge		453.60	498.96	Yes
			Level 3 Pavilion Seasonal Charge		314.10	345.51	Yes
			Casual Ground Charge Commercial Use		387.50	401.10	Yes
			Casual Ground Charge Community Use		193.80	200.60	Yes
			Casual Ground Charge Finals with gate takings		387.50	401.10	Yes
			Casual Ground Charge Commercial use Turf wicket preparation		193.80	200.60	Yes
			Casual Ground Charge Community use Turf wicket preparation		129.20	133.70	Yes
			Casual Ground Charge Finals use Turf wicket preparation		129.20	133.70	Yes
			Casual Pavilion Charge Commercial Use		323.00	355.30	Yes
			Casual Pavilion Charge Community Use		161.60	177.76	Yes
			Casual Pavilion Charge School Use		129.20	142.12	Yes
			Donvale #1 Seasonal Turf wicket charge		3,752.40	3,883.70	Yes
			Koonung Res Seasonal Turf wicket charge		4,369.00	4,521.90	Yes
			Schramms #1 Seasonal Turf wicket charge		4,713.20	4,878.20	Yes
		Zerbes Seasonal Turf wicket charge		3,658.60	3,786.70	Yes	
		Donvale #2 Seasonal Turf wicket charge		2,896.60	2,998.00	Yes	
		Schramms #2 Seasonal Turf wicket charge		2,623.70	2,715.50	Yes	
		Anderson Park Synthetic Pitch	Casual Use Local Sporting Club per hour		38.70	40.10	Yes
			Casual Use Local School per hour		38.70	40.10	Yes
			Casual Commercial Use per hour		167.80	173.70	Yes

Manningham City Council 2019/20 Annual Budget

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2018/19 Price (Incl. GST where applicable) \$	2019/20 Price (Incl. GST where applicable) \$	GST Applicable Yes/ No	
City Amenity (cont)	Miscellaneous Works Permit	Reserve Crossing Deposit	Minimum	\$23.50 admin charge to apply - Non Statutory. The remaining charge of \$226.50 constitutes a bond, not a fee or charge	35.00	75.00	No	
			Maximum	\$23.50 admin charge to apply - Non Statutory. The remaining charge of \$1,976.50 constitutes a bond, not a fee or charge	35.00	75.00	No	
	Waste	Residential Service						
		Waste Service Charge	80 litre Garbage, 240 litre Recycle and 240 litre Garden Waste	Annual charge		254.50	263.50	No
		Upsize to 120 litre Garbage	120 litre Garbage	Annual charge		78.00	80.50	No
		Upsize to 360 litre Recycle	360 litre Recycle	Annual charge		37.00	38.50	No
		Additional Garbage	80 litre	Annual charge		169.00	175.00	No
			120 litre	Annual charge		198.50	205.50	No
		Additional Recycle	240 litre	Annual charge		72.50	75.00	No
			360 litre	Annual charge		109.50	113.50	No
		Additional Garden Waste	120 litre	Annual charge		95.50	99.00	No
			240 litre	Annual charge		120.00	124.00	No
		Domestic Change Bin	Fee for change to waste service			56.00	58.00	No
		Special Accommodation			Annual charge			
		WasteVS	Waste Donvale RV		Annual charge	179.50	186.00	No
		WasteVI	Waste Doncaster RV		Annual charge	172.50	178.50	No
		WasteSB	Waste Brooklea		Annual charge	1,467.50	1,519.00	No
		WasteSA	Waste Alexandra Gard		Annual charge	1,886.50	1,952.50	No
		WasteWA	Waste Applewood		Annual charge	171.50	177.50	No
		WasteVR	Waste Roseville RV		Annual charge	248.50	257.00	No
		WasteVP	Waste Pinetree RV		Annual charge	193.00	200.00	No
		WasteVT	Waste Templestowe RV		Annual charge	166.00	172.00	No
		WasteSG	Waste Greenslopes		Annual charge	2,442.00	2,527.50	No
		WasteRM	Waste Templestowe Manor		Annual charge	144.50	149.50	No
		Waste2MAL	Waste 2 Malcolm Crescent Doncaster		Annual charge	254.50	263.50	No
		Waste28MIT	Waste 28-30 Mitcham Road Donvale		Annual charge	254.50	263.50	No
		Waste1BELL	Waste 1 Bellevue Avenue Doncaster East		Annual charge	254.50	263.50	No
		Waste8CLAY	Waste 8 Clay Drive Doncaster		Annual charge	254.50	263.50	No
		Waste46BLK	Waste 46 Blackburn Road		Annual charge	254.50	263.50	No
	Garden Waste Recycle Centre							
	Chipping and mulching fees (Manningham Residents)	Per Cubic Metre			77.50	80.00	Yes	
	Chipping and mulching fees (Non Manningham Residents / Others)	Per Cubic Metre			87.50	90.50	Yes	

Manningham City Council 2019/20 Annual Budget

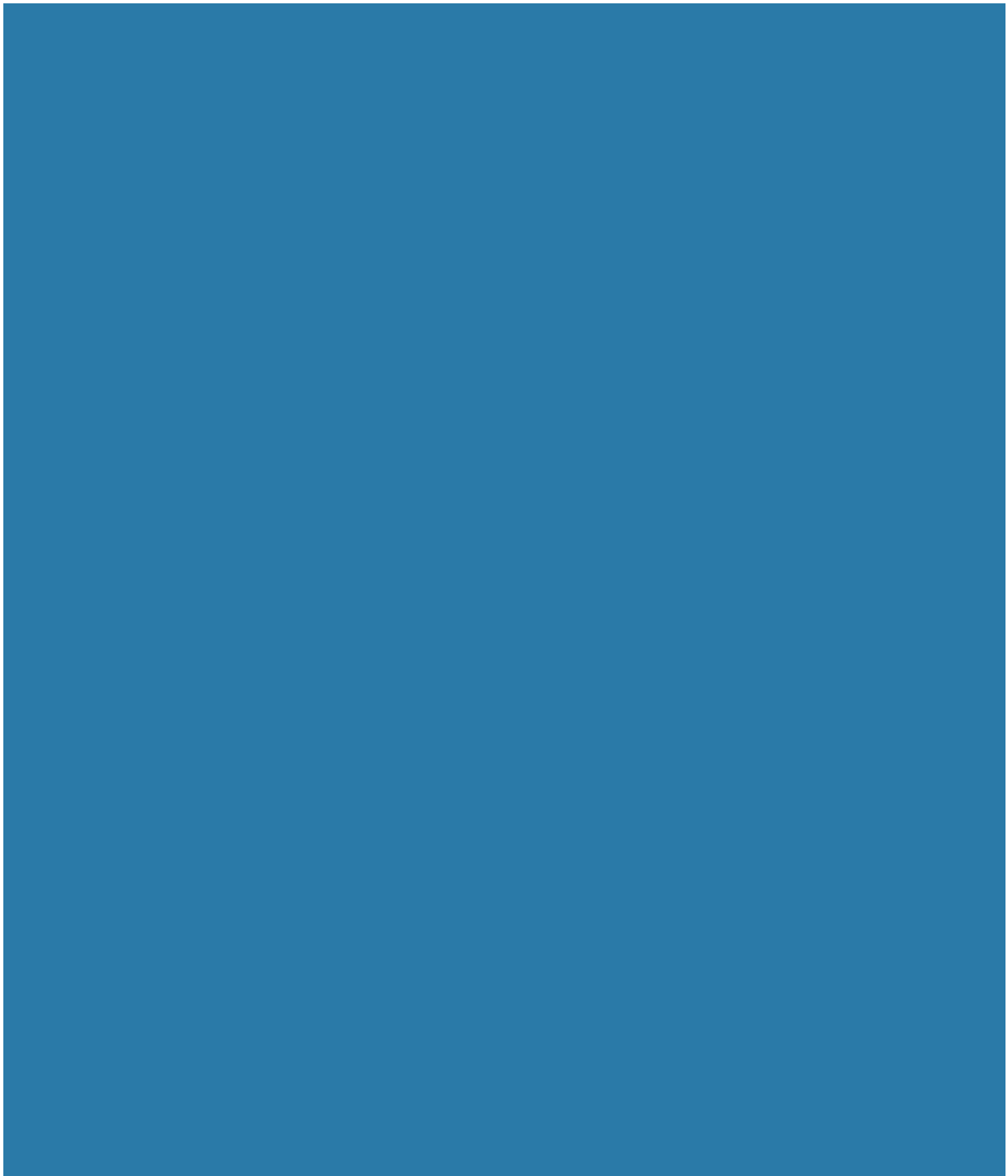
Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2018/19 Price (Incl. GST where applicable) \$	2019/20 Price (Incl. GST where applicable) \$	GST Applicable Yes/ No	
City Amenity (cont)	Waste (cont)	Chipping and mulching fees for Front End Loader loading (Manningham Residents)	Per load		10.00	10.50	Yes	
		Chipping and mulching fees for Front End Loader loading (Non Manningham Residents / Others)	Per load		15.00	15.50	Yes	
		MC2						
		MC2-Café	Annual charge		1,146.50	1,186.50	No	
		MC2-Interact Australia	Annual charge		63.50	65.50	No	
		MC2-YMCA	Annual charge		85.00	88.00	No	
		MC2-Doncare	Annual charge		607.50	629.00	No	
		MC2-Chinese Community Services	Annual charge		210.50	218.00	No	
		MC2-Doncaster Kindergarten	Annual charge		202.50	209.50	No	
		MC2-Manningham Community Health	Annual charge		111.00	115.00	No	
		MC2-Library	Annual charge		2,479.00	2,566.00	No	
		Commercial Waste Services	Annual charge					
		Commercial Waste Disposal	240 litre	Annual charge		497.00	514.50	No
		Additional Commercial Waste Disposal	240 litre	Annual charge		621.00	642.50	No
Warrandyte Business Recycling		Annual charge		105.50	109.00	No		
Infrastructure & City Projects	Buildings, Drainage, Roads, and Crossings	Building over easement			220.00	228.00	No	
		Connection into Council Drains - Easement	Application, Consent and Supervision		143.00	148.00	No	
		Connection into Council Drains - Road Reserve (Footpath)	Application, Consent and Supervision - Road Management Act	Amount set by Road Management (Works and Infrastructure) Regulations 2015 - Schedule 1 - 9.3 fee units *** (VicRoads Guide to Working within Road Reserve)		134.39	137.73	No
		Connection into Council Drains - Road Reserve (No Footpath)	Application, Consent and Supervision - Road Management Act	Amount set by Road Management Regulations 2015 - Schedule 1 - 6 fee units *** (VicRoads Guide to Working within Road Reserve)		86.70	88.86	No
		Easements, Build Over Easement Preparation Fee				914.00	960.00	No
		Land/Road closure				102.00	110.00	No
		Legal points of discharge	Application and Consent	Building Regulations 2018 - Refer Section 36 for fee - Clause 133 (2) for fee unit - 9.77 fee units ***		141.18	144.69	No
		OSD systems	Amendments to approved plans			269.00	280.00	No
			Plan checking			269.00	280.00	No
			Recurring inspection fee			127.00	135.00	No
			Supervision			352.00	370.00	No
		Subdivision development work	Plan checking 0.75% of value	Subdivision Act		POA	POA	No
			Supervision 2.5% of value	Subdivision Act		POA	POA	No

Manningham City Council 2019/20 Annual Budget

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2018/19 Price (Incl. GST where applicable) \$	2019/20 Price (Incl. GST where applicable) \$	GST Applicable Yes/ No	
Infrastructure & City Projects (cont)	Buildings, Drainage, Roads, and Crossings (cont)	Flood level	Application for flood level information	New charge will only apply once Planning scheme amendment C109 has been adopted.	-	-	No	
		Work Zones	Application to create a Work Zone in front of a development site	Same as Road Closure. New charge for plan checking and administration. Generally triggered by CMP.	400.00	420.00	No	
		Flood Level Consent Report	Report and Consent	Building Regulations 2018 - Section 153 & 154 for fee unit (Section 36) Part 10 - 19.61 fee units ***	283.36	290.42	No	
	Miscellaneous Works Permit	Works Within Road Reserves - Other than minor works	Over 50kph speed limit - conducted on any part of the roadway, shoulder or pathway	Over 50kph speed limit - conducted on any part of the roadway, shoulder or pathway	Amount set by Road Management Regulations 2015 - Schedule 1 - 43.1 fee units ***	622.80	638.31	No
			Over 50kph speed limit -not conducted on any part of the roadway, shoulder or pathway	Over 50kph speed limit -not conducted on any part of the roadway, shoulder or pathway	Amount set by Road Management Regulations 2015 - Schedule 1 - 23.5 fee units ***	-	348.04	No
			Not more than 50kph speed limit - conducted on any part of the roadway, shoulder or pathway	Not more than 50kph speed limit - conducted on any part of the roadway, shoulder or pathway	Amount set by Road Management Regulations 2015 - Schedule 1 - 23.5 fee units ***	-	348.04	No
			Not more than 50kph speed limit - conducted on any part of the roadway, shoulder or pathway	Not more than 50kph speed limit - conducted on any part of the roadway, shoulder or pathway	Amount set by Road Management Regulations 2015 - Schedule 1 - 6.0 fee units ***	-	88.86	No
			Conducted on any part of the roadway, shoulder or pathway	Conducted on any part of the roadway, shoulder or pathway	Amount set by Road Management Regulations 2015 - Schedule 1 - 9.3 fee units ***	-	137.73	No
			Not conducted on any part of the roadway, shoulder or pathway	Not conducted on any part of the roadway, shoulder or pathway	Amount set by Road Management Regulations 2015 - Schedule 1 - 6.0 fee units ***	-	88.86	No
			Traffic Management Plan	Plan checking		71.00	75.00	
			Asset Protection	Asset Protection Permit	Developments where the value of the work is less than or equal to \$1M	Developments where the value of the work is less than or equal to \$1M	Non-Statutory - relates to Manningham Local Law Clause 9.1	350.00
	Developments where the value of the work is greater than \$1M	Developments where the value of the work is greater than \$1M			Non-Statutory - relates to Manningham Local Law Clause 9.1	550.00	580.00	No
	Hoarding Permit	Including an occupancy charge of \$6 per m2 per week capped at \$400 per week. Where occupation is less than 7 days a minimum charge of \$200 will apply.		Non-Statutory - relates to Manningham Local Law Clause 9.1	270.00	400.00	No	
	Engineering Works	Vehicle crossing permit	Inspection of vehicle crossing		270.00	285.00	No	
		Vehicle crossing permit (reinspection)	Reinspection (per return visit) of vehicle crossing		160.00	165.00	No	
		Works within Road Reserve (non utility)	Minor works within road reserve by contractors, etc.	Amount set by Road Management Regulations 2005 - Eng. Ops responsibility	270.00	285.00	No	

** At the time of preparing this fee schedule, penalty unit has not been set by the State Government.

*** The Regulations set fees in fee units. The fee unit value is adjusted each year and is published in the Government Gazette. In accordance with the Monetary Units Act 2004, the value of a fee unit for the 2018/19 financial year was \$14.45 and for the 2019/20 financial year will be \$14.81.



Interpreter service **9840 9355** 普通话 廣東話 Ελληνικά Italiano العربية فارسی

Manningham Council

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13 CHIEF EXECUTIVE OFFICER

13.1 Documents for Sealing

File Number: IN19/421
Responsible Director: Chief Executive Officer
Attachments: Nil

EXECUTIVE SUMMARY

The following documents are submitted for signing and sealing by Council.

1. RECOMMENDATION

That the following documents be signed and sealed:

**Consent to Build over an Easement
Agreement under Section 173 of the Planning and Environment Act 1987
Council and S L Lee
2/17 Dunoon Street, Doncaster**

**Consent to Build over an Easement
Agreement under Section 173 of the Planning and Environment Act 1987
Council and A Khatibzadeh and F Moghimi
15 Pentlowe Avenue, Templestowe Lower**

2. BACKGROUND

The Council's common seal must only be used on the authority of the Council or the Chief Executive Officer under delegation from the Council. An authorising Council resolution is required in relation to the documents listed in the Recommendation section of this report.

3. DECLARATIONS OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.

13.2 Record of Assembly of Councillors

File Number:	IN19/422
Responsible Director:	Chief Executive Officer
Attachments:	<ol style="list-style-type: none">1 Municipal Emergency Management Planning Committee - 3 May 2019 ↓2 Municipal Fire Management Planning Committee - 3 May 2019 ↓3 Senior Citizen Reference Group - 8 May 2019 ↓4 Open Space and Streetscape Design Advisory Committee - 27 May 2019 ↓5 Strategic Briefing Session - 4 June 2019 ↓6 Strategic Briefing Session - 11 June 2019 ↓7 Senior Citizens Reference Group - 12 June 2019 ↓

EXECUTIVE SUMMARY

Section 80A of the Local Government Act 1989 requires a record of each meeting that constitutes an Assembly of Councillors to be reported to an ordinary meeting of Council and those records are to be incorporated into the minutes of the Council Meeting.

RECOMMENDATION

That Council note the Records of Assemblies for the following meetings and that the records be incorporated into the minutes of this Council Meeting:

- **Municipal Emergency Management Planning Committee – 3 May 2019**
- **Municipal Fire Management Planning Committee – 3 May 2019**
- **Senior Citizens Reference Group – 8 May 2019**
- **Open Space and Streetscape Design Advisory Committee – 27 May 2019**
- **Strategic Briefing Session – 4 June 2019**
- **Strategic Briefing Session – 11 June 2019**
- **Senior Citizens Reference Group – 12 June 2019**

1. BACKGROUND

2.1 An Assembly of Councillors is defined in the Local Government Act 1989 as a meeting of an advisory committee of the Council, if at least one Councillor is present, or a planned or scheduled meeting of at least half of the Councillors and one member of the Council staff which considers matters that are intended or likely to be:-

- 2.1.1 The subject of a decision of the Council; or
- 2.1.2 Subject to the exercise of a function, duty or power of the Council that has been delegated to a person or committee but does not include a meeting of the Council, a special committee of the Council, an audit committee established under section 139, a club, association, peak body, political party or other organisation.
- 2.2 An advisory committee can be any committee or group appointed by council and does not necessarily have to have the term 'advisory committee' in its title.
- 2.3 Written records of Assemblies are to include the names of all Councillors and members of Council staff attending, a list of matters considered, any conflict of interest disclosures made by a Councillor and whether a Councillor who has disclosed a conflict of interest leaves.

2. DISCUSSION / ISSUE

- 2.1 The Assembly records are submitted to Council, in accordance with the requirements of Section 80A of the Local Government Act 1989. The details of each of the following Assemblies are attached to this report.
- Municipal Emergency Management Planning Committee – 3 May 2019
 - Municipal Fire Management Planning Committee – 3 May 2019
 - Senior Citizens Reference Group – 8 May 2019
 - Open Space and Streetscape Design Advisory Committee – 27 May 2019
 - Strategic Briefing Session – 4 June 2019
 - Strategic Briefing Session – 11 June 2019
 - Senior Citizens Reference Group – 12 June 2019

3. DECLARATIONS OF CONFLICT OF INTEREST

No Officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.

Record of an Assembly of Councillors

Manningham City Council

Municipal Emergency Management Planning Committee Meeting

Meeting Date: 3 May 2019
Venue: Council Chamber, Civic Office, 699 Doncaster Rd, Doncaster
Starting Time: 10am

1. **Councillors Present:**
 Councillor Paula Piccinini – Heide Ward

Officers Present:

Helen Napier – Manager City Amenity
 Ben Middleton – Coordinator Emergency Management
 Scott Morone – Team Leader Local Laws and Municipal Fire Prevention Officer
 Amber Thorgersen – Emergency Management Officer
 Dean Graham – Engagement Officer, Emergency Management
 John O'Brien – Assets and Environment Coordinator
 Matt Slavin – Manager Integrated Planning
 Justin Hanrahan – Manager Economic and Community Wellbeing
 Travis Fitch – Coordinator Environmental Health
 Amelia Thamrin – Project Coordinator

2. **Disclosure of Conflicts of Interest**
 N/A

3. **Items Considered**

1. Welcome, introductions and apologies
2. Minutes of previous meeting
3. Business arising from previous meeting
4. Correspondence
5. **General Business**
 - Update of Contacts
 - Council Emergency Management Team
 - MEMP and Sub Plans for Endorsement
 - Grants and Projects Update
 - Engagement Officer Update
 - MEMP Audit Requirements
 - CERA Update and Approach in the future
 - Training and Exercise Update
 - Items without notice
6. **Sub Committee Reports**
 - Municipal Fire Management Planning Committee
 - Response and Recovery Sub Committee
 - Community Resilience Committee
7. **Agency Reports**

Finishing time
 The meeting ended at 12pm

Record of an Assembly of Councillors

Manningham City Council

Municipal Fire Management Planning Committee Meeting

Meeting Date: 3 May 2019
Venue: Council Chamber, Civic Office, 699 Doncaster Rd, Doncaster
Starting Time: 9am

1. **Councillors Present:**
Councillor Paula Piccinini – Heide Ward

Officers Present:

Helen Napier – Manager City Amenity
Ben Middleton – Coordinator Emergency Management
Scott Morone – Team Leader Local Laws and Municipal Fire Prevention Officer
Amber Thorgersen – Emergency Management Officer
Dean Graham – Engagement Officer, Emergency Management

2. **Disclosure of Conflicts of Interest**
N/A

3. **Items Considered**

1. Welcome, introductions and apologies
2. Minutes of previous meeting
3. Business arising from previous meeting
4. Correspondence
5. Municipal signage replacement update
6. Fire Mitigation Meeting
7. EM Engagement
8. General Business
 - NSP's
 - End of Fire Danger Period – Wednesday 1st May
 - January SGS Economics Report

Finishing time

The meeting ended at 10am

Record of an Assembly of Councillors

Manningham City Council

Senior Citizens Reference Group

Meeting Date: Wednesday 8 May 2019
Venue: Function Room 1, Civic Office, 699 Doncaster Rd, Doncaster
Starting Time: 9.30am to 11.00am

1. Councillors Present:
Councillor Anna Chen

Officers Present:
Keri Kennealy, Manager, Aged and Disability Support Services
Catherine Walker, Coordinator Social Support, Aged and Disability Support Services

2. Disclosure of Conflicts of Interest
There were no conflicts of interest noted.

3. Items Considered

1. Seniors club updates
2. Update – Formation of the Positive Ageing Alliance Group
3. How prepared are you for an emergency? – Have your say closes 13 May 2019
4. Council 2019/2020 Annual Budget – Have your say closes 23 May 2019
5. Planning for final Senior Citizens Reference Group meeting – 12 June 2019
6. Dispelling the myths of recycling, Linda Kenworthy, Waste Education Officer
7. World Elder Abuse Awareness Day – 15 June 2019
8. Walking Basketball program
9. Law Week - Monday 13 to Sunday 19 May

Finishing time
The meeting ended at 11.00am

Record of an Assembly of Councillors

Manningham City Council

Open Space and Streetscape Advisory Committee Meeting

Meeting Date: 27 May 2019
Venue: Koonung Room, Civic Office, 699 Doncaster Rd, Doncaster
Starting Time: 6.00 pm

1. **Councillors Present:**
Cr Mike Zafiroopoulos AM, Koonung Ward (Chair)
Cr Geoff Gough – Heide Ward
Cr Sophy Galbally, Mullum Mullum Ward

Officers Present:

Angelo Kourambas, Director City Planning and Community
Carrie Lindsay, Coordinator Urban Design
Helen Napier, Manager City Amenity
Andrew Graydon, Parks Coordinator
Matt Slavin, Manager Integrated Planning
Tina Garg, Community representative
Maverick Knight, Community representative
Stephen Brennan, Community representative
Carol Conway, Community representative
Matt Maguire, Community representative
Edwin Yap, Community representative
Bernice Charity, Community representative

Disclosure of Conflicts of Interest

No conflicts of interest were declared

2. Items Considered

1. Welcome and introductions
2. Apologies
3. Conflicts of interest
4. Confirmation of previous minutes
5. Action Items from previous minutes
6. Matters arising
7. Criteria and methodology for evaluation of open space projects
8. Update on North East Link impact on open space
9. Update on new park improvement projects for 2018/2019 (Carrie Lindsay)
10. Waldau Precinct Masterplan
11. 2019/20 program
12. Other business
13. Next meeting

Finishing time: 8.00 p.m.

Record of an Assembly of Councillors

Manningham City Council

Strategic Briefing Session

Meeting Date: 4 June 2019
Venue: Council Chamber, Civic Office, 699 Doncaster Rd, Doncaster
Starting Time: 7:16pm

- 1. Councillors Present:**
Councillor Paula Piccinini (Mayor)
Councillor Anna Chen (Deputy Mayor)
Councillor Andrew Conlon
Councillor Sophy Galbally
Councillor Dot Haynes
Councillor Geoff Gough
Councillor Michelle Kleinert
Councillor Paul McLeish
Councillor Zafiroopoulos

Apologies from Councillors:
Nil

Executive Officers Present:
Andrew Day, Chief Executive Officer
Leigh Harrison, Director City Services
Philip Lee, Director Shared Services
Angelo Kourambas, Director City Planning and Community
Andrew McMaster, Corporate Counsel and Group Manager Governance & Risk
Kerryn Paterson, Group Manager People and Communications

Other Officers in Attendance:
Carrie Bruce, Senior Governance Officer
Jude Whelan, Manager Communications
Ellen Davis-Meehan, Community Engagement and Research Advisor
Kevin Ayre, Chief Financial Officer
Sheraz Akram, Coordinator Management Accounting
Lee Robson, Group Manager Community Programs
Matt Slavin, Manager Integrated Planning
Niall Sheehy, Group Manager Approvals and Compliance

- 2. Disclosure of Conflicts of Interest**
No disclosures of conflict of interest were made.

- 3. Items Considered**
3.1 2019/20 Annual Budget Submissions
3.2 Community Engagement and Public Participation: Policy and Guideline Review
3.3 Westerfolds Manor

The meeting ended at 9:50pm

Record of an Assembly of Councillors

Manningham City Council

Strategic Briefing Session

Meeting Date: 11 June 2019
Venue: Council Chamber, Civic Office, 699 Doncaster Rd, Doncaster
Starting Time: 6:30pm

- 1. Councillors Present:**
Councillor Paula Piccinini (Mayor)
Councillor Anna Chen (Deputy Mayor)
Councillor Andrew Conlon
Councillor Sophy Galbally
Councillor Dot Haynes
Councillor Geoff Gough
Councillor Michelle Kleinert
Councillor Paul McLeish
Councillor Zafiroopoulos

Apologies from Councillors:
Nil.

Executive Officers Present:
Andrew Day, Chief Executive Officer
Leigh Harrison, Director City Services
Philip Lee, Director Shared Services
Angelo Kourambas, Director City Planning and Community
Andrew McMaster, Corporate Counsel and Group Manager Governance & Risk

Other Officers in Attendance:
Carrie Bruce, Senior Governance Officer
Helen Napier, Manager City Services
Matt Slavin, Manager Integrated Planning
Graham Brewer, Manager Property Services
Kevin Ayre, Chief Financial Officer
Yvonne Kelly, Acting Manager Procurement
Lee Robson, Group Manager Community Programs
Justin Hanrahan, Manager Economic and Community Wellbeing

- 2. Disclosure of Conflicts of Interest**
Councillor Haynes declared a conflict in Item 3.8 on the Agenda – 2019/20 Community Grants Program and left the meeting prior to discussion at 9:40pm. She did not return to the meeting.
- 3. Items Considered**
- 3.1 Collaborative Procurement for Advanced Waste Processing Solutions (**Confidential**)
 - 3.2 Metropolitan Waste and Resource Recovery Groups Collective Procurement of Residual Waste Disposal Services (**Confidential**)
 - 3.3 Acknowledgement of Country
 - 3.4 General Valuation 2019 Return
 - 3.5 Procurement Policy – 2019 Review
 - 3.6 2019/20 Annual Budget incorporating the 4 year Strategic Resource Plan 2019-2023, Adoption and Declaration of Rates and Charges
 - 3.7 Adoption of 10 Year Financial Plan 2019/20 to 2028/29
 - 3.8 2019/20 Community Grant Program Allocations
 - 3.9 Electoral Representation Review
 - 3.10 Notice of Intention to Lease 26-42A Colman Road, Warrandyte South
 - 3.11 Recreational Land – Charges in Lieu of Rates 2019-20

The meeting ended at 10:54pm

Record of an Assembly of Councillors

Manningham City Council

Senior Citizens Reference Group

Meeting Date: Wednesday 12 June 2019
Venue: Function Room 1, Civic Office, 699 Doncaster Rd, Doncaster
Starting Time: 9.30am to 11.00am

1. Councillors Present:

Mayor Councillor Paula Piccinini
Councillor Dot Haynes
Councillor Anna Chen

Officers Present:

Keri Kennealy, Manager, Aged and Disability Support Services
Catherine Walker, Coordinator Social Support, Aged and Disability Support Services

2. Disclosure of Conflicts of Interest

There were no conflicts of interest noted.

3. Items Considered

- 1. Acknowledgement final Senior Citizens Reference Group meeting**
- 2. Reflections of Senior Citizens Reference Group**
- 3. Future Seniors Forums**
- 4. Presentation of certificates and gift**

Finishing time

The meeting ended at 11.00am

13.3 Appointment of Authorised Officer - Planning and Environment Act 1987

File Number: IN19/423
Responsible Director: Chief Executive Officer
Attachments: 1 Instrument of Appointment and Authorisation - Kylie Dawson [↓](#)

EXECUTIVE SUMMARY

In accordance with the Planning and Environment Act 1987(the Act), Council is required to authorise officers for the purpose of enforcing the provisions of the Act. It is proposed to appoint the Council officer detailed below as an Authorised Officer pursuant to Section 147(4) of the Act.

1. RECOMMENDATION

In the exercise of the powers conferred by section 224 of the *Local Government Act 1989* and the other legislation referred to in the attached instrument of appointment and authorisation, Council resolves that:

- A. the following Council Officer be appointed as an authorised officer:**
- **Kylie Dawson**
- B. the instrument will come into force immediately upon execution and will remain in force until Council determines to vary or revoke the Instrument or the officer ceases their employment with Council; and**
- C. the Instrument be signed and sealed.**

2. BACKGROUND

- 2.1 The *Planning and Environment Act 1987* (the Act) regulates enforcement of the Act and is reliant on authorised officers acting on behalf of the Responsible Authority which is Council.
- 2.2 The Act, unlike the *Local Government Act 1989*, does not permit appointments to be made by the Chief Executive Officer and therefore in order for the officer to legally undertake the duties of their position under the Act, it is necessary for Council to make appointments by formal resolution.
- 2.3 The Instrument of Appointment and Authorisation has been prepared based on advice from Maddocks Lawyers and empowers the relevant officer to exercise those powers granted in the Instrument.
- 2.4 The appointment will come into force immediately upon its execution under the Seal of Council and will remain in force until varied or revoked by Council or the officer ceases employment with Council.

- 2.5 In addition to the appointment under the Act, Council pursuant to Section 224 of the *Local Government Act 1989*, may appoint any person other than a Councillor to be an authorised officer for the purposes of the administration and enforcement of most other Acts, Regulations or Local Laws which relate to the functions and powers of Council. This broader Instrument of Appointment and Authorisation has already been carried out, in respect to the designated officer, under the delegated authority of the Chief Executive Officer as the first part of a dual appointment process.
- 2.6 The appointment form will be recorded in the Authorised Officers Register that is required to be kept by Council and is available for public inspection.

3. DECLARATIONS OF CONFLICT OF INTEREST

No Officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.

**Instrument of Appointment and Authorisation
(Planning and Environment Act 1987)**

In this instrument "officer" means -

Kylie Dawson

By this instrument of appointment and authorisation Manningham City Council -

- 1. under section 147(4) of the *Planning and Environment Act 1987* - appoints the officer to be an authorised officer for the purposes of the *Planning and Environment Act 1987* and the regulations made under that Act; and
- 2. under section 232 of the *Local Government Act 1989* authorises the officer generally to institute proceedings for offences against Acts and regulations described in this instrument.

It is declared that this instrument comes into force immediately upon its execution and remains in force until 31 July 2019.

This instrument is authorised by a resolution of the Manningham City Council on 25 June 2019.

The Common Seal of)
Manningham City Council)
was hereunto affixed)
in the presence of:)

Mayor

Chief Executive Officer

Date:

14 URGENT BUSINESS**15 COUNCILLORS' QUESTION TIME****16 CONFIDENTIAL REPORTS****16.1 Collaborative Procurement for Advanced Waste Processing Solutions - South East Business Case**

This information has been designated in writing as confidential information by the Chief Executive Officer pursuant to S77(2)(c) of the Local Government Act 1989. The relevant ground applying is S89(2)(d) of the Act concerning contractual matters.

16.2 Metropolitan Waste and Resource Recovery Groups Collective Procurement of Residual Waste Disposal Services on behalf of Metropolitan Councils

This information has been designated in writing as confidential information by the Chief Executive Officer pursuant to S77(2)(c) of the Local Government Act 1989. The relevant ground applying is S89(2)(d) of the Act concerning contractual matters.