Council Meeting

Agenda

Meeting No. 631

19 March 2024
Commencing 7.00pm

Council Chamber
301 Hampshire Road, Sunshine,
Victoria

Fiona Blair
Chief Executive Officer
15 March 2024

Welcome to this Council Meeting

Brimbank City Council respectfully acknowledges and recognises the Wurundjeri and Bunurong Peoples as the Traditional Custodians of this land and pays respect to their Elders, past, present and future.

The purpose of this meeting is for Council to make decisions on matters that affect the City. Matters Council will consider at this meeting are listed in this Agenda.

The Governance Rules 2023 set out the way Council Meetings run and the conduct expected of the Council and members of the public.

Council Chamber is open to members of the public to attend and observe Council Meetings.

Council will continue to live stream Council Meetings for members of the public to view from home in accordance with the Live Streaming of Council Meetings Policy. We encourage anyone with COVID-19 symptoms to get tested and stay home, and watch the live stream of the meeting, instead of attending the meeting in person.

Members of the public (including media) wishing to record a Council Meeting (audio or video) must seek approval from the Chair prior to the meeting. Only if the Chair grants permission is recording allowed, and the Chair will advise everyone in attendance (for privacy reasons).

The Council

The current Council was elected for a four year term.

The Councillors were sworn in at a Council Meeting on 10 November 2020. At a Council Meeting on 17 November 2023, the Council elected Councillor Ranka Rasic as Mayor for a one year term. The Mayor takes precedence at all meetings at the Council and will chair the meeting.

The Chair is responsible for ensuring Council Meetings are run in accordance with the Governance Rules 2023.

Voting

For each decision Council makes, a Councillor will first propose (move) a motion. The motion must be seconded by another Councillor before it can be discussed and decided on. Voting on a motion is always by a show of hands.

Streaming

Council Meetings are streamed live and as video on demand to offer everyone who cannot attend a meeting in person an opportunity to watch at their own convenience Council debate and decision-making. Meetings can be accessed on Council's YouTube channel at http://www.youtube.com/c/BrimbankCityCouncil.

Council

Cr Ranka Rasic	Mayor
Cr Jae Papalia	Deputy Mayor
Cr Victoria Borg	
Cr Sarah Branton	
Cr Thuy Dang	
Cr Sam David	
Cr Maria Kerr	
Cr Bruce Lancashire	
Cr Jasmine Nguyen	
Cr Thomas O'Reilly	
Cr Virginia Tachos	

Executive Leadership Team

Ms Fiona Blair	Chief Executive Officer
Ms Lynley Dumble	Director Community Wellbeing
Ms Georgie Hill	Director People, Partnerships and Performance
Mr Chris Leivers	Director Infrastructure and City Services
Mr Mark Stoermer	Director Corporate Services
Mr Kelvin Walsh	Director City Futures

Municipal Monitors

Janet Dore	Municipal Monitor
Penelope Holloway	Municipal Monitor

Governance Team

Mr Danny Bilaver	Manager Governance and Risk
Mr Tony Vo	Coordinator Council Business
Ms Jessica Zelenbaba	Council Business Officer

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1 Opening (Including Acknowledgement Of Country)

On behalf of Brimbank City Council, I respectfully acknowledge and recognise the Wurundjeri and Bunurong Peoples as the Traditional Custodians of this land and pay respect to their Elders, past, present and future.

2 Council Commitment

As the Council, we will act in the best interests of the Brimbank community and consider the immediate and long term impacts of our decisions. We will make these decisions fairly and without bias.

We will uphold all of our obligations under the laws of Victoria and Council's local laws, and will act in accordance with our Code of Conduct.

3 Apologies/Leave Of Absence

Motion

That Council approves the request for a leave of absence for:

a. Cr Virginia Tachos for the period from 1 March 2024 to 30 April 2024.

b. Cr Ranka Rasic for the period from 22 March 2024 to 5 April 2024.

c. Cr Bruce Lancashire for the period from 24 February 2024 to 26 March 2024.

4 Disclosure Of Conflicts Of Interest

5 Designation Of Items As Confidential

Motion

That Council declares confidential in accordance with section 66(2)(a) of the *Local Government Act 2020 (the Act)*:

- Confidential Attachment 5, 6 and 7 to report 12.3 Consideration of the Proposed Sale of (part) Durham Road Car Park for the development of a Cultural Museum
- Confidential Attachment 2 to report 12.10 Governance Report March 2024
- Confidential Attachment 2 to report 12.12 Green Gully Reserve Northern Precinct Enhancement Plan Project Update
- Confidential Attachment 1 to report 12.15 Contract No. 21/3008 – Cleaning of Brimbank Community and Civic Centre – Additional Funds
- Confidential Attachment 1 to report 12.16 Contract No. 23/3329 - Dempster Park Tennis Refurbishment

as they relate to Council business information, being information that would prejudice Council's position in commercial negotiations if prematurely released as prescribed by section 3(1)(a) of the *Local Government Act 2020*.

- Confidential Attachment 1 to report 12.13 Contract No. 22/3211 (PA 2403/0109) - Supply and Delivery of Bulk Fuel - Extension of Contract

- Confidential Attachment 1 to report 12.14 Contract 21/3093 - Consultancy Services for Environmental Assessment Works at Former Landfill Sites

as they relate to private commercial information, being information provided by a business, commercial or financial undertaking that, if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage as prescribed by section 3(1)(g) of the *Local Government Act 2020*.

6 Confirmation Of Minutes Of Previous Council Meetings

Motion

That Council confirms the Minutes of Council Meeting No. 629, held on 20 February 2024 and No. 630, held on 4 March 2024.

7 Condolences

Nil.

8 Congratulations

Nil.

9 Public Question Time

10 Petitions

10.1 Durham Road Car Park

Petition received with 211 petitioners objecting to the sale of any part of Durham Road carpark for any development.

Motion

That Council:

a. Receives a petition from 211 petitioners, opposing Council's proposed sale of any part of the Durham Road carpark for any development.

b. Refers the petition from 211 petitioners, for consideration in conjunction with the community consultation process undertaken for the proposed sale of (part) Durham Road car park.

11 Minutes/Reports Of Delegated Committees

Nil.

12 Officer Reports

12.1	Planning Activity Update and Delegate Decisions and Planning Scheme Amendments Update - February 2024
Directorate	City Futures
Director	Kelvin Walsh
Manager	Kristen Gilbert and Leanne Deans
Attachment(s)	1. Delegated Planning Permit Decisions - February 2024 [12.1.1 - 25 pages] 2. Graphical Representation of the Data from the Last Three Years [12.1.2 - 3 pages] 3. Planning Scheme Amendment Status Summary February 2024 [12.1.3 - 3 pages]

Purpose

To report to Council on:

- The status of planning permit applications and trends in planning approvals in Brimbank
- Decisions made under delegated authority in February 2024 regarding planning permit applications and other matters
- The status of current Planning Scheme Amendments at 29 February 2024.

Officer Recommendation

That Council:

a. Notes the Planning Activity Update and Delegate Decisions – February 2024 report, and Delegated Planning Permit Decisions, at Attachment 1 to this report.

b. Notes the Planning Scheme Amendment Summary – February 2024, at Attachment 3, and that this relates to amendments where Council has resolved to request authorisation from the Minister for Planning to prepare and exhibit an amendment or has requested that the Minister prepare an amendment under section 20(4) of the *Planning and Environment Act 1987*.

Background

Council is a Responsible Authority under the *Planning and Environment Act 1987* (the Act). In this role, Council administers the Brimbank Planning Scheme (Planning Scheme) and, among other things, determines planning permit applications made for the use and development of the land in the municipality. Certain planning permit applications, and other matters, are determined by Council officers under the delegated authority of Council.

The statistics presented do not represent all development activity in the municipality. Many types of use and development do not require a planning permit and may take place without being recorded as part of the planning approvals data. In addition, some planning permits are not acted on, or there may be a delay between when the approval is granted and when works take place.

Council is a Planning Authority for the Planning Scheme and undertakes amendments to the Planning Scheme when authorised by the Minister for Planning (Minister), or in accordance with section 8A(7) of the Act. Council undertakes amendments for a range of reasons including to enhance or implement the strategic vision, to implement local policy, to correct mistakes, to enable or restrict development, and to set aside land for acquisition for a public purpose or remove such a reservation when it is no longer required.

The Minister may prepare an amendment or authorise the preparation of an amendment by another Minister, public authority or municipal council. For the purpose of this report, the status of Planning Scheme Amendments will only include amendments where Council is the Planning Authority, and where Council has resolved to request authorisation from the Minister to prepare and exhibit an amendment or has requested that the Minister prepare an amendment under section 20(4) of the Act.

Matters for Consideration

Sixty planning determinations and 28 subdivision determinations were made under delegated authority in February 2024. Forty-six new planning permit applications were received in February 2024. The value of development for these 46 applications is $17.3 million.

A list of the planning applications determined under delegation from Council during February 2024 is at Attachment 1.

	February 2024	Previous month (January 2024)	Monthly average for past 12 months	February 2023
Applications Received	46	30	66	61
Planning Permit Approvals	54	55	72	52
Notice of Decision to Grant a Permit	4	1	6	2
Refusal to Grant a Planning Permit	2	1	2	3
Subdivision Approvals	28	13	23	14
Cost of development for new applications (millions)	$17.3	$13.2	$45.1	$45.5

One planning appeal was determined by the Victorian Civil and Administrative Tribunal (VCAT) in this period:

- An appeal against a delegated decision to refuse to grant a planning permit for buildings and works and use of the land for shipping container storage and a vehicle store was withdrawn as the land has been vacated (P97/2021 for 520 – 528 Somerville Road, Sunshine West).

At the end of this period there were six appeals lodged at VCAT that had not yet been determined. This is three less than at the end of February 2023.

The Planning Scheme Amendment Summary is shown at Attachment 3 and includes five Planning Scheme Amendments where Council is the Planning Authority or has requested the Minister to prepare an amendment under section 20(4) of the Act.

Three amendments including Amendments C219brim (Heritage Update), C225brim (Planning Policy Framework) and C227brim (Heritage Overlay Sunshine Silos) are with the Minister for Planning for either authorisation or approval.

Community Engagement

Not applicable.

Resource And Risk Implications

Resource requirements can be met within the Annual Budget 2023/2024.

There are no Community, Environmental, Financial, Regulatory or Safety risks identified.

Legislation/Council Plan/Policy Context

This report complies with the *Planning and Environment Act 1987*, *Local Government Act 1989* and the Brimbank Planning Scheme.

Council officers contributing to the preparation and approval of this report, have no conflicts of interests to declare.

Delegated Planning Permit Decisions
01/02/2024 – 28/02/2024

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
Ward: Grasslands 11					
S217/2019 P/N: 1	Subdivision Certification	18/12/2019	31 Lima St, St Albans 31 Lima St, St Albans 11A Austin St, St Albans	General Residential Zone (GRZ) Subdivision - Residential 2 LOT RESIDENTIAL SUBDIVISION (PS 834141F)	$0
Determination: PSOC (Statement of Compliance) Determination Date: 20-02-2024					
S99/2021 P/N: 1	Subdivision Certification	25/06/2021	16 Gertrude St, St Albans 16 Kate St, St Albans 1/16 Kate St, St Albans 2/16 Kate St, St Albans 3/16 Kate St, St Albans 4/16 Kate St, St Albans 5/16 Kate St, St Albans 1/18 Gertrude St, St Albans 2/18 Gertrude St, St Albans 3/18 Gertrude St, St Albans 4/18 Gertrude St, St Albans 5/18 Gertrude St, St Albans 6/18 Gertrude St, St Albans 18 Gertrude St, St Albans	Residential Growth Zone (RGZ) Subdivision - Residential 11 LOT RESIDENTIAL SUBDIVISION (PS 842812M) OF LAND AFFECTED BY A DESIGN AND DEVELOPMENT OVERLAY SCHEDULE 9	$0
Determination: PSOC (Statement of Compliance) Determination Date: 23-02-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
S101/2021 P/N: 1	Subdivision Certification	28/06/2021	52 Christie St, Deer Park 52 Christie St, Deer Park 52 Christie St, Deer Park 18 Hamilton St, Deer Park 20 Hamilton St, Deer Park 22 Hamilton St, Deer Park	Residential Growth Zone (RGZ) Subdivision - Residential 4 LOT RESIDENTIAL SUBDIVISION (PS 900958L)	$0
Determination: PSOC (Statement of Compliance) Determination Date: 05-02-2024					
S18/2022 P/N: 1	Subdivision Certification	16/02/2022	9 Capri Ct, Deer Park 1/9 Capri Ct, Deer Park 2/9 Capri Ct, Deer Park 9 Capri Ct, Deer Park	Neighbourhood Residential Zone (NRZ) Subdivision - Residential 2 LOT RESIDENTIAL SUBDIVISION (PS 901421C)	$0
Determination: PCER (Certified) Determination Date: 23-02-2024					
P246/2023 P/N: 1	Planning Application	01/06/2023	95 Station Rd, Deer Park 814 Ballarat Rd, Deer Park	Residential Growth Zone (RGZ) Development Plan and PPAR-Other APPLICATION FOR APPROVAL OF A DEVELOPMENT PLAN UNDER DEVELOPMENT PLAN OVERLAY SCHEDULE 17	$0
Determination: PLAP (Planning Application Lapsed) Determination Date: 21-02-2024					
S117/2023 P/N: 1	Subdivision Certification	21/08/2023	1/1 Syme St, St Albans 2/1 Syme St, St Albans 3/1 Syme St, St Albans	General Residential Zone (GRZ) Subdivision - Residential 3 LOT RESIDENTIAL SUBDIVISION (PS 919974H)	$0
Determination: PCER (Certified) Determination Date: 05-02-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
P460/2023 P/N: 1	Planning Application	13/09/2023	31 Canterbury St, Deer Park	Residential Growth Zone (RGZ) Multi Unit Residential Development and PPAR-Multi dwelling CONSTRUCTION OF FOUR (4) DOUBLE STOREY DWELLINGS AND A FOUR (4) LOT SUBDIVISION	$985,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 29-02-2024					
P643/2023 P/N: 1	Planning Application	20/12/2023	5 John St, St Albans	General Residential Zone (GRZ) Subdivision and PPAR-Subdivision of land 2 LOT RESIDENTIAL SUBDIVISION (PS 920998K)	$0
Determination: PPI (Permit Issued by Delegate) Determination Date: 01-02-2024					
P655/2023 P/N: 1	Planning Application	22/12/2023	1/57 Welwyn Pde, Deer Park 2/57 Welwyn Pde, Deer Park 3/57 Welwyn Pde, Deer Park	Neighbourhood Residential Zone (NRZ) Subdivision - Residential and PPAR-Subdivision of land 3 LOT RESIDENTIAL SUBDIVISION (PS919852X)	$0
Determination: PPI (Permit Issued by Delegate) Determination Date: 15-02-2024					
P5/2024 P/N: 1	Planning Application	10/01/2024	57A Quinn St, Deer Park	General Residential Zone (GRZ) Removal of Native Vegetation and PPAR-Native Vegetation Removal NATIVE VEGETATION REMOVAL	$680,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 16-02-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
P629/2022 P/N: 2	Planning Application	01/02/2024	1/15 Widnes Ct, Deer Park 15 Widnes Ct, Deer Park	Neighbourhood Residential Zone (NRZ) Subdivision - Residential and PPAR-Subdivision of land AMEND CONDITION 6 (WORKS TO EXISTING DWELLING) TO REFLECT CURRENT REQUIREMENTS OF PLANNING PERMIT P751/2017 WHICH REMOVES THESE REQUIRED WORKS (CONDITION 3 ON PERMIT P751/2017 DELETED)	$0

Determination: PPAM (Amended Permit Issued by Delegate)

Determination Date: 02-02-2024

Ward: Harvester 48

S36/2020 P/N: 1	Subdivision Certification	19/03/2020	4 Staughton St, Sunshine 1/4 Staughton St, Sunshine 2/4 Staughton St, Sunshine 4 Staughton St, Sunshine	General Residential Zone (GRZ) Subdivision - Residential 2 LOTS RESIDENTIAL SUBDIVISION (PS 837754D)	$0

Determination: PSOC (Statement of Compliance)

Determination Date: 02-02-2024

S157/2020 P/N: 1	Subdivision Certification	01/10/2020	33 Bardsley St, Sunshine West 1/33 Bardsley St, Sunshine West 2/33 Bardsley St, Sunshine West 3/33 Bardsley St, Sunshine West 4/33 Bardsley St, Sunshine West 5/33 Bardsley St, Sunshine West 33 Bardsley St, Sunshine West	General Residential Zone (GRZ) Subdivision - Residential 5 LOT RESIDENTIAL SUBDIVISION (PS 843021Q)	$0

Determination: PSOC (Statement of Compliance)

Determination Date: 12-02-2024

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
S3/2022 P/N: 1	Subdivision Certification	12/01/2022	19 Young St, Sunshine West 1/19 Young St, Sunshine West 2/19 Young St, Sunshine West 3/19 Young St, Sunshine West 19 Young St, Sunshine West	General Residential Zone (GRZ) Subdivision - Residential 3 LOT RESIDENTIAL SUBDIVISION (PS 905862X)	$0
Determination: PCER (Certified) Determination Date: 20-02-2024					
S5/2022 P/N: 1	Subdivision Certification	20/01/2022	62 Chelsey St, Ardeer 62B Chelsey St, Ardeer 1/62 Chelsey St, Ardeer 2/62 Chelsey St, Ardeer 3/62 Chelsey St, Ardeer 62 Chelsey St, Ardeer	General Residential Zone (GRZ) Subdivision - Residential 3 LOT RESIDENTIAL SUBDIVISION (PS 907028W)	$0
Determination: PCER (Certified) Determination Date: 01-02-2024					
S6/2022 P/N: 1	Subdivision Certification	21/01/2022	3A Lewis Ct, Sunshine West	Neighbourhood Residential Zone (NRZ) Subdivision - Residential 6 LOT RESIDENTIAL SUBDIVISION (PS 841380V)	$0
Determination: PSOC (Statement of Compliance) Determination Date: 23-02-2024					
S21/2022 P/N: 1	Subdivision Certification	24/02/2022	31 Dunbar Ave, Sunshine 31A Dunbar Ave, Sunshine 31B Dunbar Ave, Sunshine	Neighbourhood Residential Zone (NRZ) Subdivision - Residential 2 LOT RESIDENTIAL SUBDIVISION (PS 900273V)	$0
Determination: PCER (Certified) Determination Date: 26-02-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
S69/2022 P/N: 1	Subdivision Certification	12/05/2022	1 Sturt St, Sunshine 22 Tribe St, Sunshine 24 Tribe St, Sunshine	General Residential Zone (GRZ) Subdivision - Residential 3 LOT RESIDENTIAL SUBDIVISION (PS 834431V)	$0
Determination: PSOC (Statement of Compliance) Determination Date: 08-02-2024					
S95/2022 P/N: 1	Subdivision Certification	17/06/2022	38 Whitesides Ave, Sunshine West 38 Whitesides Ave, Sunshine West 1B Norton St, Sunshine West 1A Norton St, Sunshine West	General Residential Zone (GRZ) Subdivision - Residential 3 LOT RESIDENTIAL SUBDIVISION (PS 844843P)	$0
Determination: PCER (Certified) Determination Date: 08-02-2024					
S1/2023 P/N: 1	Subdivision Certification	03/01/2023	19 Lodden St, Sunshine North 1/19 Lodden St, Sunshine North 2/19 Lodden St, Sunshine North 3/19 Lodden St, Sunshine North 4/19 Lodden St, Sunshine North 19 Lodden St, Sunshine North	Residential Growth Zone (RGZ) Subdivision - Residential 4 LOT RESIDENTIAL SUBDIVISION (PS 912897M)	$0
Determination: PSOC (Statement of Compliance) Determination Date: 22-02-2024					
S37/2023 P/N: 1	Subdivision Certification	07/03/2023	7 Wingan Ct, Sunshine West 7 Wingan Ct, Sunshine West	Neighbourhood Residential Zone (NRZ) Subdivision - Residential 2 LOT RESIDENTIAL SUBDIVISION (PS 917065J)	$0
Determination: PCER (Certified) Determination Date: 08-02-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
S39/2023 P/N: 1	Subdivision Certification	10/03/2023	24 Suffolk Rd, Sunshine North	Residential Growth Zone (RGZ) Subdivision - Residential 4 LOT RESIDENTIAL SUBDIVISION (PS 916243R)	$0
Determination: PSOC (Statement of Compliance) Determination Date: 13-02-2024					
P276/2023 P/N: 1	Planning Application	16/06/2023	32 Raymond St, Sunshine West	General Residential Zone (GRZ) Multi Unit Residential Development and PPAR-Multi dwelling CONSTRUCTION OF ADDITIONS (CARPORT) TO THE EXISTING DWELLING AND THE CONSTRUCTION OF A SINGLE STOREY DWELLING TO THE REAR	$360,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 16-02-2024					
P396/2023 P/N: 1	Planning Application	14/08/2023	45-47 Whitehill Ave, Sunshine North	Industrial 3 Zone (IN3) Change of Use and PPAR-Change or extension of use and Buildings & Work USE AND DEVELOPMENT OF THE LAND FOR THE PURPOSE OF INDUSTRY AND REDUCTION TO THE STANDARD CAR PARKING REQUIREMENT	$3,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 07-02-2024					
P400/2023 P/N: 1	Planning Application	16/08/2023	25 Perth Ave, Albion	General Residential Zone (GRZ) Multi Unit Residential Development and PPAR-Multi dwelling CONSTRUCTION OF TWO (2) DOUBLE STOREY DWELLINGS	$690,000
Determination: PNOD (Notice of Decision issued by Delegate) Determination Date: 28-02-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
P654/2014 P/N: 2	Planning Application	18/08/2023	10 North St, Ardeer 12 North St, Ardeer 14 North St, Ardeer	Neighbourhood Residential Zone (NRZ) Multi Unit Residential Development and PPAR-Multi dwelling AMENDMENT TO THE PLANS AND PERMIT FOR THE CONSTRUCTION OF MULTI DWELLINGS (14 DOUBLE STOREY DWELLINGS).	$90,000
Determination: PPAM (Amended Permit Issued by Delegate) Determination Date: 01-02-2024					
P746/2014 P/N: 4	Planning Application	21/08/2023	2 Tube St, Sunshine North 123 Bunnett St, Sunshine North 10/2 Tube St, Sunshine North	Industrial 3 Zone (IN3) Car Parking Reduction and Warehouse and PPAR-One or more new buildings AMENDMENT TO THE PERMIT AND PLANS TO ALTER THE LAND USES AND AMEND THE PREAMBLE AND CONDITIONS	$0
Determination: PLAP (Planning Application Lapsed) Determination Date: 13-02-2024					
S126/2023 P/N: 1	Subdivision Certification	08/09/2023	87 Spalding Ave, Sunshine North 87A Spalding Ave, Sunshine North 87B Spalding Ave, Sunshine North 87 Spalding Ave, Sunshine North	Industrial 3 Zone (IN3) Subdivision - Industrial 2 LOT INDUSTRIAL SUBDIVISION (PS 918420K) OF LAND AFFECTED BY MELBOURNE AIRPORT ENVIRONS OVERLAY SCHEDULE 2	$0
Determination: PSOC (Statement of Compliance) Determination Date: 08-02-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
P476/2023 P/N: 1	Planning Application	20/09/2023	2S/21A Devonshire Rd, Sunshine 1S/21 Devonshire Rd, Sunshine 3S/21B Devonshire Rd, Sunshine 4S/21C Devonshire Rd, Sunshine 6/3 Dawson St, Sunshine 6/3 Dawson St, Sunshine 1/21 Devonshire Rd, Sunshine 2/21 Devonshire Rd, Sunshine 3/21 Devonshire Rd, Sunshine 4A/21 Devonshire Rd, Sunshine 3A Dawson St, Sunshine 3B Dawson St, Sunshine 21 Devonshire Rd, Sunshine	Activity Centre Zone (ACZ) Subdivision and PPAR-Subdivision of land 6 LOT COMMERCIAL SUBDIVISION (PS 405097A)	$0
Determination: PPI (Permit Issued by Delegate) Determination Date: 08-02-2024					
P487/2023 P/N: 1	Planning Application	25/09/2023	106 Glengala Rd, Sunshine West	General Residential Zone (GRZ) Multi Unit Residential Development and PPAR-Multi dwelling CONSTRUCTION OF TWO (2) SINGLE STOREY DWELLINGS	$700,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 13-02-2024					
P607/2014 P/N: 2	Planning Application	18/10/2023	18 Matthews St, Sunshine 18 Matthews St, Sunshine 2A Alfred St, Sunshine 2B Alfred St, Sunshine	Neighbourhood Residential Zone (NRZ) Multi Unit Residential Development and PPAR-Multi dwelling AMENDMENT TO THE PERMIT AND PLANS FOR A SUNROOM TO UNIT 1	$0
Determination: PPAM (Amended Permit Issued by Delegate) Determination Date: 28-02-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
P527/2023 P/N: 1	Planning Application	20/10/2023	6/93 Elgar Rd, Derrimut	Industrial 1 Zone (IN1) Change of Use and PPAR-Change or extension of use USE OF THE LAND FOR A PLACE OF ASSEMBLY WITH A REDUCTION TO THE STANDARD CAR PARKING REQUIREMENT	$0

Determination: PPR (Permit Refused by Delegate)

Determination Date: 29-02-2024

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
P546/2023 P/N: 1	Planning Application	30/10/2023	9 Gunnedah St, Albion	Neighbourhood Residential Zone (NRZ) Buildings & Works and PPAR-One or more new buildings CONSTRUCTION OF A SMALL SECOND DWELLING TO THE REAR OF A DWELLING IN A HERITAGE OVERLAY (HO26)	$60,000

Determination: PNPR (No Permit Required)

Determination Date: 14-02-2024

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
P550/2023 P/N: 1	Planning Application	31/10/2023	71 Maida Ave, Sunshine North	Industrial 3 Zone (IN3) Change of Use and PPAR-Change or extension of use USE OF THE LAND FOR A PLACE OF ASSEMBLY (EVENTS HIRE VENUE) ON LAND AFFECTED BY MELBOURNE AIRPORT ENVIRONS OVERLAY SCHEDULE 2 AND REDUCTION TO CAR PARKING REQUIREMENTS	$15,000

Determination: PNOD (Notice of Decision issued by Delegate)

Determination Date: 20-02-2024

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
P554/2023 P/N: 1	Planning Application	01/11/2023	93 Maida Ave, Sunshine North	Industrial 3 Zone (IN3) Warehouse and PPAR-One or more new buildings CONSTRUCTION OF A WAREHOUSE BUILDING WITH BASEMENT CAR PARK AND ANCILLARY OFFICE AND ERECTION AND DISPLAY OF BUSINESS IDENTIFICATION SIGNAGE	$490,000

Determination: PLAP (Planning Application Lapsed)

Determination Date: 07-02-2024

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
P559/2023 P/N: 1	Planning Application	02/11/2023	24 Berkshire Rd, Sunshine North	Industrial 3 Zone (IN3) Change of Use and PPAR-Change or extension of use USE OF THE LAND FOR CAR SALES	$10,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 19-02-2024					
P561/2023 P/N: 1	Planning Application	02/11/2023	477 Ballarat Rd, Sunshine	Activity Centre Zone (ACZ) Liquor License and PPAR-Liquor License USE OF THE LAND FOR THE SALE OF LIQUOR PURSUANT TO A PACKAGED LIQUOR LICENCE	$0
Determination: PLAP (Planning Application Lapsed) Determination Date: 05-02-2024					
P566/2023 P/N: 1	Planning Application	03/11/2023	1 Albert St, Sunshine North	General Residential Zone (GRZ) Multi Unit Residential Development and PPAR-Multi dwelling CONSTRUCTION OF THREE (3) DOUBLE STOREY DWELLINGS	$960,000
Determination: PLAP (Planning Application Lapsed) Determination Date: 13-02-2024					
P569/2023 P/N: 1	Planning Application	08/11/2023	598B Geelong Rd, Brooklyn	Industrial 1 Zone (IN1) Buildings & Works and Alter or Create Access to a Main Road and PPAR-O DEVELOPMENT OF PART OF THE LAND FOR A DATA CENTRE (SECOND STAGE – NORTH SIDE) WITHIN A DESIGN AND DEVELOPMENT OVERLAY (SCHEDULE 11) AND ACCESS ALTERATIONS TO A ROAD WITHIN A TRANSPORT ZONE 2	$110,000,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 20-02-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
P571/2023 P/N: 1	Planning Application	09/11/2023	31 Killeen St, Sunshine West	Neighbourhood Residential Zone (NRZ) Multi Unit Residential Development and PPAR-Multi dwelling ADDITIONS AND ALTERATIONS (CARPORT) TO THE EXISTING DWELLING AND CONSTRUCTION OF ONE (1) SINGLE STOREY DWELLING TO THE REAR	$220,000
Determination: PWIT (Planning Application Withdrawn) Determination Date: 13-02-2024					
P920044 P/N: 2	Planning Application	13/11/2023	36 Berkshire Rd, Sunshine North	Industrial 3 Zone (IN3) Other/Miscellaneous AMENDMENT TO THE PERMIT TO ALSO INCLUDE USE OF THE LAND FOR PANEL BEATING IN CONJUNCTION WITH THE EXISTING MOTOR REPAIRS USE BY DELETING CONDITION 9	$0
Determination: PLAP (Planning Application Lapsed) Determination Date: 14-02-2024					
P583/2023 P/N: 1	Planning Application	16/11/2023	15 Third Ave, Sunshine 17 Third Ave, Sunshine 1/17 Third Ave, Sunshine 2/17 Third Ave, Sunshine 3/17 Third Ave, Sunshine 4/17 Third Ave, Sunshine 5/17 Third Ave, Sunshine 6/17 Third Ave, Sunshine 7/17 Third Ave, Sunshine 8/17 Third Ave, Sunshine 9/17 Third Ave, Sunshine 10/17 Third Ave, Sunshine 17 Third Ave, Sunshine	Industrial 1 Zone (IN1) Subdivision - Industrial and PPAR-Subdivision of land CREATION OF A RESTRICTION AND 10 LOT INDUSTRIAL SUBDIVISION (PS 919399R)	$0
Determination: PPI (Permit Issued by Delegate) Determination Date: 08-02-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
S161/2023 P/N: 1	Subdivision Certification	16/11/2023	16 Dulcie St, Sunshine 16B Dulcie St, Sunshine	General Residential Zone (GRZ) Subdivision - Residential 2 LOT RESIDENTIAL SUBDIVISION (PS 920356D) OF LAND WIHTIN A SPECIAL BUILDING OVERLAY	$0
Determination: PSOC (Statement of Compliance) Determination Date: 22-02-2024					
P850/2008 P/N: 5	Planning Application	24/11/2023	5/2 Derrimut Dr, Derrimut	Industrial 2 Zone (IN2) Buildings & Works and PPAR-Other AMENDMENT TO THE ENDORSED PLANS FOR A MEZZANINE AREA USED AS AN OFFICE	$50,000
Determination: PLAP (Planning Application Lapsed) Determination Date: 20-02-2024					
P607/2023 P/N: 1	Planning Application	30/11/2023	6/45 Bunnett St, Sunshine North	Industrial 3 Zone (IN3) Change of Use USE OF THE LAND FOR A RESTRICTED RECREATION FACILITY (BADMINTON CENTRE) ON LAND AFFECTED BY A MELBOURNE AIRPORT ENVIRONS OVERLAY SCHEDULE 2	$210,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 08-02-2024					
P611/2023 P/N: 1	Planning Application	01/12/2023	11A McDonald Rd, Brooklyn	Industrial 1 Zone (IN1) Alter or Create Access to a Main Road and PPAR-Other CREATION OF AN ACCESS TO A ROAD IN A TRANSPORT ZONE 2	$10,000
Determination: PPR (Permit Refused by Delegate) Determination Date: 22-02-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
P625/2023 P/N: 1	Planning Application	11/12/2023	9 Edna St, Sunshine North 9 Edna St, Sunshine North	General Residential Zone (GRZ) Subdivision - Residential and PPAR-Subdivision of land 4 LOT RESIDENTIAL SUBDIVISION (PS 920495N)	$0
Determination: PPI (Permit Issued by Delegate) Determination Date: 08-02-2024					
P020020 P/N: 2	Planning Application	20/12/2023	670 Somerville Rd, Sunshine West 680 Somerville Rd, Sunshine West 1/680 Somerville Rd, Sunshine West 2/680 Somerville Rd, Sunshine West 1/670 Somerville Rd, Sunshine West 2/670 Somerville Rd, Sunshine West 670 Somerville Rd, Sunshine West	Industrial 3 Zone (IN3) Warehouse AMENDMENT TO THE PERMIT AND PLANS TO ALLOW MOTOR REPAIRS (TRUCK AND TRAILER ACCESSORY FITTING AND ANCILLARY SERVICING), INCREASE LANDSCAPING AND FENCING, WORKS TO THE CAR PARK AND ADDITIONAL STRUCTURE AT THE REAR	$175,000
Determination: PPAM (Amended Permit Issued by Delegate) Determination Date: 13-02-2024					
P647/2023 P/N: 1	Planning Application	21/12/2023	27 Garnet St, Sunshine North 27 Garnet St, Sunshine North	Residential Growth Zone (RGZ) PPAR-Subdivision of land and Subdivision - Residential 5 LOT RESIDENTIAL SUBDIVISION (PS 911758H)	$0
Determination: PPI (Permit Issued by Delegate) Determination Date: 09-02-2024					
P503/2019v P/N: 2	Planning Application (VicSmart)	28/12/2023	70 Old Geelong Rd, Brooklyn	Industrial 1 Zone (IN1) Car Parking Reduction and Warehouse and PPAR-One or more new buildings AMENDMENT TO THE PLANNING PERMMIT AND ENDORSED PLANS TO CONVERT ONE (1) WAREHOUSE INTO TWO (2) WAREHOUSES	$10,000
Determination: PPAM (Amended Permit Issued by Delegate) Determination Date: 19-02-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
P6/2024 P/N: 1	Planning Application	10/01/2024	740 Ballarat Rd, Ardeer	Industrial 1 Zone (IN1) Alter or Create Access to a Main Road and PPAR-Other CREATION OF A TEMPORARY CONSTRUCTION ACCESS TO A ROAD IN A TRANSPORT ZONE 2	$50,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 22-02-2024					
P683/2016 P/N: 3	Planning Application	15/01/2024	2 Tube St, Sunshine North 123 Bunnett St, Sunshine North 9/2 Tube St, Sunshine North 10/2 Tube St, Sunshine North	Industrial 3 Zone (IN3) Change of Use and PPAR-Change or extension of use AMENDMENT TO THE PERMIT AND PLANS TO ALLOW FOR CAR SALES	$0
Determination: PPAM (Amended Permit Issued by Delegate) Determination Date: 19-02-2024					
P477/2023 P/N: 2	Planning Application	23/01/2024	11 First Ave, Sunshine 9 First Ave, Sunshine 8-10 Market Rd, Sunshine 10 Second Ave, Sunshine 8-10 Market Rd, Sunshine 8-10 Market Rd, Sunshine 10 Second Ave, Sunshine 9 First Ave, Sunshine 11 First Ave, Sunshine 13 First Ave, Sunshine 6 Second Ave, Sunshine 8 Second Ave, Sunshine 10 Second Ave, Sunshine	Industrial 1 Zone (IN1) Subdivision - Industrial and PPAR-Subdivision of land AMENDMENT TO THE PLANNING PERMIT AND PLAN TO INCLUDE THE REMOVAL OF THE EASEMENT ON TP716304A ALONG EASTERN BOUNDARY SHOWN GREEN FOR DRAINAGE AND SEWERAGE PURPOSES	$0
Determination: PPAM (Amended Permit Issued by Delegate) Determination Date: 15-02-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
P16/2024 P/N: 1	Planning Application	23/01/2024	60 Couch St, Sunshine	Neighbourhood Residential Zone (NRZ) Liquor License and PPAR-Liquor License USE OF THE LAND FOR THE SALE OF LIQUOR PURSUANT TO A REMOTE SELLER'S PACKAGED LIQUOR LICENSE ASSOCIATED WITH A HOME-BASED BUSINESS	$0
Determination: PPI (Permit Issued by Delegate) Determination Date: 26-02-2024					
P414/2023 P/N: 2	Planning Application	31/01/2024	57 Parsons St, Sunshine	Neighbourhood Residential Zone (NRZ) Dwelling Works (including fence) and PPAR-Demolition AMENDMENT TO THE PLANS TO ALTER THE SIZE OFTHE GARAGE AND RELOCATE IT OFF THE EASEMENT	$0
Determination: PPAM (Amended Permit Issued by Delegate) Determination Date: 07-02-2024					
P24/2024 P/N: 1	Planning Application	31/01/2024	76 Northumberland Rd, Sunshine North	General Residential Zone (GRZ) Dwelling and PPAR-Single dwelling USE AND DEVELOPMENT OF THE LAND FOR A DWELLING WITHIN A MELBOURNE AIRPORT ENVIRONS OVERLAY SCHEDULE 2	$982,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 22-02-2024					
P26/2024v P/N: 1	Planning Application (VicSmart)	01/02/2024	21 Adelaide St, Albion	Neighbourhood Residential Zone (NRZ) Dwelling Works (including fence) and PPAR-Other buildings & works (tan CONSTRUCTION OF A FRONT FENCE AND FRONT-FACING SIDE FENCING IN A HERITAGE OVERLAY (HO24)	$11,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 14-02-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
P36/2024v P/N: 1	Planning Application (VicSmart)	06/02/2024	44 Perennial Dr, Sunshine North	General Residential Zone (GRZ) Dwelling and PPAR-Single dwelling CONSTRUCTION OF A DOUBLE STOREY DWELLING OVER 6M IN HEIGHT IN THE DESIGN AND DEVELOPMENT OVERLAY SCHEDULE 1	$650,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 26-02-2024					
P52/2024v P/N: 1	Planning Application (VicSmart)	21/02/2024	16/463A Somerville Rd, Brooklyn 16/463A Somerville Rd, Brooklyn	Industrial 1 Zone (IN1) Buildings & Works to Factory and PPAR-Extend exist building or structure CONSTRUCTION OF A MEZZANINE	$20,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 27-02-2024					
Ward: Horseshoe Bend 18					
S61/2021 P/N: 1	Subdivision Certification	28/04/2021	150 Biggs St, St Albans 150 Biggs St, St Albans 1A Walter St, St Albans 1B Walter St, St Albans 1C Walter St, St Albans	General Residential Zone (GRZ) Subdivision - Residential 4 LOT RESIDENTIAL SUBDIVISION (PS 841733N)	$0
Determination: PCER (Certified) Determination Date: 08-02-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
S104/2022 P/N: 1	Subdivision Certification	29/06/2022	54 Henry St, St Albans 2/54 Henry St, St Albans 1/54 Henry St, St Albans 2/54 Henry St, St Albans 3/54 Henry St, St Albans 4/54 Henry St, St Albans 54 Henry St, St Albans	General Residential Zone (GRZ) Consolidation 4 LOT RESIDENTIAL SUBDIVISION (PS 906988)	$0
Determination: PCER (Certified) Determination Date: 08-02-2024					
S132/2022 P/N: 1	Subdivision Certification	26/08/2022	8 Tanjil Ct, Keilor 8B Tanjil Ct, Keilor 8A Tanjil Ct, Keilor	Neighbourhood Residential Zone (NRZ) Subdivision - Residential 2 LOT RESIDENTIAL SUBDIVISION (PS 848412W) ON LAND AFFECTED BY A MELBOURNE AIRPORT ENVIRONS OVERLAY SCHEDULE 2	$0
Determination: PCER (Certified) Determination Date: 20-02-2024					
S138/2022 P/N: 1	Subdivision Certification	05/09/2022	62 Conrad St, St Albans 1/62 Conrad St, St Albans 2/62 Conrad St, St Albans 3/62 Conrad St, St Albans 4/62 Conrad St, St Albans 62 Conrad St, St Albans	Residential Growth Zone (RGZ) Subdivision - Residential 4 LOT RESIDENTIAL SUBDIVISION (PS 906595P)	$0
Determination: PCER (Certified) Determination Date: 21-02-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
S21/2023 P/N: 1	Subdivision Certification	20/02/2023	56 Charles St, St Albans 56 Charles St, St Albans 129D Power St, St Albans 129C Power St, St Albans 129B Power St, St Albans	Residential Growth Zone (RGZ) Subdivision - Residential 4 LOT RESIDENTIAL SUBDIVISION (PS 915826V) ON LAND WITHIN A SPECIAL BUILDING OVERLAY	$0
Determination: PCER (Certified) Determination Date: 02-02-2024					
S52/2023 P/N: 1	Subdivision Certification	28/03/2023	14 Biggs St, St Albans 16 Biggs St, St Albans 1/16 Biggs St, St Albans 2/16 Biggs St, St Albans 3/16 Biggs St, St Albans 4/16 Biggs St, St Albans 5/16 Biggs St, St Albans 6/16 Biggs St, St Albans 16 Biggs St, St Albans	Neighbourhood Residential Zone (NRZ) Subdivision - Residential 6 LOT RESIDENTIAL SUBDIVISION (PS 915976A)	$0
Determination: PSOC (Statement of Compliance) Determination Date: 26-02-2024					
P461/2023 P/N: 1	Planning Application	14/09/2023	1/757 Old Calder Hwy, Keilor	General Residential Zone (GRZ) Dwelling Extension and PPAR-Extend exist dwell or assoc structure CONSTRUCTION OF AN EXTENSION AND ALTERATIONS TO A DWELLING (UNIT 1) WITHIN A MELBOURNE AIRPORT ENVIRONS OVERLAY SCHEDULE 2	$700,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 26-02-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
P509/2023 P/N: 1	Planning Application	09/10/2023	25 Oberon Ave, St Albans	General Residential Zone (GRZ) Multi Unit Residential Development and PPAR-Multi dwelling CONSTRUCTION OF THREE (3) DOUBLE STOREY DWELLINGS	$900,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 26-02-2024					
P577/2023 P/N: 1	Planning Application	13/11/2023	28 Currunghi Ct, St Albans	General Residential Zone (GRZ) Landscape Gardening Supplies and PPAR-Other USE OF THE LAND FOR A PLANT NURSERY AND A REDUCTION TO THE STANDARD CAR PARKING REQUIREMENT	$0
Determination: PPI (Permit Issued by Delegate) Determination Date: 19-02-2024					
P595/2023 P/N: 1	Planning Application	22/11/2023	310-312 Main Rd East, St Albans	Commercial 1 Zone (C1Z) Advertising/Signage and PPAR-Signage ERECTION AND DISPLAY OF INTERNALLY ILLUMINATED AND BUSINESS IDENTIFICATION SIGNAGE AND ASSOCIATED BUILDINGS AND WORKS WITHIN A DESIGN AND DEVELOPMENT OVERLAY SCHEDULE 9	$150,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 06-02-2024					
P598/2023 P/N: 1	Planning Application	24/11/2023	4 Snow St, Keilor Park	Neighbourhood Residential Zone (NRZ) Multi Unit Residential Development and PPAR-Multi dwelling CONSTRUCTION OF TWO (2) DOUBLE STOREY DWELLINGS	$900,000
Determination: PNOD (Notice of Decision issued by Delegate) Determination Date: 08-02-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
S164/2023 P/N: 1	Subdivision Certification	28/11/2023	147 Furlong Rd, St Albans 11 Gillon Ct, St Albans 9 Gillon Ct, St Albans	General Residential Zone (GRZ) Consolidation CONSOLIDATION OF THREE ALLOTMENTS ON LAND IN PC 382696M	$0
Determination: PSOC (Statement of Compliance) Determination Date: 20-02-2024					
P610/2023v P/N: 1	Planning Application (VicSmart)	30/11/2023	121 Power St, St Albans	Residential Growth Zone (RGZ) Buildings & Works and PPAR-Other buildings & works (tanks etc) CONSTRUCTION OF A FENCE WITHIN A SPECIAL BUILDING OVERLAY	$5,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 13-02-2024					
P640/2023 P/N: 1	Planning Application	19/12/2023	73 Walmer Ave, St Albans 73 Walmer Ave, St Albans	General Residential Zone (GRZ) Subdivision - Residential and PPAR-Subdivision of land 3 LOT RESIDENTIAL SUBDIVISION (PS 914547F)	$0
Determination: PPI (Permit Issued by Delegate) Determination Date: 13-02-2024					
P644/2023 P/N: 1	Planning Application	20/12/2023	5 Betson Ct, Kealba 5A Betson Ct, Kealba 5B Betson Ct, Kealba	Neighbourhood Residential Zone (NRZ) Subdivision - Residential and PPAR-Subdivision of land 2 LOT RESIDENTIAL SUBDIVISION (PS 920660A)	$0
Determination: PPI (Permit Issued by Delegate) Determination Date: 21-02-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
P471/2019 P/N: 2	Planning Application	22/01/2024	17 Eddie St, St Albans 1/17 Eddie St, St Albans 2/17 Eddie St, St Albans 17 Eddie St, St Albans	General Residential Zone (GRZ) Multi Unit Residential Development and PPAR-Multi dwelling AMENDMENT TO THE PLANNING PERMIT AND ENDORSED PLANS TO MAKE CHANGES TO THE EXISTING DWELLING AND THE LANDSCAPING	$5,000
Determination: PPAM (Amended Permit Issued by Delegate) Determination Date: 21-02-2024					
P27/2024 P/N: 1	Planning Application	01/02/2024	5 Gerona St, Keilor	Neighbourhood Residential Zone (NRZ) Dwelling and PPAR-Single dwelling USE AND DEVELOPMENT OF THE LAND AS A DWELLING WITHIN A MELBOURNE AIRPORT ENVIRONS OVERLAY SCHEDULE 1	$800,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 28-02-2024					
P33/2024v P/N: 1	Planning Application (VicSmart)	07/02/2024	24 Lois St, St Albans 24 Lois St, St Albans	General Residential Zone (GRZ) Subdivision - Residential and PPAR-Subdivision of land 2 LOT RESIDENTIAL SUBDIVISION (PS 846419S)	$0
Determination: PPI (Permit Issued by Delegate) Determination Date: 08-02-2024					
Ward: Taylors 11					
P824/2017 P/N: 2	Planning Application	24/05/2023	390 Sydenham Rd, Sydenham 29B Trickey Ave, Sydenham	Comprehensive Development Zone (CDZ) Development Plan and PPAR-Other AMENDMENT TO THE BUILDINGS AND WORKS APPROVAL FOR SIXTY-ONE (16) DWELLINGS TO CONVERT THE 14 TOWNHOUSES (MODEL C) FROM DOUBLE TO TRIPLE STOREY	$0
Determination: PPAM (Amended Permit Issued by Delegate) Determination Date: 13-02-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
S82/2023 P/N: 1	Subdivision Certification	26/06/2023	1/26 Chris Ct, Hillside 2/26 Chris Ct, Hillside	Neighbourhood Residential Zone (NRZ) Subdivision - Residential 2 LOT RESIDENTIAL SUBDIVISION (PS 917167A)	$0
Determination: PCER (Certified) Determination Date: 15-02-2024					
P165/2021 P/N: 2	Planning Application	07/09/2023	4M/399 Melton Hwy, Taylors Lakes	Comprehensive Development Zone (CDZ) Advertising/Signage and PPAR-Signage ERECTION AND DISPLAY OF SIGNAGE	$80,000
Determination: PPAM (Amended Permit Issued by Delegate) Determination Date: 14-02-2024					
S123/2023 P/N: 1	Subdivision Certification	07/09/2023	51 Trickey Ave, Sydenham	Comprehensive Development Zone (CDZ) Subdivision - Residential 16 LOT RESIDENTIAL SUBDIVISION (PS 826403W/S2)	$0
Determination: PCER (Certified) Determination Date: 08-02-2024					
P570/2023 P/N: 1	Planning Application	09/11/2023	24 Medina Rd, Keilor Downs	Neighbourhood Residential Zone (NRZ) Multi Unit Residential Development and PPAR-Multi dwelling CONSTRUCTION OF TWO (2) DOUBLE STOREY DWELLINGS	$820,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 26-02-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
P642/2023 P/N: 1	Planning Application	20/12/2023	21 Clematis Dr, Taylors Lakes	Neighbourhood Residential Zone (NRZ) Subdivision - Residential and PPAR-Subdivision of land 2 LOT RESIDENTIAL SUBDIVISION (PS 907780P)	$0
Determination: PLAP (Planning Application Lapsed) Determination Date: 21-02-2024					
S178/2023 P/N: 1	Subdivision Certification	20/12/2023	21 Clematis Dr, Taylors Lakes	Neighbourhood Residential Zone (NRZ) Subdivision - Residential 2 LOT RESIDENTIAL SUBDIVISION (PS 907780P)	$0
Determination: PREF (Certification Refused) Determination Date: 21-02-2024					
P13/2024 P/N: 1	Planning Application	18/01/2024	905 Old Calder Hwy, Keilor	Neighbourhood Residential Zone (NRZ) Dwelling and PPAR-Single dwelling USE AND DEVELOPMENT OF A SINGLE STOREY DWELLING ON LAND AFFECTED BY A MELBOURNE AIRPORT ENVIRONS OVERLAY SCHEDULE 2	$450,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 08-02-2024					
P312/2015v P/N: 4	Planning Application (VicSmart)	14/02/2024	920 Old Calder Hwy, Keilor	Commercial 1 Zone (C1Z) Buildings & Works to Commercial Premise and PPAR-Alter building structure AMENDMENT TO PERMIT & PLANS TO REDUCE STANDARD CAR PARKING REQUIREMENT TO ALLOW FOR A MOBILE FOOD VAN	$0
Determination: PPAM (Amended Permit Issued by Delegate) Determination Date: 20-02-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
P45/2024 P/N: 1	Planning Application	14/02/2024	144/868 Old Calder Hwy, Keilor	Neighbourhood Residential Zone (NRZ) Dwelling Extension and PPAR-Extend exist dwell or assoc structure CONSTRUCTION OF A VERANDAH TO A RETIREMENT VILLAGE UNIT	$9,800

Determination: PPI (Permit Issued by Delegate)

Determination Date: 19-02-2024

P51/2024v P/N: 1	Planning Application (VicSmart)	20/02/2024	6 Kohurau Ct, Taylors Lakes	Neighbourhood Residential Zone (NRZ) Subdivision - Residential and PPAR-Subdivision of land 2 LOT RESIDENTIAL SUBDIVISION (PS 922959K)	$0

Determination: PPI (Permit Issued by Delegate)

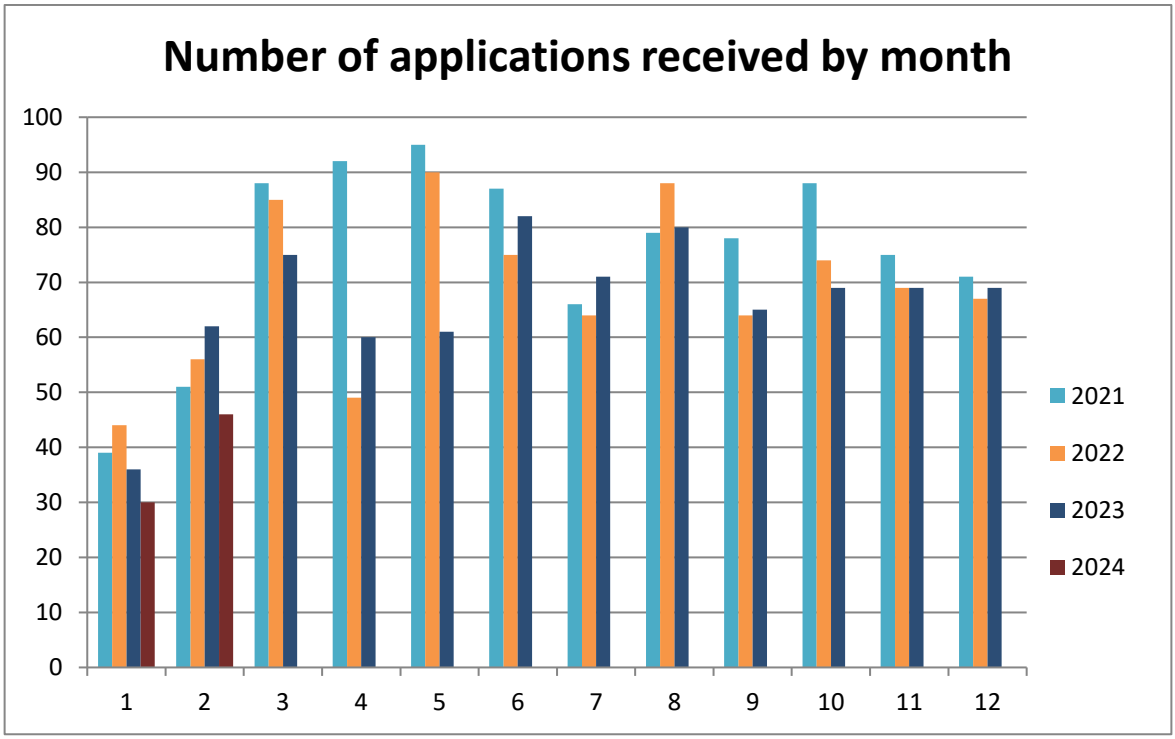
Determination Date: 21-02-2024

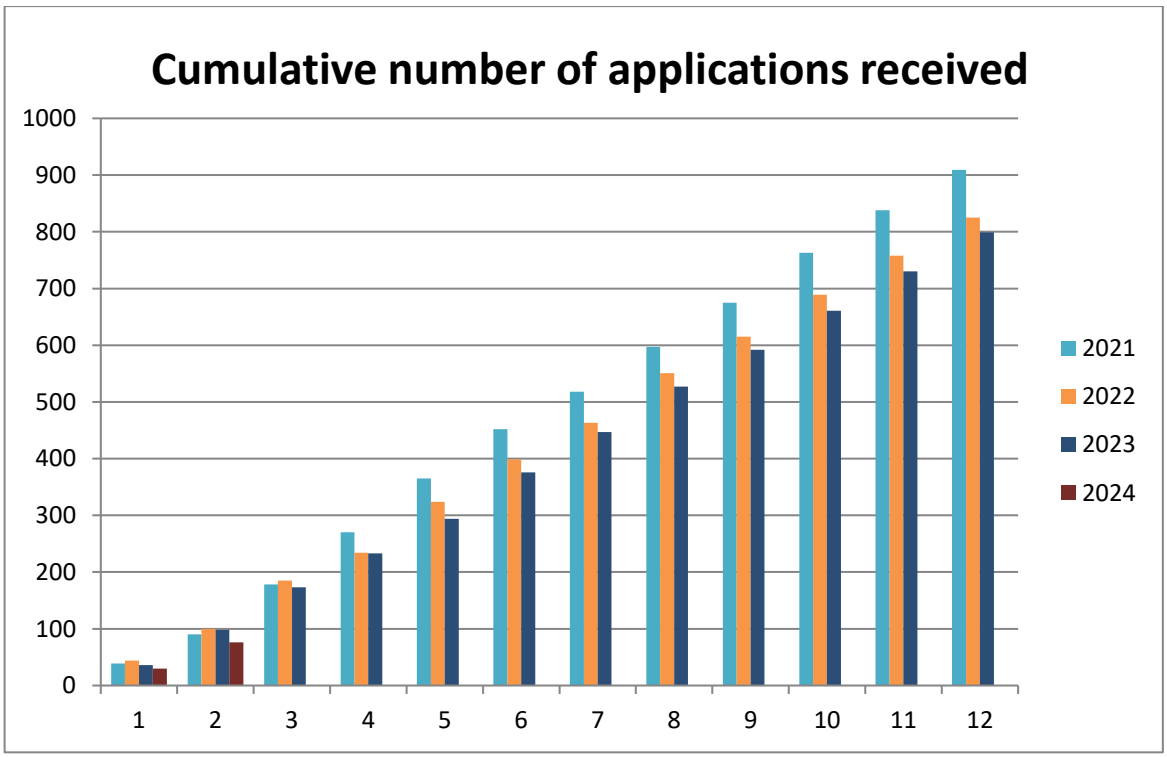
Summary

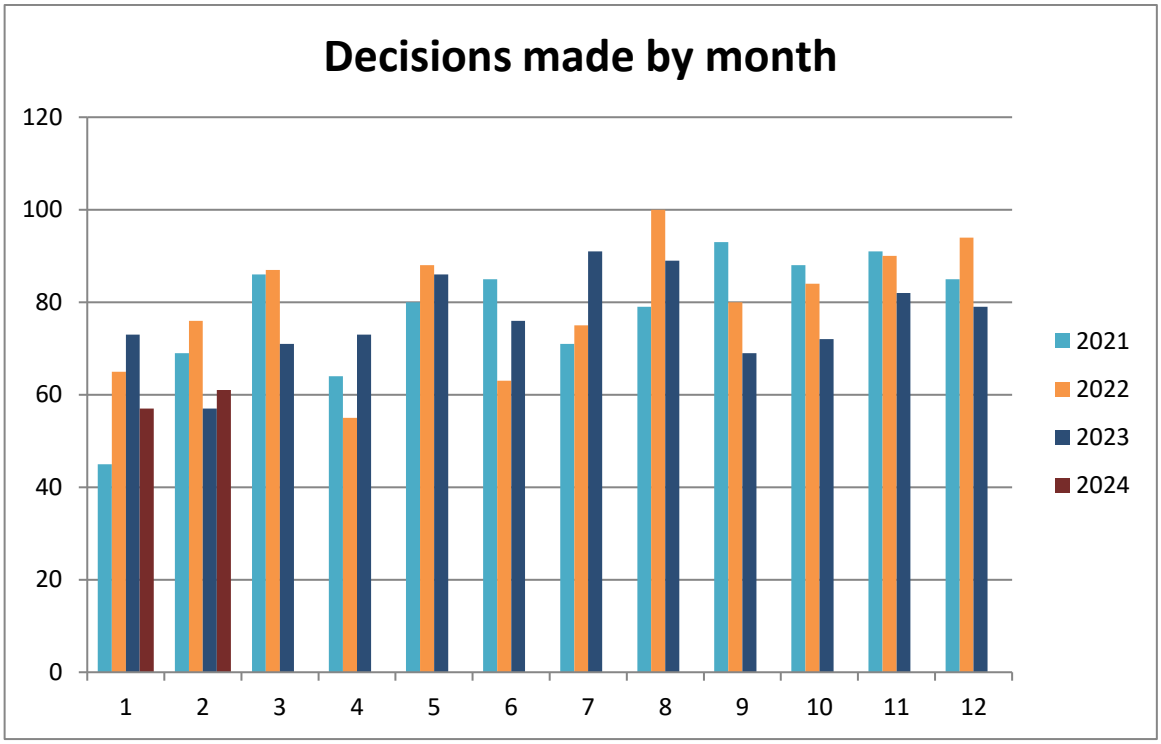
			Initial / Amended	
Planning Applications:	60		45	15
General		*52*		
VicSmart		*8*		
Subdivision Certification Applications:	28		28	0
Total Applications:	**88**			

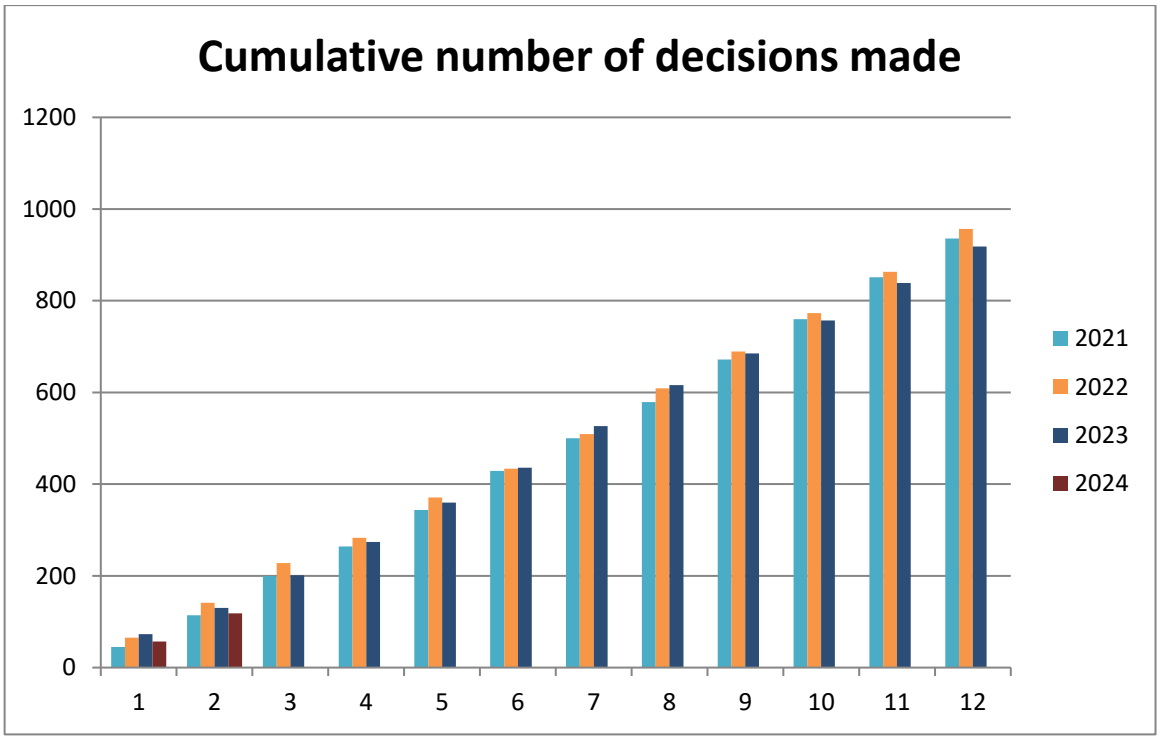
Total Estimated Cost: **$122,250,800**

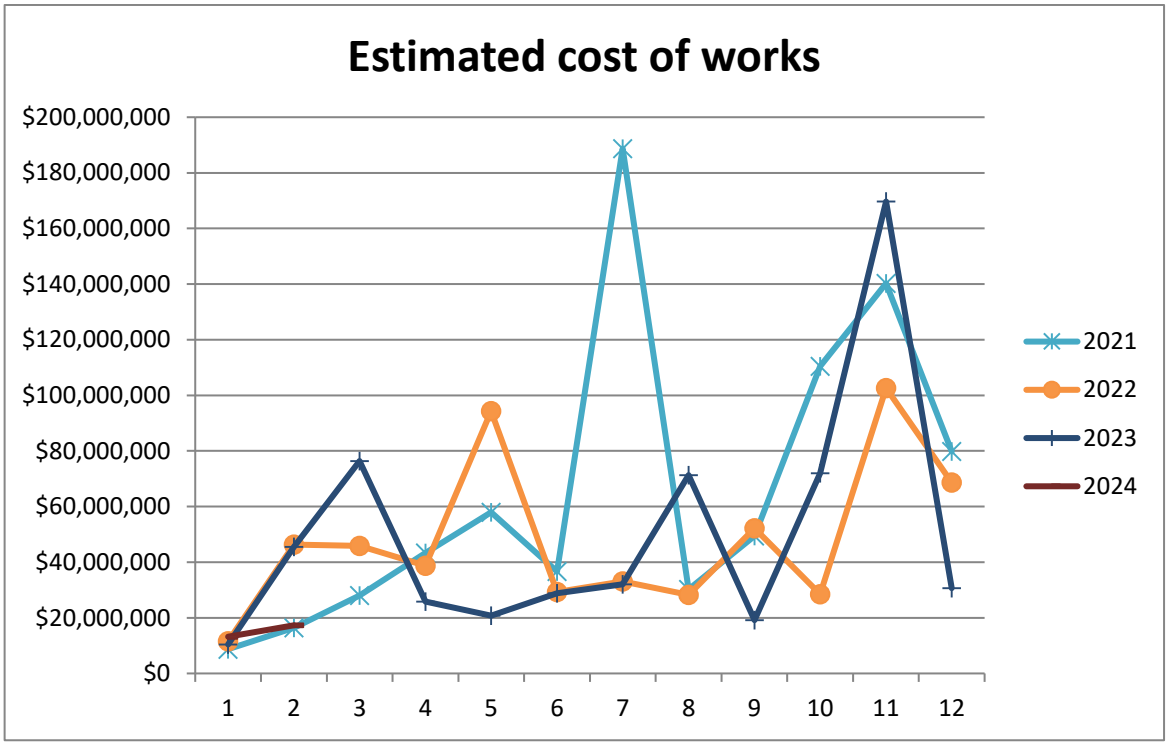
Graphical representation of data from last three years

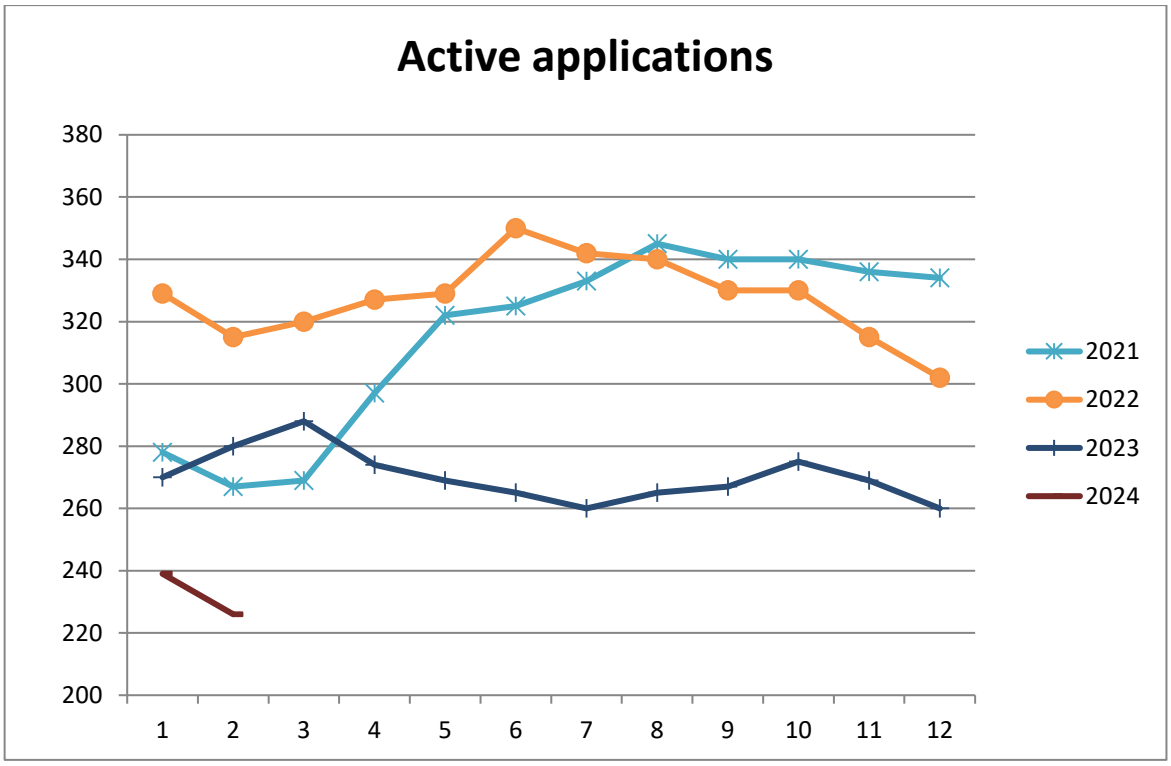





Decisions made by month
120
100
80
60
40
20
0
1
2
3
4
5
6
7
8
9
10
11
12
2021
2022
2023
2024


Cumulative number of decisions made
1200
1000
800
600
400
200
0
1
2
3
4
5
6
7
8
9
10
11
12
2021
2022
2023
2024


Estimated cost of works
$200,000,000
$180,000,000
$160,000,000
$140,000,000
$120,000,000
$100,000,000
$80,000,000
$60,000,000
$40,000,000
$20,000,000
$0
1
2
3
4
5
6
7
8
9
10
11
12
2021
2022
2023
2024


Active applications
380
360
340
320
300
280
260
240
220
200
1
2
3
4
5
6
7
8
9
10
11
12
2021
2022
2023
2024

Planning Scheme Amendment Summary – As at 29 February 2024

The table below shows the status of current planning scheme amendments:

Amendment	Intent	Status	Progress summary
Amendment C214 – Development Contributions Plan – Schedule 2	Introduce Development Contribution Plan 2022 through updating Development Contribution Plan Overlay (Schedule 2) in the Brimbank Planning Scheme	Amendment C214 was Exhibited from 10 August – 3 November 2023. A report will be presented to Council in early 2024.	At the Council Meeting on 23 June 2020, Council resolved to request the Minister to authorise the preparation and exhibition of Amendment C214. Council lodged this request on 30 June 2020. State Planning Services advised Council officers they are progressing a different approach to the Development Contribution Plan (DCP) Overlay. The Manager, State Planning Services, under delegation, gave conditional authorisation for the amendment on 1 February 2022. Significant work was required to comply with the conditions of authorisation, including further input from external experts. A meeting was held with representatives from the Department of Environment, Land, Water and Planning (now the Department of Transport and Planning (DTP)), where Council officers sought clarification about expectations. Council's experts revised amendment documents and advised a further report should be presented to Council about the DCP. The updated amendment was presented to Council Meeting on 13 December 2022 where Council endorsed the amendment with the proposed changes. Council officers submitted Amendment C214 to DTP on 15 December 2022, requesting confirmation that it meets the conditions of authorisation. A further request was made on 19 December 2022. Council officers submitted Amendment C214 to the Department of Transport & Planning (DTP) on 11 July 2023 requesting formal exhibition of the amendment. Amendment C214 was Exhibited from 10 August – 3 November 2023.
Amendment C219 – Heritage Update	Update heritage properties in the Grand Junction and Matthews Hill Estate precincts and	Council officers submitted Amendment C219 to the Minister for Planning for authorisation on	At the Council Meeting on 13 December 2022, Council resolved to request the Minister to authorise the preparation and exhibition of Amendment C219. Council officers submitted Amendment C219 to DTP seeking authorisation on 20 December 2022.

Amendment	Intent	Status	Progress summary
	include Beaufort Houses and Quonset Warehouse	20 December 2022. The Minister is yet to determine this matter. On 29 June the Minister prepared and approved Amendment C237 to maintain interim heritage protection on five properties until 31 May 2024.	The Minister did not determine to authorise the preparation of the Amendment within the required 10 business day timeframe and has placed the amendment on further review. The Minister is yet to determine this matter. Note: The Minister prepared and approved Amendment C234 on 25 August 2022 to extend the interim Heritage Overlay applied to five properties within the Grand Junction Estate and Matthew's Hill Precinct until 30 June 2023. Amendment C219 proposes to apply the Heritage Overlay permanently. The Minister prepared and approved Amendment C237 on 29 June 2023 to extend the interim Heritage Overlay applied to these five properties until 31 May 2024. Amendment C219 proposes to apply the Heritage Overlay permanently.
Amendment C225 – Planning Policy Framework	Translate local policy into the new planning scheme format, including new policy identified as part of a planning scheme review	Council officers submitted Amendment C225 to the Minister for Planning for approval on 2 November 2022. The Minister is yet to determine this matter.	At the Council Meeting on 20 July 2021, Council resolved to request the Minister to authorise the preparation and exhibition of Amendment C225. Council lodged the request on 23 July 2021. Council received authorisation on 9 August 2021 and exhibited the amendment from 4 November to 16 December 2021. At the Council Meeting on 19 April 2022, Council received a Post Exhibition Report and determined it would refer all the submissions received to Planning Panel. The Directions Hearing was held on 17 May 2022 and the Panel Hearing was held on 16 and 17 June 2022 involving three submitters in addition to Council's submission. On 29 July 2022 officers received the Planning Panel Report and the recommendations were presented to Council for consideration at the 18 October 2022 Council Meeting, where the Amendment was adopted, with changes. Council officers submitted Amendment C225 to the Minister for Planning for approval on 2 November 2022. The Minister is yet to determine this matter.

Amendment	Intent	Status	Progress summary
Amendment C227 – Heritage Overlay Sunshine Silos	Apply Heritage Overlay (permanent) to 2 Wright Street, Sunshine	Council officers submitted Amendment C227 to the Minister for Planning for approval on 20 December 2022. The Minister is yet to determine this matter.	At the Council Meeting on 14 January 2021, Council resolved to authorise the Director City Development to seek authorisation from the Minister to authorise the preparation and exhibition of Amendment C227. Council lodged the request on 26 March 2021. The Manager, State Planning Services, under delegation, gave conditional authorisation on 17 November 2021. The Amendment was exhibited from 24 February 2022 to 25 March 2022, with four submissions received. Council endorsed a Post Exhibition Report about the submissions received at the Council Meeting on 23 June 2022 and subsequently requested a planning panel to be convened. The Directions Hearing was held on 25 July 2022 and the Planning Panel was held on 29, 30 and 31 August 2022. There was one submitter in addition to Council's submission. On 20 September 2022 officers received the Planning Panel Report and the recommendations were presented to Council for consideration at the Council Meeting on 13 December 2022, where the Amendment was adopted, with changes. Council officers submitted the Amendment to the Minister for approval on 20 December 2022. The Minister is yet to determine this matter.

12.2	Brimbank Planning Scheme Amendment C214brim - Development Contributions Plan Overlay
Directorate	City Futures
Director	Kelvin Walsh
Manager	Leanne Deans
Attachment(s)	1. Summary of Submissions and Officer Consideration [12.2.1 - 8 pages]

Purpose

For Council to consider submissions received in response to the exhibition of Brimbank Planning Scheme Amendment C214brim (the Amendment or Amendment C214brim) and determine the next steps to progress the Amendment in accordance with the requirements of the *Planning and Environment Act 1987*.

Officer Recommendation

That Council:

a. Notes and considers the submissions to Amendment C214brim, shown in the Summary of Submissions at Attachment 1, pursuant to Section 23 of the *Planning and Environment Act 1987*.

b. Resolves to abandon Amendment C214brim, pursuant to Section 23 of the *Planning and Environment Act 1987,* due to the financial and strategic risks associated with progressing the amendment.

c. Notifies the Minister for Planning of Council's decision to abandon Amendment C214brim and reasons for this decision, pursuant to Section 28(1) of the *Planning and Environment Act 1987*.

d. Publishes a notice of the decision to abandon Amendment C214brim on the Brimbank City Council website, pursuant to Section 28(2&3) of the *Planning and Environment Act 1987*.

e. Writes to submitters to thank them for their submission to Amendment C214brim and advise them of Council's decision and the reasons for abandoning the amendment.

f. Writes to the Minister for Planning seeking a timely outcome to the State Government's review of the development contributions system and the need to implement a simplified, more streamlined and flexible process for councils.

Background

In accordance with Part 3B of the *Planning and Environment Act 1987* (the Act), Council can prepare a Development Contributions Plan (DCP) that requires new development to contribute a proportionate amount to the cost of new, upgraded or replacement infrastructure.

The Brimbank Planning Scheme has two existing DCPs:

- Sunshine Town Centre DCP – Development Contributions Plan Overlay Schedule 1 (DCPO1), which was adopted by Council in July 2014 and gazetted in December 2015; and
- Brimbank DCP 2016 – Development Contributions Plan Overlay Schedule 2 (DCPO2), which was adopted by Council in July 2017 and gazetted in January 2018.

Together, DPCO1 and DCPO2 commit Council to delivering the infrastructure projects listed in these DCPs, over a 20-year period. The proposed Amendment seeks to include an additional 48 community infrastructure projects that had not been identified when the previous DCPs were prepared and to deliver these as part of DCPO2.

The Amendment proposes to implement the draft Brimbank Development Contributions Plan 2022 (DCP 2022) by altering Schedule 2 to the Development Contributions Plan Overlay (DCPO2) at Clause 45.06 to include relevant contributions tables and requirements and include the DCP 2022 as an Incorporated Document in the Brimbank Planning Scheme.

If a project is listed in a DCP and implemented via a schedule to the DCPO, Council is obligated to deliver the project, irrespective of the amount collected through development contributions.

On 23 June 2020 Council resolved to endorse the draft DCP 2019 for consultation and seek authorisation from the Minister for Planning to prepare and exhibit amendment C214brim. Council also resolved to delegate to the Director City Development endorsement of any changes required to be made as part of any conditional authorisation for the Amendment.

The Amendment was submitted to the Department of Transport and Planning (DTP) on 23 June 2020 and several discussions were held between Council officers and DTP during the following months. After more than 18 months DTP granted Authorisation on 1 February 2022 subject to conditions.

DCPs are a highly specialised field and to meet the conditions of Authorisation Council officers undertook an internal review of the DCP project list and re-engaged previous consultants to prepare the necessary updates now referred to as draft DCP 2022. As part of the changes updated population projections and the indexing of projects to the 2022-2023 financial year were also included.

Given the extensive updates made to the DCP 2019 it was considered that the changes may exceed the delegation given to the Director City Development. On this basis the Amendment was presented back to Council on 13 December 2022 where Council resolved to endorse the updated DCP 2022 and Amendment C214brim.

Matters for Consideration

Options

There are two options for Council to consider and the Council officer recommendation is Option A.

A. Abandon the Amendment
B. Refer all submissions to an independent Planning Panel appointed by the Minister for Planning.

Officers are recommending abandoning the Amendment due to the strategic and financial risks associated with the Amendment. The key risks relate to a greater need for flexibility for projects, increasing financial liabilities, the strategic robustness of the Amendment and the uncertainty associated with DCPs in general.

Analysis

Changing priorities

The Sports Facilities Development Plan 2018 (SFDP) was the primary document used to demonstrate Council's commitment to deliver projects and justify inclusion of a project into the DCP.

The SFDP was prepared in 2012 to identify sporting trends and infrastructure needs of the community and support people of all ages, abilities and genders to access and participate in a range of sporting activities. Updates to the SFDP occurred in 2016 and 2018.

In 2023 Council undertook a further revision of the SFDP and conducted community consultation at the same time exhibition of the Amendment was occurring. Fifteen projects that are included in the DCP 2022 have not been carried forward into the renewed SFDP, including:

- Eleven projects that are no longer required or are not listed in the 10-year capital works program
- Four projects that were completed, or nearing completion.

The revised SFDP was adopted by Council at the Council Meeting on 17 October 2023.

One of the features of a DCP is that items on the project list are 'fixed' and can only be removed or altered through a planning scheme amendment. Each time a project is removed, the robustness of a DCP is compromised and it triggers the need to update the financial modelling that sits behind it. It also creates a future problem where funds collected for a project that is not delivered or removed need to be reimbursed to landowners, unless Ministerial approval can be obtained to redirect those finds to an alternative project.

Given the changing nature of the SFDP and that a level of flexibility is required, it is not considered an appropriate document to underpin the Amendment. This is because the DCP and the guidance that informs DCPs isn't tailored and streamlined sufficiently to support the flexibility required by Council.

Long term financial liability

Council must be committed to the delivery of all projects in the DCP, regardless of the amount it collects from new development, changes to project costs, or changes to Council's priorities or financial circumstances.

Recent unprecedented increases in construction costs are not reflected in the DCP 2022 project costings and have the potential to delay the delivery of projects or necessitate changes to project scope. While it is inherent that there will be a shortfall between the funds collected through a DCP and the project cost, this shortfall has increased considerably since the DCP was prepared and exhibited. There is now a risk that construction costs may continue to exceed the indexed levy rate and create a larger funding shortfall for Council that it potentially cannot afford.

The DCP system does not have the flexibility to address these financial challenges. Further, the limitations of Council's budget in terms of rate capping and minimal opportunities for grants contributes to the increased financial risk to Council and its ability to deliver projects. In this environment it is considered that Council requires greater flexibility to change the scope of a project, reschedule delivery, or even remove projects, however this is complex within the current guidance that applies to DCPs.

Planning Panel Hearing

If the Amendment progress, Council will be required to refer the submissions received about the Amendment to a Planning Panel (Panel). At a Panel Hearing, Council's representative will need to advise the Panel that 15 projects require removal from the DCP 2022.

When considering the Amendment, the Panel needs to be satisfied that the Amendment is strategically justified, and that Council is committed to delivering all the projects outlined in the DCP.

There is a risk that a Panel may not support aspects of this amendment due to the extent of changes made to accord with conditions of authorisation that are not consistent with published guidance, as well as the changing nature of the SFDP, which may no longer be considered a suitable document to justify the amendment.

Uncertainty of approval

Throughout the process associated with this Amendment, the Department of Transport and Planning (DTP) have flagged that a new more streamlined development contribution system is being developed by the Victorian Government that may supersede the current system. While it is not considered that existing approved DCPs will be abolished, DTP have been cautious in their approach to authorising and progressing the DCP 2022.

This caution has caused considerable delays and additional costs to Council including:

- A prolonged authorisation period (over 18 months)
- The requirement to update the DCP
- DTP not confirming whether the updated DCP 2022 had met the Ministers' conditions of Authorisation.

While there is always a risk that an amendment may not be approved by a Minister, there is greater uncertainty in relation to this amendment due to the time taken to progress this amendment to date and the lack of policy to guide required changes.

Submissions to the Amendment

The Amendment was exhibited from 10 August 2023 to 3 November 2023 and a total of 19 submissions were received by Council, including one received prior to the formal exhibition period.

A total of 14 submissions did not support the Amendment in its current form (including four that sought changes) with the remaining five submissions supporting the Amendment.

The 14 submissions that did not support the Amendment cited the following reasons:

- The levy on residential development poses an undue financial burden on residents
- The project list does not address infrastructure needs in Sydenham, Keilor, Keilor Downs or include a pavilion/grandstand at Selwyn Park, Albion
- The levy is another fee imposed on vacant land
- The levy should only apply to large scale development
- The DCP 2022 impacts housing affordability
- The projects listed are of low importance
- Projects ought to be funded from existing revenue sources
- Projects costs should be shared equally by all residents not just paid by developers.

The changes sought by the four submitters included:

- Changing the exemptions to consider affordable housing and Section 173 agreements
- Including transitional provisions to clarify that the DCP 2022 does not apply retrospectively.

Five submissions supported the Amendment on the basis that the levy was needed, and the proposed amounts are reasonable.

The Summary of Submissions and a draft Officer response is included at Attachment 1.

Progressing the Amendment

If Council decides to progress the Amendment, all unresolved submissions must be referred to a Panel appointed by the Minister for Planning. The Panel will hold a public hearing where Council presents to the Panel to justify the DCP and the Amendment.

All submitters are invited to attend the hearing and present to the Panel. Following the hearing the Panel will prepare a report outlining recommendations on how Council may choose to proceed.

The Panels' report and recommendations are presented to Council for consideration where it will have the following options:

1. Adopt the Amendment as exhibited; or
2. Adopt the Amendment with changes; or
3. Abandon the Amendment.

If Council decides to abandon the Amendment, it will be required to:

- Notify the Minister for Planning
- Publish a notice of the decision
- Advise submitters.

Other funding

Council currently funds most capital works projects through the budget which is substantially made up of rates revenue. Aside from DCPs, alternative revenue streams that Council also pursues to assist in the delivery of infrastructure includes State and Federal Government grants, individual agreements with developers through Section 173 agreements for large-scale development, and joint ventures with other parties including government agencies and the development community. These will continue to be pursued as appropriate to supplement and support the delivery of Council projects.

Developer contributions system

In a constrained financial environment, DCPs are an important mechanism for councils to collect a fair and reasonable contribution from development toward new community infrastructure projects. However, the preparation and introduction of a DCP into the planning scheme is a complex, costly and a protracted process that has numerous challenges. While councils must commit to delivering all projects in a DCP, none of the projects can be completed until the approval of the DCP. This is difficult when amendments can take multiple years to complete. Additionally, the inflexible nature of the system does not allow councils to easily change DCPs to reflect the changing needs of the community, particularly in relation to community infrastructure.

The review being undertaken by DTP to streamline the development contributions system is considered necessary, although is taking considerable time. During Amendment C214brim, officers experienced changes being requested that were different to the published guidance, which has made the process longer and more costly. On this basis it seems that some changes are occurring at an officer level within DTP but have not been updated within published materials. DTP is encouraged to progress the review of the DCP system in consultation with councils and to publish any guidance to ensure councils understand State Government expectations and requirements from the outset. Of greater importance is the complete overhaul of the system. On this basis it is proposed that Council writes to the Minister for Planning seeking a timely outcome to the State Government's review of the development contributions system and the need to implement a simplified, more streamlined and flexible process for councils.

Consultation

Amendment C214brim was exhibited between 10 August 2023 to 3 November 2023, in accordance with section 19 of the *Planning and Environment Act 1987*.

Direct notification of Amendment C214brim was given on 10 August 2023 to:

- Owners of any large vacant (or not fully developed) sites zoned for residential or mixed residential and commercial land uses and sites recognised as ‘transitional’ in the Brimbank Industrial Land Strategy;
- Landowners whose property has had a planning permit or building permit issued for new residential or mixed-use development within the last two years;

- Industry professionals (e.g. planning consultants and building surveyors) who frequently lodge permit applications with Council;
- other stakeholders, including adjacent municipalities, the Housing Industry Association and Property Council of Victoria; and
- prescribed Ministers, Referral Authorities and the Strategy and Precincts Department within the Department of Transport and Planning.

Council officers held two information sessions about the Amendment in the Sunshine and St Albans libraries. A public notice was published in the Brimbank Star Weekly on 26 September 2023 and the Government Gazette on 17 August 2023.

Amendment C214brim was (and remains) available to view on Council's website, at the Brimbank Community and Civic Centre, and on the Department of Transport and Planning website.

A total of 19 submissions were received (including one received prior to the formal exhibition period). Of these, 14 submissions did not support the Amendment in its current form (including four that sought changes) with the remaining five submissions supporting the Amendment.

A copy of all submissions is available for any person to inspect free of charge for two months after the amendment comes into operation or lapses.

Resource And Risk Implications

Resource requirements to implement the Amendment can be met within the Annual City Strategy Budget 2024/2025. The delivery of the projects listed in the draft DCP 2022 would be subject to future budgets.

Community: potential impact on community, including public trust and customer service impact
• Yes – While approval of the DCP 2022 provides the community with greater certainty on the projects Council will deliver, it does not provide Council with the flexibility to adapt to the changing needs of the community. Changing the projects included in the DCP 2022 in the future may be confusing for community and impact public trust.

Environmental: impacts on environmental sustainability, including water/waste management, climate change, and contaminated land
• None

Financial: significant financial impacts
• Yes - Under an approved DCP requires Council to deliver all the projects in the nominated 20-year period regardless of the amount collected. The costs of construction have increased considerably creating a greater cost recovery shortfall. There is the risk that construction costs may continue to exceed the indexed levy rate creating a larger funding gap for Council.

Regulatory: legal, legislative or regulatory implications including the rights/obligations of stakeholders
• Yes – The Amendment must comply with the Act and Ministerial Reporting requirements for Development Contributions Plans. If successfully introduced, Council must hold all DCP income in a separate account and undertake annual reporting to the Minister for Planning.

Safety: health, safety or duty of care impacts
• None

Legislation/Council Plan/Policy Context

This report supports the Council Plan 2021-2025 strategic direction and objective of:

1. People and Community - A welcoming, safe and supported community - An inclusive place for all
• Wellbeing and Belonging - Responsive services that support mental and physical wellbeing

2. Places and Spaces - Liveable and connected neighbourhoods that support healthy and sustainable futures - A green place for all
• Liveable and Connected - Inviting and liveable spaces and facilities, connected so people can get around

3. Opportunity and Prosperity - A future focused, transforming city where all have opportunities to learn and earn - A prosperous place for all
• Growing and Transforming - Optimise community opportunities through infrastructure innovation and investment

4. Leadership and Governance - A high performing organisation that enacts the vision and decisions of Council through the delivery of quality and innovative services - A fairer place for all
• Engaged and Responsive - Community insights are valued to enhance connection and engagement with Council.

Council officers contributing to the preparation and approval of this report, have no conflicts of interests to declare.

Brimbank Planning Scheme Amendment C214brim – Draft Development Contributions Plan 2022

Summary and Officer Consideration of Submissions

February 2024

Attachment 12.2.1

No.	Submission Type	Key issues	Council Officer response
Early Submission	• Not supportive	Following the Council resolution to seek Authorisation to prepare and exhibit Amendment C214brim on 23 June 2020, the submitter lodged an email objecting to the proposed Amendment. The submitter is concerned the replacement of Main Selwyn Park Pavilion/Grandstand has been omitted.	The submitters concerns are noted. The DCP includes infrastructure projects that have been identified as priority projects in the Sports facilities Development Plan 2018 (SFDP) and Community Infrastructure Services Plan 2018-2038 (CSIP). The DCP is not a comprehensive list of projects and projects not listed in the DCP can still be delivered by Council subject to future budgets and capital works plans.
1.	• Not supportive	The submitter is concerned that the increased levy on residential development would pose an undue financial burden on residents. The submitter sees some benefit to the projects proposed for funding under the draft DCP 2022, however, does not think they would ease the current cost of living pressures experienced by many members of the community. The submitter urges Council to re-assess the projects proposed for inclusion in the draft DCP 2022 and their immediate impact on the lives of residents.	The submitters concerns are noted. The DCP applies to land owners who apply to develop their land to create an additional dwelling/s. It does not apply to existing residents who do not propose to develop their land. The DCP includes infrastructure projects that have been identified as priority projects in the Sports facilities Development Plan 2018 (SFDP) and Community Infrastructure Services Plan 2018-2038 (CSIP). The DCP is not a comprehensive list of projects and projects not listed in the DCP can still be delivered by Council subject to future budgets and capital works plans. The DCP can only include projects related to infrastructure. Programs linked to reducing cost of living pressures are beyond the scope of the DCP.
2.	• Supportive	The submitter generally supports the proposed draft DCP 2022 and Amendment C214brim. The submitter raises concerns that the proposed levy is not high enough given the need for new/improved infrastructure that new residential development generates and the profits realised by developers. The submitter argues that there should be no 'catch up' infrastructure required as a direct result of new development. All infrastructure required to service a development should be in place 'from the get go'.	The views of the submitter are noted. The draft DCP 2022 was prepared in accordance with State Government guidelines and Ministerial Directions. These guidelines specify that new development can be charged a proportionate amount of the cost of new/upgraded infrastructure based on share of use. This means Council cannot attribute the full cost of the proposed new or improved infrastructure item to new development because it must account for the number of existing residents as well as people who reside outside of the municipality but may use the facility. The DCP has a 20 year timeframe in which Council needs to deliver the projects.

3.	• Not supportive	The submitter raises concerns with increasing the levy in the Sydenham and Keilor planning districts on the basis that the 'strategic plans' give minimal consideration to upgrading Council facilities in these location up to 2038. The submitter contends that Council has not made any new major funding initiates in these location for more than a decade.	The submitters concerns are noted. The DCP includes infrastructure projects that have been identified as priority projects in the Sports facilities Development Plan 2018 (SFDP) and Community Infrastructure Services Plan 2018-2038 (CSIP). There are 18 sports facility projects located within the Sydenham and Keilor planning districts that have been included in the draft DCP 2022. The DCP is not a comprehensive list and projects not listed in the DCP can still be delivered by Council subject to future budgets and capital works plans.
4.	• Not supportive	The submitter objects to the levy being applied within the suburb of Keilor Downs on the basis of a lack of Council investment in the location over the previous 40 years. The submitter contends that there are no community houses, no picnic, BBQ, sport or recreation areas in the suburb other than the BAWC and skate park, which are not used by all members of the community. The submitter raises concerns with the variety and type of local shops outside of the shopping centre. The submitter is also concerned about imposing a new levy given the economic climate and suggests that Council should redirect financial resources away from social inclusion programs, which the submitter does not support.	The submitters concerns are noted. The DCP applies to land owners who apply to develop their land to create an additional dwelling/s. It does not apply to existing residents who do not propose to develop their land. The DCP includes infrastructure projects that have been identified as priority projects in the Sports facilities Development Plan 2018 (SFDP) and Community Infrastructure Services Plan 2018-2038 (CSIP). There are 18 sports facility projects located within the Northern Catchment (Sydenham and Keilor planning districts) that have been included in the draft DCP 2022. This includes five projects 5 within the suburb of Keilor Downs at Green Gully Reserve. The variety and type of businesses operating in the locality and Councils social inclusion programs, are outside of the scope of a DCP.
5.	• Supportive	The submitter supports the amendment. They would also like to see some of the funds raised go toward synchronising the traffic lights on the Melton Highway.	The views of the submitter are noted. The Melton Highway forms part of the principal road network and is managed by the State Government. The synchronisation of traffic lights on the Melton Highway is beyond the scope of the Amendment and cannot be included in the DCP.

6.	• Seeks changes	The submitter objects to the draft DCP 2022 on the basis that it does not include transitional provisions for developments that have already received an approval (i.e. planning permit) but have not yet received all necessary approvals for the project (e.g. building or subdivision permits). The submitter contents Council should not be able to require payments of the DCP 2022 were a development has already paid (or been issued an approval conditional on the payment of) the existing DCP 2016. The submitter contents this equates to 'double dipping'.	The submitters concerns are noted. The DCP does not provide for transitional provisions and levy is proposed to come into effect when the amendment is gazetted. This approach is consistent with recent Panel Reports: *"The Panel does not consider there should be an alternative to the date of gazettal as the date from which levies may be charged. The date of gazettal is firm and well defined. Attempts to define another cut off point are likely to lead to definitional arguments, and the Panel considers that this will not add value to the process…"* (Planning Panels Victoria, Maribyrnong Planning Scheme Amendment C164 p.25 May 2021) The existing and proposed DCPs seek a contribution towards two different projects lists and there is no overlap of projects. On this basis it is not considered double dipping as the projects within each DCP are different.
7.	• Supportive	The submitter supports the Amendment on the basis that the levy amounts appear reasonable and the proposed use of funds collected in appropriate.	The views of the submitter are noted.
8.	• Not supportive	The submitter owns a vacant lot and has a current planning permit to construct a single dwelling. They intend to build on the lot but due to rising cost pressures have not been able to act on the relevant permit. The submitter objects to the draft DCP 2022 on the basis that they already pay higher Council rates because their lot is vacant and also have to pay a State based vacant land tax. The submitter objects to the imposition of another annual fee imposed because the lot is undeveloped.	The submitters concerns are noted. The DCP applies to land owners who apply to develop their land to create an additional dwelling/s including vacant lots. Every additional dwelling constructed in the municipality adds to the overall demand for community infrastructure equally regardless of whether it is only one dwelling on a lot or one of many dwellings on a site.
9.	• Not supportive	The submitter owns a vacant lot which is subject to a single dwelling covenant. The submitter objects to the draft DCP on the basis that the levy should only apply to large-scale projects involving the construction of multiple additional dwellings, not the addition of a single dwelling on a vacant site that is restricted to only one dwelling. The submitter contents that additional development levies will preclude local land owners with connections to the existing community from developing in the areas where they want to live.	The submitters concerns are noted. The DCP applies to land owners who apply to develop their land to create an additional dwelling including vacant lots. Every additional dwelling constructed in the municipality adds to the overall demand for community infrastructure equally regardless of whether it is only one dwelling on a lot or one of many dwellings on a site as part of a large scale development. DCP levies represent a small proportion of the total cost of any development but make a meaningful contribution to the provision of infrastructure needed by the community.

10.	• Supportive	The submitter supports the Amendment on the basis that it is necessary.	The views of the submitter are noted.
11.	• Seeks changes	Homes Victoria (HV) supports the exclusion of housing developed by or on behalf of the Department of Families, Fairness and Housing (DFFH) from development contributions in accordance with the Ministerial Direction on Development Contributions Plans, dated 11 October 2016. HV argues the wording of the Ministerial Direction does not restrict the type or tenure of housing that is exempt from DCPs. It only requires that the housing be delivered by or on behalf of DFFH. HV therefore seeks alternative wording of the proposed exemption under clause 45.06 Schedule 2 so that it is not restricted to 'social housing delivered by and for DFFH or a registered housing association' at the exclusion of other types of dwellings that may be delivered as part of a joint venture agreement with HV. The HV preferred wording for development exempt from a DCP under clause 45.06 is: • Land developed for housing provided by or on behalf of the Department of Families, Fairness and Housing (formerly the Department of Health and Human Services), as defined in Ministerial Direction on Development Contributions Plans dated 11 October 2016. • Social housing delivered by or for registered agencies as defined under the Housing Act 1983. • Land developed for affordable housing, as defined by Section 3AA of the Planning and Environment Act 1987.”	The submitters concerns are noted. It is considered that the commercial aspects of a development (private housing) should not be considered ‘by or on behalf of’ DFFH and be subject to paying the DCP.

12.	• Seeks changes	The submitter objects to the proposed inclusion of additional wording at section 4 of clause 45.06 Schedule 2, qualifying that agreements entered into with Council regarding payment of development contributions or the provision of works in kind are only exempt if the agreement specifically states that it exempts the land owner from this DCP schedule.' The objection is made on the basis that the submitter entered into a S173 Agreement with Council in 2001 regarding, amongst other things, the requirement to provide a number of community infrastructure items. The submitter contends that the current wording of the draft Schedule means that their 'development' is exempt from payment of the DCP 2016. They raise concerns that the proposed new wording would result in the exemption no longer applying to their site and that future development in the estate may attract levies under both the DCP 2016 and DCP 2022. The submitter seeks a change to the draft Amendment documents so that the wording of the exemption at section 4 remains as per the current approved wording or Council adopts their alternative proposed wording as follows: *"Land which has an existing section 173 Agreement under the Planning and Environment Act 1987 and/or a Deed of Agreement that requires community and/or physical infrastructure and that was signed before the introduction of the DCP."*	The submitters concerns are noted. Officers have considered matters and options and asserts there is merit in submission, that a revised section 173 agreement exemption may be appropriate.
13.	• Not supportive	The submitter lives in a newly constructed dwelling in an established residential area. They object to the payment of a levy on 'new development' such as theirs. The submitter supports the application of a development levy for new construction within a new development area were all properties are subject to the same levy.	The submitters concerns are noted. The DCP applies to land owners who apply to develop their land to create an additional dwelling/s. It does not apply to existing residents who do not propose to develop their land.
14.	• Not supportive	The submitter objects to the draft DCP 2022 and Amendment C214brim on the basis that Council frequently changes laws and introduces new taxes without consideration of the impact on people and businesses. The submitter contents that Council mismanages its finances and should not pass on the costs of community infrastructure to the community.	The submitters concerns are noted. The DCP applies to land owners who apply to develop their land to create an additional dwelling/s. It does not apply to existing residents who do not propose to develop their land. The draft DCP 2022 was prepared in accordance with State Government guidelines and Ministerial Directions. These guidelines specify that new

			development can be charged a proportionate amount of the cost of new/upgraded infrastructure based on share of use. It is considered appropriate that those developing land in the municipality make a contribution towards the community infrastructure that future residents of those developments will benefit from.
15.	• Supportive	The submitter supports the Amendment on the basis that it looks reasonable.	The views of the submitter are noted.
16.	• Not supportive	The submitter objects to the draft DCP 2022 and Amendment C214brim on the basis that the projects proposed for inclusion in the draft DCP 2022 are of low importance and could be funded from existing revenue sources. The submitter also contends that the cost of these types of projects should be shared equally by all residents not just those who engage in developing their land. The submitter argues that the DCP introduces a disproportionate way of funding the infrastructure items.	The submitters concerns are noted. The DCP applies to land owners who apply to develop their land to create an additional dwelling/s. It does not apply to existing residents who do not propose to develop their land. The DCP includes infrastructure projects that have been identified as priority projects in the Sports facilities Development Plan 2018 (SFDP) and Community Infrastructure Services Plan 2018-2038 (CSIP). The DCP is not a comprehensive list of projects and projects not listed in the DCP can still be delivered by Council subject to future budgets and capital works plans. The draft DCP 2022 was prepared in accordance with State Government guidelines and Ministerial Directions. These guidelines specify that new development can be charged a proportionate amount of the cost of new/upgraded infrastructure based on share of use. The remaining funds are collected through existing revenue streams such as rates. This is considered to be a fair and established method for Council to levy funds for new and upgraded infrastructure.
17.	• Seeks changes	The submitter holds a current planning permit for a significant new mixed use development. The submission notes that currently the draft DCP 2022 and DCPO2 do not explicitly provide an exemption for projects that have been approved prior to the introduction of the updated DCPO2 into the planning scheme. The submitter requests that section 4.0 of the draft DCPO2 be amended to clarify the DCP 2022 is not intended to apply	The submitters concerns are noted. The DCP does not provide for transitional provisions and levy is proposed to come into effect when the amendment is gazetted. This approach is consistent with recent Panel Reports: *"The Panel does not consider there should be an alternative to the date of gazettal as the date from which levies may be charged. The date of gazettal is firm and well defined. Attempts to define another cut off point are likely to lead to definitional arguments, and the Panel considers that*

		retrospectively (i.e. to development for which planning approval has already been granted). The submitter requests that Council draws a distinction in the draft DCP 2022 between when a levy is payable (i.e. collection timing) and the imposition of the liability to pay a levy.	*this will not add value to the process…"* (Planning Panels Victoria, Maribyrnong Planning Scheme Amendment C164 p.25 May 2021)
18	• Not supportive	The submitter objected to the previous municipal DCP (Amendment C187brim) on the same grounds that: • The DCP adversely impacts housing affordability. • The Amendment should be deferred pending the State Government's review of development contributions in infill areas • Capital works should be funded from municipal rates/other streams rather than a DCP. The submitter notes that since Amendment C187brim was approved Victorian Government has approved the Treasury Corporation of Victoria (TCV) to become a direct lender to councils. The HIA contends that this provides another option for local governments to finance their future operational and capital requirements in addition to municipal rates revenue. Additionally recent changes to the Victorian Planning Provisions (VPPs) and Victorian Building Regulations (VBR) to introduce a new land use definition and development standards for Small Second Dwellings (SSD). The submitter requests that should Amendment C214brim be approved that prior to approval clause 45.06 Schedule 2 is amended to specifically exclude Small Second Dwellings from the requirement to pay a DCP levy on the basis that it would increase the cost of developing an SSD.	The submitters concerns are noted. DCP levies represent a small proportion of the total cost of any development but make a meaningful contribution to the provision of infrastructure needed by the community. The submission is substantially the same as the one lodged as part of Amendment C287brim. This was considered by an independent planning panel which concluded that "*the majority of the issues raised by…* [submitter name withheld]*…relate to broader development contribution policy, which is not being reviewed as part of this Amendment*." On this basis the issues are considered outside of the scope of a DCP. Amendment VC249 was gazetted on 15 January 2024 exempting SSD from paying a DCP levy.

12.3	Consideration of the Proposed Sale of (part) Durham Road Car Park for the development of a Cultural Museum
Directorate	City Futures
Director	Kelvin Walsh
Manager	Aidan Mullen
Attachment(s)	1. List of Submitters - Proposed Sale of (part) Durham Road Car Park Sunshine [12.3.1 - 18 pages] 2. Email submitters - Proposed Sale of (part) Durham Road Car Park [12.3.2 - 167 pages] 3. Agenda and Meeting Summary Minutes - Proposed Sale of (Part) Durham Road Car Park Sunshine [12.3.3 - 6 pages] 4. Durham Rd Car Park - Proposed Plan of Subdivision [12.3.4 - 2 pages] 5. CONFIDENTIAL - Contract of Sale of (part) Durham Road Car Park Sunshine [12.3.5 - 32 pages] 6. CONFIDENTIAL - Vendors Statement - Durham Road Car Park [12.3.6 - 53 pages] 7. CONFIDENTIAL - Agreement under section 173 - Durham Road Car Park Sunshine [12.3.7 - 21 pages] 8. Final Draft - Durham Road Car Parking Management Plan - February 2024 [12.3.8 - 75 pages]

Purpose

For Council to consider all written submissions received, as provided in Attachment 1 and Attachment 2, after undertaking the statutory procedures required under Section 114 of the *Local Government Act 2020* in respect of the proposal to sell part of the land known as Durham Road Car Park in Sunshine, directly to the Vietnamese Museum Australia Ltd for the purposes of operating a nationally significant cultural museum, as outlined in Council's resolution on 12 December 2023,.

Officer Recommendation

That Council:

a. Notes that following its resolution on 12 December 2023, Council has undertaken the statutory procedures required by section 114 of the Local Government Act 2020 in respect of the proposal to sell part of the land known as Durham Road Car Park in Sunshine, directly to the Vietnamese Museum Australia Ltd for the purposes of operating a nationally significant cultural museum.

b. Notes that the copies of all 189 written submissions received, including 179 submission via Council's Your Say page (provided in Attachment 1) and 8 emails, including a letter of support with 1,868 signatures, (provided in Attachment 2) and a petition against the proposal with 196 petitioners (received at the 19 March 2024 Council Meeting), as well as the minutes of the Hearing of Submissions Committee meeting held on 4 March 2024 (provided in Attachment 3) and that this report summaries and discusses the main items for consideration raised in the submissions.

c. Having considered all submissions received, Council resolves to proceed with the proposal to sell the approximate 1,000 square metre parcel within the land known as Durham Road Car Park (as shown in Attachment 4) in Sunshine directly to the Vietnamese Museum Australia Ltd.

d. Authorise the Chief Executive Officer to undertake anything necessary, incidental or convenient to be done in connection with the sale of the Durham Road Car Park parcel, including signing the Contract of Sale (see Confidential Attachment 5), Vendor Statement (Confidential Attachment 6) the Section 173 Agreement (see Confidential Attachment 7), which includes the following key elements:
   i. The financial offer from Vietnamese Museum Australia Ltd for the land is for market value, as confirmed by the valuation from the independent qualified valuer dated 16 November 2023;
   ii. A condition is placed on title (via the Section 173 Agreement) that restricts the use of the land for the purposes of a cultural museum for a 50-year period (unless otherwise agreed by Council after 30 years);
   iii. Time restrictions are placed on the delivery of the proposal to ensure construction occurs within a reasonable time,
   iv. Council will have access to the function space for up to 6 events per year, free of charge, subject to availability.
   v. The 6 car spaces proposed to be constructed on the title, will be managed by Council through agreement, in order to be made available for public parking while balancing the needs to provide access for Vietnamese Museum Australia Ltd staff and events.
   vi. Costs for reconfiguration of the remaining car park on Council land, of approximately $400,000, will be shared equally between Council and the Vietnamese Museum Australia Ltd and may be undertaken by the appointed Vietnamese Museum Australia Ltd builder, subject to Council approval.
   vii. Site occupation and tree amenity fees are to be waived by Council, however Vietnamese Museum Australia Ltd are to pay all other statutory fees.

e. Notes that a condition of the Contract of Sale requires Vietnamese Museum Australia Ltd to obtain planning permit approval prior to settlement and transfer of the land and notes that under the Planning and Environment Act 1987 this planning application process:
   i. Will be a separate statutory process, following this decision,
   ii. Can be considered under Clause 53.22 (Significant Economic Development) where the applicant may seek the State Government to be the responsible authority for the application, and
   iii. Will address issues such as parking and determine the appropriate use and size of the proposed museum.

f. Resolves to reserve for open space the Council-owned land parcel at the eastern end of the Durham Road Car Park, including:
   i. Developing a concept design for a ‘Welcome Plaza’ that celebrates all refugee and migrant communities that call Brimbank home, including appropriate consultation with Traditional Owners and multicultural groups,
   ii. Retain the two large trees and ensure they are protected during construction,

iii. Working with the Vietnamese Museum Australia Ltd to ensure that the proposed Council owned open space design appropriately integrates with the proposed museum,
iv. Noting the Section 173 Agreement (see Confidential Attachment 6) makes clear delivery of the proposed 'Welcome Plaza' is at Council's discretion,
v. Support for the delivery of the 'Welcome Plaza' following the completion of the adjacent museum, if the estimated $850,000 budget can be secured; and
vi. Actively seek funding for the 'Welcome Plaza' through advocacy to both State and Federal Governments and local members.

g. Resolves to allocate the Council-owned land parcel at the western end of the Durham Road Car Park, as free-hold land and reconfigure the existing carpark layout, including:
i. Complete engineering drawings for the concept layout of the reconfigured carpark which provides for 24 car spaces (including 2 accessible spaces),
ii. Seek permission from Department of Transport and Planning to reconfigure the bus stops on Durham Road, in order to construct a new car park entrance at the western end,
iii. Work with the Vietnamese Museum Australia Ltd to ensure that the proposed Council owned car park appropriately integrates with the design on the museum land, including new tree planting and garden bed along the museum interface,
iv. Retain the large tree, by creating a garden bed in the tree protection zone and ensure it is protected during construction,
v. Notes that the car park works, estimated to cost approximately $400,000, will be cost shared between Council and the Vietnamese Museum Australia Ltd (i.e. 50% cost to each party), with final costs to be confirmed through the procurement process,
vi. Resolves to allocate approximately $200,000 in the future years annual budget, timing delivery with the construction of the proposed Vietnamese Museum Australia Ltd; and
vii. Notes Council will be undertaking the car park works separately to the proposed museum works and timing of works will be subject to the completion of the museum works and Council's program.

h. Notes the findings of draft Durham Road Car Parking Management Plan (see Attachment 8), which found that the proposed impact of the VMA operation and reduction of the Durham Road Car Park could be accommodated during the day through existing on-street car parking, however during the evenings with an event had the potential to use all of the nearby on-street car parking.

i. Resolves to undertake the immediate steps to address the identified car parking issues:
i. Implement the review of time-based restrictions to on-street car parking, which includes an extension of restrictions until 10pm on weekdays and weekends, reduction of some parking from 2 hours to 1 hour and making some unrestricted parking restricted,
ii. Increased enforcement of parking restrictions to ensure adequate turnover,
iii. Increase of 5 on-street parking spaces in Sun Crescent, near Watt Street, by reinstating redundant crossovers, and
iv. Writes to the Minister for Transport Infrastructure, the Hon Danny Pearson, to request that the State Government:

i. make the commuter car parks in Sunshine CBD legally available to the non-commuter public after 6pm on weeknights and all day on weekends,
ii. Expedite the funding and delivery of the proposed 'Spurline' project, as identified in the Sunshine Station Masterplan, to create a new pedestrian link connecting the southern village precinct and the Durham Road site with the Sunshine CBD north of the railway, and
iii. consolidate and appropriately relocate the existing bus stops within Durham Road and Sun Crescent, Sunshine, to create a new car park access point for the Durham Road Car Park and seek to facilitate the creation of any additional on-street car spaces.

j. Notes that further parking measures, as outlined in the draft Durham Road Car Parking Management Plan, may be considered by Council following the opening of the proposed museum and the actual car parking impacts are assessed.

k. Writes to all submitters on the proposal to sell part of the land known as Durham Road Car Park in Sunshine, thanking them for their submission and advising of Council's decision and the reasons outlined in the report.

l. Writes to relevant project stakeholders to advise of Council's decision to sell Council land directly to the Vietnamese Museum Australia Ltd, including:
   i. Mr Bruce Mildenhall, Vietnamese Museum Australia Ltd President
   ii. The Hon Andrew Giles MP, Minister for Immigration, Citizenship, Migrant Services and Multicultural Affairs of Australia (Commonwealth government funding partner)
   iii. The Hon Ingrid Stitt MP, Minister for Multicultural Affairs (State Government Victoria funding partner)
   iv. Dr Daniel Mulino MP, local Commonwealth Member for Fraser
   v. Ms Sarah Connolly MP, local State Member for Laverton.

Background

VMA Background

The Vietnamese Museum Australia (VMA) is a proposed new museum which will become the sixth multicultural museum in Victoria. The museum is proposed to become a prominent landmark to communicate powerful stories which represent an important time in Australian modern history for education, celebration and inspiration. It is expected that the museum would attract around 25,000-33,000 visitors annually and be an important cultural space for the Vietnamese and wider Melbourne community.

The $25 million museum currently has approximately $18m of funding for Stage 1 comprising:

1. $10m federal funding;
2. $7m state funding; and
3. $1m community support (with a target of $7.5m community funding to cover Stage 2).

Subject to relevant approvals, the Stage 1 development is expected to cover the construction of a four-storey Vietnamese museum which include:

- A resource centre / café
- Reception / social services area
- Multicultural hall
- Exhibition spaces (both temporary and permanent)
- At least 6 carparks, available for public use, subject to final planning approval conditions and one dedicated Loading Bay for VMA

There is a funding requirement to have the Stage 1 works for the museum largely under construction or complete by 2026.

Stage 2 is expected to cover the completion of the full fit-out of the museum as well as the construction of a shrine and memorial garden, subject to relevant approvals.

The VMA Opportunity in Brimbank

Brimbank prides itself on its cultural diversity and is one of Victoria's most culturally diverse municipalities, having embraced more than 156 nationalities from around the globe.

Vietnamese is the largest ancestry community in Brimbank, with 32,000 residents making up 17% of the total Brimbank population. This strong Vietnamese community can particularly be experienced when visiting the Sunshine and St Albans activity centres. The longstanding and vibrant Vietnamese community that makes up the Sunshine CBD of today has helped make it a regional destination to experience Vietnamese cuisine, street life and culture that it has on offer.

While culturally rich, Brimbank has the second lowest Socio-Economic Index in Melbourne and the third lowest in Victoria. Through the Transforming Brimbank program Council is committed to delivering meaningful and generational change for Brimbank, by leveraging major investment and infrastructure opportunities.

The establishment of a national Vietnamese cultural museum strongly aligns with the Transforming Brimbank and Social Justice programs, which are two of the three Council priorities outlined in the Together We are Brimbank – Council Plan 2021-2025

Durham Road, Sunshine, Car Park Site

The site known as the Durham Road, Sunshine, Car Park has been identified as the preferred site to explore the VMA opportunity.

A 1,000 square metre parcel has been identified, sitting centrally within the site known as Durham Road Car Park. This central location provides Council with some flexibility to explore the delivery of complementary works on the balance of the car park site including:

1. A new car park entry at the western end of the Durham Road Car Park;
2. A new park/plaza space at the eastern end of the Durham Road Car Park.

Formal Sale of Land Process

If Council is considering the sale of its land it must comply with Section 114 of the Local Government Act 2020 (LGA 2020). That is, Council will be required to comply with the following requirements prior to entering into a contract of sale:

1. At least 4 weeks prior to the proposed transfer of land (or interest in land), publish notice of its intention to do so on Council's website;
2. Obtain a valuation of the interest in land proposed to be transferred, not more than 6 months prior to the proposed transfer; and
3. Conduct a public engagement process in accordance with Council's community engagement policy in respect of the proposal (s 114 (2)).

There is no statutory obligation on Council under the LGA 2020 or any other Act to undertake a public procurement process in respect of the proposed sale or lease of Council land. However, in considering the disposal of Council land, Council should have regard to the provisions of the Local Government Best Practice Guideline for the Sale, Exchange and Transfer of Land 2009 (Best Practice Guideline)

On 12 December 2023, Council resolved as follows:

That Council:

a. *Notes that Vietnamese Museum Australia Ltd (VMA) have written to Brimbank City Council expressing strong interest in locating to the Sunshine Business District (Sunshine CBD), advising that VMA have formally rescinded their contract with Maribyrnong City Council for a site in Footscray, and retain funding to construct a nationally significant cultural museum, which requires construction to be largely complete by the end of 2026 (as outlined in the Confidential Attachment 1).*

b. *Notes that the opportunity to facilitate a nationally significant cultural museum in the Sunshine CBD, strongly aligns with Council's policies and objectives, particularly the Sunshine Priority Precinct Vision 2050.*

c. *Notes that the State Government has released and funded the first stage of the Sunshine Station Masterplan (Masterplan) which seeks to transform the station precinct and that Council has identified that the adjacent Durham Road Car Park is the preferred site (subject to community consultation) for a cultural museum, aligning with the Masterplan and the Sunshine Priority Precinct Vision 2050.*

d. *Authorises the Chief Executive Officer (CEO) to sign the non-binding Memorandum of Understanding (MoU) (see the Confidential Attachment 2) which includes the draft key terms for the proposed transaction, including the following elements:*
   i. *Any decision to sell all or part of the Council land known as the Durham Road Car Park would be subject to Council complying with its obligations under the Local Government Act 2020;*
   ii. *The proposed financial offer from Vietnamese Museum Australia Ltd for the land is for market value, as confirmed by the valuation from the independent qualified valuer (see Confidential Attachment 3);*
   iii. *A condition is proposed to be placed on title that restricts the use of the land to being for the purposes of a cultural museum for a 50-year period (unless otherwise agreed by Council after 30 years);*
   iv. *Time restrictions are placed on the delivery of the proposal to ensure construction occurs within a reasonable time.*

e. *Undertakes the statutory procedures required by section 114 of the Local Government Act 2020 in respect of the proposal to sell a 1,000 square metre parcel within the land known as Durham Road Car Park in Sunshine (as shown in the hatched area in Attachment 4) directly to the Vietnamese Museum Australia Ltd for the purposes of operating a nationally significant cultural museum.*

f. *Notes that Council has considered the provisions of the Local Government Best Practice Guideline for the Sale, Exchange and Transfer of Land 2009 (Best Practice Guideline), shown at Attachment*

5, and Council's Sale of Surplus Land Policy 2019, shown at Attachment 6, which both recommend selling significant Council land assets through a public procurement process, and resolves to instead deal directly with the Vietnamese Museum Australia Ltd through private treaty due to the compelling reasons as outlined in this Report, notably the alignment with the objectives of Council's Transforming Brimbank program and the strategic benefit this facility would deliver.

g. *Notes that a market valuation of the proposed parcel of land has been obtained (see the Confidential Attachment 3) in accordance with S114(2)(c) of the Local Government Act 2020 and notes that the valuation aligns with Vietnamese Museum Australia Ltd financial offer for the Land.*

h. *Sets the Hearing of Submissions Committee meeting for 6pm on Monday, 4 March 2024 at the Brimbank Community and Civic Centre, 301 Hampshire Road, Sunshine.*

i. *Directs officers to undertake a 'consult' and 'participatory engagement level' community engagement process, as outlined in the Brimbank Community Engagement Policy 2021, including undertaking the following actions:*
   i. *Formally undertake community consultation for a four-week period between Monday 22 January and Monday 19 February 2024*
   ii. *Direct that public notice of the proposed sale be given on Council's website and in a local newspaper*
   iii. *Send a letter enclosing the public notice to all owners and occupiers of adjoining properties to the proposed Land*
   iv. *Erection of a sign on the Land with a copy of the public notice*
   v. *Provide relevant information on Council's Your Say Page which may include proposed site layout, relevant Council policies, parking studies and preliminary concept designs*
   vi. *Direct all community submissions via Council's Your Say page or via email to durhamroad@brimbank.vic.gov.au*
   vii. *Invites those who made a submission to speak to their submission at a Hearing of Submissions Committee on 6pm on Monday 4 March 2024 at the Brimbank Community and Civic Centre, 301 Hampshire Road, Sunshine,*

j. *Appoints Councillor Jasmine Nguyen as Chair of the Hearing of Submissions Committee and Councillors Thuy Dang and Sam David as Hearing of Submissions Committee members and authorises the Chair to nominate any other Councillor as a substitute Committee member as required.*

k. *Authorise the Chief Executive Officer to undertake the administrative procedures necessary to enable Council to carry out its functions in relation to this matter.*

l. *Following completion of the Hearing of Submissions Committee, Council receives a further report with the intention that this is presented at the March 2024 Council Meeting, for Council to decide whether or not to proceed with the proposed sale of the land to Vietnamese Museum Australia Ltd.*

Public notice was published on Council's website Monday 19 January 2024 in both English and Vietnamese. Council also gave notice by:

- Erecting public notice signs in the Durham Road Car Park in both English and Vietnamese on Tuesday 16 January 2024
- Writing to adjacent property owners and occupiers and local traders in the week prior to Monday 22 January 2022,
- Placing the public notice in the Star Weekly newspaper in the Tuesday 23 January 2024 edition.

A community engagement process was undertaken in the Brimbank Community Engagement Policy 2021, for a four-week period between Monday 22 January and Monday 19 February 2024, seeking written submissions via Your Say web page or via email.

189 submissions were received, as well as a letter of support with 1,868 signatures, in relation to the Proposal and are provided in Attachment 1 and Attachment 2. A petition with 196 signatures was received by Council at the 19 March Council Meeting.

A summary and discussion of the key items for considerations raised are discussed further in the body of this report.

The Public Notice and Your Say advertised the location and time of the special Hearing of Submissions Committee, and asked submitters to indicate if they request to be heard. On 4 March 2024, 9 submitters were present and heard by the special Hearing of Submissions Committee, with the minutes provided in Attachment 3.

Council has discretion whether or not to proceed with the Proposal, after considering all relevant written and verbal submissions.

Matters for Consideration

Key matters for consideration raised in the submissions are best summarised as:

1. Support for the proposed sale to the VMA
2. Concerns about loss and lack of car parking*
3. Support for the VMA proposal but in a different location
4. Not support for the VMA proposal**

*Note – a full discussion on Council's draft Car Parking Management Plan and proposed mitigating measures is separately detailed further in this report.

**Note – In response to calls of no support for the VMA proposal, officer recommendations associated with the delivery of a safe, inclusive and economically beneficial 'Welcome Plaza' are put forward. A full discussion on officer recommendation for a 'Welcome Plaza' concept is separately detailed further in this report.

These key matters for consideration raised by submitters are outlined below, along with officer responses, for Council's full consideration.

1. Support for the proposed sale to the VMA

A large majority of written submissions received, provided support for the proposal to sell Council land to the VMA.

This included approximately 60% of the 189 written submissions and then the additional letter of support with 1,868 signatures.

Key themes provided from these submissions for reason for support, included:

- Providing an overall community benefit
- Cultural importance of the proposed museum to not only the Vietnamese community but also the wider Australian community,
- Providing civic pride to Sunshine and Brimbank,
- Providing an economic benefit to Sunshine CBD and to the southern village in particular,
- Improving the amenity and safety of the area around Durham Road,
- Creating a visitor destination, noting the current and future train connections at Sunshine Station.

Officer response:
It is important that a proposal for a cultural museum, such as the VMA, has strong support from the local and regional community, which has been demonstrated through this consultation process.

A detailed outline of the potential cultural, community and economic benefits of the proposed national Vietnamese cultural museum was discussed in detail in the report considered by Council in December 2023.

The establishment of a national Vietnamese cultural museum strongly aligns with the Transforming Brimbank and Social Justice programs, which are two of the three Council priorities outlined in the Together We are Brimbank – Council Plan 2021-2025

The December 2023 report outlined the strong strategic alignments that the proposal has with Council's polices and strategies including the 2050 Sunshine Priority Precinct Vision.

The VMA proposal in the proposed location at Durham Road Car Park, also strongly aligns with the State Government's Sunshine Station Masterplan and its broader goal to make Sunshine the ‘centre of Melbourne’s booming west’.

2. Concerns about loss and lack of car parking
Approximately 30% of the 189 written submissions received, as well as the 196 petitoners, raised concern regarding the lack of car parking under the existing conditions and the concern that this would be worse with the proposed reduction of public car parking and the additional demand by the proposed museum.

Almost all of these submissions did not support the proposed sale of Council land, due to the concern regarding car parking.

Key themes provided from these submissions regarding car parking concerns, included:
- Negative impact on local businesses
- Negative impact on access to local doctors and health providers
- Negative impact on access to the hotel
- Negative impact on access to the station

Officer response:
The current lack of car parking and potential future loss of parking has been raised by a large proportion of submitters.

In order to better understand and appropriately address the issue of car parking, Council engaged an expert traffic consultant, Traffix Group, to prepare a Car Parking Management Plan to:

- Review the existing supply, management and demand for public car parking in the area,
- Assess the impacts of the VMA proposal (if supported by Council) and partial loss of the Durham Road Carpark on public parking availability, and
- Assess options mitigating the potential impacts to public parking availability in the area.

A full discussion on Council's draft Car Parking Management Plan and proposed mitigating measures is separately detailed further in this report.

Council officers believe that the review the existing supply and demand of car parking in the area, along with the actions set out in the draft Car Parking Management Plan, adequately mitigate the concerns raised about loss and lack of car parking, and that the benefits of the proposal significantly outweigh the concerns raised about loss and lack of car parking post-mitigation.

3. Support for the VMA proposal but in a different location

A small number of submissions supported the VMA proposal but did not think the Durham Road Car Park was the appropriate location.

Officer response:

As per of the appropriate due diligence prior to proceeding with the formal sale of land process for the Durham Road Ca Park, officers undertook its appropriate due diligence in exploring all Council owned sites within Sunshine and St Albans activity centres.

Of these sites, only two sites (Durham Road and Withers/Clarke street car parks) were appropriately zoned to allow for exploration of the VMA opportunity.

Both Durham Road and Withers/Clarke street car parks are car parks, and so exploring a development on either site has impact on parking supply to the Sunshine CBD in different ways.

As outlined in the December 2023 Council report, the Durham Road Car Park has been identified as the preferred site to explore the VMA opportunity, as it:

1. Is adjacent to the Sunshine Station Super Hub, which is about to undergo a transformation through the State Government's implementation of the first stage of the Sunshine Station Masterplan, as well as the Regional Platform and Airport Rail works, significantly improving the access for visitors to the Sunshine CBD,
2. Will provide an economic stimulus to the area south of Sunshine Station, which is much needed by businesses.
3. Is currently zoned Activity Centre Zone (ACZ) enabling such development to be considered, unlike many other car park sites. The Clarke/Withers Street Car Park is the only other Council owned site zoned ACZ in the Sunshine CBD.
4. Has lower car parking demand compared to the other Council car park site zoned ACZ, being the Clarke/Withers Street Car Park.
5. Is adjacent R T Pollard Gardens providing high amenity for visitors, particularly for school groups, which may visit the proposed museum.

Council may still explore a development at Withers/Clarke street car at a future time, as identified in Council polices and strategies, however it is recommended that a higher and better use be explored for that site.

4. Not support the VMA proposal

A small number of submissions do not support the VMA proposal (without citing car parking concerns) and instead raise a range of other concerns. There were not clear themes raised across this group, but included comments such as:

- Why support the Vietnamese community over other communities, or
- A cultural museum is not appropriate for Council to facilitate, should instead investigate other community uses

Officer response:

The VMA proposal is a live opportunity which currently has over $18 million of funding from Federal and State Governments, and contributions from the community. As outlined earlier in this report, the VMA opportunity in Sunshine CBD has strong strategic alignment with Council's policies and objectives.

Exploration of this proposal, does not preclude Council from exploring other cultural or community opportunities in the future at other sites or in other ways, depending on merit and on Council considerations.

Officers recommend for the new plaza space proposed on Council land adjacent to the proposed VMA site, to be a 'Welcome Plaza' concept which celebrates all refugee and migrant communities that call Brimbank home, including appropriate consultation with Traditional Owners and multicultural groups.

A full discussion on officer recommendation for a 'Welcome Plaza' concept is separately detailed further in this report.

Draft Car Parking Management Plan and proposed mitigating measures

The draft Durham Road Car Parking Management Plan (Attachment 8) seeks to:

- Review the existing supply, management and demand for public car parking in the area,
- Assess the impacts of the VMA (if supported by Council) and partial loss of the Durham Road Carpark on public parking availability, and
- Assess options mitigating the potential impacts to public parking availability in the area.

Durham Road & VMA Proposal

The proposed VMA building, and plaza (if supported by Council) would reduce the existing public car park from 82 spaces to 24 public spaces.

An additional 6 spaces are proposed as part of the VMA building, located on the title proposed to be sold, however as in the draft Section 173 Agreement (see Confidential Attachment 7), the VMA has agreed for Council to manage these 6 proposed spaces to be managed by Council through agreement, in order to be made available for public parking while balancing the needs to provide access for VMA staff and events.

The proposal if supported would see a net loss of 58 car spaces (or 52 spaces if accounting for the car spaces on VMA title).

While the VMA has not yet finalised designs, the parking management report has assumed the same capacity as the Footscray proposal with:

- A Museum with a patron limit of 450 people on-site

- A function space accommodating up to 250 people, approximately twice per week; however, these would not coincide with the Museum (i.e. Museum during the day, possible functions to be held at night).

Off Street Parking
Durham Road Car Park (discussed above) is the only Council owned car park south of the railway line in the Sunshine CBD.

More fundamentally, there are a total of approximately 352 car spaces available for commuter parking south of the rail line associated with the Sunshine Railway Station which are not included in the overall parking analysis. This includes approximately 290 spaces west of Hampshire Road and 62 spaces east of Hampshire Road. When considering availability of on-street parking, these car spaces are not included in the overall parking analysis as they are not available to the general public (signed 'P Commuter', available only for patrons directly interchanging with public transport services). However, these car parking spaces exist, nonetheless.

On Street Parking
The parking surveys looked at two survey areas:

1. On-Street Parking – Wider Area
   - Approximately 450 metres around Durham Road Car Park
   - The surveys identified between 400-457 on-streetcar spaces available for use by the general public
   - Car Parking was generally a mixture of unrestricted and short-term parking (i.e. 1P and 2P during weekday business hours and on Saturdays).
   - Overall demand for on-street parking was low
   - A minimum of 263 vacant spaces were recorded over the survey period (39% occupancy), which occurred at 12noon on Thursday 30th November 2023.

2. On-Street Parking – Reduced Area
   - Approximately 200 metres around Durham Road Car Park
   - The surveys identified between 189-200 on-street car spaces available for use by the general public in the nearby area.
   - Car Parking was generally a mixture of unrestricted and short-term parking (i.e. 1P and 2P during weekday business hours and on Saturdays).
   - Overall demand within the reduced area was low
   - A minimum of 88 vacant spaces were recorded over the survey period (56% occupancy), which occurred at 12noon on Thursday 30th November 2023.

Key Findings
The Car Parking Demand analysis found that the impact of the proposed VMA operation and partial closure of the Durham Road carpark:
- Could readily be accommodated during the day within the car parking available close to the site.
- During the evening, functions of 250 people had the potential to use all available car parking within approximately 200m of the site (again noting however that this does not include consideration of the 352 commuter car spaces available south of the rail line, which are unlikely to be heavily utilised during the evening).
- There is capacity in the wider study area to accommodate the parking demand of the VMA and partial closure of the Durham Road carpark, however this is further away from the site and includes residential streets.

Key mitigating measures

The Draft Car Parking Management Plan identifies the following mitigating measures in priority order:

1. Planning Permit Process
2. Review of Time-Based Restrictions
3. Increase Enforcement
4. Increase Parking Supply
    a. Southeast Sun Cres
    b. Northwest Sun Cres
5. Commuter Carpark Review
6. Increase Parking Supply – Watt Street

These are discussed in the draft Durham Road Car Parking Management Plan (Attachment 8) in Section 5.

The consultant report states that *'all of the above actions can be delayed until after the VMA opens and the actual impact of its operation is assessed. It is possible only the first or two action are required, or that none of these actions are necessary.'*

Officer comments on these measures are also outlined below:

1. Planning Permit Process

If the proposed sale of land is supported, settlement under the draft Contract of Sale (Confidential Attachment 5) is conditional on VMA seeking and receiving a planning permit. The planning permit process would consider the number of patrons that is appropriate to be accommodated in the proposed museum, taking into account the available public transport and parking.

It is the responsibility of the VMA and their consultant team to seek the planning permit.

Recent changes to the planning scheme by the State Government, Clause 53.22 Significant Economic Development, allow for the State Government to undertake a 'fast tracked' planning process on projects meeting the criteria.

It is preliminarily considered that the VMA would meet the criteria as it:

- Is an approved used - a place of assembly (museum)
- Has a budget over $10 million
- Is partly State funded

Under this new Clause, Council and neighbours may be notified of the development application, but there are no third-party appeals (i.e. a VCAT objector appeal). A permit can be issued by the Minister for Planning (via the Department of Transport and Planning).

2. Review of Time-Based Restrictions

Durham Road Car Park currently has a higher level of parking demand at night (assumed to be a combination of the hotel opposite and the adjacent apartment building). The proposed VMA building will add to the night parking demand, when functions are held in the evening.

The existing time-based restrictions finish at 6pm – however as most are 1- or 2-hour restrictions, it means that most on street parking is effectively un-restricted from 4 or 5pm.

As such, it is proposed that restrictions be reviewed (as outlined in the consultant report), with a key measure being that identified streets have restrictions extended from 6pm to 10pm.

3. Increase Enforcement
Increased enforcement will assist in ensuring there is adequate turnover of car parking in the area to maximise carparking availability.

While enforcement is undertaken regularly, the parking studies showed that are several low turnover streets, where the average duration of stay was greater than the relevant period. These streets included Watt Street, Durham Road, Sun Cresent, City Place and importantly the Durham Road Car Park.

Increased parking enforcement should be undertaken in the immediate future, irrespective of the proposed development, to aid in the turnover of car spaces.

However, at present, increased enforcement would have no effect during the evening without extending parking restrictions (as per previous measure).

4. Increase Parking Supply - 4a. Southeast Sun Cres & 4b. Northwest Sun Cres
Additional car parks can be found on Sun Crescent by reinstating unused crossovers.

4a. Southeast Sun Cres -
5 additional spaces can be found within the shopping strip on Sun Cresent, by converting redundant crossovers into kerb and car parking spaces, at a cost of approximately $20,000.

Given these redundant crossovers are serving no purpose, it is recommended that they are converted into car spaces as soon as practicable, irrespective of the Council decision regarding the sale of Durham Road Car Park.

4b. Northwest Sun Cres -
11 additional spaces can be found on the periphery of the shopping strip on Sun Crescent. These spaces require civil works including kerb outstand to make the new parking bays safe. Approved planning permits for the development adjacent, require the developer to construct these car parks as part of the development works at the developers cost.

However, it is not currently known if or when the sites would be developed. If Council were to construct the new parking bays, prior to the developments proceeding, it would cost Council approximately $120,000.

It is recommended that Council continues to seek for these new car parking bays to be constructed as part of the adjacent development sites. Council may consider constructing these additional car parking bays, if, following completion of the proposed VMA building, these additional car parks are deemed to be required and the adjacent developments are not proceeding.

5. Commuter Carpark Review
There are 352 commuter parking south of Sunshine Station. The commuter car parks are signed as ‘P Commuter’, available only for patrons directly interchanging with public transport services.

The surveys show that, while largely full during the day, the commuter car parks are substantially less used during the evenings (after 6pm) and on weekends, where parking occupancy did not exceed 45%.

This means that there were at least 195 vacant spaces or more, during the evenings and on weekends, located within 200m walking distance of Durham Road Car Park, which technically cannot be used by visitors to the centre (not using the train).

It is recommended that Council seek an agreement with State Government, where these car parking assets could be better utilised, by allowing for public visitor parking in the evenings and on weekends.

6. Increase Parking Supply – Watt Street
16 additional car parks can be found through works to Watt Street, at a cost of approximately $130,000.

This would include making Watt Street one way and creating 90-degree car parking, creating 12 additional car spaces. The associated closure of the entry lanes at Sun Crescent would also create 4 additional spaces.

Making Watt Street one-way would requires its own process, including consultation with the affected occupants and landowners.

It is not recommended that these works proceed, unless deemed necessary following the construction of the proposed VMA building and the measures outlined above.
Financial Impacts and Risks

Financial cost for car parking measures
A range of measures have been identified to address car parking supply, noting the proposed VMA project results in a net loss of 57 car spaces.

The measures with the largest financial impact are those seeking to create additional car spaces. The various options are outline din the consultant report, above in this briefing note and summaries in the table below:

Location of spaces	Number of additional spaces	Probable Cost to Council	Timing
Proposed VMA title	6	$0	Short-term
Sun Crescent SE	5	$20,000	Short-term
Sun Crescent NW	11	$0 (if delivered by developer) $120,000 (if delivered by Council)	With development As deemed required
Watt Street (90deg)	16 (including 4 additional spaces on Sun Crescent)	$130,000	As deemed required
Total	38 spaces	$270,000	($7,100 per car space)

It is recommended that 11 spaces could be created in the short-term at a cost of approximately $20,000.

An additional 27 spaces could be created at a cost of $250,000 if deemed necessary by Council, following review of parking once the proposed VMA museum has been constructed. These works would be subject to future budget process.

Western Car Park Reconfiguration

The western end of the Durham Road Car Park is proposed to remain Council-owned land and remain its current use as a car park. However, the carparking will need to be reconfigured to allow for a new car park entrance from Durham Road and connection to the rear Right of Way (RoW).

Council will need to seek the Department of Transport and Planning support to reconfigure the existing bus stop along Durham Road, to allow for the creation of the new car park entry (which can be facilitated through the closure of the existing car park entry).

There is an existing large native tree (*Corymbia maculata,* Spotted Gum) within the car park, which officers recommend retaining. In order to protect the tree and not to disturb the roots, it is proposed that the reconfigured car park retains the existing kerb outstand width and does not propose car parks within the tree protection zone.

Allowing for the new entry and retention of the large native tree, the concept plan for the reconfigured car park proposes 24 car spaces (including 2 accessible spaces).

If Council were to decide to remove the large native tree, an additional 4 spaces would be created. However, it should be noted that the large native tree has a tree amenity value of over $27,000, which Council would normally be charge the protenant proposing to remove the tree and used to plant new replacement trees.

The reconfiguration of the car park is estimated to cost approximately $400,000. The draft Section 173 Agreement states that the cost for these works will be shared between Council and the Vietnamese Museum Australia Ltd (i.e. 50% cost to each party), with final costs to be confirmed through the procurement process.

Welcome Plaza Concept

Officers recommend the creation of a new open space of approximately 675 square metres to be located adjacent to the proposed VMA site on Council owned land.

This new open space will provide a connection between R T Pollard Gardens, the proposed museum and shopping strip on Duram Road and Sun Crescent.

Officers recommend for the new plaza space proposed on Council land adjacent to the proposed VMA site, to be a ‘Welcome Plaza’ concept which celebrates all refugee and migrant communities that call Brimbank home, including appropriate consultation with Traditional Owners and multicultural groups.

While a concept plan has not yet been developed, it is envisaged this new plaza space will be dedicated for pedestrians (i.e. closed to vehicles) and be large enough to accommodate generous public seating, lighting, vegetation and tree planting and possibly decking around the large existing gum trees. The plaza design would also need to consider how it integrates with the proposed museum space and with the R T Pollard Gardens interface.

It is recommended that the two existing native trees (*Corymbia maculata,* Spotted Gum and *Corymbia citriodora,* Lemon Scented Gum) are retained and protected during construction.

It is anticipated that the construction costs of the proposed plaza would be approximately $850,000.

The plaza proposal aims to address several concerns and opportunities raised during the consultation period, including:

- Addressing public safety and existing antisocial behaviour
- Recognising all refugee and migrant communities
- Providing an economic stimulus for local businesses

Addressing public safety and existing antisocial behaviour:
There have been concerns raised about some existing anti-social behaviour and public safety in the area. Officers recommend that the creation of a well-designed plaza space (including CPTED principles, including lighting) would help attract greater level of community activity in this area, foster a sense of custodianship and in turn deter the anti-social behaviour.

The plaza would have natural surveillance from the adjacent apartment building, which will have its balconies overlooking the plaza and it is hoped that the design of the proposed museum will have active frontage facing the plaza space also.

Recognising all refugee and migrant communities:
Brimbank prides itself on its cultural diversity. It's one of Victoria's most culturally diverse municipalities, having embraced more than 156 nationalities from around the globe.

In 2002, Brimbank was declared a Refugee Welcome Zone (RWZ). The RWZ is a local government area that has made a commitment to welcome refugees into the community, uphold the human rights of refugees, demonstrate compassion and enhance cultural and religious diversity in the community.

It is proposed that this new plaza space could be designed to celebrate all communities that call Brimbank home. This is an opportunity to tell the story of all of the communities in Brimbank, from first nations (through appropriate consultation with Traditional Owners) to the early migrant settlers and then to more recent refugee and migrant communities, all under one banner of ‘welcoming’.

It is yet to be explored, what this may look like, but may include interpretive signage, artwork or interpretive design elements which appropriately recognise the diversity of the Brimbank community that the various

Providing an economic stimulus for local businesses:
The creation of this proposed plaza creates a new public space which, if well designed, can reposition the southern village of Sunshine CBD and be a catalyst for further private investment in the businesses and developments in this area.

Community Engagement

Community consultation was undertaken over a four-week period between Monday 22 January and Monday 19 February 2024. This engagement was undertaken at a 'consult' and 'participatory engagement level' community engagement process, as outlined in the Brimbank Community Engagement Policy 2021.

Formal public notification was undertaken through various means including on Council's website, in the local newspaper, letters to adjoining properties and a sign erected on the site. Relevant information was provided on Council's Your Say Page which included proposed site layout, relevant Council policies, parking studies and preliminary concept designs.

189 submissions were received, as well as a letter of support with 1,868 signatures, in relation to the Proposal and are provided in Attachment 1 and Attachment 2. A petition with 196 signatures was received at the 19 March 2024 Council Meeting.

A summary and discussion of the key items for considerations raised have been provided in this report.

The Public Notice and Your Say advertised the location and time of the special Hearing of Submissions Committee, and asked submitters to indicate if they request to be heard. On 4 March 2024, 9 submitters were heard by the special Hearing of Submissions Committee, with the minutes provided in Attachment 3.

Resource And Risk Implications

The following resources are recommended for allocation as part of this report:

- Council to receive market value for the land parcel proposed to be sold
- Approximately $200,000 required for the implementation of the carpark works to be included in the future annual budget in line with the proposed construction of museum (noting the full car park works costs is shared 50/50 with VMA).
- Approximately $20,000 required for the implementation of the kerb reinstatement to create 5 additional car parks on Sun Crescent, to be undertaken as soon as possible under the existing capital budget.

It is recommended that joint funding is sought for:

- Approximately $850,000 required for the implementation of the 'Welcome Plaza', with Council's contribution to be confirmed at a later date.

Community: potential impact on community, including public trust and customer service impact
• Yes – The opportunity to facilitate the Vietnamese Museum of Australia in Brimbank is a significant opportunity that aligns with Council's community and social policy. The potential sale of Council owned land is a significant decision which will be informed by the community engagement process undertaken and outlined in this report.

Environmental: impacts on environmental sustainability, including water/waste management, climate change, and contaminated land
• Yes – Council has undertaken site testing for contamination and the site is suitable for sale.
Council is also considering to the retention or removal of trees and vegetation as part of the overall works required under this proposal. The number of trees required to be removed has not yet been confirmed at this stage, however where trees are required to be removed, it will be sought that suitable replacement tress will be planted as part of either the car park or plaza works.

Financial: significant financial impacts
• Yes – A valuation of the proposed parcel of land has been obtained, which aligns with VMA's financial offer for the Land.
$220,000 of capital works have been identified requiring allocation by Council in a future year budget to deliver car park works.

It is recommended that joint funding is sought to deliver $850,000 'Welcome Plaza', with Council's contribution to be confirmed at a later date.

Regulatory: legal, legislative or regulatory implications including the rights/obligations of stakeholders
• Yes - This report summarises the results of the formal community engagement process prescribed in Section 114 of the Local Government Act 2020, for the potential sale of Council land.

Safety: health, safety or duty of care impacts
• Yes – The proposed new plaza space seeks to address some concerns raised about public safety in the area.

Legislation / Council Plan / Policy Context

This report supports the Council Plan 2021-2025 strategic direction and objective of:

1. People and Community - A welcoming, safe and supported community - An inclusive place for all
• Wellbeing and Belonging - Responsive services that support mental and physical wellbeing
• Pride and Participation - Community and cultural connections built through social and artistic expression

2. Places and Spaces - Liveable and connected neighbourhoods that support healthy and sustainable futures - A green place for all
• Liveable and Connected - Inviting and liveable spaces and facilities, connected so people can get around

3. Opportunity and Prosperity - A future focused, transforming city where all have opportunities to learn and earn - A prosperous place for all
• Growing and Transforming - Optimise community opportunities through infrastructure innovation and investment

4. Leadership and Governance - A high performing organisation that enacts the vision and decisions of Council through the delivery of quality and innovative services - A fairer place for all
• Engaged and Responsive - Community insights are valued to enhance connection and engagement with Council.

The establishment of a national Vietnamese cultural museum strongly aligns with the Transforming Brimbank and Social Justice programs, which are two of the three Council priorities as outlined in the Together We are Brimbank – Council Plan 2021-2025.

This report complies with Local Government Act 2020, Planning and Environment Act 1987, Brimbank Community Engagement Policy 2021, Sunshine Priority Precinct 2050, Brimbank Economic Development Strategy 2022, Experience Brimbank Visitor Strategy 2018 – 2023, and Sunshine Rising Action Plan 2019-2024.

Council officers contributing to the preparation and approval of this report, have no conflicts of interests to declare.

Proposed Sale Of Part Durham Road Car Park - Your Say Submissions

Title/Question:	**Proposed sale of part Durham Road Car Park Submission**
Tool Type:	Form
Activity ID:	262
Report Date Range:	22 Jan 2024 - 19 Feb 2024
Date Exported:	20 Feb 2024 10:23 am
Exported By:	BCC_Transforming

Submission Number	Tell us what you want us to consider when deciding to sell the land to the Vietnamese Museum Australia	Do you want to speak about your submission at the Hearing of Submissions Committee meeting?
Your Say Submission 1	The businesses that this is going to effect in the area that this car park currently services along Durham Rd & Sun Crescent. Sun Cres does not have enough on street parking and when the car park on Sun Cres is at capacity with train commuters, this then impacts on street parking availability. Selling off the Durham Rd car park is going to push the people who currently park there into Sun Cres and nearby side streets, which will then have a big impact on the nearby businesses, but also on residents. I am not opposed to the Museum, I am only opposed to its proposed location on Durham Rd. The Derrimut Hotel will lose a lot of customers if they cannot access off street parking, not to mention the impact the small businesses will suffer.	no
Your Say Submission 2	To consider the cultural and economic benefits to not only the sunshine community but brim bank community too. Sunshine has the ability to be come a hub for the western suburbs and a museum like this would be an great addition. it could support the addition of further hospitality and retail business. The health benefits should also be considered. It will also provide an opportunity for local employment as wells platforming the diversity in the community.	no
Your Say Submission 3	The six car parks within the area of the proposed sale should not count in the total of car parks. Will Council be responsible for ongoing costs and maintenance within those six car parks?	no
Your Say Submission 4	I support the sale. I am a resident of [REDACTED] Durham Rd and directly overlook the carpark. The museum will provide improvement of the area. It would be a great resource for the local community providing employment and local pride. There would be less alcohol and drug affected people in the area. There would be increased safety for residents when walking around the area. Reduced parking and increased security would restrict access to the well known drug dealer's house at [REDACTED] whose property backs onto the carpark. It would be a more efficient use of space as the carpark is rarely full. There would be an increase in foot traffic which the Derrimut hotel will benefit from. There is easy access to the museum by public transport.	no
Your Say Submission 5	Having this landmark building in Sunshine is a terrific opportunity! And incredibly important to acknowledge the role that our Vietnamese community have played in shaping Sunshine. I utterly endorse the proposal. There will be a lot of resistance based on loss of carpark space, which should not by the driving influence on this decision. My observation of carpark use is that it is primarily driven by hotel patrons and apartment residents. Might it be possible to ensure some shorter term bays are retained to support clients of nearby businesses and medical centre?	no
Your Say Submission 6	The area around the museum and the close park will be rebuilt and become more community friendly. Currently this area attracts a lot of people drinking.	no
Your Say Submission 7	Consider those that need to attend the local doctors, pathology, hairdresser, lunch at the hotel, etc...	no
Your Say Submission 8	I am against the proposal. I don't understand why it's being sold directly to a specific group in the community particularly after the objection by Maribyrnong Council to have the museum in Footscray. There appears to be some dodgy dealings under the table with the Vietnamese community to get free votes. Adequate parking spaces in Sunshine are required and losing these will be detrimental to the wider community.	no
Your Say Submission 9	This land should not be used there is little parking as it is and the Funding in these difficult economic times could be put to better use. For example a centre for parents with Autistic kids to get extra help and therapy. A school for Austistic kids that are above the IQ that precludes them from entering a special school but leaves them stuck in mainstream schools.	no
Your Say Submission 10	This should not be sold. We need more green space and there are plenty of other places in sunshine with good connection to public transportation to put a museum. Please don't sell this land	no
Your Say Submission 11	The Vietnamese museum should also have a section for the history of sunshine and include Bon Scott attending sunshine primary school, Keith miller, Leigh Bowery from Morris st, Graig parry, lester Ellis to name a few.	yes

Your Say Submission 12	It very, very small plot in a busy area with a hotel opposite residential next door minimal parking in the area .Area Not fitting for a museum to show off Vietnamese cultural progress in fact it is an insult .a larger block of land would be better with landscaped gardens ,something to be proud of for the area .		no
Your Say Submission 13	very good please do it, vietnamese people have been the backbone of brimbank for many decades now. it would be nice to have something to commemorate in their honour.		no
Your Say Submission 14	I object the propsal. The area is already limited for parking spaces. Sunshine is extremely congested as is. To sell land for a museum or building of any sort will and to the horrors of finding parking.	yes	
Your Say Submission 15	I was a resident at [REDACTED] Durham Road from 2020 to 2022. In this time the carpark was a major source of anti social behaviour, with arguments, road rage, public drunkenness and fights occurring in the space regularly. The proposal to sell the land and transform the use from parking to a building that will serve an important community purpose is fantastic. With the excessive parking already existing in the Sunshine town centre it will be well served, as well as excellent access to public transport, including Sunshine station, and several bus routes.		no
Your Say Submission 16	I'd like consideration for how this will affect parking availability in the vicinity of the station. Adequate parking in this area is important to encourage public transport use, which is beneficial for the environment. Whilst there are buses, not everyone lives near a bus route and not everyone can use a bus. Both myself and my mother have disabilities that limit our ability to use a bus. If we can't park near the station, we lose our only remaining accessible public transport option (trains). Parking near the station is already a huge problem and removing another carpark will only further this problem which will encourage more people to drive over using the train and make sunshine even less accessible for people with disabilities.		no
Your Say Submission 17	Why is it needed? Why cant this part of history be included in an already established museum? Is this beneficial to the community given the increasing economic difficulty we are facing. The food bank lines grow bigger each week.		no
Your Say Submission 18	Do not sell this land. That parking space is badly needed in the area! I am pretty sure we do not need a Vietnamese museum in Sunshine.		no
Your Say Submission 19	The council's decision to sell land for the construction of a Vietnamese museum stems from a commitment to cultural diversity and community enrichment. By allocating the space for a museum dedicated to Vietnamese heritage, the council aims to foster understanding and appreciation for the vibrant Vietnamese culture within the local community. This initiative not only promotes inclusivity but also serves as a catalyst for educational opportunities, bridging gaps and fostering cross-cultural connections. The sale of the land for this purpose aligns with the council's vision of creating a more culturally enriched and interconnected community. In addition tourism revenue by small businesses in the area would be a great benefit and this should be calculated and published to garner increased community support. Community concerns about parking in the area must also be addressed, perhaps by an increase in public transport option		no
Your Say Submission 20	This carpark is used for shop, park and doctor patrons and is often full. I dont think this is a good location as where will the cars park?		no
Your Say Submission 21	I don't agree with this and 100% rather a museum that's ALL inclusive of immigrants that built the west and worked at HMV Mackay ; Irish, Maltese, Greeks, Italians, Polish etc please make a moral and fair decision over the chase for the dollar. On a practical level few years from now that land will support the overflow of parking space required for airport rail.		no
Your Say Submission 22	The traffic at an already congested roundabout, particularly at peak hour. There isn't enough space on the roads in the vicinity of the proposed museum to be able to handle this. If what is proposed goes ahead, it will be inconvenient for local residents. Surely there are better locations in sunshine for a museum.		no
Your Say Submission 23	We can not afford to lose this parking in the area so close to medical centres. The museum is a great idea just not in this location. Please do not sell off the car park that we use when taking our parents to get blood tests or see doctors. They can not walk 2 blocks.		no
Your Say Submission 24	Where would additional parking be added if this is sold; this parking is great for the existing local shops (and doctors appointments). Especially for longer blood tests which can take up to 3 hours.		no
Your Say Submission 25	That the structure includes a LOT more car parking, there is already insufficient parking is this area. Building anything here will increase the demand on what little parking is available and will be detrimental to the businesses already in that pocket.		no
Your Say Submission 26	I am generally supportive of this proposal - I think it's fantastic to be supporting Sunshine's diverse cultures. I would like it to be considered whether selling the land is appropriate, for example could it be leased? A sale is a one time thing and the revenue generated will never be regained. What are the plans for that revenue, will it be invested in a way that continues to benefit Brimbank in perpetuity? Or will it simply be added to the council's next budget and spent in a budget cycle? If the latter, we will have lost both the resource (land) and have nothing to show for it which would be a huge loss for the community. I would also like to know how the conditions around the museum will be enforced. If, for example, ten or twenty years into the future the museum is no longer viable will the land revert back to council or could it be onsold for commercial use?		no
Your Say Submission 27	I think having a Vietnamese Museum in Brimbank is a great idea but not at the expense of getting rid of car parking facilities for the whole community. There is a number of different Medical facilities around the site and council should consider the elderly and people in general who use those facilities. There is private land for sale in Sun Cres which would be ideal. Within walking distance to the station with plenty of room for car parking.		no
Your Say Submission 28	Numerous other sites are available to the museum promoters including the disused council building on Alexandra Ave		no
Your Say Submission 29	Not suitable. Is an overdevelopment and would create congestion. The old bowling alley site next to Albion would be more suitable and provide easy access via public transport.	yes	

Your Say Submission 30	I am writing to express my firm opposition to the proposed development at the Durham Rd carpark, especially regarding its sale for the purpose of building a so-called 'Museum' and memorial garden. The proposal, as it stands, raises significant concerns about the increased foot traffic, noise pollution, and parking challenges it would bring to our area. The regular functions anticipated under the guise of museum activities will likely disrupt the daily life of our community, both during the day and at night. Moreover, the concept of squeezing such a culturally significant establishment into a space akin to a "pocket handkerchief" seems not only inadequate but also disrespectful to the Vietnamese culture it aims to represent. A genuine tribute to any culture requires a space that allows for a full and authentic expression, which the proposed site fails to offer. Additionally, the current plan appears more like a commercial venture with a museum element added as an afterthought. This approach undermines the cultural significance of the project and raises questions about its true intentions. Therefore, I strongly advocate against developing this project at the Durham Rd carpark site. It is essential that any development, especially one representing a vibrant culture, be thoughtfully planned and situated in a location that supports its purpose and respects the community it resides in. Let us reconsider this proposal and find a more suitable and respectful way to honour the Vietnamese culture that includes the wider community and is aligned with our shared values. We can do better and owe it to ourselves and future generations to take it.	no
Your Say Submission 31	The community believe that the parking in Sunshine is already scarce as is and will only be worsened by further limiting the amount of available spaces. This car park on Durham road becomes particularly congested at certain times of the day. It is currently used by small business clientele in the surrounding area and is crucial to the success of their economy. A Vietnamese museum would be a great addition to Sunshine but must not come at the cost of valuable infrastructure such as central parking. An alternative location would be acceptable.	no
Your Say Submission 32	There is insufficient parking around the area for existing businesses and medical facilities as it is. Whilst adding in more patrons visiting Sunshine is great, it is not if they have nowhere to park. Expecting patrons to park in the residential streets is ill advised, as is assuming visitors will catch public transport. If this site is forced to include parking, it should not be allowed to do so at an unreasonable rate, to the further detriment of surrounding businesses. I'd also be interested to hear where busses who transport big groups will be expected to park.	no
Your Say Submission 33	We don't have enough parking in the area as it is, I'm already reluctant to travel by train due to lack of parking, this will totally determine me altogether.	no
Your Say Submission 34	I am fully supportive of the sale and am excited to see the revitalisation of this long neglected and run down part of Sunshine. Our Vietnamese community have enegised and enlivened the northern section of Hampshire Road and I am sure that the placement of the museum at the proposed site will help bring life to the southern end of Hampshire Road.	no
Your Say Submission 35	Please move it to another location, there is hardly any parking in the area and the residents don't want people parking in front of their houses. There are more suitable locations, such as across from the Anglican Church on the corner of Sun Crescent and Anderson which would fit better. It will overshadow the park and make the area dangerous for pedestrians and those rushing to work via the train. Brimbank should focus less on tourist attractions and more for making the community safer with more accessible shopping and support for local business.	no
Your Say Submission 36	Overall need to weigh the cons and pros of the sale of this land. What kind of atmosphere is brimbank trying to create in the southern side of sunshine. I feel like it's adding something like a church (though is a Vietnamese museum) instead of something to revitalise the community. I would suggest something like Ezistreat where there is mini food stalls and always packed. Maybe a multi story car park with the food stalls below. With a greenery plant facade to make the area feel more environmentally friendly. Set the trend to make sunshine into a super hub where people can meet and hang out. I would object to the sale of the land.	no
Your Say Submission 37	- where should people park - how will you improve public transport in the area -Is it actually a museum or is that just the name given to it. Like how does it stack up against something comparable like the immigration museum - the money trail- who is funding it, are they friends with anyone at the council, what will the council get out of it, who will make profit from this museum (what museums make profit?!?!?) - are there job opportunities for local cultural experts, artists, curators, conservators etc? - was the decision to sell for this purpose already made prior to public consultation and is that ethical?	no

Your Say Submission 38	Vietnamese museum Why do councils get involved with this sort of frivolous adventures, like the Vietnamese museum when they should be sticking and carrying out what Local Councils were first established to do, that of 'Community Services' (roads, rubbish collection, parks and gardens, local laws, etc) not deviate from that and spend rate payer's money on things that don't affect the whole of the municipality. How dare council think about selling off community assets for a minority project like this one. What will council sell off next when other multicultural groups want a museum for their nationalist people. To build a museum on Durham Road which is the only small car park on the south side of the overpass is ludicrous. There are Doctors, Dentists, Pathologists, Hairdressers, Accountants, Lawyers, etc on this side of town where people need parking to access these services, not to say parking for the patrons of the Derrimut Hotel which is the only hotel in Sunshine. Some days you cannot even get a spot in this little car park let alone in the adjacent streets. As for the railway car park which is not an option for locals as this is State Government land for railway commuters use and if Sunshine Rail station becomes a major rail hub when the Airport rail line is built car parking will become a premium in Sunshine. With the sort of finance which the Vietnamese museum project has it could afford to buy an old house close to the town Centre and build their museum or buy a disused commercial building like the old Food Works building in Sun Crescent avoiding conflict and an obligation to Brimbank Council. Hands off our only little car park on this side of town.	no
Your Say Submission 39	Do not sell. There is not enough car parks. There should be more investment in more multi deck car parks. With a rates cap that won't happen, so you can't sell This land.	no
Your Say Submission 40	The site is completely inappropriate. It removes parking in an area that is already short on parking. It will negatively affect local businesses.	no
Your Say Submission 41	I do NOT want this carpark land to be sold. It is always so hard to find a carpark in that area - the businesses will suffer due to people giving up to find a park close by and will shop elsewhere! This would be disastrous for locals, local businesses and for the whole Sunshine Community. There are plenty of other spaces that could be considered for such a dominated building…	no
Your Say Submission 42	The restricted amount of parking at this site means the museum is unlikely to build up the 'visitor economy' you suggest. Meanwhile, the businesses in the area need more support from Council, not less. Finally, successive Councils have reduced the support for the promotion of the history of the Sunshine Harvester and its effect on this area. Please don't just sell off lumps of Brimbank ad hoc to raise funds. Some kind of unified strategy around our shared history is preferable.	no
Your Say Submission 43	Being one of the suburbs with the highest tight-knit Vietnamese population, this is the perfect location for the Museum. A regional/national level institution like this will no doubt boost the profile and visitation of Sunshine. The council should be well prepared with evidence-based reasoning so that NIMBY sentiments and petty concerns such as 'taking away carparks for the pub/Hotel' will not stop the project from moving forward.	no
Your Say Submission 44	It would be great if the buyer could include a pedestrian linkage between the museum and RT Pollard Gardens, including additional green space along the path. The south side of the train line has many significant opportunities to improve pedestrian access and usability and this is one of them.	no
Your Say Submission 45	Parking in Sunshine is already woefully inadequate and this proposal, if approved, will only exacerbate the problem. How about, instead, utilising a piece of currently vacant land, such as that on the north side of Sun Crescent, between Anderson Road and the first bend?	no
Your Say Submission 46	The lack of parking that already exists in the area. We don't need less carparks, we need more.	no
Your Say Submission 47	How will the museum link to Pollard Gardens? I see a well designed high quality link to the gardens as a key priority for enhancing the area.	no
Your Say Submission 48	I am supportive of the proposal provided there will be enough space to accommodate and showcase Vietnamese culture and does not result in overcrowding of the car parks.	no
Your Say Submission 49	Council should take as many steps as possible to ensure that something is actually done with the land after it is sold. The old council building on Alexandra Ave is in a terrible, decrepit state after council sold it and nothing was done with it.	no
Your Say Submission 50	There is no other public carpark on this side of Sunshine. The rail carpark on this side of Sunshine is always full so locals shopping cannot park there. Council wants people to shop local but how do we do that if we cannot park. As we get older we cannot walk as much. Our family goes to the Derrimut Hotel for family occasions and we park in that carpark. It is usually quite busy even in the evenings and there is limited parking in the surrounding streets. Why can't Council work with the Marketplace to use the vacant block within the current carpark behind the Village Cinemas/Visy Hub for the museum, if we need one. This would be a better location as close to Hampshire Road shopping centre which has many Vietnamese food shops, and is more Vietnamese oriented, so visitors to the museum would be able to visit the museum and them sample Viet cuisine, and park. Where are visitors to a musuem in Durham Road to park if locals can't park to shop? Locals living close the Durham Road carpark would also have more traffic and parking issues themselves if the carpark is taken over by the museum. Placing a museum of any sort in this area small area on this side of Sunshine seems to be completely the wrong location. Why do we need the museum? Council never did anything for the earlier migrant populations, such as the Greeks or Maltese who built up Sunshine West. I won't be visiting.	no
Your Say Submission 51	Don't sell. What about the Italian, Maltese, and every other nationality that built sunshine are you making a museum for them. How about we get rid of council and staff and use that land. Fed up with woke councils and unproductive woke ideas.	no
Your Say Submission 52	Don't do it, there are so many better options that would leave that much needed car park available for the medical clinic and pathology.	no
Your Say Submission 53	Use an existing building or re purpose a building.... There is no need to remove this car park and sell it off.	no

Your Say Submission 54	Parking spaces are dwindling in the area. Of removed, where do people park to visit the local businesses? There are empty store which could accommodate, one being the old supermarket next to the station.		no
Your Say Submission 55	This car park is used daily by elderly drivers utilising the medical practice next door, the physio and blood clinics a few doors down. Where will they park safely once the development takes place. Most have assisted walking aids and can not walk or push far. The last thing Sunshine needs is a museum. If you have something to donate then the main museum in the city or the Immigration museum is the place to go, it services all cultures and nationalities. We need services for aged care, disability providers, medical all in one facilities and training facilities to make it all happen. By all means display photos of Sunshine's past at public places like the train stations or library or places like the hunt club but prime land like shown should be used to support community health and employment. Also the traffic congestion which already exists approaching the roundabout as well as the safety aspect for pedestrians getting on and off buses will only get worse.		no
Your Say Submission 56	Parking in the area is already hard enough. Many local shops will lose business if people cannot park near them. Could you use the old council building instead? Much less of a high traffic area.		no
Your Say Submission 57	I object to the proposal. The site is not suitable for a museum. Parking will be reduced in the area and residents in the vicinity will be affected by traffic. More appropriate sites would be away from the city centre. Why not near the Buddhist temple in Braybrook		no
Your Say Submission 58	Car parking. There is very limited parking around this location and this development is going to make it worst. If you cannot get convenient parking for shops, then people will go elsewhere. Where do you park to go to the museum? Looks like I will be eating elsewhere. I have no problem with the idea of the museum, but this location is bad for the local businesses.		no
Your Say Submission 59	This car park is well utilised by many patrons of surrounding businesses. If this sale goes through, there will be major issues with the lack of parking spaces and local business will suffer. There are also medical/health facilities nearby and patients use these car parks when attending.		no
Your Say Submission 60	Amount of traffic already in this area. Will there be a car park for the museum? Impact to park behind the site from construction.		no
Your Say Submission 61	I support the building of the Vietnamese Museum Australia to preserve the stories of mine and others refugees stories		no
Your Say Submission 62	Thank you for your time. It would be a great asset to our country to showcase all the different cultures that make up our great Country: Australia. It would be a point of inspiration as well as an acknowledgement of the true Australian spirit to extend a hand to assist those facing hardship and seeking safety.And once these basic but necessary adversities are tended the call to give back to society is bottomless. Thank you and hope you can make our contributions a reality.		no
Your Say Submission 63	Local businesses.		no
Your Say Submission 64	Cultural diversity and preservation	yes	
Your Say Submission 65	It will be a great thing for the VIETNAMESE COMMUNITY as well as the General community to have such a place in SUNSHINE.		no
Your Say Submission 66	The cultural impact is so relevant to this communities livelihood. It would boost moral and create a strong community engagement in the area.		no
Your Say Submission 67	I think that selling the land to the Vietnamese Museum Australia would allow an opportunity of further integrating multiculturalism and diversity to our community, giving means for cultures to flourish. Brimbank council is a home to many from different backgrounds and by giving these communities to express themselves, cultivate their heritage and educate the wider communities, I think everyone can benefit.		no
Your Say Submission 68	The Vietnamese community of Sunshine contribute significantly to the business, cultural and social betterment of our wonderful suburb. A Vietnamese museum in Sunshine at the proposed location would be a wonderful addition to our local area.		no
Your Say Submission 69	Yes	yes	
Your Say Submission 70	Please support the vietnamese community		no
Your Say Submission 71	To help build the Vietnamese culture here in the western suburbs		no
Your Say Submission 72	Encourage Vietnamese Australian hertige in the community for our kids		no
Your Say Submission 73	What other options for the land use?		no
Your Say Submission 74	Showcasing the Asian culture to the wider community and future generations. This would benefit educating the younger Asian Australians of their roots and better inform other nationalities as well. This is a great idea for the local community.		no
Your Say Submission 75	The community and preserving its history.		no
Your Say Submission 76	More land for the kid in the future and more festival		no
Your Say Submission 77	The Vietnamese heritage that's been the main support and strong presence in the sunshine community. Deservingly should receive the recognition from the Council and community.		no
Your Say Submission 78	Very beneficial to know our heritage		no
Your Say Submission 79	To support the local community		no
Your Say Submission 80	It's beneficial for the community		no
Your Say Submission 81	I think it is a great educational opportunity for the Australians to have a Vietnamese museum and an honour for Brimbank to be the prime location for such a museum to honour the Vietnam history and Vietnamese culture in Australia, a multi-cultural country.		no
Your Say Submission 82	I really love to support Vietnamese museum		no

Your Say Submission 83	To maintain culture and educate younger generation about our history and hardship.		no
Your Say Submission 84	Your plan to help our children to remember Vietnamese history.		no
Your Say Submission 85	- Parking will be important to consider. The surrounding residential streets could be heavily impacted. - Events at the museum should be controlled so as to finish during reasonable hours and be limited to how many events per year. At most a curfew of 11pm and Friday and Saturday nights only. - I am supportive of the museum aspect as the Vietnamese has contributed a lot to the Sunshine area and are a big piece of Sunshine's history. I don't though want the museum to be a trojan horse for a function and entertainment centre where there are events and functions all the time. Drunk people and fire works and crackers we already have more than enough of both of these. There is danger it could be if not tightly regulated. -It is also an area which is popular for the African community which also should be celebrated somehow so they also feel included and not socially pushed out by the museum.		no
Your Say Submission 86	The parcel of Land at 119-125 Durham Road, Sunshine, should Not be Sold. This car park has been the only designated parking, for the Numerous businesses situated in the vicinity. I have been a Rate payer of 35 years with Brimbank/Sunshine, and this Car park has helped me enormously, navigating to Art Spaces and for Blood Testing, with my Severe Disability, and not being able to walk long distances. You are not allowed, to park in the Station parking, unless using the Public Transport Network, I have already incurred a Fine for doing so. I would Strongly recommend, the Former Sunshine Council offices on Alexandra pde, Sunshine, which is our Land being used for the purpose of a all inclusive Museum, reflecting all the Diverse Cultures that we Have in Brimbank. Not just one particular Culture. The Offices, which the Council should be ashamed of, for falling in such a dissarray and neglect, can and should be repurposed for this. This Valuable Frontage was supposed to be protected, and well maintained, due to the Iconic Symbol that is on this Builing, which reflects All, the Inhabitants, Cultures, Nationalities and Diverse People of Brimbank.	yes	
Your Say Submission 87	As Vietnamese refugees of early 1978 and my family are longtime local residents of Sunshine, I believe the Vietnamese Museum will educate the younger generations on our history of why we are here and show how kind the Australian government and people were to receive us. This will allow them to appreciate the life they have now.		no
Your Say Submission 88	Parking in this area is at a premium and removal of any public parking would be detrimental to all the residents and BUSINESSES in surrounding area there would be better use of buildings and parking in Sun crescent where a large building and associated parking already exists. There is also the old darling towers in Albion which would also be suitably associated (close to public transport and parking)		no
Your Say Submission 89	The current proposal to alienate public land for the purposes of “Vietnamese Museum” ignores the fact that a significant part of the purpose of this construction is “A Memorial Garden to commemorate those who paid the ultimate sacrifice defending freedom for South Vietnam.” In other words, it has less to do with celebrating all Vietnamese culture and quite a bit to do with rewriting history for ideological purposes. At the very least this is a highly contentious and divisive stance for the Brimbank Council to support. 1) There is already existing a war memorial on public land that “commemorates” the soldiers of South Vietnam and (incorrectly) the Australian servicemen who died “defending the freedom of South Vietnam”. (sic). - [Australian forces fought in Vietnam in support of the American Military Alliance. They were never in Vietnam defending ‘freedom’.] This proposal would replicate that site. 2) While the sacrifice of servicemen and women of all countries deserves recognition it is highly inappropriate to describe this as “defending the freedom” of South Vietnam. We would not for instance describe the soldiers who fell in the service of Japan as “defending the freedom” of Japan or the solders who fall serving Russia in the war in the Ukraine as “defending the freedom” of Russia. 3) The Council’s failure to recognize the highly contentious nature of this rewriting of history ignores the hundreds of thousands of Australians who strongly objected to Australia’s involvement in the civil war in Vietnam. It fails to recognize that the government and army of South Vietnam were responsible for the violent persecution of the Buddhist population of Vietnam, the torture and summary execution of prisoners of war and systemic corruption. While I have no objection to a cultural museum celebrating Vietnamese culture in its entirety, I do not believe that this proposal is such an institution. I believe that it is an ideologically driven attempt to rewrite history to the favor of tiny section of the Vietnamese diaspora who wield undue political influence here.	yes	
Your Say Submission 90	I object to the proposal due to the needs of the existing carpark for local residents and businesses in the area. There have been NOT enough carparks for the residents and commuters working in this area. I have been working in this area for more than 10 years and I believe if the proposal is approved, this would adversely affect the revenue and sustainability of the businesses in the area.		no
Your Say Submission 91	I am writing to express my strong objection to the proposed sale of 119-125 Durham Road, commonly known as Durham Road Car Park. Current car parks are already under stress and the Durham Road car park is being sold would make the problem worse by increasing traffic congestion and inconvenience for residents, workers and visitors alike.		no

Your Say Submission 92	Subject: Formal Objection to the Proposed Sale of Durham Road Car Park I am writing to formally register my objection to the proposed sale of the parcel of land located at 119-125 Durham Road, commonly known as the Durham Road Car Park. As a business proprietor within the vicinity, I wish to articulate my strong concerns regarding the potential adverse impact of this decision on our local businesses and the broader community. The Durham Road Car Park serves as an indispensable amenity for both residents and businesses in the area, providing convenient parking options that significantly contribute to the foot traffic vital for the sustenance of our local enterprises. The contemplated sale of this land poses a tangible threat to the vibrancy of our community, and I respectfully urge the council to reassess this proposal based on the following grounds: Impact on Local Businesses: The removal of the Durham Road Car Park would inevitably lead to decreased accessibility for customers, resulting in a reduction of foot traffic. This, in turn, would adversely affect the revenue and long-term viability of businesses operating in the vicinity. Community Gathering Space: Beyond its utilitarian function, the car park serves as a communal space for various events and gatherings. Its sale would not only curtail these community activities but also diminish the overall sense of unity within the neighborhood. Traffic Congestion: Existing parking facilities are already under strain, and the sale of the Durham Road Car Park would exacerbate the issue, causing heightened traffic congestion and inconvenience for both residents and visitors. Negative Aesthetic Impact: The open space afforded by the car park contributes positively to the visual appeal of the neighborhood. The potential development of the land could introduce structures that may not align with the current aesthetic and character of the area. In consideration of these compelling concerns, I earnestly request the council to reconsider the decision to sell the Durham Road Car Park. I believe that alternative solutions should be explored to meet financial or developmental objectives without compromising the well-being of our local businesses and the community at large. Thank you for your attention to this matter. I trust that the council will meticulously consider the potential consequences of the proposed sale and strive towards a resolution that serves the best interests of the entire community.	no
Your Say Submission 93	I object to the proposal with the following reasons: Carpark shortage, No Vietnamese museum needs in this area as Museum will not promote business around it. It will drop in business traffic.	yes
Your Say Submission 94	I strongly object the proprosal selling the car park,for following reasons : 1/ less car parking, local business will be struggle. in such a particular area. 2/ There is waste heaps of funds and our next generation will be difficult because of what we did.	no
Your Say Submission 95	As a third generation Vietnamese Australian, i really want to see this Museum get built. Not only is it important culturally, but think of what it could do for the local businesses, not to mention the job it creates during the building process.	no
Your Say Submission 96	I'm a 92 yr old Vietnamese who escaped from Vietnam and have settled in Melbourne since 1987. The proposed museum will tell my and other Vietnamese Australians' stories. It will not only for me but all Australians. I believed it will not only be an educational institution for the West but will also attract a lot more international and domestic visitors to the area.	no
Your Say Submission 97	That's great, I absolutely support Brimbank council sell this said land to Vietnamese Museum Australia.	no

Your Say Submission 98	As a passionate member of Melbourne's vibrant Vietnamese community, I wholeheartedly champion the proposal to establish the Australia's foremost Vietnamese museum in Brimbank. This visionary initiative not only pays homage to our profound cultural heritage but also promises to ignite a renaissance of community pride and economic prosperity in our dynamic neighbourhood. Brimbank, with its mosaic of approximately 32,000 Vietnamese residents, resonates with the pulse of a rich and resilient community narrative. The Vietnamese Museum Australia's expressed interest in relocating to Sunshine heralds an unprecedented opportunity to elevate our cultural identity onto the national stage. I am a resident of Footscray where it was originally intended to be built and am disappointed it was unable to proceed but I am extremely glad to know it is now being proposed at a location that is strategically better for our communities and city. Strategically nestled near Sunshine Station, the proposed museum site emerges as a nexus of cultural convergence and economic revitalisation. Its prime location not only ensures seamless accessibility for visitors but also serves as a catalyst for attracting investments, fostering entrepreneurship, and nurturing a vibrant cultural ecosystem. The sale of the parcel of land at 119-125 Durham Road, Sunshine, for the museum's construction symbolises a transformative leap towards realising our collective vision. By providing an immersive platform to celebrate the kaleidoscope of Vietnamese culture, history, and contributions to Australian society, this museum will emerge as a beacon of cross-cultural dialogue and mutual understanding. Furthermore, the steadfast commitment to earmark the land exclusively for the museum's construction underscores our unwavering dedication to preserving our cultural heritage for generations to come. This legacy project not only safeguards our past but also propels Brimbank towards an inclusive and culturally enriched future. In closing, I implore all stakeholders to rally behind this historic endeavour with resolute support. Let us seize this moment to celebrate diversity, foster cultural cohesion, and carve out a legacy that will resonate across borders and generations. With fervent anticipation, [REDACTED] [Local Vietnamese Footscray Resident]	no
Your Say Submission 99	As a proud resident of Melbourne's vibrant Vietnamese community, I wholeheartedly support the proposal to establish Australia's first nationally significant Vietnamese museum in Brimbank. This initiative not only celebrates our rich cultural heritage but also contributes to the social, economic, and cultural prosperity of our diverse community. Brimbank, home to approximately 32,000 residents of Vietnamese heritage, boasts a strong sense of community and a deep-rooted history. The presence of the Vietnamese Museum Australia, with its expressed interest in relocating to Sunshine, presents an invaluable opportunity to further enhance our cultural landscape. The proposed location near Sunshine Station aligns perfectly with our vision for the future. This strategic placement not only leverages existing infrastructure but also facilitates accessibility for visitors from across Melbourne and beyond. Moreover, it complements the ongoing investments in Sunshine, promising to catalyse further economic growth and development in the area. The sale of the parcel of land at 119-125 Durham Road, Sunshine, for the establishment of the museum signifies a meaningful step towards realizing this vision. With a dedicated space for showcasing the rich tapestry of Vietnamese culture, history, and contributions to Australian society, this museum will serve as a beacon of diversity, understanding, and unity. Furthermore, by stipulating that the land can only be used for constructing a culturally significant museum, we ensure that this precious space remains a testament to our shared heritage for generations to come. This commitment not only preserves our cultural legacy but also reinforces Brimbank's reputation as a welcoming and inclusive community. In conclusion, I urge all stakeholders to support this proposal wholeheartedly. Together, let us embrace diversity, celebrate our cultural identity, and pave the way for a brighter, more inclusive future for Brimbank and beyond. Sincerely, Annie Pham [Local Vietnamese Resident]	no

Your Say Submission 100	I am writing to express my full support for the proposal to establish a Vietnamese museum in Brimbank. As a member of Melbourne's Vietnamese community, I believe this project is important for preserving our culture and history. With over 32,000 Vietnamese residents in Brimbank, this museum would be a meaningful way to showcase our community's contributions. The location near Sunshine Station would make it accessible to many people, helping to educate and inspire visitors about Vietnamese culture. Selling the land at 119-125 Durham Road for the museum shows our commitment to preserving our heritage for future generations. I urge everyone to join me in supporting this initiative to celebrate our identity and strengthen our community. Best regards, [REDACTED] [Local Vietnamese Resident]	1
Your Say Submission 101	there is not enough car parking for the people of sunshine	no
Your Say Submission 102	Being a Vietnamese refugee and long time resident of Brimbank, I would be proud to see the Vietnamese Museum Australia in Brimbank where our stories will be told and culture be preserved for future generations. With the Vietnamese Museum Australia in Sunshine, I believe Brimbank will be on the world map attracting many visitors and generating vibrancy for Sunshine | Brimbank community.	no
Your Say Submission 103	The selling of the land at 119-125 Durham Rd Sunshine to the Vietnamese Museum Australia is a unique opportunity for Brimbank Council to contribute to this highly significant cultural enterprise.	no
Your Say Submission 104	Keeping the Vietnamese Museum Australia would be a way to celebrate the rich and deep vietnamese history, solifying the connection within the community. The mueseum would also be a way for tourists or other unfamiliar faces to appreciate and be aware of the vietnamese culture which leads to more diversity. Australia can be seen as a place that is accepting of several communities of different backgrounds if this museum was implemented, emphasising a sense of comfort and inclusion for everyone.	no
Your Say Submission 105	Having the Vietnamese Museum in Brimbank would encapsulate the cultural diversity that the Vietnamese Museum would bring to the community. Community would also be more engaged and interesting as there is a museum where everyone can appreciate and admire the rich history together, creating a sense of unity and inclusion. Tourism and therefore economic benefit would also be a factor as the museum would attract new faces and allow them to appreciate Vietnamese culture. These tourists will potentially remember Australia as a place of cultural depth and excitement which can also incentivise them to share their new experience with their mutual friends. This adds on to the economic benefit. The museum can also bring excitement educational to local schools where they can really be aware and knowledgeable with their own community The beauty of the museum can also be something the local community can really cherish and admire which adds upon a lively and exciting atmosphere to be in. This creates quality of life.	no
Your Say Submission 106	More activities for children	no
Your Say Submission 107	I am fully in support of seeing the Vietnamese Museum be brought to life at the proposed site in Sunshine. I worked for many years on Harvester road in Sunshine and worked closely with the Vietnamese community. I found however, that despite having such frequent interactions and responsibilities at work collaborating with the community, I was very much ignorant to the history and stories of the community in Sunshine, as well as other areas like Footscray and Richmond. I think it is so important that we have a dedicated hub for cross cultural learning and can finally have a tangible epicentre of Vietnamese-Australian history, culture and learning opportunities for everyone. The Vietnamese community in Melbourne and across Australia have had a huge and positive impact on the economy, on building community, and are an immigration success story that needs to be shared in a place like Brimbank. I think the location is a great choice and convenient for people to access from any area of Melbourne. A huge bonus is that there is a thriving Vietnamese community surrounding the area so people can make a day of it and learn things then try new foods etc.	no
Your Say Submission 108	I would like to support Brimbank council to sell this property to Vietnamese Museum Australia since it is the very important culture and historical project for Vietnamese - Australian refugees and community in general. Sunshine is one in a few location where has many Vietnamese communities living here. It is rich culture and economy to help Brimbank become the attractive destination for tourists. It is also culture cross for both new and refugees Vietnamese background that help them to understand the truly history and others.	no
Your Say Submission 109	As a rate payer x 3 I'm disappointed it could even be considered to sell this carpark due to political interests, please consider that there is insufficient parking available in the Sunshine CBD, Sunshine is not a Vietnamese area. St Albans would be better suited as they have a large Vietnamese community there. this proposed museum is an insult to all immigrants who have called Sunshine home before the Vietnamese opened two-dollar shops. why dont the Greek, Maltese, Ukrainian, Turkish, Cypriot to name some immigrant communities that have lived in Sunshine before the Vietnamese and still live in Sunshine get a museum? even better why not build an immigrant museum to represent all immigrants who have called Sunshine home.	yes

Your Say Submission 110	I support the sale proposal.	no
Your Say Submission 111	I support the sale proposal.	no
Your Say Submission 112	I support the sale of the land to the VMA	no
Your Say Submission 113	supportive of the proposal	no
Your Say Submission 114	We would like to keep all history from Vietnamese ancesor to the future generations.	no
Your Say Submission 115	I support the sale of the proposal	no
Your Say Submission 116	The museum installation will not only gentrify Sunshine even further but inject an added boost to the economy of the area. I wholeheartedly believe once built this will accerelate the construction of the rail link but also more construction of apartments and new businesses will turn Sunshine into the next superhub of Victoria.	no
Your Say Submission 117	The Council should consider the role and importance of the Vietnamese community to Australia. The Vietnamese community is 1.3% of the population, contributing significantly to the diversity and richness of multicultural Australia. The Jewish Museum of Australia is supportive of this application and thinks that it will be a valuable addition to community museums in Victoria, as well as supporting culturally diverse voices in the arts and culture spaces, showing the growth of community and our society as a whole.	no
Your Say Submission 118	I am the owner of Selina Hot Bread in Sunshine. I whole heartedly support Brimbank Council proposal to sell the land in DURHAM RD to the Vietnamese Museum Australia for the establishment of a Museum. I would like to see the legacy of Vietnamese refugees successful settlement preserved. The museum will be a great educational institution for Sunshine if not the whole of Australia. It will also be great for the economic development of Sunshine Brimbank.	no
Your Say Submission 119	The council needs to consider the cultural significance this would mean to the Vietnamese community in having this museum, the preservation of heritage, and the positive impact on community integration.	no
Your Say Submission 120	The council should think about how important this land purchase is to the Vietnamese people and how having a museum there could help the community and the local economy. They should also think about how it can keep the history and culture alive for everyone to learn about. It's important to make sure the museum can last for a long time and won't cause any problems for the area.	no
Your Say Submission 121	Good to have but Return some carpark to the community.	no
Your Say Submission 122	I strongly support the sale of 119-125 Durham Road, Sunshine to the Vietnamese Museum Australia (VMA). The VMA is a grass-roots initiative with many members on the committee who live in the Western Suburbs of Melbourne. I cannot think of a better location for this museum to be in. Though I do sympathise that it will be built on an existing carpark, I note in the Traffic and Parking assessment document provided on Brimbank's website, there are alternative parking solutions (for example; The car parking surveys identified between 199-200 on-street car spaces available for use by the general public in the nearby area, and only about 59% were being occupied). I resonate with the VMA's mission to communicate and educate the community about the Vietnamese refugee story - my parents are Vietnamese Boat People who came to Australia in the 1980s and I believe their story, as well as many others across the nation, should be heard. I would strongly urge the Councillors to consider selling this land to the VMA.	no
Your Say Submission 123	Selling the Vietnamese community a piece a land to celebrate their heritage	no
Your Say Submission 124	As a Vietnamese Australian, I am in strong support of the proposed sale. Having a visible and significant cultural place in an area with a large number of Vietnamese diaspora would be so beneficial in continuing to foster cultural exchange and to support the many Vietnamese Australians who struggle with their cultural identity by giving them a safe space to explore their culture.	no
Your Say Submission 125	I think it's a great addition to the potentially high traffic station precinct and displays respect and admiration for the large Vietnamese community that greatly contributes to the Brimbank council area. The museum has the potential to be a significant drawcard supporting Sunshine to become a visitor destination. The museum also fits into the broader history of Sunshine and the western suburbs as being the home of an industrious working class and ambitious migrant community. Community concerns around limited car parking can be satisfied by ensuring that future development of the Sunshine station precinct includes another multi-level parking facility, similar to that on the north-east side. As well as further improvement to alternative modes of transport, like better bus services and cycling connections.	no
Your Say Submission 126	Wholly support the proposal for all the reasons you've outlined above. Further, the significant local Vietnamese community makes Sunshine an ideal location for the museum and will likely translate into a high level of local resident engagement with the institution.	no
Your Say Submission 127	There are great benefits for Brimbank council as embracing multi-culture, communities, economics activities. Certainly, we have some sacrifices of car parking. My owned view is worth it, so please support them.	no
Your Say Submission 128	I previously attempted to make a submission last week, but I was not sure if it was successful. Also I did not indicate that I would like to speak to council on this matter. I am a Vietnam Veteran, married to my Vietnamese wife, who has been involved with the emerging Vietnamese's community for almost 50 years. This museum will is as important to me as it is to the Vietnamese community that seek to create it. The Vietnamese Museum of Australia will be unique in the world to record, preserve and inform not only of the stories of the courage of the Vietnamese refugees in their hazardous flight to freedom, but the stories of their success in overcoming adversity and successfully building new lives for their families in Australia. It will also reflect and display the culture that they wish to share and display. All must be preserved for future generations to know these truths, and not to allow them to be forgotten or corrupted by those who would choose to hide or corrupt the truth .	yes
Your Say Submission 129	Support the sell to Vietnamese Museum. Allows creation of a cultural area available to Vietnamese community. Sense of belonging.	no
Your Say Submission 130	I hope to have the Vietnamese Museum Australia to be built in Sunshine because I think it will promote the multicultural culture of Brimbank , attracting tourists and improve economic opportunities to businesses.	no

Your Say Submission 131	I use to live in brimbank area and would be delighted to have Vietnamese museum locate in Sunshine where there is a large Vietnamese community settled, Vietnamese museum Australia will preserve the legacy of Vietnamese's settlements Australia and their payback this beautiful country they call home "Australia"		no
Your Say Submission 132	It is good to sell it for the museum		no
Your Say Submission 133	It helps to keep the Viet culture and attract more tourists which will push Australian economy.	yes	
Your Say Submission 134	It's a great opportunity to attract people who travel to Australia, increase economic for Australia.	yes	
Your Say Submission 135	It will be used for meaningful and cultural purposes.		no
Your Say Submission 136	Connecting to the wider community and networking with schools to build an understanding of Vietnamese refugees.		no
Your Say Submission 137	Being a second generation child of Vietnamese immigrants, we've been raised to value and appreciate beyond words what my family escaped and why we are here, and what we have been able to achieve, with everyone in the family (parents and ourselves) having university degrees, a safe home and contributing to our community here in Australia.		no
Your Say Submission 138	Sell- agree		no
Your Say Submission 139	This is an amazing and significant project for Victoria and all Australians		no
Your Say Submission 140	Dear Luba Grigorovitch MP, I'm writing to advise you that It's not necessary to have a Museum to preserve or to tell stories about Vietnamese Refugees in Australia. We can seek these informations online or in the Libraries. Thank you for your good letter. Wish you all the best & God bless you!	yes	
Your Say Submission 141	The importance of this landmark to the Vietnamese people, especially the Vietnamese diaspora, and how we can deliver this message to those who don't understand or listen to its importance.		no
Your Say Submission 142	Ensure the jobs are locally sourced where possible. Make it multicultural. Exhibit stories of Australian men and women who engaged in Vietnam outside of the battle fields and not just soldiers stories as it shows the human side of adversity that future generations must learn and not make the same mistakes.		no
Your Say Submission 143	The Vietnamese community that would appreciate this land and use it to honour our people and our culture that is abundant in the Brimbank community.		no
Your Say Submission 144	How the revenue and profits (if any) would be used in the future (i.e. personal gain or reinvested back into the community)?		no
Your Say Submission 145	As a Brimbank resident of over 15 years, I am writing to express my enthusiastic support for the proposed development of a Vietnamese museum at 119-125 Durham Road Sunshine Brimbank. The Vietnamese Museum Australia project is a significant one from the multicultural communities' perspective as it gives rise to the opportunity to contribute their stories to this state and nation. The museum is not only attracting the local community but also visitors from interstate as well as internationally. Similarly, the development of Sunshine Airport train station construction brings many travellers to the area as a result the museum will be one of the hubs to attract visitors which has a significant economic and social impact. The establishment of this museum not only presents a unique opportunity for diverse communities to share their stories but also plays a crucial role in contributing to the broader narrative of our state and nation. This museum provides a valuable opportunity for individuals from different cultural backgrounds to contribute their narratives, artifacts, and experiences to a shared space. By doing so, the museum becomes a living testament to the diversity that enriches our community, fostering a greater sense of unity and appreciation for our collective heritage. In addition to preserving cultural histories, the museum will also contribute to fostering cross-cultural understanding and promoting dialogue among various communities. It has the potential to become a symbol of unity and a source of inspiration for future generations to embrace and celebrate diversity. I believe that supporting the construction of this museum aligns with our values of inclusivity, respect, and recognition of the richness that multiculturalism brings to our society. It is an investment in social cohesion and a testament to our commitment to preserving the cultural tapestry that makes our state and nation unique. I wholeheartedly endorse the Vietnamese museum in making it a reality. I am confident that the establishment of this museum will be a source of pride for our multicultural communities and a beacon of cultural understanding for the entire community. Thank you for your dedication to this important initiative. If there is any way I can further contribute or assist, please do not hesitate to reach out.	yes	
Your Say Submission 146	I support the sale proposal. Thank you		no

Your Say Submission 147	I wholeheartedly support this proposal and hope to see the VMA officially open its doors to the public soon. As a descendant of immigrant parents, I want to learn more about my family and people's history. I want to understand what, how and why my parents along with hundreds of thousands of other innocent people took a chance at escaping by boat on the rough seas to come to countries like Australia where they would have had to work painfully hard to establish themselves in this new land they now call home. I want to know everything I can about it and I want to share these stories with the future generations of Vietnamese-Australians. Throughout history, it is often only the victors that get to tell their stories. In the case of Communist Vietnam, it is pasted throughout their history books and monuments. However, as a member of the Vietnamese diaspora, what do we currently have? Well, a few hard to access war museums located in areas so far away from most Vietnamese families and a few monuments that barely tell much about our history. That is not to mention the inevitable truth regarding our senior members of the community, people that lived through it and holds onto such crucial information and stories. That truth being with every passing year, more and more people move on from this world and with them, their personal anecdotes and other pieces of information that are crucial to the identity of the younger generation. Footscray, might have been the cradle of the Vietnamese community in Victoria but Sunshine is also a very significant area for us as well. Having a Vietnamese museum to keep these stories safe and accessible for future generations, like myself, in an area populated by many Vietnamese refugee families is utterly vital. As such, I wholeheartedly support this proposal and wish for this museum to become a reality in an area so close to our hearts. Please help us preserve and protect my people's stories and not let time allow it to be forgotten or manipulated.	yes
Your Say Submission 148	As a parent with 3 boys and with many cousins, I feel a place like this museum can give them a greater understanding of themselves, their family roots and those of others. Young people have so many choices but sometimes an opportunity to explore their culture might not be readily available locally. This museum will provide that local opportunity for different generations to easily explore and build that sense of belonging and pride.	no
Your Say Submission 149	I left Vietnam in 1979 with my auntie and came to live in the Netherlands and eventually found my way here in Australia in 1984. I feel a place like this, especially for children in mixed marriages, is a great place for them to learn about their identity and heritage in order to be more comfortable and confident in themselves. Thank you for building this museum in Brimbank.	no
Your Say Submission 150	Dear Councillors, Though currently the Catholic Bishop in Parramatta, NSW, I spent many years living in Melbourne and was involved broad Vietnamese Community activities in my various roles such as Parish Priest (St Joseph's Springvale) and Auxiliary Bishop (Western Region of Melbourne). I support the proposal to have the Vietnamese Museum Australia in Sunshine which is de facto the demographic centre of the Vietnamese population in Melbourne. I believe the Museum has the potential to benefit both the Vietnamese Community in Australia and the local community in terms of it being reputational, economic and cultural asset. +Vincent Long van Nguyen, Bishop of Parramatta.	no
Your Say Submission 151	I support this proposal as it will be advantageous to not only your residents of Vietnamese heritage but all Australian residents of Vietnamese heritage who will be encouraged to visit the museum thereby adding greatly to your economy. Many other Australians who have been involved with Vietnam during our long association will also be likely to visit. There will be an increase in employment opportunities as well as work for local tradespeople during construction.	no
Your Say Submission 152	I support this proposal as it will be a point of interest for all Australians especially those of Vietnamese heritage. Local economy will benefit through visitors to the museum over many years. Jobs created during construction and employment opportunities when the museum is operational. Focal point for the Australian Vietnamese community.	no
Your Say Submission 153	As a second generation Vietnamese Australian, it would be extremely pleasing and a great source of honour to have the Vietnamese Museum located in Sunshine. The Vietnamese Museum will educate my generation and those that follow, on the struggle and perserverence of those who had to flee persecution (including my Dad, uncles, aunties and many other 1st generation Vietnamese Austalians) to find refuge in Australia, a place they now call home. The events in this time in history greatly affected many members of our Vietnamese Brimbank community so to have the musuem located here would be fitting in honouring their experiences.	no

Your Say Submission 154	The Vietnamese Museum will benefit all Australians, in particular the local area: - as a cultural & educational centre; and - a space to meet for different community activities and multicultural events; - bringing vibrancy to the area, eg attracting national / overseas visitors, - Creating employment opportunities and generating services and consumables demands. - Proximity to public transport of the proposed site will make it more accessible. Currently involved in the project and as a Vietnamese-Australian resident / worker for more than 20 years in the municipality, I'm thankful to Brimbank City Council for considering to offer us the opportunity to see the Vietnamese Museum Australia being built here.		no
Your Say Submission 155	I grew up with strong family ties which gave me a strong sense of identity and heritage. I feel the children of migrants may miss out on understanding their identity and hence developing a sense of appreciation for other cultures, esp as new groups come to Australia in different and difficult circumstances. A museum like this helps provide context, history and gives people a sense of perspective and wisdom, esp in the West. Well done Brimbank.		no
Your Say Submission 156	I teach a group of young people, Vietnamese people in Scouts, a Scout leader and knowing their heritage is so important to them, and to their parent as a family, a community. A museum will give them the chance to learn more, and undertake deeper exploration of this country where everyone is welcome, and combat discrimination and racism.		no
Your Say Submission 157	With so much Acknowledgement to Traditional Owners Of The Land These days..It's not your Land to Sell...!....		no
Your Say Submission 158	I write in support of the sale of land to the Vietnamese Museum of Australia (VMA and respectfully request that the Councillors take the below points into account when making their decision. Community Enrichment and Cultural Diversity: The VMA is poised to become a cultural hub for the Vietnamese and broader Australian community. This aligns with the council's commitment to fostering cultural diversity and promoting community engagement. By providing a dedicated space for the preservation and display of Vietnamese heritage, the VMA contributes to the council's goal of creating an inclusive and culturally rich environment. Economic Stimulus and Tourism: The document 'Together we are Brimbank' emphasizes the potential economic benefits associated with cultural institutions. The VMA, as a cultural destination, has the capacity to attract visitors, thereby boosting local tourism and generating revenue for businesses in the region. This aligns with the council's objective of fostering economic growth and job creation. The strategic location of the proposed museum, as highlighted in the documentation, further supports its potential as a tourism magnet. Educational Programs and Public Engagement: The VMA's commitment to educational programs, exhibitions, and events, aligns seamlessly with Brimbank Council's broader cultural and educational objectives. By offering educational opportunities and fostering public engagement, the museum contributes to the council's mission of enriching the community's knowledge and understanding of Vietnamese history and culture. Strategic Alignment with Council's Vision: The information provided underscores the strategic alignment between the VMA project and Brimbank Council's vision for a vibrant, inclusive, and culturally thriving community. The proposed museum reflects the council's commitment to supporting initiatives that contribute positively to the social, cultural, and economic fabric of the region. Selling land to the Vietnamese Museum of Australia is not only consistent with the council's strategic priorities but is also supported by tangible economic and cultural benefits. Speaking as the CEO of the Hellenic Museum in Melbourne I can testify first-hand the socio-cultural benefits of such institutions, and I applaud Brimbank's commitment to community enrichment.		no
Your Say Submission 159	I think the Idea of a Vietnamese Museum in the West is a fantastic one. I even like the design but to have it in the location you are proposing is ridiculous. I am a business owner of one of the shops across the road from this proposed development. This car park is full almost every day and utilised by elderly and sick patients who see the many doctors and pathologies around this area. We already have issues with parking in side streets and the back of our shops and many people are using side streets to park their cars for the railway. There is plenty of land and even an abandoned building that was a supermarket on Sun Crescent that would make for an amazing location just around the corner from this proposed site next door to a huge car park that is for the Railway. The proposed site is utter ridiculous and will cause a huge impact on local businesses in this precinct and more importantly the patients and customers who go to doctors in the vicinity of this car park.	yes	
Your Say Submission 160	Dear all, I am satisfied with this project to make generations consider Vietnamese history.		no
Your Say Submission 161	The incredible struggle the Vietnamese people had to settle in Australia and the magnificent contribution they have made to their adopted home. They have a wonderful work ethic and have an opportunity to showcase their former and current lifestyle to the rest of Australia.	yes	
Your Say Submission 162	Why are they taking our car park as it is very limited around this area for parking as it is - our doctors appointments to the doctors next door which provide specialists and pathology Also the street parking is also very limited in this area and so we really need this Museum in the middle of Sunshine ??	yes	

Your Say Submission 163	This museum will showcase the incredible hardships the Vietnamese people had in their journey to Australia and the remarkable contribution they have made to their adopted homeland. This museum will be unique as it will also pay tribute to the Australian soldiers who laced down their lives in the defence of their homeland.	yes	
Your Say Submission 164	Dear Councillors, I am writing to give my strong support to the Brimbank City Council's proposal to sell a parcel of its land to enable the construction of a National Vietnamese Museum. My reasons are several. As one of the very first Australians of Vietnamese origin, having come to Australia under the Colombo Plan in 1972, and received my PhD from Australian National University in 1976, I have been appointed to several councils and committees at both Federal and State level. These have included the National Population Council and the Special Broadcasting Service (SBS). My Order of Australia was awarded under the General Division (AM) for Asian Studies, Multiculturalism and Services to the Vietnamese Community. This testifies to my deep involvement with Australian Vietnamese Communities. Over the years I have seen these communities growing in strength thanks to their hard work and effort to succeed in Australia, including a wish to contribute to this wonderful multicultural Australian landscape. One of their biggest aspirations now is to see a full-fledged Vietnamese Museum constructed in their second home land. This museum is primarily to be dedicated to their cultural and political heritage and to preserve and share their history of successful settlement overseas, here in Australia. A museum of this nature will bring a number of benefits, both to Australians of Vietnamese descent and to the wider Australian community, especially to Melbourne and Brimbank. It will undoubtedly attract many visitors. It can at the same time serve as an educational venue for young people locally and those from further afield who are interested in knowing more of the Vietnamese and their re-settlement in Australia. They are already an established element of the Australian demographic landscape. Please note that all this implies a local economic and developmental benefit for your area. This should not be underestimated In short. I strongly urge your Council to very seriously consider this proposal to support the construction of a Vietnamese Australian Museum, of which I am a Member of the Advisory Board, by whatever means is at its disposal. With kind regards, My -Van Tran, AM, Ph D Phone [REDACTED]		no
Your Say Submission 165	I believe it would be great for the Brimbank council to provide an opportunity like the Vietnamese museum to be built. The West side of our vibrant Melbourne does not have many cultural precincts or icons so this museum will add to the cultural richness of a growth corridor where so many refugees and migrants call it home, where they feel belong and supported with jobs, services and importantly hope and inspiration.		no
Your Say Submission 166	I think it is great for the Brimbank council to provide an opportunity for us to build the Vietnamese museum because there is no museum has been here in the West side of Melbourne where it is rich in many cultural precincts or icons and this museum will add to the multicultures which we are Australian enjoying and the West area is a growth corridor where so many refugees and migrants call it home, where they feel belong and supported with jobs, services and importantly hope and inspiration.		no
Your Say Submission 167	It is great that Brimbank Council is considering the sale of the car park to provide an opportunity for the Vietnamese Museum Australia. The Western suburbs would benefit from adding a precinct and cultural centre such as the Museum to demonstrate the contribution and value that Vietnamese migrants have brought to the local area. Many Vietnamese migrants call this part of Melbourne home after being displaced as refugees and have been made to feel welcome by all locals, now part of the local fabric of society. Furthermore, such a decision will add to the cultural richness and learning of Australia's history in the region. I strongly encourage that Brimbank Council supports this outcome.		no
Your Say Submission 168	I support the sale proposal.		no
Your Say Submission 169	Refugee Communities Association of Australia would like to support the proposed site for construction Vietnamese Museum Australia. RCAA is established as a genuine and independent refugee voice for all people of refugee backgrounds and their organizations in Australia. RCAA's motto is to work "For Refugees, with Refugees, by Refugees". Vietnamese community an integral part of the multicultural landscape and paving the way for new and emerging communities. It would add richness in our diversity, inclusion and multiculturalism in Sunshine and Victoria bringing Vietnamese communities and their culture. The stories of Vietnamese refugee settlement in Australia is too important not to preserve and share as they have been mentoring other new arrivals in promoting their cultural and tradtion. RCAA urges Brimbank City Council to consider this important milestone for vietnamese community .	yes	
Your Say Submission 170	I support the Council's decision to have the Vietnamese museum be built in Brimbank.	yes	
Your Say Submission 171	My background is Vietnamese and I use to leave in Brimbank , I'm very happy to hear Sunshine will be the home of Vietnamese Museum Australia. VMA will preserve the history of Vietnamese community settlement in Australia, their payback to lovely, humanity and multi cultural's country Australia. Thankyou Australia		no
Your Say Submission 172	I have no idea.		no

Your Say Submission 173	This same proposal failed to reach planning permit agreement in Footscray. It is not appropriately described as a Vietnamese Museum. The layout describes a Vietnam War Museum and it's history since, which will cater for up to 450 visitors and have a supporting function centre. I note the initial proposal in Footscray was timed to open in 2025 to commemorate the 50th anniversary of the Fall of Saigon and subsequent arrival of Vietnamese refugees in Australia. The "supporting" function centre presumably makes the business case and a Vietnamese Museum alone would not be viable. There are more appropriate locations in Brimbank for this proposal other than the Durham Road carpark. There is suitable alternative commercial land presently available for sale in the immediate area, so it does not need the council land. The council land would be sold at commercial rates, so there is no disadvantage to the VMA in sourcing other commercial property. The only perceived drawback would be that Brimbank City Council (BCC) won't make any money on our land sale! The council says there is adequate parking in the surrounding streets, there's not! This is confirmed in the parking assessment. BCC undertook a traffic and parking assessment of the Durham Road Car Park site. It found that: The Durham Road Car Park site currently has eighty-two (82) car spaces. The Durham Road Car Park has an average occupation of 78% (or 64 occupied car spaces) at 12 noon and an average occupation of 90% (or 74 occupied car spaces) at 7pm at night. The balance of the site will provide 25 public car spaces, which is a net loss of 57 car spaces. The "supporting Function Centre" would operate 6pm to 10pm Sunday to Wednesday and 6pm to 11pm Thursday to Saturday. The assessment summarises that parking will not be a problem during the daytime for museum visitors, but it will be an issue for museum visitors during functions in the evenings. This it says, can be addressed by furthering parking restrictions in the area, thereby forcing parking further afield, causing longer walks (200 to 300+ metres) in the dark through Sunshine, for all users.	yes

	The assessment states that this will encourage sustainable transport choices, though they are not available at the required times, or appropriate. The function centre will obviously serve people from a large and distant catchment area. The demographic will be of varying ages and mobility capacity. The Parking assessment considered it's suitability for the museum users and did not properly consider the effect on the current users of the carpark. Even during the day, parking availability for the current users will be a challenge in the area. Looking at the usage figures in the study, it will cause a problem for non-museum users ALL of the time and also for the supporting function centre patrons. The proposed building and use are ok, the location is not. The mainstream media (Nilsson Jones, Herald Sun, December 2023) described Brimbank City Council as "sweeping in" and "stealing" the museum from Maribyrnong City Council. The BCC is trying to upstage Maribyrnong Council and in doing so is rushing this proposal through with a simplistic, non-critical attitude. There is also a strong feeling that BCC is ingratiating themselves to the Federal and State Labor governments, who have allocated significant funding to this proposal with $10m federal funding and $7m state funding. I note there is a funding requirement to have the Stage 1 works for the museum largely under construction or complete by 2026. Due to the time expended attempting the Footscray application, there is a concern the funding will be withdrawn if the development doesn't begin soon. These should not be reasons to approve this hastily. Funding should be able to be extended in good faith. Examples of alternative sites: Not even considering the other suitable sites within Brimbank, two in the immediate area are: 1) The large block of land at the Marketplace shopping centre that is currently advertised for sale. This is close to Albion station. Land size is available to accommodate any parking requirements, in the daytime or evening. Additionally, the adjoining car park would also be available. This would be a very good focal point for the museum. 2) Land to the west of the old Foodworks site, at 28 Sun Crescent. This would also be a very good focal point for the museum. Both of these sites could be developed without removing the currently well utilised infrastructure from the community. I object to this proposal.	
Your Say Submission 174	As a Vietnamese individual who arrived in Australia as a refugee approximately 35 years ago, I fully endorse the decision made by the Brimbank council to sell the land to the Vietnamese Museum Australia.	no
Your Say Submission 175	Having migrated to Australia from Vietnam around 37 years ago, I am in favor of the Brimbank council's decision to sell the land to the Vietnamese Museum Australia.	no

Your Say Submission 176	Prof Tien D Kieu Former Member of the Legislative Council of Victorian Parliament (2018-2022) E: [REDACTED M: [REDACTED] 18th of February 2024 Brimbank City Council Dear Councilors of Brimbank City Council, I am writing to express my wholehearted support for the proposal to establish Australia's first Vietnamese museum in Brimbank. With approximately 32,000 residents of Vietnamese heritage living in Brimbank and about two hundred thousand throughout Australia, our community has a rich history and cultural heritage that deserves to be shared, celebrated, and preserved. The Vietnam War, a significant chapter in history lasting 20 years before ending in 1975, profoundly impacted both Vietnam and Australia. Australian Armed Forces fought alongside the South Vietnamese armed forces and people to defend democracy and freedom. 521 Australian soldiers sacrificed their lives, with thousands more injured. On the side of South Vietnam, hundreds of thousands lost their lives, and millions were displaced. After the war, hundreds of thousands tried to flee in search of freedom, but tragically, many lost their lives, estimated to be hundreds of thousands. Some of the survived were resettled in Australia thanks to the compassion and generosity of the Australian people. The Vietnamese Museum Australia seeks to preserve and share the history and experiences of the Vietnamese community, including those who fled Vietnam as refugees. This museum will serve as a reminder of the sacrifices made during the Vietnam War and the hardships faced by Vietnamese refugees. It will also celebrate the contributions of the Vietnamese community to Australian society since their arrival in 1975. The Vietnamese Museum Australia's interest in relocating to Sunshine after withdrawing its contract with Maribyrnong Council presents a wonderful opportunity for Brimbank, which is well-positioned to be the home of Australia’s first and nationally significant Vietnamese museum. Not only would the museum add to the already committed investments in Sunshine, but it would also attract further investment and help stimulate and establish a vibrant visitor economy in Brimbank, with visitors from across Australia and around the world. The proposed museum would serve as a national cultural hub, showcasing the history, culture, and contributions of the Vietnamese community in Australia. It would also provide a space for education, reflection, and celebration, honouring the sacrifices made by Australian Armed Forces and the South Vietnamese armed forces during the Vietnam War. Next year, 2025 marks the 50th Anniversary of the Vietnamese Settlement, making this an especially significant time to establish such a museum. Preserving the history and stories of the Vietnamese settlement in Australia is crucial, especially as attempts are being made to rewrite history. The history of the Vietnamese refugees and their settlement in Australia is now an integral and inseparable part of that of Australia. I wholeheartedly support the proposal to sell a parcel of land at 119-125 Durham Road, Sunshine, to the Vietnamese Museum Australia for the construction of a nationally and internationally significant cultural museum. I urge you to support this proposal, which aligns with the values of multiculturalism, historical preservation, and community engagement. Thank you for considering this letter of support. I look forward to seeing the Vietnamese museum become a reality in Brimbank. Sincerely yours, Prof Tien D Kieu Former Member of the Legislative Council of Victorian Parliament (2018-2022)	yes
Your Say Submission 177	As a parent of a newborn baby, I am happy to learn that my council is supporting a project like this as it will be a place for her to learn about her grandparents' story to Australia and to connect to the country they left so she can grow up being confident and proud Australian with a rich heritage that is fully embedded in this multicultural society.	no

Your Say Submission 178	To what i can see so far , i am fully supportive of this project . The Vietnam population is a large one in Brimbank . The museum can only add more beauty to the Sunshine area in general .along with its location to public transport . ,local schools for education purposes . It will also be within walking distance to the wonderful Vietnam war memorial in the Kevin Wheelaham Gardens ,forming the Avenue of Honour .This Memorial was built by the Vietnam community by donations and no grant money as a gift to the 531Australian soldiers that lost their life in the Vietnam war. this memorial was then gifted to the BCC. VMA also have the funding for this most wonderful project. As a life long resident of Sunshine and my workings with the various Vietnamese groups ,as President of the Sunshine RSL Subbranch i fully support the project . Garry Collins	1
Your Say Submission 179	I am against the proposal for the Vietnamese Museum as it will cause a lack of parking and an increase in congestion in that area. The parking for the Derrimut Hotel patrons will be non-existent, as well as for visitors to the apartments & the nearby Accountant. It would be better if the old Bowling Alley in Albion was an alternate site. I would like it if an Australian museum was built in this area as a tribute to all the Australian Soldiers who went to war for this country. Surely a museum for ALL Australian's would be more appropriate?	no

Aidan Mullen

From: [redacted]
Sent: Wednesday, 24 January 2024 12:10 PM
To: Durham Road
Subject: CM: Sale of part of Durham Rd Car Park, Sunshine 3020.

Record Number: 24/76711

To Submissions Committee,

No doubt Council has already decided to sell off this parcel of land which I think is a silly proposal. This kind of project should be a function for the State Government to sort out and deal with, not Brimbank Council.

Firstly, carparks in time will become very valuable plots and will not be needed as much with self-driving vehicles, which you will be able to send home and then get picked up from your appointments. Council should not be selling any carparks for a short-term financial gain.

The local Sunshine community and business's need this carpark as Sunshine does not have much off street parking.

What about parking for the proposed Museum, staff and visitors will need more space that what will be left after the sale, witness what has happened with our splendid leisure centre in St. Albans, many visitors don't go because of the inadequate car parking, or use the shopping centre instead.

If this proposed museum is a success in visitor terms, then parking will become an issue caused by bad planning.

Lastly, I have no desire to front the committee in person.

Kind Regards,

[redacted],

Keilor resident.

Aidan Mullen

From: [redacted]
Sent: Saturday, 3 February 2024 11:07 AM
To: Durham Road
Subject: CM: we support this proposal

Record Number: 24/76710

Hi Sir/Madam,

we support this proposal to sell the land to the Vietnamese Museum.. will have alot of value and cultural awareness to the community.

Regards,

[redacted]

Sent from my iPhone

Aidan Mullen

From: [redacted]
Sent: Sunday, 4 February 2024 9:46 AM
To: Durham Road
Subject: CM: Support

Record Number: 24/76706

Hi Sir/Madam,
We support this proposal to sell the land to the Vietnamese Museum. This will add alot of value and cultural awareness to the community.

Regards,

[redacted]
Sent from my iPhone

Aidan Mullen

From: [redacted]
Sent: Sunday, 4 February 2024 9:44 AM
To: Durham Road
Subject: CM: Support

Record Number: 24/76703

Hi Sir/Madam,
We support this proposal to sell the land to the Vietnamese Museum. This will add alot of value and cultural awareness to the community.

Regards,

[redacted]

Aidan Mullen

From: [redacted]
Sent: Monday, 12 February 2024 9:35 AM
To: Durham Road
Subject: CM: Submission on behalf of Mayor Lam
Attachments: Correspondence to VMA from Mayor 29012024[3].pdf

Record Number: 24/76698

Good morning,
The Mayor of Maribyrnong City Council has asked the Vietnamese Museum Australia to forward her correspondence and ask it to be considered a submission as part of the Community Consultation process. The Mayor is happy to speak at the committee hearing if required.

Warmest regards,

Tammy Nguyen
Head of Museum Operations

Vietnamese Museum Australia | Viện Bảo Tàng Người Việt Tự Do Úc Châu

[redacted]
W. vietnamesemuseum.com.au

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Aidan Mullen

From: [redacted]
Sent: Wednesday, 14 February 2024 1:31 PM
To: Durham Road
Cc: [redacted]
Subject: CM: Vietnamese Museum Australia - Submission to Brimbank City Council on the Proposed Sale of part Durham Road Car Park
Attachments: VMA - Submission to Brimbank City Council - 14 February 2024.pdf

Record Number: 24/76695

Dear Brimbank City Council

Please see enclosed a formal submission from the Vietnamese Museum Australia Ltd on the Proposed Sale of part Durham Road Car Park.

As noted in our submission, we would like to speak at the upcoming Hearing of Submissions Committee meeting on Monday 4 March 2024.

Please do not hesitate to contact me if you have any questions.

Kind regards,
Tuanh

Tuanh Nguyen
Director and Company Secretary
Vietnamese Museum Australia Ltd
[redacted]

VIETNAMESE MUSEUM AUSTRALIA

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Aidan Mullen

From: [redacted]
Sent: Wednesday, 14 February 2024 5:38 PM
To: Durham Road
Subject: CM: Submission on behalf of AMF
Attachments: VMA AMF support letter.pdf

Record Number: 24/76694

Brimbank City Council,
Dr Hass Delall AO, Executive Director of the Australian Multicultural Foundation has asked the VMA to send his support letter through on his behalf as a submission of support for the sale of land to the Vietnamese Museum Australia.

Warmest regards,

Tammy Nguyen
Head of Museum Operations

Vietnamese Museum Australia | Viện Bảo Tàng Người Việt Tự Do Úc Châu

[redacted]
W. vietnamesemuseum.com.au

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Aidan Mullen

From: [redacted]
Sent: Tuesday, 20 February 2024 10:58 AM
To: Durham Road
Subject: CM: Sale of Carpark

Record Number: 24/76687

To whom it may concern,

We oppose the sale of the carpark.

Our business has been here since 2011 and our staff and patrons depend on the carpark for daily use. I have spoken to many of the surrounding business owners and they also oppose the sale of the carpark.

Thank you for your consideration.

Anthony Hoang

Practice Manager | Physiotherapist
Sunshine Primary Health

[redacted]
W *www.sphclinic.com.au*



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www.maribyrnong.vic.gov.au

Maribyrnong CITY COUNCIL
ABN: 86 517 839 961

29 January 2024

Mr Bruce Mildenhall
Vietnamese Museum Australia
bmildenhall@me.com

Dear Bruce

I am writing on behalf of Maribyrnong City Council to confirm my Council's support for a national Vietnamese Museum in the West of Melbourne.

As you know Council worked closely with the Vietnamese Museum of Australia (VMA) to secure a site in Footscray for the museum and we understand there were complexities with that particular site which made it inoperable.

We are pleased to learn that the VMA want to continue to search for and locate a suitable site in the west of Melbourne.

The Museum will be very important to the people of the West in particular the large Vietnamese communities in Maribyrnong, Brimbank and Wyndham.

Council supports your endeavours and wishes you all the best for locating a suitable site.

Kind regards



Cr Cuc Lam (PSM, GAICD)
MAYOR
Maribyrnong City Council

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Vietnamese Museum Australia | Viện Bảo Tàng Người Việt Tự Do Úc Châu

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www.vietnamesemuseum.com.au

14 February 2024

Brimbank City Council
301 Hampshire Rd
Sunshine VIC 3020

Dear Brimbank City Council,

Proposal for the establishment of the Vietnamese Museum Australia in Sunshine

On behalf the Board of Directors of the Vietnamese Museum Australia Limited, I am writing to express our strong support for the establishment of the Vietnamese Museum Australia in Sunshine.

The proposal to locate the Vietnamese Museum Australia in Sunshine is underpinned by several compelling reasons that highlight the suitability of Sunshine for housing this significant cultural institution.

The Vietnamese Australian community has long held aspirations to create a museum that tells and preserves the poignant stories of Vietnamese refugees' flight to freedom and their subsequent successful settlement in Australia. The Vietnamese Museum Australia is a unique endeavour, dedicated to preserving and showcasing the narratives of Vietnamese refugees who sought safety and hope after the fall of Saigon in 1975. These brave individuals faced perilous journeys by foot or boat, enduring storms, pirates, diseases, and hunger at sea.

Unfortunately, many of these stories remain untold, fading away with the passing of the first wave of Vietnamese Australians. The Vietnamese Museum Australia aims to collect, record, and safeguard this vital history, ensuring that future generations can learn from their struggles and triumphs.

Sunshine stands as an ideal location for the Vietnamese Museum Australia, having served as an important location in welcoming and enabling Vietnamese migrants to forge new beginnings in Australia. Over the years, Sunshine has continued to see significant growth in the population of Vietnamese Australians in the community, with 16.9% of the current population in Brimbank identifying as being from Vietnamese ancestry.

The Vietnamese Museum Australia will not merely be a repository of stories and history for the Vietnamese-Australian community. Rather, its presence in Sunshine provides a profound opportunity to significantly contribute to raising cultural awareness and fostering cross-cultural

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understanding within the broader Brimbank and Australian community. By showcasing the vibrant tapestry of Vietnamese heritage, traditions and the contributions of Vietnamese Australians, the museum will serve as a platform for promoting diversity and inclusion, and celebrating multiculturalism.

Moreover, the museum will serve as an invaluable educational resource, offering enriching experiences for students across Victoria and beyond. Through immersive engagement with Vietnamese history, culture and the stories of settlement in Australia, students will be empowered to partake in meaningful intercultural dialogues, fostering a deeper appreciation for diversity and inclusion.

Beyond the cultural and educational significance, the establishment of the Vietnamese Museum Australia in Sunshine holds immense economic and social potential for Sunshine and the surrounding areas within Brimbank. The museum will attract tourists, researchers, and enthusiasts, stimulating local businesses and creating job opportunities. Moreover, it will serve as a focal point for community events, workshops, and cultural festivals, fostering a sense of belonging and pride among residents and beyond. The proposed location at Durham Road, Sunshine will bring vibrancy and future economic investment into this part of the Sunshine CBD, which will support a strong foundation for the revitalisation of this area of the Sunshine CBD.

While we acknowledge concerns about the loss of car parks at the Durham Road site, we are confident that the Vietnamese Museum Australia's strategic proximity to Sunshine station renders it easily accessible to both locals and visitors, thereby mitigating any adverse impacts on parking availability. The museum's accessibility via public transportation channels further underscores its potential to seamlessly integrate into the cultural fabric of Sunshine.

As a testament to the overwhelming support for the Vietnamese Museum Australia in Sunshine, we are pleased to enclose a statement of support signed by 1,868 individuals spanning the Vietnamese-Australian and broader Australian community. This groundswell of support underscores the profound significance of the Vietnamese Museum Australia in the vibrant cultural landscape of Sunshine.

In conclusion, the placement of the Vietnamese Museum Australia in Sunshine aligns perfectly with the Brimbank City Council's unwavering commitment to championing cultural diversity, education, community and economic development in Sunshine. It signifies an investment in collective heritage and the future prosperity of Brimbank, enriching the lives of its residents and contributing to its vibrant cultural tapestry.

We would welcome the opportunity to speak to our submission at the upcoming Hearing of Submissions Committee meeting scheduled for Monday 4 March 2024.

ACN 635 162 088 ABN 87 635 162 088

Vietnamese Museum Australia | Viện Bảo Tàng Người Việt Tự Do Úc Châu

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www.vietnamesemuseum.com.au

We extend our deepest gratitude for considering our submission. We are confident that the establishment of the Vietnamese Museum Australia in Sunshine will be a transformative and enriching endeavour for the community and Australia at large.

Yours sincerely,

Tuanh Nguyen
Director and Company Secretary
Vietnamese Museum Australia Ltd
[redacted]

Encl.

Vietnamese Museum Australia | Viện Bảo Tàng Người Việt Tự Do Úc Châu

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4 / 2 /2024

Statement of Support / Kiến Nghị Ủng Hộ

Đáp ứng tiến trình thăm dò ý kiến của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

We, the undersigned, support Brimbank City Council to endorse and facilitate the establishment of Australia's first Vietnamese Museum in Sunshine.

With over 32,000 Vietnamese Australians residing in Brimbank, the Vietnamese Museum Australia (VMA) will serve as a vital cultural hub, preserving the stories and legacies of Vietnamese refugees in Australia. It is a national project funded by the Vietnamese and Australian community, the Commonwealth and Victorian State governments to tell the story of the flight to freedom of the Vietnamese boat people, and the successful settlement in Australia.

The VMA is a visionary project for the Vietnamese Australian community and the Australian community at large, but will particularly benefit the local Brimbank community, with the museum acting as a social and economic catalyst for the area.

For more detailed information, please visit www.vietnamesemuseum.com.au

Thank you for your support.

Chúng tôi, những người ký tên dưới đây, ủng hộ việc Hội đồng Thành phố Brimbank thông qua tiến trình tạo điều kiện thuận lợi cho việc thành lập viện bảo tàng Việt Nam đầu tiên của Úc tại Sunshine.

Với hơn 32.000 người Úc gốc Việt cư trú tại Brimbank, Viện Bảo Tàng Người Việt Tự Do Úc Châu (VBT) sẽ là một trung tâm văn hóa quan trọng, bảo tồn những câu chuyện và di sản của người tỵ nạn Việt Nam tại Úc. Đây là một dự án nhận được đóng góp từ cộng đồng người Việt lẫn người Úc trên khắp nước Úc và được tài trợ bởi cả chính phủ Liên bang lẫn Tiểu bang Victoria nhằm kể lại những câu chuyện về hành trình tìm tự do của thuyền nhân Việt Nam và quá trình định cư thành công tại Úc.

VBT là một dự án có tầm nhìn xa đầy ý nghĩa cho cả cộng đồng người Úc gốc Việt lẫn cộng đồng người Úc, nhưng sẽ đặc biệt mang lại lợi ích cho cộng đồng địa phương tại Brimbank trong vai trò là chất xúc tác xã hội và kinh tế cho khu vực. Để biết thêm thông tin chi tiết, vui lòng truy cập www.vietnamesemuseum.com.au

Cảm ơn sự hỗ trợ của quý vị.

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
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Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
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Vietnamese Museum Australia
Viện Bảo Tàng Người Việt Tự Do Úc Châu

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19 / 02 /2024

Statement of Support / Kiến Nghị Ủng Hộ

Đáp ứng tiến trình thăm dò ý kiến của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

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For more detailed information, please visit www.vietnamesemuseum.com.au

Thank you for your support.

Chúng tôi, những người ký tên dưới đây, ủng hộ việc Hội đồng Thành phố Brimbank thông qua tiến trình tạo điều kiện thuận lợi cho việc thành lập viện bảo tàng Việt Nam đầu tiên của Úc tại Sunshine.

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Cảm ơn sự hỗ trợ của quý vị.

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
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09/02/24

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
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09/02/2024

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Đáp ứng lời mời tham dò ý kiến của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tự Do ực Châu tại Sunshine

Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do ực Châ

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
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Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do ức Châu

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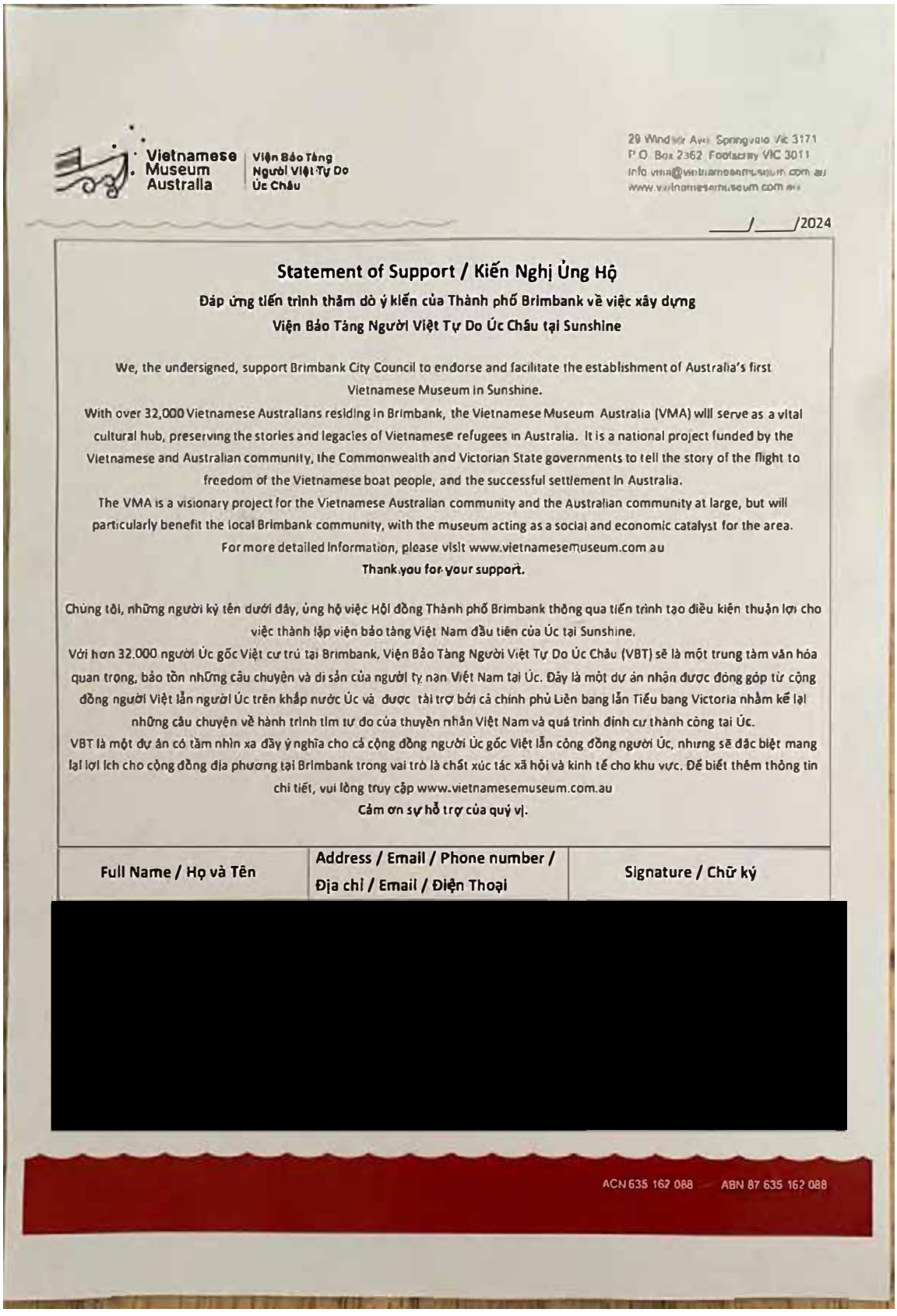
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Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do Úc Châu

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9/3/24

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
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Vietnamese Museum Australia | Viện Bảo Tàng Người Việt Tự Do Úc Châu

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____/____/2024

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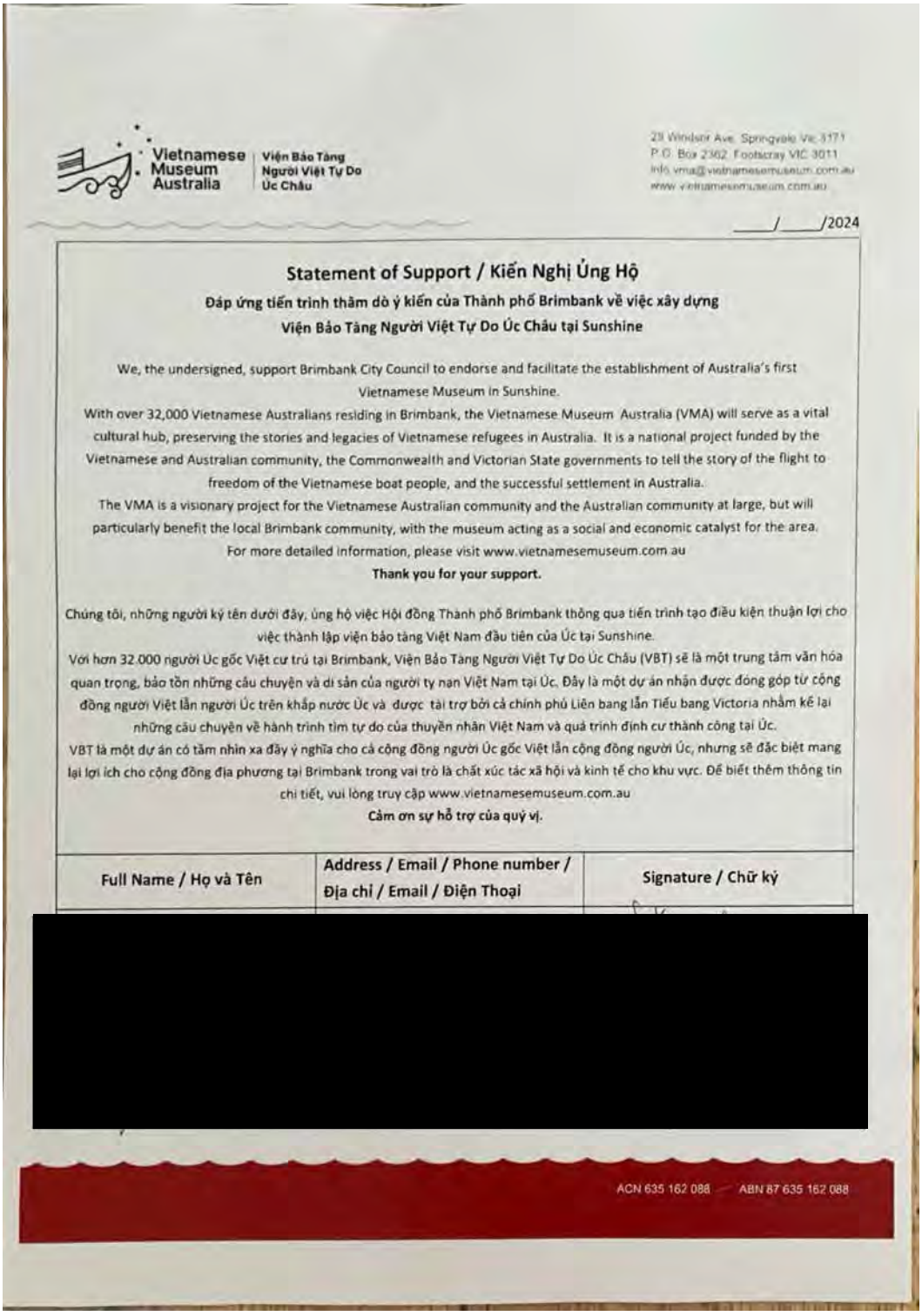
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Cảm ơn sự hỗ trợ của quý vị.

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
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Vietnamese Museum Australia | Viện Bảo Tàng Người Việt Tự Do Úc Châu

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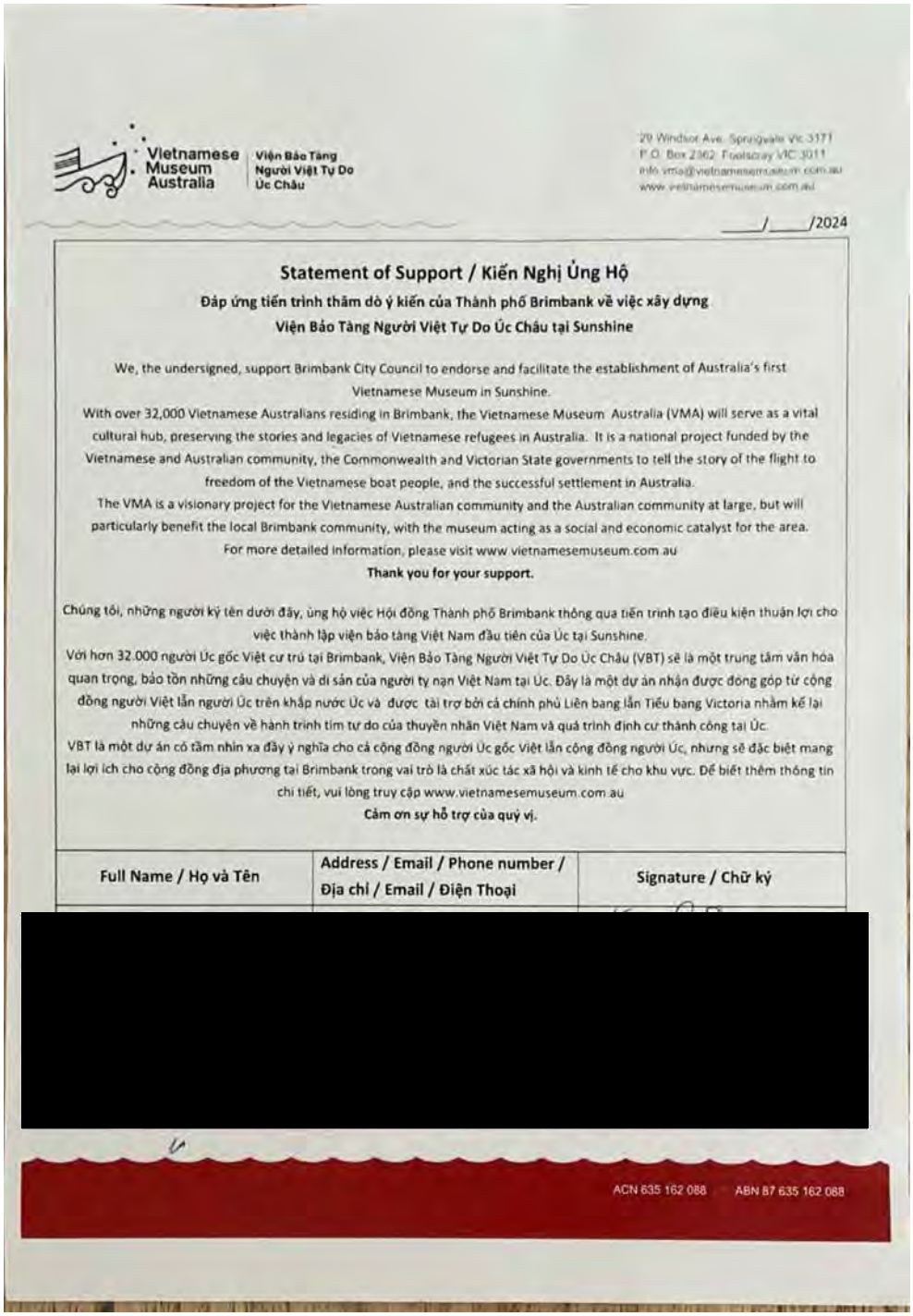
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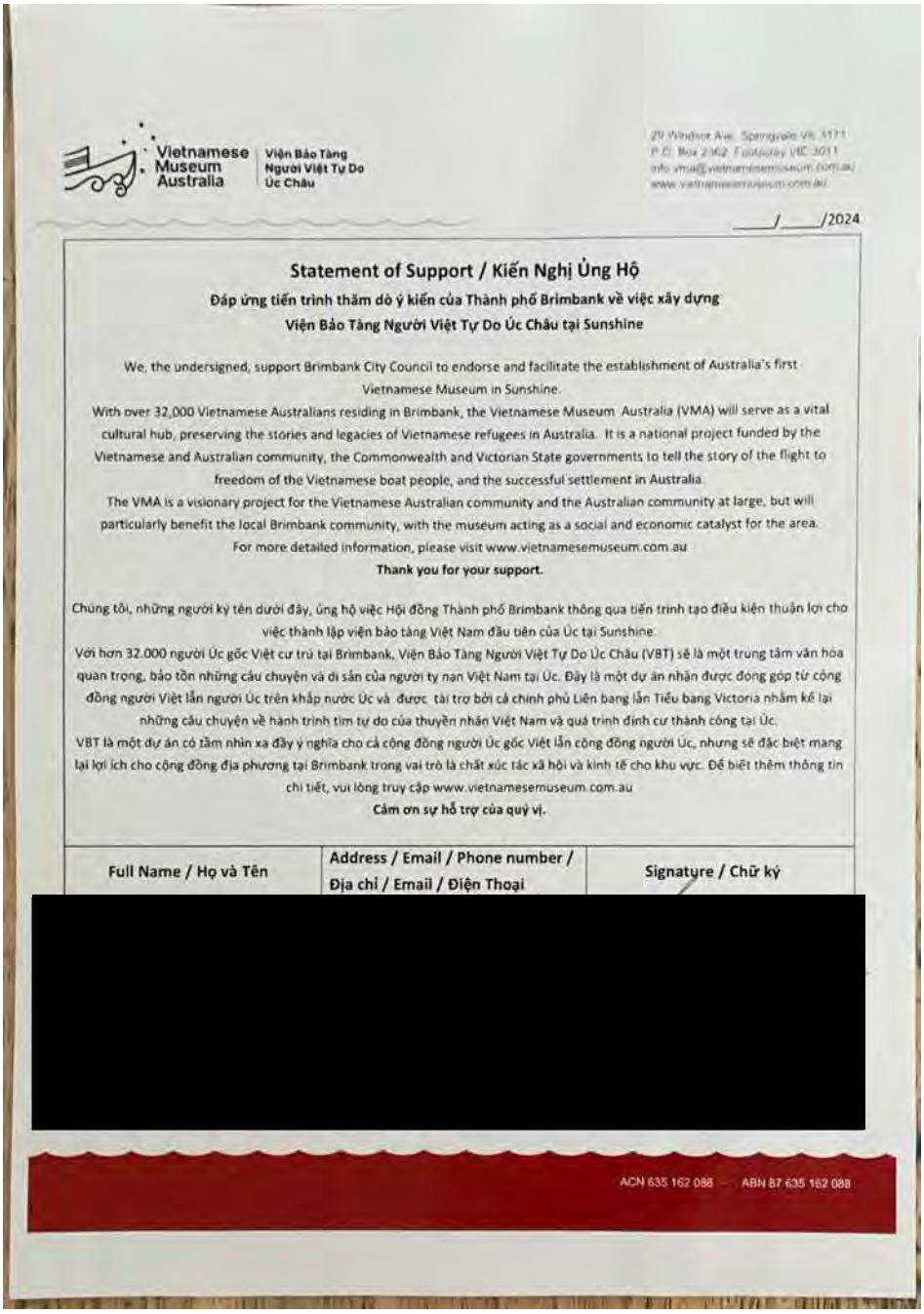
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Viện Bảo Tàng Người Việt Tự Do Úc Châu

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Vietnamese Museum Australia | Viện Bảo Tàng Người Việt Tự Do Úc Châu

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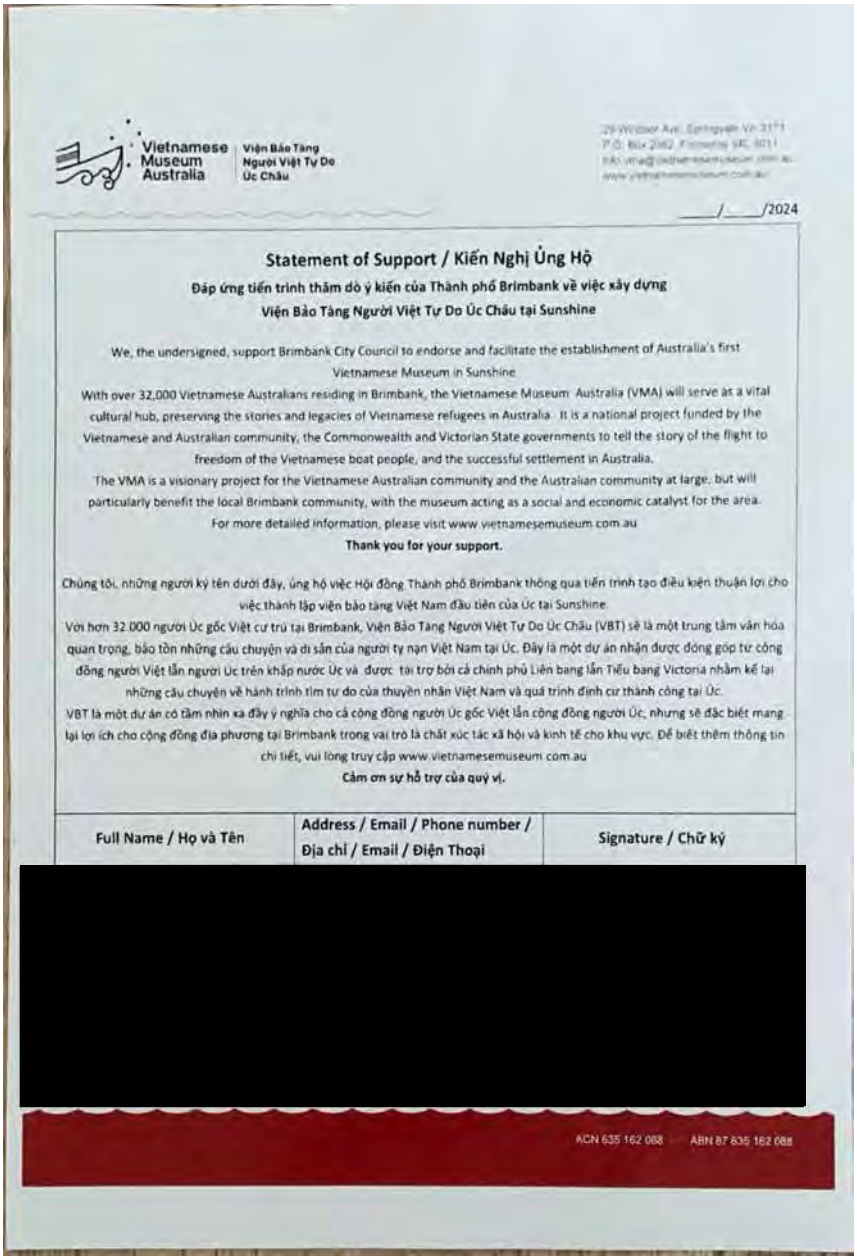
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Cảm ơn sự hỗ trợ của quý vị.

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

ACN 635 162 088 ABN 87 635 162 088



Vietnamese Museum Australia
Viện Bảo Tàng Người Việt Tự Do Úc Châu

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____/____/2024

Statement of Support / Kiến Nghị Ủng Hộ

Đáp ứng tiến trình thăm dò ý kiến của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

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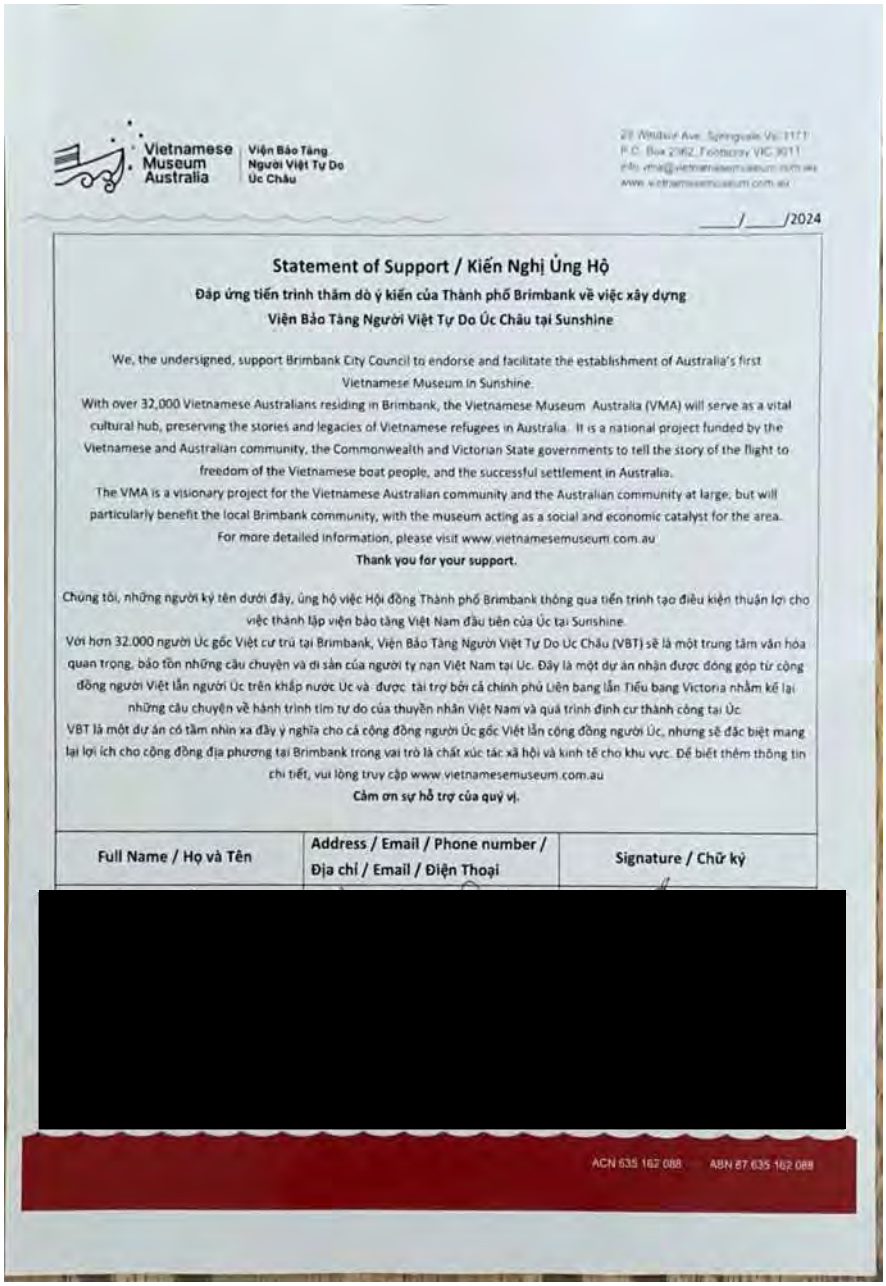
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Vietnamese Museum Australia | Viện Bảo Tàng Người Việt Tự Do Úc Châu

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P.O. Box 2362, Footscray VIC 3011
info.vma@vietnamesemuseum.com.au
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____/____/2024

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ACN 635 162 088 ABN 87 635 162 088



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[redacted]

____/____/2024

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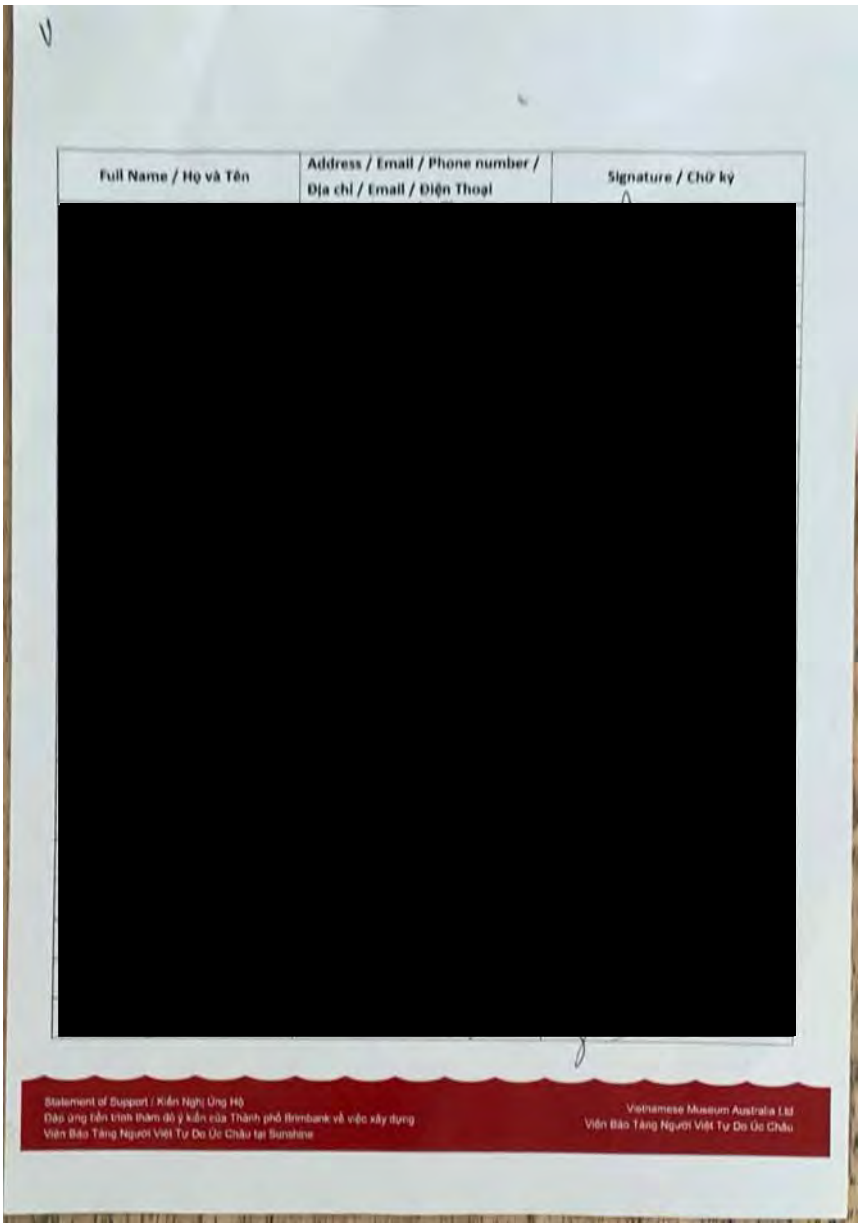
ACN 635 162 088 ABN 87 635 162 088



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Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do Úc Châu



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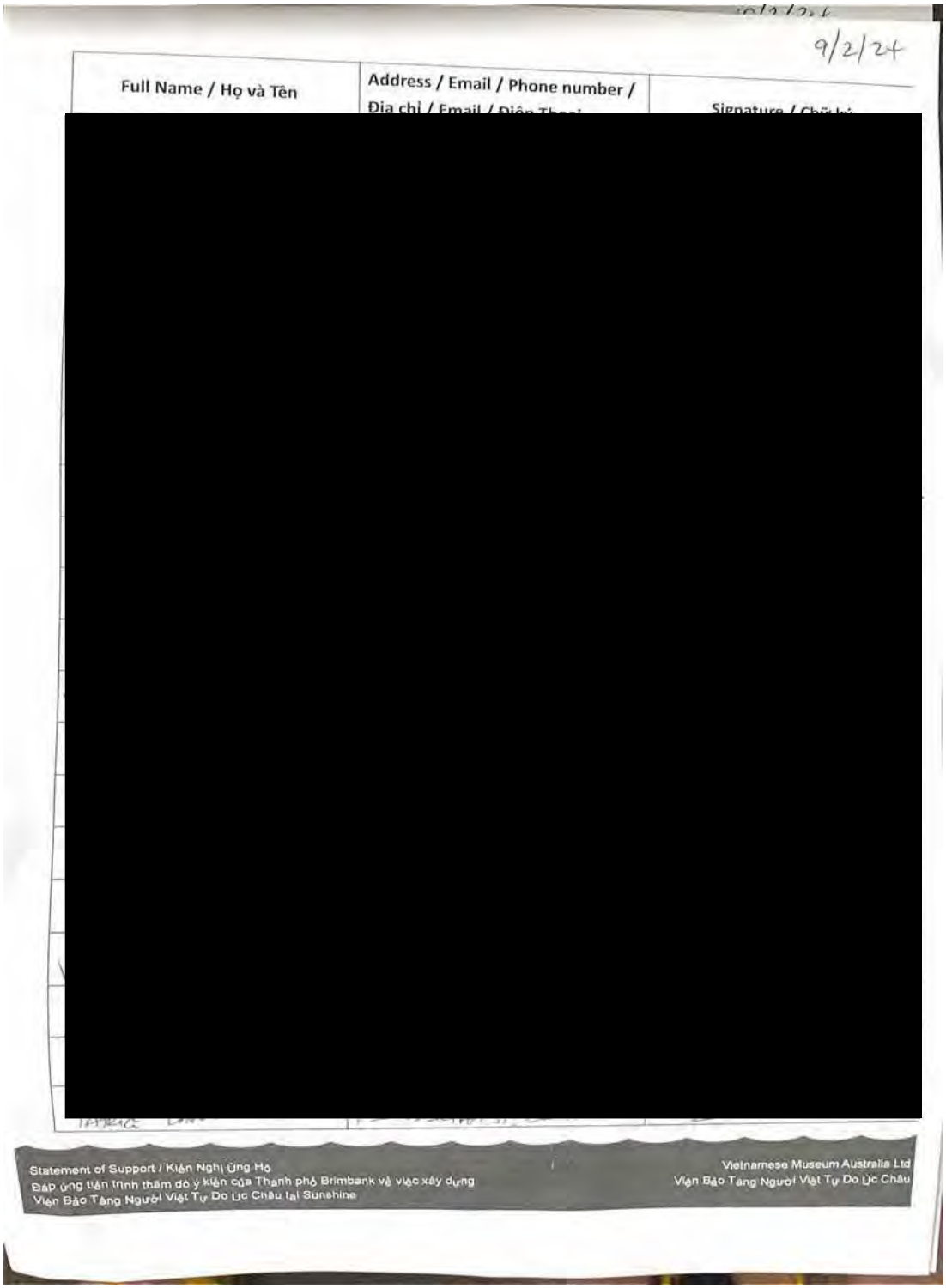
Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do Úc Châu

9/2/24

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Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do Úc Châu

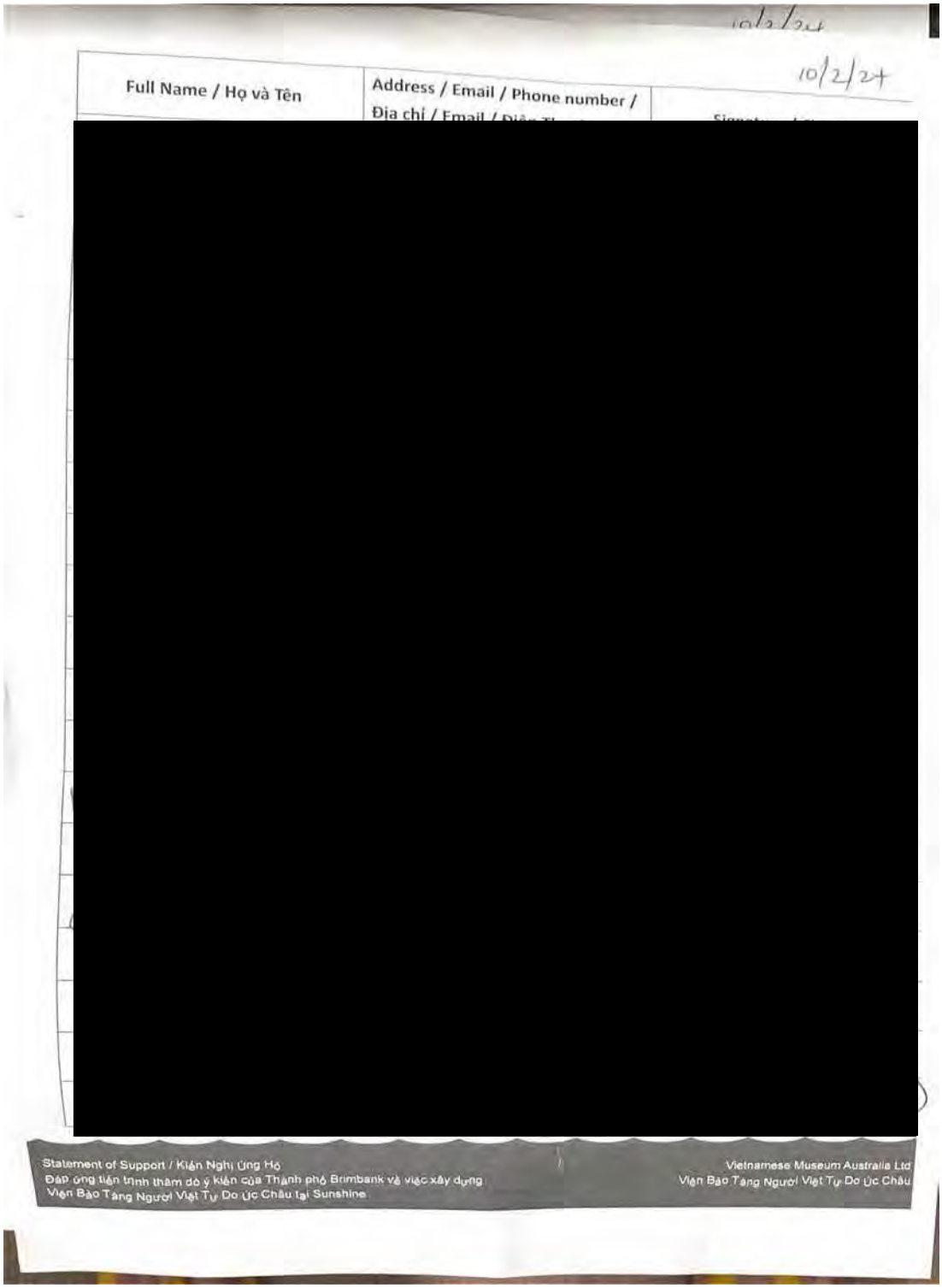


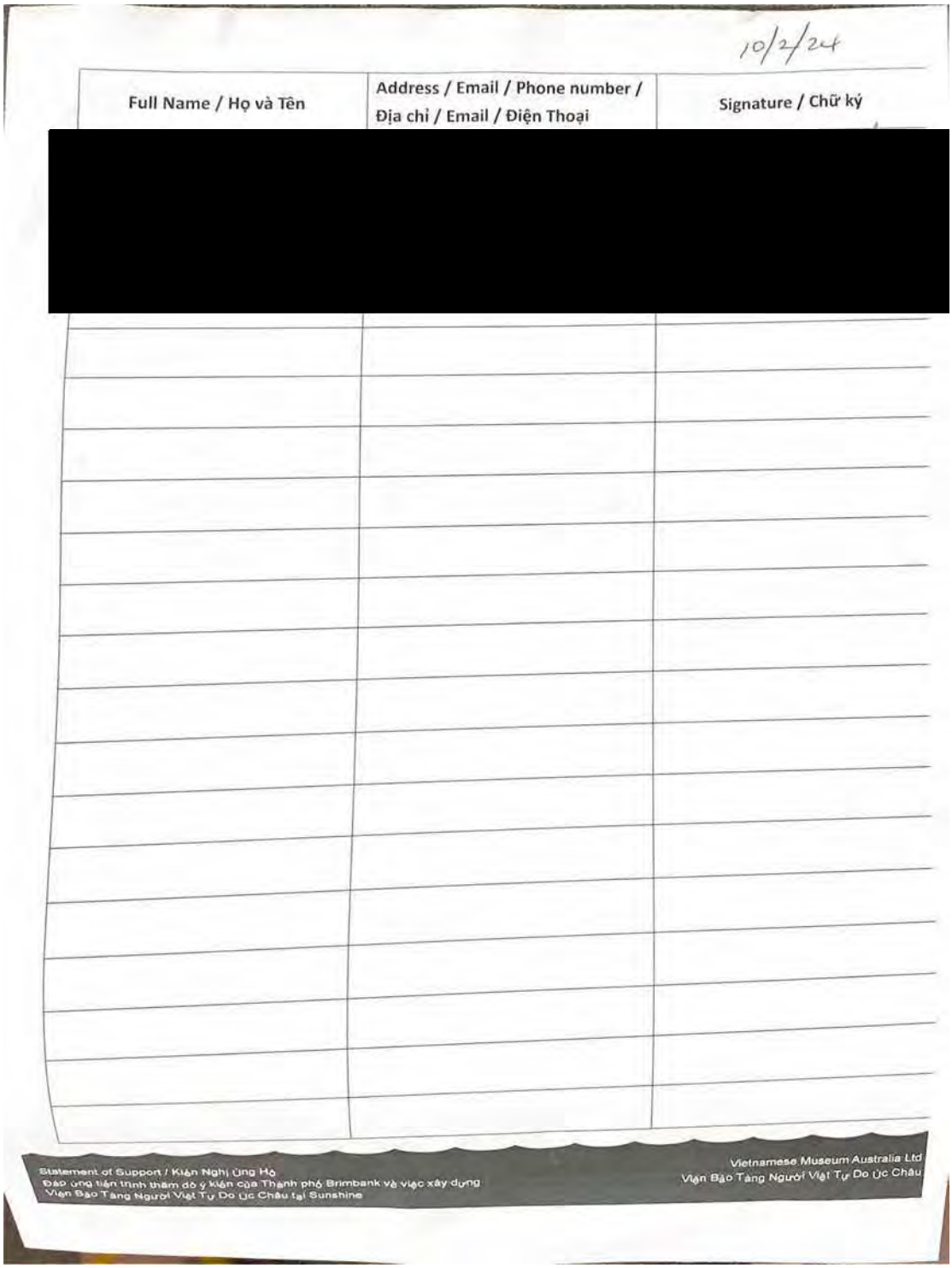
9/2/24

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Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do Lục Châu


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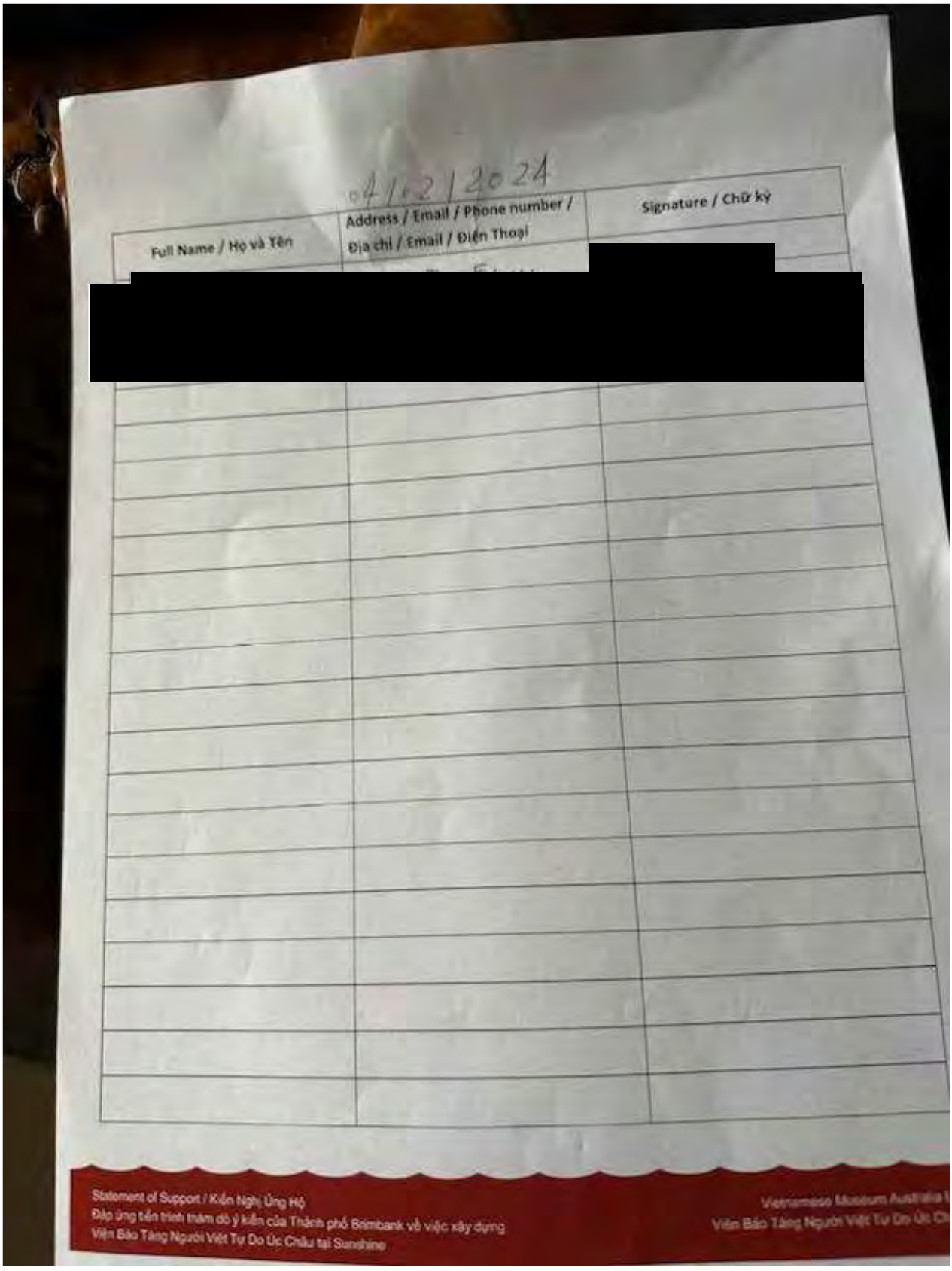


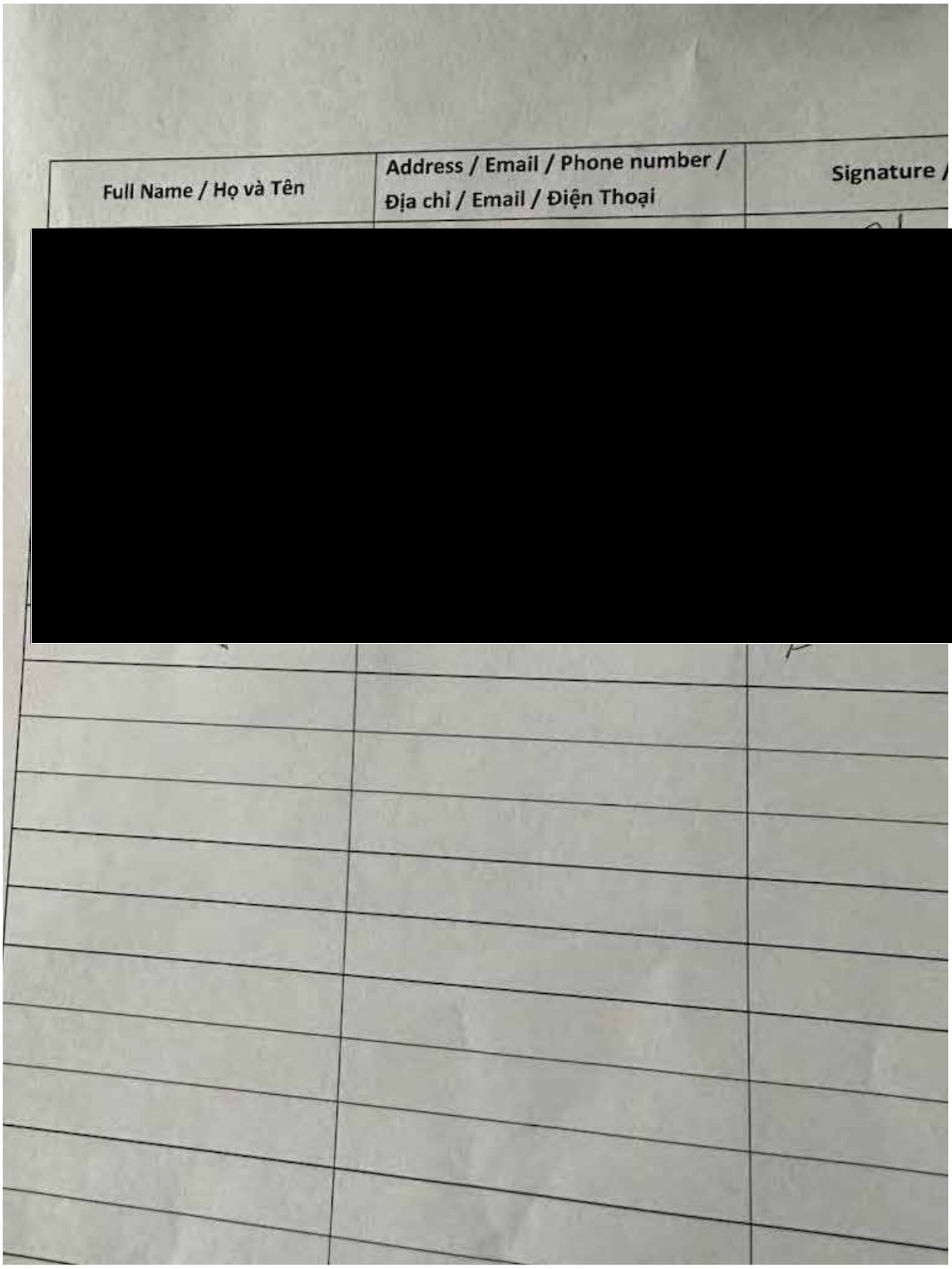
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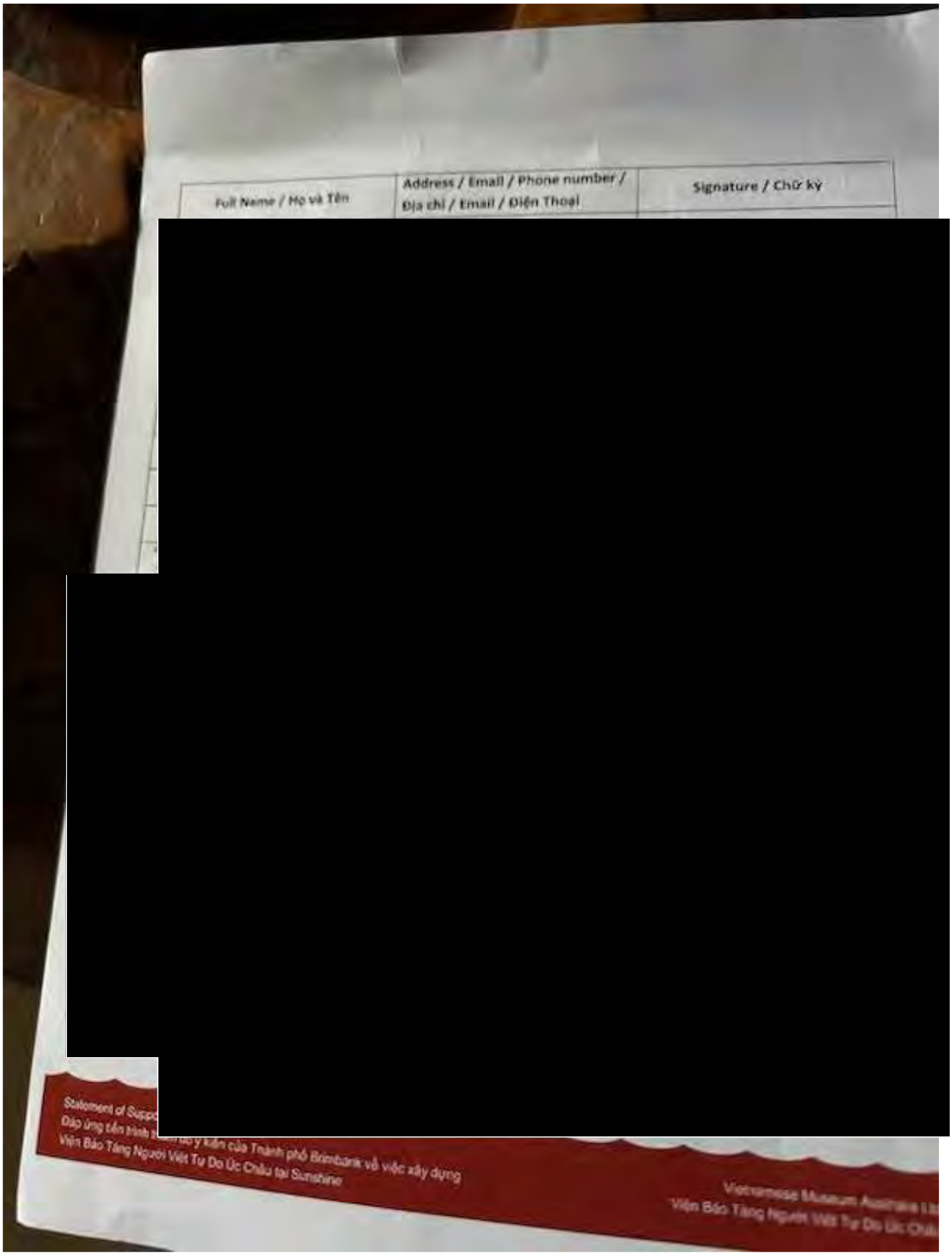
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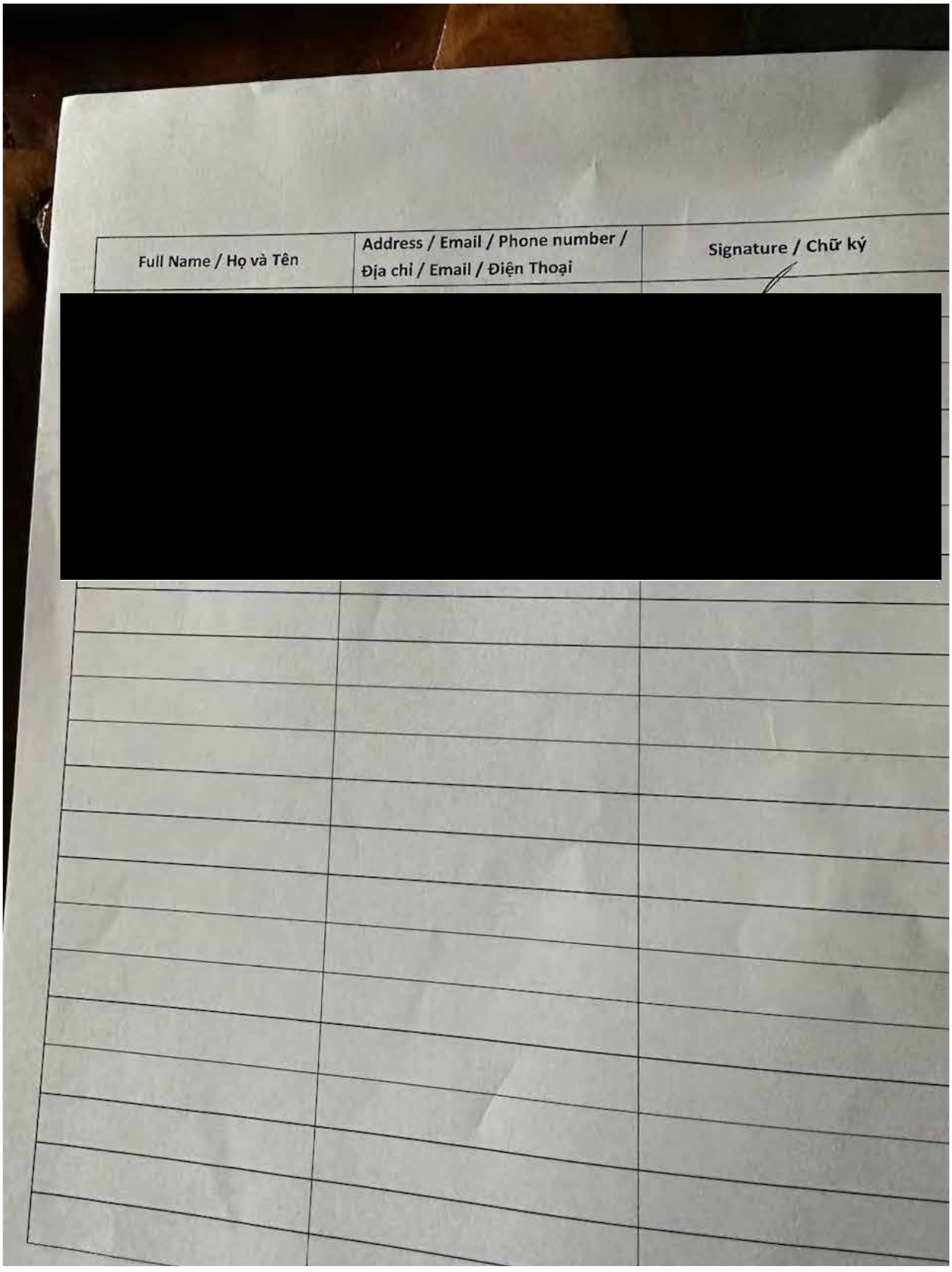
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Viện Bảo Tàng Người Việt Tự Do Úc Châu


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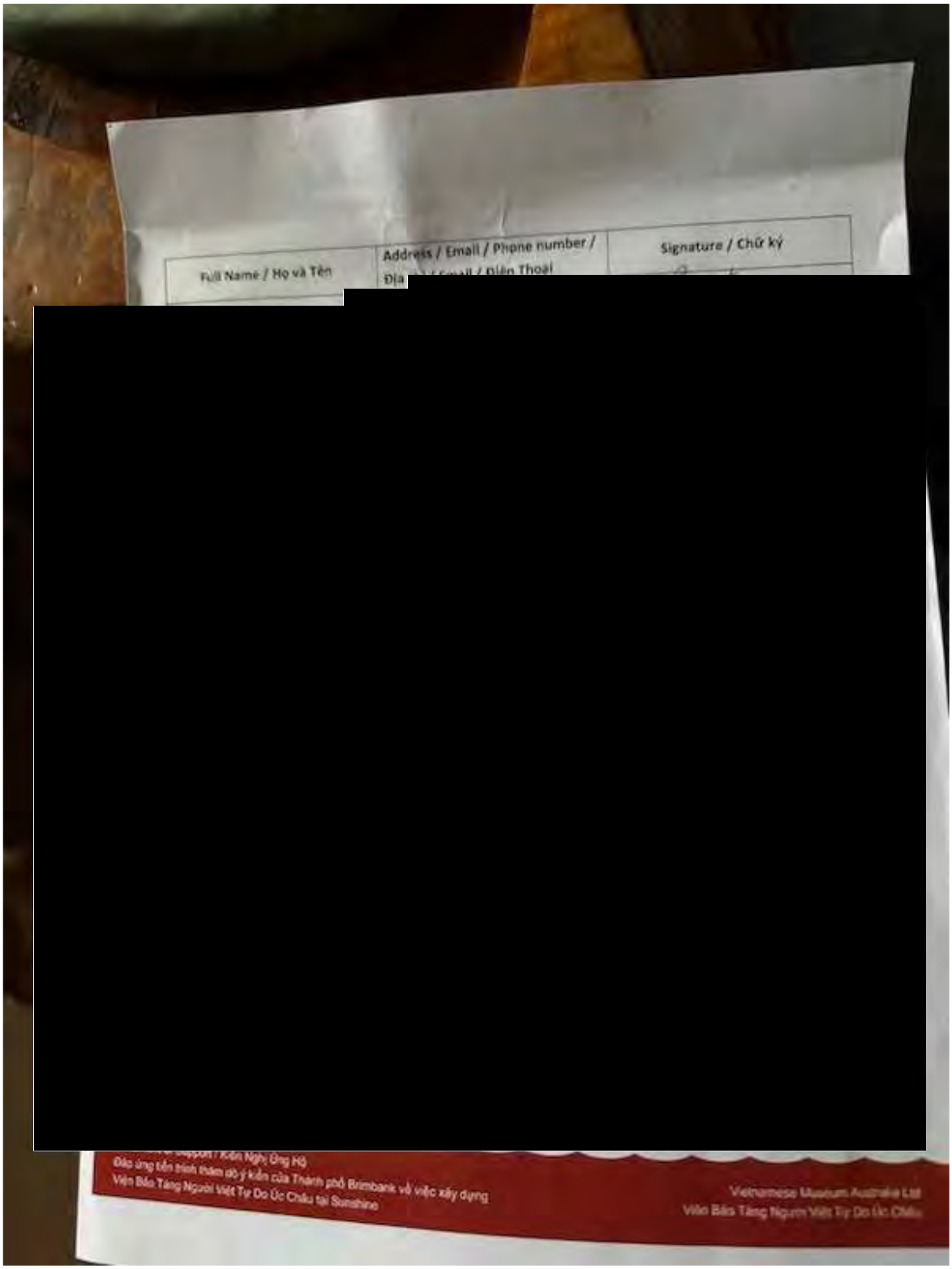


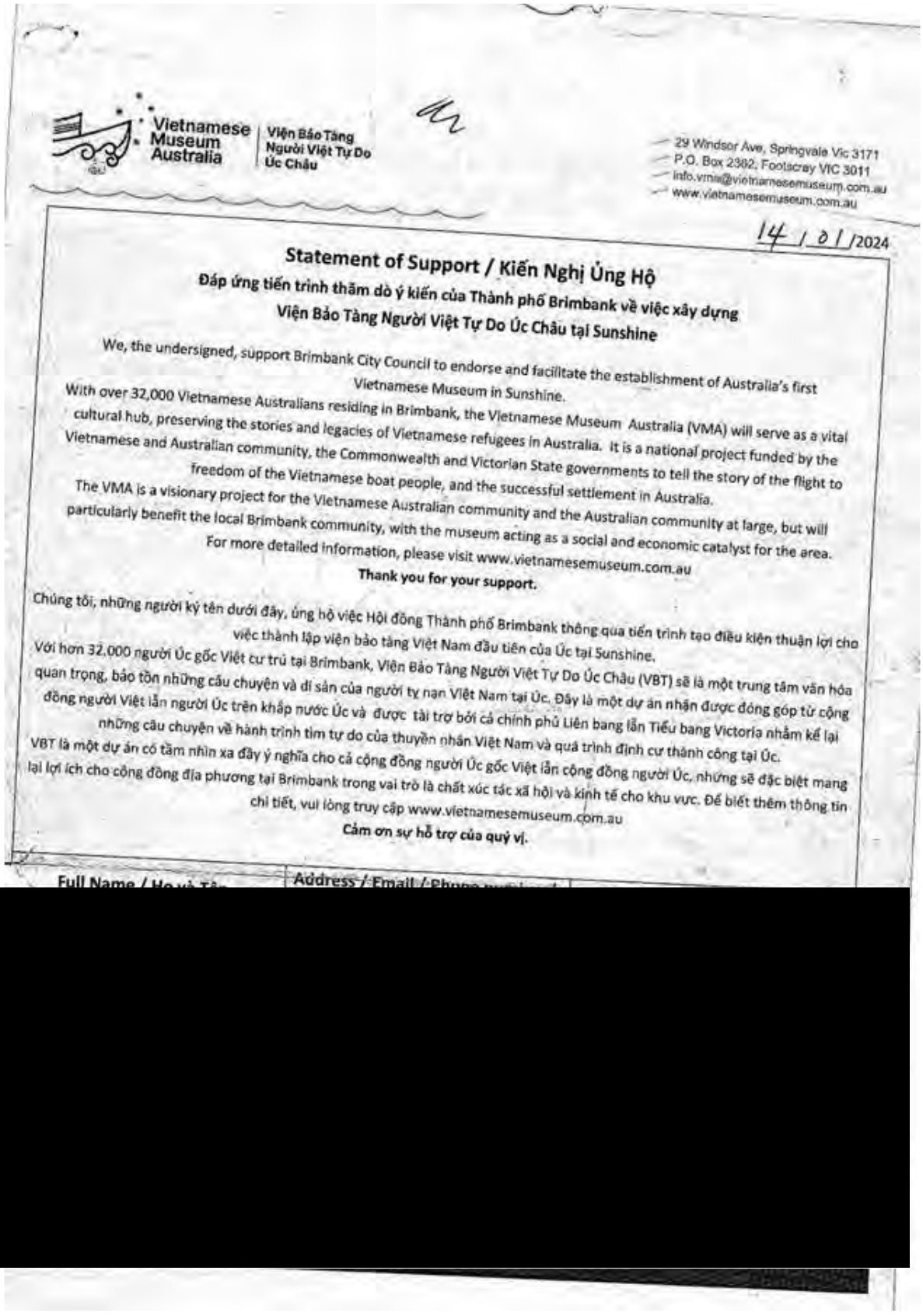
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Vietnamese Museum Australia | Viện Bảo Tàng Người Việt Tự Do Úc Châu

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14 / 01 /2024

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[redacted]		

Đại diện lấy ý kiến đóng góp ý kiến của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do Úc Châu

14/01/2024

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

Statement of Support / Kiến Nghị Ủng Hộ
Đáp ứng tiến trình tham dò ý kiến của Thành phố Brimbank về việc xây dựng
Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do Úc Châu

Vietnamese Museum Australia | Viện Bảo Tàng Người Việt Tự Do Úc Châu

29 Windsor Ave, Springvale Vic 3171
P.O. Box 2362, Footscray VIC 3011
info.vma@vietnamesemuseum.com.au
www.vietnamesemuseum.com.au

14 / 01 /2024

Statement of Support / Kiến Nghị Ủng Hộ

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Cảm ơn sự hỗ trợ của quý vị.

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14/01/2024

Statement of Support / Kiến Nghị Ủng Hộ

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Cảm ơn sự hỗ trợ của quý vị.

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

14/01/20

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Statement of Support / Kiến Nghị Ủng Hộ
Đáp ứng lời tình thăm dò ý kiến của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tự Do tục Châu tại Sunshine

Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do tục Châu

Vietnamese Museum Australia | Viện Bảo Tàng Người Việt Tự Do Úc Châu

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14 / 07 /2024

Statement of Support / Kiến Nghị Ủng Hộ

Đáp ứng tiến trình thăm dò ý kiến của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

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Cảm ơn sự hỗ trợ của quý vị.

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14 / 01 /2024

Statement of Support / Kiến Nghị Ủng Hộ

Đáp ứng tiến trình thăm dò ý kiến của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

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Cảm ơn sự hỗ trợ của quý vị.

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

14/01/2024

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Đáp ứng lời kêu gọi ý kiến của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tại Đô Úc Châu tại Sunshine.

Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tại Đô Úc Châu

14/03/2024

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Vietnamese Museum Australia | Viện Bảo Tàng Người Việt Tự Do Úc Châu

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14/01/2024

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14/07/2024

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Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do Úc Châu

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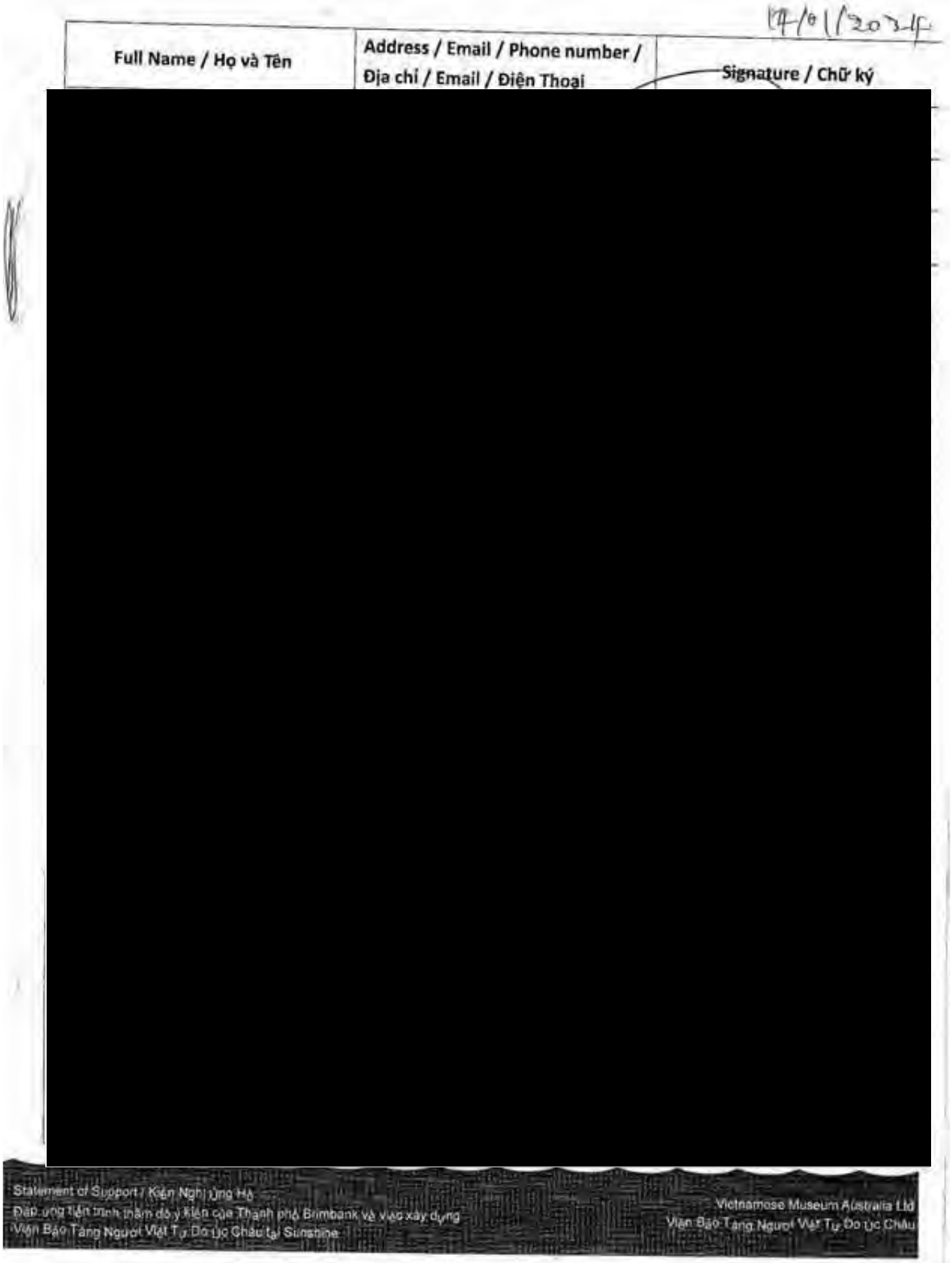
Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do tại Châu

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Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do Úc Châu



17/01/2024

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Viện Bảo Tàng Người Việt Tự Do tại Châu

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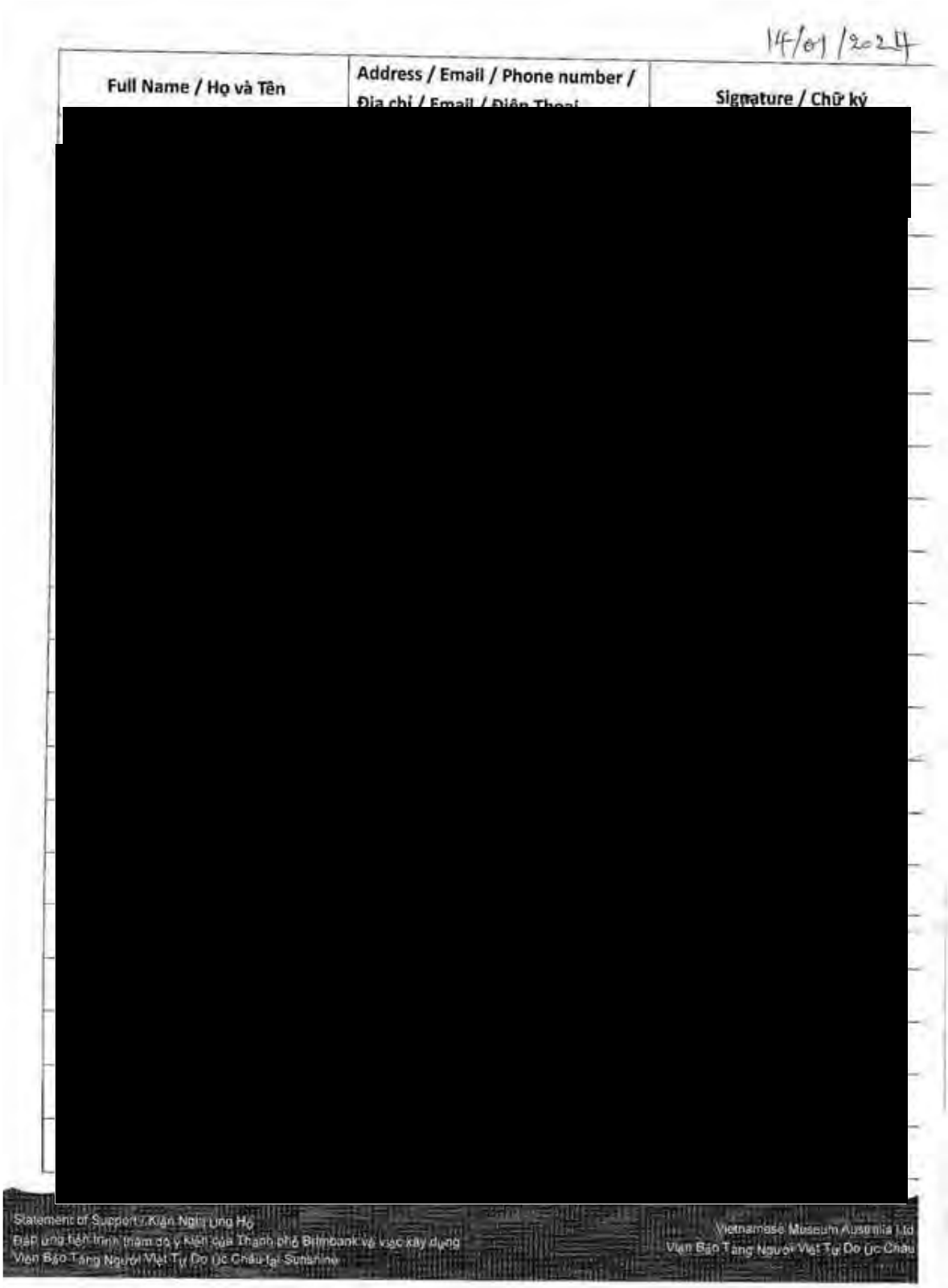
Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do tại Châu Úc

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Statement of Support / Kiến Nghị Ủng Hộ
Đáp ứng tiến trình tham dò ý kiến của Thành phố Brimbank về việc xây dựng
Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do Úc Châu

		14/01/2024

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

14/07/2024

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

Statement of Support / Kiến Nghị ủng Hộ
Đáp ứng tiến trình thăm dò ý kiến của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tỵ Do tại Sunshine

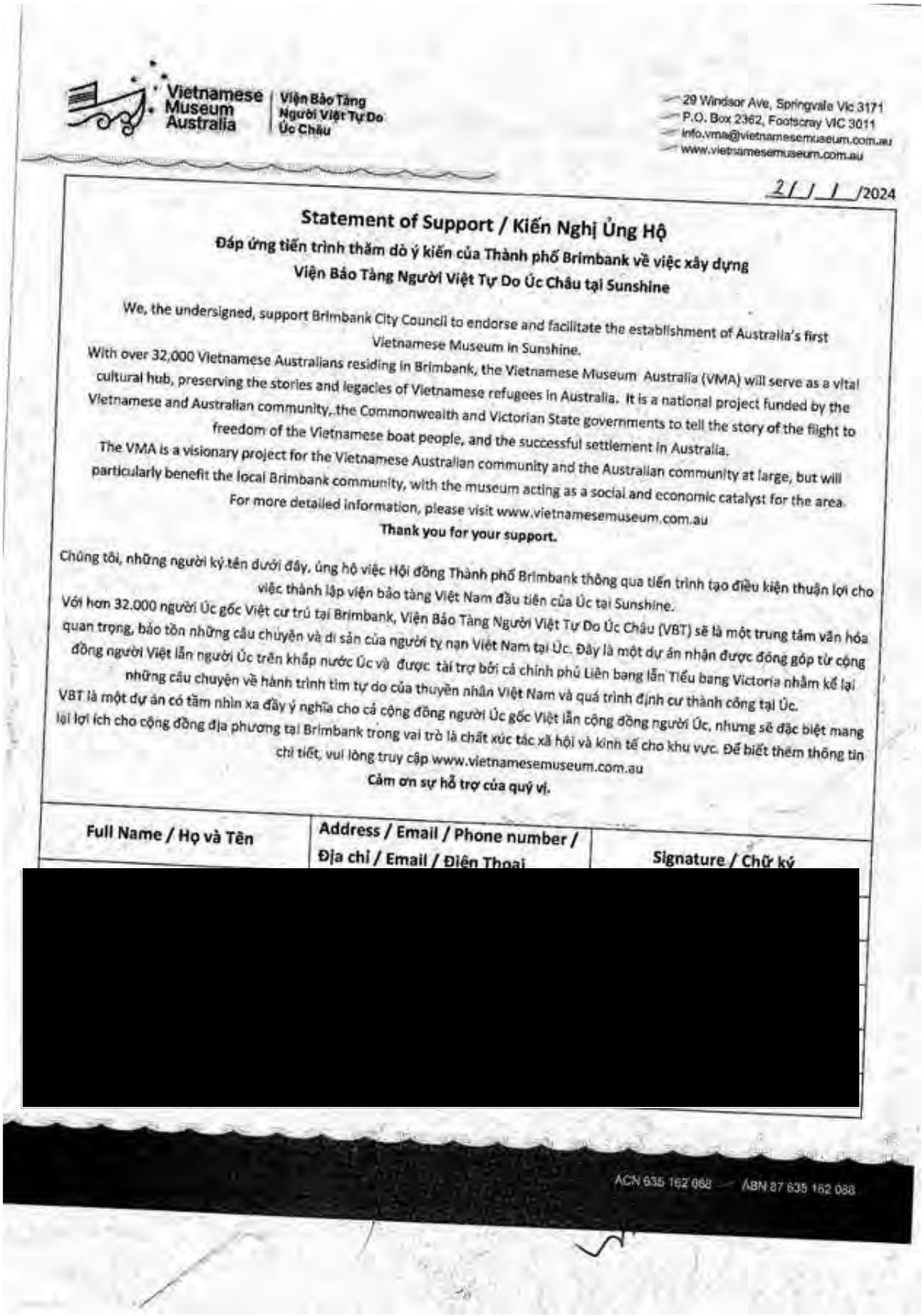
Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tỵ Do tại Châu

14/07/2024

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
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Statement of Support / Kiến Nghị Ủng Hộ
Đồng ủng hộ tiến trình tham dò ý kiến của Thành phố Brimbank về việc xây dựng
Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do Úc Châu



Vietnamese Museum Australia | Viện Bảo Tàng Người Việt Tự Do Úc Châu

29 Windsor Ave, Springvale Vic 3171
P.O. Box 2362, Footscray VIC 3011
info.vma@vietnamesemuseum.com.au
www.vietnamesemuseum.com.au

2/ / /2024

Statement of Support / Kiến Nghị Ủng Hộ

Đáp ứng tiến trình thăm dò ý kiến của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

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Thank you for your support.

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Với hơn 32.000 người Úc gốc Việt cư trú tại Brimbank, Viện Bảo Tàng Người Việt Tự Do Úc Châu (VBT) sẽ là một trung tâm văn hóa quan trọng, bảo tồn những câu chuyện và di sản của người tỵ nạn Việt Nam tại Úc. Đây là một dự án nhận được đóng góp từ cộng đồng người Việt lẫn người Úc trên khắp nước Úc và được tài trợ bởi cả chính phủ Liên bang lẫn Tiểu bang Victoria nhằm kể lại những câu chuyện về hành trình tìm tự do của thuyền nhân Việt Nam và quá trình định cư thành công tại Úc.

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Cảm ơn sự hỗ trợ của quý vị.

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

21/01/2024

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

21/04/20

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

21/01/2024

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

21/1/24

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

Đáp ứng bởi tình thần ủng hộ của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

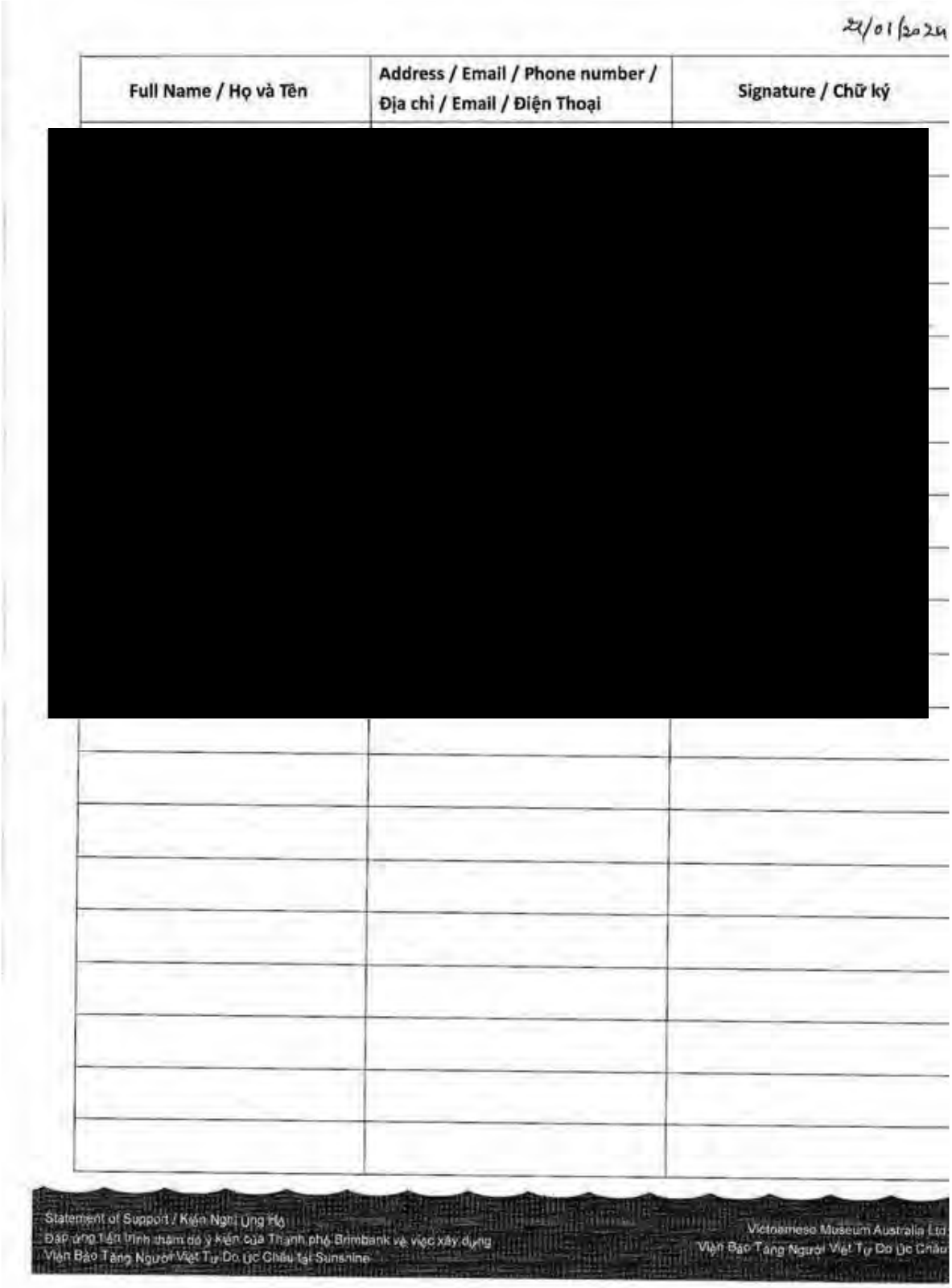
Viện Bảo Tàng Người Việt Tự Do Úc Châu

21/01/2

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

Statement of Support / Kiến Nghị Ủng Hộ
Đáp ứng tiến trình thăm dò ý kiến của Thành phố Brimbank về việc xây dựng
Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do Úc Châu



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Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
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Statement of Support / Kiến Nghị Ủng Hộ
Đáp ứng lời trình tham dò ý kiến của Thành phố Brimbank về việc xây dựng
Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do Úc Châu

21/01/2023

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Statement of Support / Kiến Nghị Ủng Hộ
Đạo ủng hộ lộ trình tham dò ý kiến của Thành phố Brimbank về việc xây dựng
Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do Úc Châu

21/01/2024

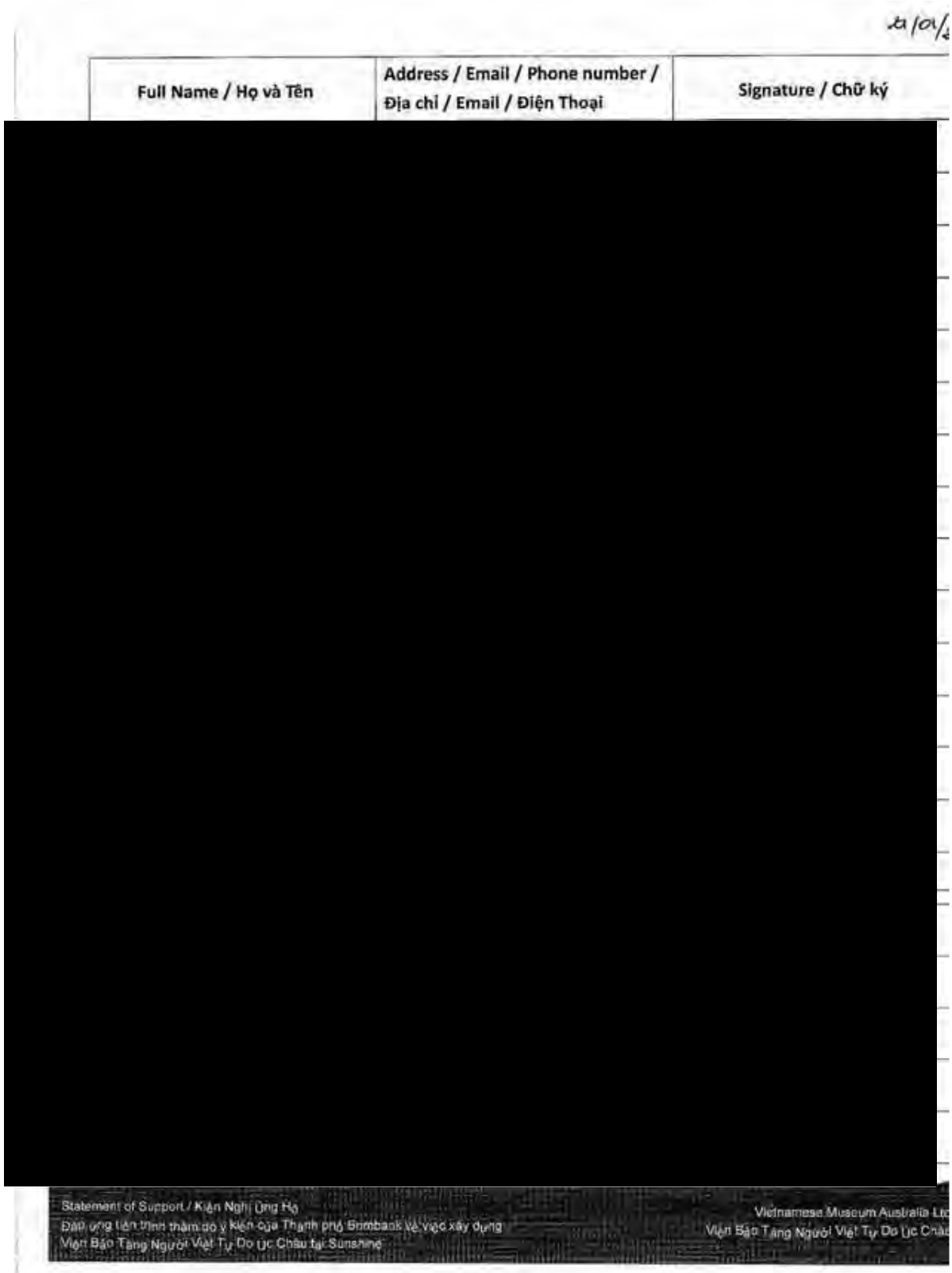
Full Name / Họ và Tên	Address / Email / Phone number /	Signature / Chữ ký
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21/1/24

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Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký

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Statement of Support / Kiến Nghị Ủng Hộ
Đáp ứng lời mời tham gia ý kiến của Thành phố Brimbank về việc xây dựng
Một Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do Úc Châu

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[redacted]		

Statement of Support / Kiến Nghị Ủng Hộ
Đáp ứng lời mời tham dò ý kiến của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do Úc Châu

21/1/2024

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

Statement of Support / Kiến Nghị Ủng Hộ
Đáp ứng lời Viện tham dò ý kiến của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tỵ Dò tại Châu Úc Sunshine

Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tỵ Dò tại Châu Úc

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info.vma@vietnamesemuseum.com.au
www.vietnamesemuseum.com.au

21 / 1 /2024

Statement of Support / Kiến Nghị Ủng Hộ

Đáp ứng tiến trình thăm dò ý kiến của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

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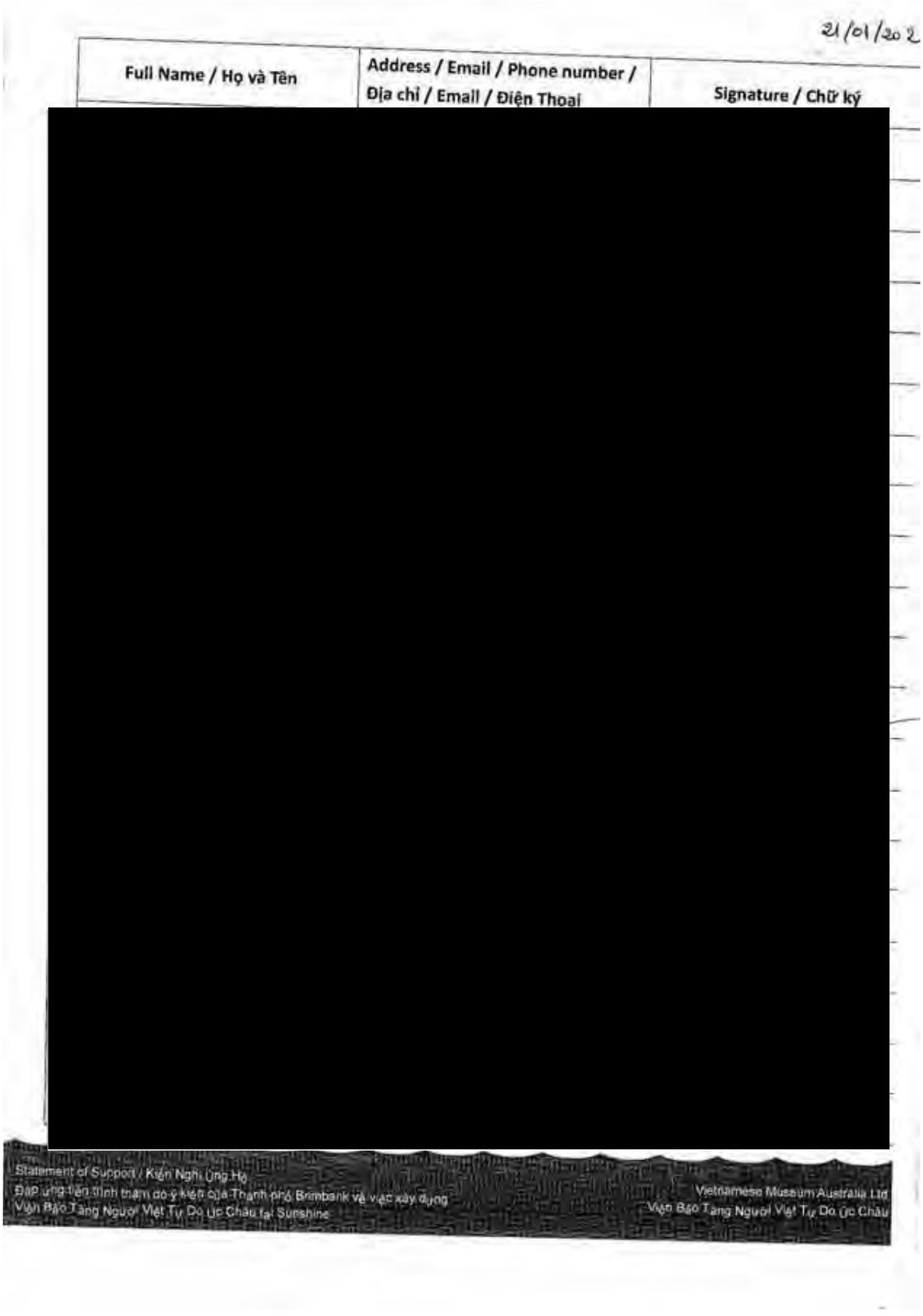
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Cảm ơn sự hỗ trợ của quý vị.

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		



21/01/202

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

Statement of Support / Kiến Nghị Ủng Hộ
Đáp ứng lời tỉnh thăm dò ý kiến của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tự Do tại Châu Úc tại Sunshine

Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do tại Châu Úc

21/1/21

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Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do Úc Châu

21/01/2024

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Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do Úc Châu

Vietnamese Museum Australia | Viện Bảo Tàng Người Việt Tự Do Úc Châu

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23/1/2024

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Cảm ơn sự hỗ trợ của quý vị.

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[redacted]		

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Statement of Support / Kiến Nghị Ủng Hộ
Đáp ứng tiện ích thăm dò ý kiến của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do Úc Châu

Vietnamese Museum Australia | Viện Bảo Tàng Người Việt Tự Do Úc Châu

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21 / 01 /2024

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Cảm ơn sự hỗ trợ của quý vị.

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21 / 01 /2024

Statement of Support / Kiến Nghị Ủng Hộ

Đáp ứng tiến trình thăm dò ý kiến của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

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Cảm ơn sự hỗ trợ của quý vị.

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

Vietnamese Museum Australia | Viện Bảo Tàng Người Việt Tự Do Úc Châu

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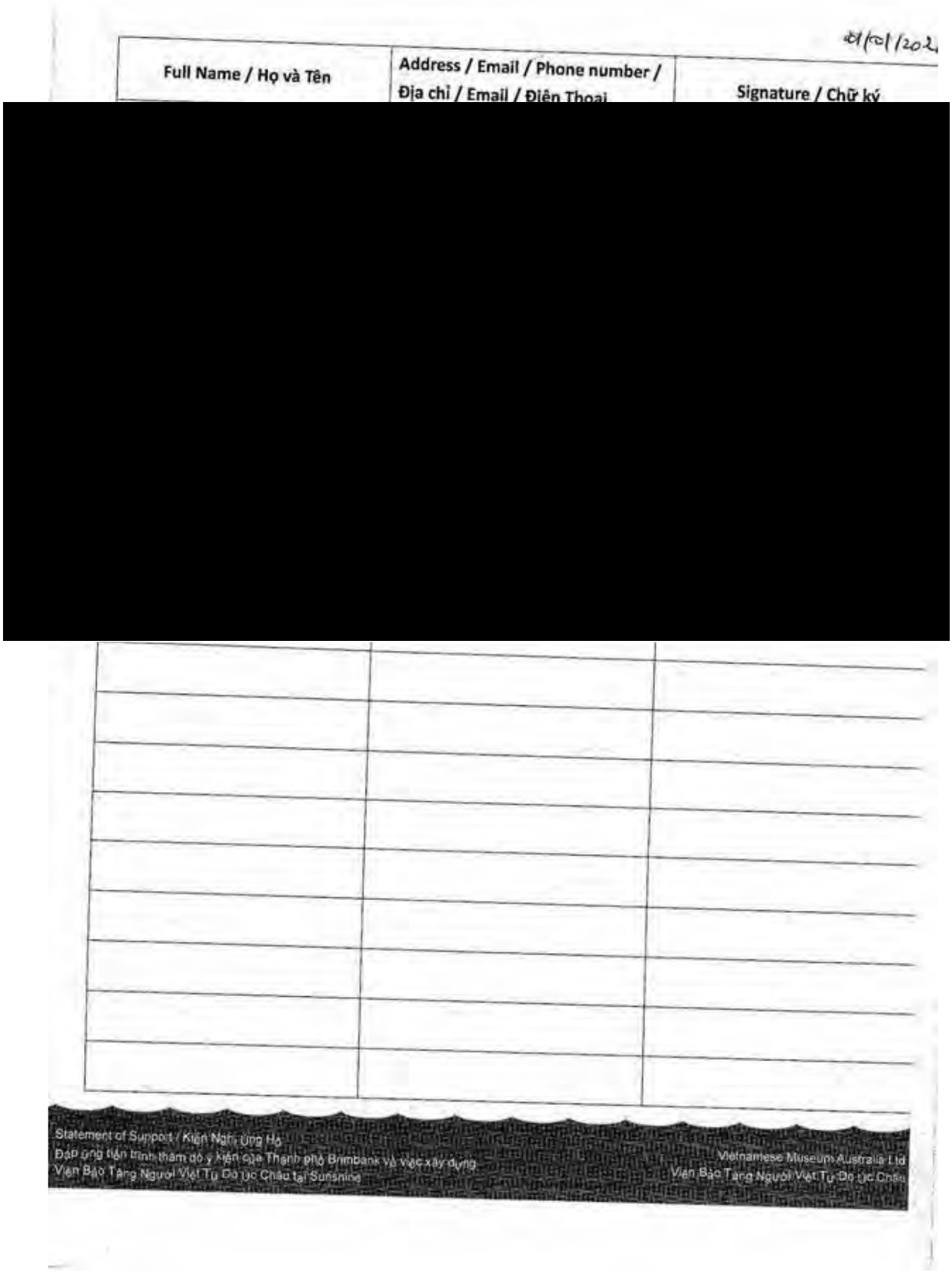
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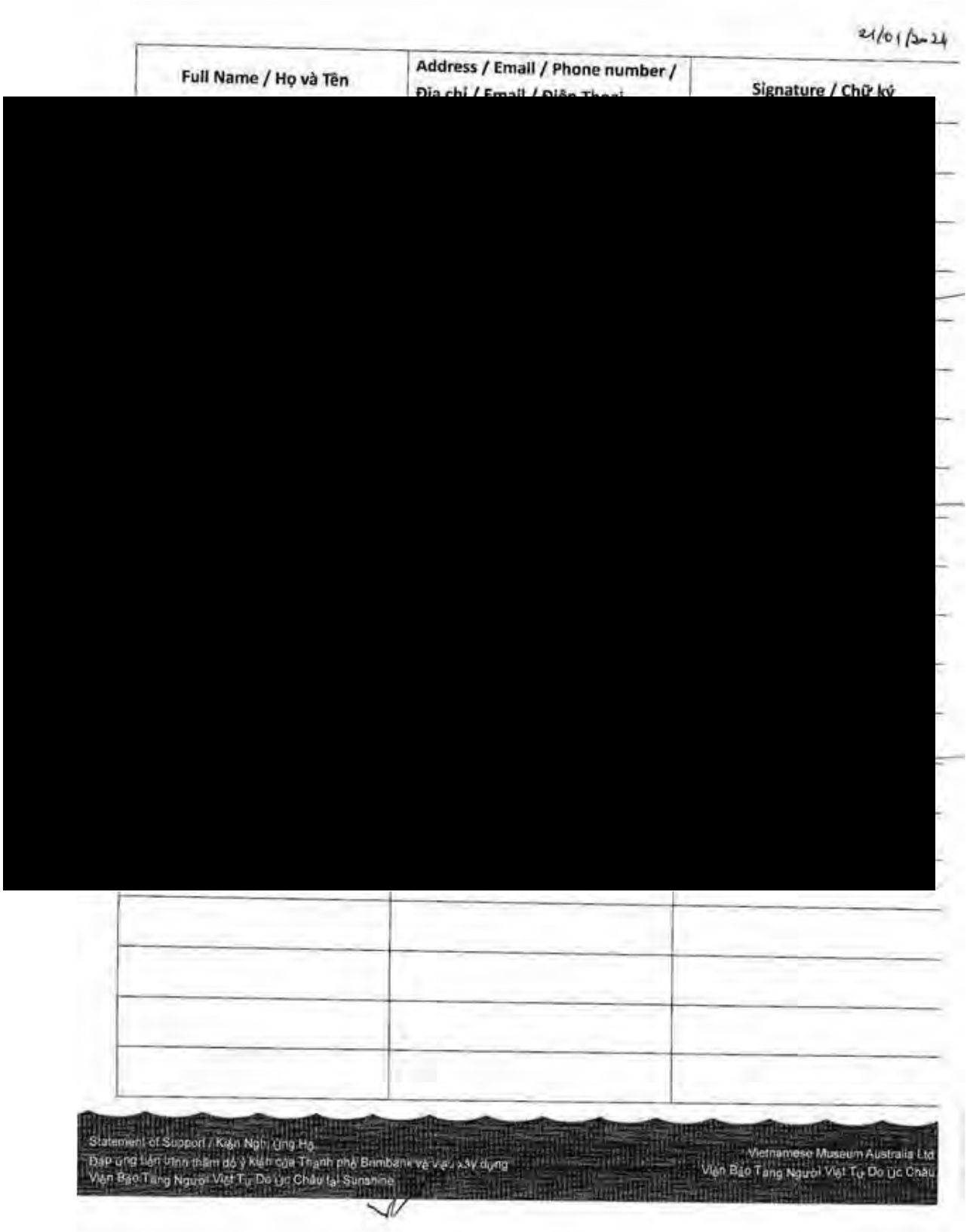
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[redacted]		



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[redacted]		

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Đáp ứng tiến trình tham dò ý kiến của Thành phố Brimbank và việc xây dựng
Viện Bảo Tàng Người Việt Tụ Đa tục Châu tại Sunshine

Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tụ Đa tục Châu

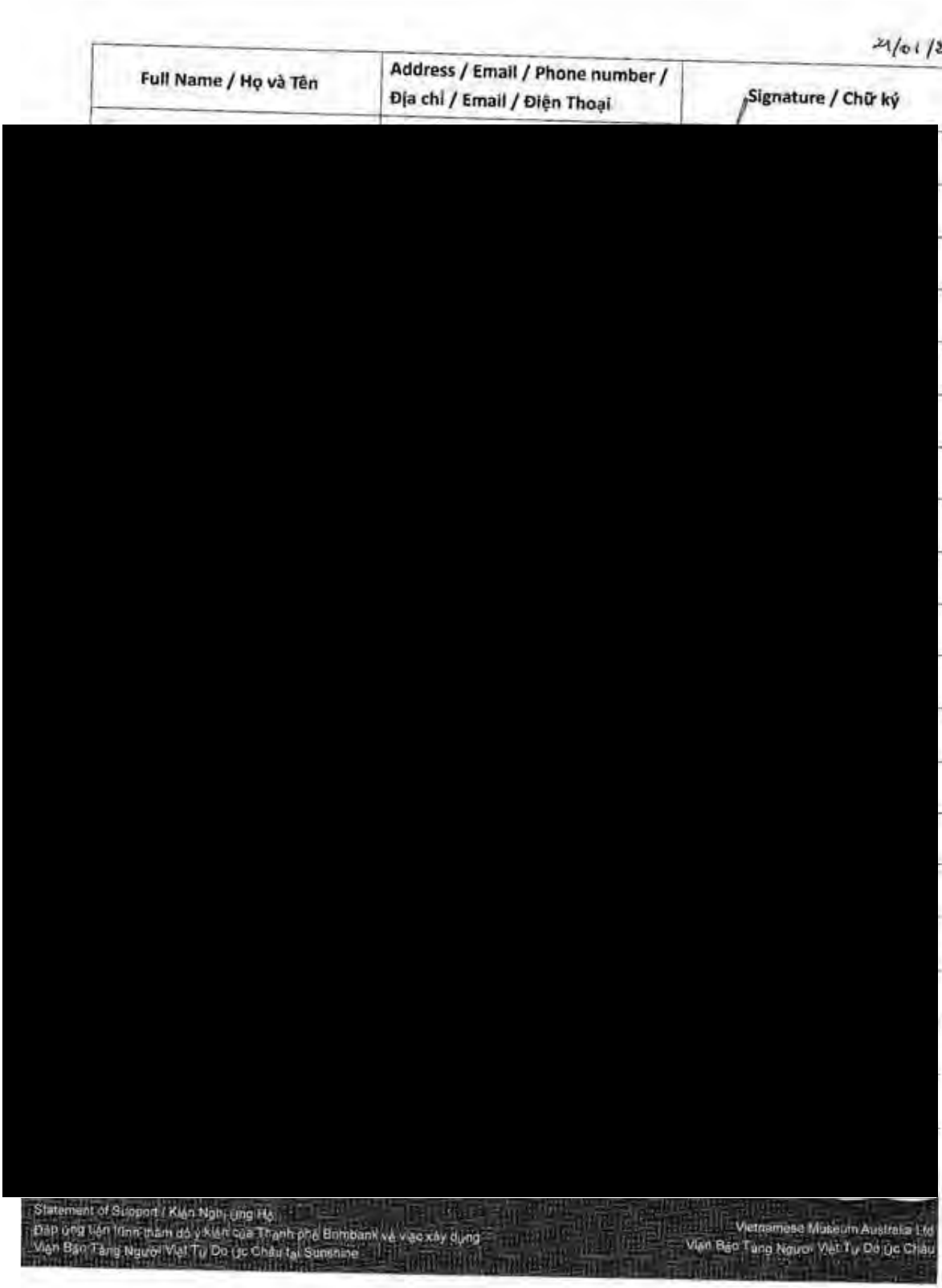


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Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do tại Úc Châu



21/01/202

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Đáp ứng lời mời tham dò ý kiến của Thành phố Brimbank về việc xây dựng
Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

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Vietnamese Museum Australia | Viện Bảo Tàng Người Việt Tự Do Úc Châu

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28/1/24

(2)

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(3)

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(4)

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Cảm ơn sự hỗ trợ của quý vị.

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

(5)

Vietnamese Museum Australia | Viện Bảo Tàng Người Việt Tự Do Úc Châu

29 Windsor Ave, Springvale Vic 3171
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info.vma@vietnamesemuseum.com.au
www.vietnamesemuseum.com.au

28/1/2024

Statement of Support / Kiến Nghị Ủng Hộ

Đáp ứng tiến trình thăm dò ý kiến của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

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Cảm ơn sự hỗ trợ của quý vị.

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[redacted]		

(6)

Vietnamese Museum Australia | Viện Bảo Tàng Người Việt Tự Do Úc Châu

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28 / 1 /2024

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28 / 1 /2024

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(8)

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28 / 01 /2024

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(9)

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28 / 1 /2024

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Vietnamese Museum Australia | Viện Bảo Tàng Người Việt Tự Do Úc Châu

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P.O. Box 2362, Footscray VIC 3011
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18 / 1 /2024

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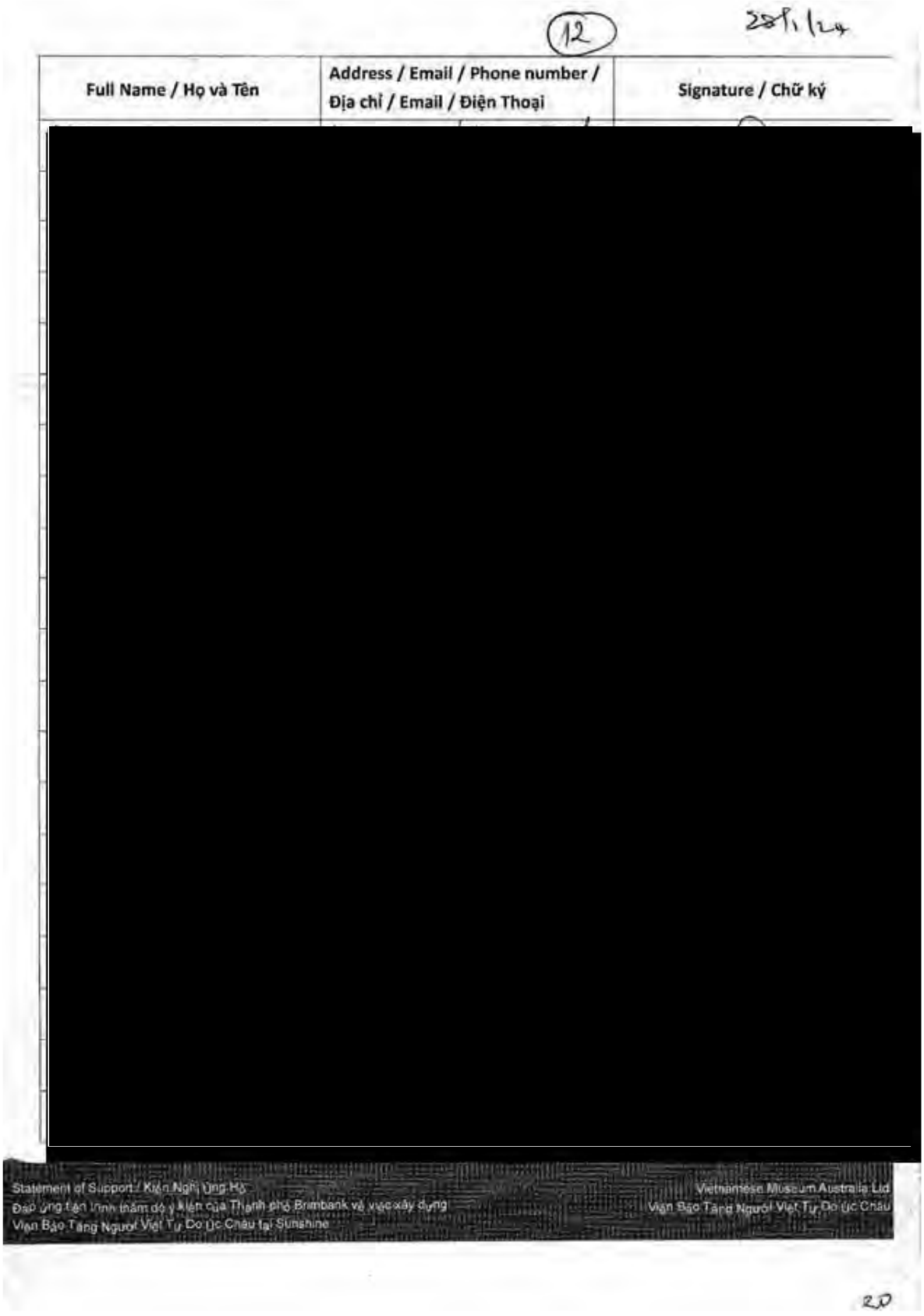
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Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do tại Châu

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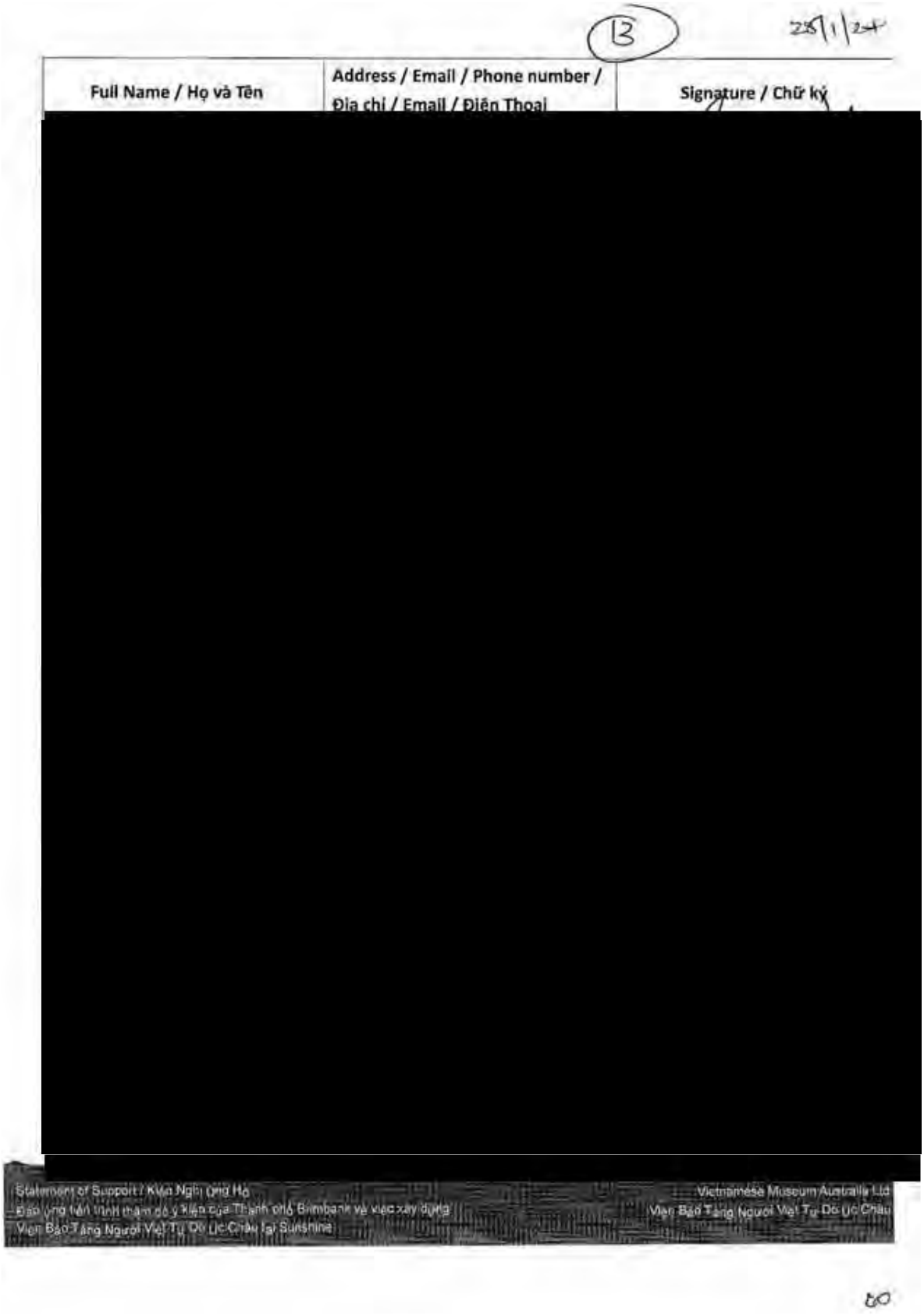
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Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do Úc Châu

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25/1/24

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Viện Bảo Tàng Người Việt Tự Do Úc Châu

80

(14) 28/01/2024

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

Statement of Support / Kiến Nghị ủng Hộ
Đáp ứng tiếp tinh thần đó ý kiến của Thành phố Brimbank, về việc xây dựng Viện Bảo Tàng Người Việt Tị Do Úc Châu tại Sunshine

Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do Úc Châu

(15) 28/01/2024

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

Statement of Support / Kiến Nghị Ủng Hộ
Đáp ứng lời trình thăm dò ý kiến của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tỵ Dò tục Châu tại Sunshine

Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tỵ Dò tục Châu

7/8

(16) 28/1/24

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

(17) 25/1/24

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

Statement of Support / Kiến Nghị Ủng Hộ
Đáp ứng lời kêu gọi tham gia ý kiến của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do Úc Châu

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18

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

21

(19) ≤ 28/1/24

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

Statement of Support / Kiến Nghị Ủng Hộ
Đáp ứng tiến trình thăm dò ý kiến của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do Úc Châu

21

20 28/11/24

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

24

0 (21) 29/09/24

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

22 28/09/24

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

23 28/01/2024

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

Statement of Support / Kiến Nghị Ủng Hộ
Đáp ứng tiến trình tham dò ý kiến của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tự Do tại Sunshine

Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do tại Châu

4

(1)

Vietnamese Museum Australia | Viện Bảo Tàng Người Việt Tự Do Úc Châu

29 Windsor Ave, Springvale Vic 3171
P.O. Box 2362, Footscray VIC 3011
info.vma@vietnamesemuseum.com.au
www.vietnamesemuseum.com.au

23 / 1 /2024

Statement of Support / Kiến Nghị Ủng Hộ

Đáp ứng tiến trình thăm dò ý kiến của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

We, the undersigned, support Brimbank City Council to endorse and facilitate the establishment of Australia's first Vietnamese Museum in Sunshine.

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For more detailed information, please visit www.vietnamesemuseum.com.au

Thank you for your support.

Chúng tôi, những người ký tên dưới đây, ủng hộ việc Hội đồng Thành phố Brimbank thông qua tiến trình tạo điều kiện thuận lợi cho việc thành lập viện bảo tàng Việt Nam đầu tiên của Úc tại Sunshine.

Với hơn 32.000 người Úc gốc Việt cư trú tại Brimbank, Viện Bảo Tàng Người Việt Tự Do Úc Châu (VBT) sẽ là một trung tâm văn hóa quan trọng, bảo tồn những câu chuyện và di sản của người tỵ nạn Việt Nam tại Úc. Đây là một dự án nhận được đóng góp từ cộng đồng người Việt lẫn người Úc trên khắp nước Úc và được tài trợ bởi cả chính phủ Liên bang lẫn Tiểu bang Victoria nhằm kể lại những câu chuyện về hành trình tìm tự do của thuyền nhân Việt Nam và quá trình định cư thành công tại Úc.

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Cảm ơn sự hỗ trợ của quý vị.

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

28/1/24

(2)

Vietnamese Museum Australia | Viện Bảo Tàng Người Việt Tự Do Úc Châu

29 Windsor Ave, Springvale Vic 3171
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info.vma@vietnamesemuseum.com.au
www.vietnamesemuseum.com.au

28 / 01 /2024

Statement of Support / Kiến Nghị Ủng Hộ

Đáp ứng tiến trình thăm dò ý kiến của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

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Cảm ơn sự hỗ trợ của quý vị.

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

~~28/1/24~~

(3)

Vietnamese Museum Australia | Viện Bảo Tàng Người Việt Tự Do Úc Châu

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info.vma@vietnamesemuseum.com.au
www.vietnamesemuseum.com.au

28 / 1 /2024

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Đáp ứng tiến trình thăm dò ý kiến của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

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Cảm ơn sự hỗ trợ của quý vị.

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

(4)

Vietnamese Museum Australia | Viện Bảo Tàng Người Việt Tự Do Úc Châu

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www.vietnamesemuseum.com.au

25 / 1 /2024

Statement of Support / Kiến Nghị Ủng Hộ

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Cảm ơn sự hỗ trợ của quý vị.

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

(5)

Vietnamese Museum Australia | Viện Bảo Tàng Người Việt Tự Do Úc Châu

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28/1/2024

Statement of Support / Kiến Nghị Ủng Hộ

Đáp ứng tiến trình thăm dò ý kiến của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

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Cảm ơn sự hỗ trợ của quý vị.

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
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(6)

Vietnamese Museum Australia | Viện Bảo Tàng Người Việt Tự Do Úc Châu

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28 / 1 /2024

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Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
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Statement of Support / Kiến Nghị Ủng Hộ

Đáp ứng tiến trình thăm dò ý kiến của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

We, the undersigned, support Brimbank City Council to endorse and facilitate the establishment of Australia's first Vietnamese Museum in Sunshine.

With over 32,000 Vietnamese Australians residing in Brimbank, the Vietnamese Museum Australia (VMA) will serve as a vital cultural hub, preserving the stories and legacies of Vietnamese refugees in Australia. It is a national project funded by the Vietnamese and Australian community, the Commonwealth and Victorian State governments to tell the story of the flight to freedom of the Vietnamese boat people, and the successful settlement in Australia.

The VMA is a visionary project for the Vietnamese Australian community and the Australian community at large, but will particularly benefit the local Brimbank community, with the museum acting as a social and economic catalyst for the area.

For more detailed information, please visit www.vietnamesemuseum.com.au

Thank you for your support.

Chúng tôi, những người ký tên dưới đây, ủng hộ việc Hội đồng Thành phố Brimbank thông qua tiến trình tạo điều kiện thuận lợi cho việc thành lập viện bảo tàng Việt Nam đầu tiên của Úc tại Sunshine.

Với hơn 32.000 người Úc gốc Việt cư trú tại Brimbank, Viện Bảo Tàng Người Việt Tự Do Úc Châu (VBT) sẽ là một trung tâm văn hóa quan trọng, bảo tồn những câu chuyện và di sản của người tỵ nạn Việt Nam tại Úc. Đây là một dự án nhận được đóng góp từ cộng đồng người Việt lẫn người Úc trên khắp nước Úc và được tài trợ bởi cả chính phủ Liên bang lẫn Tiểu bang Victoria nhằm kể lại những câu chuyện về hành trình tìm tự do của thuyền nhân Việt Nam và quá trình định cư thành công tại Úc.

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Cảm ơn sự hỗ trợ của quý vị.

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

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Vietnamese Museum Australia | Viện Bảo Tàng Người Việt Tự Do Úc Châu

29 Windsor Ave, Springvale Vic 3171
P.O. Box 2362, Footscray VIC 3011
info.vma@vietnamesemuseum.com.au
www.vietnamesemuseum.com.au

28 / 01 /2024

Statement of Support / Kiến Nghị Ủng Hộ

Đáp ứng tiến trình thăm dò ý kiến của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

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Cảm ơn sự hỗ trợ của quý vị.

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

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(9)

Vietnamese Museum Australia | Viện Bảo Tàng Người Việt Tự Do Úc Châu

29 Windsor Ave, Springvale Vic 3171
P.O. Box 2382, Footscray VIC 3011
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28 / 1 /2024

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Cảm ơn sự hỗ trợ của quý vị.

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

10

Vietnamese Museum Australia | Viện Bảo Tàng Người Việt Tự Do Úc Châu

29 Windsor Ave, Springvale Vic 3171
P.O. Box 2362, Footscray VIC 3011
info.vma@vietnamesemuseum.com.au
www.vietnamesemuseum.com.au

18 / 1 /2024

Statement of Support / Kiến Nghị Ủng Hộ

Đáp ứng tiến trình thăm dò ý kiến của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

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Cảm ơn sự hỗ trợ của quý vị.

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

(11) 2st. 1/24

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

Statement of Support / Kiến Nghị Ủng Hộ
Đáp ứng lắng nghe ý kiến của Thành phố Brimbank và việc xây dựng Viện Bảo Tàng Người Việt Tự Do tại Sunshine

Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do tại Châu

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28/1/24

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

Statement of Support / Kiến Nghị Ủng Hộ
Đơn ủng hộ lĩnh thăm dò ý kiến của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do Úc Châu

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Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

Statement of Support / Kiến Nghị ủng Hộ
Bảo vệ ủng hộ tinh thần đề ý kiến của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do Úc Châu

(14) 28/01/2024

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

Statement of Support / Kiến Nghị ủng Hộ
Đáp ứng tiếp tinh thần đó ý kiến của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tị Đó Úc Châu tại Sunshine

Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tị Đó Úc Châu

20

(15) 28/01/2024

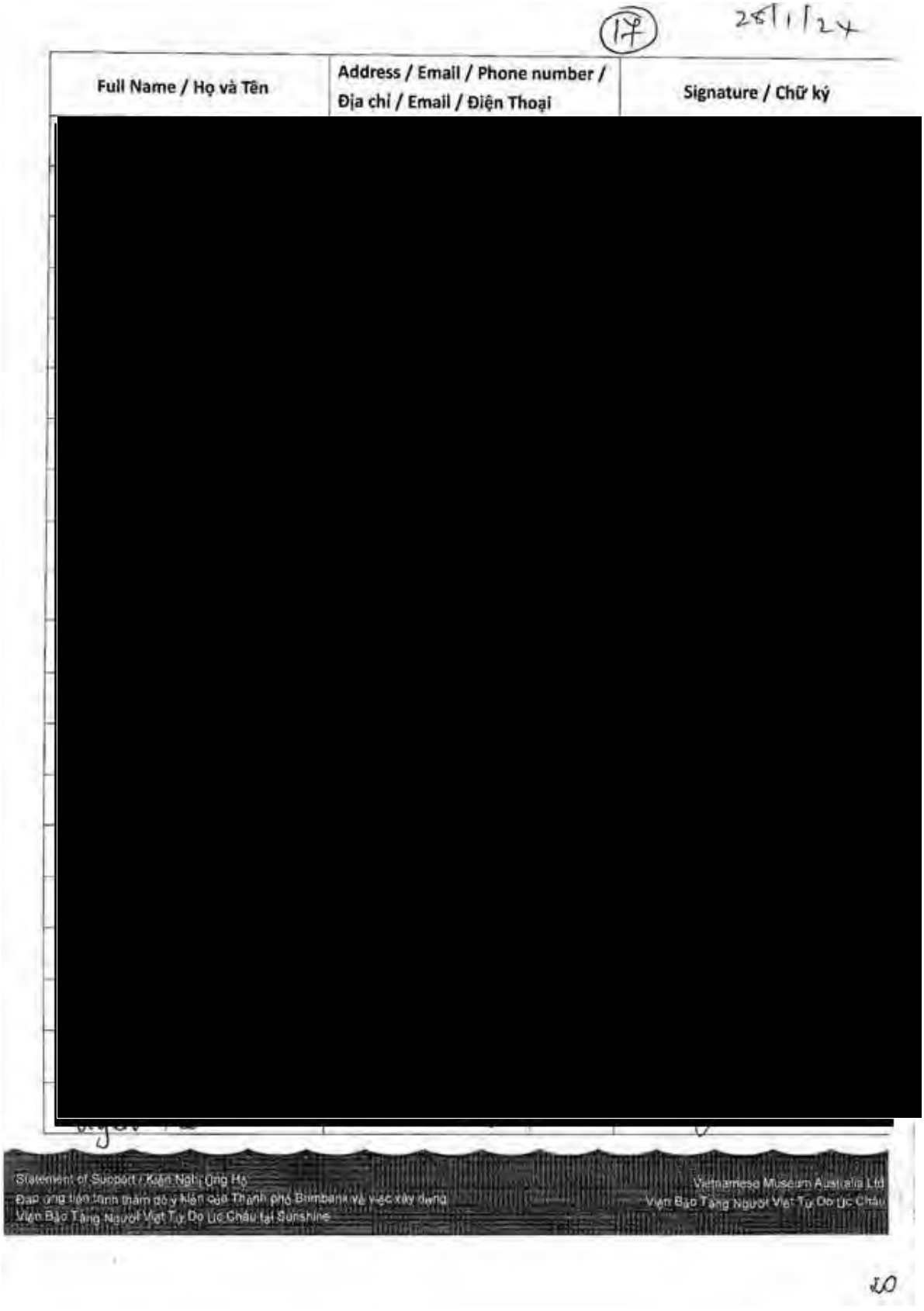
Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
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Statement of Support / Kiến Nghị Ủng Hộ
Đáp ứng lời trình thăm dò ý kiến của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tự Do tại Sunshine

Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do tại Châu

(16) 28/1/24

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		



(17) 25/1/24

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

Statement of Support / Kiến Nghị Ủng Hộ
Đáp ứng lời kêu gọi tham gia ý kiến của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do Úc Châu

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Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
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(19) ≤ 28/1/24

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

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Đáp ứng lời trình thăm dò ý kiến của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do Úc Châu

21

20 28/11/24

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
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29/09/24

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
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22 28/09/24

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
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23 28/01/2024

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

Statement of Support / Kiến Nghị Ủng Hộ
Đáp ứng tiến trình tham dò ý kiến của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do Úc Châu

4

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Statement of Support / Kiến Nghị Ủng Hộ
Đáp ứng tiến trình thăm dò ý kiến của Thành phố Brimbank về việc xây dựng
Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do Úc Châu

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29/01/24

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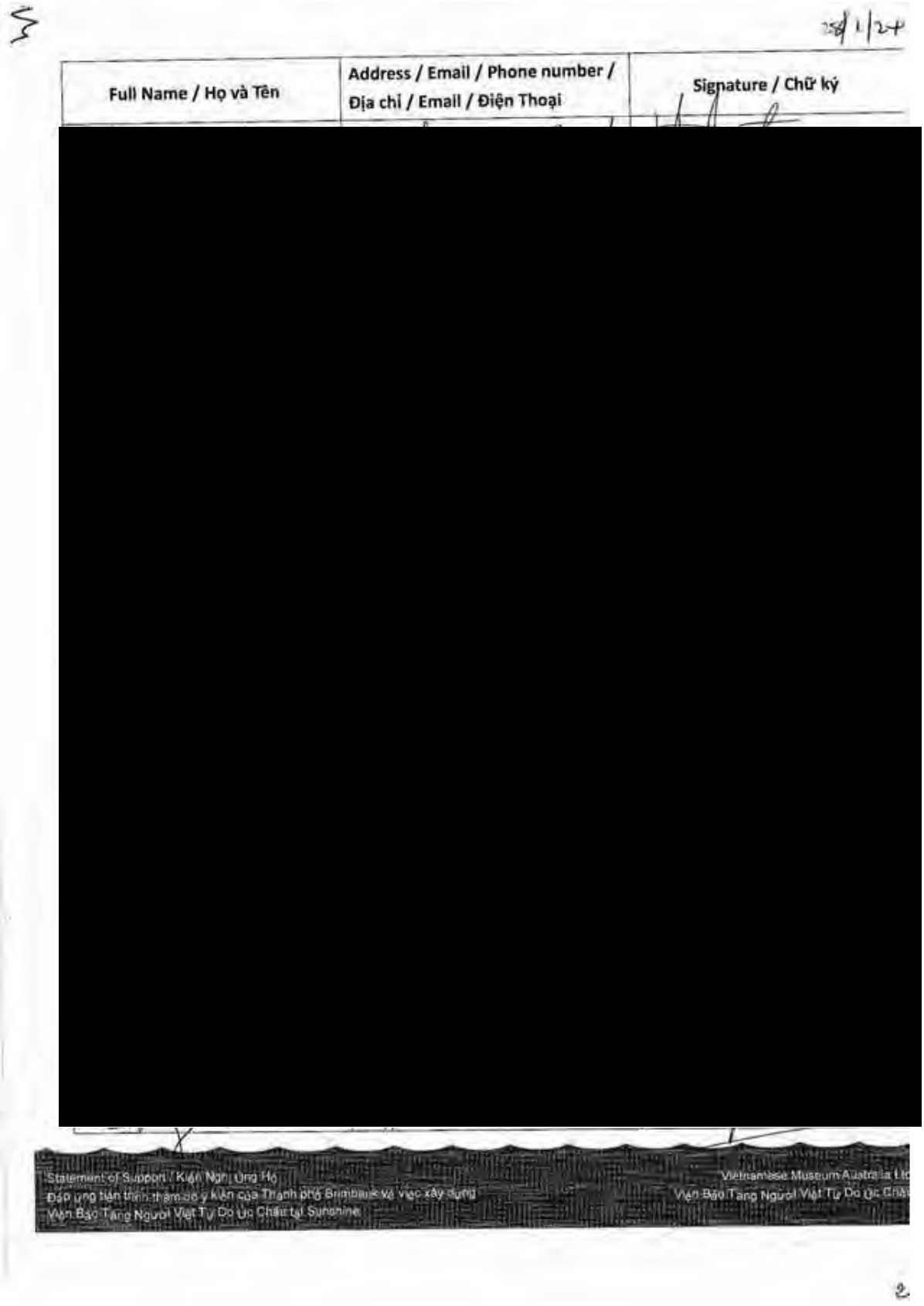
Statement of Support / Kiến Nghị Ủng Hộ
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Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do Úc Châu

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Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		



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Vietnamese Museum Australia Lt
Viện Bảo Tàng Người Việt Tự Do Úc Châ

28/01/24

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Statement of Support / Kiến Nghị Ủng Hộ
Đáp ứng lời mời tham dò ý kiến của Thành phố Brimbank về việc xây dựng
Viện Bảo Tàng Người Việt Tự Do Lục Châu tại Sunshine

Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do Lục Châu

25/07/24

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Đáp ứng tiến trình thảm dò ý kiến của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do Úc Châ

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25/7/24

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

Statement of Support / Kiến Nghị Ủng Hộ
Đáp ứng bản trình thẩm độ ý kiến của Thành phố Brimbank về việc xây dựng
Viện Bảo Tàng Người Việt Tự Do tại Châu tại Sunshine

Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do tại Châu

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Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

Statement of Support / Kiến Nghị ủng Hộ
Đáp ứng tiến trình tham dò ý kiến của Thành phố Brimbank về việc xây dựng Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do Úc Châu

22/1/24

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

Statement of Support / Kiến Nghị Ủng Hộ
Đáp ứng tiến trình thăm dò ý kiến của Thành phố Brimbank về việc xây dựng
Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do Úc Châu

28/01/24

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký

[redacted]

28/01/24

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký

[redacted]

2

28/1/24

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

Statement of Support / Kiến Nghị Ủng Hộ
Đáp ứng tiến trình thăm dò ý kiến của Thành phố Brimbank về việc xây dựng
Viện Bảo Tàng Người Việt Tự Do Úc Châu tại Sunshine

Vietnamese Museum Australia Ltd
Viện Bảo Tàng Người Việt Tự Do Úc Châu

281/V/24

Full Name / Họ và Tên	Address / Email / Phone number / Địa chỉ / Email / Điện Thoại	Signature / Chữ ký
[redacted]		

AUSTRALIAN multicultural foundation

13 February 2024

To whom it may concern,

The Australian Multicultural Foundation, established to cultivate a strong commitment to Australia as one people drawn from many cultures, fully supports the Vietnamese Museum of Australia's application for the establishment of First National Vietnamese Museum in Australia.

Since the first boat arrival in 1976 carrying Vietnamese refugees, Australia had a steady migration of Vietnamese population. According 2021 census, 1.3% of the Australian population stated that they had Vietnamese ancestry, and they were the fourth largest Asian Australian ancestry after Chinese Australians, Indian Australians, and Filipino Australians. Brimbank has a high population with Vietnamese heritage.

This exciting project will form the sixth cultural museum in the Multicultural Museum Victoria Network. This will be another major landmark which will further enhance Melbourne as the Cultural Mecca of Australia.

Furthermore, this is a unique opportunity for the City of Brimbank to further build its credential as a vibrant, educational, and cultural hub for the community as well as a tourist destination.

The Museum will provide powerful stories of resilience and show the outstanding cultural, economic, and social contribution of the Australian Vietnamese community to advance Australia's wellbeing. This will be a culturally unique experience for all Victorians and visitors from all over Australia and the World to enjoy and learn from the hundreds of artefacts and stories collected by the Museum. Initiatives of this nature truly reflect the Multicultural reality of Australia.

This Museum will not only be a vital link to acknowledge the rich history of the Australian Vietnamese community for the wider community but also a reminder for the future generation of Australian Vietnamese of their rich cultural heritage and those values held by the Australian Vietnamese community in preserving community harmony and understanding.

Australian Multicultural Foundation fully supports VMA's application to Brimbank City Council.

If you have any queries, please do not hesitate to contact directly on 0436 410 140.

Yours sincerely

Dr B. (Hass) Dellal AO
Executive Director

A legacy of Australia's Bicentenary – Established to promote a strong commitment to Australia as one people drawn from many cultures.

Australian Multicultural Foundation Limited A.C.N. 007 071 169 A.B.N. 28 007 071 169
Level 1 185 Faraday Street, Carlton VIC 3053 Australia | Telephone: (+613) 9347 6622 | Fax: ~~(+613) 9347 2446~~
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DR JOHN HE 224715BJ
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DR PHUC NHAN PHAM 2214819X
MBBS, FRACGP

DR PHUONG HUU PHAM 231050CX
MBBS, FRACGP

DR QUOC HUNG DINH 2145779J
MBBS, FRACGP

20 February 2024

Dear Brimbank council staff,

I am Doctor Phuc Nhan Pham who is the charity and social director of the United Vietnamese Buddhist Congregation in Australia and New Zealand, and vice president of Quang Minh Temple , has been working at 165 St Albans rd St Alban Vic 3021 for 35 years to express my wholehearted support for the proposal to establish Australia's first Vietnamese museum in Brimbank. With approximately 32,000 residents of Vietnamese heritage living in Brimbank and about two hundred thousand throughout Australia, our community has a rich history and cultural heritage that deserves to be shared, celebrated, and preserved. The Vietnamese Museum Australia seeks to preserve and share the history and experiences of the Vietnamese community, including those who fled Vietnam as refugees. This museum will serve as a reminder of the sacrifices made during the Vietnam War and the hardships faced by Vietnamese refugees. It will also celebrate the contributions of the Vietnamese community to Australian society since their arrival in 1975. The Vietnamese Museum Australia's interest in relocating to Sunshine another withdrawing its contract with Maribyrnong Council presents a wonderful opportunity for Brimbank, which is well-positioned to be the home of Australia's first and nationally significant Vietnamese museum. Not only would the museum add to the already committed investments in Sunshine, but it would also attract further investment and help simulated and establish a vibrant visitor economy in Brimbank, with visitors from across Australia and around the world

Preserving the history and stories of the Vietnamese settlement in Australia is crucial, especially as attempts are being made to rewrite history. The history of the Vietnamese refugees and their settlement in Australia is now an integral and inseparable part of that of Australia. I wholeheartedly support the proposal to sell a parcel of land at 119-125 Durham Road, Sunshine, to the Vietnamese Museum Australia for the construction of a nationally and internationally significant cultural museum.

My clinic with 5 doctors with 30,000 patients we understand that 90 % their wishes that they hope you to support this proposal, which aligns with the values of multiculturalism, historical preservation, and community engagement. Thank you for considering and support. I look forward to seeing the Vietnamese museum become a reality in Brimbank in the future.

Thanks.

Kind regards,

Doctor Phuc Nhan Pham .

DR. PHUC NHAN PHAM
ST. ALBANS FAMILY DOCTOR CLINIC
165 ST. ALBANS RD, ST. ALBANS VIC 3021
PROV. NO: 2214819X TEL: 9367 7927

Agenda
Hearing of Submissions Committee

Committee	Cr Jasmin Nguyen – Hearing Committee Cr Sam David – Hearing Committee Cr Thuy Dang - Hearing Committee
Council Officers	Kelvin Walsh, Director City Futures Aidan Mullen, Executive Manager Transforming Brimbank Jodie McGoldrick Executive Assistant - City Futures
Date and time	Monday 4 March, 6.00pm
Location	Council Chambers Level 1 Brimbank Community and Civic Centre 301 Hampshire Road, Sunshine

Subject: Proposed Sale of (part) Durham Road Car Park – Hearing of Submissions Committee Meeting

Summary

In accordance with a resolution of Council on 12 December 2023, Council has undertaken the 4 week consultation period for the proposed sale of part of Durham Road Car Park.

Consultation closed on Monday 19 February 2024, 187 submissions were received in total, which included:

- 179 submissions received via the Your Say Page
- 8 submissions received via email – including one letter of support with 1,868 signatures.

19 submitter have requested to speak to their submissions at the Hearing of Submissions Committee meeting.

Submitters will be called by the Chair in order of submissions received, and provided **3 minutes to speak to their submission.**

Items

No.	Topic	Presented by
1	Welcome/Conflicts of Interest	Chair
2	Introduction	K Walsh
3	Submitters' opportunity to be heard	Chair / Submitters
4	Next steps	Chair

Attachments

- Submissions have been provided to Councillors

What's next?

A report, including a summary of submissions received and minutes of the Hearing Committee, will be considered at the Ordinary Council Meeting on 19 March 2024.

Responsible Officer

Name A Mullen

Endorsed

Director K Walsh

Summary of Proceedings Hearing of Submissions – Proposed Sale of Part Durham Road Car Park

Date: 4 March 2024	Time: 6.00pm
Committee:	Cr Sam David JP –Committee Chair Cr Jasmin Nguyen –Committee Member Cr Thuy Dang – Committee Member
Councillor Observers:	Cr Victoria Borg - Observer
Municipal Monitor:	Janet Dore
Council Officers:	Kelvin Walsh, Director City Futures Aidan Mullen, Executive Manager Transforming Brimbank Jodie McGoldrick, Executive Assistant City Futures
Submitters:	9 submitters attended and presented in support of their written submissions
Location:	Council Chambers Level 1 Brimbank Community and Civic Centre 301 Hampshire Road, Sunshine

Chair: Cr David JP

1. Open Hearing

- The Chair welcomed and introduced himself and Cr Dang and noted that Cr Nguyen was running late (arrived at 6.09pm), and acknowledged the Council officers in attendance.
- Cr David provided acknowledgment of Country.
- The Chair asked if there were any conflicts of interest.

2. Introduction

Kelvin Walsh, Director City Futures, provided an overview of the meeting, the protocols and next steps:

- Noted the role of the Hearing of Submissions Committee – to hear from people who have made a written submission to Council.
- Confirmed that the Committee had been provided a copy of each submission received about the Proposal.
- Noted 17 submitters have requested to speak and that each submitter will be provided three minutes to speak.
- Advised that the Committee would not be making any decisions about the Proposal, and that it was proposed a report would be presented to the Ordinary Council Meeting on 19 March 2024 at the Brimbank Community and Civic Centre for consideration of this Proposal.

3. Hearing of Verbal Submissions

The following is a summary of oral submissions heard and is provided for information only.

Submitter 1 – Carmelo Costa

The Chair invited the Submitter to speak on his submission. The Submitter noted:

- Support for the proposal with the addition of some Sunshine History to be included in the building e.g. Prince Phillip's stay at the Derrimut Hotel and Bon Scott having lived in Couch Street, Sunshine.

Submitter 2 – Sinh Khien (Via Vietnamese Interpreter)

The Chair invited the Submitter to speak on his submission. The Submitter noted:

- Submitter advised that they are 92 years old and escaped Vietnam in 1980 and have lived in Melbourne since in 1987.
- Supported the proposal.
- Provided thanks the Australian Government for a Museum to house and show the heritage of the Vietnamese people and thanks to The Honourable Malcolm Fraser and showed respect to her.

Submitter 3 – Cr Cuc Lam (Mayor of Maribyrnong)

The Chair invited the Submitter to speak on her submission. The Submitter noted:

- Submission on behalf of Maribyrnong City Council.
- The City of Maribyrnong's support for a National Museum in the West of Melbourne.
- The Museum would be the first of its kind in Australia, with the proposal being a visitor hub attracting many visitors to Sunshine. The Museum would document and preserve Vietnamese history in Australia.
- The Durham Road Car Park site is close to Sunshine Station. The Museum is good for business and will inspire visitors to stay longer.

In response to questions from the Committee, the Submitter advised:

- Indicated that it was sad to lose the Museum in Maribyrnong but is am happy to see it in the West. This is a great opportunity and Brimbank is lucky.

Submitter 4 – Sisay Dinku

The Chair invited the Submitter to speak on his submission. The Submitter noted:

- Supported the proposal and what the Museum brings to social, cultural and environmental benefits.
- Indicated that the proposal will provide local jobs and will build on the relationship between Australia and Vietnam.

Submitter 5 – Viet Tran

The Chair invited the Submitter to speak on his submission. The Submitter noted:

- Own family's refugee story and a need to maintain a history of these stories.
- The Museum will provide a meaningful legacy for countless generations of Vietnamese Australian.
- The proposal is good for the wider community and for Sunshine's cultural significance.

Submitter 6 – Tuanh Nguyen (representing the Vietnamese Museum Australia)

The Chair invited the Submitter to speak on his submission. The Submitter:

- Advised that they are the Director and Secretary of VMA and supports the proposal.
- Indicated that the Museum will be one of a kind for families and will provide diverse inclusion, an educational resource and economic and social (local business and job opportunities) benefits.
- Provided that the VMA will allow the stories and history of Vietnamese Australians to be heard and will combat growing scepticism about inclusion and diversity.

In response to questions from the Committee, the Submitter advised:

- The VMA is very confident in bringing the project to life, with the support of the Government and Community.
- VMA will continue to work with the Community for fund raising and continue to engage and consult.
- There will be a loss of car parks and we will continue to work with Council on this matter to minimise car park loses. The location is in strategic proximity of the Sunshine Station for visitors to utilise the train and bus network.

Submitter 7- Walter Haering

The Chair invited the Submitter to speak on his submission. The Submitter:

- Supported the cultural project but did not support the location.
- Noted alternative commercial land presently available for sale in the immediate area and as such Council land not required.
- Questioned the adequacy of parking in the surrounding streets. Noted the traffic and parking assessment of the Durham Road Car Park site found that the Durham Road Car Park would have a net loss of 57 car spaces and that the assessment summarises that parking will not be a problem during the daytime for museum visitors, but it will be an issue for museum visitors during functions in the evenings.
- Indicated that the Parking assessment considered it's suitability for the museum users and did not properly consider the effect on the current users of the carpark. Looking at the usage figures in the study, it will cause a problem for non-museum users all of the time and also for the supporting function centre patrons.
- Considered that Brimbank is trying to upstage Maribyrnong Council and in doing so is rushing this proposal through with a simplistic, non-critical attitude.
- Noted there is a funding requirement to have the Stage 1 works for the museum largely under construction or complete by 2026. The submitter raised concern that due to the time expended attempting the Footscray application, the funding will be withdrawn if the development does not begin soon and that this should not be reason to approve this hastily.
- Advised of alternative sites that the submitter considered more appropriate.

Submitter 8 – Professor Tien Kieu

The Chair invited the Submitter to speak on his submission. The Submitter noted:

- Their own personal refugee story and support for the Museum in the Brimbank area.
- That the museum seeks to preserve experiences and is not a War Museum but is about the history and the community and a history space for education and reflection.

In response to questions from the Committee, the Submitter advised:

- This is the perfect location for the first National Vietnamese Museum and would attract visitors from all over the world.

Submitter 9 - Steve Lowe OAM

The Chair invited the Submitter to speak on his submission. The Submitter noted:

- He is a volunteer at the VMA and a Vietnam Veteran and strongly supports the Vietnamese Museum.
- His family's own personal refugee story and how the proposal would ensure that his and other stories would not be lost, this is the goals for the VMA.

In response to questions from the Committee, the Submitter advised:

- He is unaware anyone from the veteran community who is against the proposal.

Submitters not in attendance

The Chair requested any further submitted who haven't presented – no further submitters were present.
Submitters not in attendance will still have their written submission provided to all Councilors.

5. Close Hearing

At the end of hearing the submitters, the Chair thanked the submitters for their time, and closed the meeting at 6.59pm.

PLAN OF SUBDIVISION

UNDER SECTION 35(8) OF THE SUBDIVISION ACT 1988

LRV USE ONLY

PS922859P

LOCATION OF LAND

PARISH:	CUT PAW PAW
SECTION:	-----
CROWN ALLOTMENT:	18 (PART)
CROWN PORTION:	-----
TITLE REFERENCE:	VOLUME 4947 FOLIO 351, VOLUME 4713 FOLIO 481, VOLUME 9007 FOLIO 923 & VOLUME 8260 FOLIO 166
LAST PLAN REFERENCE:	LOTS 50 & 51 on LP5661 & LOTS 52 & 53 on LP46235
POSTAL ADDRESS: (at time of subdivision)	119-125 DURHAM ROAD SUNSHINE VIC 3020
MGA2020 CO-ORDINATES (of approx. centre of land in plan)	E 308 930 ZONE: 55 N 5 815 425 GDA 2020

COUNCIL NAME: BRIMBANK CITY COUNCIL

NOTATIONS

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
RESERVE No.1	BRIMBANK CITY COUNCIL
R1 ROAD	BRIMBANK CITY COUNCIL

NOTATIONS

STAGING: THIS IS NOT A STAGED SUBDIVISION

PLANNING PERMIT No.:

DEPTH LIMITATION: DOES NOT APPLY.

SURVEY: THIS PLAN IS BASED ON SURVEY.

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARK MARIBYRNONG PM 1174 AND IS NOT IN A PROCLAIMED SURVEY AREA.

EASEMENT INFORMATION

LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)

EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF

TERRAIN CONSULTING GROUP PTY LTD
418 HIGH STREET
KEW VIC 3101
PH 9853 3352 FAX 9853 8907

SURVEYORS FILE REF: 23615

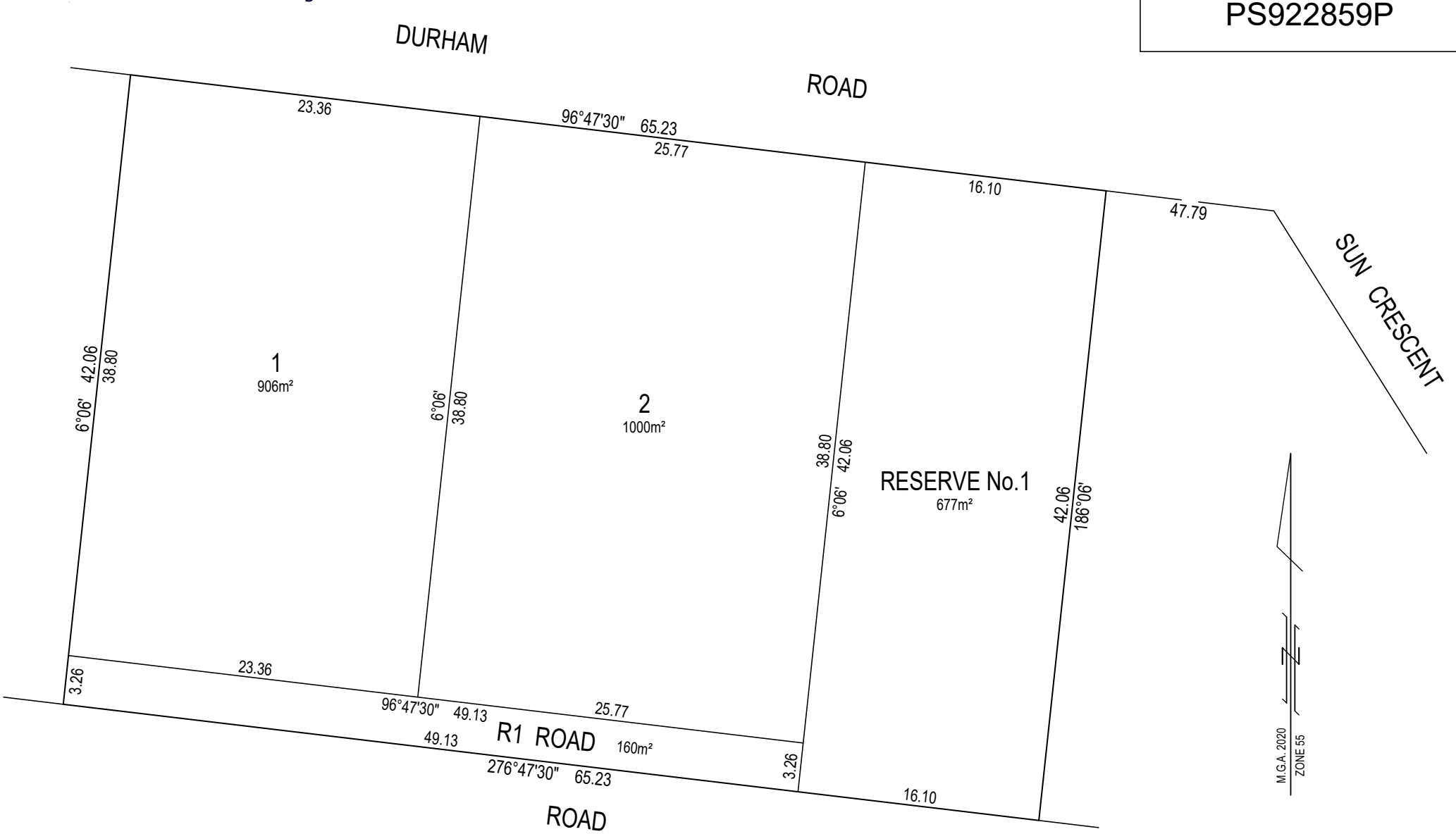
ORIGINAL SHEET SIZE: A3

SHEET 1 OF 2

ANDREW CLINTON SMITH

VERSION: PRELIM 2

PS922859P



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SURVEYORS FILE REF: 23615		ANDREW CLINTON SMITH VERSION: PRELIM 2			

Traffix Group

Vietnamese Museum Australia

Parking Management Strategy

Prepared for
Brimbank City Council

February 2024

G33960R-03D

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Document Control

Our Reference: G33960R-03D

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B	Draft II	24/01/2024	L. Green	L. Furness
C	Draft III	31/01/2024	L. Green	L. Furness
D	Final	06/02/2024	L. Green	L. Furness

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Appendix A Concept Plan of VMA Museum

Appendix B Parking Surveys

Appendix C Alternative On-Street Car Parking Designs

1. Introduction

Traffix Group has been engaged by Brimbank City Council to review the public car parking supply and demand in proximity to 119-125 Durham Road, Sunshine.

The site is being considered by Council for a new Vietnamese Museum (to be referred to hereafter as VMA) and is currently an existing Council carpark within the Sunshine Activity Centre. As such, development on the site would result in a loss of public car parking.

Additionally, the proposed development is not expected to provide on-site visitor parking.

These additional parking demands have the potential reduce the availability of public car parking in the nearby area.

This study:

- reviews the existing supply, management and demand for public car parking in the area,
- assesses the impacts of the VMA and partial loss of the Durham Road Carpark on public parking availability, and
- assesses options mitigating the potential impacts to public parking availability in the area.

2. Proposal

The proposed development is for a new Vietnamese Museum which will become the sixth Multicultural Museum of Victoria. The museum is expected to become a prominent landmark and attract 25,000-30,000 visitors annually.

The proposed site is located at 119-125 Durham Road, Sunshine, which is an existing Council carpark. The proposal designates a portion of the site for the proposed Museum and retains a portion of the existing public parking on the balance of the site.

A copy of the concept plans prepared by Genton Architecture (dated 4th December, 2023) are attached at Appendix A. A plan extract is provided below.

The proposal would construct a Vietnamese Museum on the site with the following characteristics:

- A Museum with a patron limit of 450 people on-site.
- A function space accommodating up to 250 people, approximately twice per week; however these would not coincide with the Museum (i.e. Museum during the day, possible functions to be held at night).
- The Museum may include an internal, ancillary café.
- 6 at-grade car spaces will be provided, accessed directly from the rear ROW. These spaces would be used for staff of the Museum.
- An on-site loading bay, also accessible from the rear ROW.

The balance of the site will remain as Council carpark and provide 25 public car spaces, which is a net loss of 57 car spaces. Our instructions are that the 8 car spaces on the eastern part of the existing carpark will be converted into a public plaza.

Traffix Group previously prepared due diligence traffic advice for the VMA (REF: GRP33960R-02B, dated November 2023). The advice reviewed the loss of public parking resources on the Council site (given the site is currently a public carpark) and the acceptability of a car parking reduction for the Museum and the impacts on surrounding public parking resources.

The study showed that Council will need to consider a range of mitigating measures to manage the impacts of the displaced car parking from the Durham Road carpark into the nearby area, particularly during the evenings. The implications of this proposal with regard to the above matters are further detailed in Section 4.

2.1. Other Considerations – Bus access to the site

The site's frontage to Durham Road currently contains two public bus stops that service a total of five bus routes. There is also a third public bus bay located on the south side of Durham Road between Watt Street and Hampshire Road, which appears to be used as a holding bay for the subsequent bus stops. The proposal seeks relocation of the public carpark access from the eastern to western side of the site and will result in the relocation of two public bus stops at the sites frontage to Durham Road, as seen in Figure 1.

It is preferable for any bus loading/unloading activity associated with the proposed VMA to occur in a location with easy access to the sites entrance, which initially would appear to be from Durham Road. However, with the discussed public bus bays, there is no room to provide an additional private bus bay for the proposed VMA.

As school buses cannot use the public bus bays, an alternative location is proposed along Corio Street. Corio Street remains a positive outcome as the RT Pollard Gardens provides good pedestrian connection to the site.

Council could negotiate with the Department of Transport and Planning on practicality of consolidating the two public bus stops into one and providing a private bus bay along the site's frontage, if desired.



Figure 1: Durham Road Concept Layout

3. Existing Conditions Review

3.1. Subject Site

The subject site is 119-125 Durham Road, Sunshine. The table below summarises the key characteristics of the subject site.

Table 1: Subject Site Description

Characteristic	Description
Address	119-125 Durham Road, Sunshine
Area	2,659m^2
Frontages	Approx. 66m to Durham Road Approx. 66m to ROW along southern boundary
Zoning	Activity Centre Zone – Schedule 1 (ACZ1)
Activity Centre	Sunshine Activity Centre
Current use of site	Public Council Car park – providing 82 car spaces
Vehicle access	Two-way crossover to Durham Road at the site's north-eastern corner Exit only Right-of-way (ROW) to Watt Street The ROW also provides rear vehicle access to properties immediately east of the site along Durham Road.
On-street parking along site frontage	No on-street parking along Durham Road due to existing bus stops

A locality plan, aerial photograph and land use zoning map is provided at Figure 2 to Figure 4, outlining the extent of the parking management strategy study area and subject site.

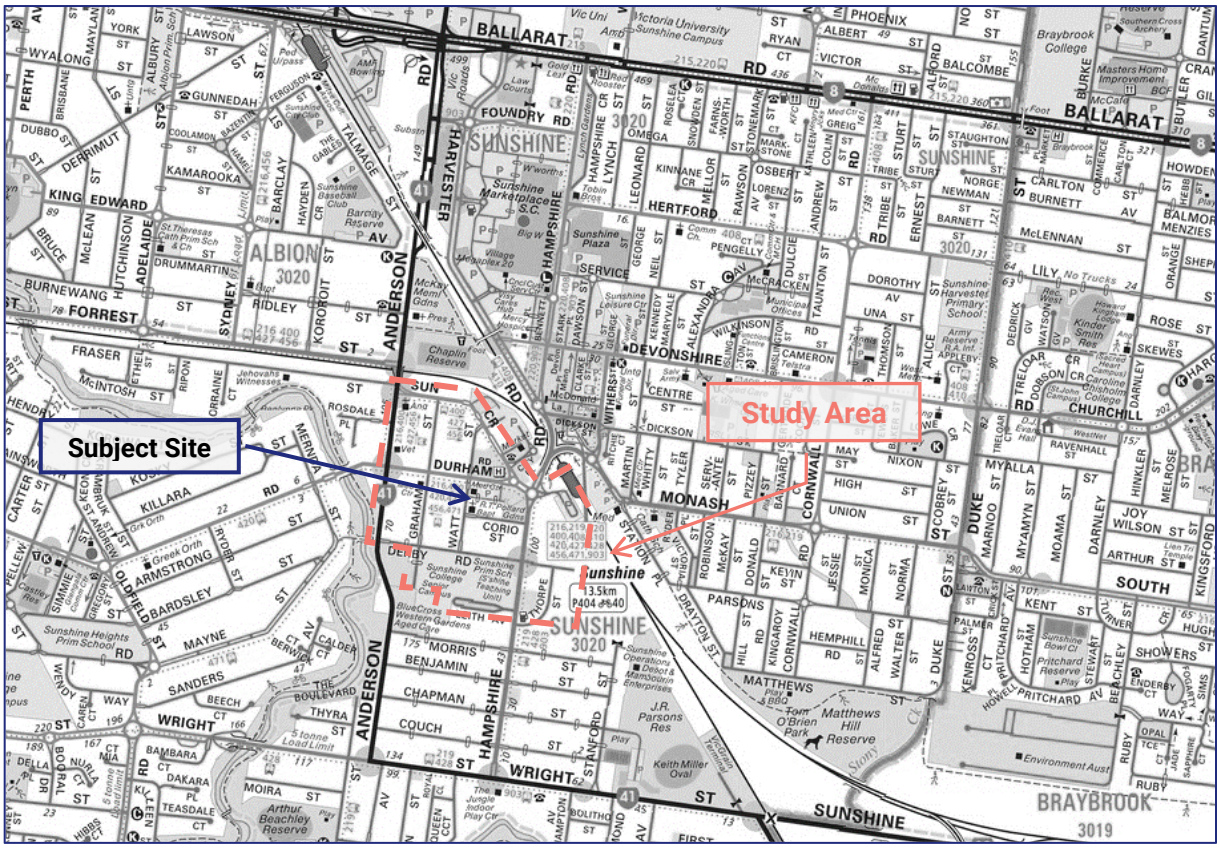


Figure 2: Locality Plan (Source: Melway)



Figure 3: 119-125 Durham Road, Sunshine - Aerial Photograph (Source: Nearmap)

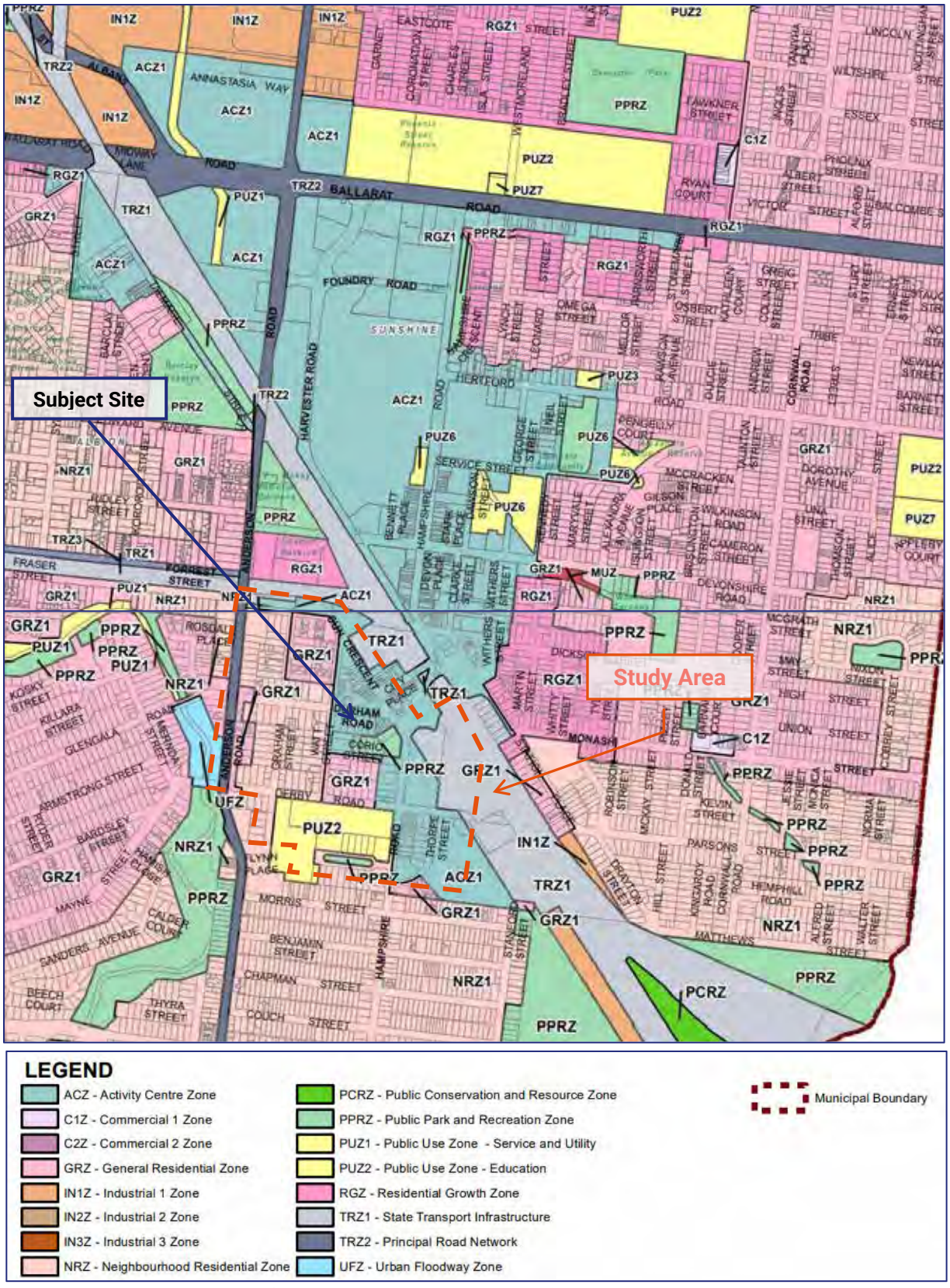


Figure 4: Land Use Zoning Map (Source: Planning Schemes Online)

3.2. Transport Network

Sunshine Activity Centre is well served by an extensive road network. The Activity Centre is bound by key Department of Transport and Planning (DTP) Arterial Roads, with Anderson Road to the east and Ballarat Road to the north. These Arterial Roads are internally linked through a variety of Council Distributor and Collector Roads within the Centre.

This network provides good connection to the Melbourne CBD along Sunshine Road, and Metropolitan Ring Road to the east along Ballarat Road.

A summary of the local road network is provided in the table below.

Photos of the surrounding road network are presented following the table.

Table 2: Local Road Network

Road Name	Agency	Classif-ication	Transport Zone	Configuration	Speed Limit	On-Street Parking
Durham Road	Council	Collector Road	No	2 traffic lanes[1] Undivided carriageway Line marked bus stops on both sides Footpath on both sides	40km/h	Various short term, unrestricted parking and bus zones on both sides
Watt Street	Council	Local Access	No	2 traffic lanes[2] Undivided carriageway Footpath on both sides	50km/h default urban	Various short term and unrestricted parking on both sides
Right-of-way (ROW) at rear of Durham Road site	Council	Local Access (Lane or ROW)	No	Single width and constructed of concrete. Angle of parking along ROW, line marking and 'No Entry' sign on Watt Street indicates that the laneway operates one-way westbound.	-	Parking on north side as part of Durham Road carpark. These spaces are 'No Standing' 7-8:30am Mon-Fri.

[1] Due to carriageway width, parking can occur on both sides of the road and continue to permit two-way traffic flow.
[2] Due to carriageway width, if parking occurs on both sides of the road, this will leave one traffic lane for two-way traffic flow.



Figure 5: Durham Road – view east



Figure 6: Durham Road – view west



Figure 7: Watt Street – view north



Figure 8: Watt Street – view south



Figure 9: ROW – view east



Figure 10: ROW – view west

3.3. Alternative Transport Modes

3.3.1. Public Transport

Sunshine activity centre provides an important hub for public transport, with metropolitan and regional train services, as well as an extensive bus interchange. As such, the site is located within the Principal Public Transport Network (PPTN).

A map of the broader services provided at Figure 11. The PPTN network map is provided at Figure 12.

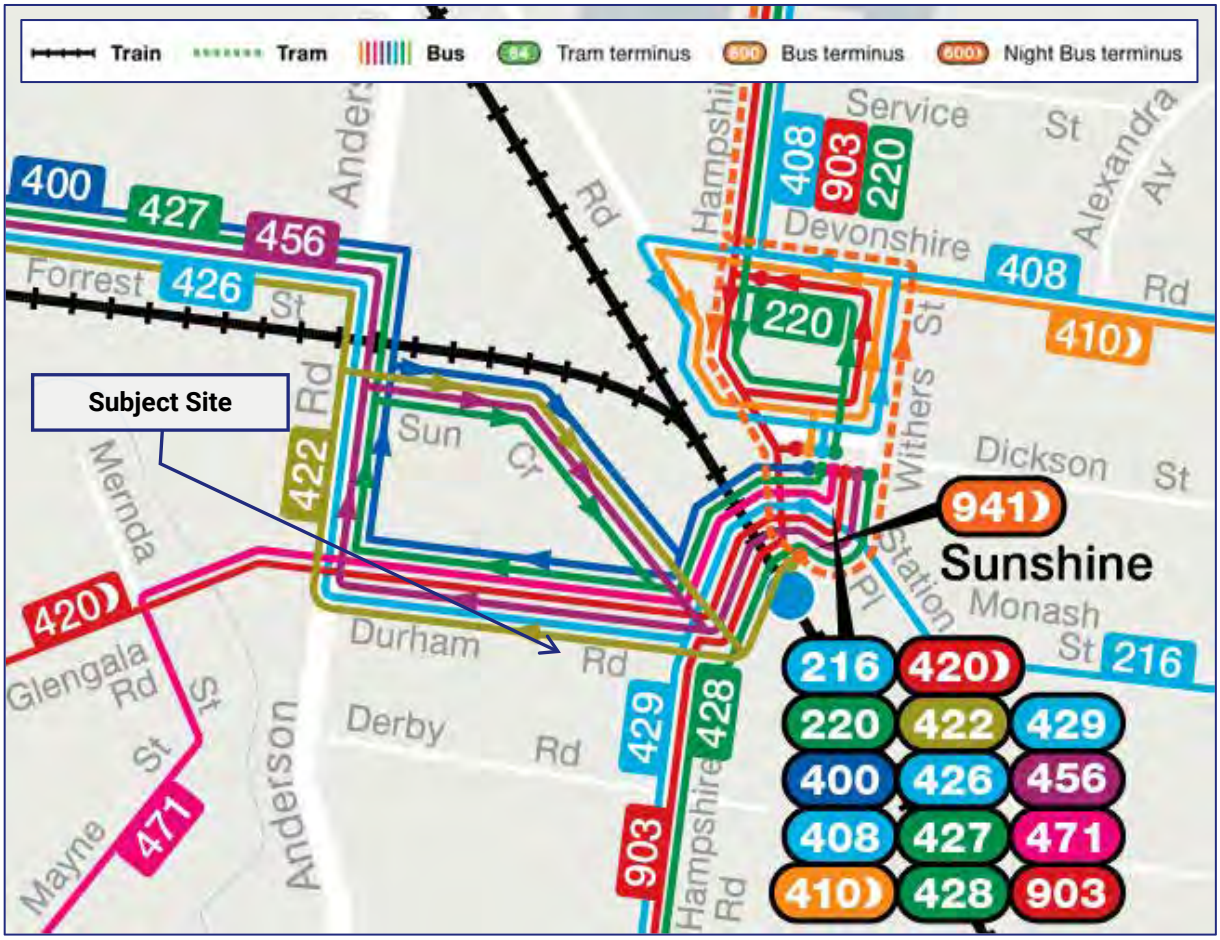


Figure 11: Public Transport Map (Source: PTV)

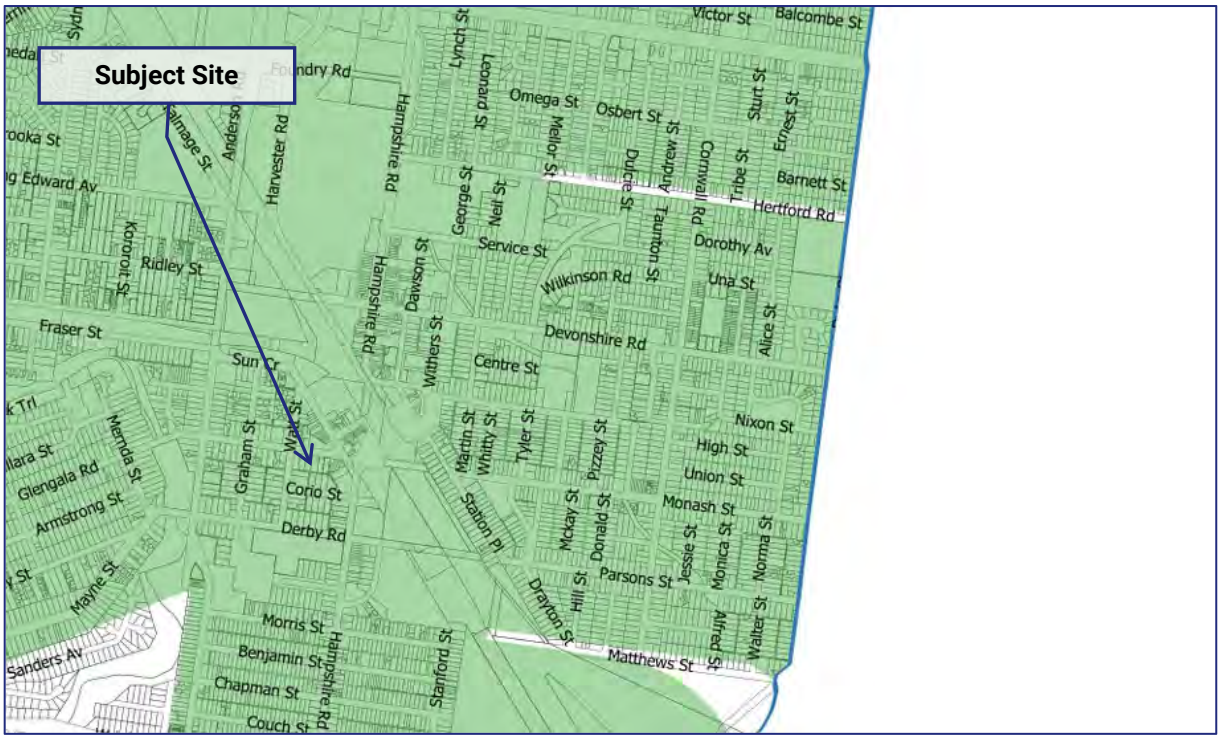


Figure 12: Principal Public Transport Network Area (Source: Vicplan)

Sunshine Railway Station

Sunshine Railway Station is located south of the Hampshire Road bridge within the Sunshine Activity Centre.

The station is an interchange station that provides metropolitan services between Sunbury and the Melbourne CBD, as well as regional V/Line services to Echuca, Swan Hill, Bendigo, Ararat, Maryborough, Ballarat and Warrnambool.

Pedestrian access to the station is provided on City Place and Station Place with a pedestrian concourse over the rail line to the south of Hampshire Road. There is no pedestrian connection over the rail line to the immediate north of Hampshire Road.

There are three carparks provided for commuter parking located on Sun Crescent (north of Hampshire Road), City Place (south of Hampshire Road) and Station Place (southwest of Hampshire Road).

Bus Interchange

The bus interchange is located on the south side of Dickson Street, bounded by the Hampshire Road Overpass and Station Place. Dickson Street operates as a one-way street running from Hampshire Road to Withers Street (eastbound) for public traffic. However, buses are able to access the street from either Hampshire Road (in the same direction as general traffic) and Withers Street (running against general traffic) via a dedicated bus lane.

The facility provides 13 static bus stops. Currently, the interchange services 14 bus routes with 12 of these services terminating at the interchange and returning from the same direction.

3.4. Future Transport Conditions

3.4.1. Sunshine Station Precinct Masterplan

In October 2022, The State Government endorsed a key strategic document relevant to the Sunshine Activity Centre, The Sunshine Station Masterplan.

Under Chapter 7 of the Masterplan, the following 6 key projects were identified:

1. ***Sunshine Spurline*** *– which involves transforming the northern traffic lane of Hampshire Road Bridge into a new route for walking and cycling.*
2. ***New integrated bus interchange*** *– developing a new bus interchange to the east of the train station.*
3. ***People-focused streets and junctions*** *– helping to make walking and cycling safer, easier and more attractive with direct routes to the superhub.*
4. ***New station entrances*** *– helping to ensure a more accessible and attractive superhub and improve wayfinding, with clear sight lines from surrounding streets.*
5. ***Trees and greening*** *– helping green Sunshine with more tree canopy cover, improving biodiversity and helping create shaded streets and spaces.*
6. ***New public open space*** *– a new, spacious green public open space helping link the superhub with the centre of Sunshine, activated and made safe by new development on the current interchange site.*

The above proposals are projected onto the figure below.

Notably, this masterplan also redevelops the larger at-grade commuter carparks on the south side of the railway line.

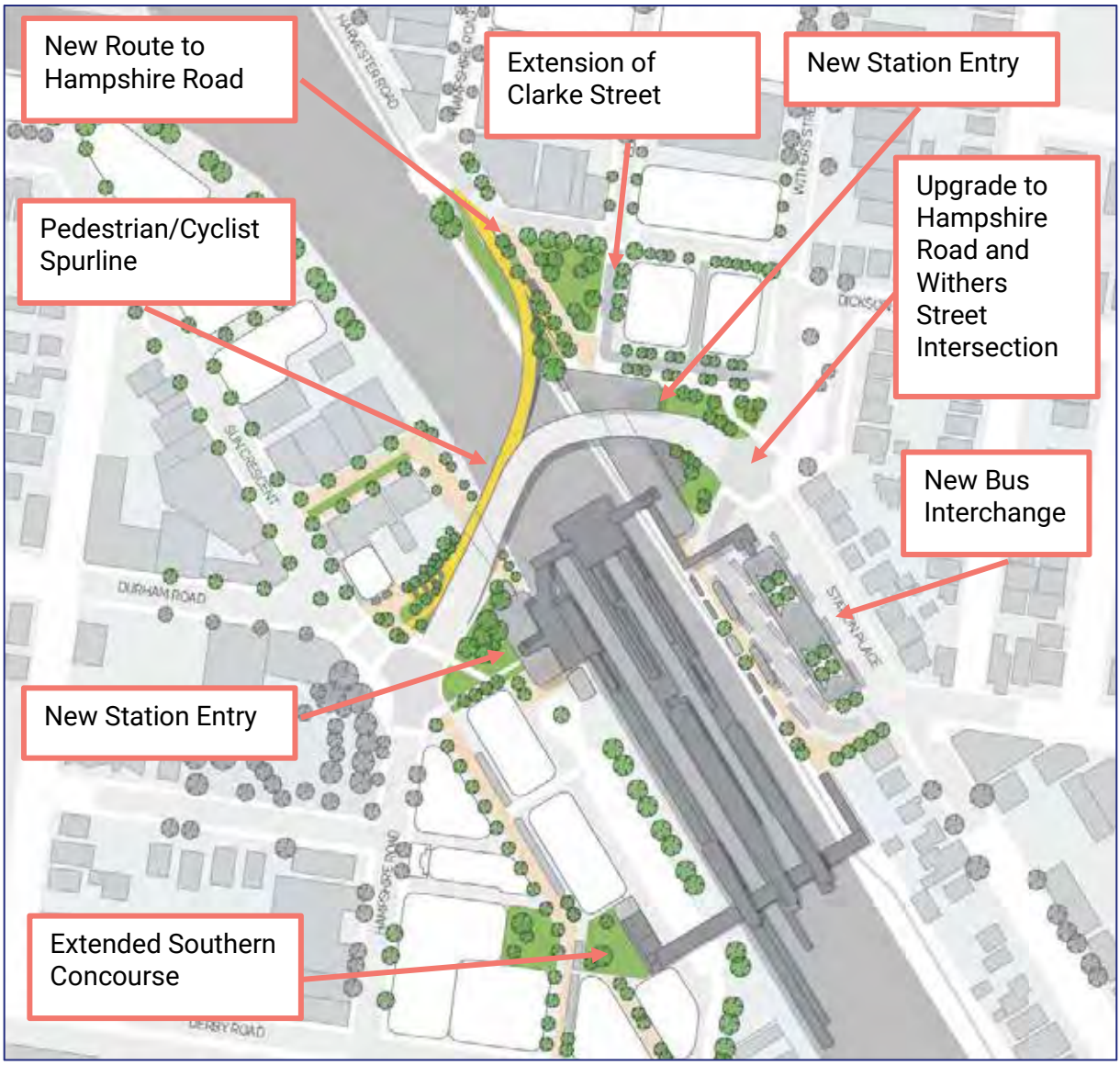


Figure 13: Sunshine Station Masterplan Summary

3.4.2. Sunshine Activity Centre – Car Parking Management Plan

A Car Parking Management Plan was prepared by Trafficworks in April 2020 for the Sunshine Activity Centre.

The plan was developed to provide guidance to Council in management of their existing public car parking across the activity centre to improve car parking efficiency before increasing provision of additional car parking spaces.

The analysis assigned areas within the Activity Centre a priority score. The priority score provides a ranking for which car parking areas require action, in relation to 48 on and off-street parking areas.

Importantly, the Durham Road Carpark is of very high priority, with the following conclusion in relation to its current use:

> *"a very high parking demand with major overstaying and very low vehicle turnover. Frequent complaints within the area and many issues relating to car parking".*

3.4.3. Sunshine Metropolitan Activity Centre – Car Parking Plan

A car parking plan was prepared by Stantec (formally GTA) in August 2021 for the Sunshine Activity Centre.

This document provides a response to how parking associated with new use and development should occur and provides the opportunity to reset the expectations of Council, developers and the community in the context of the evolution of the Sunshine Activity Centre.

It acknowledges increasing levels of public transport accessibility in future years and increasing management of on-street parking (as identified within the Sunshine Parking Management Plan) to limit overspill occurring into more sensitive residential areas.

3.4.4. Melbourne Airport Rail

Melbourne Airport Rail will connect Melbourne Airport to Victoria's regional and metropolitan train network.

Trains will run from Melbourne Airport through to Sunshine Station, then into the CBD as part of the Suburban Rail Loop (SRL) project. As such, Sunshine Station will form an important link between airport users requiring regional and metropolitan connections.

At the time of writing, this project has been paused pending further review[3].

[3] The Federal Government recently renewed its funding commitment to the project - Melbourne's airport rail line greenlit after federal funding review - ABC News.

3.5. Car Parking Conditions

Traffix Group has completed parking surveys of on and off-street parking in the vicinity of the subject site. The purpose of the surveys was to assess the supply, management and demand for public parking resources in the nearby area. The surveys were completed at hourly intervals between the following times:

- 8am-9pm on Thursday 30th November, 2023, and
- 8am-9pm on Saturday 2nd December, 2023.

These times correspond to the peak demand times for the proposed museum and the nearby area.

The detailed parking survey is presented at Appendix B.

The survey area is presented in the figure below, which comprises an area of approximately 450m around the subject site.

A reduced parking area was also analysed, which comprised of an area approximately 200m around the subject site.

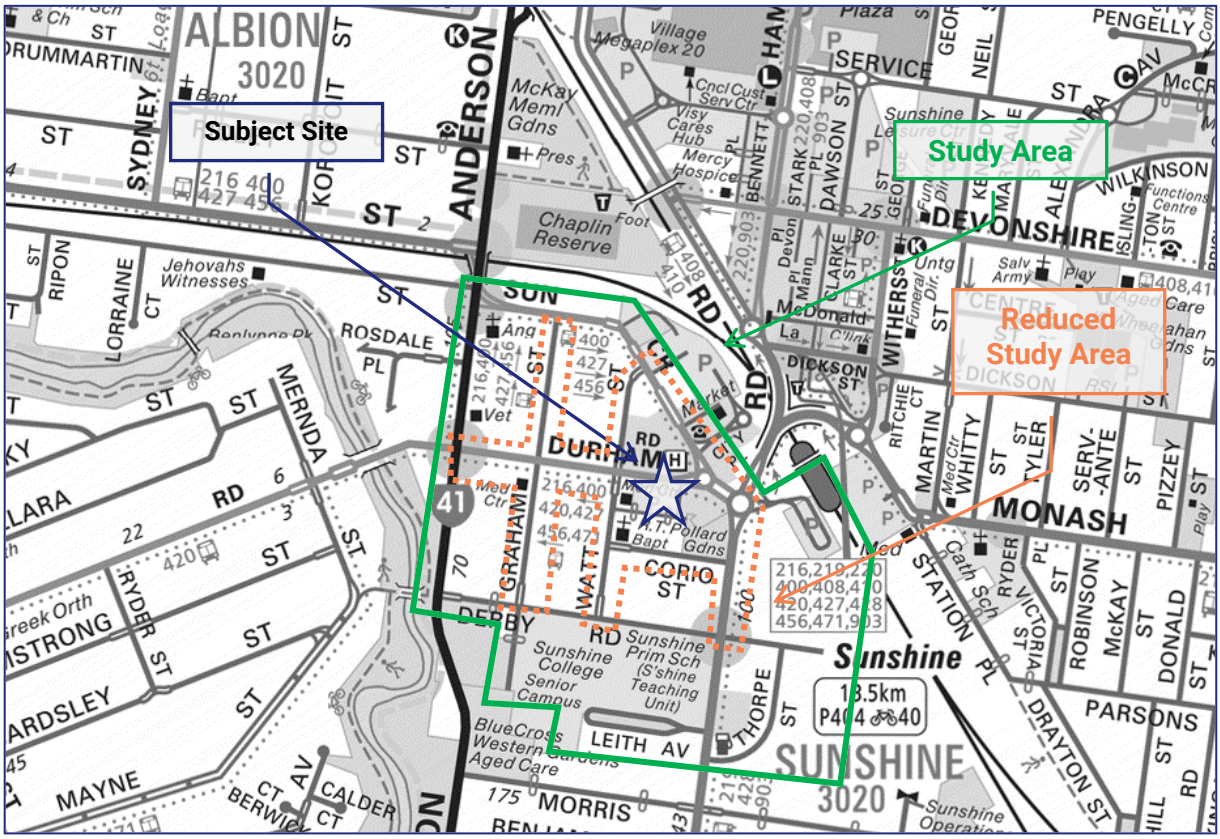
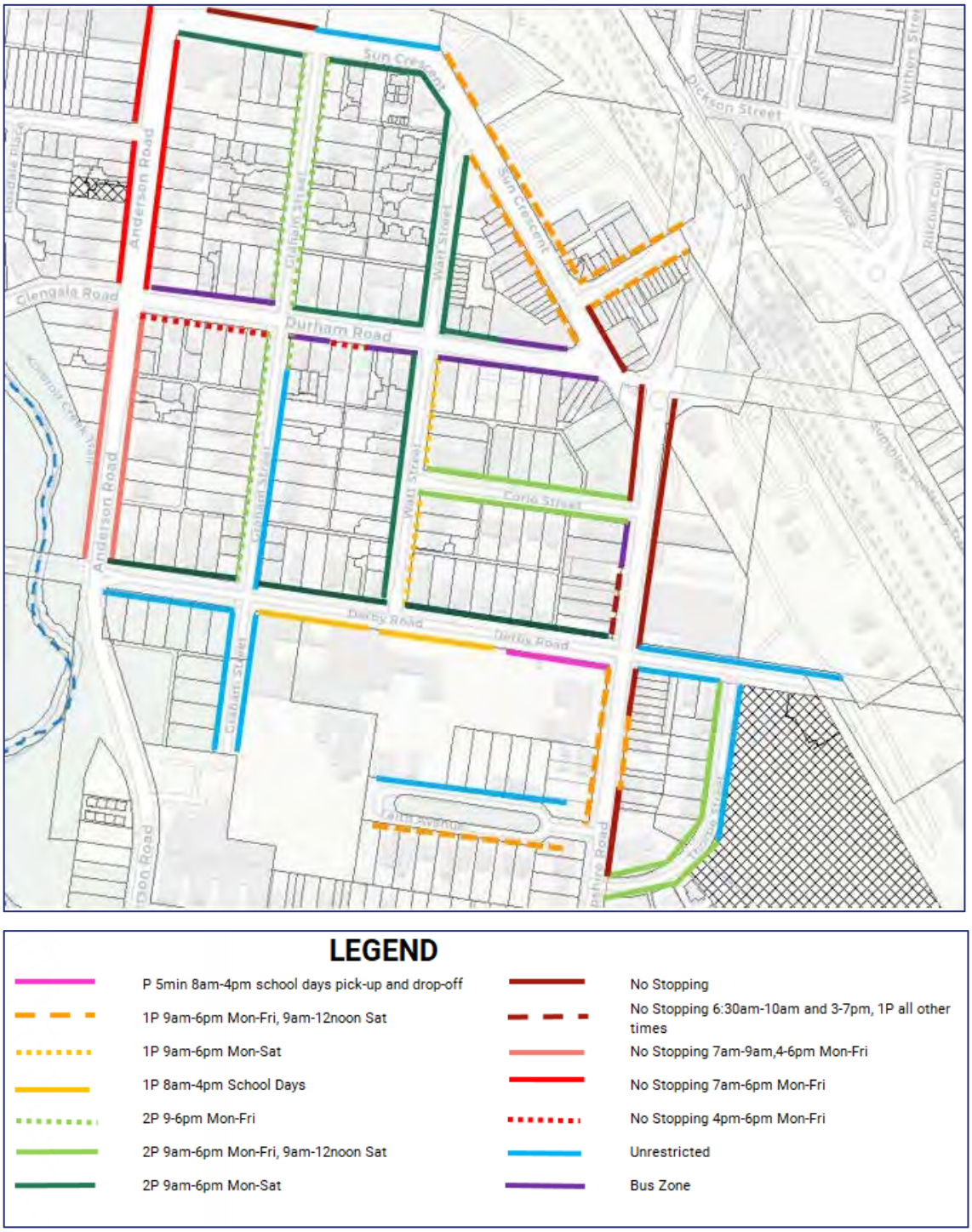


Figure 14: Parking Survey Inventory (Source: Melway)

3.5.1. Parking Restriction Analysis

A summary of the predominant parking restrictions is provided in the Figure below.



LEGEND

P 5min 8am-4pm school days pick-up and drop-off	No Stopping
1P 9am-6pm Mon-Fri, 9am-12noon Sat	No Stopping 6:30am-10am and 3-7pm, 1P all other times
1P 9am-6pm Mon-Sat	No Stopping 7am-9am,4-6pm Mon-Fri
1P 8am-4pm School Days	No Stopping 7am-6pm Mon-Fri
2P 9-6pm Mon-Fri	No Stopping 4pm-6pm Mon-Fri
2P 9am-6pm Mon-Fri, 9am-12noon Sat	Unrestricted
2P 9am-6pm Mon-Sat	Bus Zone

Figure 15: Predominant Parking Restrictions Map

An analysis of parking restrictions by time of day was undertaken to further understand the management of parking spaces around the study area. The analysis identifies the number of car spaces subject to the various parking restriction categories as follows:

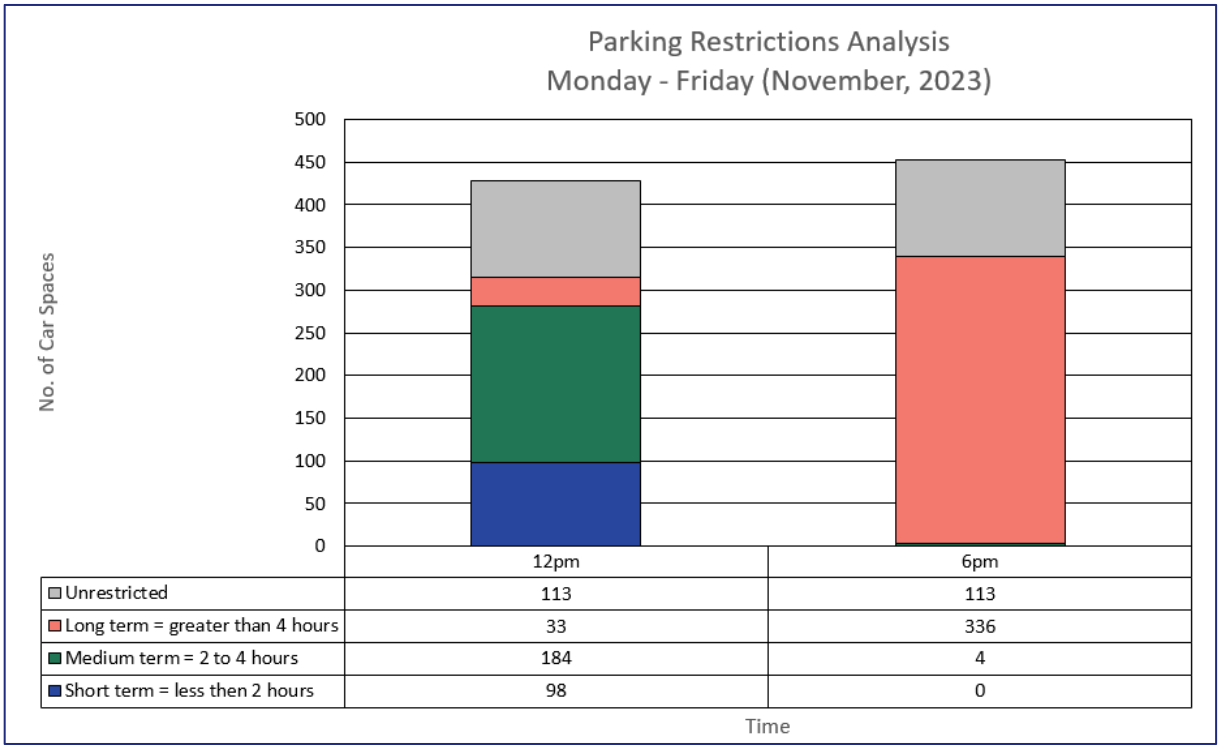
- Short term = less than 2 hours
- Medium term = 2 to 4 hours
- Long term = greater than 4 hours, including when other restrictions have ceased[4].
- Unrestricted (no restrictions apply at any time)

Parking restrictions were analysed at 12pm and 6pm on a typical weekday and Saturday.

These days and times correspond to the peak demand for the proposed uses within the activity centre and the nearby area, as identified parking demand analysis. The specific times capture the shift in parking restrictions (i.e. times of the day when a proportion of parking changes restrictions).

Almost all parking restrictions cease by 6pm. For many spaces, these also effectively end at 4pm (2P restrictions) or 5pm (1P restrictions). In this analysis, a car space becomes longer-term from 4pm as the person will stay less than 2 hours before the restrictions no longer apply).

Figure 16 and Figure 17 identify the number of car spaces under each potential duration of stay category at the nominated times for a typical weekday and Saturday, respectively[5].



	12pm	6pm
Unrestricted	113	113
Long term = greater than 4 hours	33	336
Medium term = 2 to 4 hours	184	4
Short term = less then 2 hours	98	0

Figure 16: Parking Restrictions/Duration Analysis – Weekday

[4] A 2P Mon-Fri car space would be classified as 'long-term' on Saturday.
[5] Analysis excludes on and off-street parking subject to 1/4P, 1/2P and commuter parking areas.



Figure 17: Parking Restrictions/Duration Analysis – Saturday

The key takeaways of the analysis were:

- The formal restriction finish time is different to the effective finish time (i.e. a space that is signed 2P 8am-6pm becomes long term from 4pm).
- On average, 25% of the total public parking resources are unrestricted.
- At 12pm, 23% of parking is subject to short term parking restrictions on a typical weekday.
- At 12pm, 4% of parking is subject to short term parking restrictions on a typical Saturday.
- By 6pm, parking in the nearby area is effectively no longer time limited on a weekday or Saturday.

The Durham Road carpark is the largest off-street public parking resource south of the rail line and is subject to short-term (2P 9am-6pm Mon-Fri, 9am-12noon Sat), medium-term (4P 9am-6pm Mon-Fri) or No Stopping (7am-8:30am Mon-Fri) restrictions. All restrictions at the Durham Road Carpark effectively end by 4pm on a weekday, 10am on a Saturday or a largely unrestricted.

The Durham Road Carpark was not included in above analysis, given the site is largely to be replaced with the proposed development and any remaining car spaces on the land are subject to restriction changes.

3.5.2. Resident Parking Permits

Brimbank Parking Permit Policy (adopted 16th April 2020) provides eligible residents to apply for an on-street parking permit to provide greater opportunity to park within the designated parking permit areas.

On-site observations saw 'Resident Permit Area' below on-street parking signage, meaning residents in residential streets can ignore the relevant parking restrictions. Streets where this signage was applicable is depicted on Figure 18 below.

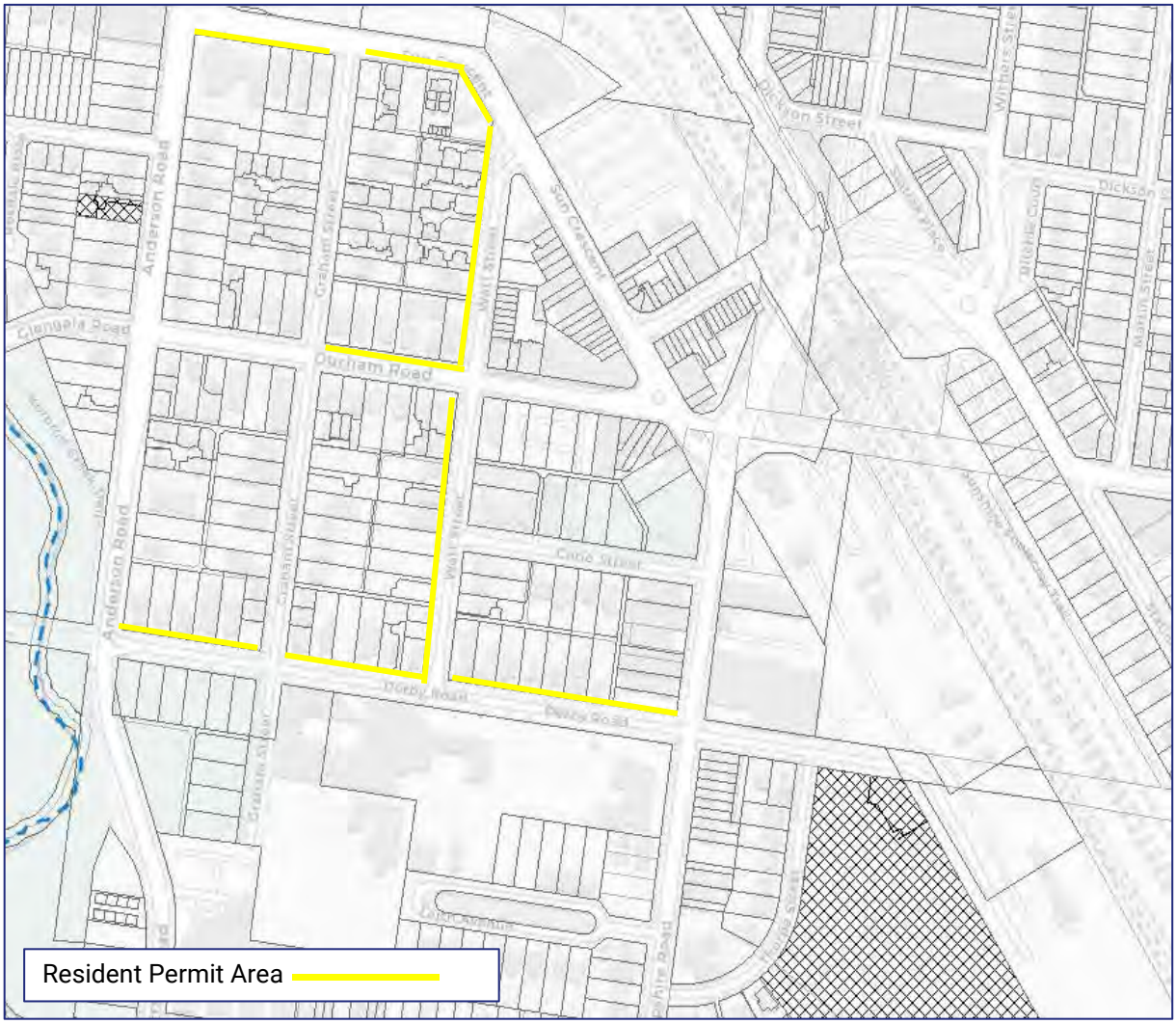


Figure 18: Resident Permit Areas

Particular provisions of the policy include, but are not limited to:

- Multi-units (three or more dwellings per lot, apartments etc.) built after this policy adoption will not be eligible for a residential permit.
- Properties that have a mixed use (i.e., apartments on upper floors and a café, shop or business on ground floor) are not considered eligible residential properties.
- Resident permits will be transferable to a genuine visitor of the resident.

- Resident permit area do not guarantee that the car space is available.
- Residents are entitled to one free permit (valid for a year) and can opt to pay for a second permit.
- The permit will specify the street, section of street or area in which it is valid. The Permit entitles the holder to park the nominated vehicle in the section of street or area
- The permit shall only be issued in areas designated to be parking permit areas.
- Is only valid within the designated area being applied for.
- Residents making an application for a resident permit must provide documentary evidence that they are a permanent resident of the address on the application form (e.g. drivers licence, Council rates notice, rent receipts or lease agreements).

3.5.3. Parking Survey Analysis

The car parking surveys were divided into various parking locations for analysis; on-street parking, off-street parking (i.e. the subject site carpark) and two commuter carparks south of the rail line. The commuter carparks were not included in the analysis of overall parking availability as they are not available to the general public (signed 'P Commuter'). However, these areas were included to better understand the overall parking management strategy within proximity to the site.

The detailed parking survey results are attached at Appendix B.

On-Street Parking – Wider Area

The surveys identified between 400-457 on-street car spaces available for use by the general public in the nearby area[6]. Car Parking was generally a mixture of unrestricted and short-term parking (i.e. 1P and 2P during weekday business hours and on Saturdays).

Figure 19 illustrates the overall demand for on-street car parking.

Overall demand for on-street parking was low over the surveyed period. A minimum of 263 vacant spaces were recorded over the survey period (39% occupancy), which occurred at 12noon on Thursday 30th November, 2023.

On-Street Parking – Reduced Area

The surveys identified between 189-200 on-street car spaces available for use by the general public in the nearby area[7]. Car Parking was generally a mixture of unrestricted and short-term parking (i.e. 1P and 2P during weekday business hours and on Saturdays).

Figure 20 illustrates the overall demand for on-street car parking within the reduced area.

Overall demand within the reduced area was low over the surveyed period. A minimum of 88 vacant spaces were recorded over the survey period (56% occupancy), which occurred at 12noon on Thursday 30th November, 2023.

Durham Road Carpark

The off-street carpark that forms the subject site provides 82 car spaces, restricted to 2P and 4P parking during the weekdays and Saturdays. The southern rows (29 spaces) are unrestricted outside of 'No Stopping' restrictions 7am-8:30am Mon-Fri.

Figure 21 outlines the profile of demand within this carpark.

Overall demand at the site carpark was moderate to high over the surveyed period. A minimum of 4 vacant spaces were recorded over the survey period (95% occupancy), which occurred at 5pm on Thursday 14th September, 2023.

High demand during the evenings indicates there are evening uses (i.e. restaurants, Derrimut Hotel, TAB Sunshine) within proximity to the site that rely on the onsite car park.

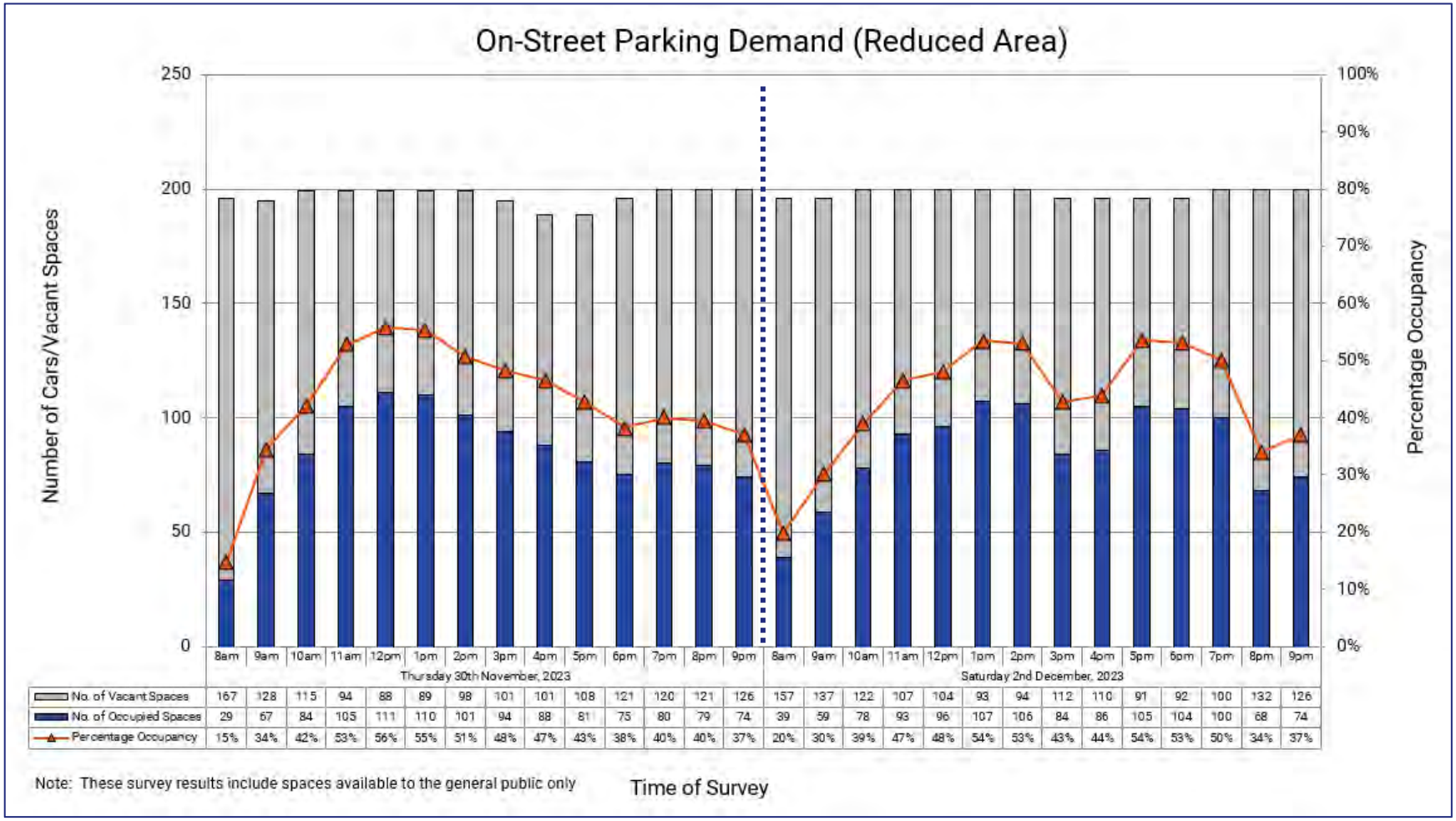
[6] Includes all car spaces available to the general public, excluding those subject to 'No Stopping', 'Loading Zone', 'Clearway' and 'Bus Zone' restrictions during the relevant enforcement period.
[7] Includes all car spaces available to the general public, excluding those subject to 'No Stopping', 'Loading Zone', 'Clearway' and 'Bus Zone' restrictions during the relevant enforcement period.



	8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm
No. of Vacant Spaces	325	294	294	267	263	266	284	264	278	295	351	354	351	362	400	370	345	317	314	309	320	341	348	331	328	343	375	372
No. of Occupied Spaces	75	130	134	161	165	162	144	160	125	108	102	103	106	95	53	83	112	140	143	148	137	112	105	122	125	114	82	85
Percentage Occupancy	19%	31%	31%	38%	39%	38%	34%	38%	31%	27%	23%	23%	23%	21%	12%	18%	25%	31%	31%	32%	30%	25%	23%	27%	28%	25%	18%	19%

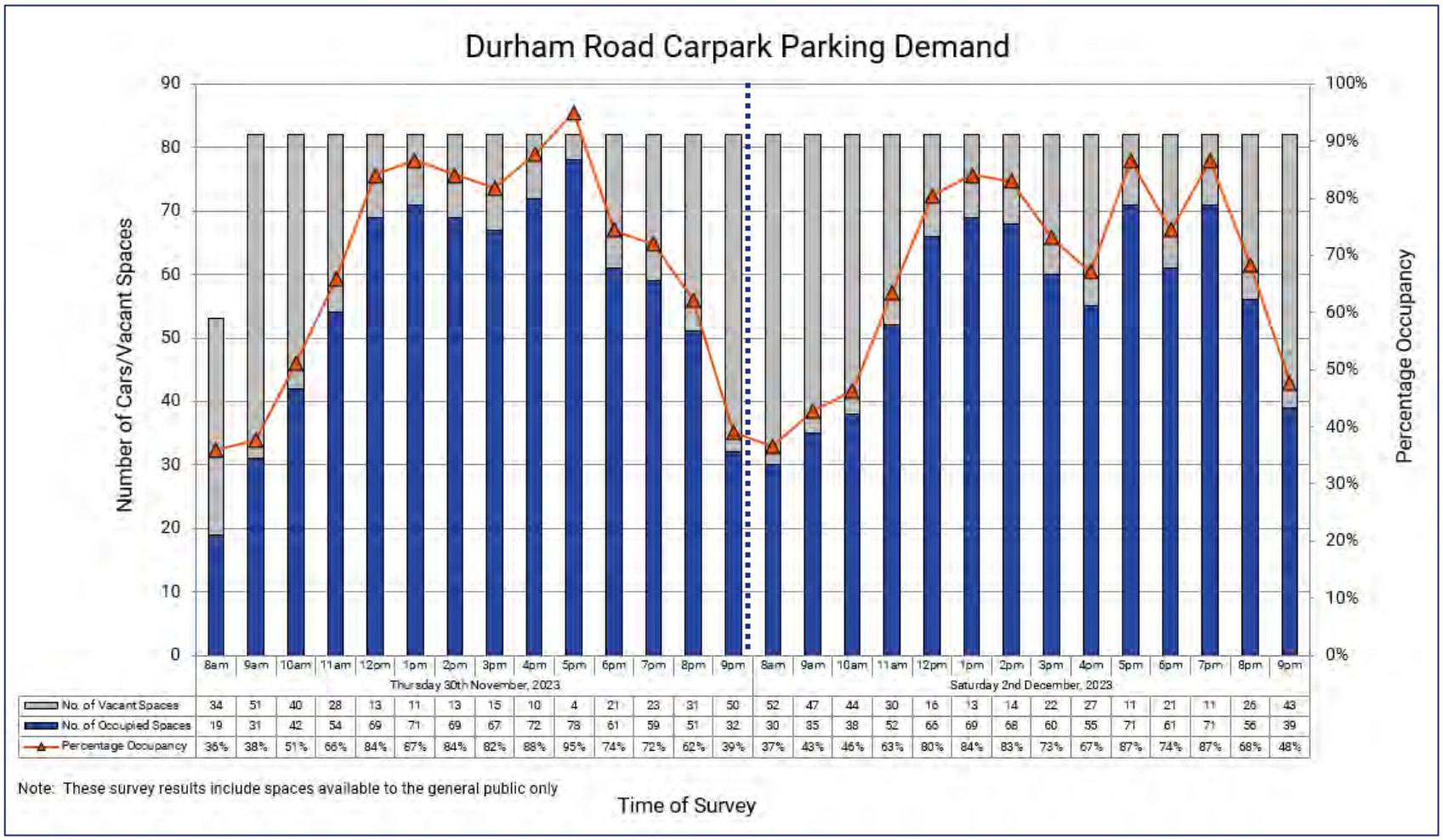
Figure 19: On-Street Parking Demand- Wider Area

Vietnamese Museum Australia



	8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm
No. of Vacant Spaces	167	128	115	94	88	89	98	101	101	108	121	120	121	126	157	137	122	107	104	93	94	112	110	91	92	100	132	126
No. of Occupied Spaces	29	67	84	105	111	110	101	94	88	81	75	80	79	74	39	59	78	93	96	107	106	84	86	105	104	100	68	74
Percentage Occupancy	15%	34%	42%	53%	56%	55%	51%	48%	47%	43%	38%	40%	40%	37%	20%	30%	39%	47%	48%	54%	53%	43%	44%	54%	53%	50%	34%	37%

Figure 20: On-Street Parking Demand (Reduced Area)



	8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm
No. of Vacant Spaces	34	51	40	28	13	11	13	15	10	4	21	23	31	50	52	47	44	30	16	13	14	22	27	11	21	11	26	43
No. of Occupied Spaces	19	31	42	54	69	71	69	67	72	78	61	59	51	32	30	35	38	52	66	69	68	60	55	71	61	71	56	39
Percentage Occupancy	36%	38%	51%	66%	84%	87%	84%	82%	88%	95%	74%	72%	62%	39%	37%	43%	46%	63%	80%	84%	83%	73%	67%	87%	74%	87%	68%	48%

Figure 21: Durham Road Carpark Parking Demand

3.5.4. Commuter Parking Analysis

There are a total of approximately 352 car spaces available for commuter parking south of the rail line associated with the Sunshine Railway Station. This includes approximately 290 spaces west of Hampshire Road and 62 spaces east of Hampshire Road.

These car spaces are not included in the overall parking analysis (i.e. when considering availability of on-street parking) as they are not available to the general public (signed 'P Commuter', available only for patrons directly interchanging with public transport services). However, they were recorded in the parking surveys as it is important to understand the supply and usage of total commuter parking compared to that of the total public parking, particularly outside of commuter peak periods (i.e. evenings and weekends), as further discussed in Section 5.1.4.

Figure 22 below demonstrates the location and numerical breakdown of various commuter parking areas at Sunshine Railway Station.

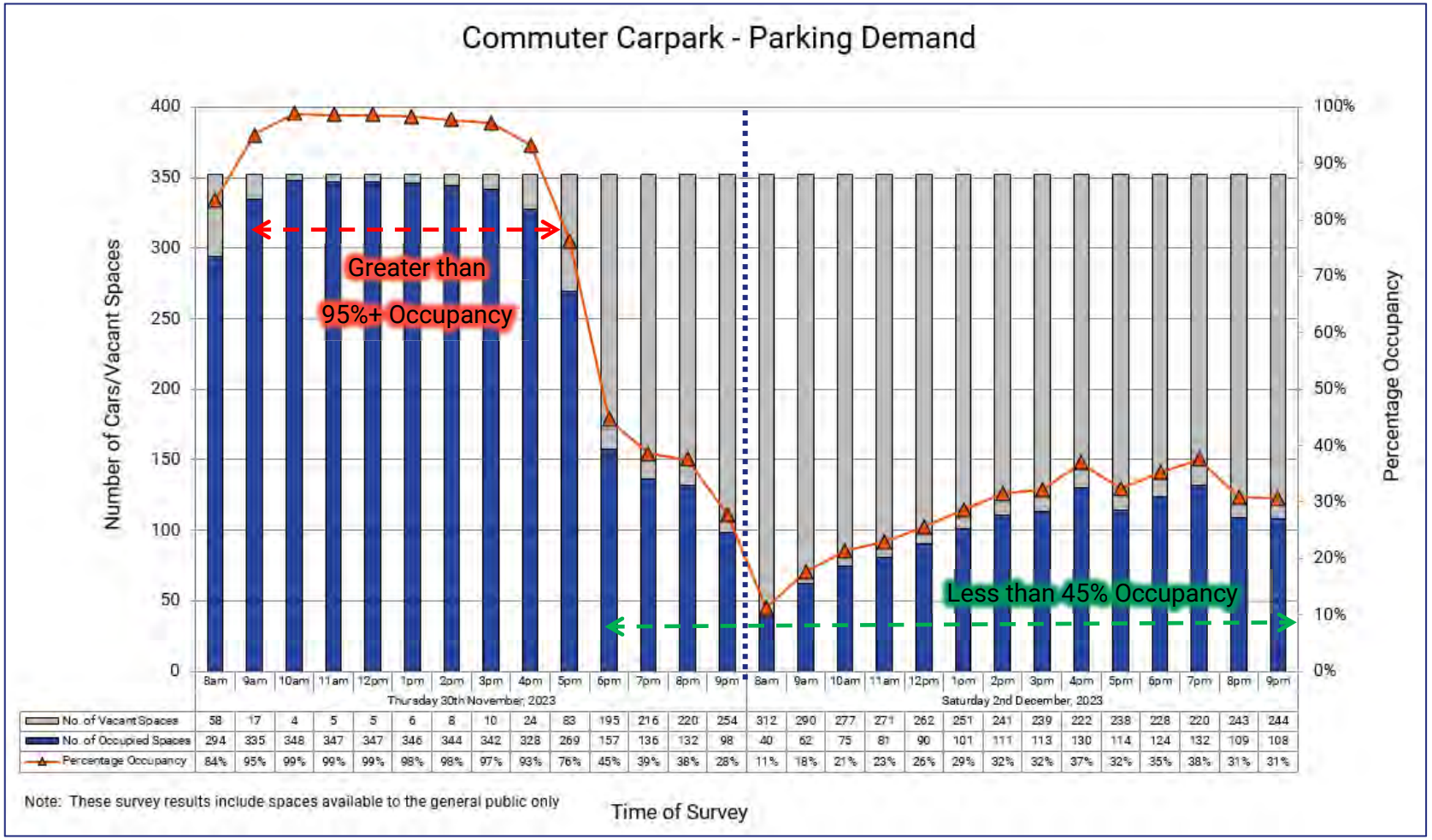


Figure 22: Sunshine Railway Station Commuter Parking

Figure 23 demonstrates the overall parking demand for the two commuter carparks south of the rail line.

The parking surveys indicate that the commuter carparks are in high demand during the typical weekday business hours, with parking occupancy greater than 95% between 9am-5pm.

However, there is substantially less usage during the evenings and on weekends. During these times parking occupancy did not exceed 45%.



	8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm
No. of Vacant Spaces	58	17	4	5	5	6	8	10	24	83	195	216	220	254	312	290	277	271	262	251	241	239	222	238	228	220	243	244
No. of Occupied Spaces	294	335	348	347	347	346	344	342	328	269	157	136	132	98	40	62	75	81	90	101	111	113	130	114	124	132	109	108
Percentage Occupancy	84%	95%	99%	99%	99%	98%	98%	97%	93%	76%	45%	39%	38%	28%	11%	18%	21%	23%	26%	29%	32%	32%	37%	32%	35%	38%	31%	31%

Figure 23: Profile of Commuter Carpark Parking Demand

4. Assessment of Car Parking Resources

4.1. Summary of VMA Parking Impacts

Traffix Group previously prepared due diligence traffic advice for Council on the VMA proposal (REF: GRP33960R-02B, dated November 2023). This included an analysis of the parking generation of the proposal. A summary of this assessment is provided below:

- The proposal was assessed as:
  - A museum for up to 450 patrons. This would operate during the day.
  - A function centre for up to 250 patrons. Functions at the museum may be associated with the museum or other community events but would not be held during the operating hours of the museum (not coincide with 450 museum patrons).
- The statutory car parking requirement of both uses is 0.3 car spaces per patron under Clause 52.06-5. We expect that this is the upper limit of the parking rate given:
  - The context within the Sunshine Activity Centre, with patrons visiting more than one land use.
  - The proximity to various public transport options, including a train station and bus interchange.
  - The nature of a museum or function centre, which encourage group travel.
  - The type of visitors expected to visit the site, including school groups that would not access the site by car. School groups would visit by bus, and effectively not generate any demand for car parking. We expect this to be the predominate form of visitation to the museum most days.
- The likelihood of consistently having 450 patrons on the Museum at any one time is limited. It would be unlikely that museum would accommodate 450 patrons for all of its operating hours (i.e. 9am-5pm, 5 or more days per week). We expect visitation rates to be much lower in practice and the 450 patron limit is more inline with events, rather than an everyday occurrence. The business case expects up to 33,000 visitations per year. If the Museum was open 300 days per year (around 6 days a week), this equates to an average of around 100 people per day. Not all of these would be on-site at once.
- The business case expects to host 100 functions per year, averaging two per week. In our view, many events may not reach 250 patrons.
- The 6 car spaces provided on-site is likely to be adequate to accommodate staff parking demand.
- We expect that:
  - During the day, normal Museum use is unlikely to regularly generate more 10 car spaces at any one time. The Museum is unlikely to accommodate 450 patrons on a regular basis, with most instances of larger number associated with school groups that will not generate a significant parking demand (i.e. arriving by bus).

– Function Centre use for up to 250 patrons may generate a demand for 69 car spaces. This demand is likely to be during the evening.

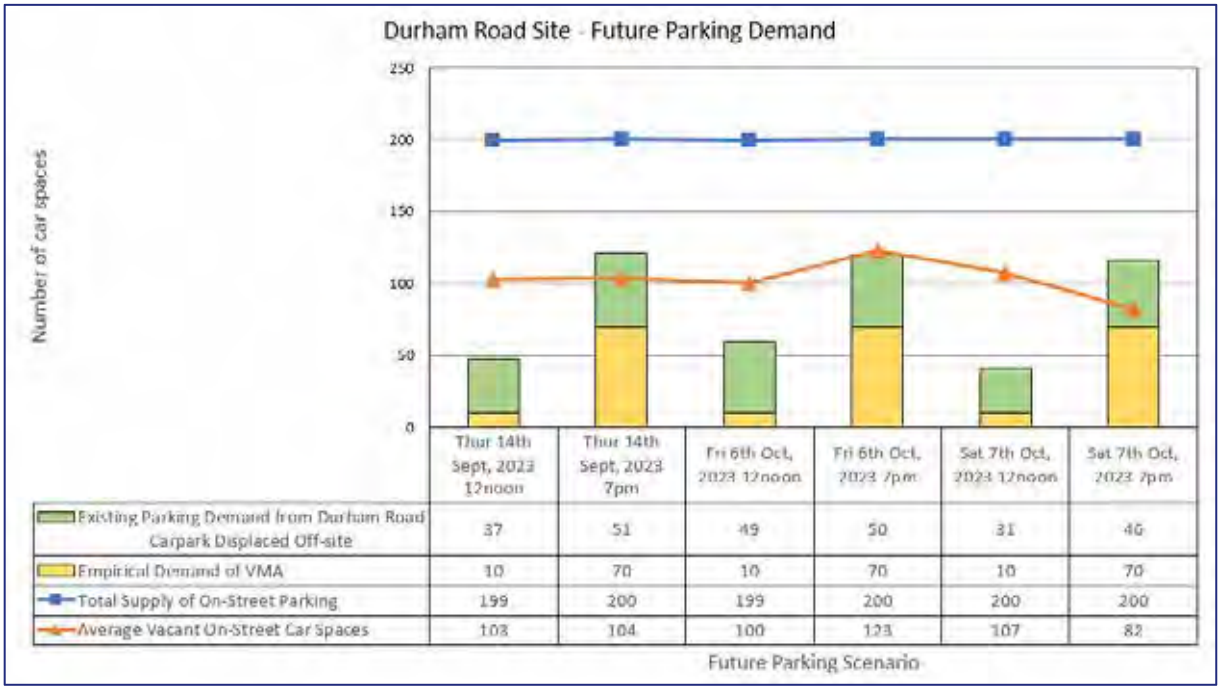
4.2. Parking Impacts

Traffix Group previously prepared due diligence traffic advice for Council on the VMA proposal (REF: GRP33960R-02B, dated November 2023). The advice reviewed the loss of public parking resources on the Council site (given the site is currently a public carpark) and the acceptability of a car parking reduction for the Museum and the impacts on surrounding public parking resources.

Spot parking surveys were undertaken as part of the due diligence advice and indicated that losing a portion of the public carpark (loss of 57 out of 82 spaces), would require users to find alternative parking resources within proximity. The spot surveys identified in the order of 200 public on-street car spaces within approximately a 200m radius of the subject site, with vacancies averaging 103 car spaces during the daytime and evening survey periods. They also indicated that the Durham Road carpark is heavily relied upon, particularly in the evenings where occupancy rates reached greater than 90%.

Overall, the spot surveys demonstrated that displacing the existing demand from this carpark into the nearby area can be accommodated, however demand for on-street parking would go from moderate (circa 50% occupancy) to very high (circa 90% occupancy). At night, assuming a function at the VMA, car parking demand would exceed supply in the area.

An excerpt of this analysis is shown in the figure below



	Thur 14th Sept, 2023 12noon	Thur 14th Sept, 2023 7pm	Fri 6th Oct, 2023 12noon	Fri 6th Oct, 2023 7pm	Sat 7th Oct, 2023 12noon	Sat 7th Oct, 2023 7pm
Existing Parking Demand from Durham Road Carpark Displaced Off-site	37	51	49	50	31	46
Empirical Demand of VMA	10	70	10	70	10	70
Total Supply of On-Street Parking	199	200	199	200	200	200
Average Vacant On-Street Car Spaces	103	104	100	123	107	82

Figure 24: Traffix – Excerpt of Future Parking Demand (Source: Traffix Group REF: G33960R-02B)

The extensive parking surveys undertaken in Section 3.5, consider a larger radius of 450m from the subject site and a reduced area (identical to that undertaken in the due diligence advice; an area of 200m).

Undertaking the same rationale, Figure 25 and Figure 26 illustrates the impacts of displacing users of the Durham Road carpark and the impact of the VMA car parking dispensation, into the reduced survey area and wider survey area, respectively.

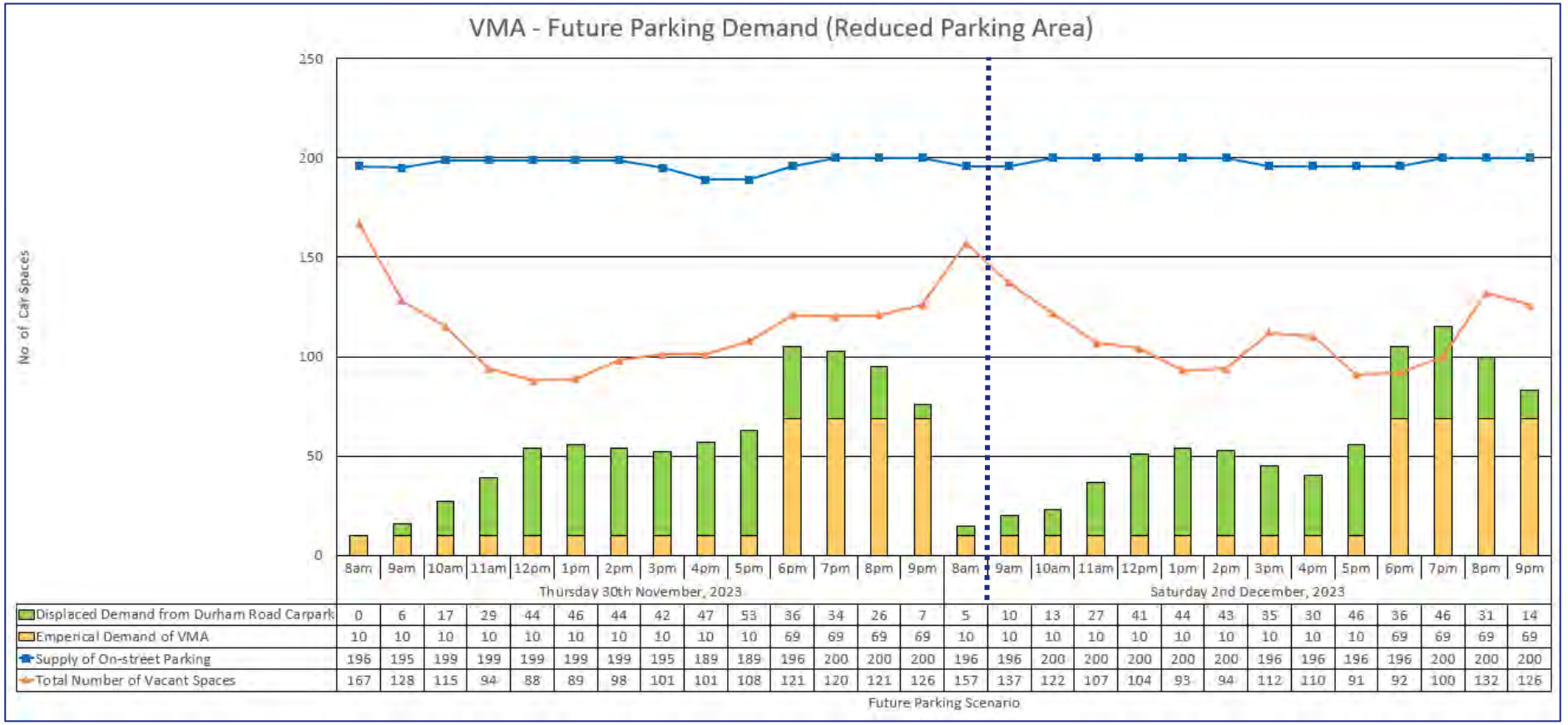


Figure 25: Future Parking Demand – Reduced Parking Area

Vietnamese Museum Australia

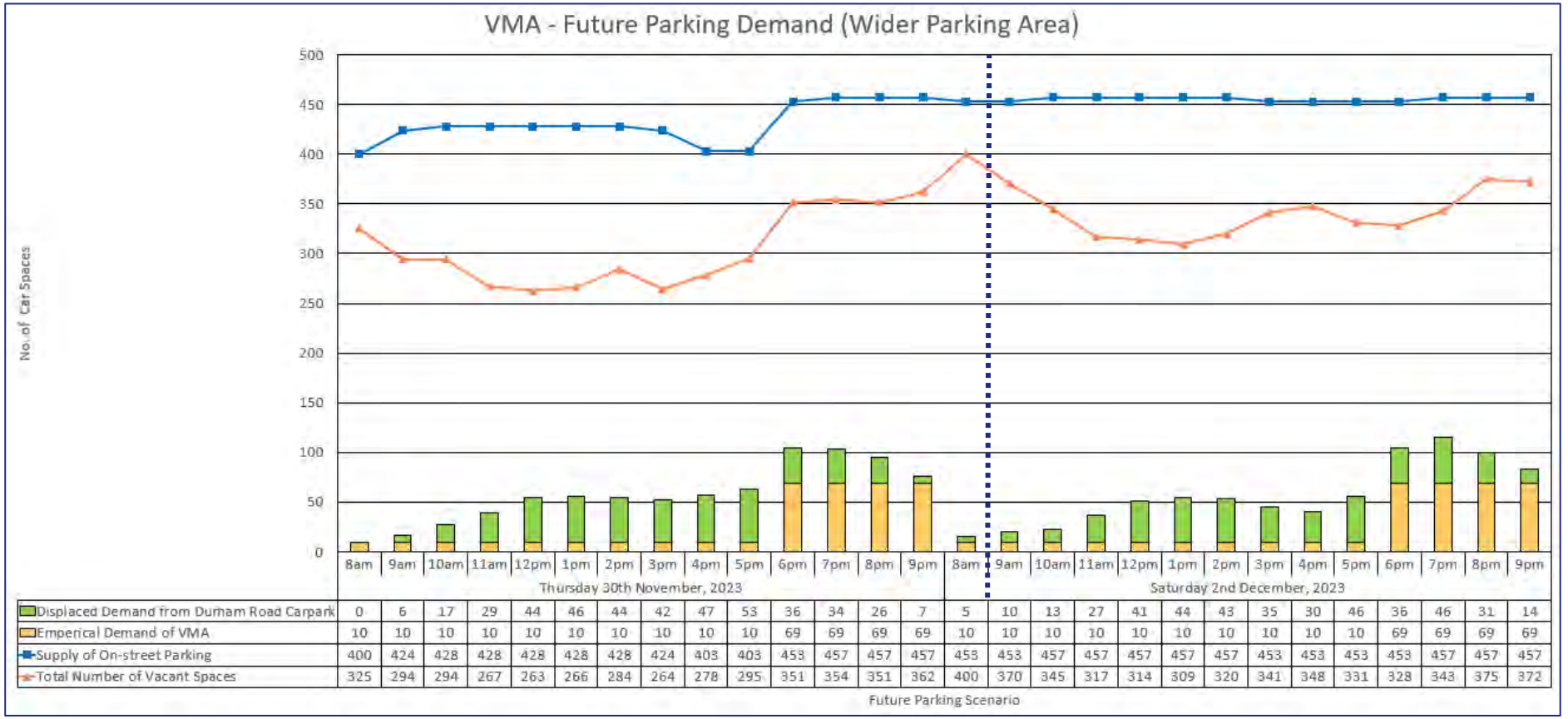


Figure 26: Future Parking Demand – Wider Parking Area

The graph above affirms that at night, assuming a full function of 250 patrons at the VMA, car parking demand may exceed supply in the immediate surrounds (i.e the 200m radius). Without any changes to parking management and strategy, this would force a portion of patrons and general public (accessing nearby evening uses) to overspill into the wider survey area.

Figure 26 demonstrates that the additional parking demand can be accommodated by the wider area. This may also include increased parking within the commuter carparks, which not intended for use by anyone except commuters.

The following section reviews options for Council to mitigate the potential impacts of the VMA.

5. Recommended Mitigating Measures

The first step in managing the impacts of the proposal is to control the level of activity at the VMA by placing appropriate restrictions on any planning permit. The difference with this action compared to other actions discussed in this section is that it cannot be retrospectively altered once implemented. However, at this time the application details will be known (i.e. the intensity of the intended use) and the application would be supported by an independent traffic assessment detailing its potential impacts.

Based on our assessment (and all associated assumptions), Council could accept the parking implications of the VMA without mitigating measures. This is based on our empirical assessment, as we do not expect large functions of 250 patrons to be a regular occurrence at the Museum.

The following sections set out a range of measures Council can adopt to mitigate the impacts of the VMA proposal, if they arise. The follow list is in descending priority order. Our recommended order of actions is to:

1. Review time-based parking restrictions to improve availability. Part of this action to is broaden the resident parking permit area. This action maximises the efficiency of existing parking resources.
2. Increase enforcement of new and existing parking restrictions to ensure their effectiveness.
3. Increase public parking supply. Two options were identified on Sun Crescent and Watt Street.
4. Review whether the commuter parking could be made more available during the evening and on weekends.

All of the above actions can be delayed until after the VMA opens and the actual impact of its operation is assessed. It is possible only the first or two action are required, or that none of these actions are necessary.

5.1.1. Review Patron Numbers

The development proposal considered by this assessment is based on:

- A Museum with a patron limit of 450 people on-site.
- A function space accommodating up to 250 people, approximately twice per week; however these would not coincide with the Museum (i.e. Museum during the day, possible functions to be held at night).

There is no formal Planning Application at this time and a future application may change the intensity of the use.

The Responsible Authority has the option to reduce the patron numbers or frequency of functions during the evenings to decrease the demand on the nearby area.

As detailed in the due diligence advice, the Function Centre is statutorily required to provide car parking at a rate of 0.3 spaces per patron under Column B of Clause 52.06-5. The proposal seeks a maximum on-site capacity of 250 patrons for the Function Centre use,

which results in a parking requirement of 75 car spaces. In the order of 6 on-site car spaces are to be provided, resulting in demand of approximately 69 spaces.

Analysing the impact of future parking demands under Figure 25, the greatest demand was recorded at 7pm on the Saturday. At this point, on-street parking theoretically would exceed supply within a 200m radius of the subject site.

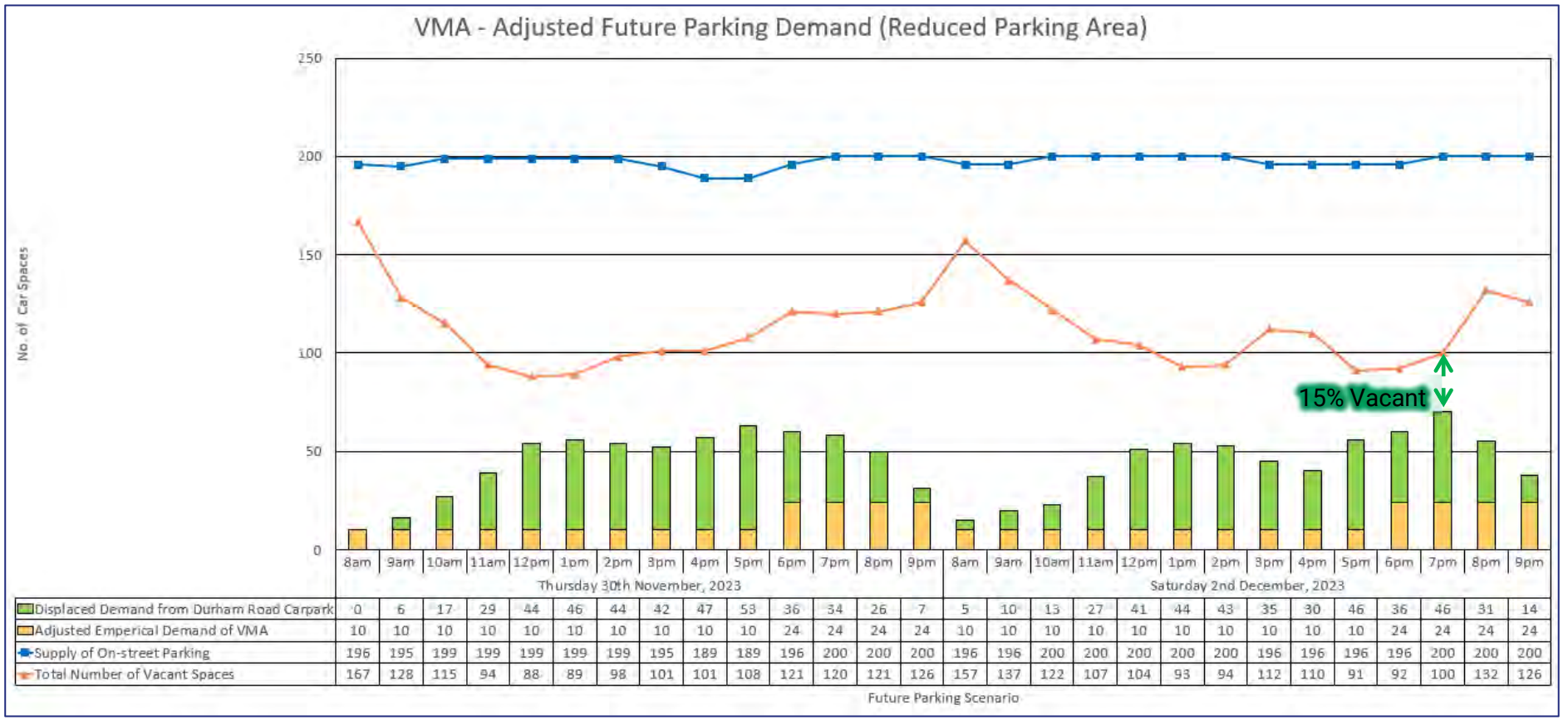
In general, parking occupancy rates greater than 85% within an Activity Centre is a point where finding a car park becomes increasingly difficult.

One way of analysing an allowable on-street impact due to patron numbers would be to use 85% on-street occupancy as a target and work backwards to identify a comfortable patron capacity.

If the total supply of on-street parking during the critical time of 7pm on a Saturday was to be at 85% occupancy, 170/200 spaces would be occupied.

Considering that 100 on-street spaces were already occupied at 7pm and approximately 46 spaces from the existing site carpark were to be displaced into on-street parking, this leaves approximately 24 spaces available for the demand of the VMA.

Allowing the VMA is to accommodate in the order of 6 on-site spaces, the VMA could frequently and comfortable accommodate a maximum patronage of approximately 100 patrons. Figure 31 below shows the adjusted demand of the VMA, under this scenario, and considering the reduced parking area.



	8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm
Displaced Demand from Durham Road Carpark	0	6	17	29	44	46	44	42	47	53	36	34	26	7	5	10	13	27	41	44	43	35	30	46	36	46	31	14
Adjusted Emperical Demand of VMA	10	10	10	10	10	10	10	10	10	10	24	24	24	24	10	10	10	10	10	10	10	10	10	10	24	24	24	24
Supply of On-street Parking	196	195	199	199	199	199	199	195	189	189	196	200	200	200	196	196	200	200	200	200	200	196	196	196	196	200	200	200
Total Number of Vacant Spaces	167	128	115	94	88	89	98	101	101	108	121	120	121	126	157	137	122	107	104	93	94	112	110	91	92	100	132	126

Figure 27: Adjusted Future Parking Demand – Reduced Parking Area

Alternatively, Table 4 details the demand for on-street parking under a range of patron capacities under the critical evening time of 7pm on Saturday 2nd December, 2023.

Table 3: Patron Capacity Demand Analysis

Patron Capacity	Statutory Rate	Statutory Demand of VMA	Proposed on-site parking provisions	Total number of vacant on-street spaces[8]	Displaced demand from Durham Road Carpark[8]	On-Street percentage occupancy
50	0.3 spaces per patron	15 spaces	6 spaces	100 spaces	46 spaces	78%
100		30 spaces				85%
150		45 spaces				93%
200		60 spaces				100%
250		75 spaces				108%

The table above shows that a capacity exceeding 100 patrons for the Function Centre would result in a very high parking demand within 200m of the subject site (i.e. greater than 85% occupancy).

This means that parking would be likely to overspill into existing residential streets outside of the Activity Centre, shall functions greater than 100 patrons be held on a frequent basis.

Council may be comfortable that on a less frequent occasion, a larger capacity could be proposed (For example: 250 patrons, once per month). However, it is ultimately at the discretion of Council, on the occurrence of larger functions and the comfortability that this may result in overspill beyond the Activity Centre.

5.1.2. Review of Time-Based Restrictions

Public Parking

As set out at Section 3.5.4, the key parking restrictions in the study area are short term (less than 2 hours) or medium term (2-4 hours). Most of these parking restrictions (on-street or at the Durham Road carpark) ceases by 6pm. This occurs on weekdays and Saturdays. As such, the majority of car parking is effectively unrestricted from 4pm or 5pm. Visitors are therefore able to park all evening from late-afternoon.

[8] Based on the critical evening parking demand at 7pm on Saturday 2nd December 2023 and total supply of on-street car spaces being 200 spaces (within a 200m radius).

The Durham Road carpark is the largest off-street public parking resource south of the rail line and is subject to short- or medium-term restrictions that effectively end by 4pm on a weekday, 10am on a Saturday or are otherwise unrestricted.

Consequently, there is no driver to turnover car spaces at the time of day when functions are proposed to be held at the VMA. Increased parking turnover would increase the availability of car parking within the Activity Centre and would contribute to reducing pressure for parking in the early evening, with all the consequential benefits for businesses and visitors. Due to Resident Permit Areas, these changes would not affect residents.

Not all of the available parking needs to be extended or further restricted. However, at present there are effectively no parking controls in the evening.

Our recommendations to increase parking turnover include:

- Existing parking restrictions in the following streets be extended from finishing at 6pm to finishing at 10pm:
  - Sun Cresent
  - Durham Road
  - Watt Street
  - City Place
  - Corio Street
- 2P parking spaces could be reduced to 1P to increase parking turnover in the immediate surrounds of the site, in:
  - Durham Road
  - Watt Street, between Sun Cresent and Durham Road (both sides)
  - North side of Corio Street
- A portion of areas currently unrestricted become restricted (medium or short term), including:
  - East side of Graham Street, between Durham Road and Derby Road.
  - Derby Road, east of Hampshire Road

Resident Permit Parking

As detailed in the parking surveys in Appendix B and Figure 18, there are a proportion of car spaces located within a 'Resident Permit Area' and are exempt from the relevant parking restrictions (largely short- term during weekday business hours and Saturdays), as detailed in Section 3.5.2.

To further protect residents in the nearby area post development, additional parking resident permit areas could be introduced by Council, particularly on:

- West side of Watt Street
- Corio Street
- Graham Street

This could be under the existing format (the permit area is shared with short-term parking restrictions).

5.1.3. Increase Enforcement

As detailed in Section 3.4.2, a Car Parking Management Plan was prepared for the Sunshine Activity Centre.

Whilst duration of stay surveys were not undertaken as part of our analysis, the data collection that informed the Car Parking Management Plan (Ref: Trafficworks Report, dated April 2020) identified that within the study area there are several low turnover streets, where the average duration of stay was greater than the relevant restriction period. These streets included Watt Street, Durham Road, Sun Crescent and City Place within the study area and importantly the Durham Road Carpark.

Increased parking enforcement should be undertaken in the immediate future, irrespective of the proposed development, to aid in the turnover of car spaces.

However, at present, increased enforcement would have no effect during the evening without extending parking restrictions (as per previous Action).

5.1.4. Increase Efficiency of On-Street Parking

Council could consider minor works to reconfiguration on-street parking in the nearby area to increase on-street parking supply.

Traffix Group has reviewed the local network to identify any potential for relatively minor works that could increase on-street parking supply. This was defined as works that involved line marking treatments and avoided physical widened or land acquisition. Two locations were identified:

- Sun Crescent – in the vicinity of Durham Road
- Sun Crescent – north side, in the vicinity of Graham Street

Sun Crescent – Near Watt Street

Along Sun Cresent, in the vicinity of Watt Street, there are several redundant crossovers that are reducing the supply of on-street parking. Reinstatement of these crossovers by Council and line marking changes could result in up to 5 new on-street car spaces as shown below.



Figure 28: Additional On-Street Parking Options - Sun Crescent near Watt Street

Sun Crescent – Near Graham Street, North Side

Near Graham Street, there are several redundant crossovers along the north side of Sun Crescent that are reducing the supply of on-street parking. The buildings originally using these crossovers have been demolished for some time.

If Council was to reinstate parking here by removing the crossovers, this could yield approximately 11 new on-street car spaces, as shown below. The area highlighted extends from the existing parking spaces in the east to the 'No Stopping' area near the Anderson Road intersection.



Figure 29: Additional On-Street Parking Options - Sun Crescent near Graham Street

This plan allows for retention of one crossover at No. 32-36 Sun Cresent and one crossover at No. 26-30. We understand that there is a current planning permit for No. 32-36 Sun Crescent, which this plan reflects. If actioned, this planning permit would create 8 new car spaces (i.e. built as part of the development).

5.1.5. Commuter Carpark Review

As present, the commuter parking around Sunshine Station is signed as 'P Commuter', available only for patrons directly interchanging with public transport services.

In practice, the enforceability of this parking restriction is limited. Notwithstanding this, due to the early arrival time and high demand for this parking as demonstrated in parking surveys undertaken in Section 3.5, commuter parking around stations naturally is largely occupied by commuters as intended.

A proportion of these spaces may be used by workers in Sunshine during the day (if they arrive early enough to beat other commuters into these space). In the evening, as commuters arrive back and leave, a proportion of these spaces would likely be used by other visitors (irrespective of the signage) due to the low lack of enforceability of these spaces.

The parking surveys identified that the commuter carparks are in high demand during the typical weekday business hours, with parking occupancy greater than 95% between 9am-5pm.

However, there is substantially less usage during the evenings and on weekends. During these times parking occupancy did not exceed 45%.

This parking is not controlled by Council. Council could negotiate with VicTrack to see whether there are opportunities for more formal sharing of this parking resource.

5.1.6. Increase On-Street Parking on Watt Street

More significant works could be undertaken to increase parking supply in Watt.

Watt Street is a Council local access road aligned in a north-south direction between Derby Road to the south and Sun Crescent to the north. Watt Street provides a single lane of traffic in each direction in an undivided carriageway.

Currently Watt Street provides 22 kerbside parallel parking, including 2 DDA spaces, between Durham Road and Sun Crescent. An additional 2 car spaces could be available with the removal of a redundant vehicle crossover located along the frontage of property 31B Sun Crescent, resulting in a total of 24 car spaces.

We have reviewed the options for increased on-street parking against the design standards of AS2890.5:2020. Due to the proximity of Watt Street to Sunshine Activity Centre, User class 2 was considered the most appropriate size of car space to implement. AS2890.5 defines User class 2 as:

> *Long-term city and town centre parking, sports facilities, entertainment centres, hotels, motels, airport visitors (generally medium-term parking)*

Due to the low kerbing along Watt Street, C2 dimensions were selected.

The most efficient form of parking is 90° angled car spaces however 90° car spaces require a minimum carriage width of 10.6m (for user class 2 and dimension C2). After 90° the next efficient form of parking is 60° angled car spaces, requiring only 9.7m width (for user class 2 and dimension C2), therefore only 90° and 60° angled on-street car spaces were investigated.

Traffix Group has completed two alternative designs for Watt Street. The alternative on-street parking designs are attached at Appendix C.

Both alternative designs involve angled parking along eastern side of Watt Street. The eastern side of the carriageway was chosen as the most logical placement due to the commercial frontages located on this side and least number of crossovers.

Due to the width of Watt Street (approximately 10.7m wide) allowing 60° and 90° angled parking will result in a road width of less than 6m, i.e. two-way traffic is not feasible. Both designs do not allow for parking of any kind along the western side of the carriageway, this is because in order to achieve the minimum access aisle, no cars can be parked opposite.

Option 1 involved 60° angled parking results in a total of 26 car spaces including 2 DDA compliant spaces and shared area, this is assuming parking along the redundant vehicle crossover is permitted. This option increases the number of on-street car spaces by a total of 4. An excerpt of the design option is shown below.

One-way southbound traffic is proposed in the plans as this positions the parking on the commercial side of the road and provides the highest potential supply.



Figure 30: Option 1 - Watt Street 60° Angled Parking

Option 2 involved 90° angled parking and one-way northbound operation. This results in:

- A total of 34 car spaces in Watt Street including 2 DDA compliant spaces and assumes that parking along the redundant vehicle crossover is permitted.
- 4 new spaces in Sun Crescent.
- This option increases the number of on-street car spaces by a total of 16.

An excerpt of the design option is shown below.

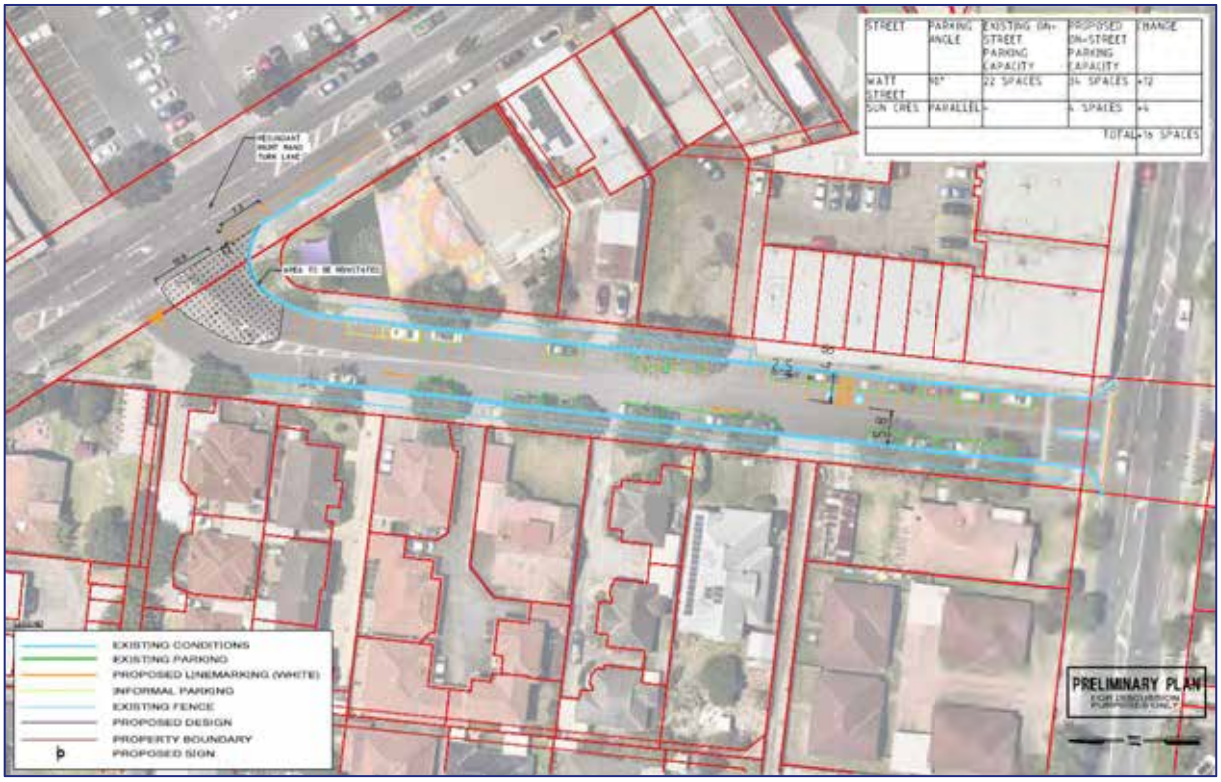


Figure 31: Option 2 - Watt Street 90° Angled Parking

For both these options along Watt Street with involve some works at Sun Crescent and Durham Road. For Option 2, modification of the Sun Crescent intersection also allows additional on-street parking on both Watt Street and Sun Crescent and the option to create a small pocket park or landscaped corner.

The two options are summarised in the table below.

Table 4: Summary of Alternative On-Street Car Parking Designs

Option	Street	Parking angle	Existing on-street parking capacity	Proposed on-street parking capacity	Change
1	Watt Street	60°	22 spaces	26 spaces	+4 car spaces
2	Watt Street	90°	22 spaces	26 spaces	+12 car spaces
	Sun Crescent	Parallel	N/A	4 new spaces	+4 car spaces

We would recommend implementing 90° angled car parking along Watt Street as it is the most efficient form of parking and gains a total of up to 16 car spaces.

Traffix Group also reviewed options to increase on-street parking in other streets within the nearby area and Watt Street was the only street that offered a material gain in on-street parking.

6. Conclusions

Having undertaken a detailed traffic engineering assessment of car parking within proximity to the subject site, we are of the opinion that:

a) The proposed site is located at 119-125 Durham Road, Sunshine, which is an existing Council carpark. The proposal designates a portion of the site for the proposed Museum and retains 25 of the existing public car spaces on the balance of the site (a total loss of 57/82 public car spaces).

b) The proposal would construct a Vietnamese Museum on the site with the following characteristics:
   - A Museum with a patron limit of 450 people on-site.
   - A function space accommodating up to 250 people, approximately twice per week; however these would not coincide with the Museum (i.e. Museum during the day, possible functions to be held at night).

c) Under existing conditions, the car parking surveys completed indicate that:
   i) The Durham Road Carpark is the only off-street public carpark within the Activity Centre, south of the rail line. Parking at the Durham Road Carpark is in very high demand during the late afternoon and evenings. This is likely due to evening uses (i.e. restaurants, Derrimut Hotel, TAB Sunshine) within proximity to the site that rely on the onsite car park.
   ii) Short-term car parking restrictions within the nearby area and Council carpark effectively cease by 4pm in most cases, due to most parking restrictions finishing by 6pm (given the predominate 2P parking restrictions). This means parking is not turning over during the weekday evening time.
   iii) Commuter carparks are in high demand during the typical weekday business hours. However, there is substantially less usage during the evenings and on weekends

d) The Car Parking Demand analysis found that the impact of the VMA operation and partial closure of the Durham Road carpark:
   - Could readily be accommodated during the day within the car parking available close to the site.
   - During the evening, functions of 250 people had the potential to use all available car parking within approximately 200m of the site.
   - There is capacity in the wider study area to accommodate the parking demand of the VMA and partial closure of the Durham Road carpark, however this is further away from the site and includes residential streets.

e) Council has a range of mitigating measures to manage the impacts of the proposal including:
   i) Reviewing patron numbers and frequency for the function centre use at the planning application stage. This could include:
      - Reduced patron numbers during functions.
      - Reduced frequency of functions.
   ii) Reviewing existing parking restrictions to improve parking turnover in the evening and protect existing residents (who are eligible for an on-street parking permit to exempt them from short-term parking restrictions). We recommend considering:
      - Extending existing parking restrictions in the following streets from 6pm to finishing at 10pm:
        - Durham Road
        - Sun Cresent
        - Watt Street
        - City Place
        - Corio Street
      - 2P parking spaces could be reduced to 1P to increase parking turnover in the immediate surrounds of the site, particularly including:
        - Durham Road
        - Watt Street, between Sun Cresent and Durham Road (both sides)
        - North side of Corio Street
      - Some areas with unrestricted become restricted (medium or short term), including:
        - East side of Graham Street, between Durham Road and Derby Road.
        - Derby Road, east of Hampshire Road
        - Sun Cresent
   iii) Increased enforcement of parking restrictions to ensure adequate turnover, noting that this relies on parking restrictions to be extended into the evening.
   iv) Increase on-street parking supply in Sun Crescent. Two locations where new on-street car parking have been identified:
      - Sun Crescent near Watt Street – up to 5 car spaces by reinstating redundant crossovers.
      - Sun Crescent near Graham Street – up to 11 car spaces by reinstating redundant crossovers, depending on access needs of abutting properties.

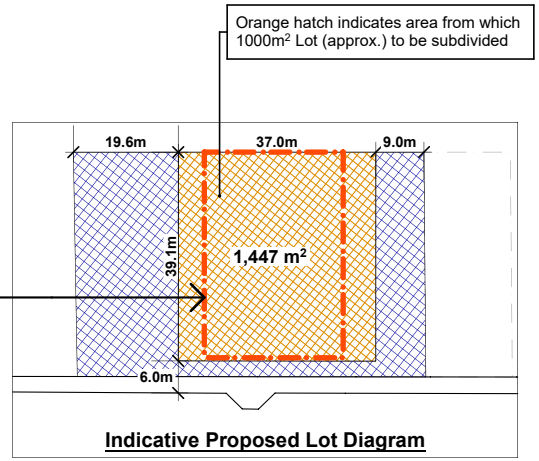
v) Investigate with the operator of the commuter parking around Sunshine Station to see whether this car parking could be formally available for non-commuter parking during the evening and on weekends.

vi) Increase parking supply in Watt Street – by changing this street to one-way, up to 16 spaces can be created in Watt Street and Sun Crescent.

Appendix A

Concept Plan of VMA Museum





Notes
- Total 31 Car Spaces + Loading proposed on site. (includes VMA spaces; excludes 8 spaces (existing) in Proposed Future Pedestrian Plaza).
- Tree locations, retention or removal and all dimensions shown are approximate only, subject to detailed survey, final design and approval processes.

Brimbank City Council

Attachment 12.3.8

N

PRELIMINARY for information only

Proposed Vietnamese Museum Australia, Sunshine

VMA - Durham Rd - Indicative Site Plan

1:500, 1:1000 @ A3 | 04 / 12 / 2023 | SD-003 (C)

Appendix B

Parking Surveys

Job Address
Parking Surveys

Supervised By: Lily Green
Surveyed By: Tian Miao and Sudath Arumaparuma

Survey Dates & Times: See below

Location		Restriction	Reduced Parking Area	Capacity Min - Max	Thursday 30th November, 2023													
					8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm
ON-STREET CARPARKING																		
Map Ref.	**Durham Road**																	
	North Side																	
A	Anderson Road to Graham Street	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Bus Zone		-	1	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B	Graham Street to Watt Street	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2P 9am-6pm Mon-Sat, Resident Permit Area		5	0	0	1	2	1	1	0	0	0	0	0	0	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C	Watt Street to Sun Crescent	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2P 9am-6pm Mon-Sat		3	1	3	3	3	3	3	3	2	3	3	3	3	3	2
		Bus Zone		-	0	0	0	0	1	0	0	0	0	2	0	0	0	0
		1/4P		2	0	0	1	0	0	0	1	2	0	2	1	2	0	0
		Loading Zone		1	0	1	2	1	1	0	1	1	1	0	0	0	1	0
		No Stopping (10m)		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	South Side																	
D	Sun Crescent to Watt Street	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Bus Zone		-	0	0	0	0	0	0	0	0	1	0	0	1	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Bus Zone		-	0	0	0	0	0	0	1	0	0	0	0	1	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E	Watt Street to Graham Street	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Bus Zone		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping 4-6pm Mon-Fri		2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Bus Zone		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping (10m)		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
F	Graham Street to Anderson Road	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping 4-6pm Mon-Fri		4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Durham Road		**Capacity**		**8 - 14**	**14**	**14**	**14**	**14**	**14**	**14**	**14**	**14**	**8**	**8**	**14**	**14**	**14**	**14**
		Total Number of Cars Parked			**1**	**3**	**4**	**5**	**4**	**4**	**3**	**2**	**3**	**5**	**3**	**3**	**3**	**2**
		Total Number of Vacant Spaces			**13**	**11**	**10**	**9**	**10**	**10**	**11**	**12**	**5**	**3**	**11**	**11**	**11**	**12**
		Percentage Occupancy			**7%**	**21%**	**29%**	**36%**	**29%**	**29%**	**21%**	**14%**	**38%**	**63%**	**21%**	**21%**	**21%**	**14%**

Nb/Sb - Northern/Southern Property Boundary
Eb/Wb - Eastern/Western Property Boundary
Mid pt - Mid point
ROW - Right of Way

Supervised By: Lily Green
Surveyed By: Tian Miao and Sudath Arumaparuma
Survey Dates & Times: See below

Location		Restriction	Reduced Parking Area	Capacity Min - Max	Thursday 30th November, 2023													
					8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm
Map Ref.	**Corio Street**																	
	North Side																	
G	Watt Street to Hampshire Road	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2P 9am-6pm Mon-Fri, 9am-12noon Sat		20	0	3	2	9	9	10	10	9	7	5	3	8	8	6
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	South Side																	
H	Hampshire Road to Watt Street	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2P 9am-6pm Mon-Fri, 9am-12noon Sat		19	2	2	3	8	10	8	6	8	6	4	7	7	6	7
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Corio Street		**Capacity**		**39 - 39**	**39**	**39**	**39**	**39**	**39**	**39**	**39**	**39**	**39**	**39**	**39**	**39**	**39**	**39**
		Total Number of Cars Parked			**2**	**5**	**5**	**17**	**19**	**18**	**16**	**17**	**13**	**9**	**10**	**15**	**14**	**13**
		Total Number of Vacant Spaces			**37**	**34**	**34**	**22**	**20**	**21**	**23**	**22**	**26**	**30**	**29**	**24**	**25**	**26**
		Percentage Occupancy			**5%**	**13%**	**13%**	**44%**	**49%**	**46%**	**41%**	**44%**	**33%**	**23%**	**26%**	**38%**	**36%**	**33%**
Map Ref.	**Derby Street**																	
	North Side																	
I	Anderson Road to Graham Street	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2P 9am-6pm Mon-Sat, Resident Permit Area		8	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
J	Graham Street to Watt Street	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2P 9am-6pm Mon-Sat, Resident Permit Area		8	2	0	0	1	0	0	0	2	2	1	2	2	1	1
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
K	Watt Street to Hampshire Road	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2P 9am-6pm Mon-Sat, Resident Permit Area		16	9	10	4	6	5	4	3	10	5	2	2	1	3	2
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
L	Hampshire Road to Speed Hump (bend in road)	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Unrestricted		7	5	5	5	5	5	4	2	0	0	0	0	0	0	0
		90-degree parking on crossover		8	5	8	8	8	9	9	8	5	4	4	1	1	1	1
		Unrestricted		5	5	5	5	5	5	5	5	2	1	1	0	0	2	1
	South Side																	
M	Thorpe Street to Hampshire Road	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Unrestricted		5	2	4	4	4	4	4	4	3	2	1	2	1	3	2
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N	Hampshire Road to End of School (opposite Watt Street)	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		P disabled only		2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		P 5min 8am-4pm school days pickup and drop off		10	3	4	3	1	1	1	1	4	2	1	1	0	0	0
		1P 8am-4pm School days		12	0	0	0	0	0	0	0	9	0	0	0	0	0	0
O	Opposite Watt Street to Graham Street	1P 8am-4pm School days		10	1	1	1	0	0	0	0	4	0	0	0	0	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
P	Graham Street to Anderson Street	No Stopping (10m)		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Unrestricted		12	1	0	0	0	0	0	0	2	2	1	1	1	1	1
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Derby Street		**Capacity**		**85 - 95**	**85**	**85**	**85**	**85**	**85**	**85**	**85**	**85**	**95**	**95**	**95**	**95**	**95**	**95**
		Total Number of Cars Parked			**26**	**26**	**20**	**22**	**20**	**18**	**15**	**33**	**15**	**8**	**9**	**6**	**11**	**8**
		Total Number of Vacant Spaces			**59**	**59**	**65**	**63**	**65**	**67**	**70**	**52**	**80**	**87**	**86**	**89**	**84**	**87**
		Percentage Occupancy			**31%**	**31%**	**24%**	**26%**	**24%**	**21%**	**18%**	**39%**	**16%**	**8%**	**9%**	**6%**	**12%**	**8%**

Nb/Sb - Northern/Southern Property Boundary
Eb/Wb - Eastern/Western Property Boundary
Mid pt - Mid point
ROW - Right of Way

Supervised By: Lily Green
Surveyed By: Tian Miao and Sudath Arumaparuma

Survey Dates & Times: See below

Location		Restriction	Reduced Parking Area	Capacity Min - Max	Thursday 30th November, 2023													
					8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm
Map Ref.	**Anderson Road**																	
	East Side																	
Q	Sun Crescent to Durham Road	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping 7am-6pm Mon-Fri		8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Bus Zone		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
R	Durham Road to Derby Road	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping 7-9am, 4-6pm Mon-Fri		10	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	West Side																	
S	Opposite Derby Road to Glengala Road	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping 7-9am, 4-6pm Mon-Fri		15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
T	Glengala Road to Rosdale Place	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Bus Zone		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping 7am-6pm Mon-Fri		6	0	0	0	0	0	0	0	0	0	0	0	0	0	0
U	Rosdale Place to Fraser Street	No Stopping 7am-6pm Mon-Fri		4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Anderson Road		**Capacity**		**0 - 43**	**0**	**25**	**25**	**25**	**25**	**25**	**25**	**25**	**0**	**0**	**43**	**43**	**43**	**43**
		Total Number of Cars Parked			**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
		Total Number of Vacant Spaces			**0**	**25**	**25**	**25**	**25**	**25**	**25**	**25**	**0**	**0**	**43**	**43**	**43**	**43**
		Percentage Occupancy			**N/A**	**0%**	**0%**	**0%**	**0%**	**0%**	**0%**	**0%**	**N/A**	**N/A**	**0%**	**0%**	**0%**	**0%**

Nb/Sb - Northern/Southern Property Boundary
Eb/Wb - Eastern/Western Property Boundary
Mid pt - Mid point
ROW - Right of Way

Supervised By: Lily Green
Surveyed By: Tian Miao and Sudath Arumaparuma

Survey Dates & Times: See below

Location		Restriction	Reduced Parking Area	Capacity Min - Max	Thursday 30th November, 2023													
					8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm
Map Ref.	**Graham Street**																	
	East Side																	
V	Sun Crescent to Durham Road	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2P 9am-6pm Mon-Fri		15	4	4	3	3	4	4	4	5	6	6	6	5	5	5
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
W	Durham Road to Derby Road	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2P 9am-6pm Mon-Fri		2	0	1	0	0	0	0	0	2	0	0	1	0	0	0
		Unrestricted		1	0	0	0	0	0	0	0	1	1	1	1	1	1	1
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Unrestricted		13	5	8	7	7	7	7	7	8	7	7	6	6	6	6
		No Stopping (10m)		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
X	Derby Road to END	No Stopping (10m)		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Unrestricted		14	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	West Side																	
Y	END to Derby Road	Unrestricted		16	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping (10m)		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Z	Derby Road to Durham Road	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2P 9am-6pm Mon-Fri		9	6	6	7	8	6	7	7	4	6	5	4	4	4	4
		2min 9am-6pm Mon-Fri		1	0	0	0	0	0	1	1	0	0	0	0	0	0	0
		2P 9am-6pm Mon-Fri		3	1	0	0	1	1	1	0	0	0	0	0	0	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AA	Durham Road to Sun Crescent	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2P 9am-6pm Mon-Fri		19	2	2	1	3	4	3	1	2	0	0	1	1	1	1
		No Stopping (10m)		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Graham Street		**Capacity**		**92 - 93**	**93**	**92**	**92**	**92**	**92**	**92**	**92**	**92**	**92**	**92**	**93**	**93**	**93**	**93**
		Total Number of Cars Parked			**18**	**21**	**18**	**22**	**22**	**22**	**19**	**22**	**20**	**19**	**19**	**17**	**17**	**17**
		Total Number of Vacant Spaces			**75**	**71**	**74**	**70**	**70**	**70**	**73**	**70**	**72**	**73**	**74**	**76**	**76**	**76**
		Percentage Occupancy			**19%**	**23%**	**20%**	**24%**	**24%**	**24%**	**21%**	**24%**	**22%**	**21%**	**20%**	**18%**	**18%**	**18%**
Map Ref.	**Watt Street**																	
	East Side																	
BB	Sun Crescent to Durham Road	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2P 9am-6pm Mon-Sat		5	0	0	4	4	5	5	5	6	6	2	3	3	3	4
		2P disabled only		2	0	0	1	2	2	2	2	2	1	0	0	0	0	0
		2P 9am-6pm Mon-Sat		4	0	1	4	4	4	4	4	4	1	2	4	3	3	2
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CC	Durham Road to Corio Street	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		1P 9am-6pm Mon-Sat		7	0	6	5	3	4	2	0	3	1	1	0	0	0	1
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DD	Corio Street to Derby Road	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		1P 9am-6pm Mon-Sat		7	4	4	4	4	4	5	5	2	2	3	2	2	3	2
		No Stopping (10m)		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Nb/Sb - Northern/Southern Property Boundary
Eb/Wb - Eastern/Western Property Boundary
Mid pt - Mid point
ROW - Right of Way

Supervised By: Lily Green
Surveyed By: Tian Miao and Sudath Arumaparuma

Survey Dates & Times: See below

Location		Restriction	Reduced Parking Area	Capacity Min - Max	Thursday 30th November, 2023													
					8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm
	West Side																	
EE	Derby Road to Durham Road	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2P 9am-6pm Mon-Sat, Resident Permit Area		14	2	5	6	5	5	5	4	4	5	4	2	1	1	1
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FF	Durham Road to Sun Crescent	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2P 9am-6pm Mon-Sat, Resident Permit Area		3	1	2	2	3	3	3	3	3	3	2	3	1	3	1
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2P 9am-6pm Mon-Sat, Resident Permit Area		8	0	2	4	4	8	8	7	7	5	6	4	5	5	6
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Watt Street		**Capacity**		**50 - 50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**
		Total Number of Cars Parked			**7**	**20**	**30**	**29**	**35**	**34**	**30**	**31**	**24**	**20**	**18**	**15**	**18**	**17**
		Total Number of Vacant Spaces			**43**	**30**	**20**	**21**	**15**	**16**	**20**	**19**	**26**	**30**	**32**	**35**	**32**	**33**
		Percentage Occupancy			**14%**	**40%**	**60%**	**58%**	**70%**	**68%**	**60%**	**62%**	**48%**	**40%**	**36%**	**30%**	**36%**	**34%**
Map Ref.	**Hampshire Road**																	
	East Side																	
GG	Sun Crescent to Derby Road	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HH	Derby Road to Thorpe Street	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		1P 9am-6pm Mon-Fri 9am-12noon Sat		6	2	2	4	6	2	1	0	3	4	4	5	5	7	5
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	West Side																	
II	Leith Avenue to Derby Road	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Bus Zone		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		1P 9am-6pm Mon-Fri 9am-12noon Sat (indented)		8	0	3	1	3	2	4	5	6	3	1	3	3	1	2
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
JJ	Derby Road to Corio Street	No Stopping (10m)		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping 6:30am-10am and 3-7pm,1P all other times		4	0	2	3	3	2	2	2	0	0	0	0	0	0	0
		Bus Zone		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping (10m)		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KK	Corio Street to Sun Crescent	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hampshire Road		**Capacity**		**14 - 18**	**14**	**14**	**18**	**18**	**18**	**18**	**18**	**14**	**14**	**14**	**14**	**18**	**18**	**18**
		Total Number of Cars Parked			**2**	**7**	**8**	**12**	**6**	**7**	**7**	**9**	**7**	**5**	**8**	**8**	**8**	**7**
		Total Number of Vacant Spaces			**12**	**7**	**10**	**6**	**12**	**11**	**11**	**5**	**7**	**9**	**6**	**10**	**10**	**11**
		Percentage Occupancy			**14%**	**50%**	**44%**	**67%**	**33%**	**39%**	**39%**	**64%**	**50%**	**36%**	**57%**	**44%**	**44%**	**39%**
Map Ref.	**Leith Avenue**																	
	South Side																	
LL	Hampshire Road to END	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		1P 9am-6pm Mon-Fri, 9-12noon Sat		12	1	1	1	1	2	2	1	2	2	2	3	3	3	3
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	North Side																	
MM	END to Hampshire Road	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Unrestricted		18	1	7	0	0	0	2	3	12	4	3	3	3	2	1
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leith Avenue		**Capacity**		**30 - 30**	**30**	**30**	**30**	**30**	**30**	**30**	**30**	**30**	**30**	**30**	**30**	**30**	**30**	**30**
		Total Number of Cars Parked			**2**	**8**	**1**	**1**	**2**	**4**	**4**	**14**	**6**	**5**	**6**	**6**	**5**	**4**
		Total Number of Vacant Spaces			**28**	**22**	**29**	**29**	**28**	**26**	**26**	**16**	**24**	**25**	**24**	**24**	**25**	**26**
		Percentage Occupancy			**7%**	**27%**	**3%**	**3%**	**7%**	**13%**	**13%**	**47%**	**20%**	**17%**	**20%**	**20%**	**17%**	**13%**

Nb/Sb - Northern/Southern Property Boundary
Eb/Wb - Eastern/Western Property Boundary
Mid pt - Mid point
ROW - Right of Way

Supervised By: Lily Green
Surveyed By: Tian Miao and Sudath Arumaparuma

Survey Dates & Times: See below

Location		Restriction	Reduced Parking Area	Capacity Min - Max	Thursday 30th November, 2023													
					8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm
Map Ref.	**Thorpe Street**																	
	East/South Side																	
NN	Derby Road to Hampshire Road	No Stopping (10m)		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Unrestricted		19	13	17	17	14	17	15	13	5	6	6	2	1	1	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping (See Note 1)		3	0	0	0	0	0	0	0	0	0	1	1	1	1	1
		2P 9am-6pm Mon-Fri, 9am-12noon Sat		2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	West/North Side																	
OO	Hampshire Road to Derby Road	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2P 9am-6pm Mon-Fri, 9am-12noon Sat		10	3	4	5	4	6	5	4	3	3	3	2	2	2	2
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Thorpe Street		**Capacity**		**31 - 31**	**31**	**31**	**31**	**31**	**31**	**31**	**31**	**31**	**31**	**31**	**31**	**31**	**31**	**31**
		Total Number of Cars Parked			**16**	**21**	**22**	**18**	**23**	**20**	**17**	**8**	**9**	**9**	**4**	**3**	**3**	**2**
		Total Number of Vacant Spaces			**15**	**10**	**9**	**13**	**8**	**11**	**14**	**23**	**22**	**22**	**27**	**28**	**28**	**29**
		Percentage Occupancy			**52%**	**68%**	**71%**	**58%**	**74%**	**65%**	**55%**	**26%**	**29%**	**29%**	**13%**	**10%**	**10%**	**6%**
Map Ref.	**Sun Crescent**																	
	North/ East Side																	
PP	Anderson Road to Opposite Watt Street	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Unrestricted		3	0	3	2	3	3	3	2	1	0	0	0	0	0	0
		1P 9am-6pm Mon-Fri 9am-12noon Sat		4	0	0	0	2	1	1	0	1	0	0	0	0	0	0
		Loading Zone		1	0	0	0	0	0	0	0	0	0	0	1	0	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Loading Zone		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QQ	Opposite Watt Street to City Place	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		1P 9am-6pm Mon-Fri, 9am-12noon Sat		6	0	2	5	6	6	6	6	4	6	6	4	6	4	3
		Bus Zone		-	0	0	0	0	0	0	0	0	0	0	1	0	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Bus Zone		-	0	0	0	1	0	0	0	0	0	1	1	0	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RR	City Place to Hampshire Road	No Stopping		-	0	0	0	1	0	0	0	0	0	0	0	0	0	0
	South/West Side																	
SS	Hampshire Road to Watt Street	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	1	0
		1P 9am-6pm Mon-Fri, 9am-12noon Sat		7	0	4	7	7	7	7	7	4	7	7	7	7	7	6
		4P disabled only		2	0	0	1	2	2	2	2	2	0	0	0	0	0	1
		1P 9am-6pm Mon-Fri, 9am-12noon Sat		5	0	2	4	3	4	5	5	4	4	3	4	5	3	3
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TT	Watt Street to Graham Street	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2P 9am-6pm Mon-Sat, Resident Permit Area		2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
UU	Graham Street to Anderson Road	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2P 9am-6pm Mon-Sat, Resident Permit Area		5	0	0	0	1	1	1	0	0	0	0	0	0	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sun Crescent		**Capacity**		**34 - 34**	**34**	**34**	**34**	**34**	**34**	**34**	**34**	**34**	**34**	**34**	**34**	**34**	**34**	**34**
		Total Number of Cars Parked			**0**	**11**	**19**	**25**	**24**	**25**	**22**	**16**	**17**	**16**	**15**	**18**	**15**	**13**
		Total Number of Vacant Spaces			**34**	**23**	**15**	**9**	**10**	**9**	**12**	**18**	**17**	**18**	**19**	**16**	**19**	**21**
		Percentage Occupancy			**0%**	**32%**	**56%**	**74%**	**71%**	**74%**	**65%**	**47%**	**50%**	**47%**	**44%**	**53%**	**44%**	**38%**

Nb/Sb - Northern/Southern Property Boundary
Eb/Wb - Eastern/Western Property Boundary
Mid pt - Mid point
ROW - Right of Way

Supervised By: Lily Green
Surveyed By: Tian Miao and Sudath Arumaparuma

Survey Dates & Times: See below

Location		Restriction	Reduced Parking Area	Capacity Min - Max	Thursday 30th November, 2023													
					8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm
Map Ref.	City Place																	
	North/West Side																	
VV	Hampshire Road to Roundabout	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		1P 9am-6pm Mon-Fri, 9am-12noon Sat		4	1	4	4	4	3	4	4	3	4	4	4	4	4	4
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	1	0	2
		1P 9am-6pm Mon-Fri, 9am-12noon Sat		2	0	2	2	2	2	2	2	1	2	2	2	2	2	2
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	South Side																	
WW	Roundabout to Hampshire Road	No Stopping		-	0	0	0	0	1	0	1	0	1	2	1	1	2	1
		P5 min		2	0	0	0	1	2	2	2	1	2	2	2	2	2	2
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		1P 9am-6pm Mon-Fri, 9am-12noon Sat		4	0	2	1	4	4	4	4	4	4	4	3	4	4	3
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
City Place		Capacity		10 - 10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
		Total Number of Cars Parked			1	8	7	10	10	10	11	8	11	12	10	12	12	12
		Total Number of Vacant Spaces			9	2	3	0	0	0	-1	2	-1	-2	0	-2	-2	-2
		Percentage Occupancy			10%	80%	70%	100%	100%	100%	110%	80%	110%	120%	100%	120%	120%	120%
SUMMARY => ON-STREET CARPARKING																		
Car Parking Supply				400 - 457	400	424	428	428	428	428	428	424	403	403	453	457	457	457
Total Number of Cars Parked					75	130	134	161	165	162	144	160	125	108	102	103	106	95
Total Number of Vacant Spaces					325	294	294	267	263	266	284	264	278	295	351	354	351	362
Percentage Occupancy					19%	31%	31%	38%	39%	38%	34%	38%	31%	27%	23%	23%	23%	21%
SUMMARY => ON-STREET CARPARKING (REDUCED AREA)																		
Car Parking Supply				189 - 200	196	195	199	199	199	199	199	195	189	189	196	200	200	200
Total Number of Cars Parked					29	67	84	105	111	110	101	94	88	81	75	80	79	74
Total Number of Vacant Spaces					167	128	115	94	88	89	98	101	101	108	121	120	121	126
Percentage Occupancy					15%	34%	42%	53%	56%	55%	51%	48%	47%	43%	38%	40%	40%	37%

Nb/Sb - Northern/Southern Property Boundary
Eb/Wb - Eastern/Western Property Boundary
Mid pt - Mid point
ROW - Right of Way

Supervised By: Lily Green
Surveyed By: Tian Miao and Sudath Arumaparuma

Survey Dates & Times: See below

Location		Restriction	Reduced Parking Area	Capacity Min - Max	Thursday 30th November, 2023													
					8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm
OFF-STREET CARPARKING																		
Map Ref.																		
	121 Durham Road Carpark																	
1	Northern Row	2P 9am-6pm Mon-Fri, 9am-12noon Sat		15	2	4	5	9	15	14	12	10	11	13	11	12	11	10
	Eastern Row	2P disabled only		2	0	0	0	2	2	2	2	2	2	2	2	1	2	1
		2P 9am-6pm Mon-Fri, 9am-12noon Sat		6	5	5	5	5	5	6	6	6	6	6	6	6	3	1
	Western Row	4P 9am-6pm Mon-Fri		8	1	2	4	7	8	8	8	8	8	8	7	6	7	3
	Middle Rows	2P 9am-6pm Mon-Fri, 9am-12noon Sat		22	9	9	12	15	19	19	18	20	21	22	16	17	13	10
	Southern Row	No Stopping 7-8:30am Mon-Fri		16	0	7	9	10	12	13	14	13	14	15	10	10	8	3
	Accessed Off Right-of-way	No Stopping 7-8:30am Mon-Fri		13	2	4	7	6	8	9	9	8	10	12	9	7	7	4
121 Durham Road Carpark		**Capacity**		**53 - 82**	**53**	**82**	**82**	**82**	**82**	**82**	**82**	**82**	**82**	**82**	**82**	**82**	**82**	**82**
		Total Number of Cars Parked			**19**	**31**	**42**	**54**	**69**	**71**	**69**	**67**	**72**	**78**	**61**	**59**	**51**	**32**
		Total Number of Vacant Spaces			**34**	**51**	**40**	**28**	**13**	**11**	**13**	**15**	**10**	**4**	**21**	**23**	**31**	**50**
		Percentage Occupancy			**36%**	**38%**	**51%**	**66%**	**84%**	**87%**	**84%**	**82%**	**88%**	**95%**	**74%**	**72%**	**62%**	**39%**
	Sunshine Station Commuter Carpark (Sun Crescent)																	
2	Whole Carpark	2P Disabled Only		2	0	0	1	1	2	2	2	1	1	1	1	0	1	1
		1/4P 9am-6pm Mon-Sat		5	0	1	2	1	4	4	4	5	4	5	5	5	4	3
		1P 9am-6pm Mon-Sat		9	1	2	2	5	8	9	9	6	9	9	9	9	9	5
		Commuter Parking		290	234	273	286	286	286	285	284	281	275	220	123	106	102	83
Sunshine Station Commuter Carpark (Sun Crescent)		**Capacity**		**11 - 16**	**16**	**11**	**11**	**11**	**11**	**11**	**11**	**11**	**11**	**11**	**16**	**16**	**16**	**16**
		Total Number of Cars Parked			**1**	**2**	**3**	**6**	**10**	**11**	**11**	**7**	**10**	**10**	**15**	**14**	**14**	**9**
		Total Number of Vacant Spaces			**15**	**9**	**8**	**5**	**1**	**0**	**0**	**4**	**1**	**1**	**1**	**2**	**2**	**7**
		Percentage Occupancy			**6%**	**18%**	**27%**	**55%**	**91%**	**100%**	**100%**	**64%**	**91%**	**91%**	**94%**	**88%**	**88%**	**56%**
	Sunshine Station Commuter Carpark (City Place)																	
3	Whole Carpark	P Disabled Only		4	2	4	4	3	3	3	3	3	3	3	2	1	1	0
		Commuter Parking		58	58	58	58	58	58	58	57	58	50	46	32	29	29	15
Sunshine Station Commuter Carpark (City Place)		**Capacity**		**0 - 0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
		Total Number of Cars Parked			**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
		Total Number of Vacant Spaces			**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
		Percentage Occupancy			**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
SUMMARY => COMMUTER CARPARKING																		
Car Parking Supply				**69 - 98**	**69**	**93**	**93**	**93**	**93**	**93**	**93**	**93**	**93**	**93**	**98**	**98**	**98**	**98**
Total Number of Cars Parked					**20**	**33**	**45**	**60**	**79**	**82**	**80**	**74**	**82**	**88**	**76**	**73**	**65**	**41**
Total Number of Vacant Spaces					**49**	**60**	**48**	**33**	**14**	**11**	**13**	**19**	**11**	**5**	**22**	**25**	**33**	**57**
Percentage Occupancy					**29%**	**35%**	**48%**	**65%**	**85%**	**88%**	**86%**	**80%**	**88%**	**95%**	**78%**	**74%**	**66%**	**42%**

Note: Public parking includes spaces that are available to the general public and excludes 'No Stopping', 'Loading Zones' and 'No Parking' areas, etc., during the relevant enforcement periods

LEGEND:

Public Parking	
Not available to the general public	
Not Available, illegally parked cars included in analysis No Stopping/ Other No Parking	

Note 1: Signage contradicts (i.e. One side is 2P 9am-6pm Mon-Fri, 9am-12noon Sat and the other is No Stopping). To be conservative, the location is denoted as a 'No Stopping' area.

Nb/Sb - Northern/Southern Property Boundary
Eb/Wb - Eastern/Western Property Boundary
Mid pt - Mid point
ROW - Right of Way

Job Address
Parking Surveys

Supervised By: Lily Green
Surveyed By: Tian Miao and Sudath Arumaparuma

Survey Dates & Times: See below

Location		Restriction	Reduced Parking Area	Capacity Min - Max	Saturday 2nd December, 2023													
					8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm
ON-STREET CARPARKING																		
Map Ref.	**Durham Road**																	
	North Side																	
A	Anderson Road to Graham Street	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Bus Zone		-	0	1	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B	Graham Street to Watt Street	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2P 9am-6pm Mon-Sat, Resident Permit Area		5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C	Watt Street to Sun Crescent	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2P 9am-6pm Mon-Sat		3	3	3	3	3	3	3	3	4	3	3	3	3	2	3
		Bus Zone		-	0	0	0	0	2	0	0	0	0	0	0	0	0	0
		1/4P		2	0	0	0	0	1	0	1	1	0	2	2	2	2	2
		Loading Zone		1	1	1	1	1	1	1	0	0	0	0	0	0	0	0
		No Stopping (10m)		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	South Side																	
D	Sun Crescent to Watt Street	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Bus Zone		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Bus Zone		-	0	0	0	0	0	0	0	0	1	0	0	0	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E	Watt Street to Graham Street	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Bus Zone		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping 4-6pm Mon-Fri		2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Bus Zone		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping (10m)		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
F	Graham Street to Anderson Road	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping 4-6pm Mon-Fri		4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Durham Road		**Capacity**		**8 - 14**	**14**	**14**	**14**	**14**	**14**	**14**	**14**	**14**	**14**	**14**	**14**	**14**	**14**	**14**
		Total Number of Cars Parked			**3**	**3**	**3**	**3**	**5**	**3**	**3**	**4**	**3**	**3**	**3**	**3**	**2**	**3**
		Total Number of Vacant Spaces			**11**	**11**	**11**	**11**	**9**	**11**	**11**	**10**	**11**	**11**	**11**	**11**	**12**	**11**
		Percentage Occupancy			**21%**	**21%**	**21%**	**21%**	**36%**	**21%**	**21%**	**29%**	**21%**	**21%**	**21%**	**21%**	**14%**	**21%**

Nb/Sb - Northern/Southern Property Boundary
Eb/Wb - Eastern/Western Property Boundary
Mid pt - Mid point
ROW - Right of Way

Supervised By: Lily Green
Surveyed By: Tian Miao and Sudath Arumaparuma

Survey Dates & Times: See below

Location		Restriction	Reduced Parking Area	Capacity Min - Max	Saturday 2nd December, 2023													
					8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm
Map Ref.	**Corio Street**																	
	North Side																	
G	Watt Street to Hampshire Road	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2P 9am-6pm Mon-Fri, 9am-12noon Sat		20	2	3	3	6	7	11	14	5	10	19	19	17	3	4
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	South Side																	
H	Hampshire Road to Watt Street	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2P 9am-6pm Mon-Fri, 9am-12noon Sat		19	3	3	5	8	10	12	13	11	10	20	18	19	8	9
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Corio Street		**Capacity**		**39 - 39**	**39**	**39**	**39**	**39**	**39**	**39**	**39**	**39**	**39**	**39**	**39**	**39**	**39**	**39**
		Total Number of Cars Parked			**5**	**6**	**8**	**14**	**17**	**23**	**27**	**16**	**20**	**39**	**37**	**36**	**11**	**13**
		Total Number of Vacant Spaces			**34**	**33**	**31**	**25**	**22**	**16**	**12**	**23**	**19**	**0**	**2**	**3**	**28**	**26**
		Percentage Occupancy			**13%**	**15%**	**21%**	**36%**	**44%**	**59%**	**69%**	**41%**	**51%**	**100%**	**95%**	**92%**	**28%**	**33%**
Map Ref.	**Derby Street**																	
	North Side																	
I	Anderson Road to Graham Street	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2P 9am-6pm Mon-Sat, Resident Permit Area		8	1	1	1	1	1	1	1	1	1	1	2	1	1	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
J	Graham Street to Watt Street	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2P 9am-6pm Mon-Sat, Resident Permit Area		8	0	0	1	1	0	1	2	2	1	1	1	1	1	1
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
K	Watt Street to Hampshire Road	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2P 9am-6pm Mon-Sat, Resident Permit Area		16	2	3	6	7	8	8	8	7	4	1	3	1	1	1
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
L	Hampshire Road to Speed Hump (bend in road)	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Unrestricted		7	0	0	0	3	4	2	0	0	0	0	0	0	0	0
		90-degree parking on crossover		8	1	4	6	7	8	6	3	1	0	0	0	0	0	0
		Unrestricted		5	2	5	6	7	6	4	2	0	1	0	0	0	0	0
	South Side																	
M	Thorpe Street to Hampshire Road	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Unrestricted		5	1	1	0	0	1	1	0	0	0	0	0	0	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N	Hampshire Road to End of School (opposite Watt Street)	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		P disabled only		2	0	0	0	1	1	1	0	0	0	0	0	0	0	0
		P 5min 8am-4pm school days pickup and drop off		10	0	0	0	0	1	2	3	4	0	0	0	0	0	0
		1P 8am-4pm School days		12	0	0	0	0	0	0	0	0	0	0	0	0	0	0
O	Opposite Watt Street to Graham Street	1P 8am-4pm School days		10	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
P	Graham Street to Anderson Street	No Stopping (10m)		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Unrestricted		12	1	1	1	1	1	1	1	1	1	1	1	1	2	1
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Derby Street		**Capacity**		**85 - 95**	**95**	**95**	**95**	**95**	**95**	**95**	**95**	**95**	**95**	**95**	**95**	**95**	**95**	**95**
		Total Number of Cars Parked			**7**	**11**	**15**	**21**	**23**	**21**	**17**	**15**	**8**	**4**	**7**	**4**	**5**	**3**
		Total Number of Vacant Spaces			**88**	**84**	**80**	**74**	**72**	**74**	**78**	**80**	**87**	**91**	**88**	**91**	**90**	**92**
		Percentage Occupancy			**7%**	**12%**	**16%**	**22%**	**24%**	**22%**	**18%**	**16%**	**8%**	**4%**	**7%**	**4%**	**5%**	**3%**

Nb/Sb - Northern/Southern Property Boundary
Eb/Wb - Eastern/Western Property Boundary
Mid pt - Mid point
ROW - Right of Way

Supervised By: Lily Green
Surveyed By: Tian Miao and Sudath Arumaparuma

Survey Dates & Times: See below

Location		Restriction	Reduced Parking Area	Capacity Min - Max	Saturday 2nd December, 2023													
					8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm
Map Ref.	**Anderson Road**																	
	East Side																	
Q	Sun Crescent to Durham Road	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping 7am-6pm Mon-Fri		8	0	0	1	0	0	0	0	0	0	0	0	0	0	0
		Bus Zone		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
R	Durham Road to Derby Road	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping 7-9am, 4-6pm Mon-Fri		10	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	West Side																	
S	Opposite Derby Road to Glengala Road	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping 7-9am, 4-6pm Mon-Fri		15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
T	Glengala Road to Rosdale Place	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Bus Zone		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping 7am-6pm Mon-Fri		6	0	0	0	0	0	0	0	0	1	0	0	1	0	0
U	Rosdale Place to Fraser Street	No Stopping 7am-6pm Mon-Fri		4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Anderson Road		**Capacity**		**0 - 43**	**43**	**43**	**43**	**43**	**43**	**43**	**43**	**43**	**43**	**43**	**43**	**43**	**43**	**43**
		Total Number of Cars Parked			**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**1**	**0**	**0**
		Total Number of Vacant Spaces			**43**	**43**	**42**	**43**	**43**	**43**	**43**	**43**	**42**	**43**	**43**	**42**	**43**	**43**
		Percentage Occupancy			**0%**	**0%**	**2%**	**0%**	**0%**	**0%**	**0%**	**0%**	**2%**	**0%**	**0%**	**2%**	**0%**	**0%**

Nb/Sb - Northern/Southern Property Boundary
Eb/Wb - Eastern/Western Property Boundary
Mid pt - Mid point
ROW - Right of Way

Supervised By: Lily Green
Surveyed By: Tian Miao and Sudath Arumaparuma

Survey Dates & Times: See below

Location		Restriction	Reduced Parking Area	Capacity Min - Max	Saturday 2nd December, 2023													
					8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm
Map Ref.	**Graham Street**																	
	East Side																	
V	Sun Crescent to Durham Road	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2P 9am-6pm Mon-Fri		15	4	3	3	3	3	4	4	4	4	4	4	5	4	4
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
W	Durham Road to Derby Road	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2P 9am-6pm Mon-Fri		2	2	0	2	2	0	1	1	1	1	1	1	0	0	1
		Unrestricted		1	1	1	0	1	0	0	0	0	1	1	0	0	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Unrestricted		13	5	4	5	5	5	5	4	3	4	3	3	3	3	3
		No Stopping (10m)		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
X	Derby Road to END	No Stopping (10m)		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Unrestricted		14	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	West Side																	
Y	END to Derby Road	Unrestricted		16	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping (10m)		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Z	Derby Road to Durham Road	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2P 9am-6pm Mon-Fri		9	5	5	5	5	5	6	6	5	5	7	6	6	6	6
		2min 9am-6pm Mon-Fri		1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
		2P 9am-6pm Mon-Fri		3	2	3	1	2	1	1	0	0	0	0	0	0	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AA	Durham Road to Sun Crescent	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2P 9am-6pm Mon-Fri		19	1	1	2	2	1	2	2	2	3	3	3	3	3	2
		No Stopping (10m)		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Graham Street		**Capacity**		**92 - 93**	**93**	**93**	**93**	**93**	**93**	**93**	**93**	**93**	**93**	**93**	**93**	**93**	**93**	**93**
		Total Number of Cars Parked			**21**	**18**	**19**	**20**	**15**	**19**	**17**	**15**	**18**	**19**	**17**	**17**	**16**	**16**
		Total Number of Vacant Spaces			**72**	**75**	**74**	**73**	**78**	**74**	**76**	**78**	**75**	**74**	**76**	**76**	**77**	**77**
		Percentage Occupancy			**23%**	**19%**	**20%**	**22%**	**16%**	**20%**	**18%**	**16%**	**19%**	**20%**	**18%**	**18%**	**17%**	**17%**
Map Ref.	**Watt Street**																	
	East Side																	
BB	Sun Crescent to Durham Road	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2P 9am-6pm Mon-Sat		5	0	0	5	4	5	5	5	4	2	4	4	5	3	2
		2P disabled only		2	0	0	0	2	2	2	2	1	2	0	0	0	0	0
		2P 9am-6pm Mon-Sat		4	0	1	2	4	3	4	4	4	3	2	3	2	0	2
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CC	Durham Road to Corio Street	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		1P 9am-6pm Mon-Sat		7	1	3	2	2	3	3	2	1	1	1	0	0	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DD	Corio Street to Derby Road	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		1P 9am-6pm Mon-Sat		7	1	2	2	2	2	2	2	2	2	2	2	2	2	1
		No Stopping (10m)		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Nb/Sb - Northern/Southern Property Boundary
Eb/Wb - Eastern/Western Property Boundary
Mid pt - Mid point
ROW - Right of Way

Supervised By: Lily Green
Surveyed By: Tian Miao and Sudath Arumaparuma

Survey Dates & Times: See below

Location		Restriction	Reduced Parking Area	Capacity Min - Max	Saturday 2nd December, 2023													
					8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm
	West Side																	
EE	Derby Road to Durham Road	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2P 9am-6pm Mon-Sat, Resident Permit Area		14	3	3	4	5	3	3	3	3	3	3	3	3	3	2
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FF	Durham Road to Sun Crescent	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2P 9am-6pm Mon-Sat, Resident Permit Area		3	0	1	2	2	3	4	4	2	2	2	3	2	2	2
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2P 9am-6pm Mon-Sat, Resident Permit Area		8	2	2	4	4	5	6	6	3	3	2	4	2	2	3
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Watt Street		**Capacity**		**50 - 50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**
		Total Number of Cars Parked			**7**	**12**	**21**	**25**	**26**	**29**	**28**	**20**	**18**	**16**	**19**	**16**	**12**	**12**
		Total Number of Vacant Spaces			**43**	**38**	**29**	**25**	**24**	**21**	**22**	**30**	**32**	**34**	**31**	**34**	**38**	**38**
		Percentage Occupancy			**14%**	**24%**	**42%**	**50%**	**52%**	**58%**	**56%**	**40%**	**36%**	**32%**	**38%**	**32%**	**24%**	**24%**
Map Ref.	**Hampshire Road**																	
	East Side																	
GG	Sun Crescent to Derby Road	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HH	Derby Road to Thorpe Street	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		1P 9am-6pm Mon-Fri 9am-12noon Sat		6	1	3	6	6	4	5	5	6	4	3	5	3	4	3
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	West Side																	
II	Leith Avenue to Derby Road	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Bus Zone		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		1P 9am-6pm Mon-Fri 9am-12noon Sat (indented)		8	0	0	2	3	1	2	3	3	2	5	2	1	2	2
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
JJ	Derby Road to Corio Street	No Stopping (10m)		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping 6:30am-10am and 3-7pm,1P all other times		4	0	0	1	2	1	2	2	3	0	0	0	0	0	0
		Bus Zone		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping (10m)		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KK	Corio Street to Sun Crescent	No Stopping		-	0	2	2	2	0	0	0	0	0	0	0	0	0	0
Hampshire Road		**Capacity**		**14 - 18**	**14**	**14**	**18**	**18**	**18**	**18**	**18**	**14**	**14**	**14**	**14**	**18**	**18**	**18**
		Total Number of Cars Parked			**1**	**5**	**11**	**13**	**6**	**9**	**10**	**12**	**6**	**8**	**7**	**4**	**6**	**5**
		Total Number of Vacant Spaces			**13**	**9**	**7**	**5**	**12**	**9**	**8**	**2**	**8**	**6**	**7**	**14**	**12**	**13**
		Percentage Occupancy			**7%**	**36%**	**61%**	**72%**	**33%**	**50%**	**56%**	**86%**	**43%**	**57%**	**50%**	**22%**	**33%**	**28%**
Map Ref.	**Leith Avenue**																	
	South Side																	
LL	Hampshire Road to END	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		1P 9am-6pm Mon-Fri, 9-12noon Sat		12	2	2	2	2	1	2	2	2	2	3	3	3	2	1
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	North Side																	
MM	END to Hampshire Road	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Unrestricted		18	0	0	1	1	0	0	0	0	0	0	0	0	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leith Avenue		**Capacity**		**30 - 30**	**30**	**30**	**30**	**30**	**30**	**30**	**30**	**30**	**30**	**30**	**30**	**30**	**30**	**30**
		Total Number of Cars Parked			**2**	**2**	**3**	**3**	**1**	**2**	**2**	**2**	**2**	**3**	**3**	**3**	**2**	**1**
		Total Number of Vacant Spaces			**28**	**28**	**27**	**27**	**29**	**28**	**28**	**28**	**28**	**27**	**27**	**27**	**28**	**29**
		Percentage Occupancy			**7%**	**7%**	**10%**	**10%**	**3%**	**7%**	**7%**	**7%**	**7%**	**10%**	**10%**	**10%**	**7%**	**3%**

Nb/Sb - Northern/Southern Property Boundary
Eb/Wb - Eastern/Western Property Boundary
Mid pt - Mid point
ROW - Right of Way

Supervised By: Lily Green
Surveyed By: Tian Miao and Sudath Arumaparuma

Survey Dates & Times: See below

Location		Restriction	Reduced Parking Area	Capacity Min - Max	Saturday 2nd December, 2023													
					8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm
Map Ref.	**Thorpe Street**																	
	East/South Side																	
NN	Derby Road to Hampshire Road	No Stopping (10m)		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Unrestricted		19	2	5	4	7	10	6	2	1	1	1	1	1	1	1
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping (See Note 1)		3	3	1	1	0	0	1	1	1	1	1	1	2	2	1
		2P 9am-6pm Mon-Fri, 9am-12noon Sat		2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	West/North Side																	
OO	Hampshire Road to Derby Road	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2P 9am-6pm Mon-Fri, 9am-12noon Sat		10	2	2	3	7	8	5	2	1	1	1	1	0	0	1
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Thorpe Street		**Capacity**		**31 - 31**	**31**	**31**	**31**	**31**	**31**	**31**	**31**	**31**	**31**	**31**	**31**	**31**	**31**	**31**
		Total Number of Cars Parked			**4**	**7**	**7**	**14**	**18**	**11**	**4**	**2**	**2**	**2**	**2**	**1**	**1**	**2**
		Total Number of Vacant Spaces			**27**	**24**	**24**	**17**	**13**	**20**	**27**	**29**	**29**	**29**	**29**	**30**	**30**	**29**
		Percentage Occupancy			**13%**	**23%**	**23%**	**45%**	**58%**	**35%**	**13%**	**6%**	**6%**	**6%**	**6%**	**3%**	**3%**	**6%**
Map Ref.	**Sun Crescent**																	
	North/ East Side																	
PP	Anderson Road to Opposite Watt Street	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Unrestricted		3	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		1P 9am-6pm Mon-Fri 9am-12noon Sat		4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Loading Zone		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Loading Zone		1	0	0	0	0	0	0	0	0	1	1	0	0	0	0
QQ	Opposite Watt Street to City Place	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		1P 9am-6pm Mon-Fri, 9am-12noon Sat		6	0	2	3	5	7	7	6	4	4	3	6	4	6	6
		Bus Zone		-	0	0	0	0	0	0	0	0	0	0	1	0	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Bus Zone		-	0	0	0	0	0	0	0	0	0	1	0	0	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RR	City Place to Hampshire Road	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	South/West Side																	
SS	Hampshire Road to Watt Street	No Stopping		-	0	0	0	0	0	0	0	1	0	0	0	0	0	1
		1P 9am-6pm Mon-Fri, 9am-12noon Sat		7	0	6	7	6	7	7	7	7	7	7	7	7	7	7
		4P disabled only		2	0	1	2	2	2	2	1	1	1	2	0	2	2	2
		1P 9am-6pm Mon-Fri, 9am-12noon Sat		5	0	0	5	5	5	5	5	3	2	5	5	5	2	3
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TT	Watt Street to Graham Street	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2P 9am-6pm Mon-Sat, Resident Permit Area		2	0	0	0	0	0	0	0	0	0	0	1	0	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
UU	Graham Street to Anderson Road	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		2P 9am-6pm Mon-Sat, Resident Permit Area		5	0	1	0	0	0	0	0	0	0	0	1	1	0	0
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sun Crescent		**Capacity**		**34 - 34**	**34**	**34**	**34**	**34**	**34**	**34**	**34**	**34**	**34**	**34**	**34**	**34**	**34**	**34**
		Total Number of Cars Parked			**0**	**10**	**17**	**18**	**21**	**21**	**19**	**16**	**14**	**17**	**20**	**19**	**17**	**19**
		Total Number of Vacant Spaces			**34**	**24**	**17**	**16**	**13**	**13**	**15**	**18**	**20**	**17**	**14**	**15**	**17**	**15**
		Percentage Occupancy			**0%**	**29%**	**50%**	**53%**	**62%**	**62%**	**56%**	**47%**	**41%**	**50%**	**59%**	**56%**	**50%**	**56%**

Nb/Sb - Northern/Southern Property Boundary
Eb/Wb - Eastern/Western Property Boundary
Mid pt - Mid point
ROW - Right of Way

Supervised By: Lily Green
Surveyed By: Tian Miao and Sudath Arumaparuma

Survey Dates & Times: See below

Location		Restriction	Reduced Parking Area	Capacity Min - Max	Saturday 2nd December, 2023													
					8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm
Map Ref.	City Place																	
	North/West Side																	
VV	Hampshire Road to Roundabout	No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		1P 9am-6pm Mon-Fri, 9am-12noon Sat		4	0	4	2	4	4	4	4	4	4	4	4	4	4	4
		No Stopping		-	0	0	0	0	1	0	0	0	1	0	0	0	0	0
		1P 9am-6pm Mon-Fri, 9am-12noon Sat		2	1	2	2	2	2	2	2	2	2	2	2	2	2	2
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	South Side																	
WW	Roundabout to Hampshire Road	No Stopping		-	1	0	0	0	1	0	0	0	2	1	0	1	0	1
		P5 min		2	1	2	1	1	2	1	2	1	2	2	2	2	2	2
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		1P 9am-6pm Mon-Fri, 9am-12noon Sat		4	1	3	3	3	3	4	4	4	4	4	4	3	4	4
		No Stopping		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
City Place		Capacity		10 - 10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
		Total Number of Cars Parked			3	9	7	9	11	10	10	10	13	11	10	10	10	11
		Total Number of Vacant Spaces			7	1	3	1	-1	0	0	0	-3	-1	0	0	0	-1
		Percentage Occupancy			30%	90%	70%	90%	110%	100%	100%	100%	130%	110%	100%	100%	100%	110%
SUMMARY => ON-STREET CARPARKING																		
Car Parking Supply				400 - 457	453	453	457	457	457	457	457	453	453	453	453	457	457	457
Total Number of Cars Parked					53	83	112	140	143	148	137	112	105	122	125	114	82	85
Total Number of Vacant Spaces					400	370	345	317	314	309	320	341	348	331	328	343	375	372
Percentage Occupancy					12%	18%	25%	31%	31%	32%	30%	25%	23%	27%	28%	25%	18%	19%
SUMMARY => ON-STREET CARPARKING (REDUCED AREA)																		
Car Parking Supply				189 - 200	196	196	200	200	200	200	200	196	196	196	196	200	200	200
Total Number of Cars Parked					39	59	78	93	96	107	106	84	86	105	104	100	68	74
Total Number of Vacant Spaces					157	137	122	107	104	93	94	112	110	91	92	100	132	126
Percentage Occupancy					20%	30%	39%	47%	48%	54%	53%	43%	44%	54%	53%	50%	34%	37%

Nb/Sb - Northern/Southern Property Boundary
Eb/Wb - Eastern/Western Property Boundary
Mid pt - Mid point
ROW - Right of Way

Supervised By: Lily Green
Surveyed By: Tian Miao and Sudath Arumaparuma

Survey Dates & Times: See below

Location		Restriction	Reduced Parking Area	Capacity Min - Max	Saturday 2nd December, 2023													
					8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm
OFF-STREET CARPARKING																		
Map Ref.																		
	121 Durham Road Carpark																	
1	Northern Row	2P 9am-6pm Mon-Fri, 9am-12noon Sat		15	6	10	7	12	13	14	14	13	12	15	13	15	12	10
	Eastern Row	2P disabled only		2	0	0	1	2	2	2	1	2	1	1	1	0	1	1
		2P 9am-6pm Mon-Fri, 9am-12noon Sat		6	3	6	6	6	6	6	6	6	6	5	5	6	6	6
	Western Row	4P 9am-6pm Mon-Fri		8	5	1	1	0	8	8	8	7	7	8	4	8	4	2
	Middle Rows	2P 9am-6pm Mon-Fri, 9am-12noon Sat		22	7	10	12	16	20	20	19	17	16	21	18	21	18	10
	Southern Row	No Stopping 7-8:30am Mon-Fri		16	2	2	3	8	7	8	8	6	3	11	10	11	7	4
	Accessed Off Right-of-way	No Stopping 7-8:30am Mon-Fri		13	7	6	8	8	10	11	12	9	10	10	10	10	8	6
121 Durham Road Carpark		**Capacity**		**53 - 82**	**82**	**82**	**82**	**82**	**82**	**82**	**82**	**82**	**82**	**82**	**82**	**82**	**82**	**82**
		Total Number of Cars Parked			**30**	**35**	**38**	**52**	**66**	**69**	**68**	**60**	**55**	**71**	**61**	**71**	**56**	**39**
		Total Number of Vacant Spaces			**52**	**47**	**44**	**30**	**16**	**13**	**14**	**22**	**27**	**11**	**21**	**11**	**26**	**43**
		Percentage Occupancy			**37%**	**43%**	**46%**	**63%**	**80%**	**84%**	**83%**	**73%**	**67%**	**87%**	**74%**	**87%**	**68%**	**48%**
	Sunshine Station Commuter Carpark (Sun Crescent)																	
2	Whole Carpark	2P Disabled Only		2	0	0	0	0	1	1	1	2	1	1	2	2	0	1
		1/4P 9am-6pm Mon-Sat		5	0	1	3	4	4	5	5	4	4	4	5	5	5	5
		1P 9am-6pm Mon-Sat		9	3	2	4	8	8	8	8	9	9	9	9	8	9	9
		Commuter Parking		290	24	33	44	49	52	61	70	71	91	80	93	101	75	77
Sunshine Station Commuter Carpark (Sun Crescent)		**Capacity**		**11 - 16**	**16**	**11**	**11**	**11**	**11**	**11**	**11**	**11**	**11**	**11**	**16**	**16**	**16**	**16**
		Total Number of Cars Parked			**3**	**2**	**4**	**8**	**9**	**9**	**9**	**11**	**10**	**10**	**16**	**15**	**14**	**15**
		Total Number of Vacant Spaces			**13**	**9**	**7**	**3**	**2**	**2**	**2**	**0**	**1**	**1**	**0**	**1**	**2**	**1**
		Percentage Occupancy			**19%**	**18%**	**36%**	**73%**	**82%**	**82%**	**82%**	**100%**	**91%**	**91%**	**100%**	**94%**	**88%**	**94%**
	Sunshine Station Commuter Carpark (City Place)																	
3	Whole Carpark	P Disabled Only		4	2	3	3	3	3	3	3	3	3	3	3	1	1	1
		Commuter Parking		58	14	26	28	29	35	37	38	39	36	31	28	30	33	30
Sunshine Station Commuter Carpark (City Place)		**Capacity**		**0 - 0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
		Total Number of Cars Parked			**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
		Total Number of Vacant Spaces			**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
		Percentage Occupancy			**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
SUMMARY => COMMUTER CARPARKING																		
Car Parking Supply				**69 - 98**	**98**	**93**	**93**	**93**	**93**	**93**	**93**	**93**	**93**	**93**	**98**	**98**	**98**	**98**
Total Number of Cars Parked					**33**	**37**	**42**	**60**	**75**	**78**	**77**	**71**	**65**	**81**	**77**	**86**	**70**	**54**
Total Number of Vacant Spaces					**65**	**56**	**51**	**33**	**18**	**15**	**16**	**22**	**28**	**12**	**21**	**12**	**28**	**44**
Percentage Occupancy					**34%**	**40%**	**45%**	**65%**	**81%**	**84%**	**83%**	**76%**	**70%**	**87%**	**79%**	**88%**	**71%**	**55%**

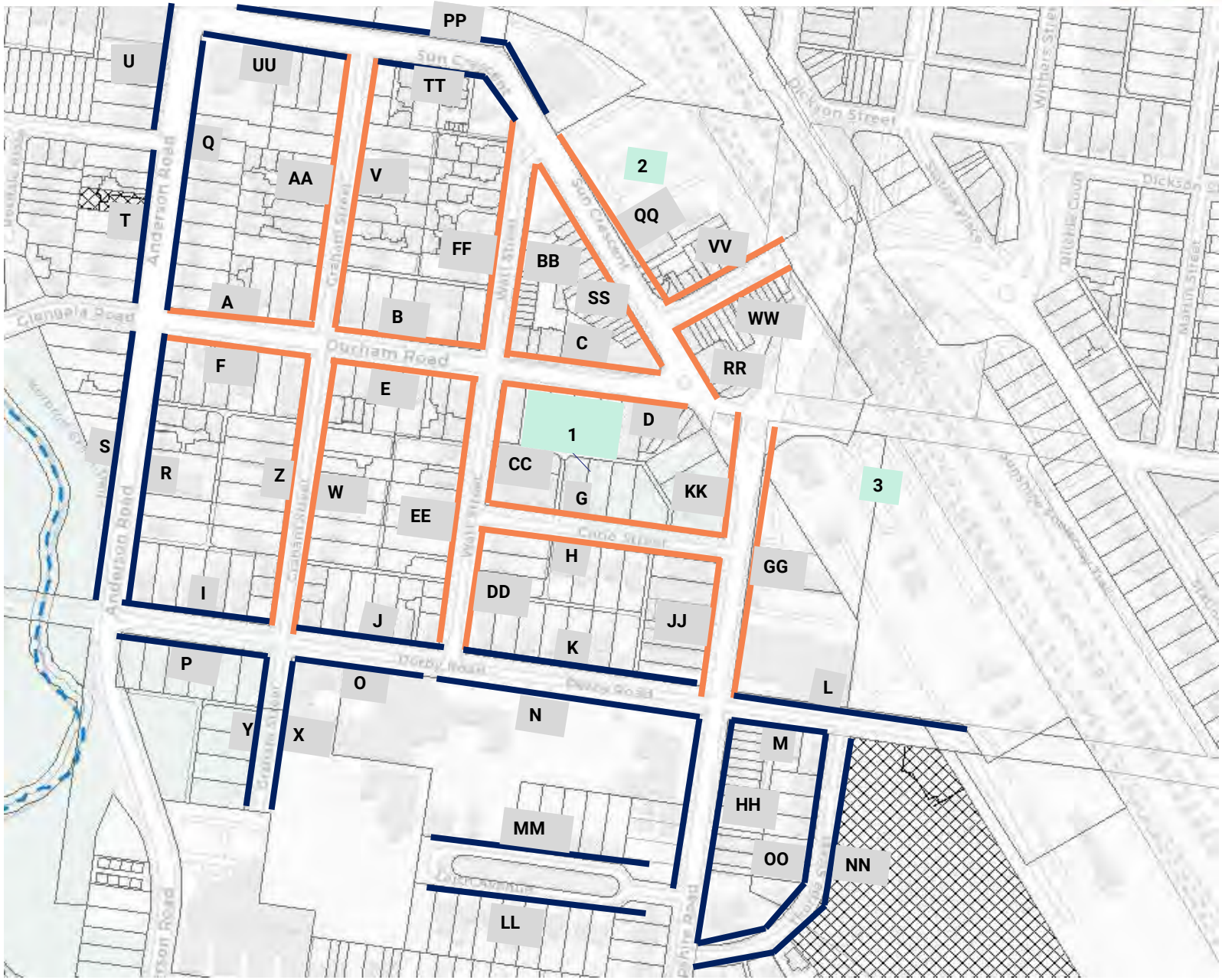
Note: Public parking includes spaces that are available to the general public and excludes 'No Stopping', 'Loading Zones' and 'No Parking' areas, etc., during the relevant enforcement periods

LEGEND:

Public Parking	
Not available to the general public	
Not Available, illegally parked cars included in analysis No Stopping/ Other No Parking	

Note 1: Signage contradicts (i.e. One side is 2P 9am-6pm Mon-Fri, 9am-12noon Sat and the other is No Stopping). To be conservative, the location is denoted as a 'No Stopping' area.

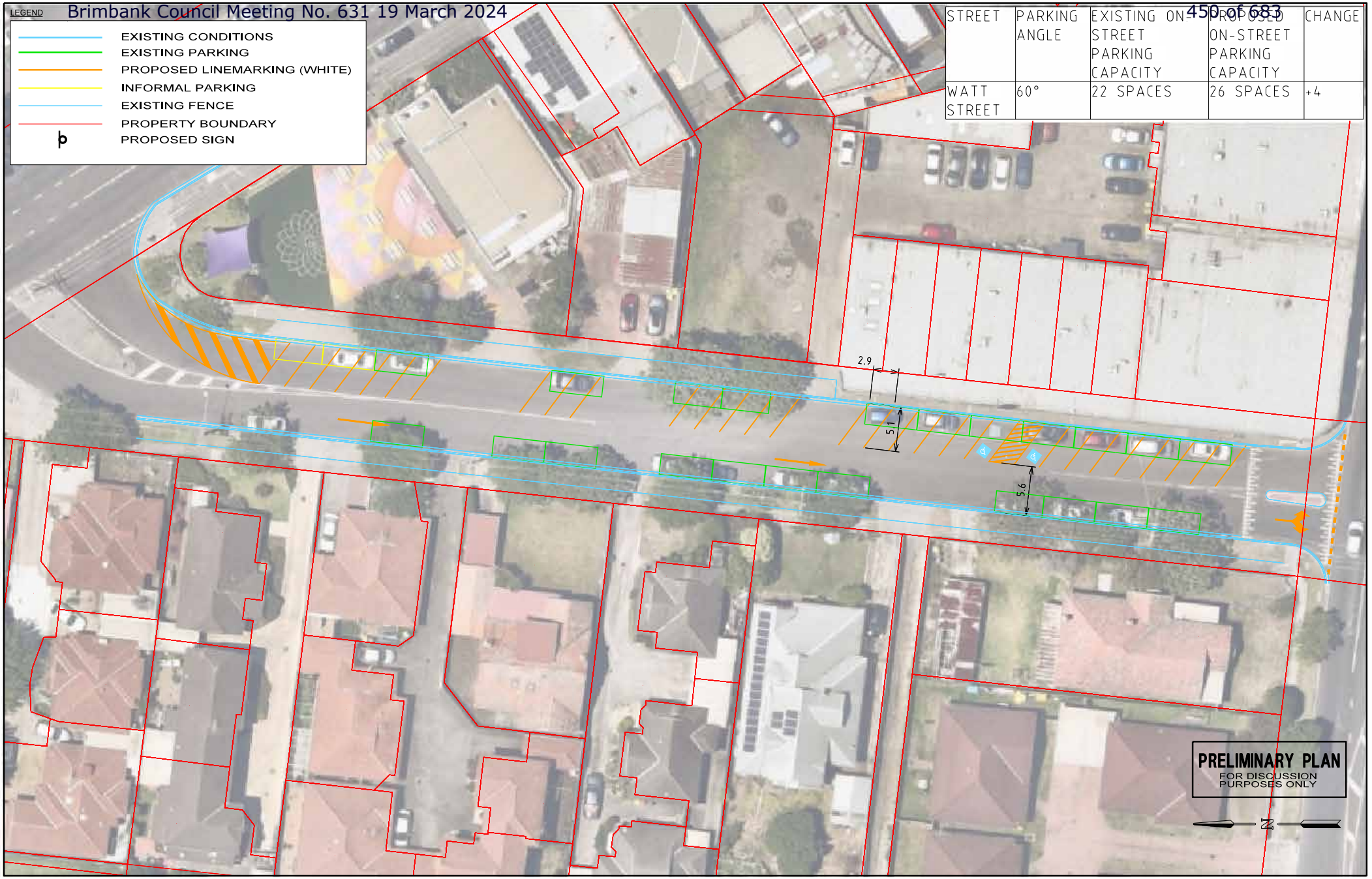
Nb/Sb - Northern/Southern Property Boundary
Eb/Wb - Eastern/Western Property Boundary
Mid pt - Mid point
ROW - Right of Way



Attachment 12.3.8

Appendix C

Alternative On-Street Car Parking Designs



STREET	PARKING ANGLE	EXISTING ON-STREET PARKING CAPACITY	PROPOSED ON-STREET PARKING CAPACITY	CHANGE
WATT STREET	60°	22 SPACES	26 SPACES	+4

ISSUE	ISSUE DESCRIPTION	DESIGNER	CHECKED/APPROVED	ISSUE DATE
A	WATT STREET OPTION 1	S.S	L.F (RPE0008297)	17/12/2023

Attachment 12.3.8

GENERAL NOTES
1 AERIAL PHOTOGRAPH (SOURCE: NEARMAP 2023)

DESIGNED: S. STEPHENSON
CHECKED/APPROVED: L. FURNESS
FILE NAME: G33960-01-00B.dgn

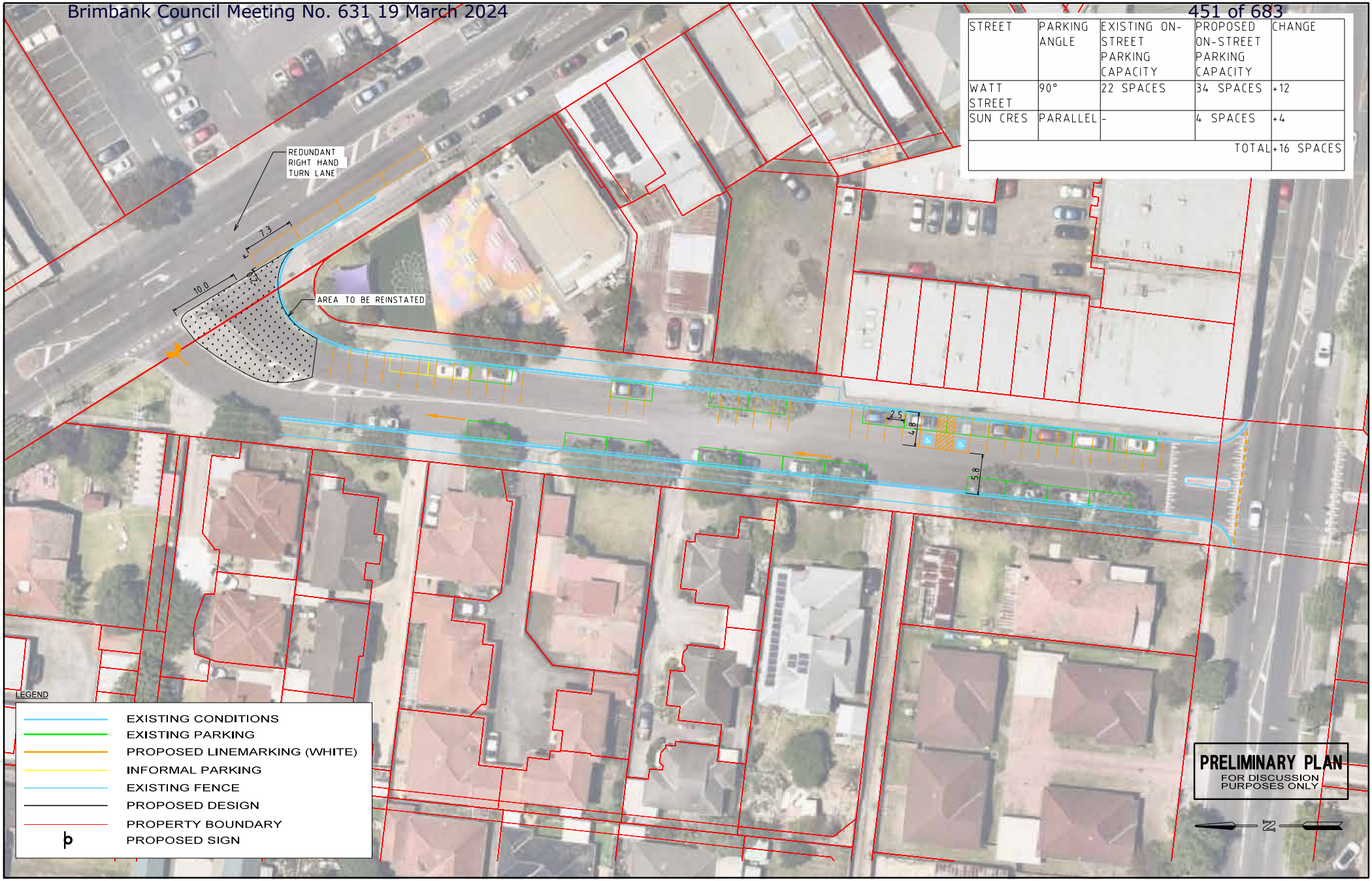
Traffix Group
Level 28, 459 Collins Street
Melbourne, Victoria 3000
+61 3 9822 2888
www.traffixgroup.com.au

WATT STREET, SUNSHINE
PARKING MANAGEMENT PLAN
BRIMBANK
VIETNAMESE MUSEUM AUSTRALIA

SCALE 1:400 (A3) 0 2 4 6 8 | SHEET No. 1/2 | DWG No. G33960-01-01

DATE: 7/02/2024
MODEL: G33960-01-02
FILE: P:\Synergy\Projects\GRP\G33960\03-Drawings\OUT\2024-02-06\G33960-01-00B.dgn

STREET	PARKING ANGLE	EXISTING ON-STREET PARKING CAPACITY	PROPOSED ON-STREET PARKING CAPACITY	CHANGE
WATT STREET	90°	22 SPACES	34 SPACES	+12
SUN CRES	PARALLEL	-	4 SPACES	+4
			TOTAL	+16 SPACES



ISSUE	ISSUE DESCRIPTION	DESIGNER	CHECKED/APPROVED	ISSUE DATE
A	WATT STREET OPTION 2	S.S	L.F (RPE0008297)	17/12/2023
B	WATT STREET OPTION 2	S.S	L.F (RPE0008297)	06/02/2024

GENERAL NOTES
1 AERIAL PHOTOGRAPH (SOURCE NEARMAP 2023)

DESIGNED: S. STEPHENSON
CHECKED/APPROVED: L. FURNESS
FILE NAME: G33960-01-00B.dgn

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WATT STREET, SUNSHINE
PARKING MANAGEMENT PLAN
BRIMBANK
VIETNAMESE MUSEUM AUSTRALIA

SCALE 1:500 (A3) 0 2.5 5 7.5 10 | SHEET No. 2/2 | DWG No. G33960-01-02

Attachment 12.3.8

DATE: 7/02/2024
MODEL: G33960-01-02 - Copy-1
FILE: P:\Synergy\Projects\GRP\33960\03-Drawings\OUT\2024-02-06\G33960-01-00B.dgn

12.4	Former Sunshine Technical School - Submission to Heritage Council of Victoria
Directorate	City Futures
Director	Kelvin Walsh
Manager	Leanne Deans
Attachment(s)	1. Executive Director of Heritage Victoria Recommendation [12.4.1 - 43 pages] 2. Council Submission To Heritage Council of Victoria [12.4.2 - 6 pages]

Purpose

For Council to note the recommendation by the Executive Director of Heritage Victoria in relation to the former Sunshine Technical School at Attachment 1 and consider endorsing the Submission to the Heritage Council of Victoria (Heritage Council) shown at Attachment 2.

Officer Recommendation

That Council:

a. Notes the recommendation prepared by the Executive Director of Heritage Victoria, shown at Attachment 1, in relation to the former Sunshine Technical School.

b. Notes that Council officers have lodged a Submission to the Heritage Council of Victoria about the former Sunshine Technical School, shown at Attachment 2.

c. Endorses the Submission to the Heritage Council of Victoria about the former Sunshine Technical School, shown at Attachment 2.

d. Writes to the Minister for Education to seek confirmation that the appropriate systems and procedures are in place to ensure that the heritage buildings at the former Sunshine Technical School are protected from vandalism, fire or dilapidation damage while the buildings are vacant.

e. Writes to the Minister for Precincts and the Minister for Education requesting that they pursue the creation of a co-working/arts hub at the Sunshine Technical School as an interim use to activate the heritage buildings at the former Sunshine Technical School and for the relevant departments, including the Department of Transport & Planning, the Victorian School Building Authority and Creative Victoria to work together to achieve this outcome.

Background

Council has a responsibility to protect Brimbank's heritage in accordance with the *Planning and Environment Act 1987*, the *Heritage Act 2017* and the Brimbank Planning Scheme.

The former Sunshine Technical School (the Site) is located at 111 and 129-133 Derby Road, Sunshine. The Site is considered of historical and architectural significance. The

Site includes buildings covered by two local Heritage Overlays (HO), HO56 and HO57, in the Brimbank Planning Scheme (the Planning Scheme).

In accordance with section 16 of the *Planning and Environment Act 1987,* the Scheme is binding on every Minister and Government department unless the Governor in Council, on the recommendation of the Minister, directs by an Order published in the Government Gazette.

In the Government Gazette of 10 February 1988, the Minister for Education was exempted from compliance with the requirements of the Planning Scheme. This means that a planning permit is not required for demolition of buildings at the Site despite being covered by the HO.

On the 31 January 2020 the Victorian School Building Authority (the VSBA), on behalf of the Department of Education and Training (DOE) posted an advanced notice of demolition for vacant buildings on the former Sunshine Technical School at 111 and 129 Derby Road, Sunshine.

In response, Council submitted a nomination application on 6 September 2021 for the heritage buildings to be included in the Victorian Heritage Register (VHR). The application was prepared by Council's Heritage Advisor and included technical advice from the Sunshine & District Historical Society.

The VHR lists and provides legal protection for heritage places and objects that are significant to the history and development of Victoria. Unlike local heritage places listed within the Planning Scheme, a place included in the VHR cannot be demolished without a permit or permit exemption issued by Heritage Victoria.

On 15 January 2024 Council officers were notified that the Executive Director of Heritage Victoria (HV) was recommending that the former Sunshine Technical School not be included on the Victorian Heritage Register and that a copy of this recommendation would be published in The Age newspaper on 19 January 2024.

Interested parties have 60 days from the date of publication to lodge a submission regarding the Executive Directors recommendation. To meet statutory timeframes Council officers lodged an officer submission with the Heritage Council of Victoria on 14 March 2024 requesting to be heard at a future hearing subject to Council endorsement.

Council officers have prepared a Submission to the Heritage Council of Victoria, shown at Attachment 2 and lodged it with the Heritage Council of Victoria. Due to the statutory timelines, the Submission was required to be lodged prior to the Council Meeting and is consistent with Council's nomination application on 6 September 2021 for the heritage buildings to be included in the VHR.

Matters for Consideration

Options

The following options are available to Council:

a. Endorse the Submission to the Heritage Council of Victoria shown at Attachment 2.
b. Determine not to endorse the draft Submission to the Heritage Council of Victoria, shown at Attachment 2 and write to the Heritage Council of Victoria to withdraw the Council officer submission.

The officer recommendation is Option A. The Submission to the Heritage Council aligns with the application to nominate a place or object for inclusion in the Victorian Heritage Register.

Analysis

Proposed Victorian Heritage Register Listing

Council's Heritage Consultant assessed the Site and determined that it meets three of the test Criteria in accordance with the requirements of listing places and object on the Victorian Heritage Register comprising:

- Criteria A: Importance to the course, or pattern, of Victoria's cultural history
- Criteria D: Importance in demonstrating the principal characteristics of a class of cultural places and objects
- Criteria H: Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

It is noted that while the Executive Director of Heritage Victoria has formed a different view about the Site's heritage values, Council officers retain the view that its significance merits inclusion on the VHR and recommends that this is tested through a submission to the Heritage Council and representation at a future Hearing.

In addition to the acknowledgement of the heritage significance of the Site through inclusion on the VHR, it also increases the level of heritage protection for the Site and ensures due consideration of the heritage fabric should any redevelopment or demolition works be proposed.

Recent changes to the Heritage Act 2017

On 1 February 2024 changes to the *Heritage Act 2017* came into effect allowing certain public authorities and government asset managers to apply for an 'Exclusion Application' to exclude a place or object from the VHR for a period of five years.

An Exclusion Application can only be sought for a major development with a value exceeding $5 million. A major development is defined as the carrying out of one or more, or an interrelated series of one or more activities and can include:

- construction, alteration or extension of a building
- construction or carrying out of works
- demolition or removal of a building
- subdivision or consolidation of land
- the installation or provision or operation of facilities or services.

This may have implications on the Site as it is anticipated that the VSBA or DOE may be eligible to apply for an Exclusion Application to exempt the site for a period of five years subject to meeting the prescribed requirements. This could mean that even if the Site is successfully listed on the VHR, the VSBA could potentially apply to undertake works, including demolition, subject to the approval of the Executive Director of Heritage Victoria.

Interim re-use

The former Sunshine Technical School has remained vacant since the DOE relocated Sunshine Secondary College. Vacant unused buildings can be at risk of vandalism and

deterioration, particularly when they are not maintained. These factors can result in buildings falling into disrepair. The appropriate re-use of the buildings is an important way to maintain them and ensure they remain in a good condition and the heritage significance is protected.

Council officers have been liaising with VSBA, DOE and the Sunshine Precincts team within the Department of Transport & Planning about potential re-use of the buildings. It is understood that DOE plan to hold onto the Site for future education use and has been considering potential interim uses.

In June 2023 Council wrote to the Minister for Education and Member for Sydenham, the Hon. Natalie Hutchins MP, requesting an update on the Site and be returned to interim community uses (including reference to the former Sunshine College Ardeer campus).

In August 2023 the Minister for Education responded advising that the VSBA had consulted with other government agencies and Council officers about opportunities for interim use on this site.

It is considered that dialogue should continue between Council officers and the Victorian Government to ensure the buildings remain in good condition and an appropriate interim use is secured. It is proposed that Council:

- Writes to the Minister for Education to seek confirmation that the appropriate systems and procedures are in place to ensure that the heritage buildings at the former Sunshine Technical School are protected from vandalism, fire or dilapidation damage while the buildings are vacant.

- Writes to the Minister for Precincts and the Minister for Education requesting that they pursue the creation of a co-working/arts hub at the Sunshine Technical School as an interim use to activate the heritage buildings at the former Sunshine Technical School, and for the relevant departments, including the Department of Transport & Planning, the Victorian School Building Authority and Creative Victoria to work together to achieve this outcome.

This proposal for a co-working/arts hub is consistent with the Brimbank Advocacy Plan 2023-2025.

Implementation

Subject to Council's decision, Council will be represented at a future Heritage Council hearing involving a presentation of the Submission shown at Attachment 2.

Community Engagement

The recommendation by HV to not include the Site on the Victorian Heritage Register was published in The Age newspaper on 19 January 2024.

Officers notified the Brimbank Heritage Advisory Committee, which comprises representatives from historical societies in Brimbank.

As part of the process any interested party can make a written submission to the Heritage Council within 60 business days of the Executive Director of Heritage Victoria's recommendation being published.

The Heritage Council must consider all written submissions and conduct a hearing if an individual or body with a real and substantial interest in the place requests a hearing as part of their submission.

Resource And Risk Implications

Resource requirements can be met within the Annual Budget 2023/2024.

Community: potential impact on community, including public trust and customer service impact
• Yes – The submission advocating for the inclusion of the site on the VHR will result in social benefits for the community by increasing the protection of a heritage place for current and future generations. The submission confirms Council support for the protection of heritage assets and is consistent with previous Council resolutions which contribute to public trust.

Environmental: impacts on environmental sustainability, including water/waste management, climate change, and contaminated land
• Yes - Council is seeking the additional protection afforded through a listing on the VHR. If successful, this will have a positive environmental impact on the basis that heritage buildings contain embodied energy. It is generally more energy efficient to make modifications to an existing building than to demolish and replace it.

Financial: significant financial impacts
• Yes – While there are no significant financial impacts for Council, the inclusion of the site on the VRC could increase the cost of development on the Victorian Government as the current landowner.

Regulatory: legal, legislative or regulatory implications including the rights/obligations of stakeholders
• Yes – The submission process must accord with the relevant legislation, specifically including the *Heritage Act 2017.*

Safety: health, safety or duty of care impacts
• None

Legislation / Council Plan / Policy Context

This report supports the Council Plan 2021-2025 strategic direction and objective of:

1. People and Community - A welcoming, safe and supported community - An inclusive place for all
• Pride and Participation - Community and cultural connections built through social and artistic expression

2. Places and Spaces - Liveable and connected neighbourhoods that support healthy and sustainable futures - A green place for all
• Liveable and Connected - Inviting and liveable spaces and facilities, connected so people can get around.

This report complies with the Brimbank Council Plan 2021-2025, the Brimbank Community Vision 2040, the Brimbank Advocacy Plan 2023-2025, the Brimbank Heritage Strategy (2018-2023), the Brimbank Planning Scheme, the Interpretation of Legislation Act 1984 (Interpretation Act), the *Planning and Environment Act 1987* and *Heritage Act 2017.*

Council officers contributing to the preparation and approval of this report have no conflicts of interests to declare.

HERITAGE VICTORIA

GPO Box 2392
Melbourne, Victoria 3001 Australia

15 January 2024

Warren Roberts

Brimbank City Council

PO Box 70

Sunshine VIC 3020

Via email: **WarrenR@brimbank.vic.gov.au**

cc: LeanneD@brimbank.vic.gov.au

Dear Warren,

NOTICE OF THE RECOMMENDATION OF THE EXECUTIVE DIRECTOR, HERITAGE VICTORIA TO THE HERITAGE COUNCIL OF VICTORIA TO NOT INCLUDE FORMER SUNSHINE TECHNICAL COLLEGE, 111 AND 129-133 DERBY ROAD SUNSHINE, BRIMBANK CITY IN THE VICTORIAN HERITAGE REGISTER (VHR)

I am writing to advise you that an assessment of the cultural heritage significance of the above place has now been completed. As a result of the assessment, the Executive Director is recommending that the Heritage Council of Victoria not include the Former Sunshine Technical College in the Victorian Heritage Register (VHR). The Heritage Council of Victoria (an independent statutory authority) will manage the remainder of the registration process from this time.

RECOMMENDATION REPORT

Notice of the recommendation will be published in the *The Age* newspaper on 19 January 2024. A copy of the recommendation report is enclosed and sets out the reasons for the recommendation. From this date the recommendation report can also be found on the Heritage Council of Victoria website:

https://heritagecouncil.vic.gov.au/registrations-reviews/executive-director-recommendations.

SUBMISSIONS

You or any other interested party may make a written submission regarding the Executive Director's recommendation to the Heritage Council of Victoria within 60 days of the recommendation being published. You may also request a hearing in relation to your submission. Submissions can be made via the HCV Hub: **heritagecouncil.vic.gov.au/hcv-hub-info/**

Submissions must be made on the prescribed form directly to the Heritage Council of Victoria.

The Heritage Council must consider any written submissions and must conduct a hearing if the submission includes a request for one and is made by a person or body with a real and substantial interest in the place. If no submissions are received by 19 March 2024 the Heritage Council will consider the recommendation at its April 2024 meeting. The Heritage Council is an independent statutory body and will make their determination after considering the recommendation and any submissions. The Heritage Council may also make alternate determinations as set out in section 49 of the *Heritage Act 2017.*

Any queries regarding submissions or hearings should be directed to the Heritage Council Secretariat on 03 8508 1656 or heritage.council@delwp.vic.gov.au.

Please be aware that under section 40 of the Act the Executive Director is obliged only to advise the owner,

VICTORIA State Government

HERITAGE VICTORIA

GPO Box 2392
Melbourne, Victoria 3001 Australia

nominator and relevant municipal council of this recommendation. This office will not further disclose details of the recommendation until the day of advertising. If you are aware of any person or organisation who has an interest in this matter and would like to receive correspondence, I would be grateful if you could ensure they make themselves known to Heritage Victoria so that they may be included on our mailing list.

If you have any queries about this recommendation, please contact Fiona McMahon, Principal, Heritage Assessments on (03) 8508 0858 or by email at fiona.mcmahon@delwp.vic.gov.au.

Yours sincerely



GEOFFREY AUSTIN

Manager, Heritage Register

Heritage Victoria

(As delegate for Steven Avery, Executive Director, Heritage Victoria pursuant to the Instrument of Delegation)

Attachments:

- Executive Director Recommendation Report

VICTORIA State Government

Former Sunshine Technical College

111 and 129-133 Derby Road, Sunshine (Brimbank City)

Wurundjeri Country



Attachment 12.4.1

VICTORIA HERITAGE

Executive Director recommendation

Under section 37 of the *Heritage Act 2017* (the Act) I recommend to the Heritage Council of Victoria (Heritage Council) that the Former Sunshine Technical College, located at 111 and 129-133 Derby Road Sunshine, Brimbank City is not of State-level cultural heritage significance and should not be included in the Victorian Heritage Register (VHR).

I note that the place is already included in the Heritage Overlay of the local planning scheme.

I suggest that the Heritage Council determine that:

- the Former Sunshine Technical College**,** 111 and 129-133 Derby Road Sunshine, is not of State-level cultural heritage significance and should not be included in the VHR in accordance with section 49(1)(b) of the Act.



STEVEN AVERY
Executive Director, Heritage Victoria

Date of recommendation: 15 January 2024

Explanatory note to readers

The system of heritage protection in Victoria essentially operates at two levels.

Most heritage places in Victoria will be important at a local level to particular communities. These heritage places may be appropriate for protection by local government by means of a Heritage Overlay under the local planning scheme.

A much smaller percentage of places and objects will be important at a State level. This means that they tell an important story in the history of Victoria, rather than the history of their local area or region. Places and objects of State-level cultural heritage significance may be considered for inclusion in the VHR under the Act.

The very high benchmark or 'threshold' for inclusion in the VHR is demonstrated by the fact that as of November 2023, there were about 2,350 places of State-level significance which were included in the VHR. This compares to over 19,000 places of local-level importance protected by Victoria's 79 councils in Heritage Overlays. In other words, roughly 10% of Victoria heritage places were protected at a State-level by inclusion in the VHR compared with 90% being protected by local government.

In the case of the Former Sunshine Technical College, it has already been established by Brimbank City Council that the place is of heritage significance at the local level as demonstrated by its inclusion in the Heritage Overlay of the Brimbank Planning Scheme.

Heritage Victoria's responsibility is to assess whether a place or object is of cultural heritage significance at the State level. Heritage Victoria cannot assess or advise as to whether a place is of local-level significance, this being a matter for local government.

This current process under the Act has been initiated to establish not whether the place is of heritage significance (since that has already been established) but rather, whether the place is of cultural heritage significance to the State of Victoria. Any recommendation or finding of this current process does not in any way diminish the significance that the place may hold to the community, local government area or region.

More information about heritage protection in Victoria can be found on the Heritage Council website.

The process from here

1. The Heritage Council publishes the Executive Director's recommendation (section 41)

The Heritage Council will publish the Executive Director's recommendation on its website for a period of 60 days.

2. Making a submission to the Heritage Council (sections 44 and 45)

Within the 60-day publication period, any person or body may make a written submission to the Heritage Council. This submission can support the recommendation, or object to the recommendation and a hearing can be requested in relation to the submission. Information about making a submission and submission forms are available on the Heritage Council's website.

3. Heritage Council determination (sections 46 and 49)

The Heritage Council is an independent statutory body. It is responsible for making the final determination to include or not include the place or object in the VHR or amend a place or object already in the VHR.

If no submissions are received the Heritage Council must make a determination within 40 days of the publication closing date.

If submissions are received, the Heritage Council may decide to hold a hearing in relation to the submission. The Heritage Council must conduct a hearing if the submission is made by a person or body with a real or substantial interest in the place or object. If a hearing does take place, the Heritage Council must make a determination within 90 days after the completion of the hearing.

4. Obligations of owners of places and objects (sections 42 and 43)

The owner of a place or object which is the subject of a recommendation to the Heritage Council has certain obligations under the Act. These relate to advising the Executive Director in writing of any works or activities that are being carried out, proposed or planned for the place or object.

The owner also has an obligation to provide a copy of this statement of recommendation to any potential purchasers of the place or object before entering into a contract.

5. Further information

The relevant sections of the Act are provided at Appendix 1.

Description

The Former Sunshine Technical College is located on the traditional land of the Wurundjeri people.

The following is a description of the Former Sunshine Technical College at the time of the site inspection by Heritage Victoria in October 2023.

The Former Sunshine Technical College is a complex of buildings located in the suburb of Sunshine, on the north-west portion of the block bounded by Derby Road, Morris Street, Hampshire Road and Graham Street. Sunshine Primary School is on the eastern part of the block and is not part of this assessment. Former Sunshine Technical College is located around 1km south of Sunshine Marketplace, and less than 400m south-west of Sunshine Railway Station.

The buildings with the greatest potential significance are the Nash Block (former Sunshine Girls' Technical College) and the Henty Wing (former Sunshine Boys' Technical College). Both were designed by Percy Everett, Chief Architect of the Public Works Department from 1934 to 1953.

The Nash Block is located on Derby Road. It is a cream brick building in the Moderne style. On the western side of the front elevation is a curved room, set forward from the rest of the building. Narrow bands of brown brickwork provide a decorative element to this prominent section. The main entrance of the Nash Block is reached by a small set of steps. A flagholder above the entrance — not currently in use and missing its flagpole — provides a subtle vertical element to the elevation. Above the entrance is a sign for Sunshine Secondary College, which occupied the building after the technical college was closed. Extending to the east is a long, one storey wing, featuring a continuous band of windows which emphasise the horizontal lines of the building. These windows have been shuttered with metal sheeting. The concrete paving and grounds around the Nash Block are a little degraded.

The Nash Block interiors include brown tiling on the walls of hallways and classrooms. The rooms are largely empty, most containing only blackboards and radiators. Floor coverings and lighting appear to be mostly non-original. There is some damage to walls and ceilings, particularly cracks and water damage. The Nash Block is connected to the abutting 1980s building, known as the Beavan Wing, by a corridor and short flight of stairs. The Beavan Wing is a three-storey grey concrete structure in the Brutalist style.

The Henty Wing is a two-storey Moderne building. It is constructed of red brick, which has been almost entirely rendered on the northern street elevation as part of Everett's design. The rendering features inset horizontal lines between the floors. The most distinctive feature of the building is a large curved stairwell. This section protrudes from the front elevation, and is further distinguished by the use of curved window panes and a tall, streamlined roof. Several windows have been removed on the ground floor, replaced by metal roller doors. On the second floor, the windows have been largely covered by long horizontal slats.

Internally, the Henty Wing has been cleared of nearly all furniture and fittings, except for a car lift, some engines, piping and vents, tool storage boards, blackboards and some non-original signage. Some classrooms on the second-floor feature inbuilt desks, likely to have been installed during the building's time as Sunshine Secondary College. The building is in generally good condition, though some mould was reported, carpets and floors are stained, and there was evidence of vandalism and window breakage.

South of the Henty Wing, fronting Graham Street, is the Ferguson Wing, a three-storey concrete brutalist building which was opened in the 1980s. This was to become the main public entrance to the school with the school office, teachers' staff room and amenities on the ground floor and a series of classrooms on the upper floors.

The Library is a single storey orange-brick building of portal frame construction. Shelving and books have been removed, leaving a large space with brick walls, flanked by offices clad with vertical timber panelling. It is not entirely clear when this building was constructed, though its architecture and progressive aerial photos of the site (see: Historical images) indicate that it was built in the 1960s to 1980s

The Library is situated between the Ferguson and Beavan Wings and helps to form one side of a semi-enclosed internal courtyard space with paving, seating and several trees.

At the rear of the site is a cream brick auditorium, constructed in the 1960s. The auditorium is an irregular hexagonal shape, with a large internal space consisting of brick walls, a stage, and basketball hoops, as well as upper gallery seating on a mezzanine-level balcony. To the immediate south of the auditorium is the school incinerator.

Description images

All photographs taken during October 2023 site visit by Heritage Victoria staff.



Layout of site now. Aerial image from Google Maps.



Nash Block.



Nash Block, classroom.



Nash Block, art room.



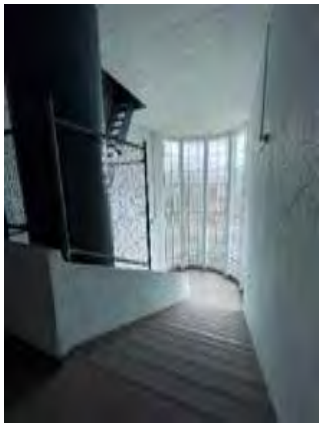
Nash Block, hallway.



Nash Block, abutting the Beavan Block.



Henty Wing, classroom.



Henty Wing, curved stairwell.



Henty Wing, external.



Henty Wing (right) and Beavan Wing (left).



Auditorium, exterior.



Auditorium, interior.



Library, exterior.



Library, interior.

History

Technical Schools

Technical schools were designed to equip students with the skills needed to work at a manual trade. Common classes included woodwork and joinery, plumbing, metalwork, and later electronics, radio communications, and motor mechanics. For women and girls, some technical schools offered classes in needlework, dressmaking millinery and cookery.

Early technical education in Victoria was haphazard and did not have a central organisation. The first real technical schools were the Schools of Mines in Ballarat (1870) and Bendigo (1873). The Industrial and Technological Museum opened in 1873 and offered evening classes in a range of practical maths and science subjects. Technical subjects were also taught at mechanics institutes, and at schools of art and design from 1873. These were the precursors to the more generalist technical schools.

Early technical college included the Melbourne Working Men's College (now RMIT, established 1887), the Gordon Institute of Technology (1887) and the Horsham Working Men's College (1890). However, these schools, as well as schools of mines and art and design, continued to be hampered by lack of government funding and central organisation.

A Royal Commission on Technical Education was held from 1899-1901. The Commission examined Victoria's ten schools of mines, five schools of arts, and three technical colleges, and recommended that technical education be improved and expanded. The Royal Commission resulted in the *Education Act 1910*, and a complete reorganisation of state secondary education.[1] Under this Act, the State Government created junior technical schools, providing government-funded post-primary technical education for the first time. The Education Department also established senior technical schools, which would cater to adults and apprentices. Sunshine Technical College, opened in 1913, was one of the first three schools established after the Act passed Parliament. It had both junior and senior classes on campus.

In Melbourne, technical schools became common in the industrial suburbs of the north and west. Until 1943 the only technical school in the eastern suburbs was the Eastern Suburbs Technical School in Hawthorn (now Swinburne University of Technology, established 1908).

During World War II, technical schools played a critical role in defence training, and in re-training military personnel. By 1945 there were 32 technical schools, and 28 junior technical schools. In 1965 there were 52 technical schools in Melbourne and suburbs and 33 in the country, with one high school also offering a technical section.

Today, technical schools have been largely subsumed by the TAFE systems, or into regional university campuses.

Sunshine Technical College

Sunshine Technical College was the longest running junior technical school in Victoria, operating from 1913 to 1991. It also operated as a campus for a senior technical school.

It was one of the first three technical schools created after the Education Act 1910, and thus one of the first run by the Education Department. The other two were West Melbourne Junior Technical School (1912, moved to Essendon 1939) and Collingwood Technical School (1912).

Association with H.V. McKay and Sunshine Harvester Works

Hugh Victor McKay (1865-1926) was the primary benefactor of Sunshine Technical College. McKay made his fortune through his company, the Sunshine Harvester Works, founded in Ballarat in 1889. In 1904, McKay purchased the Braybrook Implement Company works in Braybrook Junction and transferred his operations to this site, completing the move in 1907. The suburb of Braybrook Junction was renamed Sunshine in 1907, in recognition of McKay and his company. The facility expanded to become one of the largest and most active industrial plants in Australia, producing a wide range of agricultural implements. McKay introduced labour saving machine tools, the piecework system and time

[1] Until 1905 only independent schools offered classes beyond the primary level. The first government-funded secondary school was the Melbourne Continuation School. It was the only state secondary school operating until the passing of the *Education Act 1910*. The Act established two new branches of state schooling- a secondary division, and a technical division. The secondary division established what we would now call state high schools, focused on 'liberal arts' and professional skills, while the technical division administered junior technical schools, focused on practical training. The division between the secondary and technical divisions was abolished in the early 1980s.

and motion studies, making the Sunshine Harvester Works one of the of the few Australian manufacturers to employ mass production methods.

McKay wanted a technical school in Sunshine to ensure skilled workers for his factory. He even offered his apprentices a half-day off every week to attend classes- a unique and innovative decision. At opening, over half of the enrolments at the senior division of Sunshine Technical College were apprentices employed at Sunshine Harvester Works.

McKay's investment in Sunshine Technical College was part of his desire to create a model working class community. McKay subdivided much of the land surrounding his factories and donated it for the construction of housing and public amenities for his workers. As well as giving land and money for Sunshine Technical College, McKay funded gardens (now the H.V McKay Memorial Gardens – VHR H1953), a church, railway station and hospital, as well as electric lighting and windbreaks.

McKay remained president of the Sunshine Technical School Council until his death in 1926. After his death, members of his family and senior staff of Sunshine Harvester Works continued to sit on the School Council. In 1930, Sunshine Harvester Works merged with Massey Harris, weakening the ties between the company and Sunshine Technical College (Vines, 2007). In 1953, Massey-Harris amalgamated with Harry Ferguson. The McKay family interest was bought out by this company in 1955.

Buildings at Sunshine Technical College

The first buildings at Sunshine Technical College were a wooden administration building and large iron workshop. In 1915 the science lab was partitioned to accommodate female students, who were to learn shorthand, typewriting and bookkeeping. In 1921 Sunshine Girls' Technical College was officially established, with its own headmistress. It was the first dedicated girls' technical school in Victoria.

A purpose-made girls' school building was officially opened in 1940 and was named the Nash Block in honour of the first headmistress of Sunshine Girls' Technical School. The building was designed in the Moderne style by Chief Architect of the Public Works Department, Percy Everett. Everett was instrumental in promoting Moderne architecture in public buildings. Everett was a product of technical schools, receiving his education at Gordon Technical College and taking on the role of headmaster at Brunswick Technical School and Brighton Technical School. He considered the Moderne style suitable for technical schools in particular, as a modern and state-of-the-art expression. Everett undertook extensive planning for schools, and introduced entirely new types of technical, high, consolidated and elementary schools. His work was highly influential, and other Australian states adopted his planning and designs.

In 1941 a new brick workshop was opened at the corner of Derby Road and Graham Street. Funded by the Department of Defence, the building was part of the Commonwealth Defence Technical Training Scheme. Men and women would be trained to work at the munitions and explosives factories in the district.

In 1945 the Public Works Department granted a tender to construct additions to the 1941 workshop. The Percy Everett design remodelled and extended the workshop, adding a second floor and curved stairwell in a Moderne design. The resulting building, named the Henty Boys' Trade Block, was completed in 1947.

An auditorium was opened on site in 1963, funded by the Education Department and parents and friends of Sunshine Technical College. In the 1980s the 1913 building was demolished to make way for a three-storey brutalist building, known as the Beavan Wing. The original 1913 workshops were also demolished in to accommodate the brutalist Ferguson Wing.

Educational innovations at Sunshine Technical College

Sunshine Technical College opened in 1913, with facilities for both a junior and senior classes. The junior classes provided a secondary education for working-class boys, while the senior classes catered for apprentices. At opening, over half of these apprentices worked for McKay at Sunshine Harvester Works.

The junior division was particularly significant, as Sunshine Technical College was one of the first government-controlled junior technical schools in Victoria (the others being Collingwood and West Melbourne Junior Technical School).

Sunshine Technical College was the first technical school in Victoria where an employer allowed his apprentices half a day to attend classes. H.V. McKay made this promise in 1911, when he offered the Education Department land and money to set up a technical school in Sunshine. This arrangement was unique and highly influential, and the model spread to the entire state in 1928, under the Victorian Apprenticeship Commission.

In 1917 the school introduced a vocational retraining scheme, to reskill repatriated servicemen. This became the model for the scheme operated by the Commonwealth Rehabilitation Commission between 1918 and 1923.

The girls' school was the first dedicated girls' technical school in Victoria. As early as 1915 Sunshine Technical College was offering education for girls and women, with typewriting, shorthand and bookkeeping classes. A girls' school was formally established in 1921, with its own headmistress. When Emily McPherson College opened in 1927, Sunshine Girls' Technical School became a feeder school. The girls' school building (Nash Block) opened in 1940.

Timeline

1904-1907	H.V. McKay relocates the operations of his company, Sunshine Harvester Works, to Braybrook Junction. The suburb is renamed Sunshine, after the company.
1910	Education Act passed in Victorian Parliament, vesting control of junior technical education with the State Education Department.
1911	McKay agrees to provide land and an endowment to establish a technical school in Sunshine. He also offers his apprentices half day a week to train there.
1913	Sunshine Junior and Senior Technical School opened, with McKay president of the school council.
1915	Start of girls' education at Sunshine Technical, with typewriting, shorthand and bookkeeping classes.
1917	McKay initiates a scheme to retrain repatriated servicemen at Sunshine Technical College. This serves as a model for the Vocational retraining scheme operated by the Commonwealth Rehabilitation Commission between 1918 and 1928.
1919	Sunshine Technical College is used as a temporary hospital during the influenza epidemic.
1921	Formal establishment of the Sunshine Technical Girls' School.
1926	McKay dies.
1930	Sunshine Harvester Works merges with Massey-Harris.
1938	Tender granted by Public Works Department to construct a new building (the Girls' School).
1940	Girls' School building (Nash Block) is officially opened in October.
1941	Brick workshop constructed for the Commonwealth Defence Technical Training Scheme.
1945	Tender granted by Public Works Department for additions to south and east of the 1941 workshop to become Henty Boy's Trade Wing.
1947	Henty Wing completed.
1953	Massey-Harris amalgamates with Harry Ferguson.
1963	Auditorium opened.
1980s	1913 buildings demolished. New three-storey brutalist building constructed between the Nash Block and Henty Boy's Trade Wing. The three-storey Ferguson Wing was constructed to the south of the Henty Wing.
1986	Massey Ferguson complex (formerly Sunshine Harvester Works) is sold.
1991	Sunshine Technical School closed. The campus becomes a campus for VCE students at the new Sunshine Secondary College.
2020	Sunshine Secondary College moves to a new, consolidated campus.

Historical images



Sunshine Technical School, 1914 – one year after opening. Neither of these early buildings exist today. Source: Sunshine Technical Prospectus, Exchange Press Pty Ltd, Federation University Historical Collection.



Sunshine Technical College, circa 1954. Note the centre 1913 building, now demolished. Photographer: Charles Daniel Pratt. Source: Crop of image 'Aerial view of Sunshine, Victoria', State Library of Victoria, John Etkins collection.



Vocational training for returned soldiers at Sunshine Technical School, 1919. These pictures would have been taken in the original 1913 workshops, which have now been demolished. Source: Repatriation (Volume 1, number 5, 25 July 1919), available at nla.gov.au.

Development of site



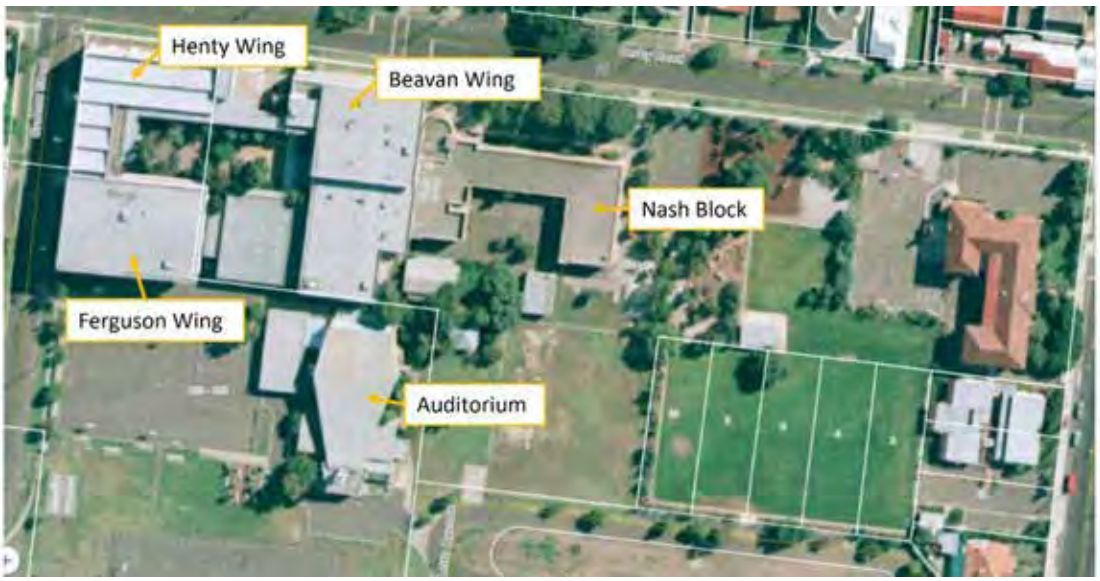
Aerial photo of site, with labels, November 1931. Source: Landata.



Aerial photo of site, with labels, December 1945. Source: Landata.



Aerial photo of site, with labels, March 1954. Source: Landata.



Aerial photo of site, with labels, February 1989. The main buildings which are still extant were in place at this stage. Source: NearMap.



Aerial photo of site, with labels, 2023. Source: Google Maps.

Nash Block





The Nash Block, shortly after completion. The curved front room was designed to be a dressmaking room. Source: PROV VPRS 10516/P1.

Henty Wing



The first stage of the Henty Wing, Derby Road elevation. This section, a brick workshop building, was funded by the Department of Defence, as part of the Commonwealth Defence Technical Training Scheme. Source: PROV VPRS 10516/P1.



The 1913 workshops can be seen to the right. The first stage of the Henty Wing is to the left. View from Graham Street. Source: PROV VPRS 10516/P1.



Completed Henty Wing, after addition of an upper storey, curved stairwell, and additional west bay. Source: PROV VPRS 10516/P1.



Completed Henty Wing. Source: PROV VPRS 10516/P1.

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Further information

Traditional Owner Information

The place is located on the traditional land of the Wurundjeri people. Under the *Aboriginal Heritage Act 2006*, the Registered Aboriginal Party for this land is the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation.

Victorian Aboriginal Heritage Register

The place is in an area of Aboriginal cultural heritage sensitivity associated with the Kororoit Creek.

Integrity

The integrity of the place is good. It is easily recognisable as a school, with proof of vocational training still present. However, the significance of the school in the development of technical schooling, and the association of the school with H.V. McKay, cannot be easily read in the extant fabric.

(October 2023)

Intactness

The intactness of the place is good.

The Nash Block is still largely intact, with minimal external alterations. The Beavan Wing abuts directly onto the western elevation, and renovations have created a corridor which joins the two buildings. Internally there have been some minor changes, and some original features from the 1930s and 1940s have been removed.

The Henty Wing is substantially less intact. While the original Moderne design can be easily read in the curved stairwell, there have been major changes to key elevations. Multiple windows on the Derby Street and Graham Street elevations have been removed, with some replaced with metal roller doors which disrupt the horizontal lines. The second-floor windows are covered by external slats. On the Graham Street elevation , a substantial new brutalist building has been constructed to the south (the Ferguson Wing). Internally there have been some renovations, and original features from the 1930s and 1940s, such as tools, plant, and inbuilt furniture, have been mostly removed and/or replaced.

The auditorium and Ferguson and Beavan Wings are largely intact, with many original features from their time of construction.

(October 2023)

Condition

The condition of the place is good. Evidence of mould and water damage was evident in the Henty Wing and Nash Block, as well as mortar degradation in the bricks of the Nash Block.

(October 2023)

Note: The condition of a place or object does not influence the assessment of its cultural heritage significance. A place or object may be in very poor condition and still be of very high cultural heritage significance. Alternatively, a place or object may be in excellent condition but be of low cultural heritage significance.

Heritage Overlay	H056 Brimbank Planning Scheme: Henty Wing and Ferguson Wing H057 Brimbank Planning Scheme: Nash Block, Beavan Wing, library No overlay over the auditorium
Other Overlays	There are no other overlays for the place.
Other Listings	There are no other listings for the place.
Other Names	Former Sunshine Technical School Former Sunshine Secondary College
Date of construction/creation	Nash Block: 1938-1940 Henty Wing: 1941 & 1945-1947 Auditorium: 1960s Beavan Wing and Ferguson Wing: 1980s
Architect//Builder/Designer/Maker	Nash Block and Henty Trade Wing: Percy Everett
Architectural style	Nash Block and Henty Trade Wing: Moderne Beavan Wing and Ferguson Wing: Brutalist



Heritage overlays H056 and H057 over Former Sunshine Technical College. Note that H0110 is related to Sunshine Primary School and is not part of this assessment.

Statutory requirements under section 40

Terms of the recommendation (section 40 (3)(a))

The Executive Director recommends that the Former Sunshine Technical College is not included in the VHR.

Information to identify the place or object (section 40(3)(b))

Name: Former Sunshine Technical College

Location: 111 and 129-133 Derby Road Sunshine, Brimbank City

Location diagram



Reasons for the recommendation, including an assessment of the State-level cultural heritage significance of the place (section 40(3)(c))

Following is the Executive Director's assessment of Former Sunshine Technical College against the tests set out in *The Victorian Heritage Register Criteria and Thresholds Guidelines (2022)*. A place or object must be found by the Heritage Council to meet Step 2 of at least one criterion to meet the State level threshold for inclusion in the VHR.

CRITERION A: Importance to the course, or pattern, of Victoria's cultural history.

Step 1 Test for Criterion A

No.	Test	Yes/No	Reason
A1)	Does the place/object have a clear association with an event, phase, period, process, function, movement, custom or way of life in Victoria's cultural history?	Yes	The place has a clear association with the following historical phases in Victoria's cultural history: a) Building Victoria's industries and workforce: developing manufacturing capacity through improving technical skills amongst workers b) Providing secondary and higher education to women and girls.
A2)	Is the event, phase, period, process, function, movement, custom or way of life of historical importance, having made a strong or influential contribution to Victoria?	Yes	These phases are of historical importance having made a strong and influential contribution to Victoria. a) The technical school movement provided educational opportunities for working class young people. Sunshine Technical College was established at a key period, shortly after the State Government established a new system of government-run post-primary education. Senior technical schools, which trained adults and apprentices, were also brought under government control, formalising the government's commitment to improving the technical skills of the workforce. b) Technical schools were key in providing secondary and higher education to women and girls, training them in skills such as typing, dressmaking and shorthand. This allowed women entry into the skilled workforce.
A3)	Is there evidence of the association to the event, phase, period, process, function, movement, custom or way of life in Victoria's cultural history?	Yes	There is evidence of the association between the place and these historical phases: a) There is extensive documentary evidence of Sunshine Technical College's role in improving technical skills amongst workers and young people. b) There is extensive documentary evidence of Sunshine Technical College's role in providing secondary and higher education to women and girls, as the location of the first dedicated girls' technical school in Victoria.

If A1, A2 and A3 are <u>all</u> satisfied, then Criterion A is likely to be relevant (but not necessarily at the State level)

Executive Director's Response:	Yes	Criterion A is likely to be relevant.

Step 2 State-level test for Criterion A

No.	Test	Yes/No	Reason
SA1)	Does the place/object allow the clear association with the event, phase, period, process, function, movement, custom or way of life of historical importance to be understood better than most other places or objects in Victoria with substantially the same association?	No	a) The place does not allow the association with phase of improving technical education to be better understood than most other similar schools. Other technical schools in the VHR have substantially the same association and are more intact. Moreover, there is no extant fabric from the early years of Sunshine Technical College which reflects the school's more innovative and influential programs, especially relating to apprentice training and the reskilling of repatriated soldiers. b) The place does not allow the association with phase of women's technical education to be better understood than most other similar technical and secondary schools built for women and girls. Though Sunshine Technical College was the first technical school to establish a specialised girls' school, the extant Nash Block was built years after this occurred. There is nothing in the remaining fabric which indicates the school's importance as an innovative girls' technical school. Other girls' schools, such as Emily McPherson College and the highly influential Moderne MacRobertson Girls' High School building, were constructed prior to Nash Block.

If SA1 is satisfied, then Criterion A is likely to be relevant at the State level

Executive Director's Response:	No	Criterion A is not likely to be relevant at the State level.

CRITERION B: Possession of uncommon, rare or endangered aspects of Victoria's cultural history.

Step 1 Test for Criterion B

No.	Test	Yes/No	Reason
B1)	Does the place/object have a clear association with an event, phase, period, process, function, movement, custom or way of life of importance in Victoria's cultural history?	Yes	The place has a clear association with the following historical phases which are of importance in Victoria's cultural history: a) Building Victoria's industries and workforce: developing manufacturing capacity through improving technical skills amongst workers b) Providing secondary and higher education to women and girls.

B2)	Is there evidence of the association to the historical phases etc identified at B1)?	Yes	There is extensive documentary evidence of the association between the place and its role as a technical school, including its role in providing secondary and higher education to women and girls.
B3)	Is there evidence that place/object is rare or uncommon, or has rare or uncommon features?	No	B3(i) There is no evidence that the place is rare or uncommon. There are extant technical school buildings throughout Victoria, including several in the Victorian Heritage Register. A number of these were designed in the Moderne style, like the Nash Block and Henty Wing. Brutalist structures, such as the Ferguson and Beavan Wings, are also common throughout Victoria. B3(ii) There is no evidence that the place has rare or uncommon features. There is nothing in the remaining fabric which indicates the school's importance as an innovative girls' technical school. Other girls' schools, such as Emily McPherson College and the highly influential Moderne MacRobertson Girls' High School building, were constructed prior to Nash Block. Click or tap here to enter text.
If B1, B2 AND B3 are satisfied, then Criterion B is likely to be relevant (but not necessarily at the State level)			
Executive Director's Response:		No	Criterion B is not likely to be relevant.

CRITERION C: Potential to yield information that will contribute to an understanding of Victoria's cultural history.

Step 1 Test for Criterion C

No.	Test	Yes/No	Reason
C1)	Does physical fabric and/or documentary evidence and/or associated oral history or cultural narratives relating to the place/object indicate a likelihood that the place/object contains evidence of cultural heritage significance that is not currently visible and/or well understood or available from other sources?	No	No reliable or verifiable physical, documentary, or oral history evidence exists to provide a reasonable indication that physical evidence of research potential may be present.
C2)	And, from what we know of the place/object, is the physical evidence likely to be of an integrity and/or condition that it could yield information through detailed investigation?	No	The integrity and condition of the place may be good, but it is unlikely to yield information through investigation that is not currently visible and/or well understood or available from other sources.
If both C1 AND C2 are satisfied, then Criterion C is likely to be relevant (but not necessarily at the State level)			
Executive Director's Response:		No	Criterion C is not likely to be relevant.

CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural places and objects

Step 1 Test for Criterion D

No.	Test	Yes/No	Reason
D1)	Is the place/object one of a class of places/objects that has a clear association with an event, phase, period, process, function, movement, custom or way of life in Victoria's history?	Yes	The Nash Block and Henty Wing belong to the class of technical school buildings constructed in the Moderne style. These classes have a clear association with the following in Victoria's history: a) Building Victoria's industries and workforce: developing manufacturing capacity through improving technical skills amongst workers b) Providing secondary and higher education to women and girls.
D2)	Is the event, phase, period, process, function, movement, custom or way of life of historical importance, having made a strong or influential contribution to Victoria?	Yes	Technical schools, built during the 1930s-1950s, have made a strong and influential contribution to Victoria. The number of Moderne technical schools in Victoria, most designed by Percy Everett, are evidence of the importance and growth of technical schools during the 1930s-1950s. The schools were particularly influential during World War II, as they were used for defence training and re-training of military personnel. The Moderne style used by Everett was influential throughout Victoria, becoming one of the dominant architectural styles of the period. Technical schools were also influential in the development of dedicated post-primary education for women. As early as the 1910s these schools allowed women to gain higher education and the opportunity to enter the skilled workforce in fields such as typing, dressmaking, secretarial work, and domestic arts.
D3)	Are the principal characteristics of the class evident in the physical fabric of the place/object?	Yes	As the buildings were reused by Sunshine Secondary College, which also conducted technical training on site, there is some evidence of technical education including large rooms, plant and equipment, blackboards, etc. However, there is no evidence that any plant or objects are from the 1930s-1950s period or were associated with Former Sunshine Technical School in particular. Externally, the Nash Block shows the key characteristics of the Moderne style in its design, with strong horizontal lines. The Henty Wing, while less intact, also shows key Moderne features in the circular stairwell design. These are key elements of technical school construction in the 1930s to 1950s. The principal characteristics of a technical school for women is not evident in the physical fabric of the place. There is no remaining fabric which highlights the Nash Block's role as a dedicated building for female students.
If D1, D2 AND D3 are satisfied, then Criterion D is likely to be relevant (but not necessarily at the State level)			

Executive Director's Response:	Yes	Criterion D is likely to be relevant.

Step 2 State-level test for Criterion D

No.	Test	Yes/No	Reason
SD1)	Is the place/object a notable (fine, influential or pivotal) example of the class in Victoria?	No	The buildings at Former Sunshine Technical College are not notable examples of Moderne technical school buildings. The Henty Wing has been much changed, reducing the fine qualities of the original Moderne design. The Nash Block, while more intact, is not an outstanding example of a Moderne technical school. A number of other Moderne technical school buildings in Victoria display more notable qualities, as outlined in the comparisons section of this recommendation.
If SD1 is satisfied, then Criterion D is likely to be relevant at the State level			
Executive Director's Response:		No	Criterion D is not likely to be relevant at the State level.

CRITERION E: Importance in exhibiting particular aesthetic characteristics.

Step 1 Test for Criterion E

No.	Test	Yes/No	Reason
E1)	Does the physical fabric of the place/object clearly exhibit particular aesthetic characteristics?	No	The physical fabric of the place does not clearly exhibit aesthetic characteristics which evoke strong feelings or special meaning. The place does not have special compositional or uncommonly attractive qualities.
If E1 is satisfied, then Criterion E is likely to be relevant (but not necessarily at the State level)			
Executive Director's Response:		No	Criterion E is not likely to be relevant.

CRITERION F: Importance in demonstrating a high degree of creative or technical achievement at a particular period.

Step 1 Test for Criterion F

No.	Test	Yes/No	Reason
F1)	Does the place/object contain physical evidence that clearly demonstrates creative or technical achievement for the time in which it was created?	No	Former Sunshine Technical College does not contain physical evidence that clearly demonstrates creative or technical achievement for the time in which it was created.
F2)	Does the physical evidence demonstrate a high degree of integrity?	Yes	The physical evidence at the place demonstrates a high degree of integrity.
If <u>both</u> F1 and F2 are satisfied, then Criterion F is likely to be relevant (but not necessarily at the State level)			

Executive Director's Response:	No	Criterion F is not likely to be relevant.

CRITERION G: Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons

Step 1 Test for Criterion G

No.	Test	Yes/No	Reason
G1)	Does the place/object demonstrate social value to a community or cultural group in the present day in the context of its cultural heritage significance? Evidence must be provided for all three facets of social value listed here:		
i)	Existence of a community or cultural group; and	Yes	There are a large number of people who have an interest in the place, particularly residents of Sunshine and previous students of Sunshine Technical College and Sunshine Secondary College. The nomination has come from Brimbank Council, which is evidence of community attachment. There is also an Alumni association for Former Sunshine Technical College and Sunshine Secondary College, and a Facebook page which has over 500 followers.
ii)	Existence of a strong attachment of a community or cultural group to the place or object; and	No	There is no evidence of a strong or special attachment to the Former Sunshine Technical College. Though there is great interest in the site locally (demonstrated by the huge interest shown when the buildings were under threat), the Alumni group does not have a clearly defined common interest beyond the general networking and memory-sharing standard for Alumni groups. Most Victorians will have a strong interest and sentimental attachment to their former school, and Alumni associations are common across Victorian schools. Therefore, existence of an Alumni association in itself is not evidence of any particular strong or special attachment.
iii)	Existence of a time depth to that attachment.	No	Though evidence of time depth has not been provided, we can assume that the community and alumni have a longstanding attachment to the school. However, this is hard to prove due to lack of evidence (for example, it is unclear when the Alumni association was started). Further complicating this assessment, the Alumni group represents past students of all six schools which merged into Sunshine Secondary College. It therefore represents many alumni who did not attend the Former Sunshine Technical College and have no particular attachment to the place. The threat of demolition caused huge interest from the community, including the Brimbank Council which nominated the place. However, it is unclear whether there was any time-depth to this community activity and

		campaigning. Evidence of ongoing community campaigns to protect the school buildings has not been provided.
If <u>all facets</u> of G1 are satisfied, then Criterion G is likely to be relevant (but not necessarily at the State level)		
Executive Director's Response:	No	Criterion G is not likely to be relevant.

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

Step 1 Test for Criterion H

No.	Test	Yes/No	Reason
H1)	Does the place/object have a direct association with a person, or group of persons who has made a strong or influential contribution in their field of endeavour?	Yes	H1(i) There is a direct association between Former Sunshine Technical College and businessman H.V McKay. McKay was the principal benefactor establishing Sunshine Technical College. He donated not only the land, but one-third of the original construction costs. He remained active on the school's council until his death in 1926. H1(ii) H.V. McKay made a strong or influential contribution towards the development of technical education in Victoria. As a member of the Sunshine Technical College school board, he approved many of the innovations in technical education which were introduced at the school.
H2)	Is there evidence of the association between the place/object and the person(s)?	No	There is extensive evidence of the association between the Former Sunshine Technical College and McKay. However, this evidence is documentary as the extant buildings were constructed more than a decade after McKay's death. There is no clear evidence in the present day fabric of the school's association with McKay.
H3)	Does the association relate: • directly to achievements of the person(s); <u>and</u> • to an enduring and/or close interaction between the person(s) and the place/object?	No	H3(i) The association between the Former Sunshine Technical College and McKay relates directly to the achievements of McKay, as his business success allowed him to donate land and money to establish the school. H3(ii) The association does not relate to a close and enduring interaction between McKay and the Former Sunshine Technical College. McKay was pivotal in setting up the school. However: • McKay was instrumental in developing the suburb of Sunshine. Most public buildings and amenities in Sunshine built during the 1910s and 1920s have some association with McKay. • McKay was one of many people on the school council, so his direct association with some of the innovations introduced at the school in technical education are unclear. • His association with the school ends with his death in 1926. The remaining fabric of the school was constructed more than a decade after 1926,

		meaning McKay had no part in the construction or development of the extant fabric. McKay's influence on the school cannot be clearly read in the extant fabric. Though members of his family and Harvester Works employees continued to sit on the school council after McKay's death, this is not sufficient to show an enduring relationship between H.V. McKay and the school. Moreover, the Brimbank *Post contact Cultural Heritage Study Volume 3* notes that "ties with the Harvester Works only weaken(ed) when the firm moved into a multinational mode as Massey-Ferguson".
If <u>all facets</u> of H1, H2 AND H3 are satisfied, then Criterion H is likely to be relevant (but not necessarily at the State level)		
Executive Director's Response:	No	Criterion H is not likely to be relevant.

Comparisons

The following place types were selected as comparators to the Former Sunshine Technical College:

- Technical and vocational schools (with a focus on Moderne Percy Everett designs)
- Other Moderne buildings (with a focus on educational buildings)
- Brutalist buildings (with a focus on Public Works Department designs)
- Sites associated with H.V. McKay and the Sunshine Harvester Works.

Technical and vocational schools

Other technical and vocational schools in the Victorian Heritage Register include:

- Ballarat School of Mines (VHR H1463)
- Bendigo School of Mines (VHR H1505)
- Emily McPherson College (VHR H1646)
- Former Essendon Technical School (VHR H1295)
- Former Maryborough Technical School (VHR H2142)
- Gordon Technical College (VHR H1019)
- William Angliss College (VHR H1507)
- RMIT Building No. 9 (VHR 1506)

Five places have been selected for comparison as their history, design and function is considered most like the Former Sunshine Technical College.

Former Essendon Technical School

38 Buckley Street, Essendon, Moonee Valley City

H1295

Essendon Technical School was designed in 1938 by Percy Everett. The bold semi-circular stairwell of glass bricks and banded brickwork, juxtaposed by rectangular shapes of brick surfaces and metal-framed windows, remains a striking monument to the Moderne movement. The circular landscaping at the school's entrance contributes to the play of geometrical shapes.

The school is historically significant for its World War Two associations, and for the large number of apprentices it trained for Victoria's aircraft and munition industries.



Former Essendon Technical School. Source: Heritage Council Victoria.

William Angliss College

537-557 LaTrobe Street & 552-578 Little Lonsdale Street, Melbourne, Melbourne City

H1507

William Angliss Food Trades School opened in 1940, as Australia's first purpose built technical school for the food and hospitality industry. It was funded with a donation from Sir William Angliss, first President of the school and its patron until his death in 1957. Percy Everett was responsible for the distinctive design, which combines elements of Moderne styling together with classical form and planning. The main facade was designed as a proscenium of full height horizontal brick fins dividing up the recessed window plane.



William Angliss College. Source: Google Maps.

Gordon Technical College

6 Fenwick Street, Geelong, Greater Geelong City

H1019

Gordon Technical College was founded in 1887, with Hon. Francis Ormond MLC as a principal benefactor. It is a large complex with several significant buildings constructed over many years. The Textile Building and Wool School were designed by Percy Everett. The Textile School is significant as it successfully combines a grand Moderne design with the adjacent classicising facades.The extensive buildings set aside for the training of workers in the wool trade reflects Geelong's central position as a textile centre.



Gordon Technical College, Technical College, circa 1940. Photographer: Robert Pockley. Source: State Library of Victoria.

RMIT Building No. 9

1-55 Franklin Street, Melbourne, Melbourne City

H1506

RMIT Building No.9 was designed by Percy Everett and built in two stages from 1938 to 1941. The construction is noteworthy for its unusual treatment of materials, favouring face brickwork clad over a concrete frame. The horizontal emphasis of the building is accentuated by continuous bands of brick spandrel panels and windows. The curved corners further emphasise the streamline design. The entrance tower provides a vertical counterpoint to the building with overtones of neo-Gothicism given by the protruding vertical fins dividing the double height window. The original multi-panelled, steel framed windows were replaced in 1983 with plainer reflective window panels.



RMIT Building No. 9, 2019. Photographer: Canley. Source: Wikimedia Commons.

Emily McPherson College

379-405 Russell Street, Melbourne, Melbourne City

H1646

The College was established with a bequest from Sir William McPherson. The two-storey neo-classical building was designed by Public Works Department architect Evan Smith in 1926 and opened in April 1927. The controlled simplicity of the design reflects the kind of values to be imparted to the College's students.

The College reflects a time when young women's access to post-secondary education was very limited, with a broader education largely only obtainable in the context of domestic training.



Emily McPherson College. Source: Heritage Council Victoria.

Summary of Comparisons

- Sunshine Technical College was one of the first technical schools to be built under the *Education Act 1910*, which established a formalised system of government-funded post-primary education in Victoria. However, all buildings from this early period have been demolished. In contrast, Gordon Technical College has extant buildings from the foundation of the school in 1887 through to the mid-20th century. Therefore, Gordon Technical College better represents the development of technological education over time, reflecting the provision of post-primary education before the *Education Act 1910*, and after.
- During World War I Sunshine Technical College developed an innovative scheme for retraining repatriated servicemen. In this, it was uniquely influential amongst technical schools in Victoria. However, there is no evidence of this program in the extant fabric, and all buildings used during this time have been demolished. The Henty Wing is directly associated with war training during World War II, as the first floor was funded by the Department of Defence. However, during this period the training of servicemen and women at technical schools was a program which was deployed across Victoria (and, indeed, all of Australia). Former Essendon Technical School is particularly notable for its World War II role.
- Former Sunshine Technical College is strongly associated with its founding benefactor, H. V. McKay. However, analysis of comparative technical schools shows that this is not unusual, as William Angliss College, Gordon Technical College and Emily McPherson College were also founded with the support of an influential benefactor.
- Former Sunshine Technical College is noteworthy as the first technical school to establish a defined school for girls and women, run by its own headmistress. The Nash Building, constructed almost 20 years after the establishment of the girls' school, was constructed specifically to hold classes for female students. Other places, such as Emily McPherson College, hold substantially the same significance, reflecting the increased provision for girls' and women's vocational training in the interwar period. It is noted that, though Sunshine Girls' Technical College was established three years prior to the Emily McPherson College, the extant Emily McPherson College building is older than the Nash Block, and therefore represents an earlier phase in girls' and women's vocational training. Like the Nash Block, Emily McPherson College was designed specifically for female pupils.

Other Moderne buildings

Moderne architecture (also known as streamline moderne or jazz style) was popular during the interwar period, through to the 1950s. This style of architecture was a response to opulent Art Deco design, and focused on streamlined, austere forms. Key features of Moderne architecture are simple geometry, incorporation of curving forms, long horizontal lines, minimal ornamentation, cement render or light-coloured brickwork, and a contrasting vertical element.

Over 50 Moderne-style buildings are listed in the Victorian Heritage Register. In addition to some of the Moderne technical schools highlighted in the section above, the following buildings are considered the most relevant comparisons to Former Sunshine Technical College.

Primary School No. 1924

153-161 Princes Way, Drouin, Baw Baw Shire

H1627

The 1936 building was designed by Percy Everett, and is an early example of the Public Works Department's work in the Moderne style. It is symmetrically planned, with the front facade featuring a central rectangular mass, flanked by porches and curved wings, and a curved, cantilevered porch roof. Flat roofs, cantilevered concrete sections, horizontal glazing bars in strips of windows and doors, and the distinct use of dark clinker brickwork for the lower facade, all help to emphasise the horizontal character of the building. Contrasting verticality is provided by a central motif, with flagpole.



Drouin Primary School. Source: Heritage Council Victoria.

MacRobertson Girls' High School

350 Kings Way, Melbourne, Port Phillip City

H1641

The 1934 Moderne design of MacRobertson Girls' High School, by architect Norman H Seabrook, was revolutionary in Victoria for its time. It was informed by Seabrook's firsthand knowledge of the work of leading contemporary Dutch architect Willem Dudok and his followers on the Continent and in Britain. MacRobertson Girls' High School was influential in the introduction of the Modernist modes of architecture and the growth in their acceptance in the 1930s in Victoria. The design of the school was refined in its conceptual clarity, its internal traffic efficiency, and skilful zoning of various educational activities. MacRobertson Girls' High School set a new standard for school architecture by the Public Works Department in subsequent decades under Percy Everett.



MacRobertson Girls' High School. Source: Heritage Council Victoria.

Summary of Comparisons

With so many Moderne buildings in the Victorian Heritage Register, places recognised for their architectural significance tend to be the most extraordinary, unique and innovative examples of the style.

Sunshine Technical College does not have a particularly notable design for a Moderne building. The changes to the Henty Wing have diminished its Moderne styling, particularly the removal of windows which disrupt the horizontal lines of the building. While the Henty Wing still has an intact curved stairwell, this feature can also be seen at Former Essendon Technical College, which overall is a very intact building and better shows how the stairwell relates to the overall architectural composition.

The Nash Block is a more intact example of Moderne design, and displays the simple geometry, curving forms and long horizontal lines which characterise this form of architecture. However, the Nash Block does not have any distinct or fine features which distinguish it from other Moderne educational buildings in the VHR. It does not use unique materials (eg. RMIT Building No. 9) or possess any unique style elements (eg. William Angliss College). There is also a lack of strong contrasting verticality in the design, which is usually seen with Moderne buildings. Contrasting verticality is perhaps most impressively evidenced at Gordon Technical College, though one-storey Moderne designs in the Register also display this feature (eg. Drouin Primary School). At Sunshine Technical College, the flagpole provides some verticality, but is not nearly as prominent as in other Moderne designs.

Former Sunshine Technical College was not an influential design, as both the Henty Wing and Nash Block were constructed when the popularity of Moderne design was already well-established in Victoria. In contrast, MacRobertson Girls' High School and Drouin Primary School both represent the early development of Moderne educational architecture in the State. Both influenced the popularity of Moderne public building design in Victoria, and can therefore be considered influential examples of the style.

Brutalist buildings

Brutalist architecture is characterised by exposed concrete or brick, and the use of angular shapes. The style is minimal with few decorative elements and an emphasis on structural elements. Brutalism emerged in the 1950s, becoming popular in Australia in the subsequent decades.

Brutalist buildings are less common in the VHR, with the most significant examples added to the Register in the last 20 years. Two of these places, both built by the Public Works Department, have been selected for comparison with the Ferguson and Beavan Wings at Former Sunshine Technical College.

Footscray Psychiatric Hospital

160 Gordon Street, Footscray, Maribyrnong City

H2395

The Footscray Psychiatric Centre is architecturally significant for its dramatic design which exhibits the principal characteristics of the Brutalist style, including use of textured concrete, exterior expression of interior features and highlighting of building services and paths of travel. It is noteworthy for its particularly monolithic interpretation of the style. It is an important example of the use of the Brutalist style in Victoria and a key example of the employment of the style by the Victorian Public Works Department for a major institutional work.



Footscray Psychiatric Hospital. Source: Heritage Council Victoria.

Moe Courthouse

59-61 Lloyd Street, Moe, LaTrobe City

H2432

The Moe Court House demonstrates a large range of the defining characteristics of Brutalist architecture in Victoria. These include its monumental scale and fortress-like character, off-form concrete, jagged roofline, industrial-style glazing and bold sculptural expression of curving elements, angled forms and projecting planes and masses. It also demonstrates less frequently seen characteristics, such as the concrete spouts with rain-chains and a conspicuous external expression of services to a degree uncommonly evident in other similar buildings.



Moe Courthouse. Source: Heritage Council Victoria.

Summary of Comparisons

Like the Footscray Psychiatric Hospital and Moe Courthouse, the Ferguson and Beavan Wings at Sunshine Technical College were designed by Public Works Department architects. However, the Ferguson and Beavan Wings do not display the same notable or fine characteristics, nor any innovative features which would give them state-level architectural significance.

Moreover, the Ferguson Wing cannot be easily read as a distinct building, but abuts hard-up against the adjacent Henty Wing. Similarly, the Beavan Wing attaches to both the Nash Block and Henty Wing. As standalone buildings which can be read and appreciated ‘in the round’, Moe Courthouse and Footscray Psychiatric Ward better display the monumental scale and fortress-like character of Brutalist architecture.

Sites associated with H.V. McKay and the Sunshine Harvester Works

Massey Ferguson Complex

Devonshire Road and Hampshire Road and Harvester Road, Sunshine, Brimbank City

H0667

The Massey Ferguson industrial complex (formerly known as Sunshine Harvester Works) is of historical significance for its association with agricultural implement manufacture for nearly a century, and for its association with company founder H. V. McKay. At one time the complex was one of the most active manufacturers in Australia, as well as one of its largest employers.



Massey Ferguson Complex. Source: Heritage Council Victoria.

HV McKay Offices

2 Devonshire Road, Sunshine, Brimbank City

H1966

Office buildings for Sunshine Harvester Works were first built on the triangular Devonshire Road in 1909, and the area became the site of all the later head office activity for the company. The 1909 office building is a single storey masonry construction decorated in an Edwardian Baroque/Arts and Crafts style. The architect is unknown. A new Head Office building was completed in 1926, the year HV McKay died. The 1926 office building was designed in a rusticated classical style by architect J. Raymond Robinson.



H.V. McKay Offices. Source: Heritage Council Victoria.

HV McKay Memorial Gardens and Church

118-122 Anderson Road, Sunshine, Brimbank City

H1953

McKay personally commissioned the gardens, which were laid out in 1909 to designs by FA Horsfall. The gardens were a key component of the wider industrial complex envisaged by McKay, providing housing and public amenities to his workers. It is one of only two industrial gardens left in Australia.

McKay also contributed funds towards the construction of the church building on site, which was opened in 1928. This replaced an earlier building, also funded by McKay. McKay laid the foundation stone in 1926, shortly before his death. To honour him, the Church was named the HV McKay Memorial Church. Internally, it features a marble tablet and stained-glass window memorialising HV McKay. The pulpit and ministers chair feature commemorative plaques memorialising his brother, George McKay who died in 1927.



H.V. McKay Memorial Gardens with the church in the background, 2012. Photographer: Reinthal. Source: Wikimedia Commons.

Summary of Comparisons

The entire area of Sunshine is closely associated with H.V. McKay, and the suburb is named after McKay's Sunshine Harvester Works factory. H.V. McKay was instrumental in planning the area as the Sunshine Residential Estate, designed to be a model worker's town for his employees and their families. Sunshine Technical College was likely part of this vision, providing education and technical skills for his workers. As well as donating land for Sunshine Technical College and providing a large amount of funding, McKay funded electric street lighting, public buildings, and a library. The most notable of these public amenities is the H.V. McKay Memorial Gardens and Church.

Sunshine Technical College differs from the three comparators above in the following ways:

- H.V. McKay was directly involved in the planning of Massey Ferguson Complex ('Complex'), HV McKay Offices ('Offices') and HV McKay Memorial Gardens and Church ('Gardens'). Most of the extant buildings and gardens were designed and constructed during his lifetime. Though the HV McKay Memorial Church in the Gardens were completed after his death, he was present for the laying of a foundation stone, and the building remains as a clear monument to McKay's life and works, evidenced by the marble tablet and stained-glass windows which were constructed in his memory. In contrast, the extant buildings at Former Sunshine Technical College were constructed after the death of H.V. McKay. McKay did not have a direct role in planning or commissioning the extant features of the place. In addition, there are no extant features which refer to McKay and his contribution to the place.
- H.V. McKay had clear control over the development of the Complex and Offices up until his death in 1926. Though McKay was the primary benefactor and sat on the school council of Sunshine Technical College, the place was ultimately controlled by the Education Department.
- The spatial relationship between the Complex, Offices and Gardens is still evident, as the three places are located close together (see map below). The notion of the 'worker's town' is therefore readable, particularly the relationship between the 'work' and 'leisure' aspects of the Sunshine Residential Estate. While Former Sunshine Technical College is located only one kilometre from the Gardens, development between the places means that there is no sense of this spatial association. It is not immediately clear from the extant fabric that Former Sunshine Technical College has any relationship with the Former Sunshine Harvester Works and the concept of the 'worker's town'.



Figure 1: A map showing the spatial relationship between Former Sunshine Technical College and other sites associated with H.V. McKay.

Appendix 1

Heritage Council determination (section 41)

The Heritage Council is an independent statutory body that will make a determination on this recommendation under section 49 of the Act. It will consider the recommendation after a period of 60 days from the date the notice of recommendation is published on its website under section 41.

Making a submission to the Heritage Council (section 44)

Within the period of 60 days, any person or body with a real and substantial interest in the place or object may make a submission to the Heritage Council regarding the recommendation and request a hearing in relation to that submission. Information about making a submission and submission forms are available on the Heritage Council's website.

Consideration of submissions to the Heritage Council (section 46)

(1) The Heritage Council must consider—

(a) any written submission made to it under section 44; and

(b) any further information provided to the Heritage Council in response to a request under section 45.

(2) The Heritage Council must conduct a hearing in relation to a submission if—

(a) the submission includes a request for a hearing before the Heritage Council; and

(b) the submission is made by a person or body with a real or substantial interest in the place or object that is the subject of the submission.

(3) Despite subsection (2), the Heritage Council may conduct a hearing in relation to a submission in any other circumstances the Heritage Council considers appropriate.

Determinations of the Heritage Council (section 49)

(1) After considering a recommendation that a place or object should or should not be included in the Heritage Register and any submissions in respect of the recommendation and conducting any hearing into the submissions, the Heritage Council may—

(a) determine that the place or part of the place, or object, is of State-level cultural heritage significance and is to be included in the Heritage Register; or

(b) determine that the place or part of the place, or object, is not of State-level cultural heritage significance and is not to be included in the Heritage Register; or

(c) in the case of a recommendation in respect of a place, determine that the place is not to be included in the Heritage Register but—

(i) refer the recommendation and any submissions to the relevant planning authority for consideration for an amendment to a planning scheme; or

(ii) determine that it is more appropriate for steps to be taken under the Planning and Environment Act 1987 or by any other means to protect or conserve the place; or

(d) in the case of a recommendation in respect of additional land which has been nominated to be included in the Heritage Register as part of a registered place in accordance with section 32, determine that the land be included in the Heritage Register if—

(i) the State-level cultural heritage significance of the place would be substantially less if the land or any part of the land which is or has been used in conjunction with the place were developed; or

(ii) the land surrounding the place is important to the protection or conservation of the place or contributes to the understanding of the place; or

(e) determine that the object is integral to understanding the cultural heritage significance of a registered place or a place the Heritage Council has determined to be included in the Heritage Register.

(2) The Heritage Council must make a determination under subsection (1)—

(a) within 40 days after the date on which written submissions may be made under section 44; or

(b) if any hearing is conducted into the written submissions, within 90 days after the completion of the hearing.

(3) A determination that a place or part of a place, or object, should be included in the Heritage Register may include categories of works or activities which may be carried out in relation to the place or object for which a permit under this Act is not required, if the Heritage Council considers that the works or activities would not harm the cultural heritage significance of the place or object.

(4) If the Heritage Council determines to include a place in the Heritage Register, with the consent of the owner of the place, the Heritage Council may determine to include in the Heritage Register additional land of the owner that is ancillary to the place.

(5) If a member of the Heritage Council makes a submission under section 44 in respect of a recommendation, the member must not take part in the consideration or determination of the Heritage Council.

(6) The Heritage Council must notify the Executive Director of any determination under this section as soon as practicable after the determination.

Obligations of owners of places and objects (section 42)

(1) The owner of a place or object to whom a statement of recommendation has been given must advise the Executive Director in writing of—

(a) any works or activities that are being carried out in relation to the place or object at the time the statement is given; and

(b) any application for a planning permit or a building permit, or for an amendment to that permit, that has been made in relation to the place but not determined at the time the statement is given; and

(c) any works or activities that are proposed to be carried out in relation to the place or object at the time the statement is given.

(2) An advice under subsection (1) must be given within 10 days after the statement of recommendation is given under section 40.

(3) The owner of a place to whom a statement of recommendation has been given must advise the Executive Director in writing of an application, permit or amendment if, before a determination under section 49 or 52 in respect of a place—

(a) an application for a planning permit or a building permit or for an amendment to that permit in relation to the place is made; or

(b) a planning permit or building permit or an amendment to that permit in relation to the place is granted.

(4) An advice under subsection (3) must be given within 10 days after the making of the application or the grant of the permit or amendment.

(5) The owner of a place or object to whom a statement of recommendation has been given must advise the Executive Director in writing of the following activities or proposals if, before a determination is made under section 49 or 52 in respect of a place or object—

(a) any activities are carried out in relation to the place or object that could harm the place or object;

(b) any activities are proposed to be carried out in relation to the place or object that could harm the place or object.

(6) An advice under subsection (5) must be given within 10 days after the owner becomes aware of the activity or the proposal, as the case requires.

(7) If, before a determination is made under section 49 or 52 in respect of a place or object, a proposal is made to dispose of the whole or any part of the place or object, the owner of the place or object must advise the Executive Director in writing of that proposal.

(8) An advice under subsection (7) must be given at least 10 days before entering into the contract for the disposal of the place or object.

(9) The owner of a place or object who proposes to dispose of the whole or any part of the place or object before a determination is made under section 49 or 52 in respect of the place or object must, before entering into a contract for that disposal, give a copy of the statement of proposed contract, is to acquire the place or object or part of the place or object.

Owners of places and objects must comply with obligations (section 43)

An owner of a place or object to whom section 42 applies must comply with that section.

Penalty: In the case of a natural person, 120 penalty units;

In the case of a body corporate, 240 penalty units.

Submission to the Heritage Council of Victoria (HCV) in relation to the recommendation of the Executive Director, Heritage Victoria that the Sunshine Technical School should not be included in the Victorian Heritage Register

1. This submission is made to the Heritage Council of Victoria (**HCV**) on behalf of Brimbank City Council (**Council**) in relation to the recommendation of the Executive Director, Heritage Victoria that the Former Sunshine Technical College (**the Place**) at 111 and 129-133 Derby Road, Sunshine (**Land**) should not be included in the Victorian Heritage Register (**VHR**).

2. Council submits that the Place is of State-level cultural heritage significance and warrants inclusion in the VHR in accordance with accordance with section 49(1)(b) of the *Heritage Act 2017* (**the Act**). Council requests a hearing before the HCV in respect of this submission pursuant to section 44(5) of the Act.

Background

3. By application form dated 6 September 2021, Council nominated the Place for inclusion in the VHR.

4. On 15 January 2024, the Executive Director, Heritage Victoria recommended to the HCV that the Place is not of State-level cultural heritage significance and should not be included in the VHR in accordance with section 49(1)(b) of the Act.

5. The Land is owned by the Department of Education.

Submission

6. Council submits that contrary to the Executive Director's recommendation the Place <u>is</u> of State-level cultural heritage significance and should be included in the VHR in accordance with section 49(1)(b) of the Act.

7. The reasons for Council's submission include that the Place meets the test for Criteria A, D and H in accordance with the Victorian Heritage Register Criteria and Threshold Guidelines (**the Guidelines**).

8. Specifically, Council submits that applying the three-step test in the Guidelines:

8.1 The Place meets the test for Criterion A: Importance to the course, or pattern, of Victoria's cultural history

(i) <u>The Place meets A1</u>

The Place has a clear association with the following phases in Victoria's cultural history:

- improving technical education in Victoria thereby improving technical skills amongst workers; and
- providing secondary and higher education to girls.

(ii) The Place meets A2

The phase associated with improving technical education in Victoria identified in A1 above is of historical importance to Victoria on the basis that:

- The Place was established in 1913 as one of the first three technical schools established after the introduction the *Education Act 1910* (Vic) which gave the Victorian State Government's Education Department responsibility for secondary level technical education.
- The creation of secondary technical schooling was pivotal in providing education between elementary/primary level education and tertiary technical level education that had been lacking before the introduction of the *Education Act 1910 (Vic)*.
- Technical schools provided secondary and higher education to the working class.

The phase associated with providing secondary and higher education to girls identified in A1 above is of historical importance to Victoria on the basis that:

- Technical schools were fundamental in providing secondary and higher education to girls which in turn allowed girls/young women into the skilled workforce.

(iii) The Place meets A3

There is extensive documentary evidence between the Place and the phases identified in A1 above.

(iv) The Place meets SA1

The Place allows the association with the phases of improving technical education to be better understood than most other similar technical schools in the VHR.

The other technical schools established at a similar time to the Place were the Collingwood Technical School (founded 1912, with the Junior school started in 1913) and the West Melbourne Junior Technical School (founded 1912, which moved to Essendon in 1939). Collingwood Technical School focused on post-secondary and apprenticeship training and became a TAFE in the 1990s. Whereas the Place focused on its junior technical school and became a secondary school in the 1990s. These two places are necessary to illustrate the dual approach to early twentieth century technical education in Victoria, namely, secondary and higher (tertiary) technical schools.

The Place allows the association with the phase of providing secondary and higher education to girls to be better understood than most other similar technical schools in the VHR on the basis that:

- The Place was the first girls' technical school in Victoria.
- The Place became a 'feeder' of students to the Emily McPherson College after it opened in 1927 (VHR No. H1646).

8.2. The Place meets the test for Criterion D: Importance in demonstrating the principal characteristics of a class of cultural places and objects

(i) <u>The Place meets D1</u>

The Place (particularly the Nash Block and Henty Wing) is one of a class of Moderne-style institutional buildings which have a clear association with the following phases in Victoria's cultural history:

- improving technical education in Victoria thereby improving technical skills amongst workers; and
- providing secondary and higher education to girls.

(ii) <u>The Place meets D2</u>

The phases identified in D1 above have made a strong or influential contribution to Victoria on the basis that:

- The Nash Block and the Henty Wing were designed by Mr Percy Everett, Public Works Department architect, an architect of significance of the Moderne style public buildings during the 1930s-1950s.
- Technical schools have made a strong and influential contribution to Victoria. In particular, the Moderne style of school building constructed during the 1930s-1950s are closely associated with this influential movement throughout Victoria.

- Technical schools provided for post-primary education for girls and women which in turn provided women with the opportunity to enter the skilled workforce. The Nash Block includes a curved room designed by Mr Everett for dress-making classes.

(iii) The Place meets D3

The principal characteristics of the class are evident in the physical fabric of the Place in that the Nash Black and the Henty Wing are highly legible as late interwar and early postwar school buildings. There is evidence of technical education in the existing built form, including the large rooms, plant and equipment and blackboards in the Nash Block and Henty Wing.

(iv) The Place meets SD1

The Place is a notable example of the class, namely a Moderne-style school building as described in Council's nomination form:

"The Sunshine Girls' Technical School building, the Nash Block, of 1938-40, is a fine and highly intact representative example of a Moderne institutional building. It is an accomplished example of the work of PWD Chief Architect Percy Everett, and exemplifies his sculptural approach to the style at an intimate scale, employing contrasting geometrical masses, of horizontal, vertical and cylindrical elements.

The Boys' Technical School building (Henty Trade Wing) demonstrates Percy Everett's continued use of the Moderne style after World War II. Its two-stage construction demonstrates ingenuity in the face of post-war limitations, turning an existing building into a stylish and up-to-date architectural composition."

8.3. The Place meets the test for Criterion H: Special association with the life or works of a person, or group of persons, of importance in Victoria's history

(i) The Place meets H1(i) and (ii)

The Place has a direct association with businessman and industrialist, HV McKay and the Sunshine Harvester Works Factory.

HV McKay provided the original endowment of land and money to found the school. He served on the school council and was influential in bringing about innovations in training, including:

- a scheme to retrain repatriated servicemen (which served as the model for the Vocational retraining scheme operated by the Commonwealth Rehabilitation Commission (CRC) which operated between 1918 and 1923); and
- a scheme whereby he would allow the employees at the HV McKay Harvester factory in Sunshine to attend half-day of school at the Sunshine Technical College. This scheme was adopted across Victoria from 1928 under the Victorian Apprenticeship Commission.

Following the death of HV McKay in 1928, the McKay family and employees of the Harvester Works Factory continued the association with the Place. Employees undertook apprentice training and McKay family members who owned/ran the Harvester Works Factory served as members of the school council until approximately 1955 when the McKay family interest in Harvester Works was bought out.

(ii) The Place meets H2

There is extensive documentary evidence of the association between HV McKay and the Place. It is noted that XH2 provides that physical or documentary evidence may be used to establish an association.

(iii) The Place meets H3(i) and (ii)

The establishment of the Place relates directly to HV McKay as was the original benefactor and supporter of the Sunshine Technical College.

There is a close and direct interaction between HV McKay and the Place because, as set out above, he was pivotal in the original establishment of the school and then the continued innovation in training practices that were implemented at the school.

It is noted that XH2 provides that physical or documentary evidence may be used to establish an association.

(iv) The place meets SH1 and SH2

The works of HV McKay is important to Victoria's history as the original benefactor of the Place and supporter of technical education and training in Victoria.

The Place allows the association between HV McKay and his importance in Victoria's history to be readily appreciated better than most other similar places in Victoria. There is clear documentary evidence of the connection between HV McKay and the role he played in supporting improving technical education in Victoria thereby improving technical skills amongst workers.

9. Pursuant to section 44(5) of the Act, Council requests a Heritage Council hearing in relation to this submission.

Harwood Andrews Lawyers
for and on behalf of
Brimbank City Council

12.5	Keilor Sports Club Social Room Extension
Directorate	Community Wellbeing
Director	Lynley Dumble
Manager	Ashley Fleming
Attachment(s)	Nil

Purpose

For Council to consider a report in response to a Council Resolution from the Ordinary Council Meeting No.619 held on 20 June 2023, on the proposed Keilor Sports Club Social Club Extension project and the proposal to provide an additional $550,000 Council contribution towards the project.

Officer Recommendation

That Council:

a. Notes this report providing the current update of the proposed Keilor Sports Club Social Room extension;

b. Notes that the Keilor Sports Club have invested significant time and effort to develop the proposal and have secured external funding towards the project;

c. Notes Council have allocated $150,000 in the 23/24 budget for the upgrade of the Keilor Sports Club kitchen and remains committed to the upgrade of the kitchen as an identified priority in the Sports Facility Development Plan;

d. Notes the State Government have allocated $700,000 for the upgrade of the kitchen and toilets at Keilor Sports Club;

e. Notes the approach proposed by the Keilor Sports Club is inconsistent with the approach generally taken to develop Council assets;

f. Notes the proposed expansion of the Keilor Sports Club Social Club, whilst expanding the social space and improving the facilities at the Keilor Sports Club social club rooms, does not align with priority projects within Council's adopted Sports Facility Development Plan (SFDP)2023;

g. Notes that without an accurate project cost estimate, Council is unable to determine the Keilor Club can afford to deliver the project within their proposed $2.65M budget;

h. Notes the significant risk to Council if the Keilor Sports Club are unable to complete the project and unfinished works to a Council asset may require Council to fund and complete the works to ensure safety and amenity of the site;

i. Notes that with Rate capping, a growing asset base, increasing asset renewal obligation, various competing priorities for funding and broader ongoing financial challenges facing Council, and an ambitious agenda for

Council to deliver assets that support community participation and broader wellbeing, investment in infrastructure must be directed into projects that deliver the greatest value for money and best community outcome;

j. Acknowledges the previous Council Resolution from June 2023 indicating in principle support for the additional $550,000 Council contribution towards the project, however noting the current financial constraints, the strategic priorities identified in the Sports Development Plan 2023, the fact that Councils capital works program is over-subscribed with projects that have demonstrated strategic basis via endorsed Council strategies and plans, and the risks involved in proceeding with the project does not proceed to provide the additional $550,000 for the Keilor Sports Club proposed expansion of the Social Club rooms.

k. Continues to work with the Keilor Sports Club to deliver the already committed funded program of upgrades to the kitchen and toilets at Keilor Sports Club.

Background

Council's Sports Facility Development Plan (2023) was recently adopted in October 2023. This Plan outlines how Council allocates funding across all sporting clubs and facilities. It determines the capital works funding priorities following facility audits and the application of assessment criteria and weightings.

Through the Sports Facility Development Plan process of assessing and prioritising all sports facilities for upgrade and renewal, a kitchen and toilet upgrade was identified for Keilor Sports Club and funding of $150,000 was allocated towards the scope of this project as part of Council's budget process.

During the 2022/23 Annual Budget process, the Keilor Sports Club requested Council funding for the upgrade of the Club's social rooms. The upgrade of the Social Club is not identified as a priority project in Council's adopted Sports Facility Development Plan. Increasing sports participation is the priority of the Plan which is why expanded social clubs rooms are lower in the order of priority.

As there was not an accurate cost estimate for the works from the club, Council, in the final 2022/23 Budget, provided $50,000 to the Keilor Sports Club to undertake a detailed design and cost estimates of their requirements for the upgrade. A funding agreement with clear project outcomes was developed and signed by the club to manage the Council funding.

Ahead of the 2022 State Elections, an election commitment of $700,000 was made by Ben Carroll, State Member for Niddrie towards the upgrade of the kitchen and toilets at the Keilor Sports Club. This election commitment was successful and in 2023 Sport and Recreation Victoria (SRV) and Keilor Sports Club developed an agreement to manage the distribution of this money.

In the 2023/24 Council budget process Keilor Sports Club requested matched funding from Council of $700,000 for the project. At the June 2023 Council meeting, Council resolved:

iv. Notes the following changes to the final draft Annual Budget 2023/2024: Allocates $150,000 as Council's contribution, with the State Government, to upgrade the kitchen at the Keilor Sports Club Social rooms.

v. Notes the Keilor Sports Club budget submission requesting Council to match the State Government funding of $700,000 for the Keilor Sports Club Social Club rooms.

vi. Gives in principle support, for an additional maximum $550,000 to contribute to the proposed staged expansion of the Keilor Sports Club Social Rooms subject to a further report to Council detailing the available budget, funding, procurement, project supervision, final project staging, risk management plan, proposed legal agreement with the Club and clarification that the project can be delivered within the available budget.

vii. Notes that planning and building approvals will be required for the expansion of the Keilor Sports Club social rooms in accordance with Council's obligations and processes.'

Council officers have had monthly meetings with the Keilor Sports Club and regularly with Sport and Recreation Victoria regarding the club's proposal.

Matters for Consideration

Analysis

As resolved at the June 2023 Council Meeting, the following information is provided for consideration regarding the Keilor Sports Club Social Club Extension.

Alignment with Council's Sports Facility Development Plan 2023
The proposed expansion of the Keilor Sports Club Social Club rooms does not align with projects identified and prioritised above this project listed within Council's adopted Sports Facility Development Plan (SFDP) 2023. The SFDP is Council's strategic plan that informs Council's Annual Budget and Long-Term Financial Plan in relation to upgrading and improving sports facilities throughout Brimbank.

The SFDP, adopted in October 2023, assessed the needs of the community and current condition of all sports facilities within the municipality to produce a priority order listing of projects for consideration through Council's annual budget process. The kitchen upgrade for this building has been prioritised highly within the SFDP, however the social room upgrade and related works which would be considered as part of a pavilion redevelopment project is identified as a low priority within the SFDP and is number 23 on the list. To provide further funding to this project would result in reallocating funding from a higher priority project within the SFDP.

Available budget
The Keilor Sports Club have advised income of $1.45M is committed to the project from the following income sources as detailed in Table 1.

Table 1: Income sources

Item	Funding Source	Amount
Towards upgrade of the kitchen and toilets	Victorian State Government	$700,000
Kitchen upgrade	Brimbank City Council through 2023/24 Council budget	$150,000
Total project	Keilor Sports Club and Melbourne Airport Sponsorship	$400,000

Total project	Keilor Football & Cricket Clubs contribution	$200,000
TOTAL		$1.45M

The club have advised that they have access to $650,000 additional funds from club members and sponsors through repayable loans detailed in a legal Deed. If these repayable loan funds are included, the above provides a total budget of $2.10M for the clubs proposed project.

At the time of writing this report, legal advice to Council is the legal effect of the Deed is limited. For Council's purposes, it has little to no value in terms of protecting the Council's interests. Council would have to rely on the Club to enforce any rights arising under the Deed which is a risk to Council. An alternative for Council is to prepare its own separate deed with the Guarantors. This Deed could ensure that Council has an option for directly pursuing the Guarantors in the circumstances envisaged in the Deed. These options will still depend on the actual willingness of the Club and the Guarantors to comply with their obligations under the Deed and any agreements they might enter into with Council. If Council does decide to contribute funds for the project, Council will also need to prepare its own funding deed to govern its arrangement with the Club.

Clarification that the project can be delivered within the available budget.
An initial cost estimate undertaken by the Club on an early design in 2023 was $2.6M however that estimate had a number of items not included and with price escalation over the past year is likely to be higher. The club are working on a revised cost estimate considering sponsored items to provide a more accurate costing for the works. The Club have said that they are confident that if Council were to contribute the proposed additional $550,000, the club would be able to deliver the project with a total project budget of $2.65M.

Without an accurate project cost estimate, Council is unable to determine the Club can afford to deliver the project within their proposed $2.65M budget. This poses a significant risk to Council of unfinished works to a Council asset and either the asset being compromised, or Council being required to fund and complete the works to ensure safety and amenity of the site. There is also high reputational risk for Council if the project is left incomplete or delivered to a poor standard.

Procurement
The original advice from Sport and Recreation Victoria (SRV) was that the funding agreement for the State Government funding of $700,000 had to be with Council, meaning that Council would need to financially manage and be responsible for the project which the club proposes to deliver. More recently it has been confirmed by SRV that the funding agreement for the State Government funding will be directly with the club.

The club have decided on a builder that has not been subject to a competitive process, however the builder is required to provide both Council and SRV the appropriate documentation to adhere to Council's Town Planning, OHS and ESD requirements as per the conditions of Council's Community Facilities Capital Development Major Policy.

Council's Procurement Policy would require such works at the estimated cost to be procured through a public tender process. Public tendering enables Council to achieve value for money and quality in the acquisition of goods, services and works; achieve compliance with relevant legislative requirements; achieve high standards of probity, transparency, accountability and risk management; prioritise where practical the procurement of environmentally responsible, locally sourced and socially responsible goods and services.

Project Supervision/ Risk Management Plan
If the project commences, it is proposed that Council would supervise the project delivery, ensuring that works are completed to the required standard and the funding agreement hold points are met satisfactorily. Council has supervised sports clubs' works on smaller-scale constructions like cricket nets or score boards. This is not an approach Council has undertaken previously on larger scale construction delivered by Clubs due to the inherent risks.

Should the project proceed Council would be requesting the club develop a risk management plan which would be required under the funding agreement and to be approved by Council officers. In addition, in line with previous club delivered projects on Council owned land, Council would engage a consultant to perform Site Safety Audits and desktop OHS Project Management Plan reviews. These reviews would assess the principal contractors project planning compliance with relevant sections of OHS related legislation and OHS best practice.

Final Project Staging
Through the detailed design process the club has confirmed that they would not intend to stage the project instead delivering the project as a whole. This approach is a potential risk if the project runs over budget and the social room works cannot be completed resulting in the building being unavailable until further funding is found to finish the project. During construction the club would be responsible for ensuring that club competition can continue throughout the duration of works and have arranged with the adjacent bowling club to ensure that club operations can continue.

Proposed legal agreement with the Club
Should the project proceed as proposed by the Club, the SRV funding agreement will be directly with the club which eliminates significant risk to Council including the need to consider breaching its Procurement Policy, underwrite the project and cover any additional costs. Subject to Council endorsing the clubs proposal and allocating funding for the social room redevelopment, Council would enter into a funding agreement with the club for the allocated $150,000 Council funding, and additional $550,000 if decided by Council, which outlines Councils financial contribution, the key milestones to obtain the funding and hold points to ensure the project is being completed to the required standards. This agreement would need to be aligned with the SRV agreement.

Setting of precedent
Proceeding with the funding of a project outside the priority order in the SFDP is likely to damage Council's reputation with sporting clubs in applying its adopted strategic approach to improving and delivering sports facilities in Brimbank, and could encourage other sports clubs to appeal to Council to go against adopted strategy.

Options A (Recommended)
Council does not proceed with allocating $550,000 for the expansion of the Keilor Sports Club social club rooms. This is on the basis that Council's in principle support at the June 2023 Ordinary Council Meeting was subject to a number of considerations which have not been able to be satisfied through further detailed investigations. Council continues to work with the Keilor Sports Club to plan the delivery of the currently funded upgrades to the kitchen and toilets at Keilor Sports Club.

Option B (Not recommended)
Proceed with allocating $550,000 to the Keilor Sports Club via a funding agreement for expansion of the social club rooms noting the project is not a priority in the Sports Facility Development Plan 2023; the project presents significant financial, residual and reputational risk due to the uncertainty of the accurate costs and budget to deliver the project and the unorthodox approach of the Club managing the construction project and

being outside Council's Procurement Policy. Noting officers would need to budget in the order $550,000 for this work in 2024/25 and this would require an amendment to the draft 2024/25 Capital Works Program at the expense of other projects currently listed in the draft 2024/25 Capital Works Program.

Community Engagement

As a Council facility, Council would play a role with the Club in continuing community engagement on matters related to the facility. Additionally, if the decision is made by Council to provide the funding of $550,000, then ongoing engagement with other local sports clubs will be necessary in terms of their expectations on Council delivering on the priorities of the Sports Facility Development Plan 2023.

Resource And Risk Implications

Council has committed $150,000 to date. If Council decides to commit to an additional $550,000 funding this would require an amendment to the draft 2024/25 Capital Works Program at the expense of other projects currently listed in the draft 2024/25 Capital Works Program.

Community: potential impact on community, including public trust and customer service impact

• Yes - The risk to Council and the community is the club proceeds with building and does not have sufficient funds to deliver the project resulting in the loss of the asset until the club has the funds to complete the job. The club have various strategies in place to minimise this risk. Alternatively, through the club and others funding the majority of the project, the community will benefit from enhanced facilities at a reduced cost to Council.

Financial: significant financial impacts

• Yes – While financial risks to Council exist with this club proposed project, Council is protected through the SRV funding agreement being directly with the club, the club being fully responsible for any cost overruns and the club's advice that should $700,000 be provided from Council they will not seek any further Council contributions.

Regulatory: legal, legislative or regulatory implications including the rights/obligations of stakeholders

• Yes – All Regulatory implications will be managed by the club as outlined in the proposed funding agreement with Council.

Safety: health, safety or duty of care impacts

• Yes - The safety impacts will be managed by the club and their appointed builder, overseen by Council and reviewed by qualified consultants appointed by Council.

There are no Environmental risks.

Legislation / Council Plan / Policy Context

This report supports the Council Plan 2021-2025 strategic direction and objective of:

2. Places and Spaces - Liveable and connected neighbourhoods that support healthy and sustainable futures - A green place for all

• Liveable and Connected - Inviting and liveable spaces and facilities, connected so people can get around

3. Opportunity and Prosperity - A future focused, transforming city where all have opportunities to learn and earn - A prosperous place for all

• Growing and Transforming - Optimise community opportunities through infrastructure innovation and investment.

This report complies with Council Plan 2021 -2025.

Council officers contributing to the preparation and approval of this report, have no conflicts of interests to declare.

12.6	Draft Sports Facilities Hire, Licences and Leases Agreement Policy
Directorate	Community Wellbeing
Director	Lynley Dumble
Manager	Ashley Fleming
Attachment(s)	1. DRAFT Sports Facility Hire Licences and Leases Agreement Policy 2024 [12.6.1 - 10 pages] 2. DRAFT Operational Guidelines for Sports Facility Hire Licences and Leases Agreement Policy 2024 [12.6.2 - 10 pages]

Purpose

For Council to consider endorsing the draft Sports Facility Hire, Licences and Leases Policy (Draft Policy) at Attachment 1 and associated draft guidelines at Attachment 2 for a minimum four-week community consultation.

Officer Recommendation

That Council:

a. Endorses the draft Sports Facility Hire Licences and Leases Agreement Policy 2024 at Attachment 1 and associated draft guidelines at Attachment 2 to this report, for a minimum four-week community consultation and invites submissions.

b. Receives a further report outlining any submissions made on the draft Sports Facility Hire Licences and Leases Agreement Policy 2024 and associated draft guidelines and presenting a Final Sports Facility Hire Licences and Leases Agreement Policy 2024 for consideration for adoption.

Background

In September 2006, the original Sports Facility Hire, Licences and Leases Agreement Policy was adopted. As a result, peppercorn fees were charged to Brimbank sports clubs with fees commencing at $100 and increasing by CPI with unlimited access to facilities.

In 2012, the first Sport's Facility Development Plan was adopted by Council with a key recommendation being to review the Sports Facility Hire, Licences and Leases Policy.

This policy was reviewed and went through significant consultation with all sporting clubs. The Policy saw the development and review of;

- Lease and Licence agreements, Type of Agreement and Tenure
- Categorising and Classification of Facilities.
- Lease and Licence Fees Calculation and discounts.

This Sports Facility Hire, Licences and Leases Agreement Policy was adopted in July 2014. In December 2014, new Lease and Licences were developed for all Sports clubs.

The Sports Facility Development Plan (SFDP) was reviewed and updated in 2016, 2018 and again recently in 2023. An action identified in 2023 SFDP was to review and update

Leases and Licences including fees and charges incorporating Victorian State Government Fair Access Policy and Principles.

Matters for Consideration

Analysis

This policy is to be used in the ongoing allocation and management of Council owned and/or managed sportsgrounds, courts, active playing areas and sporting pavilions by sports clubs.

The draft Policy has been directed and informed by:

- The need to meet the Fair Access Policy and Principles Roadmap Targets from the Office of Women in Sport by 1 July 2024, to be eligible for future funding from Sport and Recreation Victoria.
- Key Principles of the Policy aligning with Brimbank's Community Vision, Council Plan and Municipal Health and Wellbeing Plan, Social Justice Charter and Fairness, Equality and Resect Strategy.
- Review and Increase of Depreciated Asset Value for Leases
- Industry benchmarking.
- Review and Increase Licence Facility Categories and fees which are determined by and aligned with facility audits and assessments conducted as part of the Sports Facility Development Plan.
- Review of Discounts with the focus of discounts aligning with Fair access Principles to encourage increasing opportunities for women and girls.

Implementation

Following community consultation, all feedback will be considered, and any proposed changes presented to Council in its final consideration of the final draft Policy 2024.

Community Engagement

It is proposed the draft Policy and associated draft guidelines will be made available for a 4 week period for community consultation.

Brimbank Sports Clubs and relevant State Sporting Associations will be notified and invited to make submissions.

The draft Policy and associated guidelines will be made available on Council's website, and at Council's libraries and customer service centres.

Resource And Risk Implications

Resource requirements can be met within the Annual Budget 2023/2024.

Financial: significant financial impacts

• Yes - Based on projections Operational Budget Income for Sports Clubs Fees and Charges is likely to slightly increase.

As a result there will be a slight impact to the Council Budget and the Long Term financial plan.

Community: potential impact on community, including public trust and customer service impact

• Yes – Sports Clubs Facility may see some changes with Lease and Licence Facilities Categories and discount opportunities which is likely to result in an increase in fees. Council using an evidence-based approach in determining fees and ensuring fairness and equity is provided, in accessing facilities and increasing opportunities for women and girls.

There are no Regulatory, Environmental or Safety implications related to this report.

Legislation / Council Plan / Policy Context

This report supports the Council Plan 2021-2025 strategic direction and objective of:

1. People and Community - A welcoming, safe and supported community - An inclusive place for all
• Wellbeing and Belonging - Responsive services that support mental and physical wellbeing

2. Places and Spaces - Liveable and connected neighbourhoods that support healthy and sustainable futures - A green place for all
• Liveable and Connected - Inviting and liveable spaces and facilities, connected so people can get around.

This report complies with Local Government Act 2020.

Council officers contributing to the preparation and approval of this report, have no conflicts of interests to declare.

Sports Facility Hire, Licences and Leases Agreement Policy

February 2024

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Acknowledgements

Council respectfully acknowledges and recognises Wurundjeri and Bunurong peoples as the Traditional Custodians of this land and pays respect to their Elders past, present and future.
Council acknowledges the legal responsibility to comply with the Charter of Human Rights and Responsibilities Act 2006 and the Equal Opportunity Act 2010. The Charter of Human Rights and Responsibilities Act 2006 is designed to protect the fundamental rights and freedoms of citizens. The Charter gives legal protection to 20 fundamental human rights under four key values that include freedom, respect, equality and dignity.

1 POLICY PURPOSE

The purpose of this policy is to:

- To provide direction for the ongoing allocation of community sporting facilities and reserves in Brimbank.
- To ensure the fair and equitable access and use of community sporting facilities and reserves to sports clubs within Brimbank in line with the Council's Community Vision, Council Plan and Municipal Health & Wellbeing Plan, Social Justice Charter.
- To ensure optimal use of sporting facilities to meet community needs.
- To facilitate a shared approach to the costs of managing and maintaining sporting facilities through fair and reasonable charges for use.

2 POLICY SCOPE

2.1 This policy covers

This policy is to be used in the ongoing allocation and management of Council owned and/or managed sportsgrounds, courts, active playing areas and sporting pavilions by sports clubs. Any agreements with sports clubs for non-sport related outcomes (e.g. Electronic Gaming Machines) will be referred to the relevant Council Department for consideration in line with the relevant current policy.

2.2 This policy applies to

Council owned and managed facilities allocated to Brimbank Sports Clubs under the following occupancy agreements:

a. Licence Agreements – occupancy of a specified Council facility for a set period of time (e.g. seasonal or annual) that is not intended to grant exclusive use.

b. Lease Agreements – occupancy of a specified Council facility for a set period of time that grants exclusive use.

c. Hire Agreements – issued for the use of a Council facility for a defined activity or event, over a defined regular or one off booking, but predominantly on a casual basis.

2.3 This policy does not cover

a. The application/allocation process for new, acquired or vacated facilities will be managed in accordance with the Community Facilities and Reserves Allocation Policy.

b. Council will not offer an agreement under this policy to any additional sporting clubs to operate Electronic Gaming Machines (EGM's) on Council land.

c. This policy does not apply to non Brimbank owned or managed land (e.g. Sports clubs on private land within Brimbank)

3 DEFINITIONS

For the purposes of this policy, Council adopts the following definitions:

Term	Definition
Community Sporting Facility or reserve.	Means any built facility or active sporting reserve that is used by the community for sports related activity to occur and covers: a. Sporting pavilions b. Sports grounds, courts, greens and active participation areas.

4 STATEMENT OF POLICY PRINCIPLES

4.1 The provision of Council facilities and reserves to community groups and sporting clubs is a key part of local government's role in meeting the community's need through sport, recreation, health and wellbeing activities.

4.2 The provision, allocation and management of these facilities and reserves must be consistent with Council's Vision and Values and in line with the Community and Council Plans.

4.3 The following themes are derived from Brimbank's Community Vision, Council Plan and Municipal Health and Wellbeing Plan, Social Justice Charter. These underpin the Sports Facility Hire, Licences and Leases Agreement Policy:

a. Affordability – the policy and fee schedules ensure that sports facilities and activities are affordable so that all sectors of the Brimbank community can afford to participate in sporting activities.

b. Standard/ Quality - the fee schedules recognise the size, standard and/or quality of facilities.

c. Priority of access - the allocation processes and fee schedules give priority to local, community use above other users.

d. Participation – the allocation processes and fee schedules recognise user groups that are involved in community building and development activities and/ or engage people from disadvantaged or marginalised communities regardless of their gender, age, ability, disability, cultural background, sexual orientation/ identity or any other differentiating factors that contribute to the diversity of our communities.

e. Time and frequency of use – the fee schedule recognises the time, extent and frequency of use.

f. Recognition – Council acknowledges the significant and important community development role that sports clubs play in increasing the health and physical activity levels of the Brimbank community. Clubs recognise the significant role

Council facilities and support contribute to the success of their activities. In recognition of these roles, Council fees are set at a subsidised level that recognises these contributions.

g. Exclusive/ Non Exclusive Use – the fee schedules recognise the degree to which facilities are exclusively used by the main tenant or are available for use by other groups.

h. Clarity – the processes in the policy and fee schedules are easily understood by users and Council Officers.

i. Consistency – the allocation process and fee schedules are consistently applied.

j. Efficiency – the policy and fee schedules are easy to administer.

k. Partnership – Both Council and clubs recognise the importance of the partnership they have in the delivery of sport and recreation opportunities to the Brimbank community.

4.4 This policy will consider the Victorian State Governments Fair Access Policy and Principles to promote gender equality to create better and fairer outcomes.

1. Community sports infrastructure and environments are genuinely welcoming, safe and inclusive.
2. Women and girls can fully participate in all aspects of community sport and active recreation, including as a player, coach, administrator, official, volunteer and spectator.
3. Women and girls will have equal access to and use of community sport infrastructure.
4. Women and girls should be equitably represented in leadership and governance roles.
5. Encourage and support all user groups who access and use community sport infrastructure to understand, adopt and implement gender equitable access and use practices.
6. Prioritise access, use and support to all user groups who demonstrate an ongoing commitment to gender equitable access and use of allocated community sport infrastructure.

5 SPECIFIC REQUIREMENTS

5.1 Clubs will be offered an appropriate agreement and tenure based on their past history, the requirements of the sport and Council's plans for the facilities. Clubs have the right to request a review of this decision by the Manager Leisure and Community Facilities. Each type of agreement (Hire, Licence or Lease) will clearly identify the responsibility of the allocated club for building and facility maintenance and management.

5.2 Applicants will be required to provide information as a part of their application that will allow Council officers to make an assessment using the following set criteria as to the suitability and sustainability of the applicant group:

a. History of tenancy.

b. Capacity of Facility.

c. All information and supporting documents submitted.

d. Ability to provide sporting activities that benefit and engage with the community.

e. Applicant's alignment with Council's Community Vision, Council Plan and Municipal Public Health & Wellbeing Plan, Social Justice Charter and Fairness, Equality and Resect Strategy.

5.3 Licence and Lease Agreements will only be offered to clubs that meet set operational criteria in accordance with the guidelines including being affiliated with their respective State Sporting Association or Peak Body, being debt free to Council and being incorporated.

5.4 Council will manage agreements to ensure that the terms and conditions of the agreements are being adhered to.

5.5 Council reserves the right to suspend or terminate an occupancy agreement if it has good cause including, but not limited to:

a. The club has breached the terms and conditions of the occupancy agreement.

b. The club has failed to pay their fees or utility bills.

c. The club has refused or ignored a reasonable request to share their facility.

d. The club fails to provide information requested by Council by the designated timeframe.

e. The club fails to provide participation opportunities to the wider community including females, juniors, Culturally and Linguistically Diversity Groups, LGBTQIA+, people with a disability, Indigenous Australians and older adults.

5.6 Licence Agreements

a. Seasonal Licences are to be offered for a period of 6 months and Annual Licences a period of 12 months.

b. Playing fields and pavilions operated on licences will, where practical, be available for casual use via a Hire Agreement by schools and other not for profit groups located in Brimbank.

c. Fees and charges for use of Council sporting pavilions and playing fields operated via a licence will be calculated annually according to a formula linked to the standard of facilities identified below and as outlined in the guidelines.

Table 1 - Playing field categories

Category	Licence Fee per annum
A	$1,500
B	$1,200
C	$900
Defined Open Space	$400

Table 2 - Pavilion categories

Category	Licence Fee per annum
A	$3,000
B	$2,400
C	$1,800

Note: Licence Fees detailed in Table 1 and Table 2 above will be increased by CPI on an annual basis.

d. Clubs will generally be charged for the amount of time they are allocated a facility and are eligible for discounts up to a maximum of 80% on their fees and charges if they meet Council's community, fair access/gender equality and sports development objectives in accordance with the guidelines as amended from time to time.

5.7 Lease Agreements

a. Leases are to be offered for a period of three (3) years, with a further two three (3) year options at Council's sole discretion.

b. Fees and charges for leased facilities will be calculated by a formula that allocates 0.8% of the depreciated pavilion asset value and adds this to an amount for each sports playing surface as outlined below in Table 3.

Table 3 - Playing Surface Fees

Playing Surface	Fee per surface
Tennis Court	$150 per court
Bowls Greens	$150 per green
Bocce Piste	$75 per piste
Defined open space	$400

c. The fee will be set at the signing of the agreement and increase annually by CPI for the term of the agreement. The fees and how they are calculated will be reviewed by Council at the end of each 3 year term.

d. Clubs are eligible for discounts up to a maximum of 80% on their fees and charges if they meet Council's community, fair access/gender equality and sports development objectives in accordance with the guidelines as amended from time to time.

5.8 Hire Agreements

a. Hire agreements are to be offered for a defined activity/event and are on a casual basis.

b. There will be no charge for Brimbank schools and not for profit organisations when hiring natural turf sports facilities in Brimbank.

c. Any activity that derives income or requests a fee for use will be charged as per

Council adopted fees and charges.

6 ROLES AND RESPONSIBILITIES

6.1 Chief Executive Officer

Chief Executive Officer is responsible for:

- This policy will be implemented using the Sports Facility Hire, Licences and Leases Agreement Policy Guidelines as approved by the Chief Executive Officer, which may be reviewed from time to time.

6.2 Director Community Wellbeing

Director of Community Wellbeing is responsible for:

- Overseeing the implementation of this Policy and the related Sports Facility Development Plan.

6.3 Manager Leisure and Community Facilities

Leisure Community Facilities Manager is responsible for:

- Review decisions made in relation to agreement and tenure offered to Sports Clubs.

7 POLICY OWNERSHIP

Responsible Director: Director Community Wellbeing

Responsible Officer: Manager Leisure and Community Facilities

Directorate: Community Wellbeing

Unit: Sport and Recreation

8 APPROVAL

Approved by: Council

Date:

9 RELATED POLICIES & LEGISLATION

Community Facilities and Reserves Allocation Policy Community Consultation Policy

Sports Facility Development Plan

Community Facilities Capital Contributions Policy

Fairness, Equality and Resect Strategy

Fair Access Policy Roadmap and Principles (State Government Victoria)

INTERNAL USE ONLY

TIP: Record minor revisions as a new sub version (e.g. 1.2, 1.3, etc.) and record major revisions as a new version (e.g. 1,2,3, etc.).

Version	Version notes	Adopted	Review
1			
2			
3			

Brimbank City Council

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Hearing or speech impaired?

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Attachment 2

SPORTS FACILITY HIRE, LICENCES AND LEASES AGREEMENT POLICY

OPERATIONAL GUIDELINES

The Sports Facility Hire, Licences and Leases Agreement Policy will be implemented using the following guidelines to ensure the aims of the policy are met.

1.0 TYPE OF AGREEMENT AND TENURE

Council's sporting facilities will be allocated as follows:

a. Sporting clubs that share a playing field(s)/pavilion(s) or play on a seasonal basis will be offered a seasonal licence agreement for a period of 6 months. Summer Allocations will run from 1 October to 31 March and Winter Allocations from 1 April to 30 September.

b. Sporting clubs that are sole users of a sporting field/pavilion and/or use the fields/ pavilion for a time period greater than 1 season (6 months) during the year will be offered an annual licence for a period of 12 months.

c. Sports Clubs that act as 'parent bodies' will be offered a lease of the pavilion for a period of 3 years with two 3 year options at Council's sole discretion.

d. Sports clubs that have previously been on a lease and/or are a sole tenant of a facility with exclusive use will be offered a lease for the facility (e.g. Tennis clubs) for a period of 3 years with two 3 year options at Council's sole discretion.

e. Casual users will be provided with a hire agreement for a defined activity at a defined time.

2.0 CATEGORISE LICENSED FACILITIES

2.1. All Council sporting pavilions and playing fields operated via a licence agreement will be categorised on an annual basis according to their standard. This will be achieved by:

a. Development of categories that differentiate between the standard of playing fields and pavilions within Brimbank.

Sportsgrounds Categories

Sports grounds are classified into one of three categories (A, B and C) with 'A' being the highest quality ground (charged at the highest rate) and 'C' being the lowest standard ground (charged at a lower rate).

These classification categories are determined by facility audits and assessments conducted for the development of the Sports Facility Development Plan which include:

- Condition of Sportsground.
- The presence and standard of sportsground irrigation
- The presence and standard of underground drainage system.
- Presence of sportsground lighting and it meeting competition standard

Pavilion Categories

Pavilions are classified according Quality of Facilities and meeting Council's Minimum Standard with 'A' being the highest quality pavilion meeting most

minimum Standards (charged at the highest rate) and 'C' being the lowest quality pavilion and not meeting of the Minimum standards.

These classification categories are determined by facility audits and assessments conducted for the development of the Sports Facility Development Plan which include:

- The Condition of the buildings and associated amenities.
- The number and standard of amenities that meet Council Minimum Standards. (Including: Social room, Change rooms, Kitchen, Storage, Office/Meeting room and First Aid rooms.

b. An assessment has been undertaken on all sporting facilities to determine their initial categories (See Appendix 1 and 2).
c. Annually reviewing and reassessing the category each facility falls into having regard to any capital works projects undertaken at the site.

3.0 APPLICATION, ASSESSMENT AND APPROVAL PROCESS

3.1. Applications for hire agreements can be made at any time on the relevant application form. Licence applications will be requested as follows:

- Annual licences – November/December
- Winter Season Licenses – January
- Summer Season Licenses - August

3.2. Licence Applications must be submitted annually and comprise of a formal application with the following information and documentation supplied as a minimum:

a. Name and contact details of the Liaison Officer for the club;
b. Listing of registered teams;
c. Information on participant numbers;
d. Training Schedule specific to allocation of grounds and times relating to female participation/teams
e. Facilities requested and times;
f. Details of all current Committee Members of the club;
g. Agreement to the Terms and Conditions of the agreement;
h. Copy of current Public Liability Insurance Certificate;
i. Copy of AGM minutes held within last 12 months;
j. Copy of Annual Report from previous year including financial statement as per requirements of *Associations Incorporation Reform Act 2012;*
k. Facility key register providing details of all key holders;
l. Current Business Plan;
m. Copy of current Liquor Licence (if applicable);
n. Copy of current Food Registration Certificate (if applicable);
o. Request for discounts and evidence.
p. Gender Equity Fair Access Plan
q. Name and contact details of nominated Child Safety Officer;

3.3. Clubs on leases must provide the following documentation on an annual basis as a minimum:

a. Name and contact details of the Liaison Officer for the club;
b. Listing of registered teams;

c. Information on participant numbers;
d. Training Schedule specific to allocation of grounds and times relating to female participation/teams
e. Details of all current Committee Members of the club;
f. Copy of current Public Liability Insurance Certificate;
g. Copy of AGM minutes held within last 12 months;
h. Copy of Annual Report from previous year including financial statement as per requirements of *Associations Incorporation Reform Act 2012*;
i. Pavilion key register providing details of all key holders;
j. Current Business Plan;
k. Upon request provide evidence of formal written agreement between club and any commercial coaches or businesses that charge participants a fee for their services;
l. Copy of current Liquor Licence (if applicable);
m. Copy of current Food Registration Certificate (if applicable);
n. Requests for discounts and evidence
o. Gender Equity Fair Access Plan
p. Name and contact details of nominated Child Safety Officer

3.4. Following the closure of the application period, Council's Leisure and Community Facilities Department will assess all applications using the following criteria to determine the allocation of facilities:

a. History of tenancy;
b. Capacity of the facility;
c. All information and supporting documents submitted;
d. Ability to provide sporting activities that benefit and engage with the community;
e. Applicant's alignment with Council's community Vision, Council Plan and Municipal Health & Wellbeing Plan, Social Justice Charter and Fairness, Equality and Respect Strategy.

3.5. Licence and Lease Agreements will not be offered to:

a. Clubs that are not affiliated with their relevant State Sporting Association or Peak Body to ensure clubs are meeting the required standards for operation;
b. Clubs with a debt to Council over 120 days old until the debt is resolved or an approved payment plan is entered into and followed to resolve the debt;
c. Unincorporated bodies and those without the necessary insurance.

3.6. Formal approval and notification of all applicants will be provided in writing once allocations have been approved.

3.7. Keys and access cards will be provided where necessary to provide access to facilities for allocated clubs.

4.0 LICENCE FEES AND CALCULATIONS

4.1. The Fees and Charges for licensed facilities will be as follows:

Pavilion Costs **Sports Grounds Costs**

Category	Licence Fee per annum 2024/25

A	$ 3000
B	$ 2400
C	$ 1800

Category	Licence Fee per annum 2024/25
A	$ 1500
B	$ 1200
C	$ 900
Defined open space	$400

4.2. Clubs operating on a licence will be charged for the amount of time they are allocated a facility:

- **a.** If a club solely occupies a pavilion and/or playing field for a full year, it will be charged the full per annum fees for the pavilion and/or playing field.
- **b.** If a club solely occupies a pavilion and/or playing field for a season (half year), it will pay 50% of the per annum fees for the pavilion and/or playing field.
- **c.** If a club occupies a pavilion and/or playing field with one or more other clubs, it will pay a portion of the per annum fee based on its length of use (season or full year) for the pavilion and/or playing field.

4.3. Fees will be calculated by identifying the number of each category facility that is used by the club and adding them together to provide a total fee. Category fees will increase by CPI annually

4.4. Clubs operating on a licence will be able to reduce their fees and charges by a maximum of 80% by applying and meeting the discount eligibility criteria as outline in section 6 as part of the application process.

4.5. Council will invoice clubs the fee minus any discount following the confirmation of the allocation.

4.6. A list outlining the current fees is included in Appendix 1.

4.7. To assist newly developed clubs, they will be eligible for the automatic 80% discount of fees for one (1) year from the date of incorporation.

4.8. Club fees will be reviewed on an annual basis. All components of the club fee will be reviewed including the category of each facility, frequency and type of use and eligibility for discounts.

5.0 LEASE FEES AND CALCULATIONS

5.1. The fees and charges for leased facilities will be as follows:

- **a.** The pavilion fee is calculated as 0.8% of the depreciated asset value.
- **b.** A per playing surface fee will be charged as follows:

Playing Surface	Fee per surface
Tennis Court	$150 per court
Bowls Greens	$150 per green
Bocce Piste	$75 per piste
Defined open space	$400

5.2 The total fee payable will be calculated by adding the pavilion fee to the total playing surface fee for the number of surfaces used. The fee will be set at the signing of the agreement and increase annually by CPI for the term of the agreement. Council will review current Fees and/ or benchmark to meet best practice industry standards.at the end of each 3 year term.

5.3 Clubs operating on a lease will be able to reduce their fees and charges by a maximum of 80% by applying and meeting the discount eligibility criteria as outlined in section 6 requirements.

5.4 A list outlining current lease fees is included in Appendix 2.

6.0 LICENCE AND LEASE DISCOUNTS

6.1. Eligibility Criteria

a. Clubs with a debt to Council over 120 days old until the debt is resolved or has an approved payment plan will not be eligible for any discounts.

b. Clubs will be required to submit all documentation required for Lease and Licence applications and supporting documents by nominated deadline to be eligible for any discount that they qualify for. Failure to provide information may result in receiving a maximum of 30% discount.

c. Clubs that do not attend any nominated Gender Equity Training and Development Sessions run by Council will not be eligible for any discounts.

d. Clubs must have a minimum of 1 Female team or 30% female playing memberships by start by 2025/26 or they can only receive a maximum of 30% discounts off fees.

e. Incorrect information provided to achieve discounts may result in the club being ineligible for any discounts.

f. Clubs that do not provide Gender Equity Fair Access Plan will not be eligible for any discounts

g. To assist in the transition to meeting Fair access Principles Discounts and the costs associated with the new policy all clubs on a lease and licence will automatically receive the 40% discount in the first year (2025) after which they will need to meet the criteria for future year's discounts.

h. Discounts will be reviewed on an annual basis.

6.2. Fair Access Principles Discounts

a. Sports clubs can receive up to 80% discount of Fair Access fees listed below. There is an 80% cap on discounts.

Item	Requirements	Supporting Information Required	Discount	Fair Access Principle
Gender Equity Fair Access Plan	Current Annual Fair Access Plan	Current and Annually Updated Fair Access Plan provided with annual allocation	25%	Relates to all 6 Fair Access and Equitable Use principles.
Formal Participation Opportunities for senior and Junior Females. (only 1 discount level applicable per club)	Level 3 – Club has 6 or more female teams or 50% of Female Participation	Details of teams or membership numbers from past season	15%	Principle 5: Encourage and support all user groups who access and use community sport infrastructure to understand, adopt and implement gender equitable access and use practices.
	Level 2 – Club has 3-5 Female teams or 40% of Female Participation	Details of teams or membership numbers from past season	10%	
	Level 1- Club has 1-2 Female Teams or 30% of Female Participation	Details of teams or membership numbers from past season	5%	
Gender Equity at a committee level	Club has at least a 50% representation of females on the committee.	Details as submitted as part of annual allocation. (Must identify specific roles within the committee eg. President, Junior Co-ordinator, Secretary)	10%	Principle 4. Women and girls should be equitably represented in leadership and governance roles.
Social Participation Opportunity program	Club has at least one program creating participation opportunities for Informal Female Participation,	Details of program/opportunity for target group held in last 12 months.	10%	Principle 3. Women and girls will have equal access to and use of community sport infrastructure.

Any Gender Equity or Fair access Training Completed by the club.	Any training completed separate to Council run training eg. State Sporting body	Copy of Accreditation Certificate from last 12 months.	5%	Principle 5: Encourage and support all user groups who access and use community sport infrastructure to understand, adopt and implement gender equitable access and use practices.
Female Coaches	25% of total registered teams coached by a female.	Accredited Coaches certificate or Coaching submission to state Sporting Body	10%	Principle 4. Women and girls should be equitably represented in leadership and governance roles.

6.3 Other Discounts

b. Sports clubs can only receive a maximum of 30% discount with fees listed below.

Item	Requirements	Supporting Information Required	Discount
Club Development Network Attendance	100% attendance at Club Development Network meetings annually.	Nil. Council will check attendance records from past 12 months to confirm 100% attendance.	10%
Participation Opportunities for Newly Arrived, Culturally Diverse, LGBTQIA+ Indigenous communities and People with a Disability.	Club has at least one approved program creating participation opportunities for one of these target groups.	Details of program/opportunity for target group held in last 12 months.	10%
Formal Participation Opportunities for Junior boys and Girls (only 1 discount level applicable per club)	Level 2 – Club has 8 or more Junior boys and girls teams or 50% of Junior Participation	Details of teams or membership numbers from past season	10%
	Level 1 – Club has 3-7 junior boys and girls teams or 40% of Junior Participation	Details of teams or membership numbers from past season	5%
Gambling Sponsorship	Sporting clubs that DO NOT receive sponsorship or grants (in-kind or cash) from gambling revenue. This includes revenue from Electronic Gaming Machines (EGMs), online gambling and sports betting.	Notify Council and provide list of current sponsors as part of allocation process.	5%

7.0 MANAGEMENT OF AGREEMENTS AND USE OF FACILITIES

7.1. Council may suspend or terminate an occupancy agreement if it has good cause including, but not limited to:

- **a.** The club has breached the terms and conditions of the occupancy agreement.
- **b.** The club has failed to pay their fees or utility bills.
- **c.** The club has refused or ignored a reasonable request to share their facility.
- **d.** The club fails to provide information requested by Council by the designated timeframe.
- **e.** The club fails to provide participation opportunities to the wider community including females, juniors, Culturally and Linguistically Diversity Groups, LGBTQIA+, people with a disability, Indigenous Australians and older adults.
- **f.** If the Club fails to provide a Gender Equity Fair Access Plan.

7.2. Maintenance responsibilities will be outlined in each agreement with clubs expected to undertake their responsibilities safely and with Council permission where required. Casual users will be governed by the terms and conditions of the hire agreement, licences and leases as per the conditions of their agreement.

7.3. Council officers will undertake formal facility inspections biannually to ensure the terms and conditions of the agreements are being adhered to and that facilities are being kept at the required standard. Urgent issues that are a club responsibility must be rectified within 24 hours or Council will arrange for works to take place at the clubs cost. Clubs will be allowed 2 weeks to rectify any other issues which are their responsibility. If issues are not rectified after this period, clubs will be contacted by Council and a further week provided, after which inaction on rectifying the issue will result in Council undertaking the works and charging the cost to the club.

7.4. Council officers will conduct sport specific club development network meetings each year to ensure positive working relationships exist with clubs and to educate and inform clubs.

7.5. Council officers will meet regularly with clubs onsite at their facilities to maintain contact and address issues as they arise.

7.6. Council officers will collect information from clubs on an annual basis to ensure clubs are sustainable, maximising the use of facilities, engaging with their local communities and planning strategically for the future.

7.7. Council officers will meet annually with clubs operating on a lease to ensure clubs are meeting the operational requirements of the lease.

7.8. Clubs must have a minimum of 1 Female team or 30% female playing memberships by the start of 2025/26 Season. If clubs are unable to meet these requirements, they may need to share current allocated facilities to help accommodate female participation.

Appendix 1 – Fees and charges by licensed facility 2024/25

Reserve	Address	Pavilion Classification	Fee Per annum	Playing Field	Playing Field Classification	Fee Per annum
Ainsworth Reserve	Glengala Road Ardeer	B	$2,400	Oval	A	$1,500
Ardeer Reserve	Helene Street Ardeer	A	$3,000	Pitch	A	$1,500
Arthur Beachley	Ardoyne Street Sunshine	A	$3,000	Pitch	A	$1,500
Balmoral Park	Windsor Blvd, Derrimut	A	$3,000	Oval 1	B	$1,200
				Oval 2	B	$1,200
Barclay Baseball	Talmage Street Sunshine	Lease		Diamond 1	A	$1,500
				Diamond 2	C	$900
Bon Thomas Reserve	Adeline Court, Deer Park	A	$3,000	Oval	B	$1,200
				Pitch A	A	$1,500
				Pitch B	A	$1,500
Castley Reserve	Simmie Street West Sunshine	A	$3,000	Pitch 1	B	$1,200
Churchill Reserve	Fox St, St Albans	Lease -Social B - Change rooms	$2,400	Pitch 1	B	$1,200
				Pitch 2	B	$1,200
				Pitch 3	A	$1,500
Delahey Reserve	Copperfield Drive, Delahey	A	$3,000	Oval	B	$1,200
				Pitch	B	$1,200
Dempster Park	Phoenix St, Sunshine	B	$2,400	Oval	A	$1,500
Diamond Reserve	Diamond Avenue, Albanvale	-		Oval	C	$900
Errington Reserve	Main Road East St Albans	A	$3,000	Oval	A	$1,500
Green Gully Bocce	McRae Blvd, Keilor Downs	-	-	Open Space	1	$400
Green Gully Reserve	McRae Blvd, Keilor Downs	A	$3,000	Oval	B	$1,200
				Pitch 2	A	$1,500
				Pitch 4	A	$1,500
				Training	B	$1,200
J R Parsons Cricket	Stanford Street Sunshine	Lease		Oval 1	A	$1,500
				Oval 2	C	$900
J R Parsons Football	Stanford Street Sunshine	Lease		Oval 1	A	$1,500
				Oval 2	C	$900
John McLeod Sport	Hume Street Deer Park	A	$3,000	Oval 1	A	$1,500
				Oval 2	C	$900
Keilor Lodge Reserve	Keilor/Melton Road Sydenham	Lease		Pitch 1	A	$1,500
				Pitch 2	B	$1,200
				Pitch 3	A	$1,500
Keilor Park Athletics	Keilor Park Drive Keilor Park	B	$2,400	Track	C	$900
Keilor Park Sport Reserve	Keilor Park Drive Keilor Park	Lease		Oval 1	A	$1,500
				Oval 2	B	$1,200
				Oval 3	C	$900
				Oval 4	B	$1,200
				Oval 5	C	$900
Keilor Park Soccer Reserve	Keilor Park Drive Keilor Park	Lease		Pitch 1	B	$1,200
				Pitch 2	A	$1,500

				Pitch 3	A	$1,500
Keilor Park Synthetics	Keilor Park Drive Keilor Park	B	$2,400	Synthetic A	A	$1,500
Keilor Park Softball	Keilor Park Drive Keilor Park	C	$1,800	Diamond 1	A	$1,500
				Diamond 2	B	$1,200
				Diamond 3	C	$900
				Diamond 4	C	$900
Keilor Park – Offroad Car	Keilor Park Drive Keilor Park	-	-	Open space	1	$400
Keilor Recreation Reserve	Old Calder Highway Keilor	Lease - Social A - Change rooms	$3,000	Oval	A	$1,500
Kevin Flint Memorial Reserve	Furlong Rd Cairnlea	B	$2,400	Pitch 1	A	$1,500
				Pitch 2	A	$1,500
				Oval	B	$1,300
Larissa Reserve	Larissa Road St Albans	A	$3000	Pitch 1	A	$1,500
Lionheart Reserve	Lionheart Ave, Taylors Lakes	B	$2,400	Oval 1	A	$1,500
				Oval 2	C	$900
Lloyd Reserve	Lurg Avenue St Albans	C	$1,800	Pitch 1	A	$1,500
McKechnie Reserve	McKechnie Street St Albans	B	$2,400	Pitch 1	A	$1,500
				Pitch 2	B	$1,200
More Park Reserve	Esmond Street Ardeer	A	$3,000	Diamond 1	A	$1,500
				Diamond 2	A	$1,500
				Diamond 3	A	$1,500
				Diamond 4	A	$1,500
				Diamond 5	A	$1,500
				Pitch 1	A	$1,500
				Pitch 2	A	$1,500
Ralph Reserve	Ralph Street West Sunshine	C	$1,800	Pitch 1	A	$1,500
Robert Bruce	Gould Street Deer Park	B	$2,400	Oval	B	$1,200
Sasella Park	Station Road, Deer Park	C	$1,800	Oval	C	$900
Selwyn Park	Selwyn Street Ardeer	B	$2,400	Oval	B	$1,200
Talintyre Reserve	Talintyre Road West Sunshine	C	$1,800	Oval	C	$900

Appendix 2. Fees and charges by leased facility 2024/25

Reserve	Address	Current Lease expiry	2023 Pavilion depreciated asset value	Fee Per annum (0.8%)	Playing Field	Playing Field No.	Playing Field fee
Barclay - Sunshine Baseball Club	Talmage St, Albion	31/12/2023	$192,015.81	$1,536.13	Licence		
Barclay - Sunshine Fly Casting Club	Talmage St, Albion	31/12/2023	$21,829.88	$174.64			
Carrington - Deer Park Social Bocce Club	Carrington Drive Albion	31/12/2023	$281,811.36	$2,254.49	Pistes	5	$375
Carrington - Western Pigeon Federation	Carrington Drive, Albion	31/12/2023	$71,834.18	$574.67			
Churchill – Social Rooms - St Albans Soccer	Fox St, St Albans	31/12/2023	$722,093.72	$5,776.75	Licence		
Carrington – Melbourne Off Road Cars	Carrington Drive Albion	31/12/2023	N/A	N/A	Open Space	1	$400
Delahey - Delahey Tennis Club	Copperfield Drive, Delahey	31/12/2023	$180,954.90	$1,447.64	Tennis Courts	6	$900
Dempster - North Sunshine Tennis	Phoenix St, Sunshine	31/12/2023	$202,450.64	$1,619.61	Tennis Courts	4	$600
Green Gully -German Shepherd Dog Club	McRae Blvd Keilor Downs	31/12/2023	$292,553.13	$2,340.43	Open Space	1	$400
Green Gully - Green Gully Tennis	McRae Blvd Keilor Downs	31/12/2023	$111,837.56	$894.70	Tennis Courts	8	$1,200
J R Parsons - Sunshine Park Tennis*	Stanford Street Sunshine	31/12/2023	$46,844.01	$374.75	Tennis Courts	6	$900
J R Parsons - Albion Football	Stanford Street Sunshine	31/12/2023	$1,015,442.10	$8,123.54	Licence		
J R Parsons - Grand United Cricket*	Stanford Street Sunshine	31/12/2023	$187,376.05	$1,499.01	Licence		
Keilor Lodge - Sydenham Park Soccer**	Robertsons Road, Sydenham	1/07/2025	$1,226,523.50	$9,812.19	Licence		
Keilor Park Soccer - Pavilion	Stadium Drive, Keilor Park	31/12/2023	$1,513,315.85	$12,106.53	Licence		
Keilor Park Sports Club - Pavilion	Stadium Drive, Keilor Park	31/12/2023	$513,881.00	$4,111.05	Licence		
Keilor Park - Keilor Park Tennis	Keilor Park Drive Keilor Park	31/12/2023	$104,675.41	$837.40	Tennis Courts	4	$600
Keilor Recreation - Keilor Tennis	Old Calder Highway Keilor	31/12/2023	$90,940.74	$727.53	Tennis Courts	4	$600
Keilor Recreation – Pavilion (Keilor Sports Club)	Old Calder Highway, Keilor	31/12/2023	$432,758.49	$3,462.07	Licence		
Keilor Recreation - Keilor Bowls Club	Old Calder Highway Keilor	31/12/2023	N/A	N/A	Bowls greens	2	$300
Kevin Flint Reserve Pavilion - Albion Rovers SC	Keilor Park Drive Keilor Park	Overholding	$1,215,630.51	$9,725.04	Licence		
Kings Park - St Albans Bowls Club	Magnolia Avenue, Kings Park	31/12/2023	$616,908.60	$4,935.27	Bowls greens	2	$300
Lionheart - Taylors Lakes Tennis Club	Lionheart Ave, Taylors Lakes	31/12/2023	$128,197.54	$1,025.58	Tennis Courts	9	$1,350
Overton Lea - Sydenham Tennis Club	Overton Lea Boulevard Sydenham	31/12/2023	$287,207.31	$2,297.66	Tennis Courts	6	$900
Sasella Park - Deer Park Tennis Club	Station Road Deer Park	31/12/2023	$70,010.01	$560.08	Tennis Courts	6	$900
Selwyn - Albion Tennis	Selwyn Street Ardeer	31/12/2023	$214,155.39	$1,713.24	Tennis Courts	6	$900
Sydenham Park – Model Aircraft	Calder Highway, Sydenham	31/12/2023	N/A	N/A	Open Space	1	$400

* Pavilion asset value divided by area occupied by each club to provide equitable figure.

** Please note: Sydenham Park Soccer Club will come under fees of this Policy when current Lease Expires

12.7	Draft Arts and Culture Strategy
Directorate	Community Wellbeing
Director	Lynley Dumble
Manager	Rose Bruhn
Attachment(s)	1. Draft Arts and Culture strategy 2024 28 [12.7.1 - 18 pages] 2. Gender Impact Assessment Report Arts and Culture Strategy Dec 2023 [12.7.2 - 2 pages]

Purpose

For Council to consider the draft Arts and Culture Strategy 2024-2028 and approve its release for community consultation.

Officer Recommendation

That Council:

a. Notes the community engagement process undertaken to date to inform the development of the draft Arts and Culture Strategy 2024-2028.

b. Endorses the draft Arts and Culture Strategy 2024-2028 at Attachment 1 for community consultation for a minimum period of three weeks and invites submissions.

c. Receives a further report outlining any submissions made on the draft Arts and Culture Strategy 2024-2028 and presenting a Final Draft Arts and Culture Strategy 2024-2028 for adoption.

Background

Brimbank City Council's first Cultural Strategy and the related Public Art Policy and Plan began in 2018 and concluded in 2022 and 2023 respectively. These documents underpinned significant opportunities for our community to participate in cultural and creative activities that helped build social cohesion, the local economy and pride in Brimbank. They also supported the establishment of the Bowery Theatre program and Creative Brimbank brand.

The next iteration of these strategic documents – this draft Arts and Culture Strategy 2024-2028 – builds on previous achievements and responds to new challenges, gaps and opportunities. It brings art and culture together, to span a range of activities from visual arts, projections, digital art, sculpture, writing, dance, theatre and music to creative industries such as fashion and other forms of design.

The draft strategy has been developed following research into the strategic context for the work, demographic research and via consultation. The strategy will set the overall guiding vision for Arts and Culture for the next four years in alignment with the Together we are Brimbank Plan. It will be underpinned by annual implementation plans that specify actions in response to the strategy.

Matters for Consideration

Analysis

Planning for the new strategy included reviewing Brimbank's previous strategy along with strategies from comparable councils, the Victorian Government's Creative State Strategy 2025 and Australian Government's 2023 cultural policy Revive. In broad terms, this investigation revealed Brimbank's earlier strategy was very much in line with others in terms of approach, structure and themes. The one exception was the lack of a principle specifically relating to First Nations engagement. Clearly articulating this as a pillar of Brimbank's work will provide greater focus and support Council's delivery of the Reconciliation Action Plan.

In addition to this strategy review, demographic data has been explored and consultation undertaken with community, arts sector representatives and Council departments. Following this, other factors that have been identified and considered in the development of the draft Strategy are the ongoing impact of COVID-19 particularly in relation to the Arts Sector, Brimbank's position of relative disadvantage according to SEIFA indicators, sustainability, access, and infrastructure. Noted opportunities have included the desire to celebrate Brimbank's uniqueness, focus on diversity and equity, co-design with community, develop mentoring and career pathways and explore inter-generational activities.

Based on the considered approach to the development of the draft strategy and its pillars, officer advice is to endorse the draft to be released for community consultation. This will provide opportunity for broader community responses to be considered in the refinement of the final draft Strategy.

Implementation

Annual Implementation Plans will be developed, and progress reported through Annual Report Cards should the Final Strategy be adopted by Council when considered at the May 2024 Ordinary Council Meeting.

Community Engagement

Consultation during the development of the draft occurred with community members, arts sector representatives and Council staff. It also drew on year-round engagement and evaluation of Arts and Culture activities.

Should the draft Strategy be endorsed for community consultation, it will be open for a three-week period through March and April. The proposed method of engagement is primarily through Council's 'Your Say' page. The promotion of this will be raised at various Council Centres through hardcopy posters and digital screens.

At the conclusion of this period a report will be compiled outlining the responses received and their consideration in relation to the final draft of the Arts and Culture Strategy.

Resource And Risk Implications

Resource requirements can be met within the Annual Budget 2023/2024.

There are no community, environmental, financial, regulatory or safety risks.

Legislation/Council Plan/Policy Context

This report supports the Council Plan 2021-2025 strategic direction and objective of:

Strategic Direction - People and Community: A welcoming, safe and supported community – an inclusive place for all.

Strategic Objective- Pride and Participation: Community and cultural connections built through social and artistic expression.

Council officers contributing to the preparation and approval of this report have no conflicts of interests to declare.

Draft Brimbank City Council Arts and Culture Strategy 2024 - 2028

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4.0 Implementation and Evaluation

Acknowledgement

Brimbank City Council acknowledges that the land the municipality now occupies has a human history that began with Aboriginal Traditional Custodians, the Kulin Nation. Brimbank City Council respectfully acknowledges the Traditional Custodians of the land on which we operate — the Wurundjeri and Bunurong people – and pay our respects to Elders past, present and emerging.

1.0 Introduction

1.1 Overview

'*Our city will be inclusive, resilient, innovative and vibrant and our people will share equally in the City's prosperity and opportunity.'*

- Together We are Brimbank[1]

Brimbank City Council is committed to supporting a culturally enriched life for the community as a vital aspect of achieving our vision for the City. Cultural and creative activities allow us to celebrate, reflect, innovate, learn, challenge and explore who we are and how we live. These endeavours are also instrumental in fostering social cohesion, boosting the local economy, and instilling a sense of pride in our community.

Brimbank stands out as one of the most diverse and culturally rich communities in Australia, and we passionately embrace this distinction. Aboriginal and Torres Strait Islander people have been the traditional owners and custodians of land on which the municipality of Brimbank is located for more than 60,000 years. These are the traditional lands of the Wurundjeri and Bunurong peoples of the Kulin nation. Across the municipality there are significant places where Aboriginal people have lived and left traces of their culture both in physical forms and through intangible traditions and practices.

Through successive rounds of migration, Brimbank has developed a rich tapestry of cultures that shapes its art and cultural expression. Across our diverse communities we have unique ways for celebrating cultural identity. These practices contribute to an individual and collective sense of identity and citizenship.

The Brimbank Arts and Culture Strategy distinguishes arts from culture, recognising art as a tangible expression that can reflect and shape culture.

The Strategy outlines how Council will support cultural development and is the outcome of extensive discussion, feedback, and research about arts and culture in Brimbank and more broadly across Melbourne and Australia.

1.2 Vision

Our vision is for a vibrant, inclusive and thriving arts and culture ecosystem that enriches the lives of community members and contributes to the identity and wellbeing of Brimbank.

[1] https://www.brimbank.vic.gov.au/plans-policies-and-strategies/plans/council-plan

1.3 Purpose

Through the pursuit of this vision, our Arts and Culture actions aim to cultivate a rich and diverse cultural landscape that fosters creativity, inspires imagination and brings people together, making our community an even more vibrant and fulfilling place to live, work and visit.

This aim of the strategy is to grow and support opportunities for the community over the next four years through:

- Aboriginal and Torres Strait Islander connections
- Participation and collaboration
- Leadership and partnership
- Creative Industries
- Places and Spaces

1.4 Approach and Process

The strategy considers trends and broader social influences impacting the cultural landscape of the Brimbank region. Research and analysis highlight objectives, priorities and opportunities to achieve positive outcomes for local artists, the creative industries and the Brimbank community.

The strategy is informed by independent research and analysis, as well as consultation with community, arts sector representatives and Brimbank City Council teams.



1.5 Brimbank's role

Local governments play an important role in supporting social cohesion and growth within their municipalities. To successfully deliver this strategy, Brimbank will be a leader and champion of arts and culture. We see ourselves as:

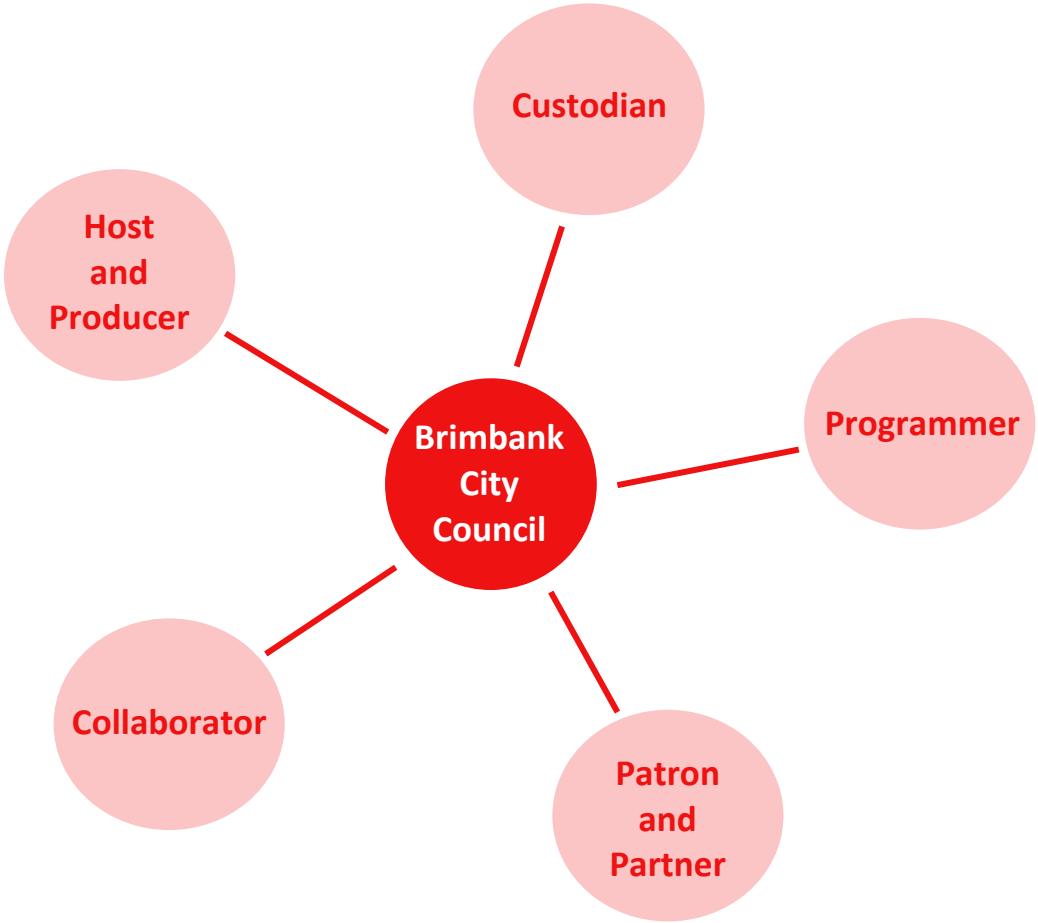
Host and producer: Providing places and opportunities for artistic, cultural and creative activity and enterprise to occur and to prosper. Producing and commissioning arts and cultural programs.

Custodian: Conserving, enhancing and developing our cultural and heritage assets and infrastructure.

Collaborator: Creating networks, creative clusters and brokering partnerships. Building a strong and creative community through arts education, research, policy and sector development.

Patron and Partner: Sharing, supporting and working with others to promote community participation in arts and culture and achieving great outcomes.

Programmer: Designing and hosting diverse cultural programs that bring the community together, celebrating different arts forms and cultures, and reflecting our community's creativity and diversity.



2.0 Demographic and Strategic Context

2.1 Location and Cultural Precincts

Brimbank is a municipality located centrally to the west of Melbourne. It is between 11 and 23 kilometres north and west of the Melbourne Central Business District (CBD) and is positioned between the CBD and fast-growing residential areas in the west (Melton and Wyndham municipalities). Brimbank forms part of the western metropolitan region, along with the municipalities of Hobsons Bay, Maribyrnong, Melton, Moonee Valley and Wyndham.

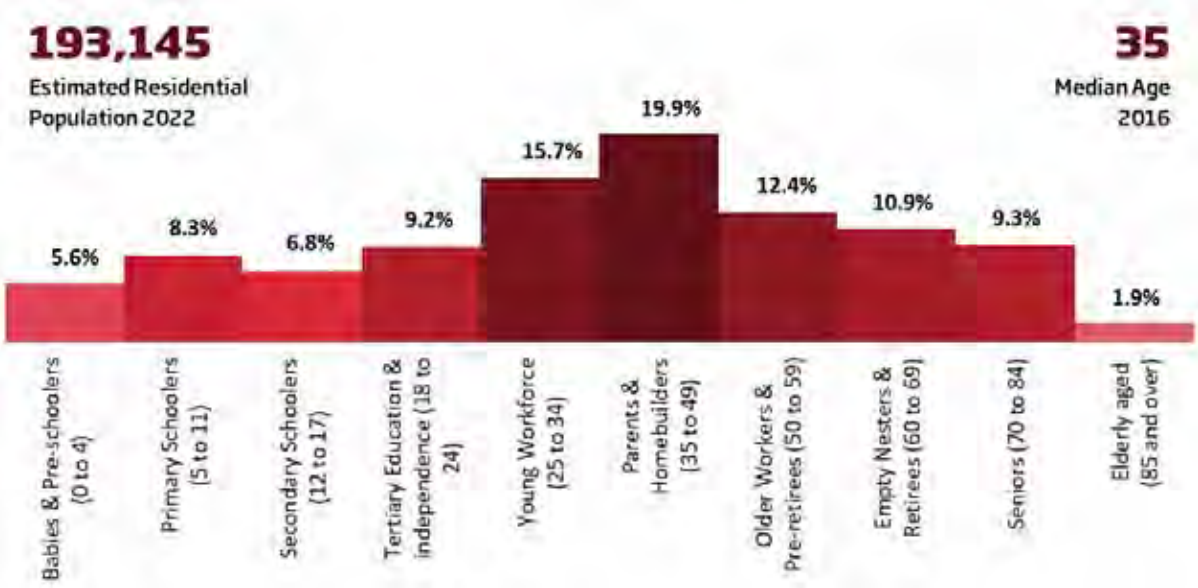
The municipality of Brimbank includes 25 suburbs across five local districts. These five districts provide a focus for Arts and Cultural activity as it is delivered into the Sydenham Cultural Precinct, Keilor Cultural Precinct, St Albans Cultural Precinct, Deer Park Cultural Precinct and the Sunshine Cultural Precinct.

Brimbank Municipality and Cultural Precincts



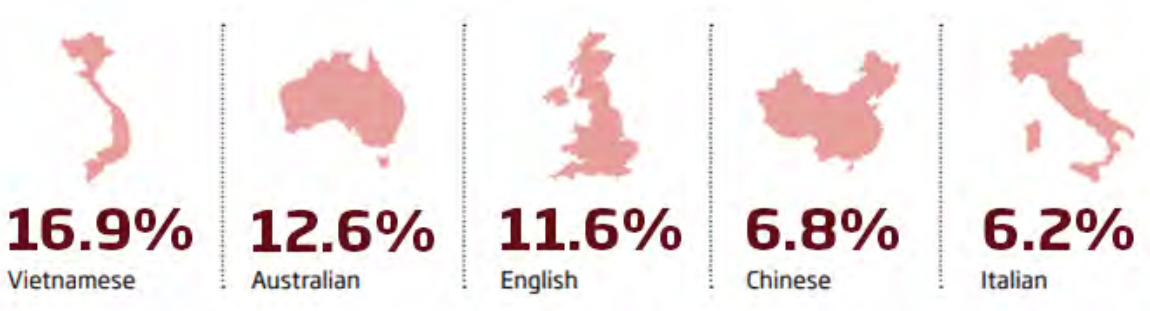
2.2 Population Snapshot

Population and Demographics at a glance

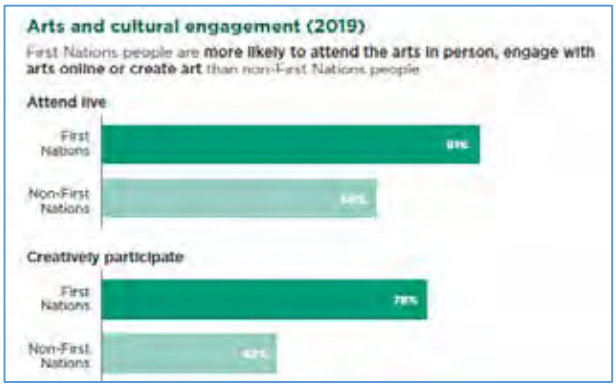


Brimbank is a diverse and vibrant community with a population exceeding 193,000 residents. The municipality has recorded consistent moderate population growth over the past decade but experienced a decline in 2020 - 2022 due to COVID-19 impacts on migration.

Top Ancestries 2022



The diversity of the community includes people from at least 130 different nationalities – 48.2% of people in Brimbank were born overseas compared with 35.7% in Greater Melbourne. More than 57% of residents speak a language other than English at home. The most commonly spoken language other than English is Vietnamese and people with Vietnamese ancestry make up almost 17% of the population.



Brimbank's Aboriginal and Torres Strait Islander community dramatically increased from 282 residents in 2016 to 847 in 2021. The Creative Australia report, *Towards Equity: A research overview of diversity in Australia's arts and cultural sector*, notes that "First Nations people are more likely to attend the arts in person, engage with arts online or create art than non-First Nations people". This provides Brimbank with an opportunity for meaningful targeted engagement.

Another notable trend is the increase in people with a disability in Brimbank. In 2018 ABS statistics noted 17.7% of all Australians had a disability. In Brimbank, the 2021 Census disability data reported 14,975 people, or 7.7 percent of the population, needed help in their day-to-day lives due to disability. This was 2.2 per cent higher than Greater Melbourne. Given these increases and the role that arts and culture can play in wellbeing there is a significant opportunity for engagement.

Number of Residents Needing Assistance with Core [day-to-day] Activities

7.7% of residents in Brimbank reported needing assistance with core activities

compared with **5.5%** in Greater Melbourne

	Number	% of Total Population	Change 2016 - 2021 (persons)
Females	8,158	4.2%	▲ 1,322
Males	6,820	3.5%	▲ 1,180
Total	**14,975**	**7.7%**	**▲ 2,502**

Other population and demographic considerations:

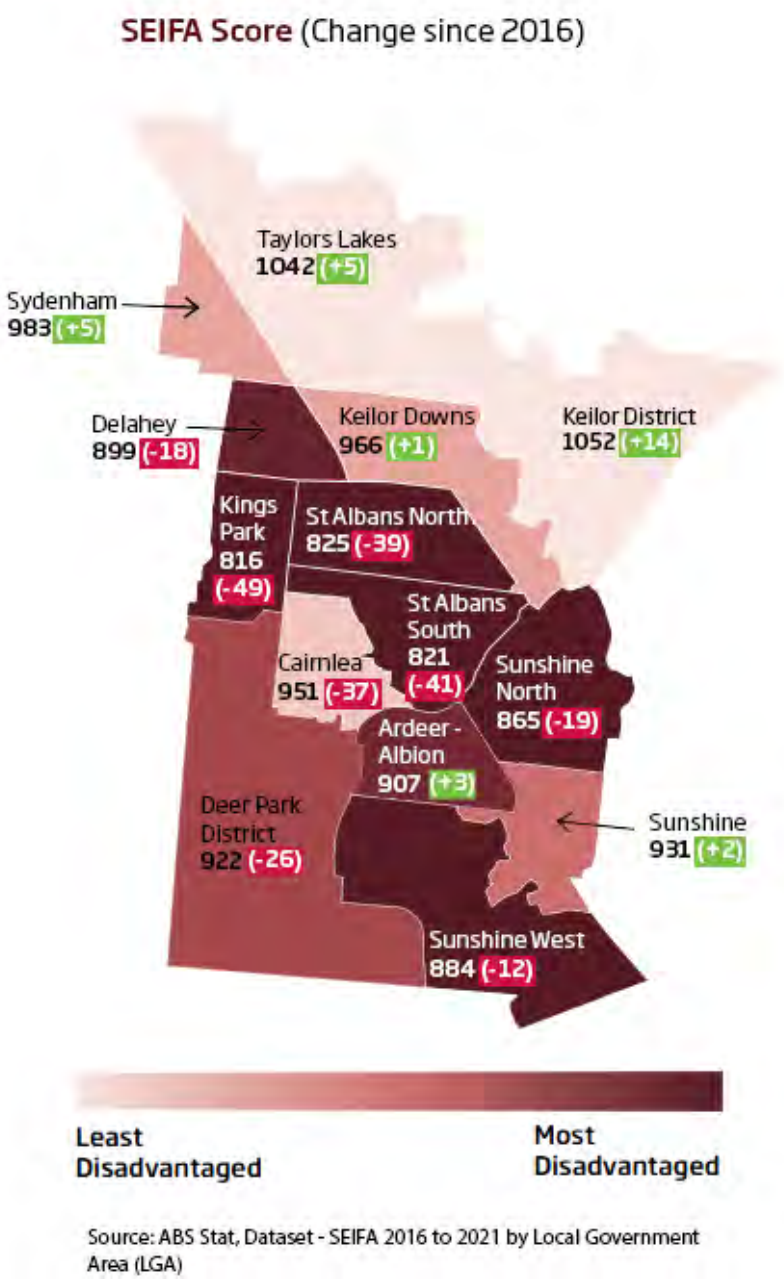
- The median age of residents is 35 years, with a high proportion of households with children
- There is higher than average unemployment and lower than average educational qualification when compared to Greater Melbourne

2.3 Socio-Economic Profile

The Socio-Economic Index for Areas (SEIFA) is an index that measures the level of socio-economic advantage and disadvantage in a particular area. It takes into account indicators such as income, education attainment, employment participation and job qualifications and skills. A higher score on the SEIFA index indicates a lower level of disadvantage or a higher level of advantage. The national average index score is set at 1,000 with a score below 1,000 indicating a higher level of disadvantage compared to the national average.

When considering Brimbank, the Australian Bureau of Statistics from 2021 indicate that:

- Brimbank is ranked as the 3rd most disadvantaged Local Government Area out of 80 in Victoria and the 2nd most disadvantaged in metropolitan Melbourne.
- The northern suburbs of Brimbank, such as Keilor District (1052) and Taylors Lakes (1042), show relatively higher levels of advantage.
- From 2016, there has been a small narrowing of the disadvantage gap in areas like Sunshine, Ardeer, Albion, and Sydenham. However, in other areas such as St Albans, Cairnlea, Deer Park and Kings Park, the disadvantage gap has significantly widened by comparison.



Source: ABS Stat, Dataset - SEIFA 2016 to 2021 by Local Government Area (LGA)

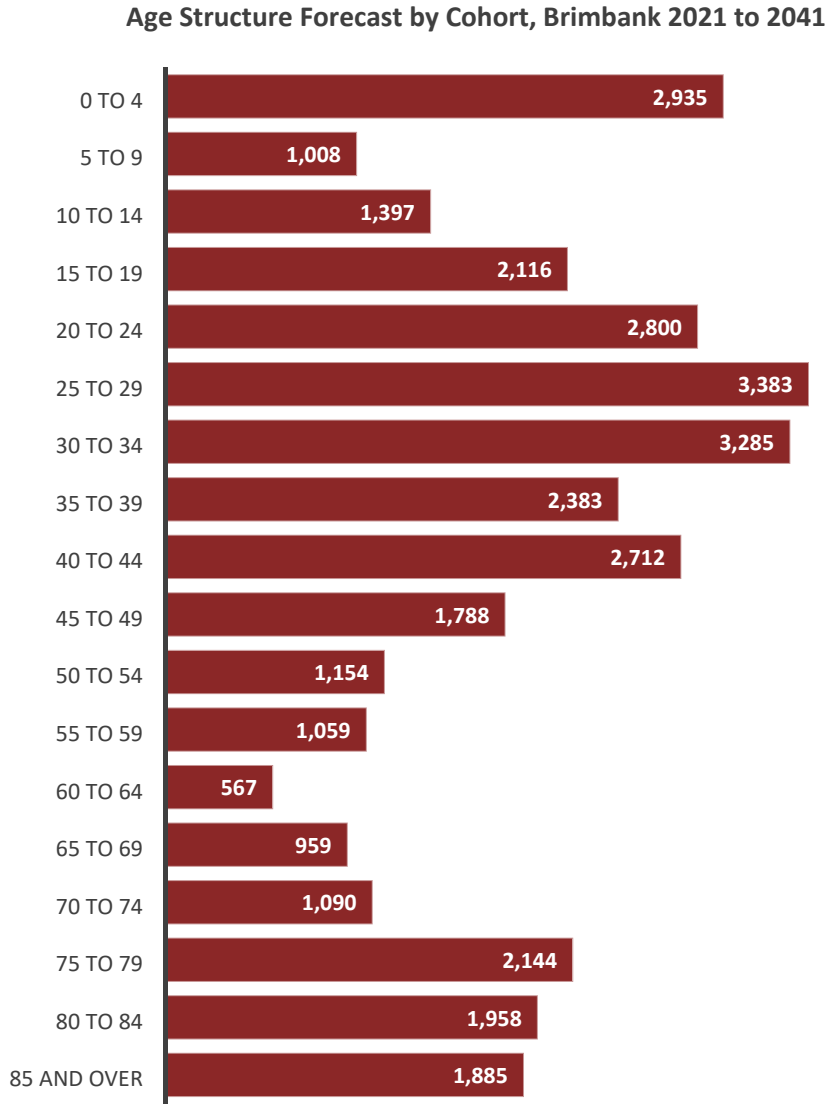
2.4 Growth Projections

By 2041, Brimbank's population is expected to reach about 231,332, indicating a growth of 34,620 residents, equivalent to an average annual increase of 1,731 residents since 2021. Most of this population growth is projected to take place in the southern region of the municipality, encompassing areas such as Sunshine, Sunshine West, Sunshine North, Albion and Ardeer.

Key observations for the age profile growth:

- Significant growth is anticipated in the senior and elderly cohorts, specifically those aged over 75 years.

- There is expected to be a strong increase in the tertiary and independence-aged cohort (20-24 years), young workforce (25 to 34 years) and parents and home-builders cohort (35-44 years).
- Substantially lower growth is projected for pre-retiree and retiree cohorts (55-69 years).



Source: Population and household forecast, 2021-2041, prepared by.id (informed decisions), July 2023.

2.5 The Arts and Cultural Landscape in Brimbank

In Brimbank, we are fortunate to have a broad range of artistic and cultural offerings. Our community enjoys vibrant music, visual art, theatre and performances influenced by and expressing cultures from around the world as well as our unique Aboriginal and Torres Strait Islander culture. These creative offerings are not only produced by Council but also more broadly by the community and creative industries sector.

The Creative Brimbank Market Research Report 2022 noted that many people in Brimbank and surrounding areas were not choosing between going to a headline event in the CBD over a local show or exhibition. Rather, cultural activities in Brimbank are considered as different kinds of localised and convenient offerings. A noteworthy consideration of the report was that pricing affordability and value may be a determining factor in decision making relating to event attendance.

The report also stated that 93% of respondents attended arts and cultural events and, of these, the most common kinds of events they attended were theatre, festivals, visual arts, film and music. Many of these can be found on the calendar of events in Brimbank.

2.5.1 Brimbank's Creative Industries

Council values local artists, cultures, resources, knowledge, processes and skills. Brimbank is home to skilled and organised artists and community leaders who are well connected to local networks and resources and can play key roles in community and cultural development. We hold the community in positive regard, and its strengths become the foundation of our work together. Brimbank supports a thriving creative ecology comprising creative practitioners, collectives and micro-to-small creative organisations/businesses. They contribute to the liveability of the municipality in many ways. As well as the substantial social benefits they bring, they contribute to the local economy and provide employment in the area. A selection of creative industries that are working in the municipality include:

- The Fundere Foundry and Studio, specialising in art bronze casting and sculpture fabrication, serving as a creative hub for artists, art producers and arts business including Sculpture Co and the Sunshine Print Artspace
- Western Edge Youth Arts
- L2R (Dance)
- 100 Story Building
- Cinespace (Film)
- Hyphenated Projects
- Paul Borg Art School
- Arts Access Victoria
- Boilover Inclusive Ensemble
- Women's Circus
- Wit Incorporated
- Snuff Puppets
- The Crate Theatre, located at Catholic Regional College Sydenham, which offers a professionally managed studio/ black box space available for hire
- Dance schools that offer classes facilitated by professional dance teachers
- Performing arts schools
- Festival partners that support Council to present work including Midsumma, Melbourne Fringe Festival, Melbourne International Jazz Festival
- A range of private entities with facilities suitable for a variety of various creative activities.

2.5.2 Current Brimbank City Council Arts and Culture services

Brimbank City Council has a proud history of actively supporting arts and culture activities with and for our community.

A selection of these activities includes:

- Targeted programming such as youth-led events and activities, as well as Aboriginal and Torres Strait Islander programming delivered in consultation with the Brimbank Aboriginal and Torres Strait Islander Consultative Committee (BATSICC)
- Commissions and art collections: public art, mural commissions and managing the Indoor Art Collection
- Studios program: 13 studio art spaces across 4 locations
- Exhibition and projection spaces for the community to share and enjoy art including at The Bowery Gallery, Brimbank Gallery, Sunshine Art Space Gallery and the Sunshine and Brimbank Projection Galleries
- Bowery Theatre: a diverse bi-annual season of theatre, music, dance and children's programming, including self-produced work that reflects the Brimbank community and performances by local artists
- Bowery Theatre Residency Program: supporting the development of diverse Australian voices and championing these artists and their practices
- Art and Culture courses held at neighbourhood houses and community centres to empower residents with artistic skills and knowledge
- Financial and skills training and support for community-based festivals and events, helping them to succeed and our community to come together to share their cultures.

These initiatives reflect the Council's efforts to nurture arts and culture within Brimbank and empower community members to engage in and benefit from artistic endeavours and cultural exchange.

2.6 Strategic Context

Local governments across Australia and globally acknowledge the significance and value of arts and culture in maintaining a connected and healthy society as well as supporting individual well-being. As a result, many municipalities have developed strategies and policies over the past decade to guide their investment in creative activities. An efficient and well-designed strategy serves as an indispensable tool in ensuring the sustainable provision of services to the local community. The Brimbank Arts and Culture Strategy 2024-2028 aligns with and supports various local, state, and national plans, thereby reinforcing its importance and enhancing its impact.

2.6.1 National

The Australian Federal Parliament released its National Cultural Policy in 2023, entitled *Revive*. The Policy aims to empower artists and arts organisations to thrive and grow – unlocking new opportunities, reaching new audiences and telling stories in compelling new ways. The development of the Brimbank Arts and Culture Strategy considered the 5 pillars of the National Policy, which are:

1. First Nations first
2. A place for every story
3. Centrality of the artist

4. Strong cultural infrastructure
5. Engaging the audience.

2.6.2 State

The State Government's strategy relating to the creative industries is *Creative State 2025*, which presents a vision to grow jobs and skills and secure Victoria's reputation as a leading cultural destination and creative leader. The *Creative State 2025* document is built around 5 strategic priorities which are:

1. More and better job opportunities and pathways
2. Innovative creative products and experiences
3. Industry stability and growth
4. Equitable access to the creative industries
5. New audience and markets.

These priorities were all taken into consideration in the development of the Brimbank Arts and Culture Strategy.

2.6.3 Local

The *Together We are Brimbank* plan, which includes the Community Vision 2040, Council Plan 2021 – 2025 and the Municipal Public Health and Wellbeing Plan, has identified a series of Strategic Directions that focus and guide Council activities towards its Vision for Brimbank. The four Strategic Directions are:

1. **People and Community**: A welcoming, safe and supported community – an inclusive place for all
2. **Places and Spaces**: Liveable and connected neighbourhoods that support healthy and sustainable futures – a green place for all
3. **Opportunity and Prosperity**: A future-focused city where all have opportunities to learn and earn – a prosperous place for all
4. **Leadership and Governance**: A high-performing organisation that enacts the vision and decisions of Council through the delivery of quality and innovative services – a fairer place for all.

While the Arts and Culture Strategy aligns with aspects of all four directions, the Strategic Direction which Arts and Culture activity primarily contribute to is *People and Community.* Within this Strategic Direction are two Strategic Objectives: Wellbeing and Belonging and Pride and Participation. The latter of these objectives includes a focus on strategies to:

- Enable social, cultural and artistic expression
- Continue our commitment to respecting and recognising Aboriginal and Torres Strait Islander peoples and culture
- Deliver a range of initiatives that celebrate diversity and intercultural sharing
- Encourage vibrant community events and activities.

The Arts and Culture Strategy delivers against these objectives of the *Together We are Brimbank Plan* and supports Council's Vision for the municipality.

3.0 Strategic Framework

3.1 Priorities of the Strategy

The Brimbank Arts and Culture Strategy embraces a multifaceted approach aimed at enabling cultural and artistic expression while fostering inclusivity and celebrating cultural diversity. This includes a broad community-wide response and a more targeted approach to support the development of diverse Australian voices. Importantly, this ensures a considered approach to engagement and creates opportunities for marginalised voices to be heard and for their cultural contributions to be acknowledged. This includes ensuring opportunities that are inclusive of or focus on our local Aboriginal and Torres Strait Islander community, culturally and linguistically diverse (CALD) communities, rainbow communities, seniors and young people and people with a disability.

The delivery of this work is supported through collaboration and partnership with external organisations, most Council departments and a structure of enablers within the Arts and Culture Unit. These enablers include a Community and Cultural Development team, Theatre and Performing Arts team, Festivals and Events Team, Visual and Public Art team and Venue Operations team.

3.1.1 Community Cultural Development Team

The Community Cultural Development (CCD) team facilitates arts and cultural activities, adopting a community development approach that places the Brimbank community first. It works with Aboriginal and Torres Strait Islander community members and values their knowledge and guidance. The team focuses on engaging communities in cultural activities and artistic endeavours to address social issues, foster community engagement and promote social change. This approach typically involves collaboration between artists, cultural practitioners, community members and other stakeholders to co-create and co-produce cultural experiences. The emphasis is on empowering communities to express their identities, share their stories and address local concerns through artistic and cultural activities. The Community Cultural Development team aims to empower the Brimbank community by leveraging the richness of culture and the arts for social benefit. Through diverse activities, workshops, and events, it strives to strengthen social connections and cohesion within Brimbank.

3.1.2 Bowery Theatre and Performing Arts

The Bowery Theatre is a vibrant space in Melbourne’s west for artists, audiences and communities to explore and experience bold ideas, diverse perspectives and performances with a rich cultural lens. The Bowery respectfully acknowledges the place where we live, work and play, Wurundjeri and Bunurong country, and commits to sharing the stories and creatives practices of First Nations Australians on its stage. The theatre is a producer, presenter and venue for hire. It hosts theatre, dance, music, literature and experimental performances across multiple forms that entertain, educate, and inspire audiences. Embracing a participatory practice, the Theatre and Performing Arts team supports local artists and champions diverse Australian voices by working purposefully and collaboratively through residencies, arts partnerships and artist development programs.

3.1.3 Visual and Public Art

The Visual Art program at Brimbank City Council serves as a vibrant cornerstone for community enrichment and development. Through exhibitions, public art, murals, studios, workshops, professional development opportunities and accessible artist-run initiatives, the program fosters a sense of belonging, civic pride and cultural identity within the community. By strategically placing art in public spaces and community facilities, the program visually enhances these areas and sparks dialogue and reflection among residents and visitors. The emphasis on supporting local artists and those connected to the region celebrates local creatives and provides a platform for artists to showcase their work, nurturing a thriving artistic ecosystem that contributes to the area's cultural fabric. The program actively engages diverse demographics and art forms, promoting inclusivity, thus serving as a catalyst for social cohesion and creative empowerment within Brimbank.

3.1.4 Community Festivals and Events

Brimbank City Council's support for community-led festivals and events is guided by the *Festivals & Events Policy and Strategy 2022 - 2025*. Council works with local communities to bring forth celebrations that reflect the diversity and richness of cultures in the municipality through a multi-faceted array of initiatives and assistance, including funding support via the Community Grants Program, capacity building and skills development as well as offering access to facilities, venues, promotion and staff. Through this support, Council amplifies the voices of its residents, ensuring these events connect, enliven and resonate with our diverse community.

3.2 Pillars & Objectives

Pillars

1. Aboriginal and Torres Strait Islander connections

We acknowledge that arts and culture in Brimbank are based on a foundation of human creativity in Australian that is more than 65,000 years old. Brimbank City Council is located on the traditional lands of the Wurundjeri and Bunurong peoples. As custodians of the oldest living culture on the planet, Traditional Owners share a profound and enduring connection with the land, its waterways and people. This cultural heritage is expressed through a vibrant and resilient artistic legacy and modern cultural identity. Brimbank supports and celebrates the sharing of the art and culture of Aboriginal and Torres Strait Islander people. We acknowledge that self-determination is integral, as it empowers people to tell their own stories.

In relation to this pillar Council will:

- **Respect and celebrate Aboriginal and Torres Strait Islander stories**
- **Support self-determination of cultural expression**
- **Support the growth of knowledge about Aboriginal cultural and heritage items in Brimbank**

2. Participation

Arts and culture provide a platform for social connection and understanding that engages all members of our community and can transcend barriers to participation. To foster inclusivity, we will actively build relationships based on trust and cooperation, community engagement and accessibility. As one of the most culturally diverse municipalities in Victoria, Brimbank will support its communities to contribute to and participate in the arts to promote and celebrate their diversity and resilience.

In relation to this Pillar Council will:

- **Support and promote opportunities for everyone who lives and/or works in Brimbank to participate in arts and culture**
- **Celebrate the diversity of Brimbank**
- **Create pathways that provide equitable access to a range of arts and culture opportunities within Brimbank**

3. Partnerships and Collaboration

Partnerships play a vital role in extending and deepening creative program delivery and impact within Council and across the arts sector. Council plays a pivotal role in empowering leaders, partners and collaborators, while supporting the development of diverse Australian voices and championing artists and their creative practice. We will develop initiatives to support cultural leaders in Brimbank that provide platforms for creation, presentation and celebration while building industry networks. We will advocate for the importance of arts, culture and creativity for the whole community.

In relation to this Pillar Council will:

- **Facilitate and empower key partnerships and collaborations**
- **Advocate for the inclusion of arts, artworks, artists and creative thinking across Council**
- **Support the development of emerging cultural leaders in Brimbank**

4. Creative Industries

Arts and culture in Brimbank are as vibrant and sustainable as the communities, organisations and artists that contribute to them. Council listens to the needs of the creative sector and community. It provides support, employment and funding to build capacity and promote local creative industries and foster growth, innovation and connections for local artists and arts organisations. Artists are provided with opportunities to learn through collaboration, making and presenting. Learning and education initiatives will support skills development and a more inclusive, thriving cultural ecosystem.

In relation to this Pillar Council will:

- **Encourage and share information about creative practitioners, industries and activities in Brimbank**
- **Connect artists and creative businesses to strengthen partnerships, viability and growth**
- **Develop learning initiatives that support career development**
- **Explore mechanisms for private and philanthropic contributions to art and culture in Brimbank.**

5. Places and Spaces

Access to arts and cultural spaces and places is essential for ensuring sustainable, vibrant and thriving communities. They bring people together to immerse themselves in arts, culture and creativity. Outdoor creative interactions that encompass public art, festivals and events enhance the local cultural landscape and infuse art into everyday life. Ultimately, safe, accessible places and spaces are essential for cultural exchange, promoting a sense of belonging, connection to community, and celebrating difference as well as our shared identity.

In relation to this pillar Council will:

- **Provide and share information about locations where the community can engage with arts and cultural activities and experiences**
- **Provide spaces where artists can create and share their creativity and culture**
- **Investigate new sites and platforms for festivals, events and public art**

4.0 Implementation and evaluation

To progress work against each of the pillars and their objectives, a plan will be developed for every year of the strategy's duration. The plan will be based on evaluation of previous activities along with ongoing engagement with the creative sector and practitioners, Council departments and a broad range of other stakeholders.

A range of measures will be used to evaluate the success of each activity, including the diversity of individuals and communities they reach and the impact they have on those involved as well as the Brimbank community overall.

Gender Impact Assessment Report Template

Overview of the policy, program or service	Arts and Culture Strategy
Summary of the gender issues that were considered, including any intersecting issues related to age, socio-economic stats, ability, ethnicity, Aboriginality or sexual orientation (use your findings from Step 1 of the GIA Toolkit)	Participation • Gender stereotyping can be a barrier to men participating in arts and culture activities • Perceptions of art being "high-brow" can discourage participation of people who have less education • Women are more likely to be carers of children, older people and people with a disability, which may be a barrier to their participation • People's sense of social safety - eg the space to be themselves free from judgement and ridicule - can be a barrier for participation Safety • Women and gender diverse people may feel less safe and therefore less likely to engage to programs than men, particularly young women and gender-diverse people Diversity • Brimbank has a diverse population, especially from culturally and linguistically diverse communities • Arts provide a format for sharing and celebrating the breadth of cultural diversity and difference and encouraging community respect and understanding Art and Social Inclusion • Art can play a role in supporting more social inclusion, including public art as it removes the institutional barrier of art and culture being limited to exclusive spaces
Outline of the evidence you have gathered based on internal data, desktop research and/or stakeholder engagement (use your findings from Step 2 of the GIA Toolkit)	Demographic analysis (community profile id) • People employed in the arts and recreation services reduced by 110 people in Brimbank between 2016 and 2021 o Of that, 106 identified as male and 6 [sic] identified as female • 8.4% of people identifying as female have health assistance needs while only 7.0% of people identifying as male • 12.0% of people identifying as women are over 70 years compared to 10.4% of people identifying as men • 15.7% of people identifying as women in Brimbank have low proficiency in English compared to 11.5% of people identifying as men. • 21.3% of people identifying as women in Brimbank completed a Bachelor of higher degree compared to 18.3% of people identifying as men • 11.3% of people identifying as women in Brimbank list their highest educational qualification as vocational compared to 18.0% of people identifying as men • 57.9% of people identifying as women in Brimbank do unpaid domestic work compared to 48.4% of people identifying as men. • 14.5% of people identifying as women in Brimbank do unpaid care work compared to 9.9% of people identifying as men. • 26.7% of people identifying as women in Brimbank do unpaid childcare work compared to 18.8% of people identifying as men. Demographic analysis (community profile id) areas where data is similar across genders • 32.9% of people identifying as women in Brimbank are in the lowest income group compared to 32.5% of people identifying as men

	• 4.3% of people identifying as women in Brimbank did not go to school compared to 3.3% of people identifying as men The Gender pay gap among Australian Artists: Some preliminary findings (Macquarie University) • The irregular seasonality and out-of-hours work of many performing arts projects disproportionality disadvantage women who are already burdened by an unequal share of domestic tasks Culture and the Gender pay gap for Australian Artists (Australia Council) • Female artists with English as a second language experienced an even greater income disparity yet having a first language other than English carries an income penalty only for women artists, not men artists. • Australian women living in metropolitan, regional and rural areas continue to earn less than their male counterparts
Recommendation of how the policy, program or service will meet the needs of people of different genders and/or promote gender equality.	Strategy stage • Include an Aboriginal and Torres Strait Islander pillar that focuses on respect and inclusion as well as self-determination of cultural expression. Also include consideration of growth of understanding in the general community in relation to Aboriginal culture and heritage. • Identify priority groups within the community for targeted programming opportunities including LGBTIQA+, Seniors, CALD and People with a disability • Ensure that inclusion and inclusivity is an underlying principle across the pillars, in particular in relation to participation. Make objective statements that reference overcoming barriers and pathways for equitable access. • To encourage new and emerging voices through this equitable approach, ensure there is an objective statement that supports the development of emerging cultural leaders • Where spaces are provided for artists and community to create and share their creativity, put in measurements to review diversity of participation **Implementation stage** • At the stage of developing annual implementation plans include processes to reviews programs with consideration to the diversity of applicants, participants and art forms • Explore varying times of programming to assist with altering barriers to participation • Develop targeted programs and collaborations that specifically encourage access and participation for groups in the community that may require more directed responses.

12.8	Sydenham Park Sports Feasibility Final Report
Directorate	Community Wellbeing
Director	Lynley Dumble
Manager	Ashley Fleming
Attachment(s)	1. Final Sydenham Park Sports Feasibility Study [12.8.1 - 33 pages]

Purpose

For Council to consider the findings and recommendations from the Sydenham Park Sports Feasibility Study.

Officer Recommendation

That Council:

a. Notes the Sydenham Park Sports Feasibility Study at Attachment 1;

b. Notes that with Rate capping, a growing asset base, increasing asset renewal obligation, various competing priorities for funding and broader ongoing financial challenges facing Council, and an ambitious agenda for Council to deliver assets that support community participation and broader wellbeing, investment in infrastructure must be directed into projects that deliver the greatest value for money and best community outcome;

c. After considering the feasibility issues related to development of sports facilities at Sydenham Park, and noting the misalignment with Council's Sports Facility Development Plan; the negative impacts on native vegetation and cultural heritage; and the estimated high project cost which is not included in the 10-year Capital Works Program or Long-Term Financial Plan and relatively poor value for money represented by this project, determines not to proceed with the sports facilities at the site;

d. Subject to the decision not to proceed with the planned sports facilities at Sydenham Park, refers the site to the upcoming Creating Better Parks Open Space and Playground Policy and Plan update and Sydenham Park Master Plan (Addended 2022) to determine the most suitable use of the site in the future.

Background

Council allocated funds in the 2022/23 adopted budget towards developing a Feasibility Study for the development of sports facilities at Sydenham Park as per the recommendations within the adopted Sydenham Park Master Plan (Addended 2022).

The Sydenham Park Sport Feasibility Study (the Study) was developed to explore the feasibility considerations if sporting infrastructure is to be introduced at the site. The feasibility study required a background assessment of sport demand and need in Brimbank including demographic information and sports participation data. Development of a conceptual design and layout for recommended sports followed an investigation of

elements requiring further planning and approval to develop sporting infrastructure in the park.

Key considerations as part of the study included an understanding of the impacts to cultural heritage and native flora and fauna. The land is also subject to inundation and public acquisition overlays.

In 2023 State Government made an election commitment of $500k towards sports facilities at Sydenham Park. The State Government are aware Council is completing the Sydenham Park Sports Feasibility and are awaiting the outcome of this piece of work and Council's direction on how best to spend the money at Sydenham Park prior to entering into a funding agreement with Council. The funding is available throughout the current term of Government and if agreed by the Minister for Community Sport, officers at Sport and Recreation Victoria have advised that possibly the funding can be applied to other existing sports facilities at Sydenham Park such as the Keilor Public Golf Course.

Matters for Consideration

Brimbank, like all Victorian Councils, have been subject to Rate Capping since 2016. This has had a cumulative impact at Brimbank in the order of $126M to date and will continue to impact the financial sustainability in future years. Brimbank Council also has a large asset base, a significant obligation to maintain and renew these assets and an ambitious agenda to continue to deliver assets that support community participation and support broader wellbeing. As such, it is critical that capital investments are well considered, and provide good value for money.

It is also important that Council fully understand both the estimated cost of projects and any complexity that risks delivery of the project, cost increases, or both.

Analysis

Inside Edge Sport and Leisure Planning were engaged to undertake the Study. The Study identifies the proposed sporting infrastructure to suit the needs of the Brimbank community as well as the proposed layout of the facilities includes sporting fields to cater to AFL, Cricket, Soccer and Rugby Union and Rugby League. The proposed supporting infrastructure includes cricket nets, sports lighting, car parking, sports pavilion, connecting pathways and playground, BBQ, shade and other related infrastructure.

<u>Alignment with Sports Facility Development Plan 2023</u>
The Sports Facility Development Plan 2023 (the Plan) was adopted by Council on October 17, 2023. The Plan identifies the sporting trends and sporting infrastructure needs of the Brimbank community, and establishes ways to provide people of all ages, abilities and gender the opportunity to access and participate in a range of sporting activities. It also provides clarity to local sports clubs in terms of how their facility development needs are being or will be met by Council.

In relation to new sports facilities not on existing sports sites, such as the proposed Sydenham Park site, Strategy 1.3 of the Plan specifies a Regional Multi-Sports Facility is required to accommodate local community sporting needs in the future. The Plan details a Regional Multi-Sports Facility should have the following attributes:

- Accessible to the majority if not the whole of the municipality
- Supporting infrastructure to cater for many participants at the one time, including access to public transport, ample car parking, seating, lighting, toilets, shade etc

The Plan details that Sydenham Park and Bon Thomas Reserve have been suggested as potential sites in the past, however, neither of these reserves currently have good access to public transport and Bon Thomas is in a residential area. In addition, both these sites

are known to have significant Cultural Heritage and/or Native Flora and Fauna considerations that need further detailed investigations undertaken. Further, given the current distribution of sporting facilities across the City, a regional multisport facility in the medium term would be best situated in the south of the municipality. The Plan determines that Sunshine Energy Park is the only site in the south of the municipality that has the attributes to accommodate a regional multi-sports facility. Sydenham Park is not identified as a priority for sports facilities in the Sports Facility Development Plan 2023.

Cultural Heritage

Council engaged a cultural heritage advisor (Biosis) to prepare a Due Diligence Report to inform the draft sports feasibility report. As identified within this draft report, the Sydenham Park site is registered as Aboriginal Place of Significance. Desktop (background research), Standard (survey) and Complex Assessment (excavation) would be required as part of this process.

In consultation with Wurundjeri elders (meeting held in August 2023) it was confirmed that a mandatory Cultural Heritage Management Plan (CHMP) will be required as the area is of cultural heritage significance and high impact activity is proposed. The proposed CHMP would be evaluated with conditions in consultation with Wurundjeri.

Indicative timelines of the proposed CHMP process are detailed in Table 1. Earliest case scenario would see the process taking 26-30 weeks to complete, longest case would be 44-48 weeks in total.

Table 1 Cultural Heritage Management Plan (CHMP) timelines

Task	Indicative completion date (Best Case)	Indicative completion date (Worst Case)
RAP inception meeting	8 weeks from Notice to Proceed	12 weeks from Notice to Proceed
Desktop Assessment	Weeks|0-4	Weeks 0-4
Standard Assessment fieldwork	Week 13-14	Week 13-14
RAP results meeting	Week 15	Week 18
Complex Assessment fieldwork	Week 19-20	Week 22-30 (pending availability-and requirement for extent testing)
RAP results meeting	Week 22	Week 32
Reporting, VAHR submissions	Week 22-26	Week 32-44
CHMP evaluation period	Statutory prescribed 30 days Week 26-**30**	Statutory prescribed 30 days Week 44-**48**

Indicative cost to Council to carry out CHMP has been estimated to range between $93,000 (lowest case) - $208,500 (highest case). The CHMP outcomes for salvage and compliance will determine the overall cost to Council for this component, it is estimated that the cost could range from $99,500 to over $1M. For any salvage work required, a Heritage Archaeologist is required to prepare a separate Salvage Report. If the Aboriginal Place/s discovered during this time cannot be protected from harm, salvage requirements may be required by the Registered Aboriginal Party. Salvage would be endorsed during the CHMP process and would need to occur before any works could occur onsite. This process can add an additional 12 months to the project timeline, also resulting in significant costs. Although an estimate is provided above for salvage and compliance, council officers cannot accurately advise on the exact salvage costs at present because they do not know what the final size of each registered Place will be

until after the fieldwork is complete, making the cost and timeframe uncertain. The uncertainty of the costs and time is a significant risk in proceeding with this project.

Biodiversity Assessment

Wildlife and Ecology (consultants) were engaged to prepare Biodiversity Assessment Report and is referred to in the Sydenham Park Sports Feasibility study.

The Biodiversity Assessment Report identified implications of Clause 52.17 (Native Vegetation) of the Brimbank Planning Scheme. In total, a consequential loss will result in 4.758 hectares of native vegetation being considered lost. This consists of five patches of native vegetation (Habitat Zones 1 & 2). The loss is required to be compensated for by securing a native vegetation offset equivalent to 1.533 general habitat units prior to development.

The *Flora and Fauna Guarantee (Amendment) Act 2019* (FFG Act) is applicable to any application. The five Flora listed as protected that are present within the study area would require an FFG Act permit 'to take' prior to the commencement of works.

The FFG Act listed Western (Basalt) Plains Grasslands threatened ecological community is also present within the study area and an FFG Act permit is required for the removal of this community as well as any individual species with affinity to this community.

A Fauna Conservation Management Plan should also be prepared prior to works commencing.

Indicative costs (which is likely to increase over time) for documentation, permit conditions and offsets is estimated to approximately cost Council $372,000. It is important to note that this cost estimate was prepared in 2023 and could have escalated by the time this report is considered.

Cost analysis

The total cost of design and implementation of the proposed facilities is estimated to range from $15M - $21.3M and beyond, depending on the outcome and related works associated to the Cultural Heritage Management Plan. The indicative costs should be used as a guide only due to cost escalations and market demands.

From a cost benefit perspective, if Council were to proceed with the sports infrastructure at Sydenham Park, this will provide for one winter tenant and one summer tenant. An investment of between $15M to $21.3M at other priority sites identified in the Sports Facility Development Plan 2023, could deliver 4-5 new sportsgrounds and provide significantly greater benefit and value for the community. The new sportsgrounds priority order includes Keilor Park Reserve, new synthetics in the South, outdoor netball courts, Sassella Park Pitch 1 Deer Park, Keilor Lodge Pitch 4 Taylors Lakes with a total estimated cost of $15M for the 5 facilities.

Table 2 details a summary of indicative costs for planning, investigation and design construction phases.

Table 2 Cost estimate summary

	Lowest Case	Highest Case
Planning & Investigations		
CHMP	$93,000	$208,500
CHMP Salvage/ Compliance	$99,500	$403,000 - $1,003,000
Native Flora & Fauna	$307,000	$307,000
Total	**$449,500**	**$1,518,500**
Construction		
Sports Facility Design & Construction	$14M	$18M+
Contingency (10%)	$1.4M	$1.8M
TOTAL INDICATIVE COST (Planning & Construction)	**$15,849,500**	**$21,318,500**

To progress planning and investigation phase the Study recommends allowing up to 48 weeks (approximately) to carry out investigations related to cultural heritage and native flora and fauna requirements. The high risk to the project is significant financial investment into the planning and investigation stage and resultant findings may lead to a decision not to progress with construction due to costs and impact on the environment and cultural heritage.

The estimated planning and investigation costs of up to approximately $1.5M are not currently part of the draft 2024/25 Capital Works Program. The design and construction costs of approximately upwards of $20M are not in the draft 10-year Capital Works Plan or Long-Term Financial Plan as it has not been determined as a priority in the Sports Facility Development Plan 2023.

Summary

The Sydenham Park Masterplan and Addendum in 2022 identified further investigation was needed into the opportunity for sport and recreation to be considered at Sydenham

Park. The Study at Attachment 1 has investigated the key elements to be considered regarding the feasibility of progressing sports infrastructure to the next planning stages.

The Study determines a number of site requirements related to cultural heritage and environmental protection as well as the significant associated costs. Sports infrastructure at Sydenham Park is not identified as a priority in Council's Sports Facility Development Plan 2023 and the associated budgets are not part of the draft 2024/25 Capital Works Program, 10-year Capital Works Plan or Long-Term Financial Plan. Council has significant obligation to maintain and renew existing assets. Alongside the relative high project cost, limited community access due to poor public transport, and comparative poor value for money it is not recommended Council progress further sports infrastructure planning at Sydenham Park.

Options A (Recommended)
Council does not proceed to the planning and investigation phase or construction phase for sports facilities at Sydenham Park noting the significant feasibility issues of estimated high and unknown costs, negative impact on cultural heritage and loss of native grasses. Noting additionally that sport facilities at Sydenham Park are not priorities in Council's adopted Sports Facilities Development Plan 2023.

Option B (Not recommended)
Proceed with the planning and investigation phase for Sports Facilities at Sydenham Park noting officers would need to budget in the order of $1.5M for this work in 2024/25 or a future year and this would require an amendment to the draft 2024/25 Capital Works Program or future years at the expense of other projects currently listed in the draft 2024/25 Capital Works Program or future years. Noting the high risk is significant financial investment into the planning and investigation stage and resultant findings may lead to a decision not to progress with construction due to further high costs and impact on the environment and cultural heritage. Noting if Council decided to support these sports facilities at Sydenham Park, budget to the amount upwards of $20M would also need to be added to future years for construction at the expense of projects already identified in the draft 10 year Capital Works Program.

Alternative Use
Subject to Council agreeing with the recommendation not to proceed with Sports facilities at Sydenham Park, the cultural heritage and native vegetation at the site could be preserved with an opportunity for community education and awareness of these important features. These matters would be referred to relevant Council policy, plans and strategies including Councils' Creating Better Parks Open Space and Playground Policy and Plan (CBP) and Sydenham Park Master Plan (Addended 2022) for consideration.

Community Engagement

This final draft is for Council consideration, if Council were to consider progressing with this project a Community Engagement strategy would need to be developed.

Resource And Risk Implications

No further resource requirements should Council decide not to proceed with the implementation of proposed sports facilities.

Resource requirements to progress with planning and investigations would range from $449,500 to over $1.5M and are not part of the 10-year Capital Works Program or Long-Term Financial Plan. Budget of approximately $21M would also need to be added to future years for construction at the expense of projects already identified in the draft 10year Capital Works budget.

Community: potential impact on community, including public trust and customer service impact
• Yes – There would need to be a phase of community engagement to consult on the proposed sports facilities at Sydenham Park. Identified priorities in the Sports Facility Development Plan 2023 would also be deferred impacting on other sports facilities.

Legislation / Council Plan / Policy Context

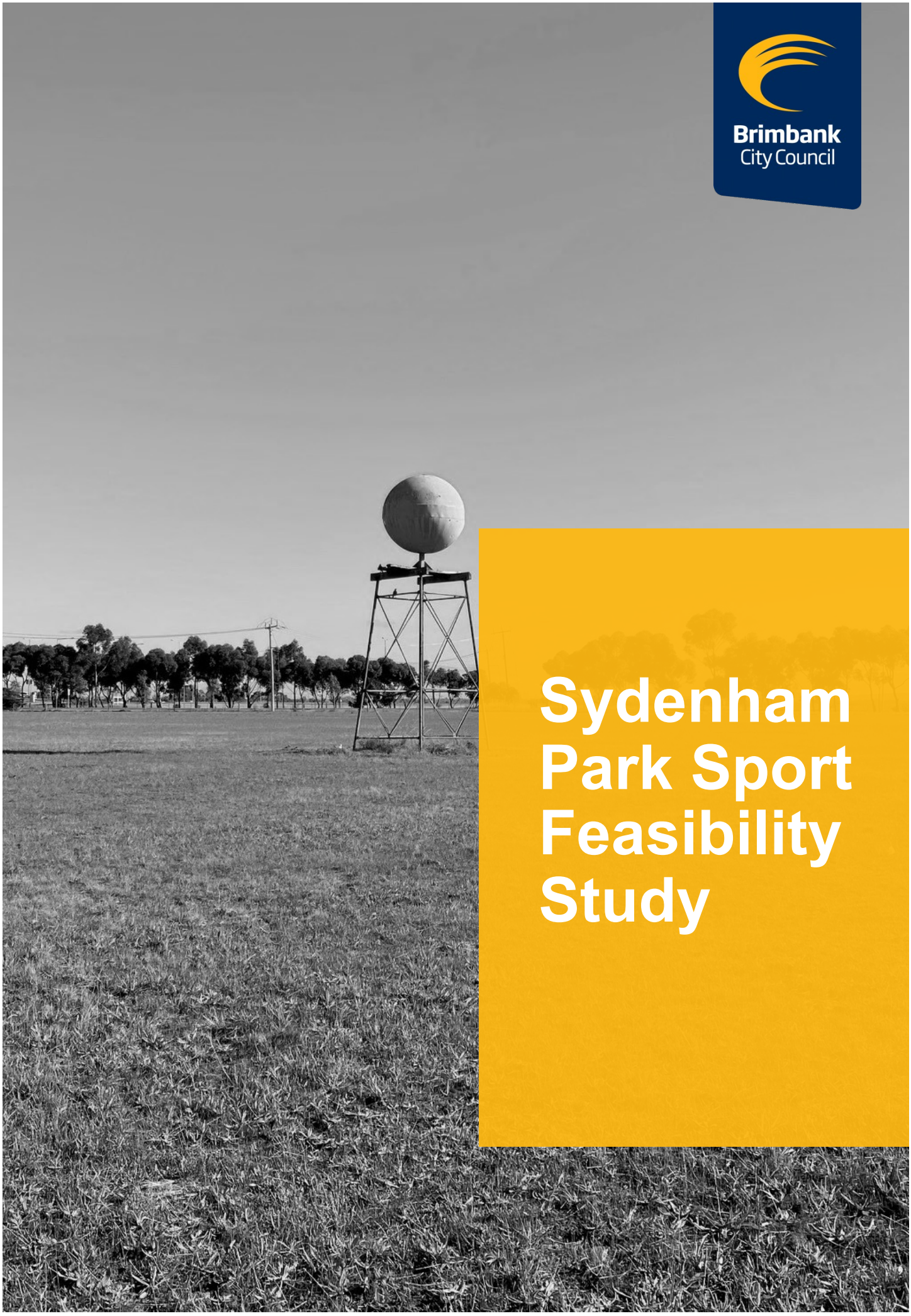
This report supports the Council Plan 2021-2025 strategic direction and objective of:

1. People and Community - A welcoming, safe and supported community - An inclusive place for all
• Wellbeing and Belonging - Responsive services that support mental and physical wellbeing

2. Places and Spaces - Liveable and connected neighbourhoods that support healthy and sustainable futures - A green place for all
• Liveable and Connected - Inviting and liveable spaces and facilities, connected so people can get around.

This report complies with Sydenham Park Master Plan (Addended 2022), Sports Facilities Development Plan 2023.

Council officers contributing to the preparation and approval of this report, have no conflicts of interests to declare.



Brimbank City Council

Sydenham Park Sport Feasibility Study

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Executive Summary



Sydenham Park is a 231 ha. reserve located within the Brimbank City Council. It is bound to the north by Jackson's Creek, to the east by Maribyrnong River, to the west by the Organ Pipes National Park and to the south by the Calder Freeway. The park is managed by the Brimbank City Council who through this plan, are investigating the most appropriate use of the site for sport while considering the impacts related to the environment, cultural heritage, Melbourne Airport, planning zones and overlays at the site to further inform them.

The Sydenham Park Sports Feasibility Study has been developed following the completion of the Sydenham Park Masterplan and Addendum in 2022. The Masterplan was to undertake further investigations into the opportunity for sport and recreation to be considered at Sydenham Park.

The information collected through the feasibility plan has informed the recommended sporting infrastructure layout and identified the impacts to the site and the indicative costs to implement the recommended sporting infrastructure within Area 1 (see Fig 1) of the park.

Key Findings are included below regarding the issues, opportunities, impacts, costs and recommended sporting facilities within Area 1 of Sydenham Park.

KEY FINDINGS

Key Findings from the study that relate to the development of sports fields and related infrastructure within Area 1 at Sydenham Park are outlined below:

Zoning

- Sports fields and associated facilities are permitted in the Zone PPRZ in Area 1 (Some Conditions may apply)

Heritage Overlay

- The Heritage Overlay of Robinsons Homestead will not impact any sports field development with Area 1 due to the distance from the site.

Inundation Overlay

- This inundation overlay is unlikely to affect any future sport development in Area 1.
- Melbourne Water should be consulted if future infrastructure is planned to ensure no impacts of the overlay by the site being developed.

Public Acquisition Overlay

- The Public Acquisition Overlay does not have an impact on the feasibility of future sports field and associated facilities development in Area 1.
- It will be important to be aware of this overlay when preparing detailed designs for the precinct.

Melbourne Airport

- Due to Area 1 sitting within the Melbourne Airport Environs Overlay (MAEO), there may be some impacts on developments such as for lighting.
- Any proposed sports fields and supporting infrastructure design that includes lighting don't require referral to the Melbourne Airport Authority for approval but may be referred by Council informally.

Flora and Fauna

- FFG (Flora and Fauna Guarantee Act) Permit Required including a pre- planning meeting to discuss FFG Act with DEECA
- Council Planning Permit Required (Offsets Required) Preparation of a Biodiversity Assessment.
- Development of a Fauna Conservation Management Plan and supervision for salvage and relocation.

Indicative (2023) costs associated with Flora and Fauna assessments	
Documentation preparation of Biodiversity Assessment	$10,000
Permit condition	$12,000
Offset cost	$338,635.00

Executive Summary



Cultural Heritage

- A Cultural Heritage Management Plan (CHMP) will be required before developing sports fields and infrastructure within Area 1.
- The CHMP will be evaluated with conditions in consultation with the Wurundjeri.
- An estimated schedule of timings to prepare a Cultural Heritage Management Plan has been provided. The Best-Case timings are between 26-30 weeks, and the worst-case timings are between 44-48 weeks to prepare a Cultural Heritage Management Plan for the project.

Indicative costs (2023) associated with Cultural Heritage Management Plan		
The estimated Project Cost Against Scope for a CHMP		$208,500
An estimated projected cost schedule for salvage/compliance	Best Case Worst Case between	$99,500 $403,000 and $1,003.000

Sport and Recreation Facilities

Following a review of sport trends, demographics, sport and recreational issues, opportunities and needs within Brimbank, the following sport and recreational elements have been identified as supporting the demand for sport and recreation in Brimbank while providing flexibility in sports facility provision.

- A 'winged field comprising one oval for Cricket and AFL overlaid over two rectangular pitches (Soccer, Rugby Union and Rugby League).
- Sports pavilion/changeroom building (to meet the Brimbank Sport Facility Development Plan minimum standards)
- Two cricket training nets.
- Carpark with access from Turnley Parkway) with 140 car spaces.
- Upgraded water service, meter and tanks.

Indicative Costs (2023) for the development of sport and recreation facilities.	
Indicative cost for the development of sport and recreational facilities, carparks and surrounds.	$14,063,038

Introduction



PROJECT BACKGROUND

Brimbank City Council's Sports Facility Development Plan has investigated the use of Sydenham Park as a regional sports facility destination in the past. This investigation identified several challenges at the site including the lack of public transport to the site and the location in the north of Brimbank rather than the identified need for improved sport facility provision in the south of Brimbank.

The Sydenham Park Masterplan identified locations where sport facilities could be investigated in the future while identifying a number of issues that may need to be considered before any further planning or development of sport facilities in the park. Melbourne Airport impacts, environmental impacts, heritage sites and indigenous artefact sites are some of the impacts that required further investigation.

PROJECT PURPOSE

The Sydenham Park Sport Feasibility Study was developed to explore the most appropriate use of the site for sport and offer a proposed plan to introduce sporting infrastructure across two stages with little adverse impact to the Sydenham Park precinct. The feasibility study required a background assessment of sport demand and need in Brimbank including demographic information and sports participation data. Development of a conceptual design and layout for recommended sports followed an investigation of elements requiring further planning and approval in order to develop sport infrastructure in the park.

Key considerations as part of the feasibility study included an understanding of the heritage, land subject to inundation and public acquisition overlays. Other considerations included those related to the impact on Melbourne Airport, impacts on the native flora and fauna within Sydenham Park, cultural heritage impacts and requirements for a proposed sport facility development.

Sydenham Park is a 231ha. reserve in Keilor North within the Brimbank municipality. Sydenham Park is 20km north-west of the Melbourne CBD and Melbourne Airport is located to its north-east. It is bound to the north by Jackson's Creek, to the east by Maribyrnong River, to the west by the Organ Pipes National Park and to the south by the Calder Freeway.

Two areas within the park were identified in the Sydenham Park Masterplan (Addendum report) as potential locations for sport and/or recreation facilities. They have been identified in this study as Area 1 and Area 2. See Fig 1.

AREA 1

Area 1 is located on the eastern side of the Kings Rd interchange and is bounded by Grogan Rd to the south, Turnley Parkway to the north and the Keilor Park Public Golf course to the east. Area 1 was identified in the Sydenham Park Masterplan (Addendum report) as a future location for a community and sports hub.

AREA 2

Area 2 is located west of Kings Rd interchange. The area is bounded by the Farr Parkway to the north and has the Keilor and District Model Aircraft Society in its northwest corner. The Sydenham Park Masterplan (Addendum report) proposed a trail corridor to the west and north of the parcel that is proposed to connect through to the Robertson's Homestead.

SYDENHAM PARK

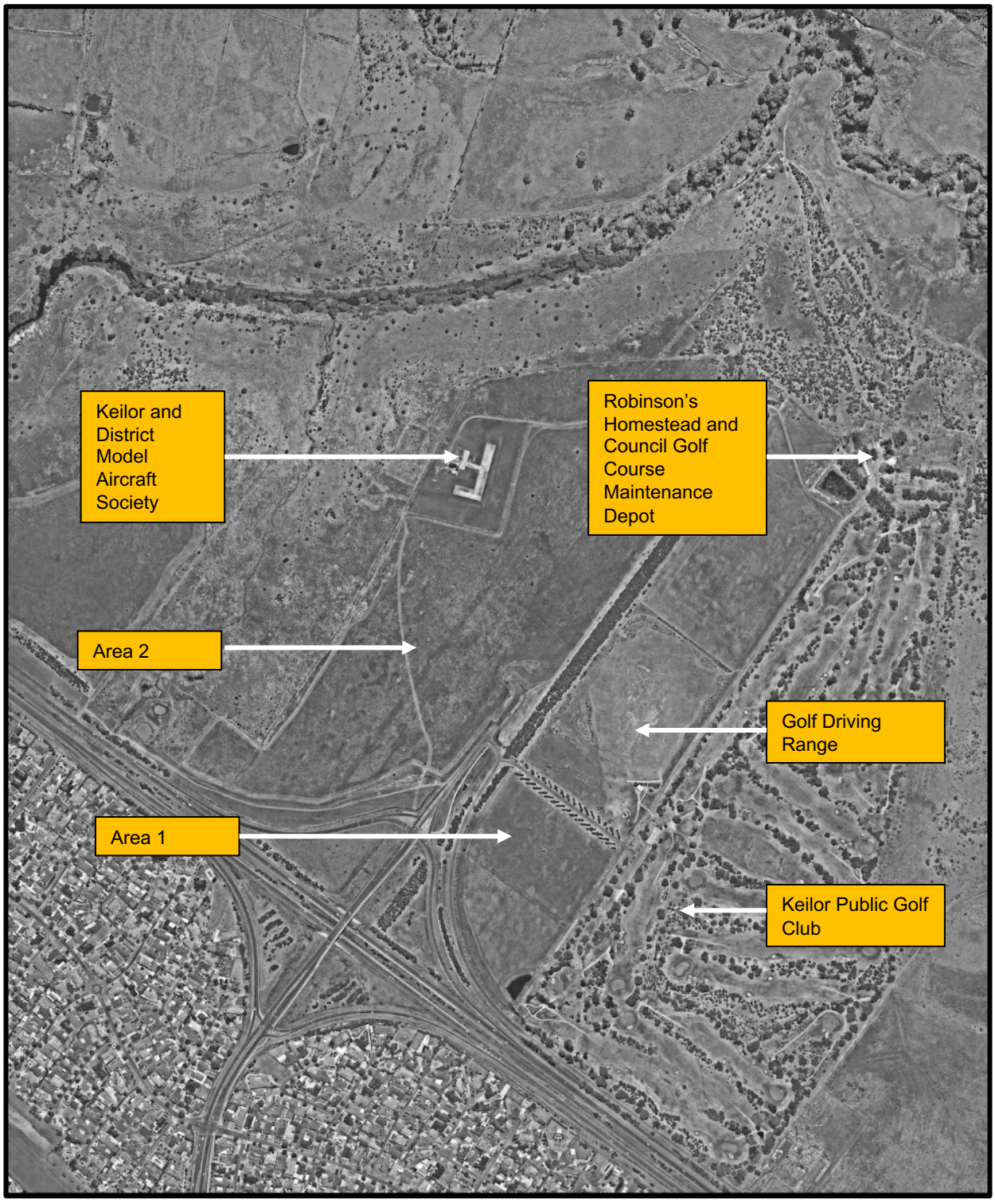


Fig. 1

Methodology



The following information represents stages of the project methodology. This includes the steps that were undertaken to prepare the Sydenham Park Sports Feasibility Plan and the summary findings for each stage.

Stage 1:

Situation analysis

- Review key documents gaining an understanding of site issues and opportunities.
- Demographic and sport participation analysis.
- Analysis of statutory regulations and overlays for the site and a review of peak sporting body facility plans and standards relevant to the project.

Stage 2:

Site Planning

- Development of a design brief outlining findings from Stage 1, development of draft concept plans for the site and development of a draft staged implementation plan for the site.
- Presentation of the draft concept plan and implementation plan to the PCG for feedback.

Stage 3:

Report Delivery

- The development of an indicative cost for all aspects of the infrastructure planning and delivery.
- Final Sports Feasibility Study

Strategic Context

A review of a range of Council plans, policies and strategies was undertaken to identify key considerations in relation to the development of sporting fields and other related infrastructure in Sydenham Park.

SYDENHAM PARK MASTERPLAN 2020 AND ADDENDUM 2022

The Sydenham Park Masterplan builds on previous planning in the park and aims to interpret future use of Sydenham Park assisting with the delivery of of all components with a proposed detailed action, priorities and implementation plan.

The final masterplan (Addendum) was adopted by Council in March 2022 and included the following key directions relating to this study:

- The removal of the concept of constructing sports fields in the southern part of the golf course due to environmental impact and the changing of priority.
- The realignment of a shared use trail forming part of a circuit from Kings Rd interchange, around Robinson's Homestead and back to the Kings Rd interchange. The realignment was also developed with construction methodologies that included a reduction of or no sub surface impacts during construction.
- An update to the wording on the western side of the entrance to "Proposed Grassland and Future Recreation Facilities'

A location was identified in the Addendum as a potential hub for sports facilities. This location is directly south of Turnley Parkway with the golf driving range to the north.

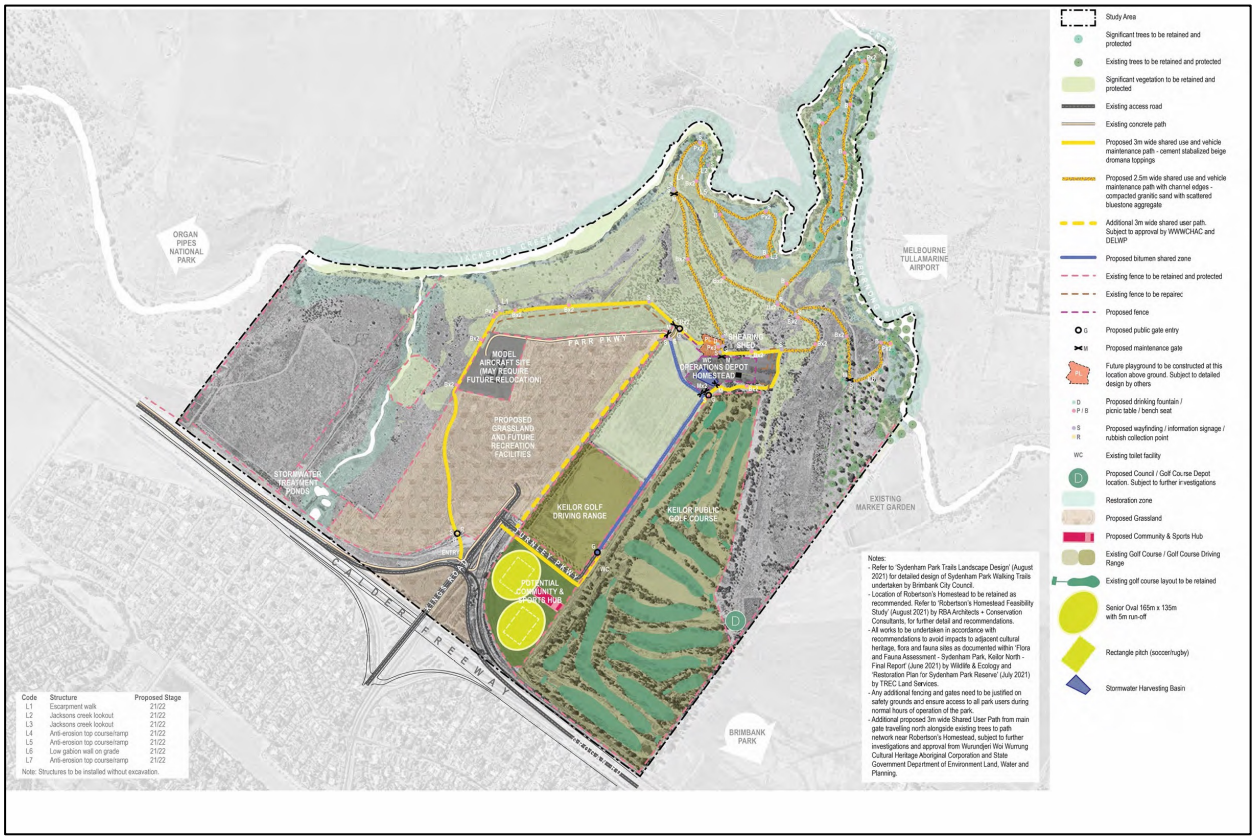
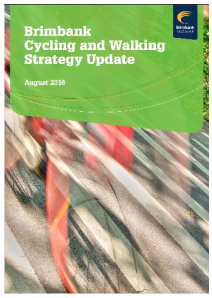


Fig. 2 The Sydenham Park Master Plan Addendum 2022

CYCLING AND WALKING STRATEGY

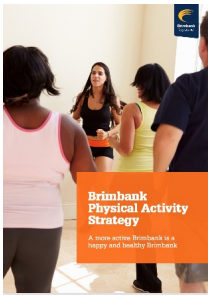
The Cycling and Walking Strategy aims to make cycling and walking more attractive throughout Brimbank. The framework had guided Council to developing around 20km of off-road trails and 21km of on-road trails as well as other cycling and walking related improvements. Sydenham Park has been challenging to access by cycling and walking, but the council has developed an off-road trail along Kings Rd connecting the Melton Hwy with Sydenham Park. This path crosses over the Kings Rd interchange and connects with Grogan Rd adjacent to Area 1 (being investigated as a sports facility location in this study)



BRIMBANK PHYSICAL ACTIVITY STRATEGY

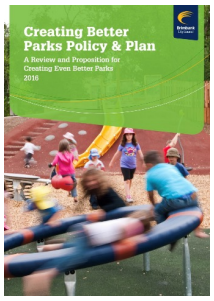
The Brimbank Physical Activity Strategy aims to provide opportunities for the entire Brimbank community to be physically active resulting in a healthier and happier community. The development of policies that provide and increase opportunities for Brimbank residents to participate in physical activity including the built environment are part of the key focus areas of the Physical Activity Strategy.

The development of paths, parks, playgrounds, and multi-sport spaces aligns with the development of multipurpose sports facilities in Sydenham Park.



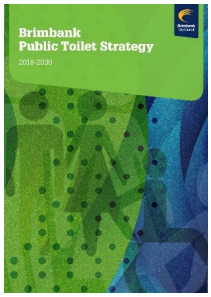
CREATING BETTER PARKS POLICY AND PLAN

The Creating Better Parks Policy and Plan 2016 is a working document which aims to monitor the planning and implementation of park improvements, projects, and infrastructure implementation in Brimbank. Sydenham Park was a proposed Conservation Reserve in the plan.
As well as further developing the park as a conservation park, the Sydenham Park masterplan proposed additional seating along the path networks plus picnic settings to enhance the park recreational opportunities if feasible.



PUBLIC TOILET STRATEGY 2018-2030

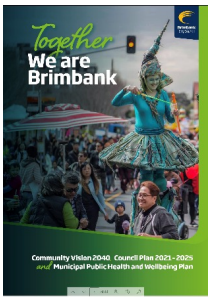
The Brimbank Public Toilet Strategy aims to ensure that public toilets are located in the most frequented parks and public spaces and that distribution is equitable. The aim is to have accessible public toilets in new and upgraded facilities where the community gathers and to provide public toilets that support active lifestyles. The Sydenham Park Masterplan identified that public toilets should be investigated through the design and feasibility process in both the Robertsons Homestead hub and the community sports building hub.



TOGETHER WE ARE BRIMBANK COMMUNITY VISION 2040, COUNCL PLAN 2021-25 AND MUNICIPAL PUBLIC HEALTH AND WELLBEING

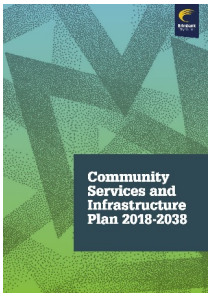
The Strategic Direction for the community vision is:

- People and Community - A welcoming, safe and supported community-and inclusive place for all.
- Places and Spaces- Liveable and connected neighbourhoods that support healthy and sustainable futures- a green place for all.
- Opportunity transforming city where all have opportunities to learn and earn- a prosperous place for all.
- Leadership and Governance- A high performing organisation that enacts the vision and decisions of Council through the delivery of quality and innovative services- A fairer place for all.



COMMUNITY SERVICES AND INFRASTRUCTURE PLAN

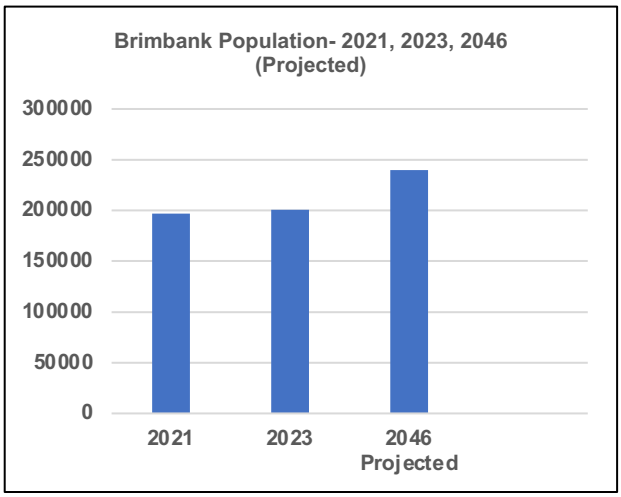
The Community Services and Infrastructure Plan 2018-38 takes into consideration a number of guiding principles when planning and delivering community services and infrastructure. Sports reserves and related infrastructure are not within the scope of this plan but services and infrastructure such as community halls and meeting spaces are included, and these can often be catered for within sporting pavilions especially within close proximity of higher density residential areas.

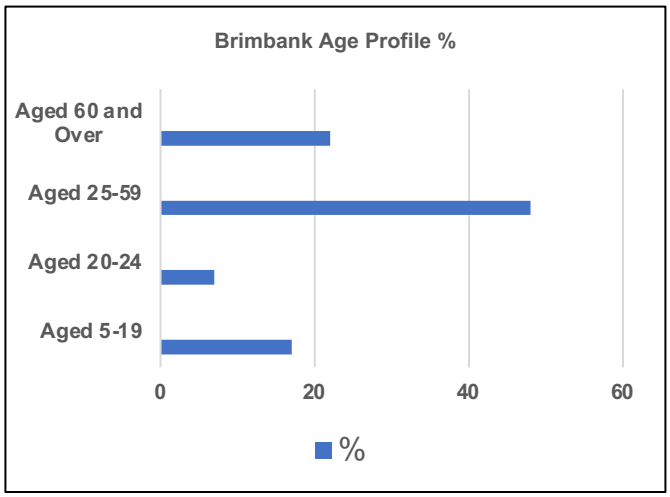


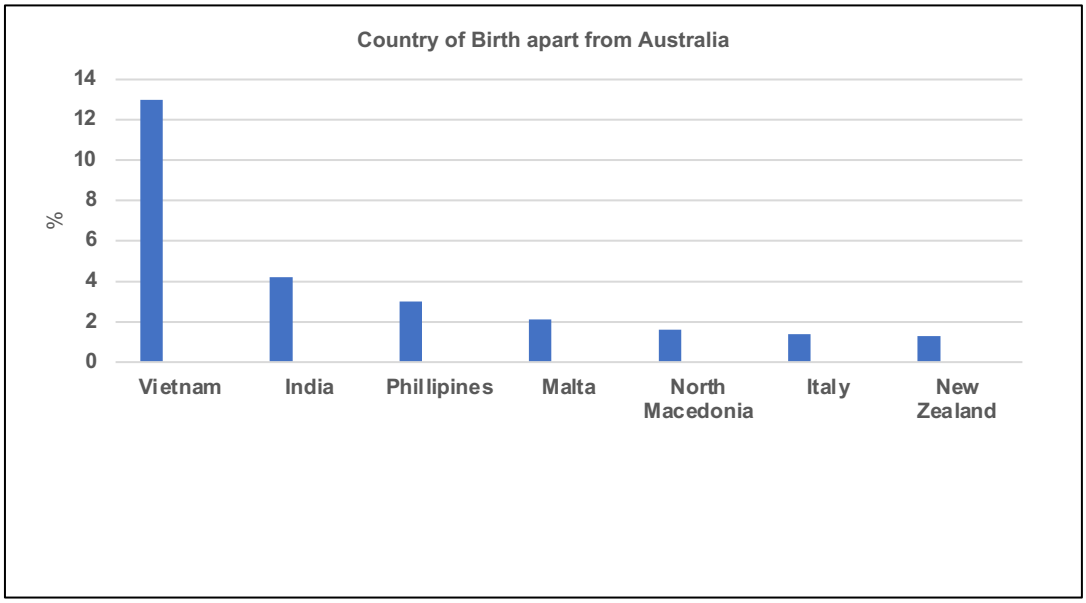
Community Profile

COMMUNITY PROFILE - BRIMBANK

Sydenham Park is located 20 km north of the Melbourne CBD within the Brimbank municipality. Below are charts identifying the projected population of Brimbank up until 2046, the age profile of the Brimbank community and the country of birth of residents of Brimbank.





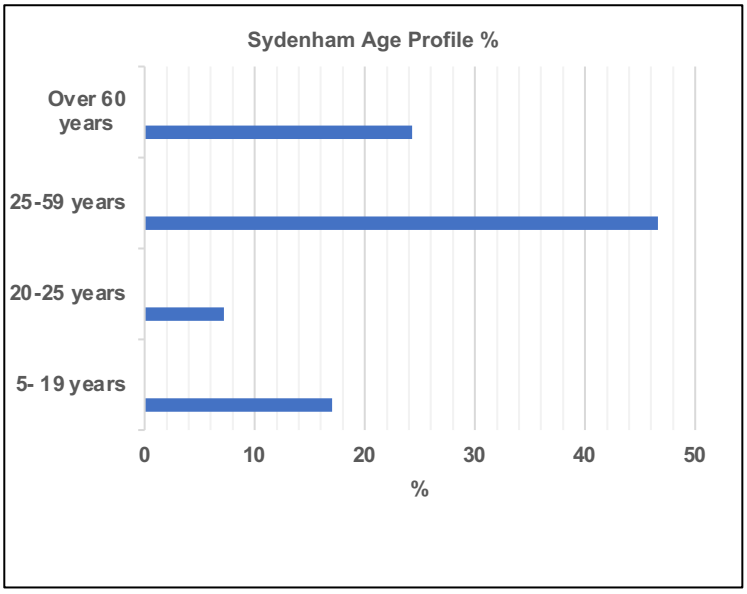


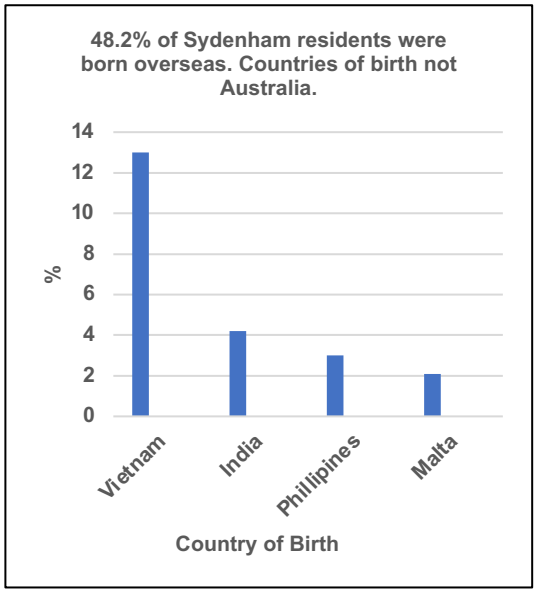
Other Population figures within Brimbank note that:

- 48% of people in Brimbank were born overseas compared to 35% in Greater Melbourne.
- Brimbank has had a growth of +3,686 Vietnamese born residents from 2016-21
- 57.3% of residents in Brimbank in 2021 use a language other than English at home.
- The City of Brimbank is an active community with several pockets of disadvantage. According to the Index of Relative Socio-economic Disadvantage (IRSD), Brimbank is the second most disadvantaged municipality in the Greater Melbourne area and the third most disadvantaged in Victoria.
- Brimbank is the 5th most populous municipality in Metropolitan Melbourne, and the second largest of the Western Region.

COMMUNITY PROFILE – SYDENHAM PLANNING DISTRICT

Below are charts identifying the age profile of residents in Sydenham and the country of birth of residents of Sydenham





The Sydenham Planning District has:

- An estimated resident population of 46,166 residents (2022).
- The Sydenham District is in the bottom 34 percentile with a 986.2 score. This is substantially less disadvantaged than other areas of Brimbank such as Kings Park and St Albans (South) which are both in the lowest 3 percentile.
- Sydenham has a larger population of residents with an English and Australian ancestry than Brimbank. English ancestry is 15.8 compared to 11.6% in Brimbank with Australian ancestry is 17% in Sydenham compared to Brimbank 12.6%.

Source: Australian Bureau of Statistics, Census of Population and Housing 2016 and 2021. Compiled and presented by .id (informed decisions)

Providing sport and recreational opportunities and facilities to the community will contribute to addressing and managing many of the health issues currently being experienced by residents of Brimbank such as diabetes, mental health conditions, heart disease and asthma.

Sport in Brimbank

AUSPLAY DATA

- The 15-17 year age group within Victoria is the peak age group for participation in sport related activities with 78% followed by 18-24 - 49%.
- Research indicates that people are most active and more likely to engage in formal sporting activities between the ages of 5-39.
- There is a slight drop off in participation in the 25-34 and 35-44 year age cohorts (44%)
- By 2031 there is expected to be approx. 101,448 residents living in Brimbank between the ages of 5-39 compared to 93,853 in 2021 providing a strong market for organised sport.

SPORT IN BRIMBANK – SUMMARY OF FACILITY RELATED ISSUES, TRENDS AND DEMAND

Sport	Facility Related Issues Faces by Sport/Key Issues to be Addressed	Trends and Demands
Australian rules football	• The development of improved playing surfaces is required • All gender changerooms required at facilities • Lighting upgrades are required	• Strong female participation growth • Ageing facilities continue to be an issue for the sport
Soccer	• A shortage of playing pitches across Brimbank • Poor quality lighting needs to be addressed • Lack of all gender changerooms across Brimbank	• Popular sport emerging in Brimbank • Identification that there is a need for a Regional venue in the south of Brimbank to meet the needs of premier league soccer
Rugby Union	• The need for additional facilities and all gender facilities • Umpire facilities to provide a welcoming environment.	• One of the popular sports emerging in Brimbank • Strong growth in both junior and female participation
Rugby League	• Additional facilities are required to be investigated to meet future growth and need	• There is one Rugby League club emerging in Brimbank and there is a high number of Brimbank residents that play rugby in other municipalities. • NRL Victoria has identified Brimbank as a highly desirable area for the establishment of a new rugby league club, however no suitable sites have been found.
Cricket	• Competition venues for winter cricket are required • Improved all gender facilities are required at most facilities • An increase in synthetic cricket wickets is required across the community • Improved cricket training nets are required at facilities	• Cricket in Brimbank has seen an increase in participation triggered by an increase in residents from Southeast Asian communities. • There has been a rise in female participation, especially in juniors and in mid week competitions • There is a demand for Sunday morning competitions and winter competitions

Key Considerations

BRIMBANK PLANNING SCHEME - ZONING

Sydenham Park is part of the Sunbury Green Wedge and sits outside of the Urban Growth Boundary (UGB) and are subject to Clause 57 of the Brimbank Planning Scheme.

As such, the natural assets of the site will be identified, protected, and considered with the changing identity of the park, consider flora and fauna populations and cultural heritage significance.

The two zones within Sydenham Park that relate to Area 1 and Area 2 are:

- Area 1 is zoned- Public Park and Recreation Zone (PPRZ)
- Area 2 is zoned Public Conservation and Resource Zone (PCRZ).

The purpose of PPRZ is to:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To recognise areas for public recreation and open space.
- To protect and conserve areas of significance where appropriate.
- To provide for commercial uses where appropriate.

The purpose of PCRZ is to:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To protect and conserve the natural environment and natural processes for their historic, scientific, landscape, habitat or cultural values.
- To provide facilities which assist in public education and interpretation of the natural environment with minimal degradation of the natural environment or natural processes.
- To provide for appropriate resource-based uses.

Key Consideration- Sports fields and associated facilities are permitted in PPRZ in Area 1 (Conditions apply). Open Sports grounds, informal outdoor recreation and carparks are permitted in PCRZ in Area 2 and do not require a permit (Conditions apply)

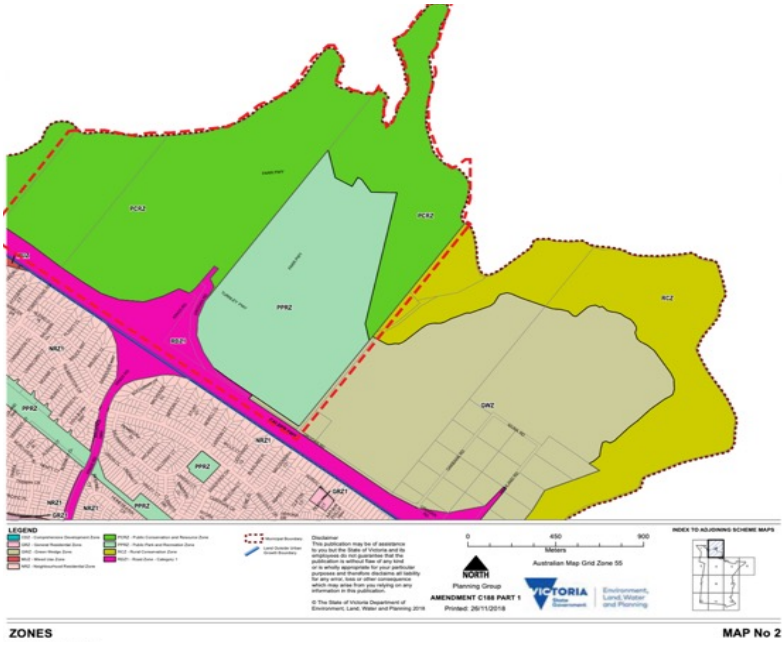


Fig. 3 The Sydenham Park Zones

OVERLAYS – HERITAGE, LAND SUBJECT TO INUNDATION, PUBLIC AQUISITION

Heritage Overlay (HO)

The Heritage Overlay (HO) identifies places of natural or cultural significance for conservation and enhancement of the significance of heritage places to ensure that development does not adversely affect the significance of heritage places.

The Robertson Homestead is identified in this overlay (HO46) and is considered a relic in the landscape of Sydenham Park.

Key Consideration-
Robinson Homestead is located to the north and its Heritage Overlay does not impact future sporting development in either Area 1 or Area 2.

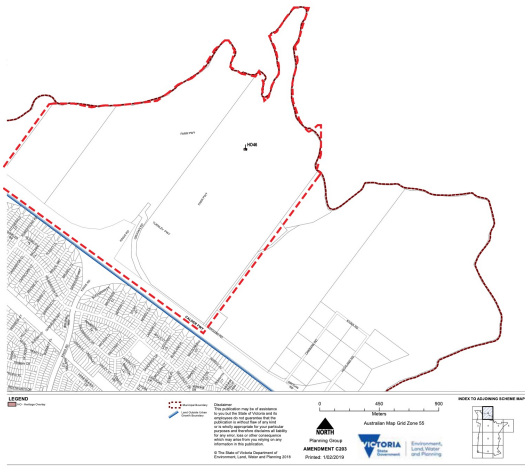


Figure 6. Heritage Overlay
Source: Brimbank Planning Scheme

Fig. 4 The Sydenham Park Heritage Overlay

Land subject to Inundation Overlay (LSIO)

Maribyrnong River is designated within an area of Aboriginal Cultural Heritage Sensitivity and is Land Subject to Inundation (LSIO). Any works within this area requires referral to Melbourne Water for review and approval. Appropriate setback of any new infrastructure, urban and built development should be incorporated in any future sports facility planning to mitigate the impacts of inundation, as well as environmental and safety consequence.

The land subject to inundation is shown along the river corridors to the north of the Area 2 site and north of the existing golf course.

Key Consideration-
This inundation overlay is unlikely to affect any future sport development in either Area 1 or Area 2. Melbourne Water should be consulted if future infrastructure is planned to ensure no impacts on the sites being investigated.

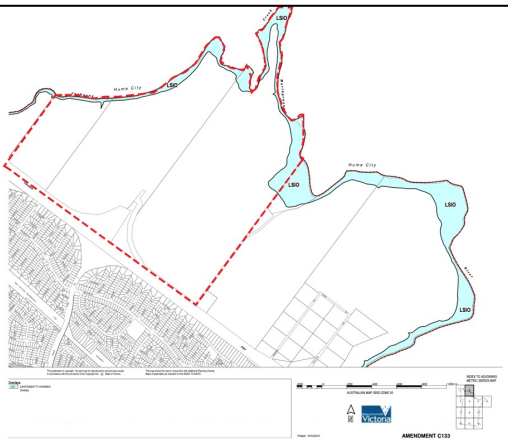


Figure 7. Land Subject to Inundation Overlay.
Source: Brimbank Planning Scheme

Fig. 5 The Sydenham Park Inundation Overlay

Public Acquisition Overlay (PAO)

There is a public acquisition overlay in the south of Sydenham Park adjacent to the southwest of Area 1. The acquisition facilitated the widening of the road and the development of the Kings Rd Interchange.
This overlay provides access to the park from the south and includes a shared path into the site for cycling and walking.

Key Consideration-
The Public acquisition overlay (PAO) should not have an impact on the feasibility of future sports field and associated facilities development though it will be important to be aware of this overlay when planning the layout of these facilities.

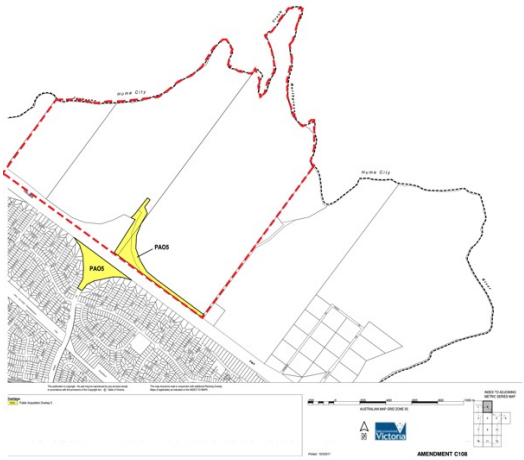


Fig. 6 The Sydenham Park Public Acquisition Overlay

MELBOURNE AIRPORT RELATED CONDIDERATIONS

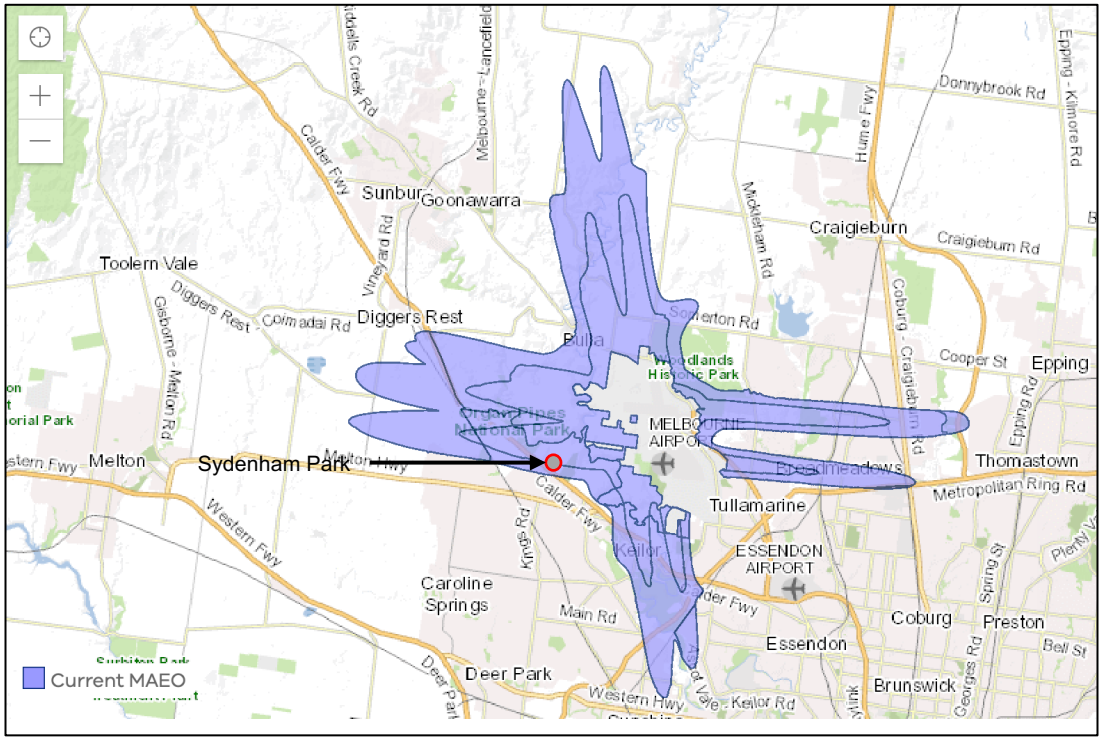
Melbourne Airport Environs Overlay

- The Melbourne Airport Environs Overlay (MAEO) is a planning control introduced by the Victorian Government in 2007 with restrictions to limit noise sensitive uses and impacts of aircraft noise on development in areas close to Melbourne Airport.
- The MAEO can limit the number of households, schools, child-care centres and other sensitive uses in areas exposed to moderate and high levels of aircraft noise, to ensure land use and development remains compatible within the 24 hour, 7 day a week operation of the Melbourne Airport.
- The MAEO1 controls are more restrictive than those of MAEO2 as it identifies areas that will be subject to high levels of aircraft noise while MAEO2 identifies areas that will be subject to moderate levels of aircraft noise.
- For example, under MAEO1 certain noise-sensitive uses such as schools, hospitals and certain types of accommodation are prohibited whereas MAEO2 requires a permit for these uses. All new noise-sensitive uses in both areas must be assessed for AS2021 acoustic requirements
- Area 1 sits within MAEO2 and Area 2 sits within MAEO1 *(see Fig. 7)*

Key Consideration-
There is potential impact on any development of sporting fields and supporting infrastructure in Sydenham Park (Area 1 and Area 2). It may affect what the land at Sydenham Park is able to be used for and a planning permit to use, develop or subdivide the land may be required.



MELBOURNE AIRPORT RELATED CONSIDERATIONS



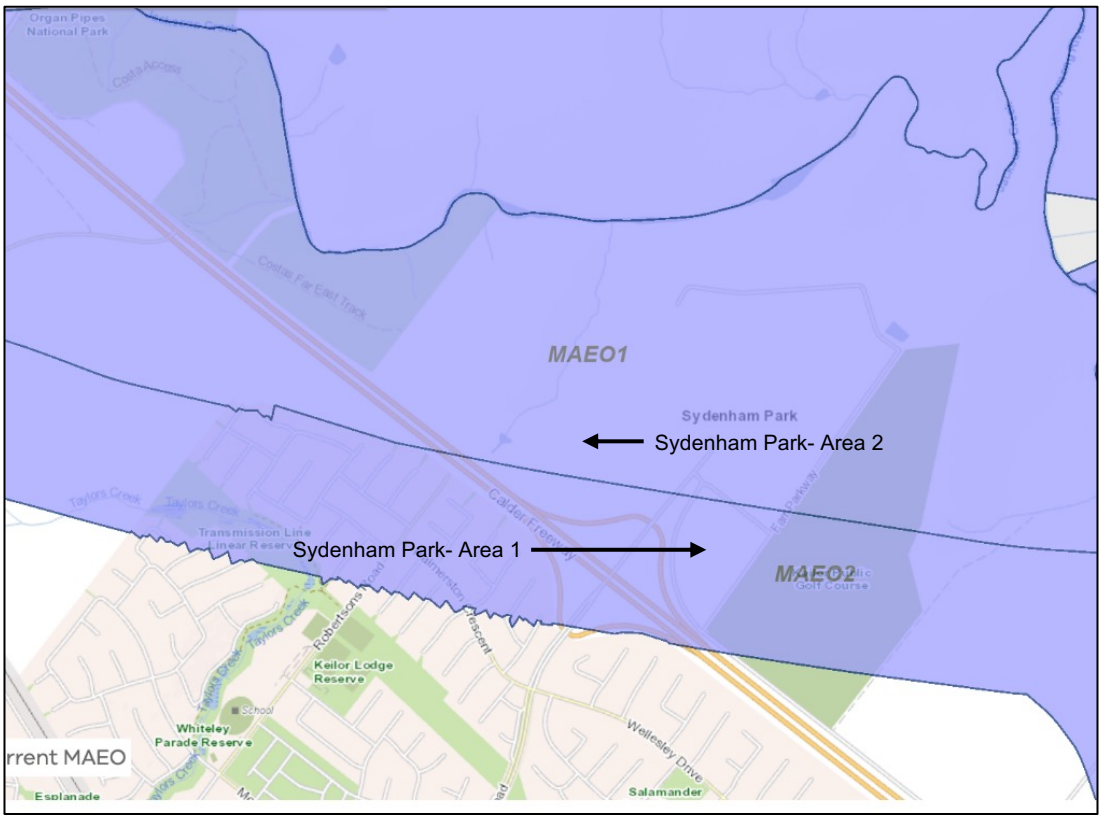


Fig 7 Melbourne Airport Environs Overlay (MAEO)

MELBOURNE AIRPORT RELATED CONSIDERATIONS

Melbourne Airport Final Masterplan 2022

Managing the risk of lighting distractions as documented in the The Melbourne Airport Final Masterplan 2022- 15.111 identifies that although there are currently no specific off-airport planning controls relating to dangerous lighting around Melbourne Airport, Regulation 94 of the Civil Aviation Regulations 1988 applies off-airport and forms the basis of NASF (National Airport Safeguarding Framework) Guideline E.

When Melbourne Airport is notified of off-airport permit applications (usually limited to applications within the Melbourne Airport Environs Overlay MAEO) it assesses them for lighting distraction implications and requests conditions where appropriate.

The Manual of Standards Part 139 provides parameters to establish four light control zones (A, B, C and D). These zones reflect the degree of interference that ground lights can cause as a pilot approaches to land. They also nominate the intensity of light emission above which interference is likely.

Light control zones (A,B,C,D) for Melbourne Airport can be seen in Fig. 3.

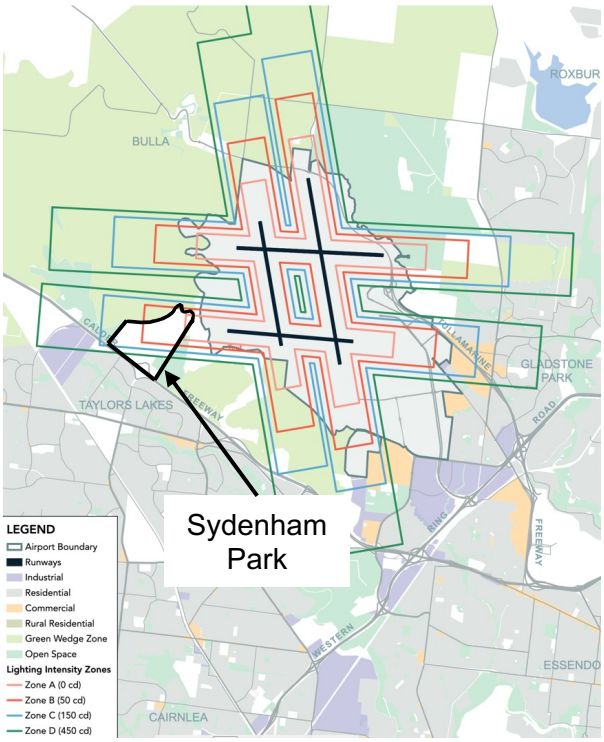
Lighting projects within this area, or in the vicinity of the airport, brought to the attention of Melbourne Airport are assessed and reviewed regarding their likelihood of endangering the safety of an aircraft. The assessment is undertaken by the Airfield Operations and CASA (Civil Aviation Safety Authority) manager to ensure they do not infringe the provisions of Regulation 94.

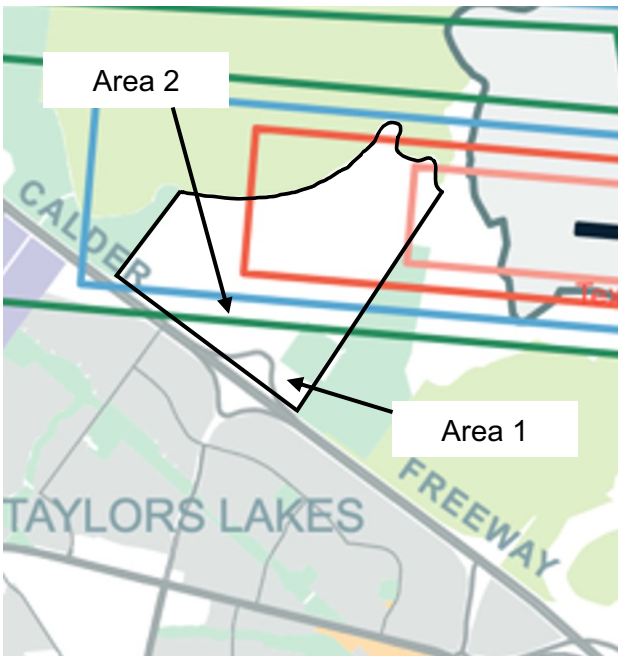
If the application is for lighting within these zones for Melbourne Airport and the light is likely to endanger the safety of aircraft – either through glare or by causing confusion with, or preventing clear reception of, the lights or signals of air route or airway facilities, then the application is referred to CASA for determination.

- Fig 3 shows that Area 1 sits outside all the Lighting Intensity Zones that identify the maximum lighting intensity zones around Melbourne Airport.
- Area 2 is potentially impacted as it sits partly within Zone D, C and B. This may impact on the ability to have sports lighting in Area 2 if ever developed for sport in the future.

Brimbank City Council Planning Staff advised that there is not a mandatory requirement to refer the project to Melbourne Airport however Council would typically, informally notify Melbourne Airport given the potential adverse effects of light spill from floodlights.

Key Consideration-
If any proposed sporting field and supporting infrastructure design with lighting in Area 1 (as it sits within the MAEO) is referred to the Melbourne Airport Authority for review, it may also be referred to CASA (Civil Aviation Safety Authority).





NATIVE FLORA AND FAUNA

Native Flora and Fauna Assessment- Sydenham Park

A Flora and Fauna assessment of Sydenham Park was undertaken to provide commentary on the potential impacts that the proposed 2020 Sydenham Park Masterplan may have had on biodiversity values and to make recommendations on how best to avoid and minimize impacts on the site's natural values.

The report identified that:

- Area 1 (shown on the masterplan as 'Potential Community and Sports Hub') is covered in FFG (Flora and Fauna Guarantee Act) Threatened community- Western (Basalt) Plains Grassland.
- Apart from one small area southwest of the model aircraft society, Area 2 (shown on the plan as Proposed Grassland and Future Recreation Facilities) does not have a significant coverage of the Western (Basalt) Plains Grassland community. Fig. 5 shows the extent of threatened communities in Sydenham Park.
- The Victorian Biodiversity Atlas (VBA) within 5km of Sydenham Park shows that there have been no sightings of threatened fauna in the Area 1, there has been one sighting mapped of the Growling Grass Frog close to Robinsons Homestead (2013), and another three sightings of the Growling Grass frog within the park, one just west of the entrance road in Area 2, and two others further west and northwest within Area 2. (One of these was in 1988). The Growling Grass Frog's conservation status is VU (Vulnerable-FFG Act) Listed (DELP Advisory List of threatened vertebrates and endangered. It is rated as a HIGH Likelihood of occurrence. Fig 4 shows the location of Threatened Fauna VBA Records within the two areas within this study - Area 1 and Area 2
- Area 1 is almost entirely High Value Grassland. Area 2 is considered to be Low Habitat Value Grassland. The ponds/wetland/drainage area in the southeast corner of Area 1 has been identified as potential habitat for Growling Grass Frog.

Key Consideration-
Both Area 1 and Area 2 have considerable communities of Western (Basalt) Plains Grassland between them. A FFG Act permit would be required to remove any vegetation and flora species that have been identified as fitting the description of this community.
Future sports facilities likely should avoid overlaying the pond/wetland in the south-eastern corner of Area 1.

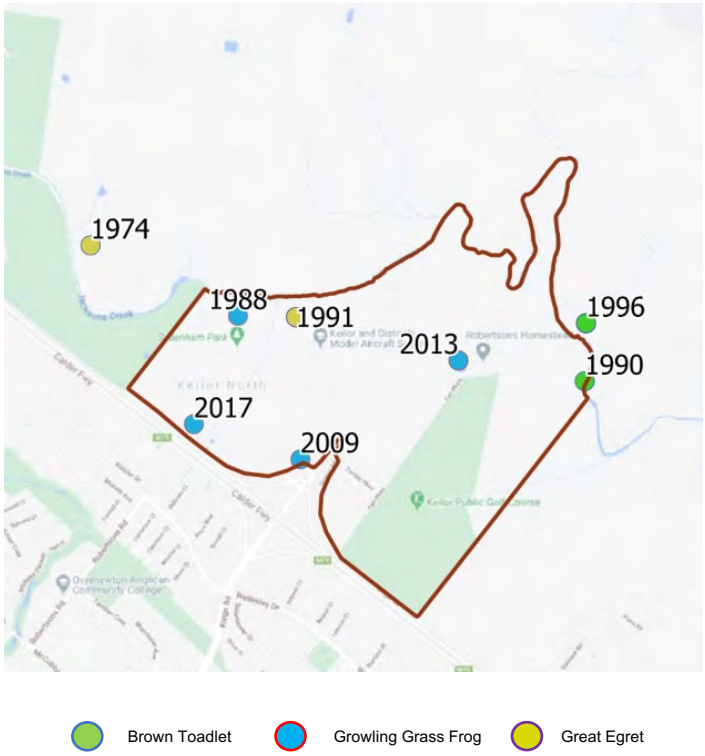


Fig. 8 Threatened Fauna in Area 1

NATIVE FLORA AND FAUNA

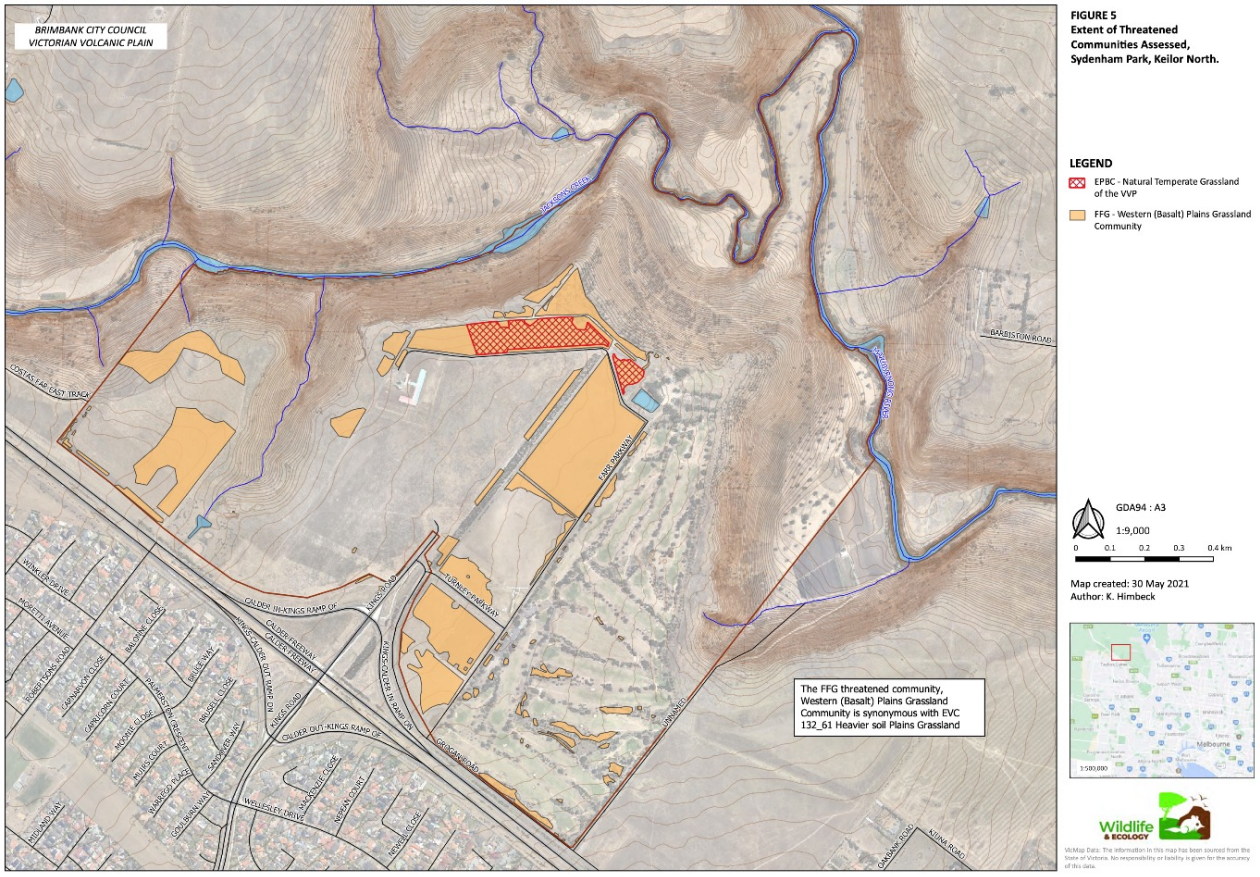


Fig 9 Threatened Communities Assessment- Sydenham Park

NATIVE FLORA AND FAUNA

Biodiversity Assessment Report- Proposed Sporting Precinct 100 & 180 Farr Parkway, Keilor North

Brimbank City Council commissioned the development of a *Biodiversity Impact Assessment* for the proposed Sydenham Park Sports facilities proposed for 100 & 180 Farr Parkway Keilor North. This study follows the Native Flora and Fauna assessment that was completed to review the impacts related to the 2020 Sydenham Park Masterplan.

Below are elements that require consideration or action based on this report that relate to the future development of sports facilities on Area 1 in Sydenham Park:

Legislation- ***EPBC Act – Commonwealth***

Requirements- No referral/approvals required

Analysis-

- Values do not trigger EPBC Act thresholds.
- Commonwealth listed Growling Grass Frog - three known locations less than 500m from the area within Sydenham Park being considered in this study. (Wildlife & Ecology 2022).
- Targeted surveys for this species should be completed in the appropriate season, prior to the commencement of works and a suitably qualified ecologist should be present when the vegetation is being removed to salvage any individuals.

Next Steps-

- No further action required.
- Evidence of Growling Grass Frog within the site can be identified as part of a Fauna Conservation Management Plan.

Legislation- ***FFG Act- State***

Requirements-

- FFG (Flora and Fauna Guarantee Act) Permit Required
- The permit is obtained by completing the Application for Permit to Take Protected Flora and submitting the application to DEECA (Department of Energy, Environment and Climate Action).

Analysis-

- A DEECA Permit to Take Protected Flora is required if any of the listed vegetation community (including species synonymous with that community) or any of the following protected flora species listed under the FFG Act will be impacted, including the following species:

  - Jersey Cudweed Laphangium luteoalbum, and
  - Cotton Fireweed Senecio quadridentatus.

Next Steps-

- ***Seek permit approval prior to the commencement of works.***
- ***Pre- Planning meeting to discuss FFG Act with DEECA***

NATIVE FLORA AND FAUNA

Biodiversity Assessment Report- Proposed Sporting Precinct 100 & 180 Farr Parkway, Keilor North

Legislation/Planning Area- ***BCC Planning Scheme – Clause 52.17***

Requirements-

- Planning Permit Required – Offsets Required

Analysis-

- In total, a consequential loss will result in 4.758 hectares of native vegetation being considered lost. This consists of five patches of native vegetation (Habitat Zones 1 & 2).
- The loss is required to be compensated for by securing a native vegetation offset equivalent to 1.533 general habitat units prior to development.
- Permit application - detailed assessment pathway documentation – Biodiversity Assessment Report

Next Steps-

- Explore if onsite offsets (first party offsets) can be achieved within Sydenham Park.

Indicative Costs (2023) - biodiversity report	
Documentation preparation	$10,000
Permit condition	$12,000
Offset cost	$338,635.00

Other implications and/or considerations-

- Seek Planning Advice re zoning considerations
- Permit application requirement - avoid and minimisation statement

  - Does this project aim to clear all values?

  - Application must demonstrate efforts to avoid the removal of and minimise the impacts on the biodiversity and other values of native vegetation, and how these efforts focus on areas of native vegetation that have the most value.

- Council Environment Department consideration- Any areas west of Kings Rd entry are currently managed as a conservation asset and forms part of Council's broader ecological restoration of Sydenham Park.

Legislation/Planning Area- ***Wildlife Act***

Requirements-

- The Wildlife Act will be considered.

Analysis-

- This can be achieved by the development of a Fauna Conservation Management Plan outlining species of concern, site inductions regarding fauna and mitigation measures to minimise as much as possible any impacts

Next Steps-

- *Fauna Conservation Management Plan and supervision for salvage and relocation.*
- *Included in permit condition costs*

CULTURAL HERITAGE

Sydenham Park Master Plan Development- Phase 1 Cultural Heritage Management Plan

A Cultural Heritage Management Plan was developed to assess the impacts on cultural heritage by the proposed activities related to the Phase 1 developments of the Sydenham Park Masterplan. Phase 1 of the development within Sydenham Park included the development of playgrounds, pathways, park furniture, carpark, boardwalks/lookouts, fence removal, tree planting and conservation works.

The report identified that:

- Victorian Aboriginal Heritage Register locations were identified on the northern and northeastern edges of Area 1. Numerous surface artifacts were identified on the west and northwest of Area 2.
- The VAHR (7822-2401) is a large surface and subsurface scatter is located adjacent to Turnley Parkway.
- The entire site has been registered as an aboriginal place of significance. The site has strong significance to The Wurundjeri-Woiwurrung people and will be managed through a Cultural Heritage Management Plan process to ensure minimal disturbance with any future works. The requirement of the Aboriginal Heritage Act 2006 is that harm to Aboriginal sites is avoided or minimized wherever possible.

A Cultural Heritage Due Diligence Assessment of areas considered in this report specifically has been prepared and has been reviewed as part of this project. This assessment considered the impacts of sports field development on cultural heritage in Area 1.



Fig. 10 Sydenham Park Master Plan Cultural Heritage Management Plan- VAHR – Victorian Aboriginal Heritage Register locations

CULTURAL HERITAGE

Sydenham Park Sports field- Cultural Heritage -Due Diligence Assessment

A cultural heritage due diligence assessment for the Sydenham Park Master Plan (Sports field) has been prepared. The scope of the assessment was to:

- Examine, collate and analyse any previously undertaken heritage or archaeological assessments.
- Examine historic map sources such as Parish survey plans and historic goldmining maps, as well as aerial imagery to build a land use history.
- Provide a literature review that illustrates known and potential cultural heritage values.
- Advise on whether Aboriginal cultural heritage is present within the study area, and the required process under the Aboriginal Heritage Act 2006 with regards to the proposed works.
- Advise on the potential for Aboriginal cultural heritage to be present within the study area, and ways of managing this potential with regards to the proposed works.
- Advise on whether historic cultural heritage is present within the study area, and the required process under the Heritage Act 2017 and Planning and Environment Act 1987 with regards to the proposed works.
- Advise on the potential for historic cultural heritage to be present within the study area, and ways of managing this potential with regards to the proposed works.

Aboriginal Heritage

- The entire study area (sports field planning in Area 1) is within the registered extent of VAHR 7822-4578 Sydenham Park Landscape AS1.
- A mandatory cultural heritage management plan is required.

Feasibility of the Sports Precinct – meeting with the Wurundjeri.

- The proposed sports precinct was discussed at a meeting held in August 2023 with the Wurundjeri.
- Potential impacts of up to 80% of Area 1 were discussed, and the impacts including cut/fill to level the area for the sports fields was discussed. It was also noted that other impacts would include facilities, irrigation, access car parking, fencing etc.
- In general, there was in principle support for the proposed development of sports facilities at the site based on their current view. It was noted that a Cultural Heritage Management Plan (CHMP) would be required and the following being a general level of requirement.
- A CHMP would require a Desktop Assessment (background research)
- A CHMP would require a Standard Assessment (survey)
- A CHMP would require a Complex Assessment (excavation).
- It must be noted that the findings of the above Cultural Heritage investigations could lead to withdrawal of Wurundjeri support for the proposed sporting facilities should significant artefacts or Aboriginal sites be identified.

CULTURAL HERITAGE

Sydenham Park Sports field- Cultural Heritage -Due Diligence Assessment cont.

A program of Salvage would likely be required if impact occurred where artefacts were located. The following details a high- level response to estimated time and cost for the preparation of a CHMP and potential CHMP conditions which may be required.

Below outlines estimates for the timing of a Cultural Heritage Management Plan and an estimate of costs:

Cultural Heritage Management Plan- Estimated project timings:

- Best Case- 26-30 weeks
- Worst Case – 44-48 weeks

Indicative (2023) Project Cost Against Scope:

Estimated projected cost schedule CHMP	$208,500
Estimated projected cost schedule- Salvage/compliance:	Best Case- $99,500 Worst Case - $403,000 - $1,003.000
Should mechanical methods be required	$2,300+ per day approximately.

In general, efforts to avoid impact to known Aboriginal places (including artefact scatters) will be responded to favorably by the Wurundjeri, for both protecting known values, and also reducing the liabilities of time and cost for any conditions required by the CHMP.

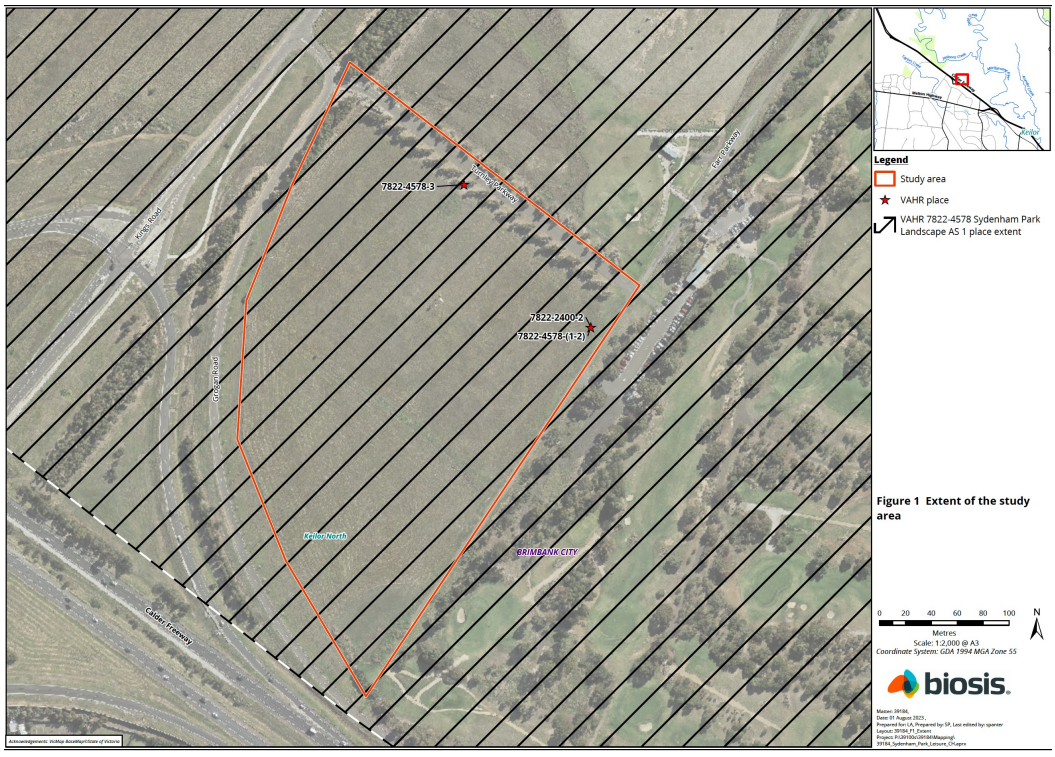


Fig 11. Extent of the Study Area- Sydenham Park Sports field- Cultural Heritage Due Diligence Assessment

SUMMARY OF KEY CONSIDERATIONS

Zoning

- Sports fields and associated facilities are permitted in PPRZ in Area 1 (Conditions apply)
- Open Sports grounds, informal outdoor recreation and carpark are permitted in PCRZ in Area 2 and do not require a permit (Conditions apply)

Heritage Overlay

- Robinson Homestead is located well to the north and its Heritage Overlay does not impact future sporting development in either Area 1 or Area 2.

Land subject to Inundation Overlay

- This inundation overlay is unlikely to affect any future sport development in either Area 1 or Area 2.
- Melbourne Water should be consulted if future infrastructure is planned to ensure no impacts of the overlay by the site being developed.

Public Acquisition Overlay

- The Public acquisition overlay does not have an impact on the feasibility of future sports field and associated facilities development. It will be important to be aware of this overlay when preparing detailed designs for the precinct.

Melbourne Airport

- There is potential impact on any development of sporting fields and supporting infrastructure in Sydenham Park (Area 1 and Area 2). It may affect what the land at Sydenham Park is able to be used for and a planning permit to use, develop or subdivide the land may be required.
- If any proposed sporting field and supporting infrastructure design with lighting in Area 1 (as it sits within the MAEO) is referred to the Melbourne Airport Authority for review, it may also be referred to CASA (Civil Aviation Safety Authority).

Flora and Fauna

- Both Area 1 and Area 2 have communities of Western (Basalt) Plains Grassland.
- A FFG (Flora and Fauna Guarantee Act) permit would be required to remove any vegetation and flora species that have been identified as fitting the description of this community.
- A planning permit will be required due to the potential impact on native vegetation, This will be referred to DELWP officers. The Sydenham Park Masterplan Addendum recommends discussing the project with DELWP prior to the planning permit.

Cultural Heritage

- A Cultural Heritage Management Plan (CHMP) will be required before developing sports fields and infrastructure on Area 1 at Sydenham Park.
- A CHMP would require a Desktop Assessment (background research)
- A CHMP would require a Standard Assessment (survey)
- A CHMP would require a Complex Assessment (excavation).
- The CHMP will be evaluated with conditions in consultation with the Wurundjeri.
- An estimated schedule of timings to prepare a Cultural Heritage Management Plan has been provided. The Best-Case timings are 26-30 weeks, and the Worst-Case timings are 44-48 weeks.
- The estimated Project Cost Against Scope for a CHMP is $208,500.
- An estimated projected cost schedule for salvage/compliance Best Case- $99,500 and Worst Case between $403,000 and $1,003.000

Sport Facility Development

BRIMBANK SPORT FACILITY DEVELOPMENT PLAN

The Sport Facility Development Plan (updated 2023) identifies the sports facility development needs of Brimbank for the next 10 years (2023-2033).

Elements identified in the plan that relate to the potential development of sports fields and infrastructure in Sydenham Park include:

- Female friendly facilities including unisex changerooms will be required in all new developments and when upgrading existing facilities due to the growth in female participation.
- The plan identifies that based on demand and growth of sports, the shortfall of soccer pitches is 14, cricket fields is 6 and other rectangle sports Rugby Union/League is 2 fields. There is not a shortfall in AFL fields.
- The north of the municipality is home to two large sporting reserves (Keilor Park Recreation Reserve and Green Gully Reserve) which consist of facilities for a range of sporting codes and home to a number of sporting clubs. These large sporting reserves provide a broad catchment compared to the smaller single field reserves in the south.
- Brimbank requires the development of a regional level multi sports facility accommodating a range of sports at one location. It has been identified that this regional facility is needed more in the south of the city due to the number of single field facilities in the south.
- Sports pavilions across Brimbank were found to be generally run down with some reaching the end of life. Accessibility was poor and they lacked facilities with modern standards such as kitchens. Facilities within existing reserves lacked supporting infrastructure such as seating, weather protection and shade.
- Sydenham Park is located in an area with poor access to public transport. Most residents in the Sydenham local area are not within reasonable walking distance of a sporting reserve and are dependent on vehicle access to sports facilities.

If sporting fields and infrastructure are developed within Area 1 of Sydenham Park, there will likely be demand for:

- Fields that can accommodate rectangular field sports such as soccer/rugby union and rugby league
- Facilities that are multifunctional and flexible
- Facilities will need to cater to women's sport
- Suitable parking will be required due to most users likely to arrive by car.

There are more than 70 sports clubs in the City of Brimbank including the following sports:

- Soccer (15 Clubs, 2765 participants)
- Cricket (11 Clubs, 1532 participants)
- Australian Rules (9 Clubs plus 13 Auskick centres, 2311 participants)
- Tennis (11 Clubs, 2242 participants)

Recommended strategies from the Sport Facility Development Plan identify that:

- To help address the gaps in sporting facility provision there is a need to optimise the use of existing facilities.
- Develop additional facilities at existing sports sites.
- Develop new sports multi sports facilities in the south of Brimbank.

SITE DEVELOPMENT FRAMEWORK

The following key principles from the Brimbank Sport Development Plan have been considered when developing sport facility plans for Sydenham Park.

Sports Facility Plan Principles	
Participation	Encourage the participation in sports for the overall health and wellbeing of the entire Brimbank community.
Community development	Council aims to promote community growth and development by providing places for people to gather and participate in a range of sporting activities to encourage participation in physical activity and foster social interaction.
Affordability	It is important to ensure that sports facilities and activities are affordable so that all sectors of the Brimbank community can afford to participate in sporting activities
Accessibility	All new and upgraded sports facilities must be accessible to as many people as possible and have a focus on universal design..
Equitable usage	Future developments must ensure sports facilities are equitably distributed across the City.
Sustainability	Environmental and financial sustainability is a key consideration for all future developments. Future sports facilities will be designed and managed to ensure such sustainability.
Value for money	All recommendations will be have a focus on cost efficiency. Proposed sports facilities will be cost efficient, fit for purpose, and give value for money for Council and other potential funding providers.

SITE DEVELOPMENT PLAN PRINCIPLES

To assist Council and stakeholders to achieve the future vision for the Sydenham Park Sports Precinct, a set of clear development principles are proposed. These principles will be used to guide the future planning and delivery of sport and recreation facilities and infrastructure in the park.

1. Sport

1.1 The provision of quality sport and recreation facilities shall maximise participation, shared usage opportunities and provide flexibility to meet changing community needs and aspirations.

1.2 Strengthen the capacity of sporting clubs and organisations seeking to use the range of facilities provided, and encourage the shared use of facilities, buildings and amenities.

1.3 Develop a range of sports fields and supporting infrastructure and amenities that adequately caters for the immediate and longer-term needs of community sport.

1.4 Ensure future playing field provision meets the level of intended training and competition requirements of sporting users. This includes dedicated playing field areas for sport and community that are appropriately sized and dimensioned and lighting levels.

2. Environmental and Cultural

2.1 Recognise and acknowledge the site's environmental and cultural significance and incorporate design elements with immediate and longer-term environmental benefits and outcomes. Protect the habitat of native plants and animals and maintain sensitive environments, streams corridors and conservation areas.

2.2 Enhance and develop the physical, visual amenity and habitat values of Sydenham Park (Area 1) through tree planting and landscaping with a focus on species selection and design complementing the surrounding environment.

2.3 Use the latest technology to optimize sustainable outcomes and consider the use of sustainable surfaces for sports fields and sustainable maintenance practices.

3. Community

3.1 Increase the number of passive recreational opportunities through the provision of informal facilities (e.g. paths, seats, plantings, play spaces) that promote and support people to enhance their health and wellbeing through physical activity.

3.2 Promote and facilitate increased participation opportunities for those experiencing disadvantage, older adults, women, children and multicultural groups via supporting Sydenham Park facilities and amenities.

3.3 Promote walkability through the connection of surrounding footpath and road networks and enhance connectivity to and through the precinct.

3.4 Facilities shall provide safe and supportive environments for participants with a demonstrated universal design approach and an emphasis on Safer by Design Guidelines and sustainable best practice principles.

SPORT FACILITY CONCEPT OPTIONS

Two initial options were developed that identified opportunities to provide sports fields and supporting infrastructure that is in demand, flexible and multi functional. Both options are described below:

Option 1

- 3 x rectangular sports fields able to host soccer, rugby league and rugby union. 120m x 70m each with 5m run offs
- 1 x cricket field with synthetic cricket wicket between soccer fields with 60m boundary suitable for a Club Home (local level) cricket.
- Sports pavilion/changeroom building on west of fields.
- 2 x cricket training nets west of soccer fields
- Carpark (from Turnley Parkway) with 140 car spaces.

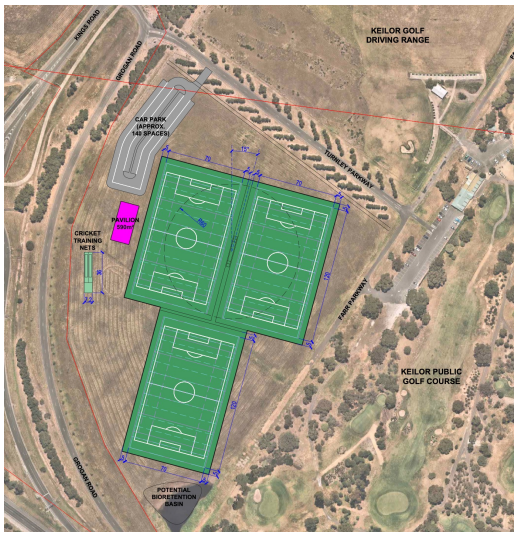
Option 2

- A 'winged field comprising one oval for Cricket and AFL overlaid over two rectangular pitches (Soccer, Rugby Union and Rugby League).
- Sports pavilion/changeroom building (to meet the Brimbank Sport Facility Development Plan minimum standards)
- Two cricket training nets.
- Carpark with access from Turnley Parkway) with 140 car spaces.

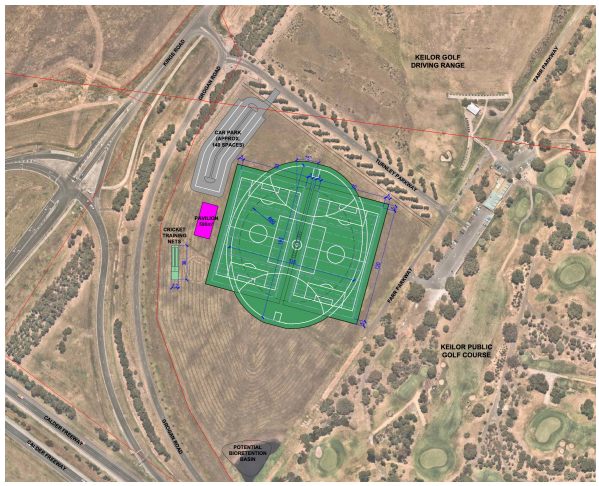
Both options provided the following elements:

- Multipurpose pavilion to meet minimum standards from the Brimbank Sport Facilities Development Plan
- Coaches and Officials Boxes/seating
- New Vehicle entry off Turnley Parkway and on-site car parking (130 spaces)
- Safe pedestrian entry and path network into and around the sporting facilities
- Cricket Training nets
- Floodlighting to 100 lux
- Pedestrian and cycle connection from Turnley Parkway with connections to existing (and planned) path networks adjacent to Kings Rd and to connect with the golf course carpark.
- Provision of a small local playground

Following consideration of the Sports Facility Development Plan principles and Site Development principles, this project has progressed forward with Option 2 which is considered to provide more flexibility and practicality for the sport and recreation community of Brimbank. The Final Draft concept plan for Option 2 is on the following pages and includes the following elements:



Option 1- Concept Sydenham Park Sports Facility layout.



Option 2- Concept Sydenham Park Sports Facility layout.



EXPLANATORY NOTES

1. **SPORTS FIELD**
   A 'winged' field comprising one oval for Cricket and AFL overlaid over two rectangular pitches (Soccer, Rugby Union and Rugby League).
2. **SPORTS LIGHTING**
   Floodlighting to 100 lux to cater for winter sporting competition and training.
3. **MULTIPURPOSE PAVILION**
   Multi-purpose sports pavilion (approximately 590m2) to sporting facility guidelines. Provide feature paving around the pavilion and spectator viewing area to the sports fields.
4. **CRICKET TRAINING NETS**
   Provide 2 x cricket training nets with runups and hitout area in clear open space.
5. **COACHES AND OFFICIALS BOXES**
   Provide 2x coaches boxes and 1x officials boxes to each side of the sports field to sport facility guidelines.
6. **SCOREBOARD**
   By future sporting tenant clubs.
7. **CAR PARKING**
   Establish a vehicular entry point from Turnley Parkway. Car park comprises 130 spaces (TBC), traffic calming measures and safe pedestrian crossing points, soft landscaping, canopy trees, and Water Sensitive Urban Design for stormwater management. Provide a maintenance access point into the reserve at the southern end of the car park.
8. **PATHWAY NETWORK**
   Implement a 2.5m wide pathway network throughout the reserve to provide access to all major facilities as well as connection to the Sydenham Park shared use walking trails and surrounding areas.
9. **PLAYGROUND**
   Provide a local level playground to the north of the site located in close proximity to the reserve entry, pavilion, sports oval and car parking.
10. **LANDSCAPE ENHANCEMENT**
    Enhance and develop the physical, visual amenity and habitat values of Sydenham Park through tree planting and landscaping with a focus on species selection and design complementing the surrounding environment.
11. **POTENTIAL GRASSLAND RESTORATION**
    Investigate potential to improve and manage existing threatened grassland in the open space area to the south of the site.
12. **POTENTIAL BIORETENTION BASIN**
    Investigate potential to develop a bioretention basin in the low point of the site to capture, treat and reuse stormwater runoff, while increasing habitat for local fauna.

LEGEND

- EXISTING BOUNDARY FENCE
- PROPOSED OVAL FENCE
- EXISTING / PROPOSED SHARED USE PATH (NOT PART OF THIS SCOPE)
- PROPOSED PEDESTRIAN PATHWAY NETWORK - 2.5M WIDE
- MAIN ENTRY
- PROPOSED PEDESTRAIN CROSSINGS
- MAINTENANCE ACCESS
- PROPOSED TREES
- PROPOSED CAR PARK
- PROPOSED FEATURE PAVING
- PROPOSED GARDEN BED
- LP PROPOSED SPORTS LIGHTING POLES
- CB PROPOSED INTERCHANGE / COACHES BOX
- OB PROPOSED UMPIRES / OFFICIALS' BOX
- SB PROPOSED SCOREBOARD

NOTE:
- Refer to the Sports Feasibility Plan report for additional information and requirements, including cultural heritage, flora and fauna and site overlays.
- Redevelopment of the site is subject to further detailed design and authority approvals.

ACLA Landscape Architecture and Design | insideEDGE sport and leisure planning | BRIMBANK CITY COUNCIL

PROJECT
SYDENHAM PARK SPORT FEASIBILITY PLAN AREA 1

DRAWING TITLE
DRAFT FRAMEWORK PLAN

0 10 20 50 100m
SCALE
1:1000 @ A1
1:2000 @ A3

STATUS	DATE
DRAFT FOR REVIEW	20/12/23
PROJECT NO.	DRAWING NO.	ISSUE
2323	FP01	B

SPORT FACILITY IMPLEMENTATION STAGING PLAN AND INDICATIVE COSTS FOR DEVELOPMENT

Action	Sports Development Plan Principles	Site Development Principles	Indicative Cost (2023)	
Environmental, Cultural and other impacts Costs				
Consider and respond to the environmental, cultural and other impacts related to developing sports field infrastructure in Sydenham Park	Sustainability	2.1, 2.2, 2.3	**Biodiversity planning and Offsets** **CHMP** **Salvage/Compliance** **Potential Mechanical salvage methods-**	$360,365 $208,500 Between $99,500 and $1,003,000 $2,300 per day (for up to 48 weeks)



SPORT FACILITY IMPLEMENTATION STAGING PLAN AND INDICATIVE COSTS FOR DEVELOPMENT

Action	Sports Development Plan Principles	Site Development Principles	Indicative Cost (2023)	
Sport Facility Development Costs				
Investigate the potential of development of a bioretention basin in the south of the site to treat storm water and provide habitat.	Sustainability	2.1, 2.2, 2.3	$15,000	
Design and construct a natural turf 'winged' sports field (two full sized rectangle fields and one full sized AFL field plus cricket wicket)	Participation, Sustainability, Value for Money	1.1, 1.2, 1.3, 1.4, 2.1, 2.2, 2.3	$3,692,000	
Design and install floodlighting to 100 lux on the winged fields so as can service all playing surfaces for training and playing (4 poles)	Participation, Accessibility	1.1, 1.3, 1.4, 2.1, 2.3	$545,000 (includes 15% contingency)	
Construct 2 x Cricket Training Nets (at least one open to the public)	Participation, Accessibility	1.1, 1.2, 1.3, 1.4, 3.1, 3.2	$246,000	
Design and construct a multi-purpose sports pavilion with two all gender changerooms (approx. 590 sqm @$8,167 per m2)	Participation, Community Development, Accessibility, Sustainability	1.1, 1.2, 1.3, 2.1, 2.3	$4,818,530	
Design and construct a new carpark with 130 car-spaces. Utilse Water Sensitive Urban Design to treat storm water run off.	Accessibility, Sustainability	1.3, 2.1, 2.2, 3.3	$1,714,570	
Design and construct paths/trails that connect with existing connections and provide an accessible network to and through the sports facilities in the park.	Accessibility, Sustainability, Participation, Value for Money	2.1, 2.2, 2.3, 3.1, 3.2, 3.3	$323,400	
Install a local-level playground within close-proximity of the carpark and northern goals	Participation, Accessibility, Value for Money	3.1, 3.2, 3.4	$250,000	
Park furniture (BBQ, Seating, Shade)	Participation, Accessibility	3.1, 3.2, 3.4	$100,00	
Plan, design and install landscape enhancements around the precinct that enhance the physical, visual amenity and habitat values of the park.	Sustainability	2.1, 2.2, 3.3	$343,538	
Upgrade to water services, including water meter and water tanks	Sustainability	2.1	$2,000000	
			Total Indicative Costs (2023) for the development of sports facilities	$14,063,038

It is important to note that these costs are based on project costs from recently completed projects in 2023 and are indicative only.

There may be cost implications resulting from variables such as outcomes and recommendations from the CHMP. Cost escalations should be expected for planning and construction costs for all elements throughout the life of the project.

Appendices

1. Sydenham Park Sportsfield- Cultural Heritage Due Diligence Assessment- biosis (included as separate file)

2. Biodiversity Assessment Report- Proposed Sporting Precinct 100 &180 Farr Parkway, Keilor North (Wildlife & Ecology Native Flora and Fauna Report (included as separate file)

12.9	Final Draft Renaming Sydenham Park
Directorate	Community Wellbeing
Director	Lynley Dumble
Manager	Cheree Hunter
Attachment(s)	1. Renaming Sydenham Park November 2023 Community Consultation Summary [12.9.1 - 3 pages]

Purpose

For Council to consider the renaming of Sydenham Park in line with the requirements of Geographic Names Victoria (GNV) and in response to the community consultation.

Officer Recommendation

That Council:

a. Notes the outcomes of the community consultation process on Sydenham Park renaming at Attachment 1, including 164 feedback responses received from community members with a majority of 64.4% support for the Woi-wurrung name 'Yaluk barring Park'.
b. Approves Yaluk barring Park as its preferred new name for Sydenham Park.
c. Writes to the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation advising them of Council's decision and thanking them for their involvement and collaboration with Council on the renaming process; including the proposal of names for the park that hold significance to the Wurundjeri Woi-wurrung people.
d. Authorises Council Officers to provide written response to consultation participants and lodge the new name proposal to Geographic Names Victoria (GNV).

Background

At the Council Meeting on 19 July 2022, Council considered a Notice of Motion (NOM) 18/22 regarding Changing the Name of Sydenham Park to an appropriate Aboriginal name suggested by local Aboriginal groups.

A report was provided to Council on 15 November 2022 outlining key steps in the naming process, noting costs and indicative timelines, and consultation requirements. In early 2023, an internal project control group (PCG) was established with the purpose of successfully implementing the name change of Sydenham Park and achieving positive engagement with stakeholders throughout the project.

At the Council Meeting on 18 July 2023, Council noted the process and timeframe required to rename Sydenham Park, and endorsed the proposed community consultation process that complies with Geographic Names Victoria's 2022 Rules and Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation process.

In September 2023, Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation offered Council a list of seven Traditional Custodian names; of which Geographic Names

Victoria (GNV) reviewed and provided in-principal support for six of the Woi-wurrung names.

At the Council Meeting on 17 October 2023, Council endorsed three Traditional Owner names ‘Yaluk barring Park’, ‘Yerrin taydo Park’ and ‘Wurrwu baan Park’ for community consultation.

Matters for Consideration

Consultation outcomes

Community consultation to support the renaming of Sydenham Park was held from 1-30 November 2023. Three Woi-wurrung names (provided by Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation) were offered to community for their feedback via Council’s engagement platform’ Your Say Brimbank. Outcomes of the consultation are detailed in Attachment 1.

Through this process, 164 valid feedback responses were received from community members. 61% (101/164) of participants support a name change; of those in support, the majority 64.4% (65/101) voted for the Woi-wurrung name of Yaluk Barring Park – meaning river trail.

39% (63/164) of respondents were not in support of changing the name of Sydenham Park. The most common objections were in relation to uncertainty on how to pronounce options; fear of loss of local history; a desire for funds to be spent on other priorities; and or cultural ignorance and insensitivities/belief system that did not align with Council’s commitments to reconciliation and or human rights.

Written response to acknowledge the feedback received by each community member that submitted their feedback as part of this process was issued in February 2024.

Legislative requirements

The process for place naming and consultation is specified in Naming Rules for Places in Victoria: Statutory Requirements for Naming Roads, Features and Localities 2022 (“GNV Rules”). The process is managed by Geographic Names Victoria (GNV).

Following community consultation, and as part of the GNV process, Council is obliged to

- Acknowledge receipt of submissions.
- Develop a report for GNV outlining the consultation process undertaken; consultation outcomes; Council's response to each submission (including a response to specific issues or objections raised) and Council's requested name change.
- Provide a written response to consultation participants outlining results of Councils consideration at the March Ordinary Council Meeting and how objections can be made.

The Registrar of Geographic Names Victoria will consider the naming proposal and respond with their outcome after 30 - 60 days. There is a period of 30 days required to allow for any objectors to appeal to the Registrar of Geographic Names on Council’s decision. The response time endorsing a name can extend longer than 60 days if numerous appeals are made.

GNV have advised that Council will be in contravention of the GNV rules if it elects to choose an alternate name to those presented to, and selected by, the community as part of the November 2023 consultation. Council would then be required to go out for community consultation for another 30 days on the proposed new name.

Should GNV support Council's naming proposal, Council can then progress with next steps to implement the name change including appropriate site signage and messaging that supports community to understand the new name, the pronunciation, its meaning, importance and connection to history and Traditional Custodians, including the cultural significance of this site.

On GNV gazetted approval, Council can also proceed to advise Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation of the chosen name and apply and pay relevant fees for its use.

Community Engagement

Collaboration and engagement for the renaming of Sydenham Park has included:

- Ongoing liaison with Geographic Names Victoria to ensure compliance with statutory requirements.
- Consultation and liaison with the Brimbank City Council Sydenham Park Consultative Committee.
- Ongoing engagement with Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation to seek direction on their preferred processes when seeking Tradition Custodian names; identify potential names to rename the park in Traditional Custodian language; input on how to communicate to the Brimbank community about the history of Sydenham Park and significance to the Wurundjeri people; and guidance on how to pronounce each name.
- Online community consultation on Your Say Brimbank seeking community feedback on the preferred name for Sydenham Park

Resource And Risk Implications

Resource requirements can be met within the Annual Budget 2023/2024.

Community: potential impact on community, including public trust and customer service impact

• Yes – It is recognised that a renaming process needs to be respectful; follow processes required by our local Traditional Owner group, the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation; and respond to community concern.

Regulatory: legal, legislative or regulatory implications including the rights/obligations of stakeholders

• Yes – As a Naming authority, Council's process is required to comply with *Geographic Place Names Act 1998* & Naming Rules for Places in Victoria or the naming proposal will be rejected.

There are no Environmental, Financial, or Safety risks identified.

Legislation / Council Plan / Policy Context

This project aligns with the following strategic priorities:

- Together We are Brimbank: Strategic Objective - Pride and Participation; Strategy: Continue our commitment to respecting and recognising Aboriginal and Torres Strait Islander peoples and culture
- Brimbank Naming Policy 2023
- Brimbank Reconciliation Action Plan 2019 - 2021

Renaming Sydenham Park Community Consultation Findings

Executive Summary - 61% in favour of a name change

From 1 – 30 November 2023, Brimbank City Council sort community feedback on three options for the renaming of Sydenham Park, see link for more info Yoursay Renaming Sydenham Park .

By changing the name, Brimbank acknowledges the cultural significance of the park to the Wurundjeri Woi-wurrung people. The park's current name also poses a public safety risk according to the Naming Rules. "Sydenham Park" is not located within the suburb of Sydenham causing confusion for:

- Emergency response
- Transport and mail services when trying to locate the park.

170 submissions were received via Your Say Brimbank, Council's online engagement platform. Of these submissions, 164 can be considered valid as six submitters failed to include a postal address. Providing a postal address was a requirement to determine if the respondee was directly or indirectly affected.

Not all respondents provided profile information. Of those that did, just over half (54% or 80/148) identify as female; just over a third are aged between 35 – 44 (36% or 55/153) and 92% (121/131) live in Brimbank. Interestingly, 77% (116/151) were born in Australia and 53% (36/97) identify as speaking a language other than English at home. 13% (9/67) identified as Aboriginal and Torres Strait Islander.

The majority (61% or 101/164) of respondents support a name change. Of those in support, 64.4% (65/101) voted for the name of Yaluk barring park.

39% (63/164) of respondents were not supportive of a name change. The top three themes that emerged from the 110 individual comments made included

- 25% (28/110) believe that the name should not change
- 15 % (16/110) made comments that highlighted a belief that was different to Council's commitment to Reconciliation and or human rights
- 13% (14/110) made reference to the loss of local history if the name was changed
- 12% (13/110) believe that Council funds should be spent on other priorities.

Data summary

- 170 Submissions were received, of these 164 were valid. NOTE: Submissions were invalid if they failed to submit a postal address[1].
- 61% (101/164) support a name change. Of these 64.4% (65/101) voted for yaluk barring park.
- 39% (63/164) are not supportive of a name change. Of these, 110 comments were received from which the top three themes were.
- 25% (28/110) believe that the name should not change.
- 15 % (16/110) made comments that highlighted a belief that was different to Council's commitment to Reconciliation and or human rights.

[1] Naming Rules for Places in Victoria 2022, Section 8 Submissions and Objections, 8.1. What to submit.

Geographic Naming Victoria (GNV) confirmed it is useful to know the address of the person responding so as to determine adequate support for a name change. Collecting the address enables council to collate responses and determine if the respondee is directly or indirectly affected, i.e. lives adjacent and or uses the site, versus some one that does not use the site and is responding because they have become aware of the proposal.

- 13% (14/110) referred to the loss of local history if the name was changed.
- 12% (13/110) believe that Council funds should be spent on other priorities.

Breakdown of data

1. Which Wurundjeri Woi-wurrung name do you support to rename Sydenham Park?
   - 61% (101/164) are supportive of a name change. Of these
   - 64.4% (65/101) prefer yaluk barring park
   - 17.8% (18/101) prefer yerrin taydo park
   - 17.8% (18/101) prefer wurrwu baan park

Breakdown of those not in support of a name change

39% (63/164) are not supportive of a name change. Of the 63 submissions not in favour of the change, 110 individual comments were made. From these comments, 11 themes have been identified. They include:

- 25% (28/110) believe that the name should not change
- 13% (14/110) referred to the loss of local history if the name was changed
- 12% (13/110) believe that Council funds should be spent on other priorities
- 9% (10/110) believe the proposed names are too difficult to pronounce
- 8% (9/110) believe the confusion around the name and location of the park is irrelevant
- 5% (6/110) referred to the referendum outcome
- 3% (3/110) believe that there is no Traditional Owner claim on the site
- 15 % (16/110) made comments that showed cultural ignorance and insensitivity

Profile of (valid) submitters

Q: What is your age group?

- 92% (153/164) of total submitters provided information about their age. Of these
- 5% (7/153) are under the age of 24
- 14% (22/153) are aged 25 -34
- 36% (55/153) are aged 35 - 44
- 18% (27/153) are aged between 45 – 54
- 17% (26/153) are aged between 55 – 64
- 8% (12/153) are aged between 65 - 74
- 3% (4/153) are aged between 75 – 84

Q. What do you identify your agenda as?

- 90% (148/164) of total submitters provided gender information. Of these
- 54% (80/148) identify as female
- 36% (54/148) identify as male
- 3.3% (5/14/) prefer to self-describe
- 6 % (9/148) prefer not to say

Q. What is your relationship to Brimbank?

- 80% (131/164) of total submitters provided information. Of these
- 92% (121/131) live in Brimbank
- 7% (9/131) work in Brimbank
- 0.7% (1/131) study in Brimbank
- 0.7% (1/131) live outside of Brimbank

Q. Select any of the following that apply to you
40% (67/164) of total submitters provided information. Of these

- 13% (9/67) identify as Aboriginal and Torres Strait Islander
- 7% (5/67) identify as having a disability

- 25% (17/67) identified as a member of the LGTBIQA+ community
- 53% (36/97) identify as speaking a language other than English at home

Q. Which country were you born in?

- 92% (151/164) of total submitters provided information. Of these
- 77% (116/151) were born in Australia
- 23% (35/151) were born overseas

12.10	Governance Report March 2024
Directorate	People, Partnerships and Performance
Director	Georgie Hill
Manager	Danny Bilaver
Attachment(s)	1. Record of Informal Meeting of Councillors - For Council Meeting 19 March 2024 [12.10.1 - 8 pages] 2. CONFIDENTIAL - Brimbank Aquatic and Wellness Centre - Rear Car Park Construction [12.10.2 - 3 pages] 3. Councillor Support Expenses - Quarter 1 and 2 of Financial Year 2023-2024 [12.10.3 - 1 page]

Purpose

For Council to consider:

- A summary of recent Governance activity.
- Contracts entered into, and works orders approved in accordance with the S7 Instrument of Sub Delegation.
- Councillor Declarations of Representations by Members of Parliament.
- Councillor Support Expenses for Quarters 1 and 2 of Financial Year 2023/2024.
- The appointment of substitute representatives to the Heritage Advisory Committee, the Economic and Employment Advisory Group and the Western Melbourne Tourism Committee.
- The proposal in relation to the Brimbank Aquatic and Wellness Centre Rear Car Park extension project.

Council Recommendation

That Council:

a. Notes the:

i. Governance Report **March** 2024.

ii. Contracts entered into, and works orders approved, in accordance with S7 Instrument of Sub Delegation (24/3414; 24/3420MAV).

iii. Records of Informal Meetings of Councillors, at Attachment 1 to this report, for incorporation in the minutes of this meeting.

iv. Councillor Declarations of Representations by Members of Parliament.

v. Councillor Support Expenses for Quarters 1 and 2 of Financial Year 2023/2024.

b. Appoints for the remainder of the Council term:

i. Councillor _____ as substitute representative to the Heritage Advisory Committee.

ii. Councillors _____ and _____ as substitute representatives to the Economic and Employment Advisory Group.

iii. Councillor _____ as substitute representative to the Western Melbourne Tourism Committee.

c. In relation to the Brimbank Aquatic and Wellness Centre Rear Car Park extension project, notes the:

i. Proposed addition of the Brimbank Aquatic and Wellness Centre – Rear Car Park extension project to the 2023/24 Capital Works Program.
ii. Intent of the CEO to award Works Order No. 23/3332/W25-36 - 90 Taylors Road, Keilor Downs – Brimbank Aquatic and Wellness Centre – Rear Car Park Construction to Viscaria Pty Ltd (who were appointed to the Civil Works Panel in May 2023) for $544,762.35 (including GST).
iii. Total cost of the Project is anticipated to be $629,538.50 (excluding GST).
iv. Savings in the Roads Program in Council's 2023/34 Capital Works Budget that can be reallocated to fund this additional Project.

Background

The monthly governance report is a standing report to Council, in accordance with best practice and good governance principles, and to ensure compliance with the requirements of the *Local Government Act 2020 (the Act),* Councillor Code of Conduct 2021 (Code), and Councillor Support (Major) Policy 2020.

Matters for Consideration

Exercise of Delegated Authority

Council delegates powers, duties and functions to the Chief Executive Officer in order to support efficient operation and delivery of Council services. The Chief Executive Officer has sub-delegated some authority to Directors (and other Council officers). Significant decisions made, or actions undertaken exercising delegated authority, are reported to Council as a transparency and accountability measure.

The Chief Executive Officer has been delegated authority by Council to award contracts up to $1,000,000 (inclusive of GST) through an Instrument of Delegation made on 18 October 2022 (S5 Instrument of Delegation to the Chief Executive Officer). The Chief Executive Officer has sub-delegated authority to Directors to award contracts up to $200,000 (inclusive of GST) through an Instrument of Delegation made on 12 December 2023 (S7 Instrument of Sub-Delegation by the Chief Executive Officer).

Contracts entered into, and works orders approved, in accordance with S7 Instrument of Sub-Delegation

Contracts entered into, and works orders approved, under delegation since reporting to the last Council Meeting are:

Contract No.	Description	Successful Tenderer	Contract Amount (inc GST)	Date Awarded
23/3276A	Provision of Sustainable Catering Services - Panel	Brymby's Café Asylum Seeker Resource Centre Cedar Bakery Elizabeth Andrews Pty Ltd J & Co Melbourne THC Catering Pty Ltd The Catering Company	$450,000 (estimated value only)	23/2/2024

		The Granary		
24/3498	Kevin Flint Memorial Reserve – Flagship Park Upgrade – Play Equipment	Moduplay Group Pty Ltd	$266,722	26/2/2024
24/3494	Pintail Neighbourhood Park Upgrade – Play Equipment	Proludic Pty Ltd	$93,226	27/2/2024

Records of Informal Meetings of Councillors

An Informal Meeting of Councillors includes meetings that are:

- Scheduled or planned for the purpose of discussing the business of Council or briefing Councillors,
- Attended by at least one member of Council staff, and
- Not Council meetings, Delegated Committee meetings or Community Asset Committee meetings.

Written records of Informal Meetings of Councillors are kept and include the names of all Councillors and Council officers attending, the matters considered, any conflict of interest disclosures made, and whether a Councillor who has disclosed a conflict of interest leaves the meeting.

These records, as soon as practicable, will be reported at a Council Meeting, and incorporated in the minutes of that Council Meeting.

Records of Informal Meetings of Councillors (Attachment 1) were received for the following meetings:

Date	Event
27 February 2024	Briefing
4 March 2024	Hearing of Submissions
12 March 2024	Council Meeting Briefing
12 March 2024	Planning Forum

Delegate's and Representative's Reports

The participation on a range of local, specific issues, committees established by Council, peak body/sector associations, and local and regional forums, is an essential part of the representative role Council plays. Council nominates Councillors as delegates and representatives to these committees annually.

The role, as the Council delegate or Council representative on these committees, is to represent the position of Council, and report back to Council at a Council Meeting on the issues or progress of the committees, and any recommendations made by the committees.

Delegate's and Representative's Reports were received for the following meetings:

Nil.

Councillor Declarations of Representations by Members of Parliament

Councillors have a legitimate role in advocating on behalf of their communities. At times, this may include the receiving of representations by a Member of State or Federal

Parliament, to Council or Councillors. Councillors will declare and record any representations made to a Councillor by a Member of Parliament or their staff representative.

Councillor Declarations of Representations by Members of Parliament were received for the following meetings.

Date	Councillor	Member of Parliament	Matter Discussed
26 February 2024	Cr Rasic	Luba Grigorovitch	Fix the Calder Freeway Roads and Road Safety/Taylors Road Melbourne Airport Rail Mental Health Greening the West Better Buses Issues Facing Sports Clubs Gambling Harm Sharps Containers at Bus Stops Vietnamese Museum of Australia
5 March 2024	Cr Rasic	Senator Rice	Fix the Calder Freeway Melbourne Airport Rail Melbourne Airport Third Runway Greening the West Addressing Unemployment Housing and Homelessness

Brimbank Aquatic and Wellness Centre – Rear Carpark Construction

Contract No. 23/3332 - Civil Works Panel (Contract) was approved by Council on 16 May 2023 for a period of three years commencing on 01 July 2023 with option to extend for two years, each option being for a period of 12 months. The Contract panel was approved to twelve (12) Contractors based on a Deed of Standing Offer Agreement. Under the Agreement, Council can issue Works Orders to the panel contractors to carry out Civil Works packages.

Brimbank Aquatic and Wellness Centre – Rear Car Park Construction at 90 Taylors Road, Keilor Downs is proposed as an additional project to the current capital works program in Council's 2023/2024 Annual Budget.

The Project consists of the construction of 78 carpark spaces, as an extension to the existing carpark area at the St Albans Aquatic and Wellness Centre.
The panel of twelve contractors were issued with Works Order Request No. 23/3332/W25-36 - Brimbank Aquatic and Wellness Centre – Rear Car Park Construction at 90 Taylors Road, Keilor Downs and closed on 12 February 2024. Six responses were received.

Analysis
The Evaluation Panel has rated Viscaria Pty Ltd as the preferred contractor to carry out the Works Order for the amount of $544,762.35 including GST. It is considered that Viscaria Pty Ltd has the expertise and capacity to complete the Works Order. The Work Order Evaluation Report is contained in Confidential Attachment 2.

Implementation
Upon awarding the Contract, the Contractor will inform the Superintendent of the commencement of works as per the Contract conditions.

Councillor Support Expenses Quarters 1 and 2 and the annual total of Financial Year 2023/2024

The Councillor Support (Major) Policy 2020 requires a report of quarterly, and annual cumulative details, of individual Councillor support expenses to be presented to an open session of a Council Meeting. The Act requires details of reimbursement to Council's Audit and Risk Committee. Support expenses for Quarters 1 and 2 and the annual total of Financial Year 2023/2024, which have been presented to Audit and Risk Committee, are included at Attachment 3. In accordance with the Councillor Support (Major) Policy 2020, the support expenses will also be made available on the Council's website.

Appointment of substitute representatives to Committees

To accommodate for Councillors unavailability due to leave of absences, the Heritage Advisory Committee, the Economic and Employment Advisory Group and the Western Melbourne Tourism Committee require substitute Councillor representatives to proceed. It is considered that the substitute representatives are to be appointed until the end of the Council Term and will only be called upon when the primary representative is unavailable.

Community Engagement

In relation to the Brimbank Aquatic and Wellness Centre rear carpark construction, Council's Engineering & Infrastructure Services officers have been liaising with Leisure Services Department and the centre operators at the facility regarding the pending construction of the proposed carpark extension and will provide regular updates on commencement timing and construction progress to mitigate inconvenience to the public.

Resource And Risk Implications

Community: potential impact on community, including public trust and customer service impact
• Deliver the BAWC project efficiently and effectively benefiting the community.

Environmental: impacts on environmental sustainability, including water/waste management, climate change, and contaminated land
• The BAWC contract addresses construction environmental control matters related to road construction works.

Financial: significant financial impacts
• The BAWC project will be delivered within the allocated and approved budget.

Regulatory: legal, legislative or regulatory implications including the rights/obligations of stakeholders
• This report fulfils legislative governance obligations, to provide transparent and accountable reporting of governance activity.

Safety: health, safety or duty of care impacts
• OH&S is a mandatory requirement in the BAWCS Contract.

Legislation/Council Plan/Policy Context

This report supports the Council Plan 2021-2025 strategic direction and objective of:

2. Places and Spaces - Liveable and connected neighbourhoods that support healthy and sustainable futures - A green place for all
• Liveable and Connected - Inviting and liveable spaces and facilities, connected so people can get around.

3. Opportunity and Prosperity - A future focused, transforming city where all have opportunities to learn and earn - A prosperous place for all
• Growing and Transforming - Optimise

4. Leadership and Governance - A high performing organisation that enacts the vision and decisions of Council through the delivery of quality and innovative services - A fairer place for all
• High Performing and Accountable - Our workforce strive to enhance services and liveability for the Brimbank community.

This report complies with the *Local Government Act 2020, Local Government (Governance and Integrity) Regulations 2020*, Council Plan 2021-2025, S5 Instrument of Delegation to the Chief Executive Officer, S7 Instrument of Sub-Delegation by the Chief Executive Officer, Councillor Code of Conduct 2021 and Procurement Policy.

Council officers contributing to the preparation and approval of this report, have no conflicts of interests to declare.

Record of Informal Meeting of Councillors

Meeting details

Title:	Briefing		
Date:	27 February 2024	Time:	6.30-9.00pm
Location:	Level 6, BCCC		
Councillors in attendance:	☒ Cr Victoria Borg ☒ Cr Sarah Branton ☒ Cr Thuy Dang ☒ Cr Sam David JP ☒ Cr Maria Kerr ☐ Cr Bruce Lancashire ☒ Cr Jasmine Nguyen ☒ Cr Thomas O'Reilly ☒ Cr Jae Papalia, Deputy Mayor ☐ Cr Ranka Rasic, Mayor ☐ Cr Virginia Tachos		
Council Officers in attendance:	Fiona Blair, Chief Executive Officer Lynley Dumble, Acting Director Community Wellbeing Georgie Hill, Director People, Partnerships and Performance Chris Leivers, Director Infrastructure and City Services Mark Stoermer, Director Corporate Services Kelvin Walsh, Director City Futures Janet Dore, Municipal Monitor Penelope Holloway, Municipal Monitor Andrew Brae, Manager Finance Rachel Deans, Manager Customer Experience and Service Innovation Ashley Fleming, Acting Manager Asset and Property Services Cassie Morris, Acting Coordinator Enterprise Performance and Service Innovation		
Name of Council Officer completing Record of Informal Meeting:	Georgie Hill, Director People, Partnerships and Performance		

Issues considered *(if no conflicts of interest were disclosed, enter "nil" in name column. Add and delete rows as required)*

No.	Brief description of issue / agenda item	Name of person(s) who disclosed a conflict of interest	Did the person(s) leave the meeting?	Note
1.	Setting the scene – Top financial challenges	N/A	N/A	
2.	Mapping Councillor Priorities and Community Input to Actions	N/A	N/A	
3.	Draft Action Plan Workshop	N/A	N/A	
4.	Draft Operating Budget	N/A	N/A	
5.	Draft Capital Program	N/A	N/A	
6.	Session Wrap	N/A	N/A	
7.	Next Steps	N/A	N/A	

Record of Informal Meeting of Councillors

Meeting details

Title:	Proposed Sale of (part) Durham Road Car Park Sunshine		
Date:	4 March 2024	Time:	6.00pm – 7.30pm
Location:	Council Chambers Level 1 Brimbank Community and Civic Centre 301 Hampshire Road, Sunshine		
Councillors in attendance:	☒ Cr Victoria Borg ☐ Cr Sarah Branton ☒ Cr Thuy Dang ☒ Cr Sam David JP ☐ Cr Maria Kerr ☐ Cr Bruce Lancashire ☒ Cr Jasmine Nguyen ☐ Cr Thomas O'Reilly ☐ Cr Jae Papalia, Deputy Mayor ☐ Cr Ranka Rasic, Mayor ☐ Cr Virginia Tachos		
Council Officers in attendance:	Kelvin Walsh, Director City Futures Aidan Mullen, Executive Manager Transforming Brimbank Jodie McGoldrick – Executive Assistant – City Futures		
Name of Council Officer completing Record of Informal Meeting:	Aidan Mullen, Executive Manager Transforming Brimbank		

Issues considered *(if no conflicts of interest were disclosed, enter "nil" in name column. Add and delete rows as required)*

No.	Brief description of issue / agenda item	Name of person(s) who disclosed a conflict of interest	Did the person(s) leave the meeting?	Note
1.	Verbal presentations made by submitters about the Proposed Sale of (part) Durham Road Car Park Sunshine.	Nil		

Record of Informal Meeting of Councillors

Meeting details

Title:	Council Meeting Briefing		
Date:	12 March 2024	Time:	6.00-7.20pm
Location:	Zoom		
Councillors in attendance:	☒ Cr Victoria Borg ☐ Cr Sarah Branton ☒ Cr Thuy Dang ☒ Cr Sam David JP ☐ Cr Maria Kerr ☐ Cr Bruce Lancashire ☒ Cr Jasmine Nguyen ☒ Cr Thomas O'Reilly ☒ Cr Jae Papalia, Deputy Mayor ☒ Cr Ranka Rasic, Mayor ☐ Cr Virginia Tachos		
Council Officers in attendance:	Fiona Blair, Chief Executive Officer Lynley Dumble, Director Community Wellbeing Georgie Hill, Director People, Partnerships and Performance Chris Leivers, Director Infrastructure and City Services Mark Stoermer, Director Corporate Services Kelvin Walsh, Director City Futures Aidan Mullen, Executive Manager - Transforming Brimbank Danny Bilaver, Manager Governance and Risk Leanne Deans, Manager City Strategy Ashley Fleming, Manager Leisure and Community Facilities Paul Battaglia, Coordinator Sport and Recreation Justin Burgess, Coordinator Strategic Planning Caitlin Lombard, Coordinator Leisure and Community Facilities Planning Chris Saliba, Team Leader Sport and Recreation		

Municipal Monitors in attendance:	Janet Dore Penelope Holloway
Name of Council Officer completing Record of Informal Meeting:	Danny Bilaver, Manager Governance and Risk

Issues considered *(if no conflicts of interest were disclosed, enter "nil" in name column. Add and delete rows as required)*

No.	Brief description of issue / agenda item	Name of person(s) who disclosed a conflict of interest	Did the person(s) leave the meeting?	Note
1.	Brimbank Planning Scheme Amendment C214brim - Development Contributions Plan Overlay	Nil	Nil	
2.	Consideration of the Proposed Sale of (part) Durham Road Car Park for the development of a Cultural Museum	Nil	Nil	
3.	Keilor Sports Club Social Room Extension	Nil	Nil	
4.	Draft Sports Facilities Hire, Licences and Leases Agreement Policy	Nil	Nil	
5.	Draft Arts and Culture Strategy	Nil	Nil	
6.	Sydenham Park Sports Feasibility Final Report	Nil	Nil	
7.	Final Draft Renaming Sydenham Park	Nil	Nil	
8.	Governance Report March 2024	Nil	Nil	
9.	Advocacy Quarterly Update	Nil	Nil	
10.	Green Gully Reserve Northern Precinct Enhancement Plan Project Update	Nil	Nil	
11.	Contract No. 22/3211 (PA 2403/0109) - Supply and Delivery of Bulk Fuel - Extension of Contract	Nil	Nil	
12.	Contract 21/3093 - Consultancy Services for Environmental Assessment Works at Former Landfill Sites	Nil	Nil	
13.	Contract No. 21/3008 – Cleaning of Brimbank Community and Civic Centre – Additional Funds	Nil	Nil	
14.	Contract No. 23/3329 Dempster Park Tennis Refurbishment	Nil	Nil	
15.	List of Reports for Council Meeting	Nil	Nil	

No.	Brief description of issue / agenda item	Name of person(s) who disclosed a conflict of interest	Did the person(s) leave the meeting?	Note
16.	Sports Facility Hire, Licences and Leases Agreement Policy	Nil	Nil	
17.	Keilor Sports Club Social Room Extension	Nil	Nil	
18.	Sydenham Park Sports Feasibility Study	Nil	Nil	
19.	Green Gully Reserve Northern Precinct Enhancement Plan	Nil	Nil	
20.	Amendment C214brim - Draft Development Contributions Plan 2022 - Project Update	Nil	Nil	
21.	Brimbank Industrial Land Strategy - Implementation Status Report 2023	Nil	Nil	
22.	Brimbank Parking Strategy Implementation Status Update	Nil	Nil	

Record of Informal Meeting of Councillors

Meeting details

Title:	Planning Forum		
Date:	12 March 2024	Time:	7.30pm to 8.15 pm
Location:	Via Zoom		
Councillors in attendance:	☒ Cr Victoria Borg ☐ Cr Sarah Branton ☒ Cr Thuy Dang ☒ Cr Sam David JP ☐ Cr Maria Kerr ☐ Cr Bruce Lancashire ☒ Cr Jasmine Nguyen ☒ Cr Thomas O'Reilly ☒ Cr Jae Papalia, Deputy Mayor ☒ Cr Ranka Rasic, Mayor ☐ Cr Virginia Tachos		
Council Officers in attendance:	Kelvin Walsh - Director City Futures Leanne Deans - Manager City Strategy Tony Vo - Coordinator Council Business Sophie Thompson - Coordinator Strategic Planning Justin Burgess - Coordinator Strategic Planning Martin Chin - Senior Strategic Planner		
Other attendees:	Six submitters (includes two people attending for one submission) Janet Dore - Brimbank Monitor Penelope Holloway - Brimbank Monitor		
Name of Council Officer completing Record of Informal Meeting:	Leanne Deans		

Issues considered *(if no conflicts of interest were disclosed, enter "nil" in name column. Add and delete rows as required)*

No.	Brief description of issue / agenda item	Name of person(s) who disclosed a conflict of interest	Did the person(s) leave the meeting?
1.	Verbal presentations made by submitters about the Draft Brimbank Housing and Neighbourhood Character Strategy	Nil	<Select one>

Forward completed *Record of Informal Meeting of Councillors* to Governance within 48 hours of the meeting for Reporting to Council.

Councillor Expense Report 2023-2024

	Quarter 1	Quarter 2	Grand Total
Cr Bruce Lancashire	**$1,850.75**	**$449.18**	**$2,299.93**
Information and Communication Technology	$159.54	$159.54	$319.08
Conference Functions and Training (Incl. accommodation and meals)	$1,346.54	$152.49	$1,499.03
Travel	$344.67	$137.15	$481.82
Cr Jae Papalia	**$402.30**	**$278.75**	**$681.05**
Information and Communication Technology	$159.54	$159.54	$319.08
Conference Functions and Training (Incl. accommodation and meals)	$80.00	$70.00	$150.00
Travel	$162.76	$49.21	$211.97
Cr Jasmine Nguyen	**$159.54**	**$343.18**	**$502.72**
Information and Communication Technology	$159.54	$159.54	$319.08
Conference Functions and Training (Incl. accommodation and meals)	$0.00	$183.64	$183.64
Cr Maria Kerr	**$341.17**	**$518.02**	**$859.19**
Information and Communication Technology	$159.54	$159.54	$319.08
Conference Functions and Training (Incl. accommodation and meals)	$0.00	$103.65	$103.65
Travel	$181.63	$254.83	$436.46
Cr Ranka Rasic	**$229.62**	**$505.31**	**$734.93**
Information and Communication Technology	$159.54	$159.54	$319.08
Conference Functions and Training (Incl. accommodation and meals)	$0.00	$260.00	$260.00
Travel	$70.08	$85.77	$155.85
Cr Sam David	**$509.54**	**$323.33**	**$832.87**
Information and Communication Technology	$159.54	$159.54	$319.08
Conference Functions and Training (Incl. accommodation and meals)	$350.00	$113.64	$463.64
Travel	$0.00	$50.15	$50.15
Cr Sarah Branton	**$159.54**	**$159.54**	**$319.08**
Information and Communication Technology	$159.54	$159.54	$319.08
Cr Thomas O'Reilly	**$5,593.97**	**$646.81**	**$6,240.78**
Information and Communication Technology	$159.54	$159.54	$319.08
Conference Functions and Training (Incl. accommodation and meals)	$4,766.23	$253.64	$5,019.87
Travel	$668.20	$233.63	$901.83
Cr Thuy Dang	**$538.10**	**$301.94**	**$840.04**
Information and Communication Technology	$159.54	$159.54	$319.08
Conference Functions and Training (Incl. accommodation and meals)	$200.00	$142.40	$342.40
Travel	$178.56	$0.00	$178.56
Cr Victoria Borg	**$595.62**	**$409.78**	**$1,005.40**
Information and Communication Technology	$159.54	$159.54	$319.08
Conference Functions and Training (Incl. accommodation and meals)	$436.08	$113.64	$549.72
Travel	$0.00	$136.60	$136.60
Cr Virginia Tachos	**$1,088.17**	**$1,152.32**	**$2,240.48**
Information and Communication Technology	$159.54	$159.54	$319.08
Conference Functions and Training (Incl. accommodation and meals)	$414.01	$143.63	$557.64
Travel	$514.62	$849.15	$1,363.77

12.11	Advocacy Report
Directorate	People, Partnerships and Performance
Director	Georgie Hill
Manager	Elie Khalil
Attachment(s)	1. Motions for MAV SCM May 2024 [12.11.1 - 4 pages] 2. Motions for ALGA NGA July 2024 [12.11.2 - 2 pages]

Purpose

To provide a report on Council's advocacy highlights from mid-December 2023 to mid-March 2024 and seek endorsement for Council's priorities ahead of the upcoming Municipal Association of Victoria (MAV) State Council Meeting and the Australian Local Government Association (ALGA) National General Assembly.

Officer Recommendation

That Council:

a. Notes the major advocacy highlights as detailed in this report since the previous Advocacy update at the December 2023 Council Meeting.

b. Notes the outcome of the Australian Government's Investment Infrastructure Review on 16 November 2023 to withdraw $50m previously committed to upgrade the Calder Freeway between the Western Ring Road and Gap Road in Sunbury.

c. Notes the update on the ongoing 'Fix the Calder' Campaign in response to the Australian Government's withdrawal of funding.

d. Endorses the motions at Attachment 1 to this report, which have been submitted for the next MAV State Council Meeting on 17 May 2024, pending Council approval.

e. Endorses the motions at Attachment 2 to this report, to be submitted to the 2024 ALGA National General Assembly to be held in July 2024.

Background

Brimbank's Advocacy Priorities

The Brimbank Advocacy Plan 2023-25 was adopted at the Council Meeting on 19 September 2023. The Advocacy Plan outlines Council's key advocacy priorities and seeks partnerships to deliver projects and infrastructure for the Brimbank community.

Priorities identified in the Advocacy Plan are ranked as 'Gold', 'Silver' and 'Bronze' and aligned to the Council Plan Strategic Directions:

Priorities	Topic	Council Plan Strategic Direction
Gold	Transforming Brimbank	Opportunity and Prosperity (Growing and Transforming)
	Mental Health	People and Community (Wellbeing and Belonging)
Silver	Road Infrastructure	Places and Spaces (Liveable and Connected)
	Climate Emergency	Places and Spaces (Sustainable and Green)
Bronze	Addressing Unemployment	Opportunity and Prosperity (Earning and Learning)
	Housing and Homelessness	Opportunity and Prosperity (Growing and Transforming)
Maintain Influence	Melbourne Airport Third Runway	People and Community (Wellbeing and Belonging)
	Gambling Harm	People and Community (Wellbeing and Belonging)
	Major Parks	Places and Spaces (Liveable and Connected)
	Libraries	Opportunity and Prosperity (Earning and Learning)
	Government Burden on Council	Leadership and Governance (High Performing and Accountable)

Advocacy efforts are tailored to the specific issue and are adjusted over the period of plan to ensure relevance and impact. Initiatives include campaigns, Mayoral meetings with MPs and Ministers, and working with other local Councils and peak advocacy bodies such as LeadWest, MAV and ALGA. Advocacy highlights, achievements and adjustment to priorities are reported to Council quarterly.

Council's advocacy priorities are guided by the Brimbank Advocacy Plan 2023-25, adopted at the September 2023 Council Meeting. Our advocacy initiatives include campaigns, mayoral meetings with MPs and Ministers, and working with other local Councils and peak advocacy bodies such as MAV and ALGA.

MAV State Council Meeting and ALGA National General Assembly

Organised twice each year by the MAV, the State Council Meeting enables Brimbank City Council to propose our priorities with state-wide significance for the MAV to advocate on our behalf. At a national level, the ALGA National General Assembly is convened on an

annual basis in Canberra and stands as the premier event for Local Government. It draws over 800 Mayors and Councillors from across the nation. The assembly offers a distinctive platform for Local Government to directly engage with the Australian Government, helping to influence national policy for the betterment of our councils and communities. The theme for the 2024 ALGA National General Assembly is 'Building Community Trust'.

In 2023, Brimbank City Council participated in both the MAV State Council Meetings and the ALGA National General Assembly. At these events, Brimbank submitted a total of 12 motions addressing the following topics:

- MAV State Council Meeting – May 2023
  - Electric Line Clearance Guidelines Review for Urban Trees
  - Reducing Harm for Electronic Gaming Machines
  - Maintenance of Arterial Road Network
  - Addressing Underlying Causes of Crime and Anti-Social Behaviour
- MAV State Council Meeting – October 2023
  - Affordable Housing and Homelessness
  - Construction of the Melbourne Airport Rail
  - Upgrading the Calder Freeway
- ALGA National General Assembly – June 2023
  - Increasing the Quantum of Financial Assistance Grants
  - Compensation Scheme for Airport Impacted Communities
  - Voice to Parliament
  - Restrictions to Gambling Advertising
  - Back Your Neighbour, Mayoral Taskforce for People Seeking Asylum
    - This motion was jointly moved with other Councils.

Matters for Consideration

In the period from December 2023 to March 2024, advocacy highlights included:

- An escalation of the Fix the Calder campaign following a decision by the Federal Government to axe funding as an outcome of the Infrastructure Investment Review.
- Announcement of a Senate Inquiry into Aircraft Noise.
- Two successful grant applications for funding to protect Brimbank's waterways and wildlife.
- New bus services to assist students in Melbourne's western suburbs.
- A visit to Brimbank by Minister for Climate Change and Energy, the Hon Chris Bowen.
- The Australian Government's decision to provide $73m to extend funding for the Equal Remuneration supplementation for homelessness services for a further 12 months.
- Four Mayoral meetings with local MPs to raise identified priorities in the Advocacy Plan 2023-25, particularly the construction of the Melbourne Airport Rail.
- Promotion of funding priorities for State and Federal Government 2024/25 Budgets.

Advocacy Highlights

'Fix the Calder' Campaign

At the Council Meeting on 16 March 2021, Council endorsed the development of a community campaign to advocate at both State and Federal levels for significant upgrades to the Calder Freeway and Calder Park Drive. Subsequently, the 'Fix the Calder' campaign was developed and launched in April 2021. This campaign was initially successful in obtaining $50m for Calder Freeway improvement works at the 2021-22 State Budget as well as a commitment by the State Government to remove the level crossing at Calder Park Drive and the completion of a business case to construct a full diamond interchange at Calder Park Drive.

Following these achievements, Council scaled down the campaign during 2022 and 2023 but continued with various initiatives such as the submission of a relevant motion to the MAV State Council Meeting in October 2023 as well as successive Mayors raising the matter in meetings with local MPs and relevant Ministers.

However, the $50m committed by the previous Australian Government to upgrade the Calder Freeway was reconsidered under last year's Federal Infrastructure Investment Program Strategic Review. The outcome of the review was announced on 16 November 2023 and included the decision to withdraw the $50m for upgrading the Calder. In response to this announcement, Council has intensified the "Fix the Calder" campaign. We will continue to engage with all levels of government to secure the necessary funding for this project.

As per the adopted Brimbank Advocacy Plan 2023-2025, the campaign will continue to focus on:

- Upgrades to the Calder Freeway between the Western Ring Road and the Melton Highway that are needed to bring it up to freeway standard. These can be achieved by adding lanes from Keilor Park Drive to the Melton Highway and by widening the Maribyrnong River Bridge.
- Constructing a full diamond interchange at the intersection of the Calder Freeway and Calder Park Drive (business case completed).
- The duplication of Calder Park Drive between the Calder Freeway and the Melton Highway.

Council is promoting the 'Fix the Calder' campaign through various avenues including:

- Social media
- Media releases
- Print media including:
    - Story in the Brimbank Community Newsletter which was distributed to Brimbank households starting 19 February. Printed copies will be available at council customer service centres, libraries, and neighbourhood houses.
    - Feature story in the "Brimbank News in Brief", an advertorial that Council produces and provides to the Star Weekly.
    - Half page paid advertisement in Star Weekly.
    - Story in the Brimbank News Monthly
- Video with the Mayor's message that is being displayed on cinema screens, social media and Council facilities from 29 February to 23 May.
- Real-estate board advertising from 23 February until 31 May at three sites near the Calder Freeway.
- Promotional cubes at Keilor Central Shopping Centre and Council facilities.

The campaign is directing community members to a webpage which allows them to email Minister Catherine King and Minister Danny Pearson with a pre-set message calling for action.

Furthermore, Brimbank is collaborating on joint advocacy initiatives with the other eight member Councils of the Calder Highway Improvement Committee (CHIC). This collaborative effort will enhance Brimbank's campaign and amplify our requests by gathering support from other Councils across the state. The initiative has so far included:

- The production of an advocacy brochure with the asks from the nine CHIC Councils.
- A community rally to be held in the coming weeks.

Melbourne Airport Rail

Brimbank continues to advocate for the construction of the Melbourne Airport Rail. Mayor Rasic has raised the topic with all MPs that she has so far met with, including Members representing various political parties and from both the State and Federal Parliaments. Following the Australian Government's decision to recommit $5b for the project in November 2023, Minister King announced that an independent mediator would be appointed to try and resolve the current disagreement between the State Government and Melbourne Airport on the exact positioning of the station. Mayor Rasic recently wrote to Minister King requesting an update on this process.

Senate Inquiry into Aircraft Noise

On 6 February 2024, the issue of impact and mitigation of aircraft noise was referred to the Rural and Regional Affairs and Transport References Committee for an inquiry and a report to be submitted by 8 October 2024. Council highly welcomes this development given our 'Know the Facts on the Third Runway' campaign. The campaign has expressed our concerns with Melbourne Airport's proposed third runway and continues to call on the Australian Government to fully consider the health impacts of a further runway prior to taking a decision on the proposal.

The Senate Inquiry into Aircraft Noise makes reference to:

a) the effect of aircraft noise on amenity, physical and mental wellbeing and everyday life of residents;
b) the effect of aircraft noise on small business;
c) any proposals for the mitigation and limitation of aircraft noise, including flight curfews, changes to flight paths and alternatives to air travel;
d) any barriers to the mitigation and limitation of aircraft noise; and
e) any other related matters

Council looks forward to providing a submission to the Inquiry.

Funding to Protect Victoria's Waterways and Wildlife

Last month, State Minister for Water the Hon Harriet Shing, announced the application outcomes under the first tranche of the $10 million 'Green Links' grants program. This initiative aims to aide local projects along Victoria's urban waterways, fostering the creation of up to 300 hectares of rejuvenated land for community enjoyment. Brimbank were successful in both of our following applications:

- *Maribyrnong River Valley Habitat* – Brimbank Council received $198,495 to deliver the 'Maribyrnong River Valley Habitat Restoration' project. This provides the community with more green spaces, particularly around Sydenham Park which has become a priority for Council following the park's opening to the public in October 2023.
- *Kororoit Creek Connections* – Brimbank Council received $199,500. In collaboration with Melbourne Water and Friends of Kororoit Creek, this project aims to create and extend vital habitat corridors along the Brimbank section of

Kororoit Creek by connecting existing patches of habitat with the addition of indigenous vegetation strips, rocks and logs.

New Bus Services across Melbourne's Outer Suburbs

In January, the Victorian Government announced that it will be rolling out new bus services across Melbourne's outer suburbs for the 2024 school year, particularly in. Melbourne's western suburbs. This announcement aligns with LeadWest's current advocacy initiative calling on the government to improve bus services in Melbourne's west.

Minister Bowen's visit to Brimbank

Last month, Federal Minister for Climate Change and Energy, the Hon. Chris Bowen MP, visited Sunshine to promote the $16m 'Solar for Apartments' program. This program was jointly announced the previous week by the Australian and Victorian Governments and offers owners corporations the opportunity to install solar panels on apartment buildings. The Minister was joined by local Member for Fraser Dr Daniel Mulino and was greeted by Brimbank's Deputy Mayor Cr Jae Papalia. It is important that Minister Bowen chose Brimbank to promote the Solar for Apartments program, particularly given our previous advocacy to him about the impacts of climate change on disadvantaged communities.

Further Funding for Homelessness Support Services

On 28 February 2024, the Australian Government announced that it will provide $73m to extend funding for the Equal Remuneration Order supplementation for homelessness services for a further 12 months. The funding will cover the wages of the workforce and was due to expire in July 2024. Addressing homelessness is one of Brimbank's advocacy priorities. The topic is outlined in both our Advocacy Plan and Budget Priorities brochures and has been raised by successive Mayors with a number of Federal MPs and Senators.

MAV/ALGA Conferences

The MAV has issued a request for its member Councils to present motions for potential adoption at its State Council Meeting on 17 May 2024. The deadline for submitting motions was 18 March. Officers have submitted motions pending Council endorsement.

Similarly, ALGA has invited members to submit motions for consideration at its annual National General Assembly, scheduled to take place in Canberra from 2-4 July 2024.

The motions that Brimbank intends to submit reflect current Council priorities that are identified in the Brimbank Advocacy Plan 2023-25 and are of either state-wide or national significance. They also include key priorities that Brimbank is jointly advocating for in partnership with other LeadWest member Councils. These topics are listed below, with the detailed motions shown in Attachment 1 (MAV) and Attachment 2 (ALGA).

- MAV State Council Meeting
  - Upgrades to Major Highways
  - Mental Health Social Inclusion Action Groups
  - Improving Victoria's Bus Network
- ALGA National General Assembly
  - Upgrades to Major Highways
  - Unemployment Support

Community Engagement

This report is consistent with the policy, evidence and current positions of Council, widely informed by community engagement and insight and the Brimbank 2023-25 Advocacy Plan.

Resource And Risk Implications

Resource requirements can be met within the Annual Budget 2023/2024.

Community: potential impact on community, including public trust and customer service impact
• None

Environmental: impacts on environmental sustainability, including water/waste management, climate change, and contaminated land
• None

Financial: significant financial impacts
• None

Regulatory: legal, legislative or regulatory implications including the rights/obligations of stakeholders
• None

Safety: health, safety or duty of care impacts
• None

Legislation/Council Plan/Policy Context

This report supports the Council Plan 2021-2025 strategic direction and objective of:

1. People and Community - A welcoming, safe and supported community - An inclusive place for all
• Wellbeing and Belonging - Responsive services that support mental and physical wellbeing

2. Places and Spaces - Liveable and connected neighbourhoods that support healthy and sustainable futures - A green place for all
• Liveable and Connected - Inviting and liveable spaces and facilities, connected so people can get around

3. Opportunity and Prosperity - A future focused, transforming city where all have opportunities to learn and earn - A prosperous place for all
• Growing and Transforming - Optimise community opportunities through infrastructure innovation and investment
• Earning and Learning - Everyone has access to education, training and lifelong learning to support their aspirations.

This report complies with relevant policy and legislation.

Council officers contributing to the preparation and approval of this report have no conflicts of interests to declare.

Motions for MAV State Council Meeting – 17 May 2024

Name of Motion

Upgrades to Major Highways

Motion

The MAV calls on the Victorian Government to significantly increase the level of funding to upgrade major highways in Victoria and to work closer with Councils across the state to better understand the deficiencies in their road networks.

Strategic Relevance to the MAV

- Well-planned, connected and resilient built environment

Rationale for Motion

Victoria's arterial road network forms the major connections to move people and goods between the State's major regions, activity centres, freight terminals, tourist areas and population centres.

Victoria has the highest density of highways of any state in Australia, with high traffic and congestion deteriorating the roads and affecting the safety of commuters. Many of the existing interstate and intrastate road corridors pass through rapidly growing communities with busy intersections and lower speed limits. These highways and roads will become increasingly congested as the population grows, requiring further investment.

The 2023-2024 State Budget showed a $380m reduction in annual spend on road maintenance by the State Government since 2020, equivalent to a 45% decrease. Roads are continuing to deteriorate. Given that current State Government funding streams and grants are insufficient, the Victorian Government needs to better support councils with greater funding to deliver safety upgrades to major highways.

Name of Motion

Mental Health Social Inclusion Action Groups

Motion

The MAV calls on the Victorian Government to increase support for the delivery of mental health services by expediting the establishment of mental health social inclusion action groups in all Local Government Areas.

Strategic Relevance to the MAV

- Healthy, diverse and thriving communities

Rationale for Motion

Early intervention and primary prevention programs for those facing mental health challenges will build courage, improve self-awareness and increase a sense of belonging and self-worth. Building resilience will contribute to preventing suicide ideation, increasing participation in society and reducing the load on the current mental health system that is struggling to keep up with demand.

The Royal Commission into Victoria's Mental Health system recognised that communities are best placed to understand and drive local and social connection and inclusion efforts that support mental health and wellbeing. The Royal Commission therefore recommended that social inclusion action groups (SIAGs) be established in all of Victoria's 79 LGAs to support local communities to prevent social exclusion and to promote social inclusion and connection.

The 2022-23 State Budget allocated $9.1 million to deliver the first five SIAGs in Frankston, Benalla, Mansfield, Wangaratta and Latrobe, with the next five from 2024-25. However, the establishment of SIAGs in all 79 LGAs needs to be fast tracked, as the current roll-out is very slow despite the much needed resources to address mental health challenges across the state.

Name of Motion

Improving Victoria's Bus Network

Motion

That the MAV calls on the Victorian Government to implement all 10 recommendations outlined in Infrastructure Victoria's report '*Fast, frequent, fair: how buses can better connect Melbourne*'.

Strategic Relevance to the MAV

- Well-planned, connected and resilient built environment

Rationale for Motion

By 2050, Victoria's population is expected to surpass 10 million. The population in outer metropolitan growth areas and regional centres is expected to almost double, creating new demands for transport in more locations. Rapid growth in Victoria has left communities without adequate bus services, as bus routes and service provision has not increased in-line with population and job growth.

In 2022, the Department of Transport and Planning held a community consultation on a bus network reform across Mildura and Melbourne's northeast and northern suburbs. The common themes that arose are a need for more frequent bus services, improved reliability and better connectivity to other suburbs, trains and activity centres.

Infrastructure Victoria's recent report '*Fast, frequent, fair: how buses can better connect Melbourne'* found that buses can provide faster and more frequent services compared with other modes of transport, operate for longer hours and use routes that better connect shopping precincts, train stations and other activity centres. This can reduce road congestion, give more people access to public transport and cut Victoria's transport emissions.

The report outlined the following 10 recommendations to the Victorian government to prioritise actions and investment within 5 years:

1. Increase the frequency of bus services, beginning with outer and growth area suburbs.
2. Optimise the bus network through fast and direct routes.
3. Extend operating hours to match passenger demand and improve timetable integration.
4. Strengthen the role of community transport.
5. Speed up buses through on-road priority and smarter technology.
6. Plan and deliver bus rapid transit across Melbourne.
7. Improve the bus stop and interchange experience.
8. Substantially reduce bus fares relative to other modes.

9. Update the Principal Public Transport Network to align it with existing and future mass transit bus routes to be delivered through Victoria's bus plan.
10. Provide funding certainty for growth area buses.

Motions for 2024 ALGA National General Assembly – July 2024

1. Name of Motion

Upgrades to Major Highways

Motion

This National General Assembly calls on the Federal Government to significantly increase the level of funding to upgrade major highways across Australia and to work closer with Councils across the nation to better understand the deficiencies in their road networks.

National Objective

Transport and infrastructure are significant areas of expenditure for all councils, while some funding is provided by the Australian and State Governments, Councils cannot cover the extensive costs of maintaining and upgrading major highways and need further government investment.

Rationale for Motion

Arterial road networks form the major connections that move people and goods between major regions, activity centres, freight terminals, tourist areas and population centres.

Australia has the 9th highest road network size in the world. However, major highways are becoming more congested with deteriorating conditions affecting the safety of commuters and not meeting the demands of communities. The existing interstate and intrastate road corridors pass through rapidly growing communities with busy intersections and lower speed limits. These highways and roads will become increasingly congested as the population grows, requiring further investment.

As result of the Federal Government's Infrastructure review in 2023, a total of 50 infrastructure projects worth $11.6bn were cancelled. These included funds allocated to a number of major highways such as the Great Western Highway in NSW, the Calder Highway in Victoria and the Truro Bypass Project along South Australia's Sturt Highway.

2. Name of Motion

Unemployment Support

Motion

This National General Assembly calls on the Federal Government to:

a. Increase the JobSeeker and Youth Allowance payments
b. Create an Economic Inclusion fund to create local job opportunities for local people

National Objective

In recent years, Australia has faced high inflation coupled with a lengthy period of increases to interest rates, exacerbating the cost of living pressures and the increase in the cost of essential goods. This has had a significant effect on the most vulnerable citizens, particularly those who are receiving JobSeeker and Youth Allowance. Increasing these payments, in addition to creating an Economic Inclusion Fund, can reduce inequality, decrease the cost of living pressures and aid in the mental wellbeing of those affected.

Rationale for Motion

Addressing unemployment will encourage residents to be more active in society, decrease their level of socio-economic disadvantage and provide them with the opportunity to earn and learn. An increase to JobSeeker and youth allowance would see many people assisted out of poverty and decrease the reliance on State government support. According to research undertaken by the Australia Institute think tank, Australia has one of the lowest unemployment benefits out of any OECD country. Despite recent increase to support payments, the rates still do not cover the cost of basic and essential items. For example, JobSeeker does not keep pace with the increased cost-of-living.

The establishment of an Economic Inclusion Fund aims to create local job opportunities for vulnerable groups across Australia. Funding for economic inclusion initiatives will help create an inclusive economy that enables local jobs for local people experiencing barriers to employment. Such initiatives can include expanding the program offerings of various local government facilities, and appointing employee pathways and program officers to connect people with training opportunities through TAFE Skills and Job Centres. These officers can work with specific cultural and language groups across libraries, Neighbourhood houses and local shopping centres to support job seekers.

12.12	Green Gully Reserve Northern Precinct Enhancement Plan Project Update
Directorate	Infrastructure and City Services
Director	Chris Leivers
Manager	Dominic Di Martino
Attachment(s)	1. Green Gully Northern Enhancement Precinct [12.12.1 - 1 page] 2. CONFIDENTIAL - Green Gully Reserve Northern Precinct Enhancement Plan Project Budget [12.12.2 - 3 pages]

Purpose

For Council to consider an update on the Green Gully Reserve Northern Precinct Enhancement Plan.

Officer Recommendation

That Council:

a. Notes the status update on Green Gully Reserve Northern Precinct Enhancement Plan.

b. Notes that with rate capping, a growing asset base, increasing asset renewal obligation, various competing priorities for funding and broader ongoing financial challenges facing Council, and an ambitious agenda for Council to deliver assets that support community participation and broader wellbeing, investment in infrastructure must be directed into projects that deliver the greatest value for money and best community outcome;

c. After considering the options available for development of the Green Gully site, and noting the known complexities and uncertainty about the ability to proceed, the uncertainty of the full costs to deliver the project at this site, and the relatively poor value for money represented by this project, determines not to proceed with the planned sports facilities at the site;

d. Subject to the decision not to proceed with the planned sports facilities at the site, refers the site to the upcoming Creating Better Parks Open Space and Playground Policy and Plan update to determine the most suitable informal use of the site in future.

Background

Council's Sports Facility Development Plan 2023 (Sports Plan) identifies the sporting trends and sporting infrastructure needs of the Brimbank community, and establishes ways to provide people of all ages, abilities and gender, the opportunity to access and participate in a range of sporting activities. The Sports Plan identified that the current and future demand for sports facilities outweighs the current provision, with the community requiring a further seven soccer pitches, three AFL ovals and two rugby pitches by 2027. Council has been investing significantly in existing and new facilities to reduce this demand gap.

The Sports Plan includes a rolling program for the development of new sports facilities, with Green Gully Reserve the highest priority for a new sports ground and supporting infrastructure. To ensure the appropriate layout of required facilities in the vacant Northern Precinct of the Reserve, the Green Gully Reserve Northern Precinct Enhancement Plan (Enhancement Plan) was developed and subsequently adopted by Council at the Council Meeting on 21 July 2020 following a six-week community consultation process on the Draft Enhancement Plan.

The adopted Enhancement Plan provides Council with a proposed site layout of Green Gully Reserve Northern Precinct (the Site) including the following facilities which are recommended to be included to provide additional sporting and recreational opportunities for the Brimbank community:

- Senior size oval to cater for numerous sports
- Multipurpose pavilion with two change rooms
- Sports lighting (100 lux)
- Coaches boxes
- High ball protection fencing
- Car parking (100 spaces)
- Picnic and playground area
- Pathway network
- Road extension (McRae Boulevard)

At the Council Meeting on 18 August 2020 Council considered a report on the Final Draft 2020/2021 Annual Budget, including the Capital Works Budget. The Capital Works Budget included an initial allocation of $1.4M for the implementation of the Green Gully Reserve Northern Precinct Enhancement Plan Project (Project), to fund the commencement of detailed design and fund the procurement of native vegetation offsets required to progress the development of the sports facilities.

At the Council Meeting on 16 February 2021, Council received a report on the status of the implementation of the Project and noted Council's Chief Executive Officer, under delegation, had submitted an Application for a Ministerial Exemption for the procurement of native grass offset. In July 2021, Council received the Ministerial Exemption to enable Council officers to progress the procurement of the native grass offset and finalisation of Commonwealth and State Government approvals to enable development to proceed.

At the Council Meeting on 15 March 2022, Council received a report with an update on the implementation of the Green Gully Reserve Northern Precinct Enhancement Plan and in *the* exercise of the power conferred by section 11(1) of the Local Government Act 2020, delegated to the Chief Executive Officer, and any Acting Chief Executive Officer, the power to execute the agreement with Crichton Properties from Council to the Chief Executive Office, for the purchase of native grass offsets.

During concept design and due to increasing project costs and budget constraints, Green Gully Close access road, a secondary car park on the Green Gully Close access road and storm water harvesting system dam upgrade were removed from the scope of works (A full scope of works and costs can be found at Attachment 1).

Matters for Consideration

Brimbank, like all Victorian councils, have been subject to Rate Capping since 2016. This has had a cumulative impact at Brimbank of in the order of $126M to date and will continue to impact the financial sustainability in future years. Brimbank Council also has a large asset base, a significant obligation to maintain and renew these assets and an ambitious agenda to continue to deliver assets that support community participation and

support broader wellbeing. As such, it is critical that capital investments are well considered, and provide good value for money.

It is also important that Council fully understand both the cost of projects and any complexity that risks delivery of the project, cost increases, or both.

Recent developments relating to the Project have raised questions regarding the viability of the Green Gully Project, with Aboriginal artefacts being discovered; these will require further investigations to understand the full implications and the cost. The current cost estimate for the project is $16,150,000, however due to the further cultural heritage investigations, and potential actions required, this could escalate to an estimate of $17,700,000 or more, with the final upper amount unable to be confirmed.

Analysis

Native Grass

Council's consultant Ecology and Heritage Partners (EHP) have provided expertise and advice to assist with this specialist process.

An investigation by EHP consultants identified native vegetation that is protected as per the requirements of Commonwealth Government and Victorian State Government. The native vegetation is an endangered ecological community "Natural Temperate Grassland of the Victorian Volcanic Plain" (NTGVVP), protected under the Commonwealth *Environment Protection and Biodiversity Conservation Act (EPBC Act)* and the "Western (Basalt) Plains Grassland" ecological community, protected under the State Government *Flora and Fauna Guarantee Act 1998 (FFG Act – Victoria).*

In cases where protected native grass is identified, the development can only proceed if it is 'offset' as per Commonwealth and State Government requirements. Given the limited native grass offset sites available i.e. only one suitable site identified to meet requirements, and the *Local Government Act 1989* procurement requirements for tendering of goods and services, a Ministerial Exemption was required to progress the procurement of native grass offset exempting tendering process. Based on this, Council's Chief Executive Officer, under delegation, submitted an Application for a Ministerial Exemption in November 2020.

In July 2021 Council was notified by the Minister for Local Government that the request to enter into a contract with landowners identified on the Department of Environment, Land, Water and Planning's (DELWP) Victorian Native Vegetation Credit Register, for the management and purchase of native vegetation offsets at Green Gully Reserve Northern Precinct in Keilor Downs, was successful.

Upon review of all parties, it was submitted to Commonwealth Department of Agriculture, Water and the Environment (DAWE) for review. After extensive reviews and two rounds of community consultation, the Preliminary Document and Offset Management Plan was finalised. During this process, a variation to the submission was submitted to omit Stage 2 of the development, as securing costly offsets at this stage was not viable.

The Planning Permit was approved August 2023, following over 12 months of extensive negotiations with Department of Energy, Environment and Climate Action (DEECA).

Until DEECA confirmed the scope of the native grass removal, detailed design for the precinct was unable to progress, as site design set out could not be confirmed.

Following Planning Permit approval, native grass offsets were required to address State Government requirements and were secured October 2023.

An agreement was formed with Crichton Properties Pty Ltd and DELWP which required Council to pay $1.477 million for the purchase or native grass offsets.

Cultural Heritage
As part of the Project site is an 'area of cultural heritage sensitivity', Council undertook a CHMP, as part of a best practice approach and to mitigate potential risks to the project. If the project was undertaken without a CHMP it could risk damaging a cultural significant site; in addition, if any artefacts that were subsequently discovered during construction, the project would be required to immediately cease until those artefacts were recovered and appropriate approvals obtained, resulting in significant delays and costs to the Project.

An on-site archaeological investigation (standard & assessment) survey commenced October 2023, following the approved Planning Permit and approval for removal of the native grass. Artefacts were found during fieldwork, in four separate locations, in ground and on the surface, and as a result a further phase of archaeological fieldwork are required. Should additional Aboriginal cultural heritage items be discovered in the next phase of testing, further phases of excavation would be required until no further artefacts are found. The programming of the next phase of fieldwork can take months to secure in a booking.

Following the completion of the fieldwork, a meeting with the Registered Aboriginal Party (RAP) would be required to discuss the results and proposed management conditions. The RAP has long lead times for both fieldwork and meetings and this process could take up to 5 months.

If a Cultural Heritage Management Plan (CHMP) is undertaken to progress the planning for this project, on completion of the fieldwork a CHMP will be submitted for approval and proceed to register the Aboriginal Place(s), which can take up to nine months. For any salvage work undertaken, the Heritage Archaeologist is required to prepare a separate Salvage Report. If the Aboriginal Place/s discovered during this time cannot be protected from harm, salvage requirements may be required by the Registered Aboriginal Party.

Salvage would be endorsed during the CHMP process and would need to occur before any works could occur onsite. This process can add an additional 12 months to the project timeline, also resulting in significant costs. Council officers cannot confirm possible salvage costs at present because they do not know what the final size of each registered Place will be until after the fieldwork is complete, making the cost and timeframe uncertain.

Cost Analysis
To address budgetary considerations for this project, Council at the August 2022 Council Meeting endorsed extending the project timeline by an additional twelve months, with the revised completion date June 2025.

Financial Year	Allocated Budget	Expenditure
2020/2021	$1,400,000.00	$381,659.22
2021/2022	$1,400,000.00	$11,612.58
2022/2023	$4,700,000.00	$183,339.20
2023/2024	$3,850,000.00	$1,613,942.82
Total	$9,950,000.00	$2,190,553.82

The current Stage 1 Precinct Plan includes the development of one multipurpose ground, car parking, landscaping, footpath network and road access from McCrae Boulevard. The cost of this development is estimated to be $16,150,000 (See Confidential Attachment 2). However, due to the cultural heritage of the site, could escalate to an estimate of $17,700,000 or more. Unfortunately, with the current level of site complexity and uncertainty, officers cannot provide an upper limit to the potential cost of the Project.

The Project has had only one confirmed potential funding opportunity, being Sport and Recreation Victoria's Local Sports Infrastructure Fund, with an application currently submitted for $300,000. The Grant, whilst welcome, would cover only a very small portion of the project cost, if Council were successful with its application. This is also a highly competitive grant program with limited funding available, with the complexities around native grasses and cultural heritage likely to make this a less attractive project to fund. As such, the majority it not all funding for the project will be required from Council's Annual Capital Works budget. Given that costs are now significantly higher than anticipated when initially approved by Council, and with the upper limit currently unknown, Council would be required to reallocate fund in future years Capital Works Program for this Project, which would necessarily be at the expense of other high priority projects.

From a cost benefit perspective, if Council were to proceed with the Project, this investment will provide for one winter tenant and one summer tenant. Officers note an investment of this level (circa $17M) at other sites identified in the Sports Facility Development Plan, could deliver 4-5 new sportsgrounds and provide significantly greater benefits for the community.

The new sportsground priority order (in the adopted Sports Development Plan) includes, Keilor Park Reserve, new synthetics in the South, outdoor netball courts, Sassella Park Pitch 1 Deer Park, Keilor Lodge Pitch 4 Taylors Lakes with an expected cost of $15,000,000 to deliver all 5 facilities, which officers believe would benefit the wider Brimbank community.

The current Project site at Green Gully has no current infrastructure and requires a complete redevelopment; whereas the alternative priority sites identified in the Sports Facility Development Plan are project ready and do not have any significant overlays that would prevent future development.

Options

Option A (Recommended)

A. Upon a thorough analysis and careful consideration, the Project does not proceed due to financial constraints and extensive feasibility issues, resulting in significant delays. Noting that there may be some future community use of the site, and that this future use can be referred to Council's Creating Better Parks Open Space and Playground Policy and Plan for consideration. Noting also however that the Design Development stage of this project is complete, and a cost plan has been developed, and Preliminary Contract Documentation has commenced (Architectural only), with base documentation created; this would provide the basis for the project to be revisited in future if deemed necessary and good value.

Option B (Not recommended)

B. Proceed with planning for the Project, be undertaking the second phase of archaeological fieldwork, noting that should additional cultural heritage items be

discovered, subsequent phases of excavation will be required, extending the process by at least 12-18 months or more and increasing costs. Noting also that if there is a discovery of critical artefacts, salvage treatments and recommendations would be made, which would impact construction commencement, which would be delayed until April 2025 or later; there is also potential for these recommendations to have considerable impact on the ability to deliver the proposed Stage 2 in this precinct. If Council determined to proceed with the Project, cognisant of the various risks outlined in this report, the project contract documentation would be completed, with a further cost increase reflected in the Design Consultant Contract.

Implementation

Option 1 – Not proceed

Based on Council decision to proceed with Option 1, Council will formalise the Deed of Termination and Release with the Design Consultant, eliminating any further design costs and cease CHMP investigations.

Communications with relevant stakeholders and the broader community will take place to explain the decision not to proceed.

Given the complexity of Green Gully Reserve regarding its environmental and cultural values and its size, making improvements will require time and careful consideration; this will be guided by the Green Gully Northern Precinct Master Plan. To date there have been delays and budget constraints in delivering on elements of the Master Plan; however detailed design and Cost Plan C (Design Development Stage) has been completed. Preliminary Contract Documentation (architectural only) has commenced so that it can be ready if Council make a decision to proceed with the project (subject to design consultants contract fee being revised to reflect the project budget increase).

Option 2 - Proceed

On the basis of Council decision to proceed with Option 2 and based on the current information and advice received to date, the completion of the CHMP due to the many variables and a salvage type process could push the timelines out as follows:

- Next phase of Archaeological fieldwork — April 2024
- CHMP process thereafter, based on a 9 month period — January 2024
- RAP determines salvage required, additional 12 months — December 2025
- Construction commences** — April 2026

**Assumes the Tender and Tender evaluation process occurs during the CHMP or salvage process.

Note: The timelines may change if there are unforeseen delays in the CHMP process, and any decision to tender the project would need to be reviewed/re-evaluated.

If Council decided to support this option and proceed with further archaeological work and the CHMP process in 2024/25, officers would need to budget for this work in 2024/25 and this would require an amendment to the draft 2024/25 Capital Works Program; this would necessarily be at the expense of other projects currently listed in the draft 2024/25 Capital Works Program.

In addition, a variation of $388,876.40 excluding GST would be required for Contract No. 21/430211 Design and Consultancy Contract due to the revised project budget. It is

highly likely that this Contract will continue to increase in costs as the design and investigations progress leading to further variations required.

Green Gully Reserve Northern Precinct Enhancement Plan - Stage 2

The Green Gully Site includes an additional land parcel designated for potential future development, pending further investigations and approvals. However, given the prolonged and intricate approval processes endured, such as securing Commonwealth and State native grass approvals and obtaining cultural heritage approval, coupled with the future development area being situated within a high voltage electricity power line easement, its development potential is significantly constrained. And whilst the costs to achieve sporting use is unknown, based on current knowledge is likely to be significant (assuming approvals can be received), and poor value for money.

During the initial Stage 1 consultation process with Department of Energy, Environment and Climate Action (DEECA), the scope of native grass removal was reduced by over 4,000m2 and it is expected that there would not be support for the removal of the remaining native grass located in Stage 2; and if approval was received, it would come at a substantial cost, given that suited sites are scarce for Commonwealth protected native grasses.

Expert advice has indicated that due to the location of the future playing fields being within the ‘area of cultural heritage sensitivity’, and over an existing ‘Heritage Place’, a new Cultural Heritage Management Plan for Stage 2 would be required. With artefacts found within the proposed development area (existing heritage Place), the likelihood of finding further artefacts is increased.

Stage 2 includes an overhead transmission easement making it challenging for an additional competition sportsground due to the overhead restrictions that will restrict the optimum location of floodlighting. Without being able to achieve optimum levels of lighting, this site would likely restrict any future sportsground be training grounds only.

Considering these limitations, particularly in floodlighting installation and the need to navigate extensive approval processes including a new Planning permit, the viability of the future development option of Stage 2 appears to be increasingly untenable.

Alternative Use

The Master Plan includes existing Council strategies, policies and plans and frameworks were reviewed and considered in the development of this Project. The key documents that have influenced the development of the project include, Sports Facility Development 2018, Cycling and Walking Strategy, Creating Better Parks Policy and Plan, Urban Forest Strategy, Biodiversity Strategy, Habitat Connectivity Plan, ESD Framework and Sustainable Water Management Strategy.

Subject to Council agreeing with the recommendation not to proceed with the Pavilion and Sportsground project in this location, future alternative use of the site would be referred to Councils’ Creating Better Parks Open Space and Playground Policy and Plan (CBP) for consideration.

Community Engagement

During the development of the Green Gully Northern Precinct Enhancement Plan, extensive consultation with the community and key internal stakeholders was carried out.

Council will continue to engage with stakeholders and the community to inform the future use of the site following Council’s decision if the recommended option is adopted. Communications with the community will take place following Council’s decision on this matter via Council’s website and other methods as appropriate.

The Project is at high risk, of significant delays and uncontrollable cost escalations. If Council accept officers' recommendation not to proceed, officers will inform stakeholders and the broader community of the decision and rationale; if the recommended option is not endorsed Council will provide status updates via Council's website to ensure the Community is kept informed of the Project progress.

Resource And Risk Implications

The resources required for current planning and design can be met within the Annual Budget 2023/2024, however noting that Option 2 would have a significant impact on multiple years budgets and a direct impact on the ability to deliver prioritised projects. Refer to Confidential Attachment 2 for project financials.

Community: potential impact on community, including public trust and customer service impact
• Yes - The Sports Facility Development Plan identifies that additional sports facilities are required in order to meet current and future demand. However, there would be substantially more community benefit from investing the likely cost of proceeding with the sports facilities at Green Gully Reserve, in other high priority sportsground projects at other sites. It is highly likely that investing upwards of $16-17M for one winter and one summer tenant would not be considered by many in the community as a wise investment of Council funds.

Environmental: impacts on environmental sustainability, including water/waste management, climate change, and contaminated land
• Yes - Environmental investigations have been undertaken to provide Council with a clear understanding of the site and the required actions to develop the site. These investigations have revealed the site has high native flora and cultural heritage values that is resulting in it being a very complex site for development for sports facilities.

Financial: significant financial impacts
• Yes – If the project were to proceed, it will require additional funding in future years over the allocated and approved budget of $9,950,000.00. The cost estimate at this stage, whilst still not finalised is currently approximately $16,150,000, with the potential for the project cost to be $17,700,000 or more. On that basis, officers' advice is the project represents a financial risk and does not represent good value for money.

This report addresses the financial risks with this project and endorsement of Officer Recommendation outlines that Council is managing its budgets in a sustainable and responsible manner and look to invest in sites less complex resulting in a better outcome for the community.

There are no regulatory or safety implications of note.

Legislation/Council Plan/Policy Context

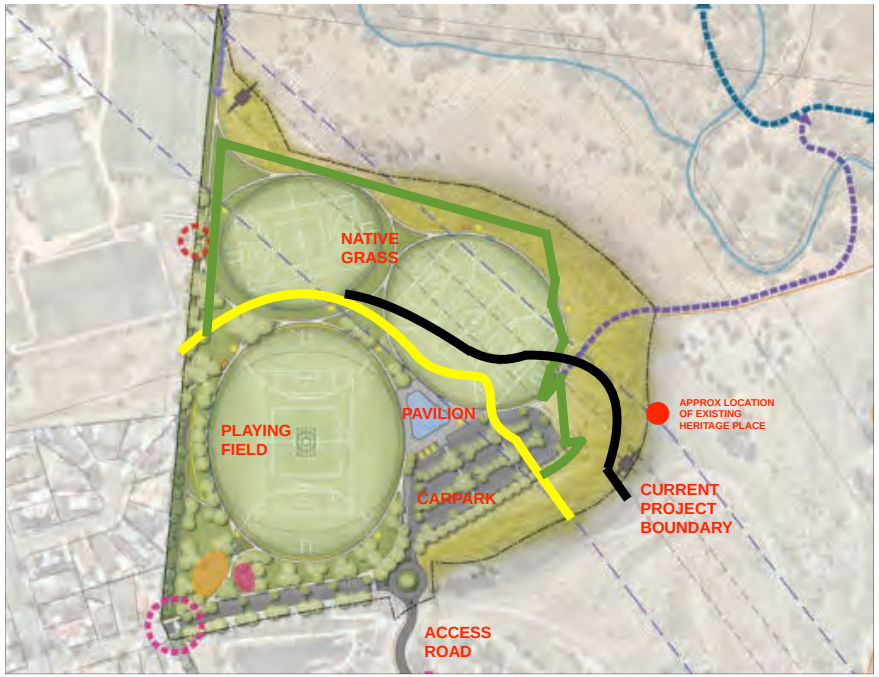
This report supports the Council Plan 2021-2025 strategic direction and objective of:

1. People and Community - A welcoming, safe and supported community - An inclusive place for all
• Wellbeing and Belonging - Responsive services that support mental and physical wellbeing

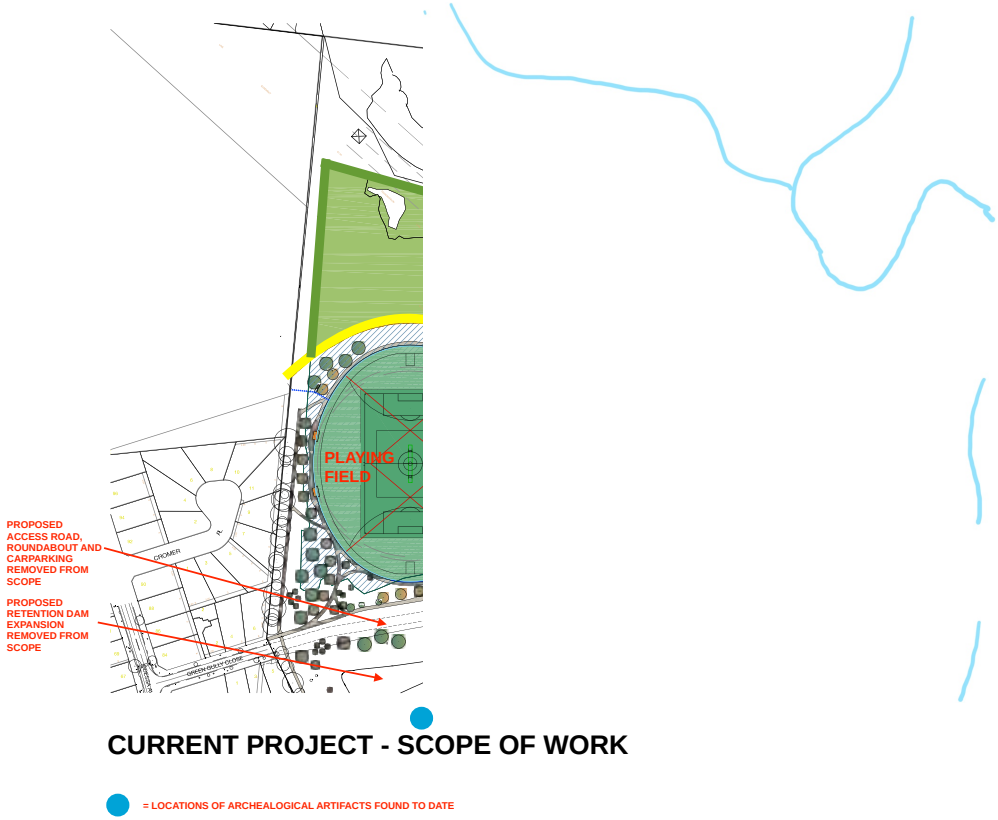
2. Places and Spaces - Liveable and connected neighbourhoods that support healthy and sustainable futures - A green place for all
• Liveable and Connected - Inviting and liveable spaces and facilities, connected so people can get around.

This report complies with Council Plan 2021-2025, Community Vision 2040, Sports Facility Development Plan 2018, Creating Better Parks Policy and Plan 2016, Sustainable Water Management Strategy 2013-2023, Community Services and Infrastructure Plan 2018 and Cycling and Walking Strategy 2016.

Council officers contributing to the preparation and approval of this report, have no conflicts of interests to declare.



CURRENT MASTERPLAN FOR THE SITE



CURRENT PROJECT - SCOPE OF WORK

12.13	Contract No. 22/3211 (PA 2403/0109) - Supply and Delivery of Bulk Fuel - Extension of Contract
Directorate	Infrastructure and City Services
Director	Chris Leivers
Manager	Tom Razmovski
Attachment(s)	1. CONFIDENTIAL - Contract Extension Report [12.13.1 - 2 pages]

Purpose

For Council to consider the extension of Contract No. 22/3211 (PA 2403/0109 - Bulk Fuels) - Supply and Delivery of Bulk Fuel, for a one (1) year period.

Officer Recommendation

That Council approves the extension of Contract No.22/3211 (PA 2403/0109 - Bulk Fuels) - Supply and Delivery of Bulk Fuel for a period of one year to 31 March 2025, to a panel of suppliers comprising:

- Ampol Australia Petroleum Pty Ltd;
- Pacific Petroleum Pty Ltd; and
- Petrogas Pty Ltd

Background

Pursuant to an Instrument of Delegation made by Council on 15 March 2022 under section 11(1) of the *Local Government Act 2020*, the Chief Executive Officer awarded Contract No. 22/3211 Supply and Delivery of Bulk Fuel (Contract) on 23 March 2022.

The Contract forms part of the Operational Program approved by Council as part of the Annual Budget process.

The Contract initially established by Procurement Australia (PA) was formed with three (3) bulk fuel suppliers, commenced on 1 April 2022 for contract duration of 2 years with further two (2) x one (1) year options to extend.

The services under this Contract are for the supply and delivery of bulk fuel to Council nominated sites.

This report is presented to Council to consider extending the Contract for further one year period to 31 March 2025.

Matters for Consideration

Analysis
The services under this Contract have been performed to a satisfactory standard.

As fuel prices are subject to variation between the suppliers daily, utilising the panel of suppliers will continue to provide best value to Council.

The Contract Extension Report is provided at Confidential Attachment 1.

Implementation
Subject to Council approval, the Contract extension will be implemented for an additional one-year period from 1 April 2024 to 31 March 2025.

Community Engagement

Procurement Australia has entered into an Agreement whereby suppliers have agreed to making goods available to customers at unit prices and agreed terms.

Collaboration

Council has demonstrated collaborative procurement using PA Contract No. 2403/0109 - Bulk Fuels.

Resource And Risk Implications

Resource requirements can be met within the Annual Budget 2023/2024.

Resources required for future financial years will be referred to the Annual Budget process for consideration.

Community: potential impact on community, including public trust and customer service impact
• Yes – The provision of fuel is essential for Council's fleet of vehicles, plant and machinery for the ongoing and efficient delivery of Council services.

Environmental: impacts on environmental sustainability, including water/waste management, climate change, and contaminated land
• Yes – The provision of fuel is predominantly used in delivering Council's residential kerbside waste collection services. There are currently no genuine alternatives.

Financial: significant financial impacts
• Yes – Budget expenditure is from Council funding; the Operational budget is subject to Council approval. Refer to Confidential Attachment 1 for financial impact

There are no Regulatory or Safety risks identified.

Legislation / Council Plan / Policy Context

This report supports the Council Plan 2021-2025 strategic direction and objective of:

4. Leadership and Governance - A high performing organisation that enacts the vision and decisions of Council through the delivery of quality and innovative services - A fairer place for all
• High Performing and Accountable - Our workforce strive to enhance services and liveability for the Brimbank community.

This report complies with the Procurement Policy and the *Local Government Act 2020 (the Act).*

Council officers contributing to the preparation and approval of this report, have no conflicts of interests to declare.

12.14	Contract 21/3093 - Consultancy Services for Environmental Assessment Works at Former Landfill Sites
Directorate	City Futures
Director	Kelvin Walsh
Manager	Michelle van Gerrevink
Attachment(s)	1. CONFIDENTIAL - Contract 21 3093 - Direction to Award [12.14.1 - 8 pages]

Purpose

For Council to consider approval of a variation to Contract No. 21/3093 – Consultancy Services for Environmental Assessment Works at Former Landfill Sites; and extension options.

Officer Recommendation

That Council:

a. Approves a variation of $329,769.94 for Contract No. 21/3093 - Consultancy Services for Environmental Assessment Works at Former Landfill Sites, for works to the end of 2023/24.

b. Approves extension of Contract No. 21/3093 - to GHD Pty Ltd for an additional two-year period from 1 July 2024 to 30 June 2026, based on the tendered Lump Sum Component and Schedule of Rates.

c. Authorises extension of Contract No. 21/3093 to be signed by the Chief Executive Officer.

d. Authorises the Chief Executive Officer delegated authority to approve the Contract second contract extension option, including authorised contingency value, subject to the performance and competitive pricing of the contractor.

Background

Contract No. 21/3093 - Consultancy Services for Environmental Assessment Works at Former Landfill Sites - was awarded by the Interim CEO, on 22 December 2021, for the estimated amount of $740,318.70 (inc. GST), after a public tender process, for an initial period of three years to GHD Pty Ltd.

The Contract forms part of the Operational Program approved by Council as part of the Annual Budget 2023/24.

The services under this Contract are to complete routine environmental assessment works across four closed landfills, owned and managed by Brimbank, in accordance with legislation, EPA Notices and guidance, and each sites' environmental management plan.

The specified sites are:

- Green Gully Reserve, Keilor Downs
- Sunshine Energy Park, Albion
- Carrington Drive Reserve, St Albans
- 362 Sydenham Road, Sydenham

Sunshine Energy Park and Carrington Drive Reserve are together known as the Closed Sunshine Landfills.

In addition, further site assessment works are expected through the contract term in response to new EPA Notices, abnormal monitoring results, and environmental auditor recommendations. Additional triggers for further assessment also exist along with proactive works to mitigate potential impacts and comply with environmental duties.

Contract Variation

The Direction to Award Contract noted a lump sum and schedule of rates arrangement with an estimated tender amount of $740,318.70 (inc. GST). The estimated amount was based solely on the routine works element – no contingency value was allocated for expected, but un-scoped, additional works at that time. This has led to early exhaustion of the purchase order as it has been used for both routine and additional works.

During 2023/24, a Contract variation was approved by the Chief Executive Officer to increase the Contract award to $884,926.21 (inc. GST), in accordance with the CEO's financial delegation. This variation covered additional works to address an EPA Notice at Green Gully Reserve.

Also, during 2023/24, further and significant additional works are required across the landfill sites in response to environmental auditor recommendations, new EPA Notices, and a future expected EPA Notice for Green Gully Reserve. Continued delivery of the routine assessment program is also required. Forecast expenditure, to deliver the necessary works for the remaining part of this financial year, will aggregate the Contract value to greater than $1M, requiring consideration by the Council and approval of a contract variation.

An additional $129,769.94 (inc. GST) is required to continue delivering routine assessment works to the end of 2023/24.

Further, a contingency of $200,000 (inc. GST) is required to enable delivery of a significant scope of works to continue addressing environmental management of the landfill sites in accordance with EPA Notices and auditor recommendations.

The total Contract variation sought for approval, to the end of 2023/24, is $329,769.94 (inc. GST). Council approval is being sought as this variation will mean that the total contract value would surpass the CEOs financial delegation.

Contract Extension

Two sequential contract extension options are available, each for a further two-year period, with each to be awarded at Council's discretion. This report recommends taking up the first two-year period Contract extension option. Further, recommending the Chief Executive Officer be delegated authority to approve a second Contract extension option, subject to the performance and competitive pricing of the contractor.

The first two-year extension option is valued at an estimated $483,814. An initial 50% contingency of $241,907 is also required for this period to enable proactive and reactive response to environmental requirements. A total of $725,721 (inc. GST).

The second two-year extension option is valued at an estimated $507,236 for routine works. An initial 50% contingency of $253,618 is also required for this period to enable proactive and reactive response to environmental requirements. A total of $760,854 (inc. GST).

Matters for Consideration

This report is presented to Council to consider the Contract variation request, Contract extension assessment and recommendation to extend the Contract. Further, to authorise the Chief Executive Officer delegated authority to approve the Contract extension options, with approved contingency value, subject to the performance and competitive pricing of the contractor.

The current service provider, GHD Pty Ltd, has provided a satisfactory level of service during the initial term of Contract and holds significant corporate and site knowledge, which provide ongoing program efficiencies and cost savings Council.

There have been no contractual issues with the current service provider.

Based on this, and the information contained in Confidential Attachment 1, it is recommended that Council both varies and extends the Contract to GHD Pty Ltd for an additional two-year period at the agreed lump sum and schedule of rates to 30 June 2026, with a further extension option delegated to the Chief Executive Officer to approve from 1 July 2026 to 30 June 2028.

No further extension options are available beyond 30 June 2028 and Consultancy Services for Environmental Assessment Works at Former Landfill Sites would need to be re-tendered.

Implementation

Subject to Council approval, the Contract variation will allow for uninterrupted delivery of environmental services for the remainder of 2023/24, and the first extension option will be actioned for an additional two-year period from 01 July 2024 to 30 June 2026.

Community Engagement

Consultation was undertaken with the relevant Council departments to ensure the Contract services and structure align with, and best support, positive community outcomes by providing safe and environmentally sustainable places and meet Council's requirements.

Collaboration

There were no opportunities for collaboration with other Councils or public bodies available for this tender.

Resource And Risk Implications

Resource requirements can be met within the approved Annual Budget 2023/24.

The funding requirements for the extension period 1 July 2024 to 30 June 2025 have been referred to the 2024/25 annual budget process for consideration.

Resource requirements for future financial years will be referred to the Annual Budget process for consideration.

Expenditure for this service is forecast at approximately $372,000 (inc. GST) annually but may require an additional variation due to the unpredictable nature of contamination and the large, complex legacy sites within the program.

Contaminated land within Brimbank is a key strategic risk to Council. The Contract for Consultancy Services for Environmental Assessment Works at Former Landfill Sites forms a significant part of the operational budget for the Contaminated Land Unit. The scope of work covered by the Contract is critical in delivering Council's statutory responsibilities and obligations towards the aftercare of its closed landfills, and therefore complying with environmental duties.

Community: potential impact on community, including public trust and customer service impact
• Yes - The provision of this service is an integral part of Council's management of landfills that interface with public reserves and open spaces e.g. Green Gully and future reserves e.g. Sunshine Energy Park.

Environmental: impacts on environmental sustainability, including water/waste management, climate change, and contaminated land
• Yes - This service directly manages, and addresses known contaminated sites with both actual and potential environmental and human health risks.

Financial: significant financial impacts
• Yes – This service may identify or respond to environmental impacts that require remedial measures to be included within the Capital Works Budget at short notice.

Regulatory: legal, legislative or regulatory implications including the rights/obligations of stakeholders
• Yes - This service is a core response to statutory obligations and environmental duties.

Safety: health, safety or duty of care impacts
• Yes – This service includes assessment of environmental and human health risks relating to Council owned closed landfills, including impacts to adjacent land and waterways.

Legislation / Council Plan / Policy Context

This report supports the Council Plan 2021-2025 strategic direction and objective of:

2. Places and Spaces - Liveable and connected neighbourhoods that support healthy and sustainable futures - A green place for all
• Sustainable and Green - Protect natural environments for current and future generations

4. Leadership and Governance - A high performing organisation that enacts the vision and decisions of Council through the delivery of quality and innovative services - A fairer place for all
• High Performing and Accountable - Our workforce strive to enhance services and liveability for the Brimbank community.

This report complies with Council's Procurement Policy and the *Local Government Act 2020*.

This report facilitates compliance with Council's statutory obligations and duties in relation to the *Environment Protection Act 2017*.

Council officers contributing to the preparation and approval of this report have no conflicts of interests to declare.

12.15	Contract No. 21/3008 – Cleaning of Brimbank Community and Civic Centre – Additional Funds
Directorate	Infrastructure and City Services
Director	Chris Leivers
Manager	Dominic DiMartino
Attachment(s)	1. CONFIDENTIAL - Contract No. 21 3008 - Cleaning of Brimbank Community and Civic Centre [12.15.1 - 8 pages]

Purpose

For Council to consider approving additional funds for Contract No. 21/3008 – Cleaning of Brimbank Community and Civic Centre.

Officer Recommendation

That Council

a. Notes additional unforeseeable work has been required that has been allocated to Contract No.21/3008 - Cleaning of Brimbank Community and Civic Centre.

b. Notes that this additional work requires additional funds to be approved under the existing Contract, awarded by Council in 2021;

c. Approves additional funds of $336,300.00 (GST Inclusive) to Contract No. 21/3008 – Cleaning of Brimbank Community and Civic Centre awarded to Bogdan Investments Pty Ltd.

d. Notes that this Contract will conclude in August 2024 and a Tender process will be conducted to establish a new Contract for cleaning of the Brimbank Community and Civic Centre beyond this date.

Background

Contract No. 21/3008 – Cleaning of Brimbank Community and Civic Centre was awarded to Bogdan Investments Pty Ltd by Council on 15 June 2021 (refer Confidential Attachment 1) for a total Contract amount $1,308,402.47(GST inclusive). The Contract commencement date was 5 August 2021 for a three-year term with a two-year extension option and will expire for the initial term on 4 August 2024.

The services under this Contract are for programmed, periodic and ad-hoc internal and external cleaning of Brimbank Community and Civic Centre.

Matters for Consideration

Analysis
Since commencement of the current Contract, further unforeseen cleaning works have been required and charged to the Contract; based on this additional expenditure, there are insufficient funds under the original Contract sum to deliver the remainder of the Contract until 4 August 2024. These additional works have included:

- Implementation of traffic management when carrying out external window cleaning (as an OH&S requirement). External window cleaning on weekends only, to ensure there is minimal inconvenience caused to the public.
- Increase in boom lift costs due to building industry demands.
- Cleaning of internal windows that was not included in the original Contract.
- Cleaning of external silver cladding that was not included in the original Contract.
- Installation of bird spikes on external window louvres to prevent birds nesting and spreading of bird faeces.

There is currently $10,828.42 remaining for the Contract, with the end date of the initial term not until 4 August 2024. Additional funds are per the below as required to deliver the remainder of the Contract.

Original Contract Sum	$1,308,402.47
Amount and description of additional funds required • Cleaning of Brimbank and Civic Centre (including tenancy areas). • Periodical cleaning • Consumables • External Window Cleaning • Traffic Control TOTAL	 $196,500.00 $35,500.00 $15,800.00 $68,500.00 $20,000.00 $336,300.00
Revised Contract Amount (GST Inclusive)	$1,644,702.47

As a result of the above additional costs a further amount of $336,300 (GST Inclusive) is required for the remainder of the initial Contract term.

Implementation
Subject to Council approval, the initial term Contract amount will be revised to include the additional funds to cover the remainder of the Contract.

Community Engagement

As this is an internal Contract, not further community consultation is required.

Resource And Risk Implications

The resources of the additional funds required for this matter will be referred to the annual budget process for consideration.

Community: potential impact on community, including public trust and customer service impact
• Yes – Provisions within this Contract enable Council to ensure Council buildings and facilities are fit for purpose.

Financial: significant financial impacts
• Yes – an additional amount of $336,300.00 (GST Inclusive) is required in order to fulfil the initial Contract term.

Safety: health, safety or duty of care impacts
• Yes – Provisions within this Contract enables Council buildings and facilities to meet all required safety standards and operating requirements.

There are no Environmental or Regulatory risks.

Legislation / Council Plan / Policy Context

This report supports the Council Plan 2021-2025 strategic direction and objective of:

1. People and Community - A welcoming, safe and supported community – An inclusive place for all
• Wellbeing and Belonging - Responsive services that support mental and physical wellbeing

2. Places and Spaces - Liveable and connected neighbourhoods that support healthy and sustainable futures - A green place for all
• Liveable and Connected - Inviting and liveable spaces and facilities, connected so people can get around.

This report complies with Procurement Policy and the *Local Government Act 2020*.

Council officers contributing to the preparation and approval of this report, have no conflicts of interests to declare.

12.16	Contract No. 23/3329 - Dempster Park Tennis Refurbishment
Directorate	Infrastructure and City Services
Director	Chris Leivers
Manager	Dominic Di Martino
Attachment(s)	1. CONFIDENTIAL - Dempster Park Tennis Project Budget Update [12.16.1 - 2 pages]

Purpose

For Council to note and approve the Contract variation and budget increase for Contract No. 23/3329 - Dempster Park Tennis Club Refurbishment as outlined in Confidential Attachment 1.

Officer Recommendation

That Council:

a. Notes the Dempster Park Tennis Club refurbishment Project is complete;

b. Notes that as part of the Project, unavoidable Contract variations were incurred, which are beyond the value delegated to officers, and which Council is obligated to pay;

c. On that basis, approves the variation at Confidential Attachment 1 for Contract No. 23/3329 Dempster Park Tennis Club Refurbishment noting that these variations will increase the fixed price lump sum total Contract value, and;

d. Notes and approves the increased budget allocation for Dempster Park Tennis Club Refurbishment at Confidential Attachment 1, to cover the costs involved in the Contract variations.

Background

Contract No. 23/3329 - Dempster Park Tennis Refurbishment was awarded by Council at the May 2023 Council Meeting for a Contract Sum amount of $746,576.60 (including GST).

The Dempster Park Tennis Club Refurbishment project was identified as a high priority in the Sports Facility Development Plan, with the scope expanded as a result of external and club funding (outlined below).

The Project involved alterations and additions to the existing pavilion to modernise and refurbish the building to bring it up to current Council standards, as outlined in the Sports Facility Development Plan. The works include upgrading the change room, disabled toilet and kitchen along with the replacement of all timber windows, internal and external doors, eave linings, timber fascia and gutters which had reached their end of useful life.

Council was successful in May 2022 in securing funding through the 2021/2022 Local Sports Infrastructure Fund to assist with the delivery of the refurbishment. A condition of the funding application ensured that Dempster Park Tennis Club and Council provided a co-contribution to the project, which both parties were able to honour.

In addition to the Council awarded contract amount, there were other Project costs, including crane hire and portable toilet hire, which were excluded from the Contract cost, but which contributed to the total estimated Project cost of $893,773.10.

The total estimated Project costs was funded via various funding streams, including successful external funding applications (State and Federal), Councils contribution, Capital Works project under expenditure from other completed projects and funding from the Tennis Club as follows:

Project Source	Amount excluding GST
Sports Pavilion Kitchen Upgrade Rolling Program (BCC)	$102,204.00
Local Sports Infrastructure Fund (SRV)	$204,159.00
Federal Government Contribution sought by Tennis Club	$10,000.00
North Sunshine Tennis Club contribution	$72,909.00
Capital Works Project Savings (BCC)	$504,501.10
Total	$893,773.10

Matters for Consideration

Analysis

Construction commenced June 2023 with an allocated Project contingency to be used for unforeseen construction or design changes. The project has now been completed and has been subject to variations and increased Project costs.

During construction some changes and additional works were required to address matters as they arose during construction, deliver on the intent of the Project, and to ensure the project met Council and community expectations on completion. These were dealt with as Contract variations and assessed by the Project Manager as appropriate variations to the contract. These variations and the value of each, is outlined in Confidential Attachment 1.

Implementation

Subject to Council's approval of the budget increase and variations, the Contract sum amount will be updated to reflect the approved variations and payment will be made to the Contractor for all completed works.

Community Engagement

Consultation was conducted with internal key stakeholders, funding partners and the North Sunshine Tennis Club in order to determine requirements of the building. Information collected was used to develop the design and tender documents.

Resource And Risk Implications

The resources required for this matter can be met within the Annual Budget 2023/2024 based on project under expenditure from identified Capital Works projects already completed.

Financial: significant financial impacts

- Yes – The project budget requires additional funds in order to finalise Contractor

payments; as outline above, these funds are available through under expenditure on other completed Capital Works projects.

There are no Community, Environmental, Regulatory or Safety risks identified.

Legislation / Council Plan / Policy Context

This report supports the Council Plan 2021-2025 strategic direction and objective of:

1. People and Community - A welcoming, safe and supported community - An inclusive place for all
• Wellbeing and Belonging - Responsive services that support mental and physical wellbeing

2. Places and Spaces - Liveable and connected neighbourhoods that support healthy and sustainable futures - A green place for all
• Liveable and Connected - Inviting and liveable spaces and facilities, connected so people can get around

4. Leadership and Governance - A high performing organisation that enacts the vision and decisions of Council through the delivery of quality and innovative services - A fairer place for all
• High Performing and Accountable - Our workforce strive to enhance services and liveability for the Brimbank community.

This report complies with Council's Procurement Policy and the *Local Government Act 2020.*

Council officers contributing to the preparation and approval of this report, have no conflicts of interests to declare.

13 Notices Of Motion

Nil.

14 Notices Of Rescission

Nil.

15 Urgent Business

Nil.

16 Confidential Business

Nil.

17 Meeting Closure