Council Meeting

Agenda

Meeting No. 633

21 May 2024
Commencing 7.00pm

Council Chamber
301 Hampshire Road, Sunshine,
Victoria

Chris Leivers
Acting Chief Executive Officer
17 May 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	

Municipal Monitors

Ms Janet Dore	Municipal Monitor
Ms Penelope Holloway	Municipal Monitor

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

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

Cr Virginia Tachos has requested a leave of absence from 28 May 2024 to 30 June 2024.

Motion

That Council approves the request for a leave of absence for Cr Virginia Tachos for the period from 28 May 2024 to 30 June 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 3 to report 12.4 Governance Report May 2024**
- **Confidential Attachment 5 to report 12.13 Final Draft Sunshine Energy Park Vision Plan; and**
- **Confidential Attachment 1 to report 12.15 Contract No. 243458T Construction of Tennis Pavilion - Lionheart Reserve, Taylors Lakes**

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

- **Confidential Attachment 1 to report 12.16 Contract No. 24/3475 - Provision of Hard Waste Collection Services**

as it relates 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 (s 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. 632, held on 16 April 2024.

7 Condolences

Nil.

8 Congratulations

Nil.

9 Public Question Time

10 Petitions

10.1 Removal and Reconfiguration Of Parking Spaces

Petition received with 205 petitioners objecting to the removal and reconfiguration of any parking spaces directly in front of shops along Glengala Village, Glengala Road.

Motion

That Council

a. Receives a petition from 205 petitioners objecting to the removal and reconfiguration of any parking spaces directly in front of shops along Glengala Village, Glengala Road.

b. Refers the petition from 205 petitioners objecting to the removal and reconfiguration of any parking spaces directly in front of shops along Glengala Village, Glengala Road, to the Chief Executive Officer for consideration and response.

10.2 Reinstate the JR Parsons Recreation Reserve Upgrades

Petition received with 380 signatories urging Brimbank Council to reinstate the JR Parsons Recreation Reserve upgrades.

Motion

That Council:

a. Receives a petition from 380 signatories, requesting that Council reinstate the JR Parsons Recreation Reserve upgrades.

b. Refers the petition from 380 signatories in relation to requesting that Council reinstate the JR Parsons Recreation Reserve upgrades, to the Chief Executive Officer for consideration in conjunction with the budget engagement process.

11 Minutes/Reports Of Delegated Committees

Nil.

12 Officer Reports

12.1	**Planning Activity Update and Delegate Decisions and Planning Scheme Amendments Update - April 2024**
Directorate	City Futures
Director	Kelvin Walsh
Manager	Kristen Gilbert and Leanne Deans
Attachments	1. Delegated Planning Permit Decisions - April 2024 [**12.1.1** - 24 pages] 2. Graphical Representation Of Data From The Last Three Years [**12.1.2** - 3 pages] 3. Planning Scheme Amendment Status Summary April 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 April 2024 regarding planning permit applications and other matters
- The status of current Planning Scheme Amendments at 30 April 2024.

Officer Recommendation

That Council:

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

b. Notes the Planning Scheme Amendment Summary – April 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

67 planning determinations and 22 subdivision determinations were made under delegated authority in April 2024. 70 new planning permit applications were received in April 2024. The value of development for these 70 applications is $37.4 million.

A list of the planning applications determined under delegation from Council during April 2024 is at **Attachment 1. Attachment 2** provides a graphical representation of the data over the last three years.

	April 2024	Previous month (March 2024)	Monthly average for past 12 months	April 2023
Applications Received	70	45	65	60
Planning Permit Approvals	61	39	67	59
Notice of Decision to Grant a Permit	5	5	6	10
Refusal to Grant a Planning Permit	1	1	2	4
Subdivision Approvals	22	27	23	19
Cost of development for new applications (millions)	$37.4	$21.2	$42.8	$25.8

No planning appeals were determined by the Victorian Civil and Administrative Tribunal (VCAT) in this period. At the end of this period there were four appeals lodged at VCAT that had not yet been determined. This is eight less than at the end of April 2023.

The Planning Scheme Amendment Summary is shown at **Attachment 3** and includes four 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.

During April, Council undertook work associated with its decision to abandon Amendment C214brim (Development Contributions Plan – Schedule 2). 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
01/04/2024 – 30/04/2024

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
	89				
S228/2017 P/N: 1	Subdivision Certification	04/12/2017	31 Bardsley St, Sunshine West 1/31 Bardsley St, Sunshine West 2/31 Bardsley St, Sunshine West 3/31 Bardsley St, Sunshine West 4/31 Bardsley St, Sunshine West 5/31 Bardsley St, Sunshine West 31 Bardsley St, Sunshine West	General Residential Zone (GRZ) Subdivision - Residential 5 LOT RESIDENTIAL SUBDIVISION (PS 815746B)	$0
Determination: PSOC (Statement of Compliance) Determination Date: 18-04-2024					
S56/2019 P/N: 1	Subdivision Certification	29/03/2019	13 Chatsworth Ave, Ardeer 13 Chatsworth Ave, Ardeer 1/13 Chatsworth Ave, Ardeer 2/13 Chatsworth Ave, Ardeer 13 Chatsworth Ave, Ardeer	General Residential Zone (GRZ) Subdivision - Residential 2 LOT RESIDENTIAL SUBDIVISION (PS 830772P)	$0
Determination: PSOC (Statement of Compliance) Determination Date: 04-04-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
S203/2019 P/N: 1	Subdivision Certification	19/11/2019	14 Normanby St, Sydenham 1/14 Normanby St, Sydenham 2/14 Normanby St, Sydenham 3/14 Normanby St, Sydenham 14 Normanby St, Sydenham	General Residential Zone (GRZ) Subdivision - Residential 3 LOT RESIDENTIAL SUBDIVISION (PS 834419K)	$0
Determination: PSOC (Statement of Compliance) Determination Date: 24-04-2024					
S137/2020 P/N: 1	Subdivision Certification	10/09/2020	16 Cobrey St, Sunshine 16 Cobrey St, Sunshine	Neighbourhood Residential Zone (NRZ) Subdivision - Residential 2 LOT RESIDENTIAL SUBDIVISION (PS 839519D)	$0
Determination: PSOC (Statement of Compliance) Determination Date: 15-04-2024					
P657/2020 P/N: 1	Planning Application	09/12/2020	45 Holt St, Ardeer	Commercial 1 Zone (C1Z) Multi Unit Residential Development and PPAR-Multi dwelling and Store a CONSTRUCTION OF THREE (3) DOUBLE STOREY DWELLINGS; SHOP; OFFICE AND A REDUCTION IN CAR PARKING REQUIREMENTS	$998,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 19-04-2024					
S6/2021 P/N: 1	Subdivision Certification	21/01/2021	11 Fox St, St Albans 1/11 Fox St, St Albans 2/11 Fox St, St Albans 3/11 Fox St, St Albans 11 Fox St, St Albans	General Residential Zone (GRZ) Subdivision - Residential 3 LOT RESIDENTIAL SUBDIVISION (PS 845700H)	$0
Determination: PSOC (Statement of Compliance) Determination Date: 29-04-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
S59/2021 P/N: 1	Subdivision Certification	26/04/2021	68 King Edward Ave, Albion 68 King Edward Ave, Albion 17A Hutchinson St, Albion 17B Hutchinson St, Albion	General Residential Zone (GRZ) Subdivision - Residential 3 LOT RESIDENTIAL SUBDIVISION (PS 848408M)	$0
Determination: PSOC (Statement of Compliance) Determination Date: 05-04-2024					
S135/2021 P/N: 1	Subdivision Certification	08/09/2021	203 Sunshine Ave, St Albans 203 Sunshine Ave, St Albans 1A Norman St, St Albans	General Residential Zone (GRZ) Subdivision - Residential 2 LOT RESIDENTIAL SUBDIVISION (PS 904224N) ADJACENT TO A ROAD ZONE CATEGORY 1	$0
Determination: PCLP (Certification Lapsed) Determination Date: 15-04-2024					
P72/2022 P/N: 1	Planning Application	17/02/2022	24 Munro Ave, Sunshine North	Industrial 3 Zone (IN3) Removal of Native Vegetation and PPAR-Native Vegetation Removal REMOVAL OF NATIVE VEGETATION	$11,000
Determination: PLAP (Planning Application Lapsed) Determination Date: 26-04-2024					
S58/2022 P/N: 1	Subdivision Certification	02/05/2022	46 Manfred Ave, St Albans 1/46 Manfred Ave, St Albans 2/46 Manfred Ave, St Albans 46 Manfred Ave, St Albans	Neighbourhood Residential Zone (NRZ) Subdivision - Residential 2 LOT RESIDENTIAL SUBDIVISION (PS 909022Y)	$0
Determination: PSOC (Statement of Compliance) Determination Date: 10-04-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
S106/2022 P/N: 1	Subdivision Certification	04/07/2022	1/29 Cornwall Rd, Sunshine 2/29 Cornwall Rd, Sunshine 3/29 Cornwall Rd, Sunshine 29 Cornwall Rd, Sunshine	Neighbourhood Residential Zone (NRZ) Subdivision - Residential 3 LOT RESIDENTIAL SUBDIVISION (PS 910516P)	$0
Determination: PSOC (Statement of Compliance) Determination Date: 29-04-2024					
P615/2022 P/N: 1	Planning Application	04/11/2022	247 St Albans Rd, Sunshine North 267 St Albans Rd, Sunshine North	General Residential Zone (GRZ) Multi Unit Residential Development and PPAR-Multi dwelling CONSTRUCTION OF 125 DWELLINGS (DOUBLE AND TRIPLE STOREY)	$35,000,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 02-04-2024					
S159/2022 P/N: 1	Subdivision Certification	11/11/2022	1/15 Widnes Ct, Deer Park 15 Widnes Ct, Deer Park	Neighbourhood Residential Zone (NRZ) Subdivision - Residential 7 LOT RESIDENTIAL SUBDIVISION (PS 829655B)	$0
Determination: PSOC (Statement of Compliance) Determination Date: 24-04-2024					
P663/2022 P/N: 1	Planning Application	30/11/2022	11 Lloyd St, Deer Park	Residential Growth Zone (RGZ) Multi Unit Residential Development and PPAR-Multi dwelling VARIATION OF RESTRICTIVE COVENANT 1425814 AS IT APPLIES TO VOLUME 8306 FOLIO 847 TO ADD THE WORDS "EXCEPT FOR LOT 92 ON LP10758" AFTER THE WORDS "ANY BUILDING OTHER THAN ONE DWELLING HOUSE WITH USUAL OUTBUILDINGS" AND CONSTRUCTION OF FOUR (4) DOUBLE STOREY DWELLINGS	$990,000
Determination: PPR (Permit Refused by Delegate) Determination Date: 16-04-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
P717/2022 P/N: 1	Planning Application	23/12/2022	1 Glencairn Ave, Deer Park	Industrial 3 Zone (IN3) Change of Use and PPAR-Change or extension of use USE OF THE LAND FOR INDUSTRY (TRAILER MANUFACTURING)	$0
Determination: PPI (Permit Issued by Delegate) Determination Date: 05-04-2024					
S6/2023 P/N: 1	Subdivision Certification	20/01/2023	76 Jamieson St, St Albans 76 Jamieson St, St Albans	General Residential Zone (GRZ) Subdivision - Residential 3 LOT RESIDENTIAL SUBDIVISION (PS 909419U) ON LAND AFFECTED BY A SPECIAL BUILDING OVERLAY	$0
Determination: PCER (Certified) Determination Date: 09-04-2024					
P22/2023 P/N: 1	Planning Application	25/01/2023	49 King Edward Ave, Albion	Neighbourhood Residential Zone (NRZ) Dwelling Extension and Multi Unit Residential Development PARTIAL DEMOLITION AND ALTERATIONS TO THE EXISTING DWELLING AND THE CONSTRUCTION OF TWO (2) DOUBLE STOREY DWELLINGS TO THE REAR WITHIN A HERITAGE OVERLAY (SCHEDULE 24)	$700,000
Determination: PNOD (Notice of Decision issued by Delegate) Determination Date: 29-04-2024					
S36/2023 P/N: 1	Subdivision Certification	09/03/2023	28 Holt St, Ardeer 1/28 Holt St, Ardeer 2/28 Holt St, Ardeer 28 Holt St, Ardeer	General Residential Zone (GRZ) Subdivision - Residential 2 LOT RESIDENTIAL SUBDIVISION (PS 912274B)	$0
Determination: PSOC (Statement of Compliance) Determination Date: 15-04-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
P210/2023 P/N: 1	Planning Application	11/05/2023	7 Errington Rd, St Albans	Neighbourhood Residential Zone (NRZ) Multi Unit Residential Development and PPAR-Multi dwelling CONSTRUCTION OF ADDITIONS (CARPORT) TO THE EXISTING DWELLING AND THE CONSTRUCTION OF A DOUBLE STOREY DWELLING TO THE REAR	$500,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 19-04-2024					
S73/2023 P/N: 1	Subdivision Certification	31/05/2023	2 Angus St, Sunshine West	General Residential Zone (GRZ) Subdivision - Residential 4 LOT RESIDENTIAL SUBDIVISION (PS 911334Q)	$0
Determination: PCER (Certified) Determination Date: 16-04-2024					
P265/2023 P/N: 1	Planning Application	14/06/2023	29A Essex St, Sunshine North 29 Essex St, Sunshine North 29 Essex St, Sunshine North	General Residential Zone (GRZ) Multi Unit Residential Development and PPAR-Multi dwelling CONSTRUCTION OF THREE (3) DOUBLE STOREY DWELLINGS WITHIN A SPECIAL BUILDING OVERLAY	$995,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 30-04-2024					
P285/2023 P/N: 1	Planning Application	23/06/2023	20 Hispano Dr, Keilor Downs	General Residential Zone (GRZ) Multi Unit Residential Development and PPAR-Multi dwelling CONSTRUCTION OF TWO (2) SINGLE STOREY DWELLINGS	$580,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 19-04-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
P320/2023 P/N: 1	Planning Application	05/07/2023	23 Mclaughlin St, Ardeer	Neighbourhood Residential Zone (NRZ) Multi Unit Residential Development and PPAR-Multi dwelling CONSTRUCTION OF TWO (2) DOUBLE STOREY DWELLINGS	$300,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 17-04-2024					
P336/2023 P/N: 1	Planning Application	14/07/2023	74 King Edward Ave, Albion	General Residential Zone (GRZ) Multi Unit Residential Development and PPAR-Multi dwelling CONSTRUCTION OF THREE (3) DOUBLE STOREY DWELLINGS	$975,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 21-04-2024					
P344/2023 P/N: 1	Planning Application	18/07/2023	19 Adelaide St, Albion	Neighbourhood Residential Zone (NRZ) Multi Unit Residential Development and PPAR-Multi dwelling PARTIAL DEMOLITION (OUTBUILDINGS AND EXTERNAL REAR WALL OF DWELLING), ALTERATIONS AND ADDITIONS TO THE EXISTING DWELLING (GARAGE) AND THE CONSTRUCTION OF A DOUBLE STOREY DWELLING TO THE REAR ON LAND LOCATED IN A HERITAGE OVERLAY (HO24)	$800,000
Determination: PNOD (Notice of Decision issued by Delegate) Determination Date: 29-04-2024					
P347/2023 P/N: 1	Planning Application	20/07/2023	20 Daley St, Sunshine West	General Residential Zone (GRZ) Multi Unit Residential Development and PPAR-Multi dwelling CONSTRUCTION OF ADDITIONS (GARAGE) TO THE EXISTING DWELLING AND CONSTRUCTION OF A DOUBLE STOREY DWELLING TO THE REAR	$600,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 16-04-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
P351/2023 P/N: 1	Planning Application	20/07/2023	41 Derrimut St, Albion	General Residential Zone (GRZ) Multi Unit Residential Development and PPAR-Multi dwelling CONSTRUCTION OF FOUR (4) DWELLINGS (3 DOUBLE STOREY AND 1 SINGLE STOREY AT THE REAR)	$800,000
Determination: PNOD (Notice of Decision issued by Delegate) Determination Date: 16-04-2024					
P354/2023 P/N: 1	Planning Application	24/07/2023	28 Fosters Rd, Keilor Park	Neighbourhood Residential Zone (NRZ) Multi Unit Residential Development and PPAR-Multi dwelling USE AND DEVELOPMENT OF THE LAND FOR TWO (2) DOUBLE STOREY DWELLINGS IN A MELBOURNE AIRPORT ENVIRONS OVERLAY SCHEDULE 2	$850,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 04-04-2024					
P353/2023 P/N: 1	Planning Application	25/07/2023	68 Webber Pde, Keilor East 70 Webber Pde, Keilor East 72 Webber Pde, Keilor East	Industrial 1 Zone (IN1) Warehouse and Car Parking Reduction and PPAR-One or more new buildings CONSTRUCTION OF THIRTY-ONE (31) WAREHOUSES AND REDUCTION TO THE STANDARD CAR PARKING REQUIREMENT ON LAND AFFECTED BY A MELBOURNE AIRPORT ENVIRONS OVERLAY SCHEDULE 2	$7,000,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 03-04-2024					
P334/2008 P/N: 4	Planning Application	31/07/2023	564 Melton Hwy, Sydenham 566 Melton Hwy, Sydenham	General Residential Zone (GRZ) Medical Centre and Advertising/Signage and Change of Use AMENDMENT TO THE PERMIT AND PLANS TO ALLOW FOR THE CONSTRUCTION OF AN ADDITIONAL CAR PARKING AREA TO AN EXISTING MEDICAL CENTRE (564 MELTON HIGHWAY) AND INCREASE THE NUMBER OF PRACTITIONERS FROM 2 TO 4	$180,000
Determination: PPAM (Amended Permit Issued by Delegate) Determination Date: 23-04-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
S107/2023 P/N: 1	Subdivision Certification	01/08/2023	50 Burnewang St, Albion 50C Burnewang St, Albion 50B Burnewang St, Albion 50A Burnewang St, Albion	General Residential Zone (GRZ) Subdivision - Residential 3 LOT RESIDENTIAL SUBDIVISION (PS 846797H)	$0
Determination: PSOC (Statement of Compliance) Determination Date: 24-04-2024					
P379/2023 P/N: 1	Planning Application	07/08/2023	4 Bosco Tce, Keilor Lodge	Neighbourhood Residential Zone (NRZ) Multi Unit Residential Development and PPAR-Multi dwelling CONSTRUCTION OF TWO (2) DOUBLE STOREY DWELLINGS	$750,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 15-04-2024					
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: PPI (Permit Issued by Delegate) Determination Date: 02-04-2024					
P422/2023 P/N: 1	Planning Application	24/08/2023	21 Euroa Ave, Sunshine North	General Residential Zone (GRZ) Multi Unit Residential Development and PPAR-Multi dwelling CONSTRUCTION OF A SINGLE STOREY DWELLING TO THE REAR OF THE EXISTING DWELLING	$400,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 18-04-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
P427/2023 P/N: 1	Planning Application	25/08/2023	3B Buckingham St, Sydenham	Neighbourhood Residential Zone (NRZ) Multi Unit Residential Development and PPAR-Multi dwelling CONSTRUCTION OF A DOUBLE STOREY DWELLING TO THE SIDE OF THE EXISTING DWELLING	$400,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 12-04-2024					
P440/2023 P/N: 1	Planning Application	04/09/2023	47 Drinkwater Cres, Sunshine West	Neighbourhood Residential Zone (NRZ) Multi Unit Residential Development and PPAR-Multi dwelling ALTERATIONS TO THE EXISTING SINGLE STOREY DWELLING AND THE CONSTRUCTION OF ONE (1) DOUBLE STOREY DWELLING TO THE REAR	$500,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 16-04-2024					
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: PSOC (Statement of Compliance) Determination Date: 30-04-2024					
P459/2023 P/N: 1	Planning Application	13/09/2023	36 Holt St, Ardeer	General Residential Zone (GRZ) Multi Unit Residential Development and PPAR-Multi dwelling CONSTRUCTION OF THREE (3) SINGLE STOREY DWELLINGS	$896,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 12-04-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
S137/2023 P/N: 1	Subdivision Certification	25/09/2023	53 Hamilton St, Deer Park 1/53 Hamilton St, Deer Park 2/53 Hamilton St, Deer Park 3/53 Hamilton St, Deer Park 53 Hamilton St, Deer Park 53 Hamilton St, Deer Park	Residential Growth Zone (RGZ) Subdivision - Residential 3 LOT RESIDENTIAL SUBDIVISION (PS 920984W)	$0
Determination: PSOC (Statement of Compliance) Determination Date: 24-04-2024					
P496/2023 P/N: 1	Planning Application	28/09/2023	3/486 Ballarat Rd, Sunshine North 4/486 Ballarat Rd, Sunshine North 3/486 Ballarat Rd, Sunshine North 4/486 Ballarat Rd, Sunshine North	Activity Centre Zone (ACZ) Buildings & Works to Commercial Premise and PPAR-Alter building structure USE AND DEVELOPMENT OF THE LAND FOR CARAVAN SALES AND MOTOR REPAIRS (CARAVANS), AND THE ERECTION AND DISPLAY OF BUSINESS IDENTIFICATION SIGNAGE	$200,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 09-04-2024					
S143/2023 P/N: 1	Subdivision Certification	03/10/2023	12 Cutts St, Sunshine North 12 Cutts St, Sunshine North	Residential Growth Zone (RGZ) Subdivision - Residential 3 LOT RESIDENTIAL SUBDIVISION (PS 917707T)	$0
Determination: PSOC (Statement of Compliance) Determination Date: 12-04-2024					
P503/2023 P/N: 1	Planning Application	04/10/2023	75 Auburn Ave, Sunshine North 77 Auburn Ave, Sunshine North	Industrial 3 Zone (IN3) Factory and PPAR-One or more new buildings CONSTRUCTION OF A WAREHOUSE	$480,000
Determination: PLAP (Planning Application Lapsed) Determination Date: 26-04-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
P513/2023 P/N: 1	Planning Application	11/10/2023	203 Sunshine Ave, St Albans	General Residential Zone (GRZ) Multi Unit Residential Development and PPAR-Multi dwelling CONSTRUCTION OF A DOUBLE STOREY DWELLING TO THE REAR OF THE EXISTING DWELLING	$400,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 30-04-2024					
P515/2023 P/N: 1	Planning Application	13/10/2023	13 Douglas Ave, St Albans	General Residential Zone (GRZ) Multi Unit Residential Development and PPAR-Multi dwelling CONSTRUCTION OF THREE (3) DOUBLE STOREY DWELLINGS	$750,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 30-04-2024					
P539/2023v P/N: 1	Planning Application (VicSmart)	26/10/2023	62 Imperial Ave, Sunshine North	Industrial 3 Zone (IN3) Buildings & Works to Industrial Premise and PPAR-One or more new building USE AND DEVELOPMENT OF THE LAND FOR A TRANSFER STATION	$600,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 04-04-2024					
P548/2023 P/N: 1	Planning Application	30/10/2023	1/53 Berkshire Rd, Sunshine North 2/53 Berkshire Rd, Sunshine North	General Residential Zone (GRZ) Change of Use and Car Parking Reduction and Advertising/Signage USE AND BUILDINGS AND WORKS OF PART OF THE LAND FOR A CONVENIENCE SHOP AND ASSOCIATED BUILDINGS AND WORKS AND REDUCTION TO CAR PARKING REQUIREMENT AND THE ERECTION AND DISPLAY OF BUSINESS IDENTIFICATION SIGNAGE	$20,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 17-04-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
P552/2023 P/N: 1	Planning Application	31/10/2023	18 Stedman Ct, Taylors Lakes	Neighbourhood Residential Zone (NRZ) Dwelling and PPAR-Single dwelling USE AND DEVELOPMENT OF THE LAND FOR A SINGLE STOREY DWELLING IN A MELBOURNE AIRPORT ENVIRONS OVERLAY SCHEDULE 2	$617,552
Determination: PPI (Permit Issued by Delegate) Determination Date: 29-04-2024					
P172/2022 P/N: 2	Planning Application	06/11/2023	10 Pastoral Pl, Sydenham	General Residential Zone (GRZ) Multi Unit Residential Development and PPAR-Multi dwelling AMENDMENT TO PLANS FOR THE CONSTRUCTION OF ONE (1) DOUBLE STOREY DWELLING TO THE REAR OF THE EXISTING DWELLING TO ALTER THE LAYOUT AND SIZE OF THE DWELLING	$450,000
Determination: PPAM (Amended Permit Issued by Delegate) Determination Date: 16-04-2024					
P567/2023 P/N: 1	Planning Application	06/11/2023	31 Jamieson St, St Albans	General Residential Zone (GRZ) Multi Unit Residential Development and PPAR-Multi dwelling CONSTRUCTION OF ONE (1) DOUBLE STOREY DWELLING TO THE REAR OF THE EXISTING DWELLING	$300,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 12-04-2024					
P596/2023 P/N: 1	Planning Application	23/11/2023	22 Concorde Dr, Keilor Park 18 Concorde Dr, Keilor Park	Commercial 2 Zone (C2Z) Buildings & Works to Commercial Premise and PPAR-Other buildings & works BUILDINGS AND WORKS (INSTALLATION OF A TANK) AND REDUCTION TO THE STANDARD CAR PARKING REQUIREMENT TO AN INDUSTRY	$1,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 09-04-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
P613/2023 P/N: 1	Planning Application	04/12/2023	4 Harefield Cres, Kealba	Neighbourhood Residential Zone (NRZ) Multi Unit Residential Development and PPAR-Multi dwelling CONSTRUCTION OF TWO (2) DOUBLE STOREY DWELLINGS	$800,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 26-04-2024					
P622/2023 P/N: 1	Planning Application	07/12/2023	13 Kodre St, St Albans	General Residential Zone (GRZ) Multi Unit Residential Development and PPAR-Multi dwelling CONSTRUCTION OF TWO (2) DOUBLE STOREY DWELLINGS	$800,000
Determination: PNOD (Notice of Decision issued by Delegate) Determination Date: 30-04-2024					
S174/2023 P/N: 1	Subdivision Certification	14/12/2023	44 Dongola Rd, Keilor Downs	General Residential Zone (GRZ) Subdivision - Residential 2 LOT RESIDENTIAL SUBDIVISION (PS 922478C)	$0
Determination: PSOC (Statement of Compliance) Determination Date: 15-04-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
S176/2023 P/N: 1	Subdivision Certification	19/12/2023	18 Jones Rd, Brooklyn 2 Moonah Cct, Brooklyn 4 Moonah Cct, Brooklyn 6 Moonah Cct, Brooklyn 8 Moonah Cct, Brooklyn 10 Moonah Cct, Brooklyn 12 Moonah Cct, Brooklyn 14 Moonah Cct, Brooklyn 16 Moonah Cct, Brooklyn 18 Moonah Cct, Brooklyn 20 Moonah Cct, Brooklyn 22 Moonah Cct, Brooklyn 24 Moonah Cct, Brooklyn 26 Moonah Cct, Brooklyn 28 Moonah Cct, Brooklyn 30 Moonah Cct, Brooklyn 1 Moonah Cct, Brooklyn 32 Moonah Cct, Brooklyn 3 Moonah Cct, Brooklyn 34 Moonah Cct, Brooklyn 36 Moonah Cct, Brooklyn 5 Moonah Cct, Brooklyn 7 Moonah Cct, Brooklyn 9 Moonah Cct, Brooklyn 11 Moonah Cct, Brooklyn 13 Moonah Cct, Brooklyn 2A Moonah Cct, Brooklyn	Industrial 1 Zone (IN1) Subdivision - Industrial 25 LOT INDUSTRIAL SUBDIVISION (PS 900330L)	$0
Determination: PCER (Certified) Determination Date: 05-04-2024					
S181/2023 P/N: 1	Subdivision Certification	21/12/2023	27 Garnet St, Sunshine North 27 Garnet St, Sunshine North	Residential Growth Zone (RGZ) Subdivision - Residential 5 LOT RESIDENTIAL SUBDIVISION (PS 911758H)	$0
Determination: PCER (Certified) Determination Date: 24-04-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
S10/2024 P/N: 1	Subdivision Certification	22/01/2024	2 Freeman St, Sunshine	Neighbourhood Residential Zone (NRZ) Subdivision - Residential 2 LOT RESIDENTIAL SUBDIVISION (PS 921486J)	$0
Determination: PCER (Certified) Determination Date: 19-04-2024					
P28/2024 P/N: 1	Planning Application	02/02/2024	23A Faye Cres, Keilor	Neighbourhood Residential Zone (NRZ) Dwelling Works (including fence) and PPAR-One or more new buildings WORKS (EXTENSION) ASSOCIATED WITH AN EXISTING DWELLING WITHIN A MELBOURNE AIRPORT ENVIRONS OVERLAY SCHEDULE 1	$400,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 08-04-2024					
P31/2024 P/N: 1	Planning Application	02/02/2024	503 Melton Hwy, Sydenham	Comprehensive Development Zone (CDZ) Other/Miscellaneous and PPAR-Other VARIATION TO SCHEDULE 1 TO S173 AGREEMENT V327770D TO ALTER THE HOURS OF OPERATION AND PATRON NUMBERS	$0
Determination: PDPA (Development Plan Approved) Determination Date: 30-04-2024					
P46/2024 P/N: 1	Planning Application	15/02/2024	150 William St, St Albans	General Residential Zone (GRZ) Subdivision - Residential and PPAR-Subdivision of land 4 LOT RESIDENTIAL SUBDIVISION (PS 918432C)	$0
Determination: PPI (Permit Issued by Delegate) Determination Date: 09-04-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
P42/2024 P/N: 1	Planning Application	20/02/2024	99 Dickson St, Sunshine	General Residential Zone (GRZ) Buildings & Works and PPAR-Alter building structure or dwelling BUILDINGS AND WORKS ASSOCIATED WITH A RESTRICTED RECREATION FACILITY (SUNSHINE RSL)	$562,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 29-04-2024					
P68/2024 P/N: 1	Planning Application	29/02/2024	6 Eastcote St, Sunshine North	Residential Growth Zone (RGZ) Subdivision - Residential and PPAR-Subdivision of land 4 LOT RESIDENTIAL SUBDIVISION (PS 923348L)	$0
Determination: PPI (Permit Issued by Delegate) Determination Date: 22-04-2024					
P49/2024 P/N: 1	Planning Application	01/03/2024	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: PPI (Permit Issued by Delegate) Determination Date: 22-04-2024					
P67/2024 P/N: 1	Planning Application	01/03/2024	31 Green Gully Rd, Keilor	Neighbourhood Residential Zone (NRZ) Dwelling and PPAR-Single dwelling CONSTRUCTION OF A DOUBLE-STOREY DWELLING IN A MELBOURNE AIRPORT ENVIRONS OVERLAY SCHEDULE 2	$300,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 08-04-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
P79/2024 P/N: 1	Planning Application	08/03/2024	93 Maida Ave, Sunshine North	Industrial 3 Zone (IN3) Warehouse and PPAR-One or more new buildings CONSTRUCTION OF A WAREHOUSE WITH BASEMENT CAR PARK AND ANCILLARY OFFICE	$480,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 16-04-2024					
P86/2024v P/N: 1	Planning Application (VicSmart)	13/03/2024	28 Cawood Dr, Sunshine West	Neighbourhood Residential Zone (NRZ) Rooming House and PPAR-Other CONSTRUCTION OF A ROOMING HOUSE WITHIN A SPECIAL BUILDING OVERLAY	$5,000,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 30-04-2024					
P68/2018 P/N: 2	Planning Application	15/03/2024	1/11 Elgar Rd, Derrimut	Industrial 1 Zone (IN1) Convenience Shop and PPAR-Other AMENDMENT TO PLANS TO INSTALL A COMMERCIAL KITCHEN RANGEHOOD AND CANOPY STRUCTURE TO THE EXISTING CONVENIENCE SHOP	$20,000
Determination: PPAM (Amended Permit Issued by Delegate) Determination Date: 24-04-2024					
P606/2013 P/N: 5	Planning Application	19/03/2024	815 Ballarat Rd, Deer Park	Commercial 1 Zone (C1Z) Car Parking Reduction and Buildings & Works to Commercial Premise AMENDMENT TO THE PERMIT TO INCREASE THE HOURS OF OPERATION OF THE LIQUOR LICENCE FROM 7AM TO 11PM TO 7AM TO 1AM	$0
Determination: NODA (NOD to Amend a Permit issued by Delegate) Determination Date: 30-04-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
P98/2024 P/N: 1	Planning Application	21/03/2024	54 Perennial Dr, Sunshine North	General Residential Zone (GRZ) Dwelling and PPAR-Single dwelling CONSTRUCTION OF A DWELLING EXCEEDING 6M IN HEIGHT WITHIN DESIGN AND DEVELOPMENT OVERLAY SCHEDULE 1	$623,112
Determination: PPI (Permit Issued by Delegate) Determination Date: 12-04-2024					
S28/2024 P/N: 1	Subdivision Certification	22/03/2024	522 Ballarat Rd, Albion 522 Ballarat Rd, Albion 522 Ballarat Rd, Albion	Industrial 1 Zone (IN1) Consolidation PLAN OF ACQUISTION UNDER SECTION 35 OF THE SUBDIVISION ACT (PS922281X)	$0
Determination: PCER (Certified) Determination Date: 05-04-2024					
P103/2024 P/N: 1	Planning Application	25/03/2024	26 Grantham Pde, St Albans 1/26 Grantham Pde, St Albans 2/26 Grantham Pde, St Albans	Neighbourhood Residential Zone (NRZ) Subdivision - Residential and PPAR-Subdivision of land 2 LOT RESIDENTIAL SUBDIVISION (PS 920673Q) WITHIN A SPECIAL BUILDING OVERLAY.	$0
Determination: PPI (Permit Issued by Delegate) Determination Date: 04-04-2024					
P101/2024v P/N: 1	Planning Application (VicSmart)	26/03/2024	1B/100 Furlong Rd, Cairnlea	Commercial 1 Zone (C1Z) Buildings & Works to Commercial Premise and PPAR-Alter building structure BUILDINGS AND WORKS TO A SHOPPING CENTRE	$40,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 03-04-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
P102/2024v P/N: 1	Planning Application (VicSmart)	26/03/2024	170 Proximity Dr, Sunshine West 170 Proximity Dr, Sunshine West	Industrial 2 Zone (IN2) Buildings & Works to Industrial Premise and PPAR-Alter building structure BUILDINGS AND WORKS (OPEN-SIDED CARPORT WITH SOLAR PANELS) TO AN EXISTING INDUSTRY	$20,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 08-04-2024					
P108/2024 P/N: 1	Planning Application	28/03/2024	10 Perennial Dr, Sunshine North	General Residential Zone (GRZ) Dwelling and PPAR-Single dwelling CONSTRUCTION OF A DWELLING OVER 6 METRES IN HEIGHT WITHIN A DESIGN AND DEVELOPMENT OVERLAY SCHEDULE 1	$700,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 30-04-2024					
P111/2024v P/N: 1	Planning Application (VicSmart)	02/04/2024	35 Arnold St, Sunshine West	General Residential Zone (GRZ) Subdivision - Residential and PPAR-Subdivision of land 2 LOT RESIDENTIAL SUBDIVISION (PS 919366H)	$0
Determination: PPI (Permit Issued by Delegate) Determination Date: 04-04-2024					
P112/2024v P/N: 1	Planning Application (VicSmart)	03/04/2024	31 Butler St, St Albans	General Residential Zone (GRZ) Subdivision - Residential and PPAR-Subdivision of land 2 LOT RESIDENTIAL SUBDIVISION (PS 925327M)	$0
Determination: PPI (Permit Issued by Delegate) Determination Date: 05-04-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
P113/2024v P/N: 1	Planning Application (VicSmart)	04/04/2024	5 Fraser St, Sunshine	Neighbourhood Residential Zone (NRZ) Dwelling Works (including fence) and PPAR-Other buildings & works (tanks, etc) BUILDINGS AND WORKS WITHIN A HERITAGE OVERLAY (HO23)	$14,837
Determination: PPI (Permit Issued by Delegate) Determination Date: 24-04-2024					
P126/2024v P/N: 1	Planning Application (VicSmart)	08/04/2024	47 Blanche St, Ardeer	Neighbourhood Residential Zone (NRZ) Subdivision - Residential and PPAR-Subdivision of land 2 LOT RESIDENTIAL SUBDIVISION (PS 921980A)	$0
Determination: PPI (Permit Issued by Delegate) Determination Date: 16-04-2024					
P517/2023 P/N: 2	Planning Application	10/04/2024	475 Mt Derrimut Rd, Derrimut	Special Use Zone (SUZ) Subdivision and PPAR-Subdivision of land AMENDMENT TO THE PLANNING PERMIT TO ADD A CONDITION REQUIRING A SECTION 173 AGREEMENT TO ENSURE THAT CERTAIN WORKS ARE UNDERTAKEN, INCLUDING THE CONSTRUCTION OF THE ACCESSWAY	$0
Determination: PPAM (Amended Permit Issued by Delegate) Determination Date: 17-04-2024					
P129/2024v P/N: 1	Planning Application (VicSmart)	10/04/2024	3 Fellowes Ct, Tullamarine	Industrial 1 Zone (IN1) Buildings & Works to Industrial Premise and PPAR-Extend exist building BUILDINGS AND WORKS TO THE EXISTING BUILDING	$200,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 15-04-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
P132/2024 P/N: 1	Planning Application	11/04/2024	62/800 Kings Rd, Taylors Lakes	Comprehensive Development Zone (CDZ) Dwelling Extension and PPAR-Extend exist dwell or assoc structure CONSTRUCTION OF A VERANDAH TO AN EXISTING RETIREMENT VILLAGE UNIT	$0
Determination: PDPA (Development Plan Approved) Determination Date: 16-04-2024					
P133/2024 P/N: 1	Planning Application	11/04/2024	19 Flemming Ct, Keilor	Neighbourhood Residential Zone (NRZ) Change of Use and PPAR-Change or extension of use USE OF THE LAND FOR DOMESTIC ANIMAL HUSBANDRY (CAT BREEDING)	$0
Determination: PPI (Permit Issued by Delegate) Determination Date: 15-04-2024					
P141/2024v P/N: 1	Planning Application (VicSmart)	16/04/2024	9 Holehouse St, Sunshine North	General Residential Zone (GRZ) Subdivision - Residential and PPAR-Subdivision of land 2 LOT RESIDENTIAL SUBDIVISION (PS 915392D)	$0
Determination: PPI (Permit Issued by Delegate) Determination Date: 18-04-2024					
P143/2024v P/N: 1	Planning Application (VicSmart)	16/04/2024	10 Compton Pde, Sunshine North	General Residential Zone (GRZ) Subdivision - Residential and PPAR-Subdivision of land 2 LOT RESIDENTIAL SUBDIVISION (PS 915391F)	$0
Determination: PPI (Permit Issued by Delegate) Determination Date: 19-04-2024					

Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
P211/2013 P/N: 2	Planning Application	17/04/2024	20 Carson Rd, Deer Park 20 Carson Rd, Deer Park 22 Carson Rd, Deer Park 24 Carson Rd, Deer Park	Industrial 1 Zone (IN1) Car Parking Reduction and Warehouse and PPAR-One or more new buildings AMENDMENT TO LOADING AREA OF AN EXISTING WAREHOUSE	$0
Determination: PPAM (Amended Permit Issued by Delegate) Determination Date: 29-04-2024					
P145/2024v P/N: 1	Planning Application (VicSmart)	18/04/2024	8 Itala Ct, Keilor Downs	Neighbourhood Residential Zone (NRZ) Subdivision - Residential and PPAR-Subdivision of land 2 LOT RESIDENTIAL SUBDIVISION (PS 925490W)	$0
Determination: PPI (Permit Issued by Delegate) Determination Date: 19-04-2024					
P148/2024 P/N: 1	Planning Application	18/04/2024	23 Mercedes St, Keilor	Neighbourhood Residential Zone (NRZ) Dwelling Extension and PPAR-Extend exist dwell or assoc structure ALTERATIONS TO THE EXISTING DWELLING IN A MELBOURNE AIRPORT ENVIRONS OVERLAY SCHEDULE 1	$180,000
Determination: PNPR (No Permit Required) Determination Date: 24-04-2024					
P149/2024v P/N: 1	Planning Application (VicSmart)	19/04/2024	1/4 Elba Pl, Keilor Downs 2/4 Elba Pl, Keilor Downs	Neighbourhood Residential Zone (NRZ) Subdivision - Residential and PPAR-Subdivision of land 2 LOT RESIDENTIAL SUBDIVISION (PS 919723K)	$0
Determination: PPI (Permit Issued by Delegate) Determination Date: 26-04-2024					

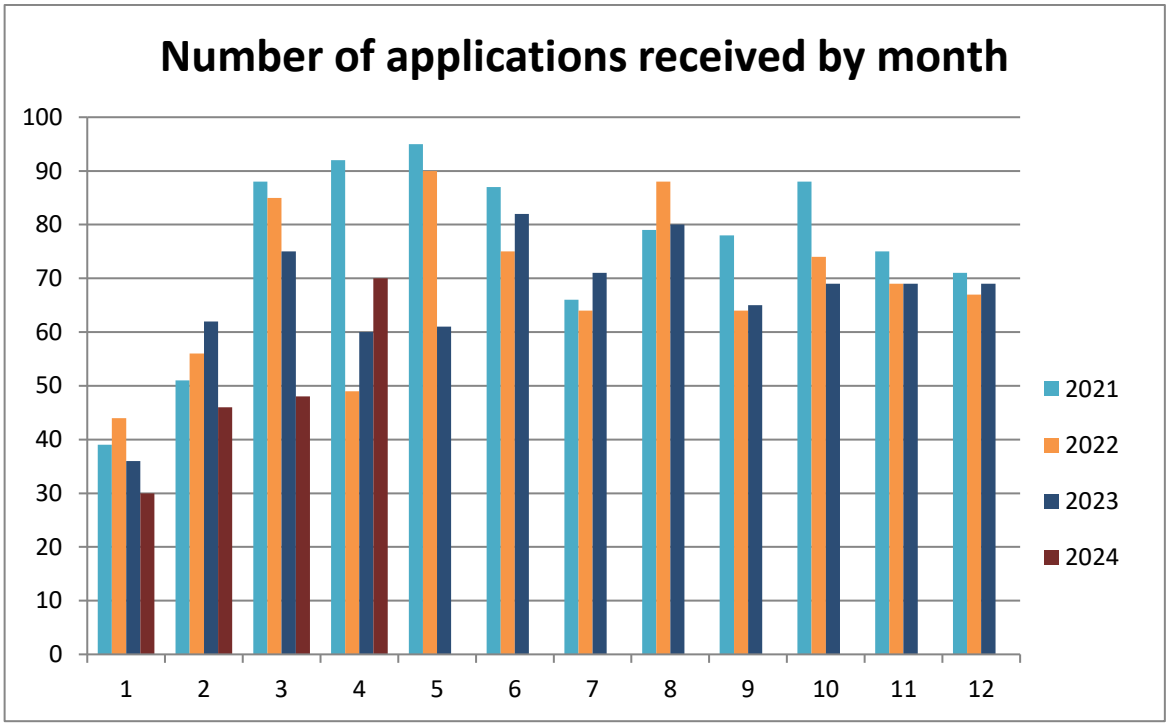
Application Number	Application Type	Received Date	Property Address	Proposal Description	Estimated Cost
P150/2024v P/N: 1	Planning Application (VicSmart)	19/04/2024	57 Ridgeway Pde, Sunshine West	General Residential Zone (GRZ) Subdivision - Residential and PPAR-Subdivision of land 2 LOT RESIDENTIAL SUBDIVISION (PS 922964S)	$0
Determination: PPI (Permit Issued by Delegate) Determination Date: 24-04-2024					
P153/2024v P/N: 1	Planning Application (VicSmart)	23/04/2024	1/26 Radnor Dr, Deer Park	Industrial 1 Zone (IN1) Buildings & Works to Industrial Premise and PPAR-Alter building structure BUILDINGS AND WORKS TO A WAREHOUSE (MEZZANINE FLOOR)	$18,000
Determination: PPI (Permit Issued by Delegate) Determination Date: 30-04-2024					

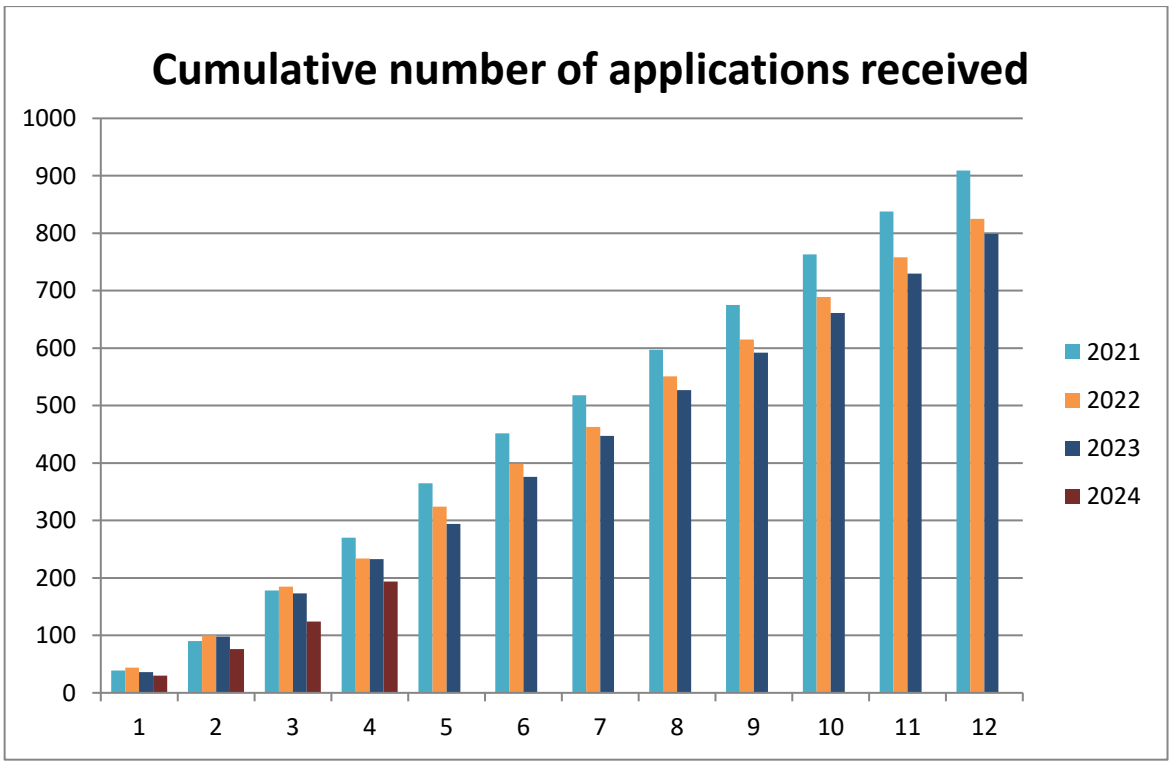
Summary

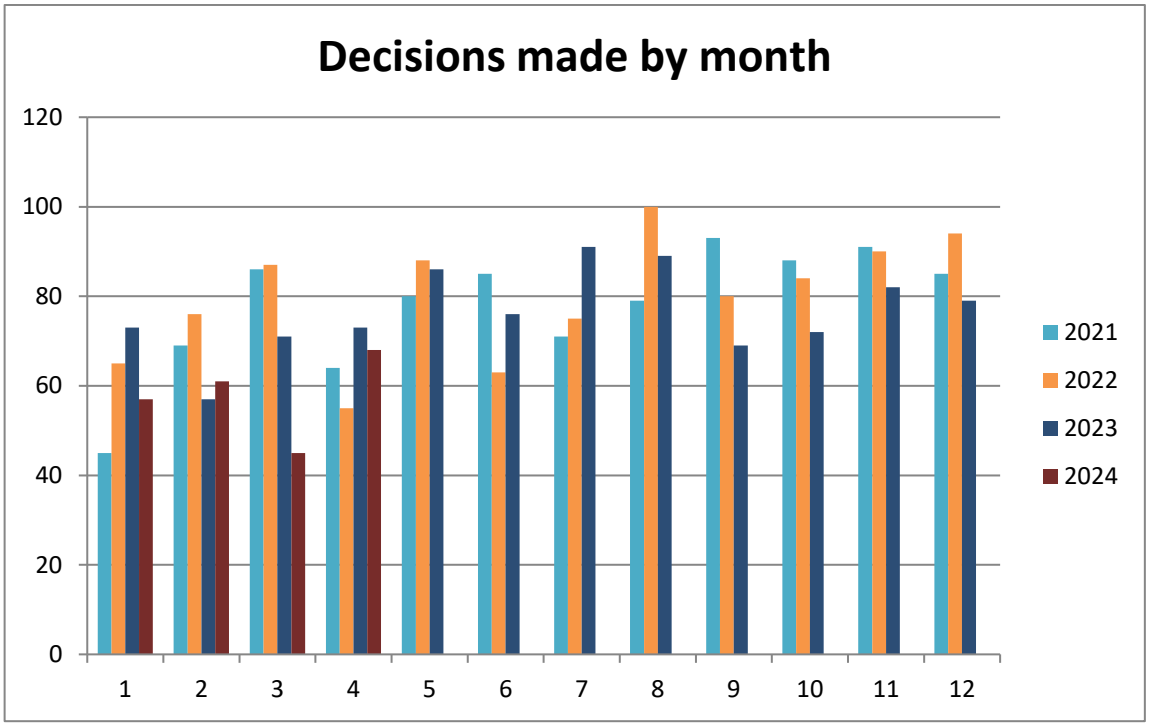
			Initial / Amended	
Planning Applications:	67		61	6
General		*52*		
VicSmart		*15*		
Subdivision Certification Applications:	22		22	0
Total Applications:	**89**			

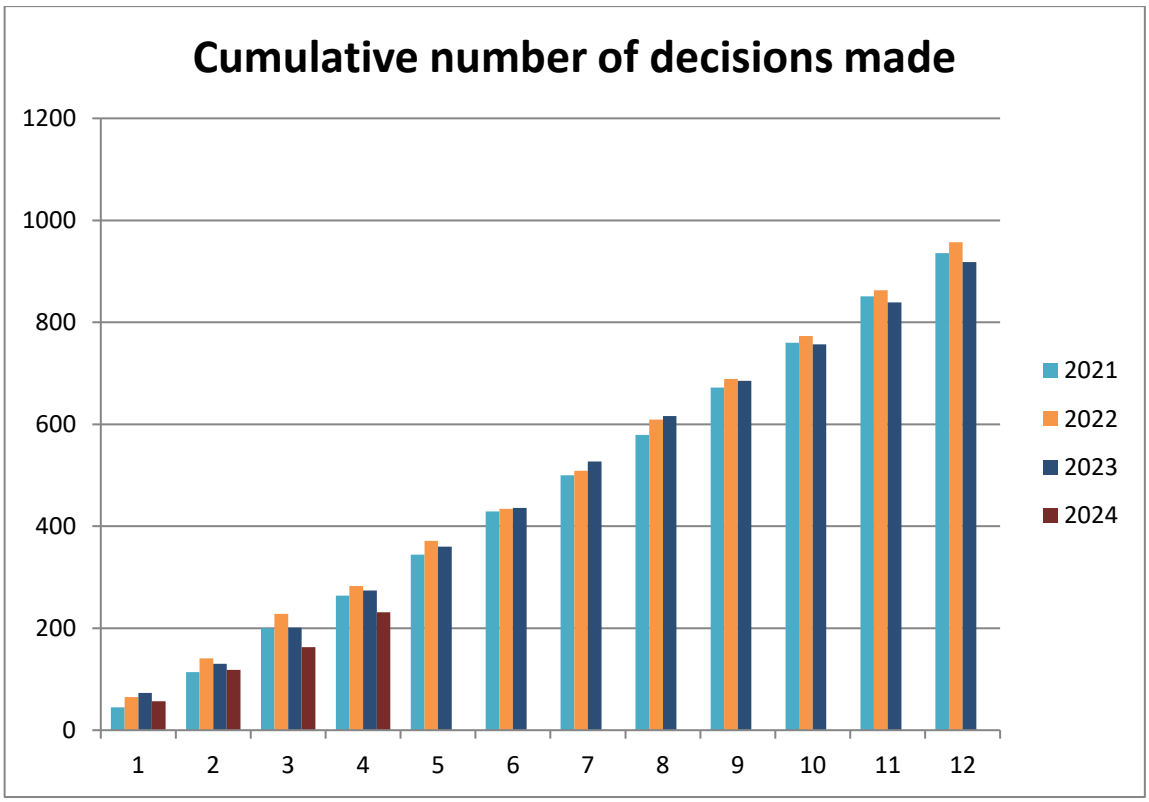
Total Estimated Cost: **$69,851,501**

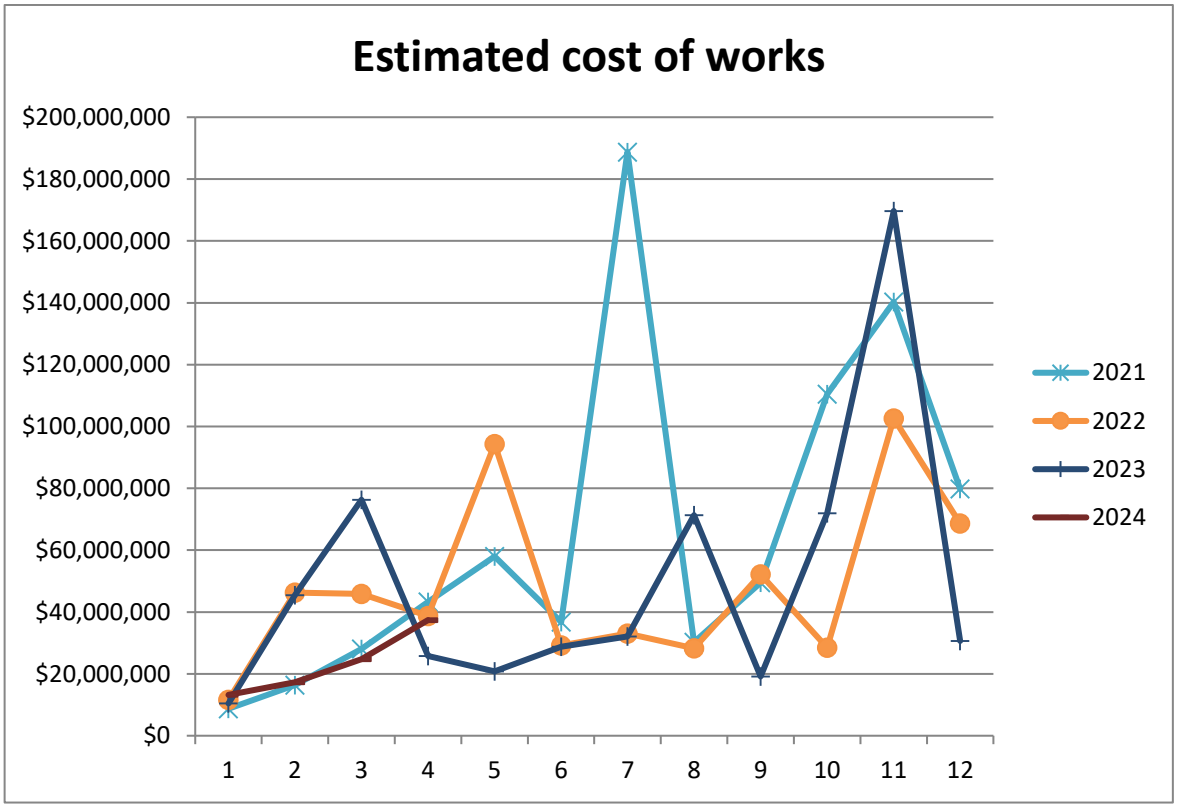
Graphical representation of data from last three years

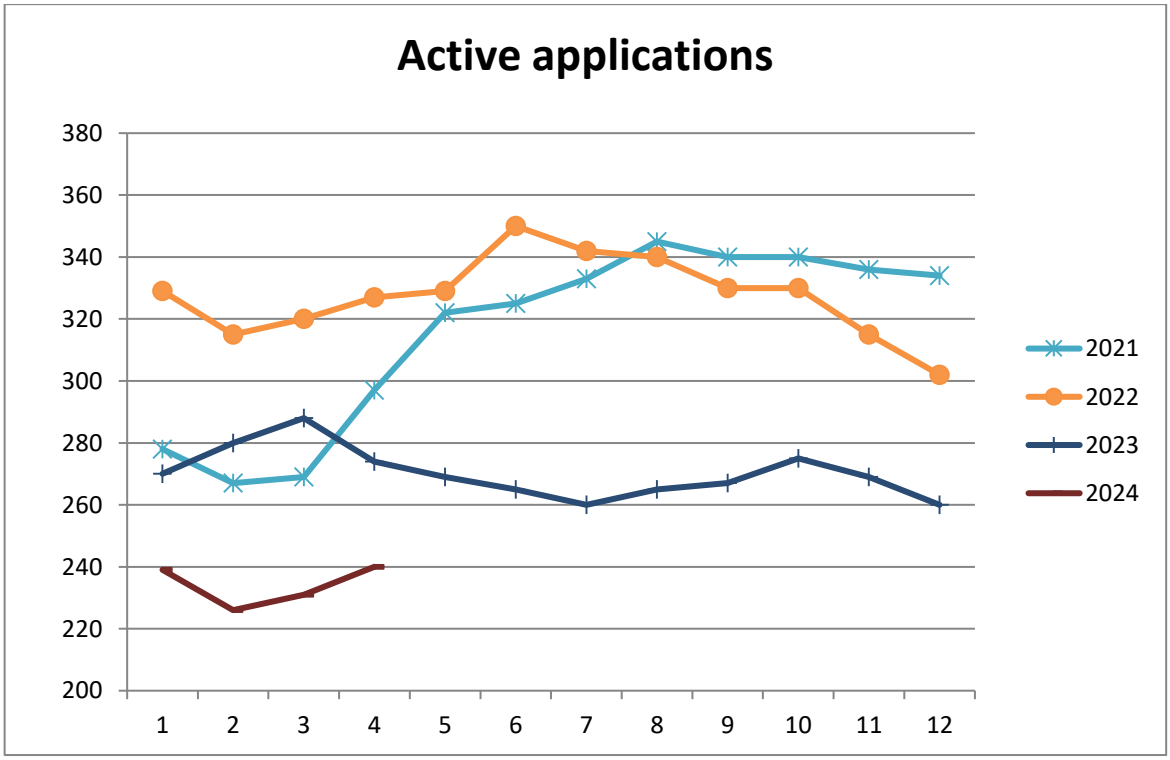





Decisions made by month
120
100
80
60
40
20
0
1
2
3
4
5
6
7
8
9
10
11
12
2021
2022
2023
2024


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 30 April 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	Council abandoned Amendment C214brim at the 19 March 2024 Council Meeting.	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. At the 16 March 2024 Council Meeting Council resolved to abandon Amendment C214brim. A letter was sent to the Minister for Planning on 11 April 2024 advising of Council's decision to abandon the amendment and a notice was published on Council's website on 9 April 2024.

Amendment	Intent	Status	Progress summary
Amendment C219 – Heritage Update	Update heritage properties in the Grand Junction and Matthews Hill Estate precincts and include Beaufort Houses and Quonset Warehouse	Council officers submitted Amendment C219 to the Minister for Planning for authorisation on 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.	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. 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.

Amendment	Intent	Status	Progress summary
			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 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	**Planning Application P516/2023 for 52 - 56 Selwyn Street, Albion**
Directorate	City Futures
Director	Kelvin Walsh
Coordinator	James Bruscella
Attachment(s)	1. Zoning Map [**12.2.1** - 1 page] 2. Aerial Photo [**12.2.2** - 1 page] 3. Proposed Plans [**12.2.3** - 22 pages] 4. VCAT Decision and Associated Plans (P 371 2018) [**12.2.4** - 25 pages] 5. VCAT Decision and Associated Plans (P 340 2020) [**12.2.5** - 31 pages] 6. Detailed Assessment [**12.2.6** - 57 pages] 7. Proposed Conditions [**12.2.7** - 8 pages] 8. Indicative Landscape Plan [**12.2.8** - 1 page] 9. Indicative Garden Area Plan [**12.2.9** - 4 pages]

Purpose

For Council to consider planning application P516/2023 for the construction of ten double storey dwellings and a reduction to the standard car parking requirement (visitor spaces) at 52 – 56 Selwyn Street, Albion, against the provisions of the Brimbank Planning Scheme.

Officer Recommendation

That Council issues a Notice of Decision to Grant Planning Permit P516/2023 for the construction of ten double storey dwellings and a reduction to the standard car parking requirement (visitor spaces) at 52 – 56 Selwyn Street, Albion, subject to the conditions at Attachment 7 to this report.

Background

The site is located on the south-western corner of Selwyn Street and Delmont Street in Albion. The site consists of three adjoining lots, is regular in shape and has a gentle slope of under one metre across the site. The site has a frontage of 54.57 metres to Selwyn Street, a secondary frontage of 28.7 metres to Delmont Street and an intersection splay of 3.05 metres, with a total site area of 1,863 square metres (refer to **Attachments 1 and 2**). Each lot is currently developed with a single storey dwelling and a hipped roof that all face east towards Selwyn Street.

The application seeks approval for the construction of ten double storey dwellings and a reduction in the standard car parking requirement (refer to **Attachment 3**). Two previous applications for this site were submitted to Council in 2018 and 2020, both proposing the construction of nine double storey dwellings and a reduction in the standard car parking requirement (refer to **Attachments 4 and 5**). The applications were both refused under delegation from Council and the refusals were upheld by the Victorian Civil and Administrative Tribunal (VCAT) on appeal.

In its determinations, VCAT was critical of the lack of ground floor street activation and habitable room windows facing the street, the extent of garages, car parking and crossovers facing the street, the "reverse living" design concept for the dwellings facing

Delmont Street, the lack of functional external access between the front and rear areas of a number of dwellings and the failure to retain trees on the site.

Matters for Consideration

The site and the surrounding area are located within the General Residential Zone Schedule 1. The predominant housing stock in the area comprises large single storey dwellings on generous sized allotments, or more recently constructed double storey dwellings in the form of medium density housing. Two examples of the more recent developments are located immediately to the south, with three attached double storey contemporary dwellings built on both corners of Selwyn Street and Dalworth Street.

The proposed plans have taken into consideration the failings of the previous applications that were outlined in the VCAT decisions. This includes providing ground floor habitable room windows facing the street for all dwellings, a reverse living concept for the dwellings facing Selwyn Reserve only, retaining the majority of street frontage for landscaping including canopy tree planting and reducing the dominance of car parking, crossovers and hardstand areas by providing rear access to the dwellings.

The application was referred internally to Council's Traffic and Drainage Engineers, Environmentally Sustainable Design (ESD) Officer, Urban Design Officer and Street Tree Coordinator, who all supported the application subject to proposed conditions, which are included at **Attachment 7**. No external referrals were required.

A detailed assessment of the application against the provisions of the Brimbank Planning Scheme is contained at **Attachment 6** to this report. The detailed assessment indicates there is strategic justification and policy support for this application, as well as a high level of compliance with the required objectives and associated standards of Clause 55. It is recommended that the application be approved subject to the conditions at **Attachment 7** to the report.

The recommendation includes references to an indicative landscape plan and garden area plan. These plans were provided by the applicant following the public notification of the application to address some concerns that were raised. These plans are contained at **Attachments 8 and 9** to this report.

Community Engagement

Notice of the application was given in accordance with the notice requirements of section 52(1)(a) and (d) of the *Planning and Environment Act 1987* (the Act). At the end of the notification process, 30 submissions had been received.

The main concerns raised were on the grounds of adverse impact on neighbourhood character, overdevelopment, design issues including failure to address ESD, impacts on adjoining lots including noise, overshadowing, loss of daylight and privacy, lack of landscaping and loss of trees, waste pick up issues, Aboriginal heritage and traffic safety concerns, including lack of adequate car parking on site.

The concerns raised by the objectors are discussed in the Detailed Assessment at **Attachment 7** to this report.

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 has been prepared under the relevant guiding principles of the Brimbank Planning Scheme and the *Planning and Environment Act 1987*.

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


N
2
48
1 / 46
1 / 48
50
10
18
6
4
2
50A
50B
50C
GRZ1
Delmont Street
52
Subject Site
3
1
54
GRZ1
56
4
2
58
Selwyn Street
PPRZ
Dalworth Street
1A
1B
60
1
62
3 / 62
2 / 62
1 / 62
Scale = 1 : 759.780
Attachment 12.2.1
Brimbank
City Council


Merlow Street
Delmont Street
Dalworth Street
Selwyn Street
GRZ1
Subject Site
GRZ1
PPRZ
52
54
56
58
60
62
1
2
3
4
5
6
10
12
18
48
50
50A
50B
50C
1 / 48
1A
1B
3 / 62
2 / 62
1 / 62
Scale = 1 : 759 780
Attachment 12.2.2
Brimbank City Council

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PROJECT SUMMARY

52-56 SELWYN STREET, ALBION

10x DOUBLE STOREY TOWNHOUSES

D.01 AREA SCHEDULE	
NAME	AREA
D.01 GF	95.31 m²
D.01 CARPORT	23.41 m²
D.01 FF	51.99 m²
	170.71 m²

D.01 OPEN SPACE SCHEDULE	
NAME	AREA
D.01 FPOS	29.86 m²
D.01 POS	62.69 m²
	92.55 m²

D.02 AREA SCHEDULE	
NAME	AREA
D.02 GF	32.78 m²
D.02 GARAGE	33.65 m²
D.02 FF	65.77 m²
D.02 BALCONY	11.99 m²
	144.19 m²

D.02 OPEN SPACE SCHEDULE	
NAME	AREA
D.02 FPOS	34.21 m²
	34.21 m²

D.03 AREA SCHEDULE	
NAME	AREA
D.03 GF	33.07 m²
D.03 GARAGE	33.95 m²
D.03 FF	65.77 m²
D.03 BALCONY	12.23 m²
	145.03 m²

D.03 OPEN SPACE SCHEDULE	
NAME	AREA
D.03 FPOS	34.04 m²
	34.04 m²

D.04 AREA SCHEDULE	
NAME	AREA
D.04 GF	33.07 m²
D.04 GARAGE	50.69 m²
D.04 FF	62.25 m²
D.04 BALCONY	12.23 m²
	178.24 m²

D.04 OPEN SPACE SCHEDULE	
NAME	AREA
D.04 FPOS	31.04 m²
	31.04 m²

D.05 AREA SCHEDULE	
NAME	AREA
D.05 GF	32.78 m²
D.05 GARAGE	50.24 m²
D.05 FF	78.19 m²
D.05 BALCONY	12.30 m²
	173.51 m²

D.05 OPEN SPACE SCHEDULE	
NAME	AREA
D.05 FPOS	30.29 m²
	30.29 m²

D.06 AREA SCHEDULE	
NAME	AREA
D.06 GF	46.30 m²
D.06 GARAGE	27.74 m²
D.06 FF	66.65 m²
D.06 BALCONY	11.93 m²
	152.62 m²

D.06 OPEN SPACE SCHEDULE	
NAME	AREA
D.06 FPOS	38.44 m²
	38.44 m²

D.07 AREA SCHEDULE	
NAME	AREA
D.07 GF	32.78 m²
D.07 GARAGE	50.24 m²
D.07 FF	78.19 m²
D.07 BALCONY	12.33 m²
	173.54 m²

D.07 OPEN SPACE SCHEDULE	
NAME	AREA
D.07 FPOS	29.36 m²
	29.36 m²

D.08 AREA SCHEDULE	
NAME	AREA
D.08 GF	33.07 m²
D.08 GARAGE	50.69 m²
D.08 FF	77.67 m²
D.08 BALCONY	12.23 m²
	173.67 m²

D.08 OPEN SPACE SCHEDULE	
NAME	AREA
D.08 FPOS	29.15 m²
	29.15 m²

D.09 AREA SCHEDULE	
NAME	AREA
D.09 GARAGE	Not Placed
D.09 GF	84.35 m²
D.09 GARAGE	22.55 m²
D.09 FF	70.07 m²
	176.97 m²

D.09 OPEN SPACE SCHEDULE	
NAME	AREA
D.09 FPOS	58.04 m²
D.09 POS	35.34 m²
	93.38 m²

D.10 AREA SCHEDULE	
NAME	AREA
D.10 GF	69.36 m²
D.10 GARAGE	22.55 m²
D.10 FF	72.94 m²
	164.85 m²

D.10 OPEN SPACE SCHEDULE	
NAME	AREA
D.10 FPOS	56.16 m²
D.10 POS	31.48 m²
	87.65 m²

COMMUNAL OPEN SPACE SCHEDULE	
NAME	AREA
COMMUNAL	61.11 m²
	61.11 m²

SHEET LIST

SHEET NO.	SHEET NAME	REV.	CURRENT REV.	REV. DESCRIPTION
TP.00	PROJECT SUMMARY	B	6.12.2023	Issue in Response Council RFI dated 9.11.2023
TP.100	SITE ANALYSIS	B	6.12.2023	Issue in Response Council RFI dated 9.11.2023
TP.101	DESIGN RESPONSE	B	6.12.2023	Issue in Response Council RFI dated 9.11.2023
TP.200	GROUND FLOOR PLAN	B	6.12.2023	Issue in Response Council RFI dated 9.11.2023
TP.201	FIRST FLOOR PLAN	B	6.12.2023	Issue in Response Council RFI dated 9.11.2023
TP.202	ROOF PLAN	B	6.12.2023	Issue in Response Council RFI dated 9.11.2023
TP.300	ELEVATIONS	B	6.12.2023	Issue in Response Council RFI dated 9.11.2023
TP.301	ELEVATIONS	B	6.12.2023	Issue in Response Council RFI dated 9.11.2023
TP.302	ELEVATIONS	B	6.12.2023	Issue in Response Council RFI dated 9.11.2023
TP.303	ELEVATIONS	B	6.12.2023	Issue in Response Council RFI dated 9.11.2023
TP.304	FINISHES SCHEDULE	B	6.12.2023	Issue in Response Council RFI dated 9.11.2023
TP.400	CATCHMENT PLAN	B	6.12.2023	Issue in Response Council RFI dated 9.11.2023
TP.500	GARDEN AREA PLAN	B	6.12.2023	Issue in Response Council RFI dated 9.11.2023
TP.600	SHADOWS	B	6.12.2023	Issue in Response Council RFI dated 9.11.2023
TP.601	SHADOWS	B	6.12.2023	Issue in Response Council RFI dated 9.11.2023
TP.700	SECTIONS	B	6.12.2023	Issue in Response Council RFI dated 9.11.2023
TP.800	DESIGN INTENT	B	6.12.2023	Issue in Response Council RFI dated 9.11.2023
TP.801	DESIGN INTENT	B	6.12.2023	Issue in Response Council RFI dated 9.11.2023
TP.802	DESIGN INTENT	B	6.12.2023	Issue in Response Council RFI dated 9.11.2023
TP.803	DESIGN INTENT	B	6.12.2023	Issue in Response Council RFI dated 9.11.2023

DEVELOPMENT SUMMARY	
NAME	AREA
AREA	1862.24 m²

B

PERMEABLE AREA		
NAME	AREA	(%) OF SITE
AREA	646.55 m²	34

B

SITE COVERAGE		
NAME	AREA	(%) OF SITE
AREA	860.30 m²	47

B

GARDEN AREA		
NAME	AREA	% OF SITE
AREA	646.31 m²	35

B



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Project Address	52-56 SELWYN STREET, ALBION	Project Number	231824
Drawing Title	PROJECT SUMMARY	Drawing Number	TP.00
Drawing Issue	Town Planning	Issue Date	DEC 2023
Client	KEYWAY	Revision Issue	B
		Drawn by	DE
		Checked by	GM
		Scale	A3 / A1 /

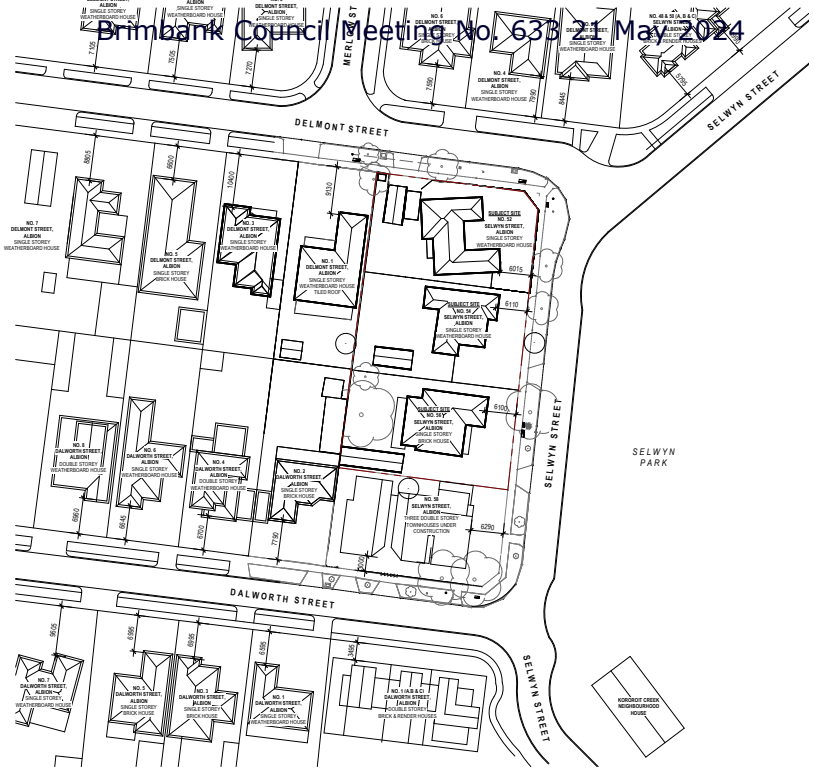
Rev	Description	Date
-	Issue for Pre-Application Meeting	5.06.2023
A	Issue for Lodgment	19.09.2023
B	Issue in Response Council RFI dated 9.11.2023	6.12.2023

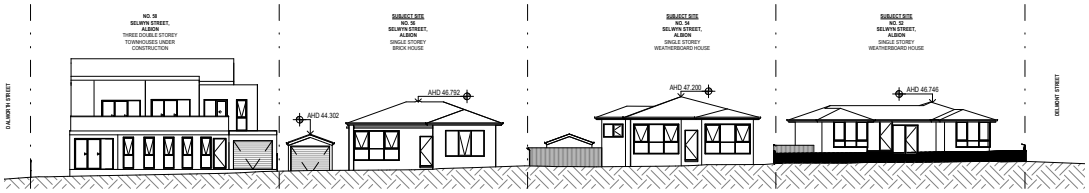
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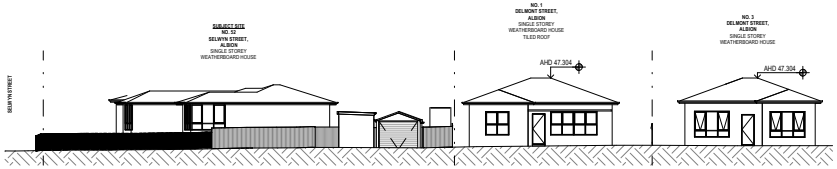
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DWG REF.	VIEW NAME.
1	**Existing Streetscape - Selwyn Street (Facing Selwyn Park)**
DWG NUMBER.	SCALE.
	1 : 200



DWG REF.	VIEW NAME.
2	**Existing Streetscape - Delmont Street**
DWG NUMBER.	SCALE.
	1 : 200

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Attachment 12.2.3

Project Address	52-56 SELWYN STREET, ALBION
Drawing Title	SITE ANALYSIS
Drawing Issue	Town Planning
Client	KEYWAY

Project Number	231824
Drawing Number	TP.100
Issue Date	DEC 2023
Revision Issue	B
Drawn by	DE
Checked by	GM
Scale	A3 / A1 / As indicated

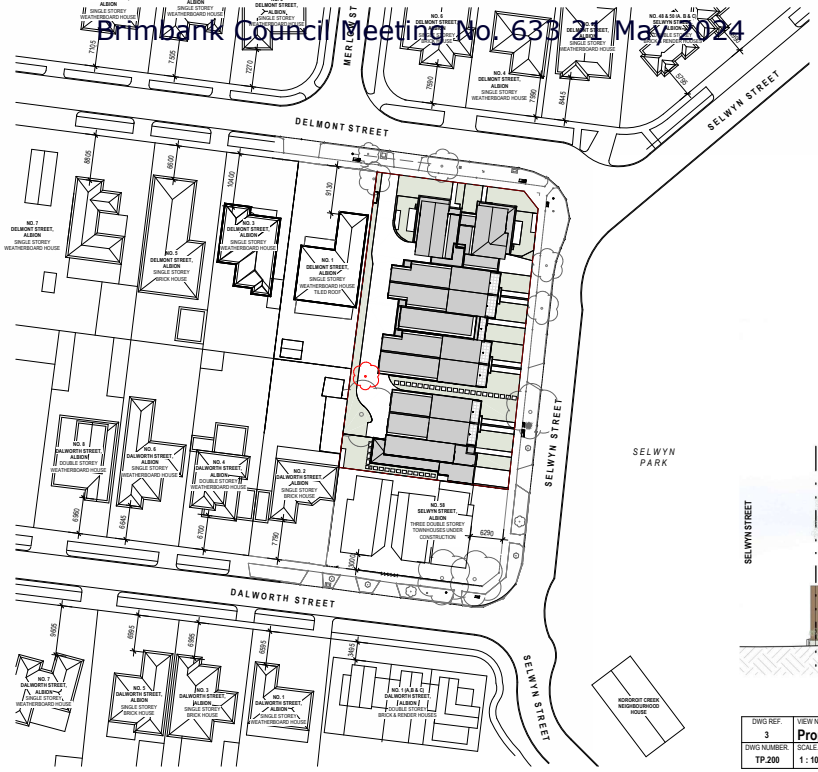
Rev	Description	Date
-	Issue for Pre-Application Meeting	5.06.2023
A	Issue for Lodgment	19.09.2023
B	Issue in Response Council RFI dated 9.11.2023	6.12.2023

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DWG REF.	VIEW NAME:
3	**Proposed Streetscape - Delmont Street**
DWG NUMBER:	SCALE:
TP.200	1 : 100



DWG REF.	VIEW NAME:
2	**Proposed Streetscape - Selwyn Street (Facing Selwyn Park)**
DWG NUMBER:	SCALE:
TP.200	1 : 120

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Attachment 12.2.3

Project Address	52-56 SELWYN STREET, ALBION	Project Number	231824
Drawing Title	DESIGN RESPONSE	Drawing Number	TP.101
Drawing Issue	Town Planning	Issue Date	DEC 2023
Client	KEYWAY	Revision Issue	B
		Drawn by	DE
		Checked by	GM
		Scale	A3 / A1 / As indicated

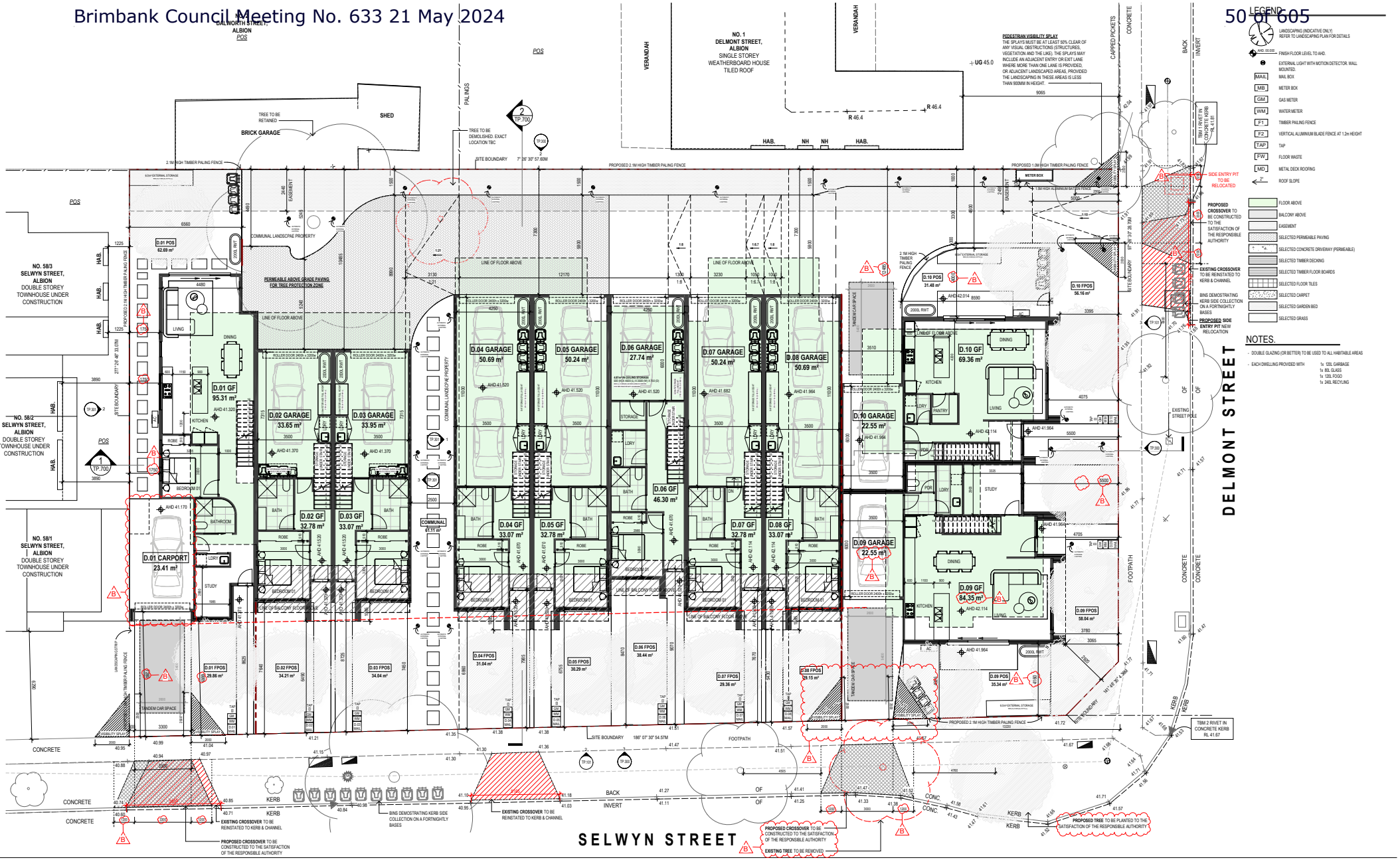
Rev	Description	Date
-	Issue for Pre-Application Meeting	5.06.2023
A	Issue for Lodgment	19.09.2023
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ADVERTISED MATERIAL
Planning Application Number: P0516/2023
Page Number: 22 of 205
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LEGEND

- LANDSCAPING (INDICATIVE ONLY) REFER TO LANDSCAPING PLAN FOR DETAILS
- AHD. 00.000 FINISH FLOOR LEVEL TO AHD.
- EXTERNAL LIGHT WITH MOTION DETECTOR. WALL MOUNTED.
- MAIL MAIL BOX
- MB METER BOX
- GM GAS METER
- WM WATER METER
- F1 TIMBER PALING FENCE
- F2 VERTICAL ALUMINIUM BLADE FENCE AT 1.2m HEIGHT
- TAP TAP
- FW FLOOR WASTE
- MD METAL DECK ROOFING
- 2° ROOF SLOPE
- FLOOR ABOVE
- BALCONY ABOVE
- EASEMENT
- SELECTED PERMEABLE PAVING
- SELECTED CONCRETE DRIVEWAY (PERMEABLE)
- SELECTED TIMBER DECKING
- SELECTED TIMBER FLOOR BOARDS
- SELECTED FLOOR TILES
- SELECTED CARPET
- SELECTED GARDEN BED
- SELECTED GRASS

NOTES.

- DOUBLE GLAZING (OR BETTER) TO BE USED TO ALL HABITABLE AREAS
- EACH DWELLING PROVIDED WITH
  - 1x 120L GARBAGE
  - 1x 80L GLASS
  - 1x 120L FOGO
  - 1x 240L RECYLING

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Attachment 12.2.3

Project Address	52-56 SELWYN STREET, ALBION
Drawing Title	GROUND FLOOR PLAN
Drawing Issue	Town Planning
Client	KEYWAY
North Point	
Project Number	231824
Drawing Number	TP.200
Issue Date	DEC 2023
Revision Issue	B
Drawn by	GM/DE
Checked by	GM
Scale	A3 / 1 : 100 A1 /

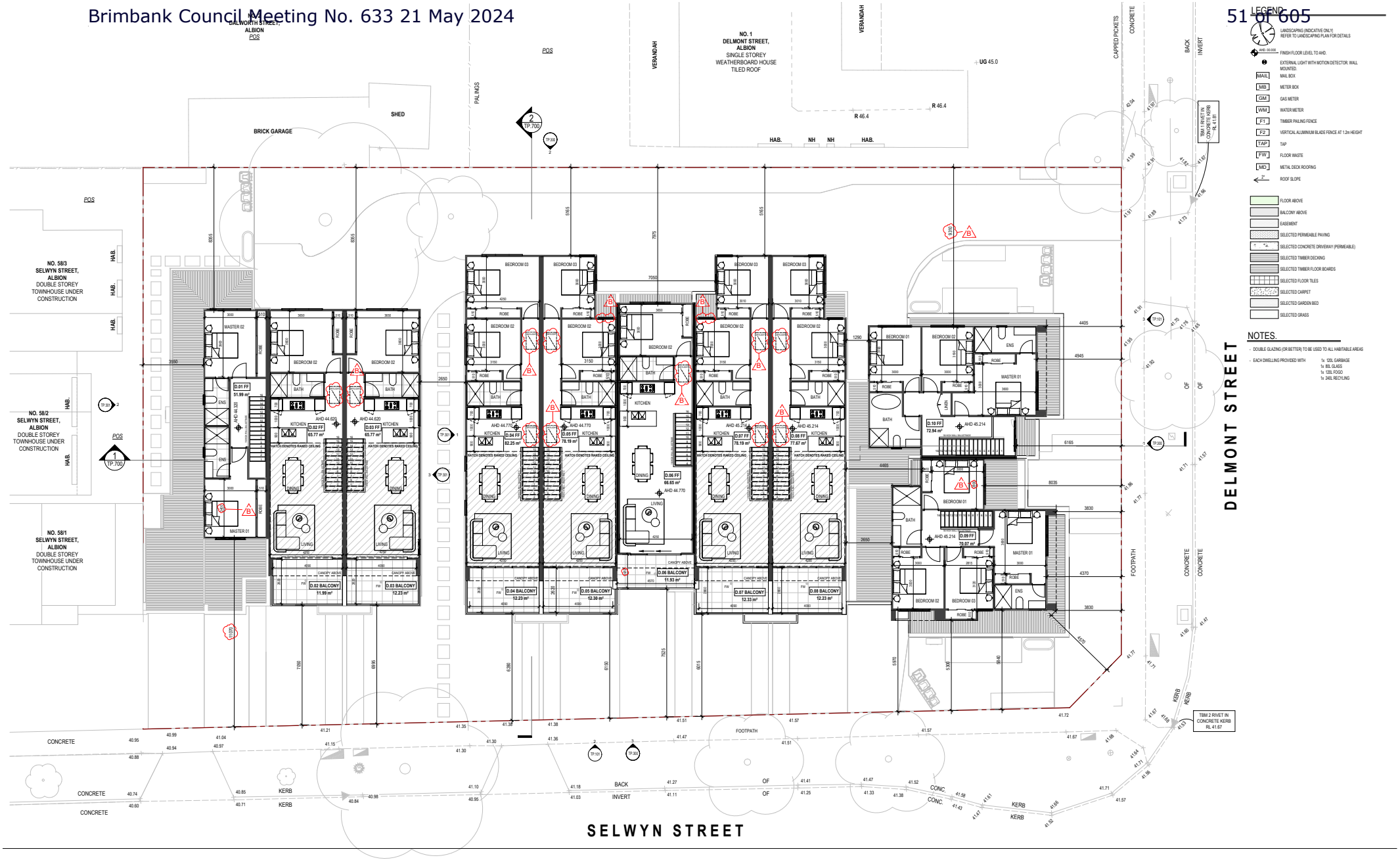
Rev	Description	Date
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B	Issue in Response Council RFI dated 9.11.2023	6.12.2023

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Attachment 12.2.3

Project Address	52-56 SELWYN STREET, ALBION
Drawing Title	FIRST FLOOR PLAN
Drawing Issue	Town Planning
Client	KEYWAY
North Point	
Project Number	231824
Drawing Number	TP.201
Issue Date	DEC 2023
Revision Issue	B
Drawn by	GM/DE
Checked by	DE
Scale	A3 / A1 / 1 : 100

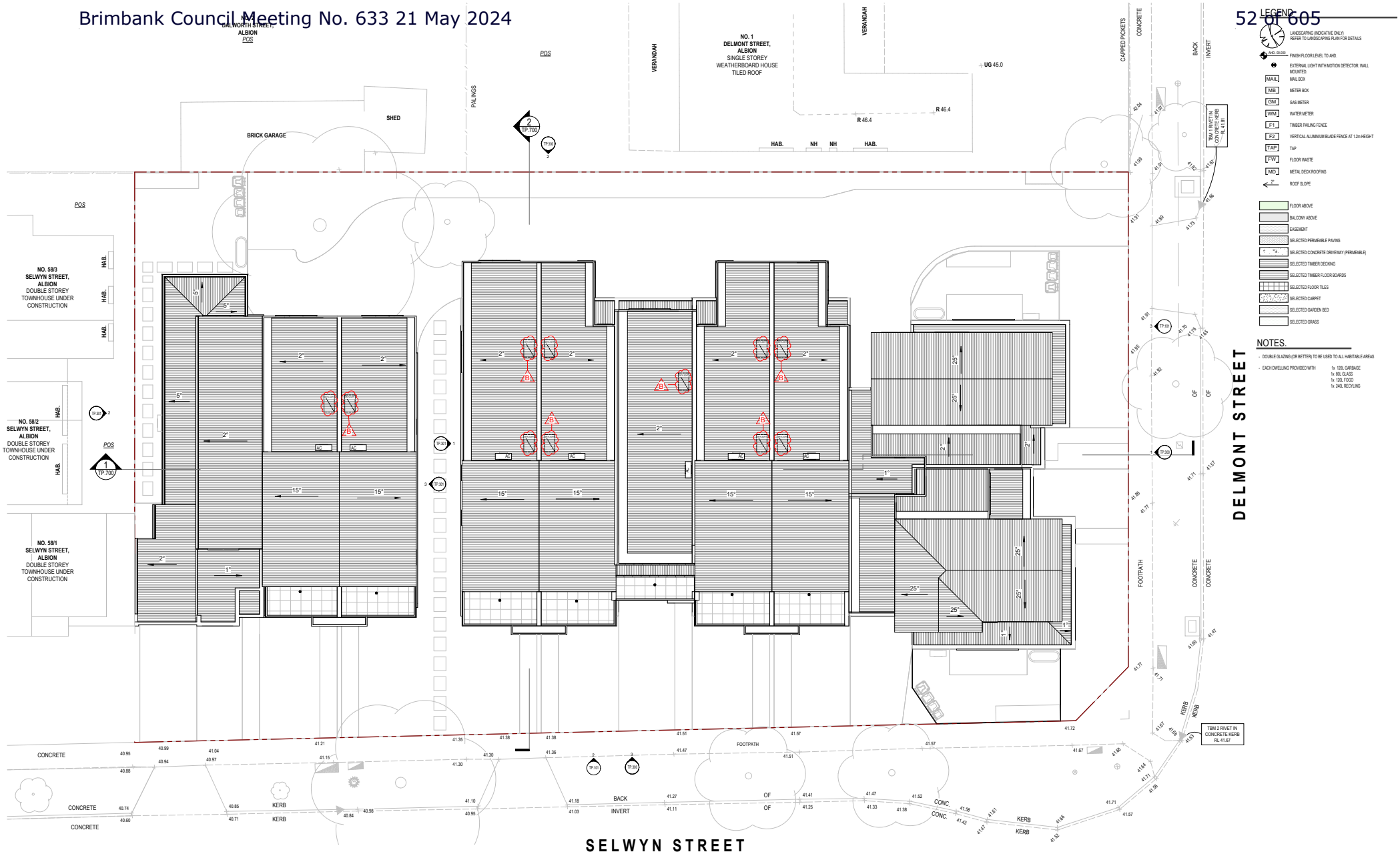
Rev	Description	Date
-	Issue for Pre-Application Meeting	5.06.2023
A	Issue for Lodgment	19.09.2023
B	Issue in Response Council RFI dated 9.11.2023	6.12.2023

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LEGEND

- LANDSCAPING (INDICATIVE ONLY) REFER TO LANDSCAPING PLAN FOR DETAILS
- AHD. 00.000 FINISH FLOOR LEVEL TO AHD.
- EXTERNAL LIGHT WITH MOTION DETECTOR. WALL MOUNTED.
- MAIL MAIL BOX
- MB METER BOX
- GM GAS METER
- WM WATER METER
- F1 TIMBER PAILING FENCE
- F2 VERTICAL ALUMINIUM BLADE FENCE AT 1.2m HEIGHT
- TAP TAP
- FW FLOOR WASTE
- MD METAL DECK ROOFING
- 2° ROOF SLOPE
- FLOOR ABOVE
- BALCONY ABOVE
- EASEMENT
- SELECTED PERMEABLE PAVING
- SELECTED CONCRETE DRIVEWAY (PERMEABLE)
- SELECTED TIMBER DECKING
- SELECTED TIMBER FLOOR BOARDS
- SELECTED FLOOR TILES
- SELECTED CARPET
- SELECTED GARDEN BED
- SELECTED GRASS

NOTES.

- DOUBLE GLAZING (OR BETTER) TO BE USED TO ALL HABITABLE AREAS
- EACH DWELLING PROVIDED WITH
  - 1x 120L GARBAGE
  - 1x 80L GLASS
  - 1x 120L FOGO
  - 1x 240L RECYLING

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Attachment 12.2.3

Project Address	52-56 SELWYN STREET, ALBION
Drawing Title	ROOF PLAN
Drawing Issue	Town Planning
Client	KEYWAY
North Point	
Project Number	231824
Drawing Number	TP.202
Issue Date	DEC 2023
Revision Issue	B
Drawn by	DE
Checked by	GM
Scale	A3 / A1 / 1 : 100

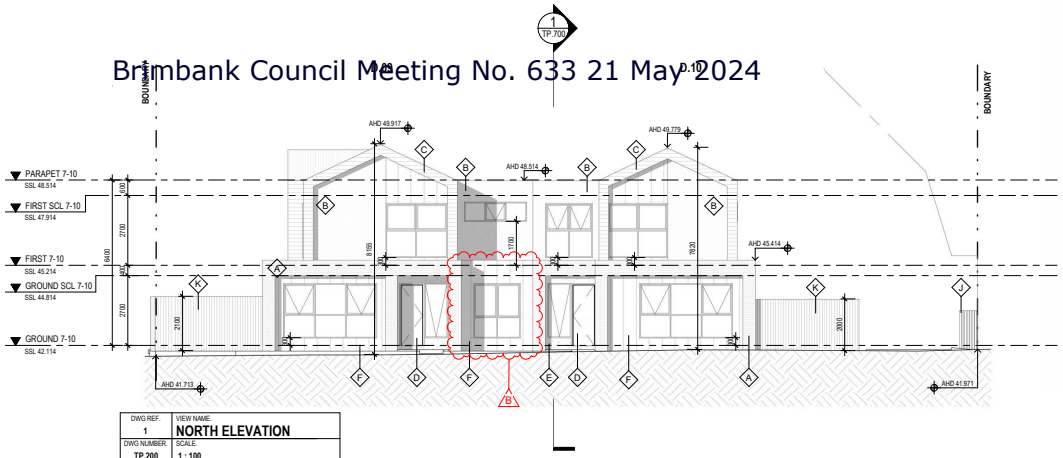
Rev	Description	Date
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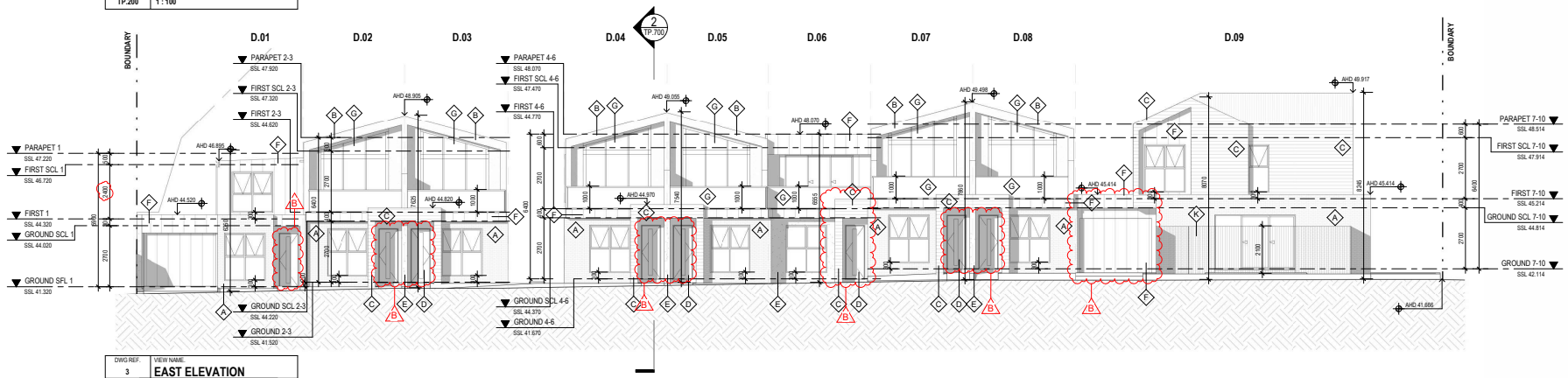
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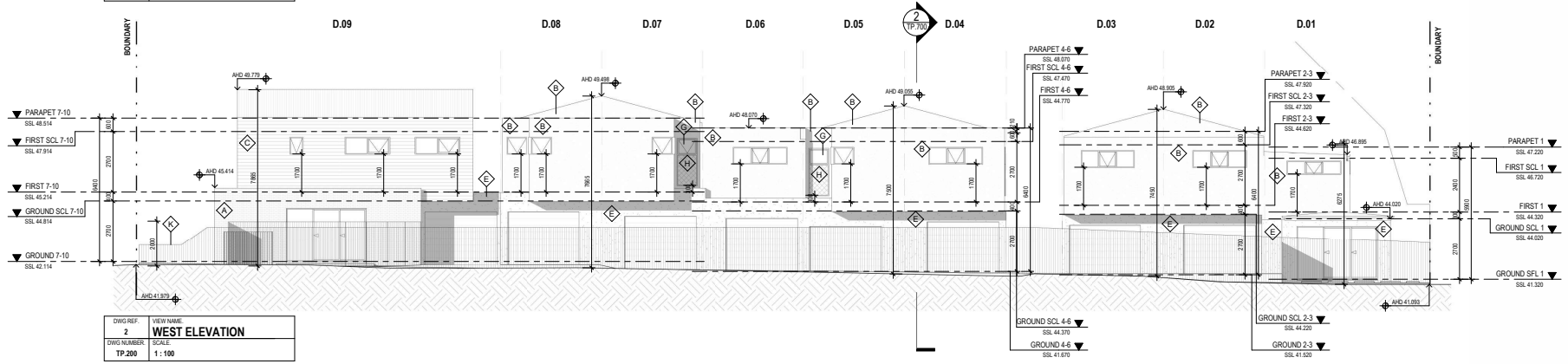
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DWG REF.	VIEW NAME.
1	NORTH ELEVATION
DWG NUMBER.	SCALE.
TP.200	1 : 100



DWG REF.	VIEW NAME.
3	EAST ELEVATION
DWG NUMBER.	SCALE.
TP.200	1 : 100



DWG REF.	VIEW NAME.
2	WEST ELEVATION
DWG NUMBER.	SCALE.
TP.200	1 : 100

FINISHES LEGEND

LEGEND	A
MATERIAL	SELECTED BRICK
PRODUCT	SAN SELMO RECLAIMED RED
COLOUR	-
FINISH	-
LEGEND	B
MATERIAL	SELECTED RENDER
PRODUCT	-
COLOUR	WHITE
FINISH	-
LEGEND	C
MATERIAL	SELECTED HORIZONTAL 150MM LINE PANEL
PRODUCT	WEATHERGROOVE SMOOTH
COLOUR	WHITE OR SIMILAR
FINISH	PAINT
LEGEND	D
MATERIAL	SELECTED TIMBER LOOK PANEL
PRODUCT	-
COLOUR	BLACKBUTT OR SIMILAR
FINISH	-
LEGEND	E
MATERIAL	SELECTED RENDER
PRODUCT	-
COLOUR	COLORBOND MONUMENT OR SIMILAR
FINISH	-
LEGEND	F
MATERIAL	SELECTED VERTICAL 300MM LINE PANEL
PRODUCT	WEATHERGROOVE SMOOTH
COLOUR	COLORBOND MONUMENT
FINISH	PAINT
LEGEND	G
MATERIAL	SELECTED ALUMINIUM FRAMED GLAZING
FRAME COLOUR	COLORBOND MONUMENT
FRAME FINISH	POWDERCOAT
GLAZING	CLEAR
LEGEND	H
MATERIAL	SELECTED ALUMINIUM FRAMED GLAZING
FRAME COLOUR	COLORBOND MONUMENT
FRAME FINISH	POWDERCOAT
GLAZING	OBSCURE
LEGEND	I
MATERIAL	SELECTED ALUMINIUM SCREENS, SHROUDS, FASCIAS & GUTTERS, FENCING & GARAGE DOOR
PRODUCT	-
COLOUR	COLORBOND MONUMENT
FINISH	POWDERCOAT
LEGEND	J
MATERIAL	SELECTED ALUMINIUM BLADE FENCE
PRODUCT	-
COLOUR	COLORBOND MONUMENT OR SIMILAR
FINISH	-
LEGEND	K
MATERIAL	SELECTED TIMBER PALING FENCE
PRODUCT	-
COLOUR	NATURAL
FINISH	-

NOTE:

DOUBLE GLAZING (OR BETTER) TO BE USED TO ALL HABITABLE AREAS

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Attachment 12.2.3

Project Address	52-56 SELWYN STREET, ALBION	Project Number	231824
Drawing Title	ELEVATIONS	Drawing Number	TP.300
Drawing Issue	Town Planning	Issue Date	DEC 2023
Client	KEYWAY	Revision Issue	B
		Drawn by	DE
		Checked by	GM
		Scale	A3 / A1 / As indicated

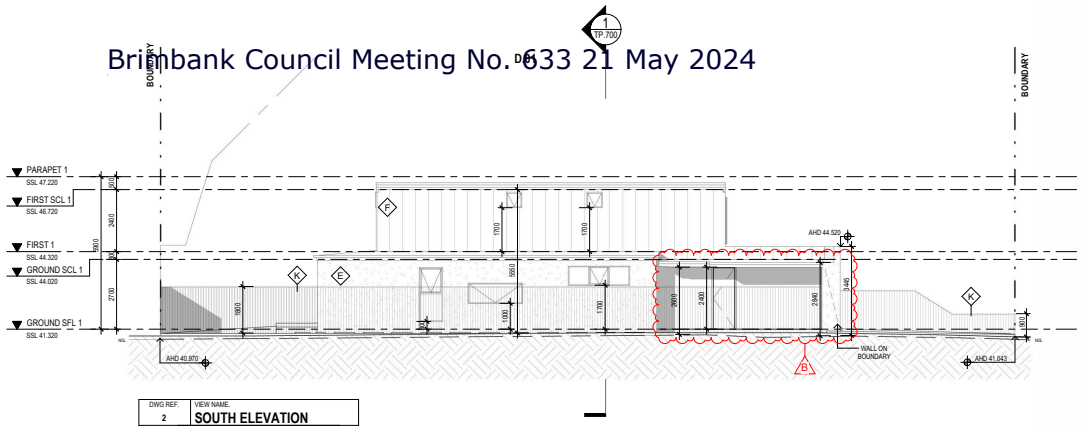
Rev	Description	Date
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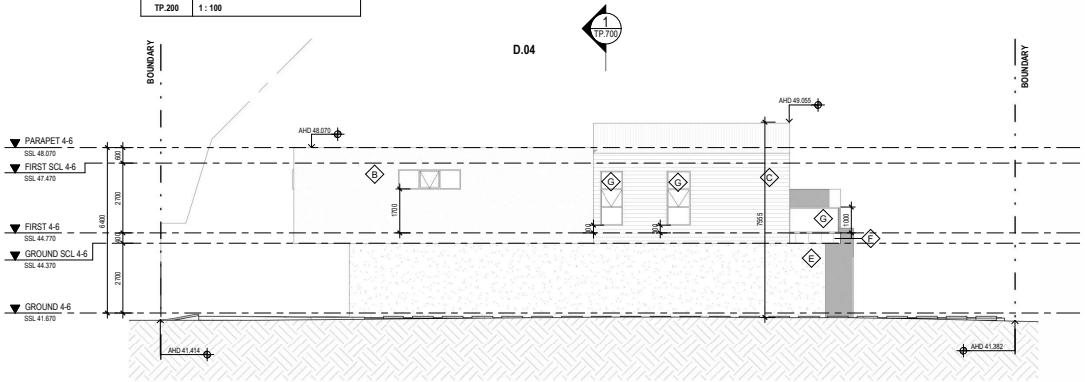
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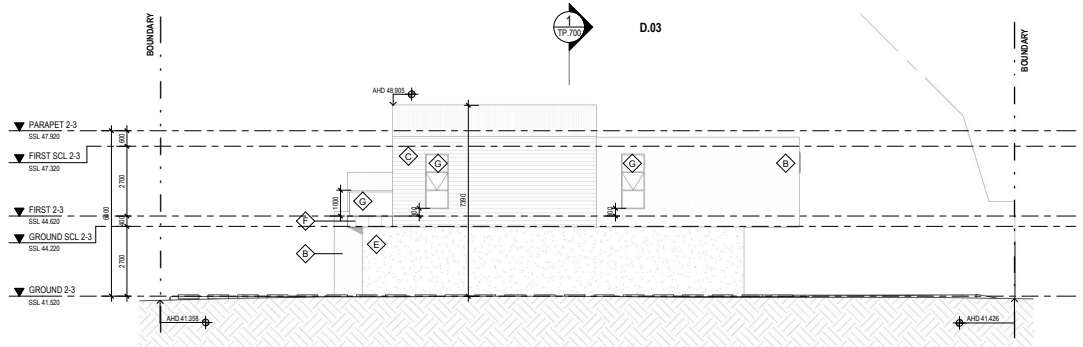
DWG REF.	VIEW NAME.
2	**SOUTH ELEVATION**
DWG NUMBER.	SCALE.
TP.200	1 : 100

D.04



DWG REF.	VIEW NAME.
1	**SOUTH INTERNAL ELEVATION**
DWG NUMBER.	SCALE.
TP.200	1 : 100

D.03



DWG REF.	VIEW NAME.
3	**SOUTH INTERNAL ELEVATION**
DWG NUMBER.	SCALE.
TP.200	1 : 100

FINISHES LEGEND

LEGEND	A
MATERIAL	SELECTED BRICK
PRODUCT	SAN SELMO RECLAIMED RED
COLOUR	-
FINISH	-
LEGEND	B
MATERIAL	SELECTED RENDER
PRODUCT	-
COLOUR	WHITE
FINISH	-
LEGEND	C
MATERIAL	SELECTED HORIZONTAL 150MM LINE PANEL
PRODUCT	WEATHERGROOVE SMOOTH
COLOUR	WHITE OR SIMILAR
FINISH	PAINT
LEGEND	D
MATERIAL	SELECTED TIMBER LOOK PANEL
PRODUCT	-
COLOUR	BLACKBUTT OR SIMILAR
FINISH	-
LEGEND	E
MATERIAL	SELECTED RENDER
PRODUCT	-
COLOUR	COLORBOND MONUMENT OR SIMILAR
FINISH	-
LEGEND	F
MATERIAL	SELECTED VERTICAL 300MM LINE PANEL
PRODUCT	WEATHERGROOVE SMOOTH
COLOUR	COLORBOND MONUMENT
FINISH	PAINT
LEGEND	G
MATERIAL	SELECTED ALUMINIUM FRAMED GLAZING
FRAME COLOUR	COLORBOND MONUMENT
FRAME FINISH	POWDERCOAT
GLAZING	CLEAR
LEGEND	H
MATERIAL	SELECTED ALUMINIUM FRAMED GLAZING
FRAME COLOUR	COLORBOND MONUMENT
FRAME FINISH	POWDERCOAT
GLAZING	OBSCURE
LEGEND	I
MATERIAL	SELECTED ALUMINIUM SCREENS, SHROUDS, FASCIAS & GUTTERS, FENCING & GARAGE DOOR
PRODUCT	-
COLOUR	COLORBOND MONUMENT
FINISH	POWDERCOAT
LEGEND	J
MATERIAL	SELECTED ALUMINIUM BLADE FENCE
PRODUCT	-
COLOUR	COLORBOND MONUMENT OR SIMILAR
FINISH	-
LEGEND	K
MATERIAL	SELECTED TIMBER PALING FENCE
PRODUCT	-
COLOUR	NATURAL
FINISH	-

NOTE:

DOUBLE GLAZING (OR BETTER) TO BE USED TO ALL HABITABLE AREAS

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Attachment 12.2.3

Project Address	52-56 SELWYN STREET, ALBION	Project Number	231824
Drawing Title	ELEVATIONS	Drawing Number	TP.301
Drawing Issue	Town Planning	Issue Date	DEC 2023
Client	KEYWAY	Revision Issue	B
		Drawn by	DE
		Checked by	GM
		Scale	A3 / As indicated A1 /

Rev	Description	Date
A	Issue for Lodgment	19.09.2023
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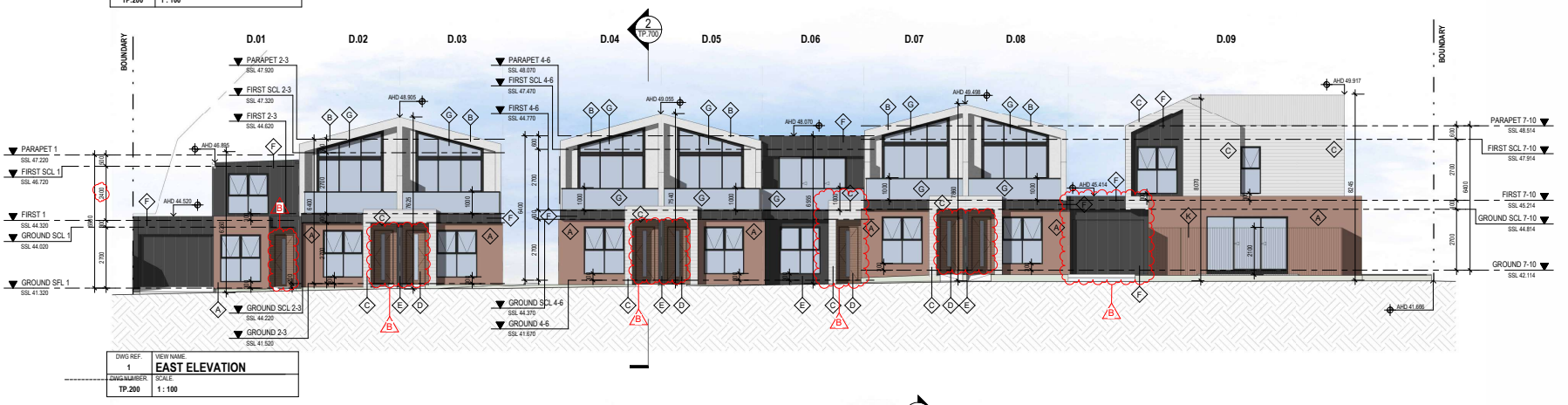
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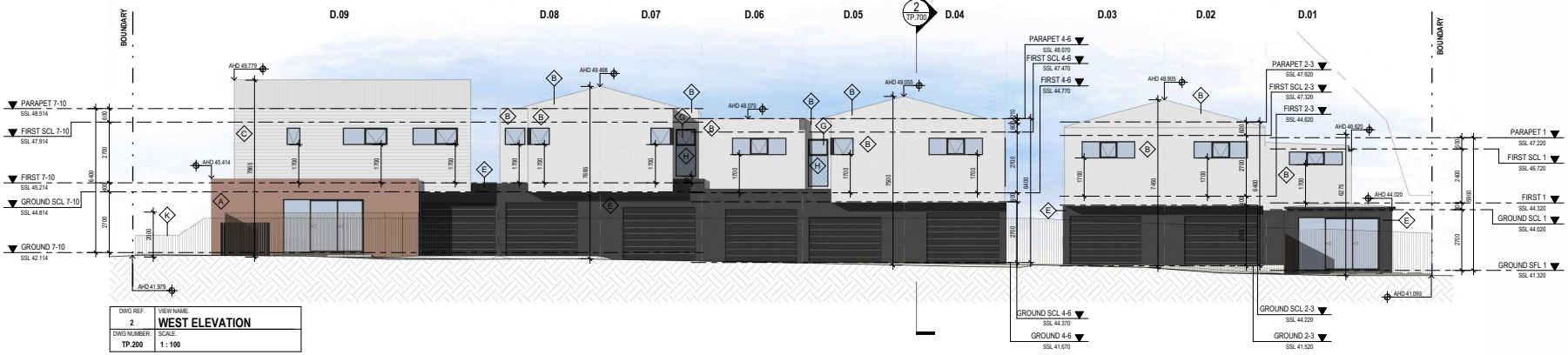
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DWG REF.	VIEW NAME.
6	NORTH ELEVATION
DWG NUMBER.	SCALE.
TP.200	1 : 100



DWG REF.	VIEW NAME.
1	EAST ELEVATION
DWG NUMBER.	SCALE.
TP.200	1 : 100



DWG REF.	VIEW NAME.
2	WEST ELEVATION
DWG NUMBER.	SCALE.
TP.200	1 : 100

FINISHES LEGEND

LEGEND	A
MATERIAL	SELECTED BRICK
PRODUCT	SAN SELMO RECLAIMED RED
COLOUR	-
FINISH	-
LEGEND	B
MATERIAL	SELECTED RENDER
PRODUCT	-
COLOUR	WHITE
FINISH	-
LEGEND	C
MATERIAL	SELECTED HORIZONTAL 150MM LINE PANEL
PRODUCT	WEATHERGROOVE SMOOTH
COLOUR	WHITE OR SIMILAR
FINISH	PAINT
LEGEND	D
MATERIAL	SELECTED TIMBER LOOK PANEL
PRODUCT	-
COLOUR	BLACKBUTT OR SIMILAR
FINISH	-
LEGEND	E
MATERIAL	SELECTED RENDER
PRODUCT	-
COLOUR	COLORBOND MONUMENT OR SIMILAR
FINISH	-
LEGEND	F
MATERIAL	SELECTED VERTICAL 300MM LINE PANEL
PRODUCT	WEATHERGROOVE SMOOTH
COLOUR	COLORBOND MONUMENT
FINISH	PAINT
LEGEND	G
MATERIAL	SELECTED ALUMINIUM FRAMED GLAZING
FRAME COLOUR	COLORBOND MONUMENT
FRAME FINISH	POWDERCOAT
GLAZING	CLEAR
LEGEND	H
MATERIAL	SELECTED ALUMINIUM FRAMED GLAZING
FRAME COLOUR	COLORBOND MONUMENT
FRAME FINISH	POWDERCOAT
GLAZING	OBSCURE
LEGEND	I
MATERIAL	SELECTED ALUMINIUM SCREENS, SHROUDS, FASCIAS & GUTTERS, FENCING & GARAGE DOOR
PRODUCT	-
COLOUR	COLORBOND MONUMENT
FINISH	POWDERCOAT
LEGEND	J
MATERIAL	SELECTED ALUMINIUM BLADE FENCE
PRODUCT	-
COLOUR	COLORBOND MONUMENT OR SIMILAR
FINISH	-
LEGEND	K
MATERIAL	SELECTED TIMBER PALING FENCE
PRODUCT	-
COLOUR	NATURAL
FINISH	-

NOTE:

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Attachment 12.2.3

Project Address	52-56 SELWYN STREET, ALBION	Project Number	231824
Drawing Title	ELEVATIONS	Drawing Number	TP.302
Drawing Issue	Town Planning	Issue Date	DEC 2023
Client	KEYWAY	Revision Issue	B
		Drawn by	DE
		Checked by	GM
		Scale	A3 / As indicated A1 /

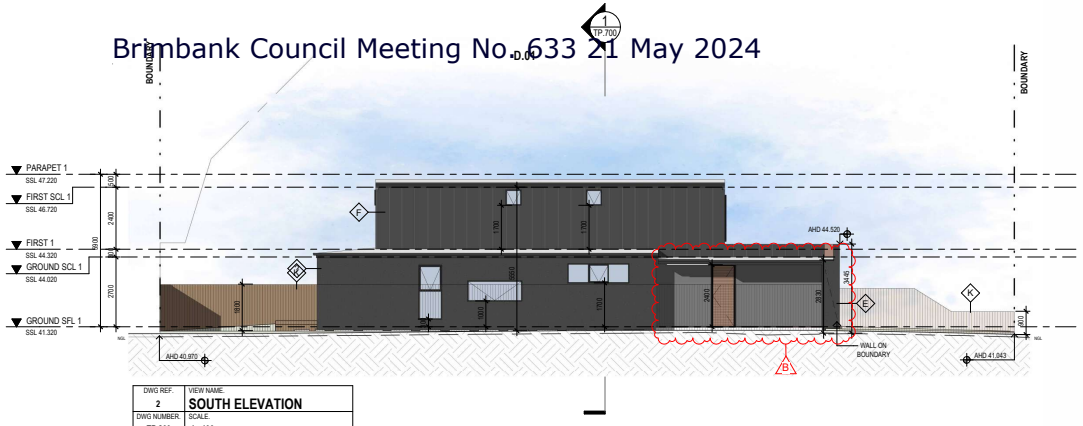
Rev	Description	Date
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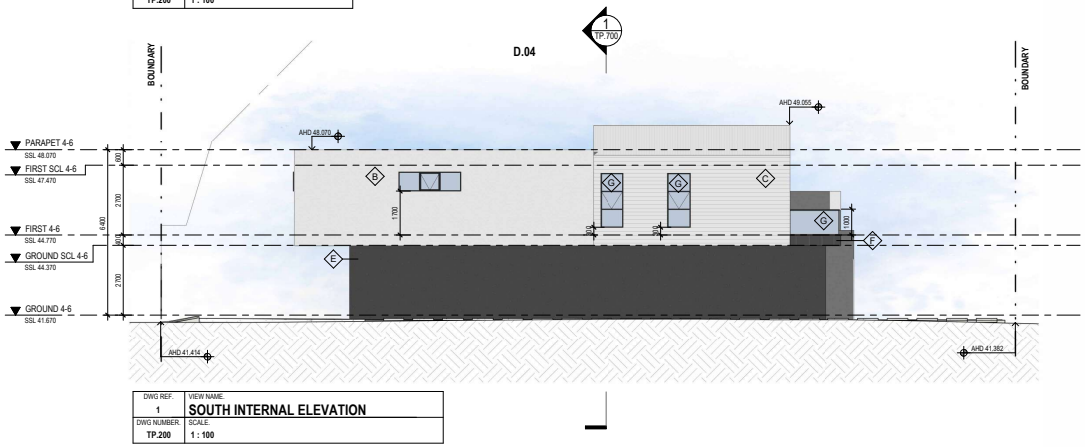
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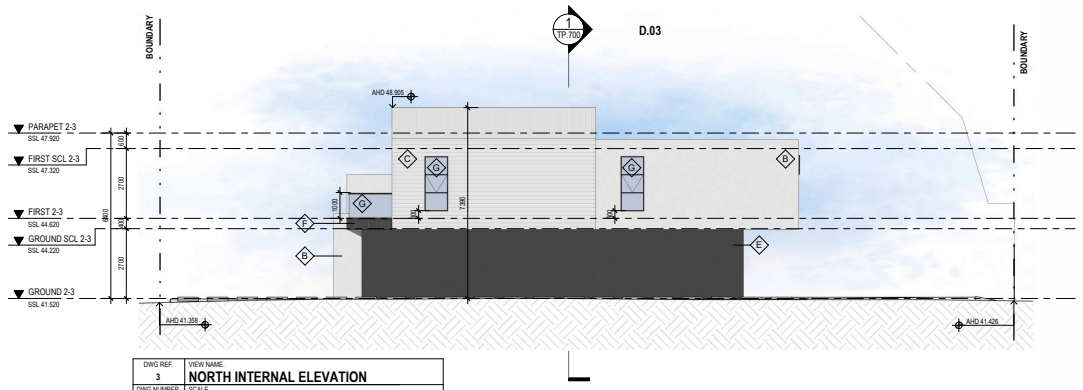
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DWG REF.	VIEW NAME.
2	SOUTH ELEVATION
DWG NUMBER.	SCALE.
TP.200	1 : 100



DWG REF.	VIEW NAME.
1	SOUTH INTERNAL ELEVATION
DWG NUMBER.	SCALE.
TP.200	1 : 100



DWG REF.	VIEW NAME.
3	NORTH INTERNAL ELEVATION
DWG NUMBER.	SCALE.
TP.200	1 : 100

FINISHES LEGEND

LEGEND	A
MATERIAL	SELECTED BRICK
PRODUCT	SAN SELMO RECLAIMED RED
COLOUR	-
FINISH	-
LEGEND	B
MATERIAL	SELECTED RENDER
PRODUCT	-
COLOUR	WHITE
FINISH	-
LEGEND	C
MATERIAL	SELECTED HORIZONTAL 150MM LINE PANEL
PRODUCT	WEATHERGROOVE SMOOTH
COLOUR	WHITE OR SIMILAR
FINISH	PAINT
LEGEND	D
MATERIAL	SELECTED TIMBER LOOK PANEL
PRODUCT	-
COLOUR	BLACKBUTT OR SIMILAR
FINISH	-
LEGEND	E
MATERIAL	SELECTED RENDER
PRODUCT	-
COLOUR	COLORBOND MONUMENT OR SIMILAR
FINISH	-
LEGEND	F
MATERIAL	SELECTED VERTICAL 300MM LINE PANEL
PRODUCT	WEATHERGROOVE SMOOTH
COLOUR	COLORBOND MONUMENT
FINISH	PAINT
LEGEND	G
MATERIAL	SELECTED ALUMINIUM FRAMED GLAZING
FRAME COLOUR	COLORBOND MONUMENT
FRAME FINISH	POWDERCOAT
GLAZING	CLEAR
LEGEND	H
MATERIAL	SELECTED ALUMINIUM FRAMED GLAZING
FRAME COLOUR	COLORBOND MONUMENT
FRAME FINISH	POWDERCOAT
GLAZING	OBSCURE
LEGEND	I
MATERIAL	SELECTED ALUMINIUM SCREENS, SHROUDS, FASCIAS & GUTTERS, FENCING & GARAGE DOOR
PRODUCT	-
COLOUR	COLORBOND MONUMENT
FINISH	POWDERCOAT
LEGEND	J
MATERIAL	SELECTED ALUMINIUM BLADE FENCE
PRODUCT	-
COLOUR	COLORBOND MONUMENT OR SIMILAR
FINISH	-
LEGEND	K
MATERIAL	SELECTED TIMBER PALING FENCE
PRODUCT	-
COLOUR	NATURAL
FINISH	-

NOTE:

DOUBLE GLAZING (OR BETTER) TO BE USED TO ALL HABITABLE AREAS

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Attachment 12.2.3

Project Address	52-56 SELWYN STREET, ALBION	Project Number	231824
Drawing Title	ELEVATIONS	Drawing Number	TP.303
Drawing Issue	Town Planning	Issue Date	DEC 2023
Client	KEYWAY	Revision Issue	B
		Drawn by	DE
		Checked by	GM
		Scale	A3 / A1 / As indicated

Rev	Description	Date
A	Issue for Lodgment	19.09.2023
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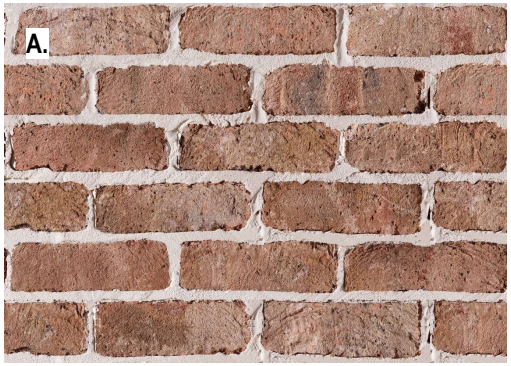
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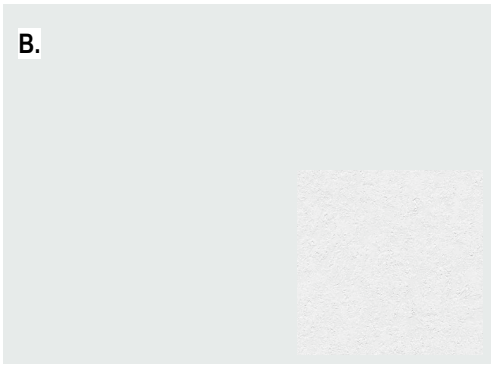
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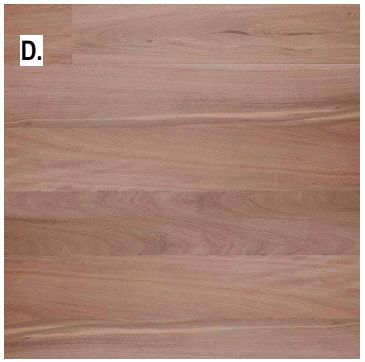
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FINISHES LEGEND

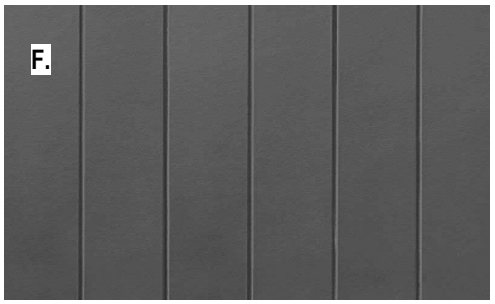










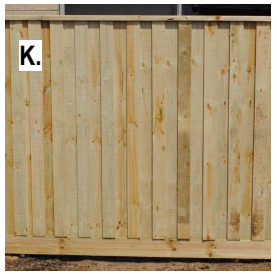












LEGEND	A
MATERIAL	SELECTED BRICK
PRODUCT	SAN SELMO RECLAIMED RED
COLOUR	-
FINISH	-
LEGEND	B
MATERIAL	SELECTED RENDER
PRODUCT	-
COLOUR	WHITE
FINISH	-
LEGEND	C
MATERIAL	SELECTED HORIZONTAL 150MM LINE PANEL
PRODUCT	WEATHERGROOVE SMOOTH
COLOUR	WHITE OR SIMILAR
FINISH	PAINT
LEGEND	D
MATERIAL	SELECTED TIMBER LOOK PANEL
PRODUCT	-
COLOUR	BLACKBUTT OR SIMILAR
FINISH	-
LEGEND	E
MATERIAL	SELECTED RENDER
PRODUCT	-
COLOUR	COLORBOND MONUMENT OR SIMILAR
FINISH	-
LEGEND	F
MATERIAL	SELECTED VERTICAL 300MM LINE PANEL
PRODUCT	WEATHERGROOVE SMOOTH
COLOUR	COLORBOND MONUMENT
FINISH	PAINT
LEGEND	G
MATERIAL	SELECTED ALUMINIUM FRAMED GLAZING
FRAME COLOUR	COLORBOND MONUMENT
FRAME FINISH	POWDERCOAT
GLAZING	CLEAR
LEGEND	H
MATERIAL	SELECTED ALUMINIUM FRAMED GLAZING
FRAME COLOUR	COLORBOND MONUMENT
FRAME FINISH	POWDERCOAT
GLAZING	OBSCURE
LEGEND	I
MATERIAL	SELECTED ALUMINIUM SCREENS, SHROUDS, FASCIAS & GUTTERS, FENCING & GARAGE DOOR
PRODUCT	-
COLOUR	COLORBOND MONUMENT
FINISH	POWDERCOAT
LEGEND	J
MATERIAL	SELECTED ALUMINIUM BLADE FENCE
PRODUCT	-
COLOUR	COLORBOND MONUMENT OR SIMILAR
FINISH	-
LEGEND	K
MATERIAL	SELECTED TIMBER PALING FENCE
PRODUCT	-
COLOUR	NATURAL
FINISH	-

NOTE:

DOUBLE GLAZING (OR BETTER) TO BE USED TO ALL HABITABLE AREAS

info@m3group.au
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Project Address	52-56 SELWYN STREET, ALBION
Drawing Title	FINISHES SCHEDULE
Drawing Issue	Town Planning
Client	KEYWAY
Project Number	231824
Drawing Number	TP.304
Issue Date	DEC 2023
Revision Issue	B
Drawn by	DE
Checked by	GM
Scale	A3 / A1 / As indicated

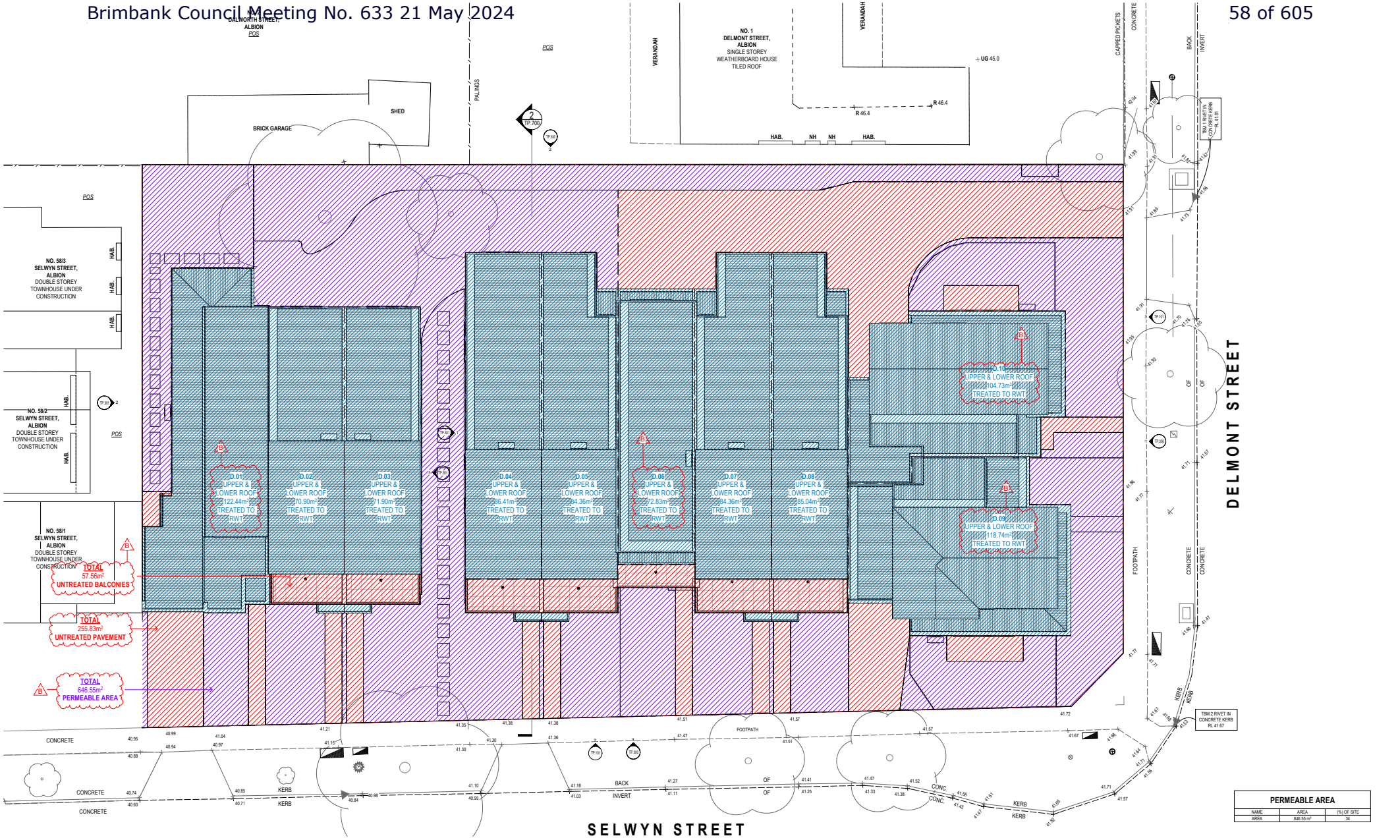
Rev	Description	Date
-	Issue for Pre-Application Meeting	5.06.2023
A	Issue for Lodgment	19.09.2023
B	Issue in Response Council RFI dated 9.11.2023	6.12.2023

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PERMEABLE AREA		
NAME	AREA	(%) OF SITE
AREA	646.55 m²	34

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Attachment 12.2.3

Project Address	52-56 SELWYN STREET, ALBION	Project Number	231824
Drawing Title	CATCHMENT PLAN	Drawing Number	TP.400
Drawing Issue	Town Planning	Issue Date	DEC 2023
Client	KEYWAY	Revision Issue	B
		Drawn by	DE
		Checked by	GM
North Point		Scale	A3 / A1 / 1 : 100

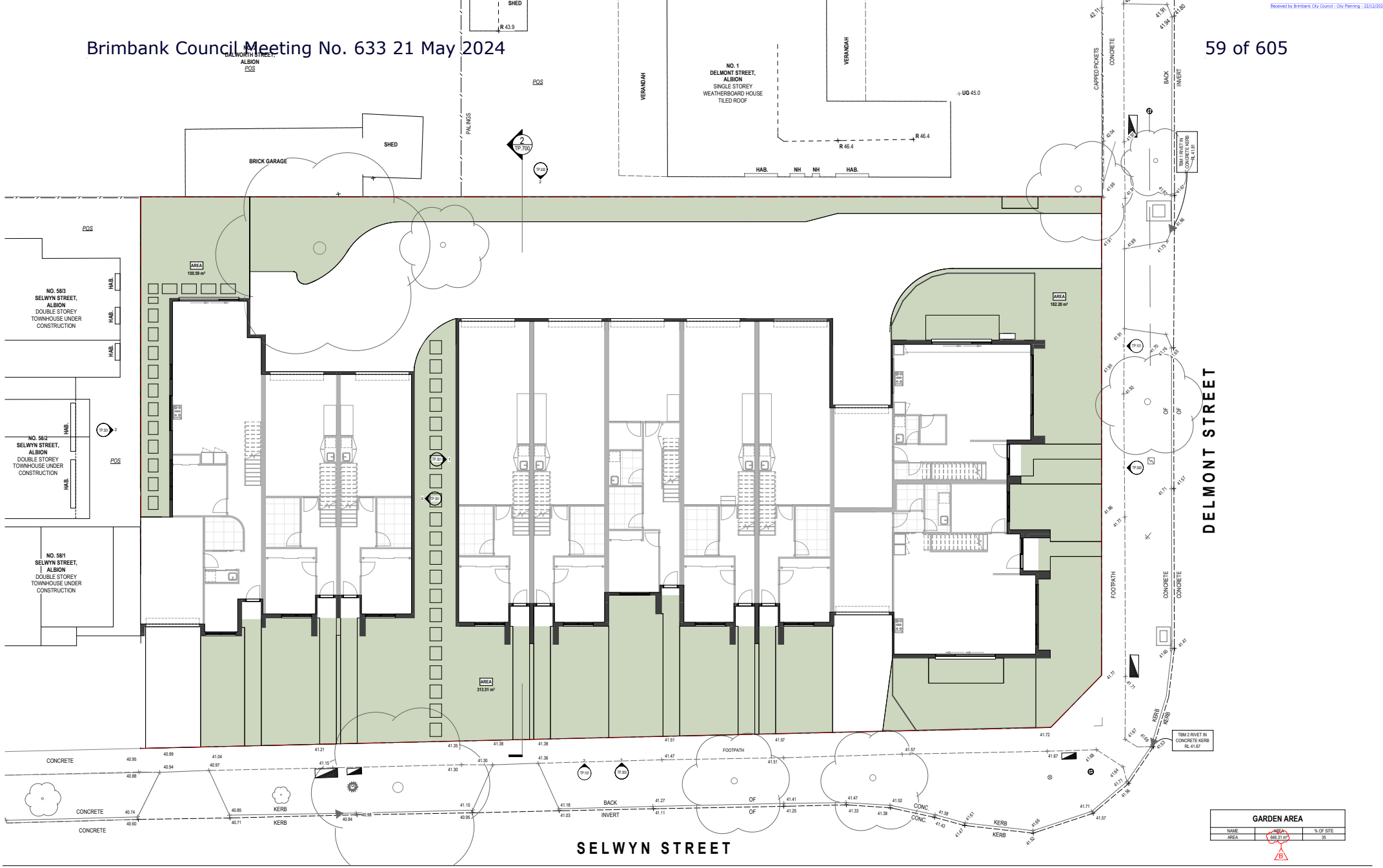
Rev	Description	Date
-	Issue for Pre-Application Meeting	5.06.2023
A	Issue for Lodgment	19.09.2023
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GARDEN AREA		
NAME	AREA	% OF SITE
AREA	646.31 m²	35

B

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Attachment 12.2.3

Project Address	52-56 SELWYN STREET, ALBION
Drawing Title	GARDEN AREA PLAN
Drawing Issue	Town Planning
Client	KEYWAY
North Point	
Project Number	231824
Drawing Number	TP.500
Issue Date	DEC 2023
Revision Issue	B
Drawn by	DE
Checked by	GM
Scale	A3 / A1 / 1 : 100

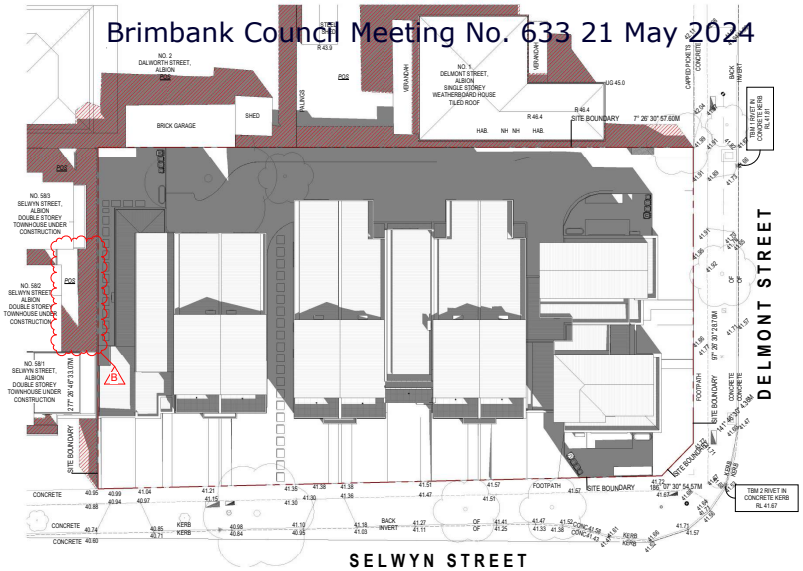
Rev	Description	Date
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DWG REF.	VIEW NAME.
1	9AM
DWG NUMBER.	SCALE.
TP.300	1 : 250



DWG REF.	VIEW NAME.
2	10AM
DWG NUMBER.	SCALE.
TP.300	1 : 250

9AM SHADOWS

ADDRESS	POS	EXISTING SHADOWS (m²)	EXISTING SHADOWS (%)	PROPOSED SHADOWS (m²)	PROPOSED SHADOWS (%)	REMAINING SUNLIGHT (m²)	REMAINING SUNLIGHT (%)
No. 2 DALWORTH ST	210.38m²	104.98m²	49.90%	71.50m²	33.98%	131.93m²	62.71%
No. 581 SELWYN ST	118.05m²	9.27m²	7.85%	9.27m²	7.85%	108.78m²	92.15%
No. 582 SELWYN ST	32.73m²	22.91m²	70.00%	30.57m²	93.39%	10.16m²	31.04%
No. 583 SELWYN ST	79.85m²	25.90m²	32.43%	25.90m²	32.43%	53.95m²	67.57%
No. 1 DELMONT ST	149.61m²	118.34m²	79.10%	98.67m²	65.91%	51.08m²	41.42%

10AM SHADOWS

ADDRESS	POS	EXISTING SHADOWS (m²)	EXISTING SHADOWS (%)	PROPOSED SHADOWS (m²)	PROPOSED SHADOWS (%)	REMAINING SUNLIGHT (m²)	REMAINING SUNLIGHT (%)
No. 2 DALWORTH ST	210.38m²	69.27m²	32.92%	0 m²	0 %	152.22m²	72.35%
No. 581 SELWYN ST	118.05m²	9.38m²	7.94%	7.88m²	6.67%	110.17m²	93.32%
No. 582 SELWYN ST	32.73m²	18.90m²	56.02%	20.54m²	62.75%	12.19m²	37.24%
No. 583 SELWYN ST	79.85m²	20.73m²	25.92%	12.32m²	15.40%	64.55m²	80.77%
No. 1 DELMONT ST	149.61m²	102.90m²	67.44%	0 m²	0 %	73.15m²	50.22%



DWG REF.	VIEW NAME.
3	11AM
DWG NUMBER.	SCALE.
TP.300	1 : 250



DWG REF.	VIEW NAME.
4	12PM
DWG NUMBER.	SCALE.
TP.300	1 : 250

11AM SHADOWS

ADDRESS	POS	EXISTING SHADOWS (m²)	EXISTING SHADOWS (%)	PROPOSED SHADOWS (m²)	PROPOSED SHADOWS (%)	REMAINING SUNLIGHT (m²)	REMAINING SUNLIGHT (%)
No. 2 DALWORTH ST	210.38m²	45.76m²	21.75%	0 m²	0 %	168.34m²	80.01%
No. 581 SELWYN ST	118.05m²	9.46m²	7.99%	7.92m²	6.67%	110.13m²	93.28%
No. 582 SELWYN ST	32.73m²	16.34m²	49.92%	16.17m²	49.40%	16.56m²	50.59%
No. 583 SELWYN ST	79.85m²	14.18m²	17.75%	11.67m²	14.59%	68.28m²	85.40%
No. 1 DELMONT ST	149.61m²	65.10m²	43.51%	0 m²	0 %	81.06m²	54.18%

12PM SHADOWS

ADDRESS	POS	EXISTING SHADOWS (m²)	EXISTING SHADOWS (%)	PROPOSED SHADOWS (m²)	PROPOSED SHADOWS (%)	REMAINING SUNLIGHT (m²)	REMAINING SUNLIGHT (%)
No. 2 DALWORTH ST	210.38m²	27.57m²	32.92%	0 m²	0 %	186.13m²	88.46%
No. 581 SELWYN ST	118.05m²	8.55m²	7.24%	8.14m²	6.89%	109.91m²	93.10%
No. 582 SELWYN ST	32.73m²	13.79m²	42.12%	14.86m²	45.40%	17.87m²	54.59%
No. 583 SELWYN ST	79.85m²	11.38m²	14.25%	11.67m²	14.59%	68.28m²	85.40%
No. 1 DELMONT ST	149.61m²	47.07m²	31.44%	0 m²	0 %	94.40m²	63.31%

LEGEND

EXISTING SHADOW

PROPOSED SHADOW

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Attachment 12.2.3

Project Address	52-56 SELWYN STREET, ALBION	Project Number	231824
Drawing Title	SHADOWS	Drawing Number	TP.600
Drawing Issue	Town Planning	Issue Date	DEC 2023
Client	KEYWAY	Revision Issue	B
		Drawn by	DE
		Checked by	GM
North Point		Scale	A3 / A1 / As indicated

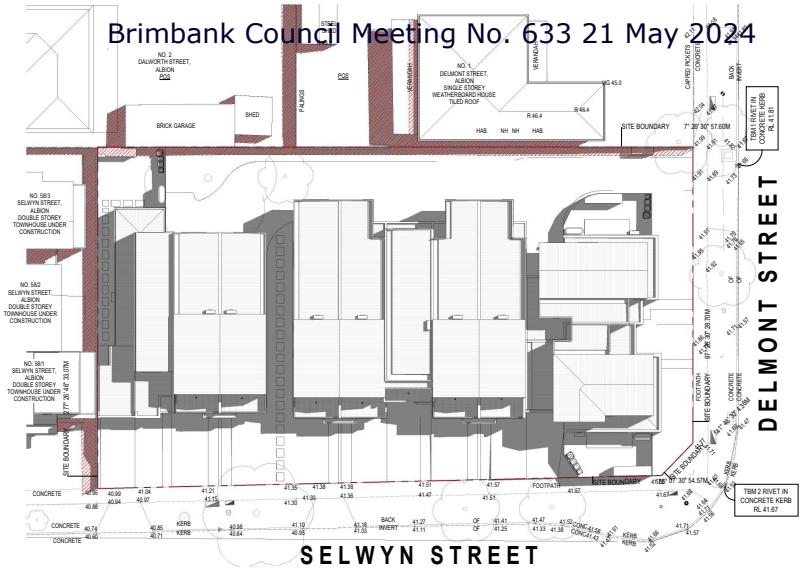
Rev	Description	Date
-	Issue for Pre-Application Meeting	5.06.2023
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DWG REF.	VIEW NAME.
1	1PM
DWG NUMBER.	SCALE.
TP.300	1 : 250



DWG REF.	VIEW NAME.
2	2PM
DWG NUMBER.	SCALE.
TP.300	1 : 250



DWG REF.	VIEW NAME.
3	3PM
DWG NUMBER.	SCALE.
TP.300	1 : 250

1PM SHADOWS

ADDRESS	POS	EXISTING SHADOWS (m²)	EXISTING SHADOWS (%)	PROPOSED SHADOWS (m²)	PROPOSED SHADOWS (%)	REMAINING SUNLIGHT (m²)	REMAINING SUNLIGHT (%)
No. 2 DALWORTH ST	210.38m²	27.90m²	13.26%	0 m²	0 %	201.44m²	95.91%
No. 581 SELWYN ST	118.05m²	11.36m²	9.62%	8.04m²	6.81%	110.67m²	93.18%
No. 582 SELWYN ST	32.73m²	14.34m²	43.81%	12.94m²	39.53%	19.79m²	60.46%
No. 583 SELWYN ST	79.95m²	14.02m²	17.53%	11.67m²	14.59%	68.28m²	85.40%
No. 1 DELMONT ST	149.61m²	51.72m²	34.56%	0 m²	0 %	97.89m²	65.45%

2PM SHADOWS

ADDRESS	POS	EXISTING SHADOWS (m²)	EXISTING SHADOWS (%)	PROPOSED SHADOWS (m²)	PROPOSED SHADOWS (%)	REMAINING SUNLIGHT (m²)	REMAINING SUNLIGHT (%)
No. 2 DALWORTH ST	210.38m²	27.52m²	13.08%	0 m²	0 %	202.90m²	96.44%
No. 581 SELWYN ST	118.05m²	20.41m²	17.28%	8.75m²	7.41%	109.30m²	92.58%
No. 582 SELWYN ST	32.73m²	15.15m²	46.28%	11.59m²	35.41%	21.14m²	64.58%
No. 583 SELWYN ST	79.95m²	17.36m²	21.73%	11.67m²	14.59%	68.28m²	85.40%
No. 1 DELMONT ST	149.61m²	44.28m²	29.60%	0 m²	0 %	100.26m²	67.01%

3PM SHADOWS

ADDRESS	POS	EXISTING SHADOWS (m²)	EXISTING SHADOWS (%)	PROPOSED SHADOWS (m²)	PROPOSED SHADOWS (%)	REMAINING SUNLIGHT (m²)	REMAINING SUNLIGHT (%)
No. 2 DALWORTH ST	210.38m²	22.67m²	10.87%	0 m²	0 %	206.84m²	98.83%
No. 581 SELWYN ST	118.05m²	33.86m²	28.68%	12.45m²	10.54%	107.51m²	91.07%
No. 582 SELWYN ST	32.73m²	16.71m²	51.05%	10.63m²	32.47%	22.10m²	67.52%
No. 583 SELWYN ST	79.95m²	22.20m²	27.76%	11.67m²	14.59%	68.28m²	85.40%
No. 1 DELMONT ST	149.61m²	44.78m²	29.91%	0 m²	0 %	100.89m²	67.41%

LEGEND

EXISTING SHADOW

PROPOSED SHADOW

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Attachment 12.2.3

Project Address	52-56 SELWYN STREET, ALBION	Project Number	231824
Drawing Title	SHADOWS	Drawing Number	TP.601
Drawing Issue	Town Planning	Issue Date	DEC 2023
Client	KEYWAY	Revision Issue	B
		Drawn by	DE
		Checked by	GM
North Point		Scale	A3 / A1 / As indicated

Rev	Description	Date
-	Issue for Pre-Application Meeting	5.06.2023
A	Issue for Lodgment	19.09.2023
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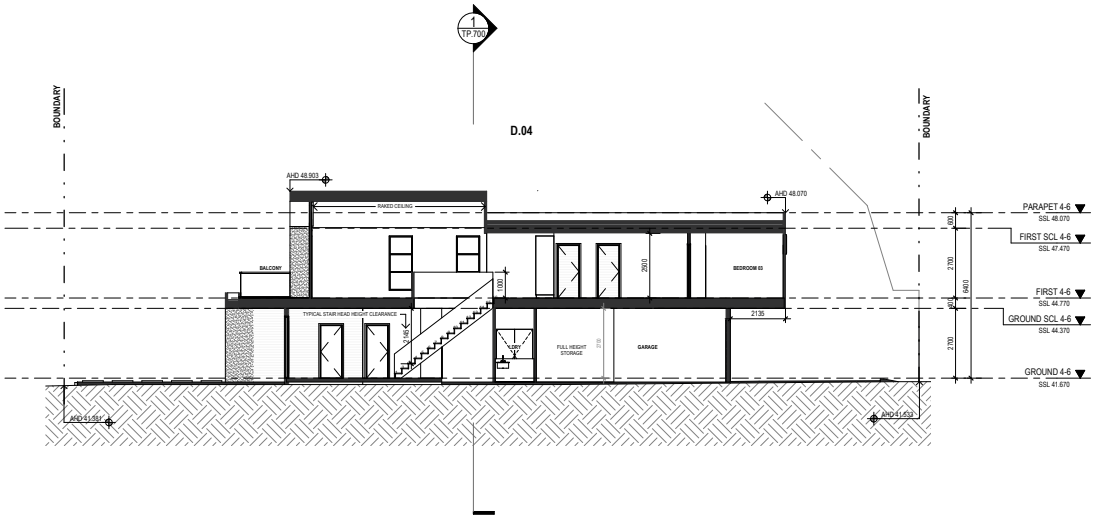
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DWG REF.	VIEW NAME:
1	SECTION 1
DWG NUMBER	SCALE:
TP.200	1 : 100



DWG REF.	VIEW NAME:
2	SECTION 2
DWG NUMBER	SCALE:
TP.200	1 : 100

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Attachment 12.2.3

Project Address	52-56 SELWYN STREET, ALBION
Drawing Title	SECTIONS
Drawing Issue	Town Planning
Client	KEYWAY
Project Number	231824
Drawing Number	TP.700
Issue Date	DEC 2023
Revision Issue	B
Drawn by	DE
Checked by	GM
Scale	A3 / A1 / 1 : 100

Rev	Description	Date
A	Issue for Lodgment	19.09.2023
B	Issue in Response Council RFI dated 9.11.2023	6.12.2023

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Project Address	52-56 SELWYN STREET, ALBION	Project Number	231824
Drawing Title	DESIGN INTENT	Drawing Number	TP.800
Drawing Issue	Town Planning	Issue Date	DEC 2023
Client	KEYWAY	Revision Issue	B
		Drawn by	DE
		Checked by	GM
		Scale	A3 / A1 /

Rev	Description	Date
-	Issue for Pre-Application Meeting	5.06.2023
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info@m3group.au
Unit 2, 1 Bik Lane, Fitzroy North 3068

M3GROUP

Attachment 12.2.3

Project Address	52-56 SELWYN STREET, ALBION	Project Number	231824
Drawing Title	DESIGN INTENT	Drawing Number	TP.801
Drawing Issue	Town Planning	Issue Date	DEC 2023
Client	KEYWAY	Revision Issue	B
		Drawn by	DE
		Checked by	GM
		Scale	A3 / A1 /

Rev	Description	Date
-	Issue for Pre-Application Meeting	5.06.2023
A	Issue for Lodgment	19.09.2023
B	Issue in Response Council RFI dated 9.11.2023	6.12.2023

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Page Number: 37 of 205
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Drawing Title	DESIGN INTENT
Drawing Issue	Town Planning
Client	KEYWAY

Project Number	231824
Drawing Number	TP.802
Issue Date	DEC 2023
Revision Issue	B
Drawn by	DE
Checked by	GM
Scale	A3 / A1 /

Rev	Description	Date
-	Issue for Pre-Application Meeting	5.06.2023
A	Issue for Lodgment	19.09.2023
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Drawing Title	DESIGN INTENT
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Issue Date	DEC 2023
Revision Issue	B
Drawn by	DE
Checked by	GM
Scale	A3 / A1 /

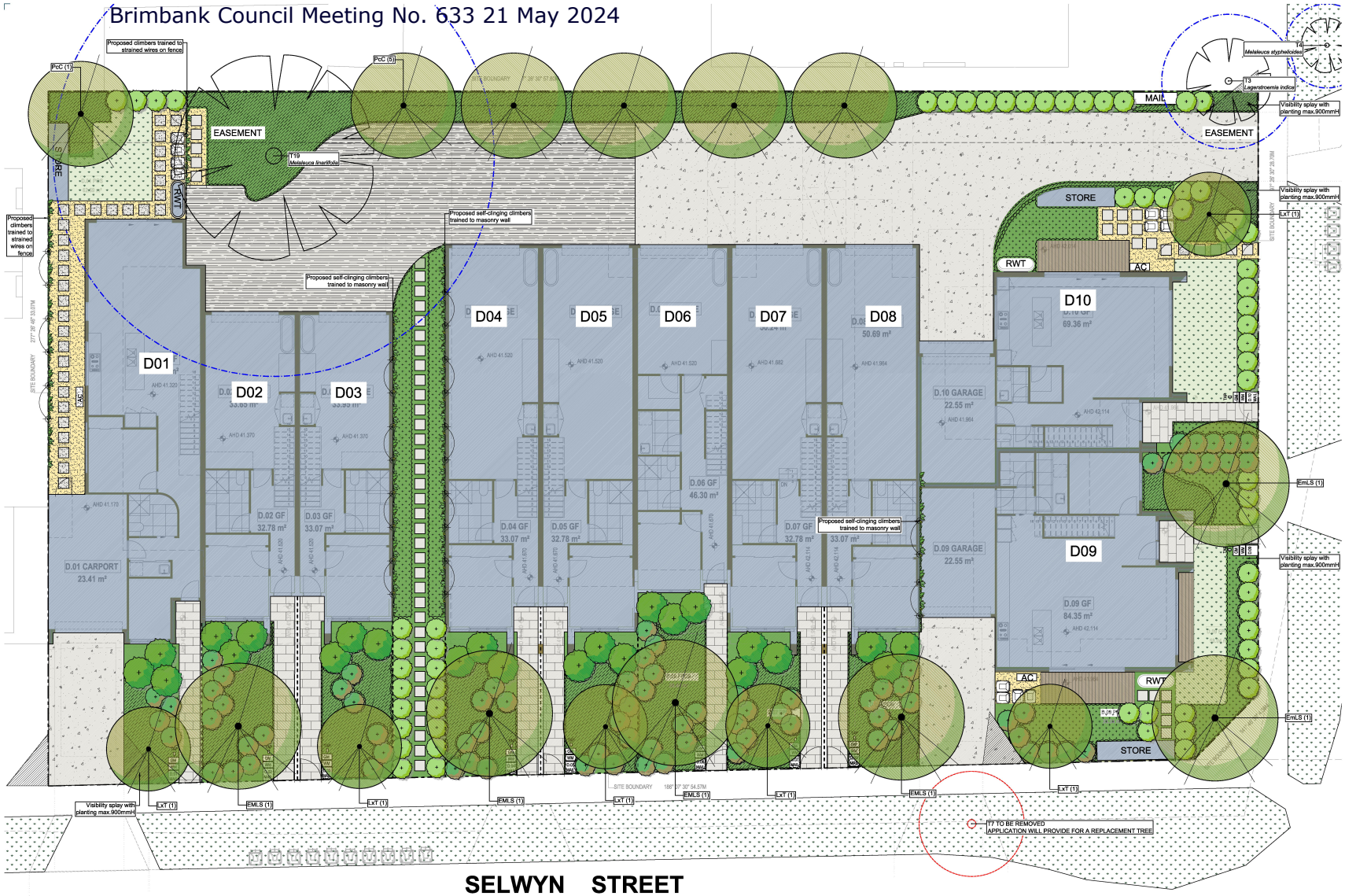
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SPECIFICATION NOTES

Soil Preparation
Crushed rock, concrete spillage and any other material restrictive to plant growth (e.g. large rocks) shall be removed from the site of any planting beds and semi-advanced trees. All trees to be removed shall be stump ground and all rubbish/vegetative spoil is to be removed from site. Existing top soil in planting areas is to be preserved so that it does not receive additional compaction from site machinery and so that no rubble or building supplies are stored in these areas.

No imported top soil is to be used within the root zones of trees to be protected. Any preparation of existing soil for planting within these areas is to be done by hand only. Holes (e.g. as the result of plant removal) and uneven soil levels may be patched using topsoil as specified below.

Any imported topsoil is to be free of weeds, rubble and other materials damaging to plant growth and is to be of a medium texture (sandy loam) with a pH of 6.0-7.0. Top soil is to be laid over a prepared sub-base which has had any materials damaging to plant growth (e.g. rubble and large rocks) removed, spread to the appropriate depth and cultivated into the existing site soil to a minimum depth of 150mm.

Imported top soil is to be lightly and uniformly compacted in 150mm layers to a minimum depth of 100mm on lawn areas and 300mm on excavated planting beds.

Weed Removal
All weeds shall be thoroughly removed. All vegetative material, including roots and rhizomes of non-woody perennials and woody suckering weeds, is to be removed or appropriately controlled using chemical means. The stumps of non-suckering woody perennials are to be stump ground. All vegetative material shall be appropriately disposed of off site in a manner which will not allow their re-establishment elsewhere. Any chemical controls are to be used in accordance with manufacturer's instructions and standard occupational health and safety procedures.

Care must be taken to ensure that all trees to be retained are not damaged during weed removal. This also implies that any herbicides used are suitable for use around the vegetation to be retained.

Planting
Planting shall be carried out using accepted horticultural practices with all plants conforming to the species, size and quantities indicated on the Landscape Plan and Plant Schedule. Plants shall be thoroughly soaked through immersion in water prior to planting and if the planting soil is very dry then the planting hole is also to be filled with water and allowed to drain completely.

All plants shall be appropriately hardened off in the nursery. Use plants with the following characteristics: Large healthy root systems with no evidence of root curl or pot bound restriction or damage, vigorous, well established, free from disease and pests and of good form, consistent with the species or variety.

Planting holes for shrubs and groundcovers are to be of minimum size 75mm larger than the planting pot in all directions. Semi-advanced tree planting holes are to be the same depth as the rootball and 2-3 times its diameter, with the top of the rootball being at grade. A 75mm high berm is to be constructed at edge of root-ball to hold water. All plants are to be thoroughly watered after planting and slow release fertiliser added at the quantities specified by the manufacturer.

Wire Vine Support
The landscape contractor shall supply and install stainless steel wire cable support for *Botanical Name & Botanical Name* on the boundary fences as indicated on the Landscape Plan.

Run the cable horizontally along the length of the paling fence for the required length as indicated on the Landscape Plan. Space the cable evenly at 400mm centres - attach with galvanised or s/s eyelits - tension cable with stainless steel turnbuckles to achieve the required tension.

Lawn - Turf
'TifTuf Hybrid Bermuda' turf (or similar) is to be supplied to lawn areas as shown. Turf is to be supplied by a specialist grower and is not to be allowed to dry out between cutting and laying. Turf should be laid in a stretcher pattern so that joints are staggered and is to be lightly tamped following laying. All lawn areas are to be thoroughly watered following planting and fertilised with an appropriate lawn starter at the quantities recommended by the manufacturer.

Mulch
Mulch is to be supplied to all garden beds and is to be an organic type laid to a minimum depth of 75mm, consisting of fine dark coloured chipped or shredded pine bark or hardwood with not more than 5% fines content by volume (preferably zero fines). The average size of the woodchip must be approximately 10mm x 20mm x 5mm and the maximum length is not to exceed 30mm. Mulch shall be free of damaging matter such as soil, weeds and sticks and is to be stockpiled and thoroughly weathered prior to delivery. Mulch is to be kept back 100mm from the stems of all plants to prevent collar rot.

Granitic Gravel Surface
Granitic gravel is to be installed where shown comprising of a 50mm layer of gravel (Tuscan Toppings or similar) over a base course of 75mm deep gently compacted Fine Crushed Rock. Each layer, including the subgrade is to be appropriately compacted.

Timber Edges
Provide 75 x 25mm treated pine edges to all orders between gravel mulch paths and garden bds using 75x25x300mm long treated pine stakes at 1200mm maximum centres. An additional stake is to be provided at joins in the plinth.

Irrigation
An approved drip irrigation system is to be supplied to all planter boxes & garden beds. An approved pop-up spray system is to be supplied to all lawn areas. It is the responsibility of the contractor to ensure that all irrigation meets manufacturers specifications. The system is to be connected to mains supply and include a rain-shut off device. All dripline is to be buried with approx. 50mm of topsoil cover and shall be anchored at regular intervals to ensure the tubing cannot be dislodged.

Repair/Restoration of damaged Nature-strips
Nature strips are to be restored to current grades with any depressions filled with topsoil to specifications above and lightly compacted in 150mm layers. Areas are then to be re-seeded using an appropriate and matching turf type and the area fenced off to allow the re-establishment of lawn. Re-seeded areas are to be well irrigated and the area supplied with a slow release fertiliser at the quantities recommended by the manufacturer.

Any areas of lawn which have failed to germinate (achieve an evenly green 95% covering of a consistent height) are to be re-seeded within one month of original sowing date.

Plant Establishment Period
There shall be a 13 weeks Plant Establishment Period following the approval of Practical Completion by the responsible authority. During this period the landscape contractor shall make good all defects in his/her scope of works. Maintenance and Establishment means the care and maintenance of the contract area by accepted horticultural practices, as well as rectifying any defects that become apparent in the work under normal use. This shall include, but shall not be limited to watering, fertilising, weeding, pruning, pest and disease control, cultivation, re-staking and replacement of any plants that fail with plants of the same species and size.

PLANT SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	D/E/N/B*	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY
TREES						
BmLS	*Eucalyptus mannifera* 'Little Spotty'	Dwarf Red Spotted Gum	EN	8 x 6m	30cm↑.2mH	6
LxT	*Lagerstroemia indica* x *L. fauriei* 'Tuscarora'	Tuscarora Crepe Myrtle	DEx	6 x 4m	90cm↑.2mH	6
PcC	*Pyrus calleryana* 'Chanticleer'	Chanticleer Gallery Pear	DEx	10 x 5m	90cm↑.3mH	6
					TOTAL	18
SHRUBS						
Af	*Argyranthemum frutescens*	Marguerite Daisy	EBx	0.6 x 0.6m	140mm pot	
Co	*Correa alba*	White Correa	EN	1.5 x 1.5m	140mm pot	
CJ	*Correa* 'Little John'	Little John Bottlebrush	EN	1.2 x 1.2m	140mm pot	
Cr	*Correa reflexa*	Common Correa	EN	1 x 1 m	140mm pot	
Ct	*Choisya ternata*	Mexican Orange Blossom	EBx	1.5 x 1.5m	140mm pot	
Mp	*Murraya paniculata*	Orange Jessamine	EBx	2 x 1m (clipped)	200mm pot	
					TOTAL	
GROUNDCOVERS AND GRASSES						
DcCB	*Dianella caerulea* 'Cassa Blue'	Cassa Blue Flax Lily	EN	0.5 x 0.6m	140mm pot	
HvM	*Hardenbergia violacea* 'Meema'	Meema Purple Coral Pea	EN	0.3 x 1m	140mm pot	
LIN	*Lomandra longifolia* 'Nyalla'	Nyalla Mat-rush	EN	0.8 x 1m	140mm pot	
LmJR	*Liriope muscari* 'Just Right'	Just Right Lily-turf	EBx	0.4 x 0.4m	140mm pot	
Pl	*Poa labillardieri*	Tussock Grass	EN	1 x 1m	140mm pot	
					TOTAL	
CLIMBERS						
Fp	*Ficus pumila*	Climbing Fig	EBx	Self-clinging Climber	140mm pot	
Pt	*Parthenocissus tricuspidata*	Boston Ivy	DEx	Self-clinging Climber	140mm pot	
Tj	*Trachelospermum jasminoides*	Star Jasmine	EBx	Twining Climber	140mm pot	
					TOTAL	

TO LATER DETAIL

*D/E = Deciduous/Evergreen N/B= Native/Exotic

LEGEND

- Existing Tree to be Retained Tree Protection Zone (TPZ) Dashed Blue Refer to Arborist Report by *John Patrick Landscape Architects May 2018*
- Existing Tree To Be Removed
- Proposed New Trees Refer to Plant Schedule
- Proposed New Groundcovers & Grasses Refer to Plant Schedule
- Proposed New Shrubs Refer to Plant Schedule
- Proposed New Lawn Area Refer to Specification
- Proposed New Climbers Refer to Plant Schedule
- Proposed New Coloured Concrete To Later Detail
- Proposed New Gravel Surface Refer to Specification
- Proposed New Permeable Paving To Later Detail
- Proposed New Decking To Later Detail
- Reinstated/Repaired Naturestrip Refer to Specification
- Proposed New Paving Steppers in Groundcover To Later Detail

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F +61 3 9429 8211
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www.johnpatrick.com.au

REVISION		DATE	BY
A	To Council Request	15/12/2023	CY

CLIENT [redacted]

PROJECT
Proposed Development
52-56 Selwyn Street, Albion

DRAWING
Landscape Plan for Town Planning

SCALE	1:100 @A1
DATE	OCT 2023
DRAWN	CY
CHECKED	JP
JOB NO	23-326
DWG NO	TP01
CAD FILE	23-326 TP RevA.dwg

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AERIAL PHOTOGRAPH (NOT TO SCALE)

LEGEND

- ELECTRICITY POLE
- ELECTRICITY POLE & LIGHT
- FIRE PLUG
- GAS METER
- POLE STAY
- SIDE ENTRY PIT
- SEWER PIT
- WATER TAP
- TEMPORARY BENCH MARK
- TELSTRA PIT
- TREE
- WATER METER
- HABITABLE / NON HABITABLE WINDOW
- PPT. PARAPET
- U.G. UNDERSIDE OF GUTTER
- O.E. OVERHEAD ELECTRICITY

Farren Group
Creating New Beginnings
74 Maribyrnong Street Footscray 3011
Phone 9689 1000 Fax 9689 1002
admin@farrengroup.com.au
LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

NOTATIONS

- LAND SUBJECT TO EASEMENTS: E-1 DRAINAGE & SEWERAGE IN FAVOUR OF LOTS ON LP33292
- BEARINGS ARE TO THE SIDE PLAN BY LONG PM 1170 WITH STATED RL 40.55m
- DIMENSIONS ARE IN METRES
- TITLE SHOWN IS ENCLOSED BY A THICK CONTINUOUS RED LINE
- SUBTRACT 725'30" for LP33292 BEARINGS
- SETBACKS AND OFFSETS ARE SHOWN TO TITLE UNLESS OTHERWISE NOTED
- TREE SPREADS, TRUNKS & POSITIONS ARE APPROXIMATE ONLY
- FENCE LOCATIONS AND SOME FEATURES HAVE BEEN EXAGGERATED FOR CLARITY AND/OR DERIVED FROM PHOTOGRAPHY
- WINDOWS ARE ASSUMED HABITABLE UNLESS OTHERWISE NOTED
- CONTOUR INTERVAL: 0.2m

RE-ESTABLISHMENT, FEATURES & LEVELS PLAN

ADDRESS: 52-56 SELWYN STREET, ALBION 3020

PARISH OF MARIBYRNONG
SECTION 9
CROWN ALLOTMENT A
LOT 95 ON LP33292 (VOL. 8131 FOL. 663)
LOT 96 ON LP33292 (VOL. 8283 FOL. 534)

REF: J10490 BN
VERSION: 02
SURVEY DATE: 23.10.2017

SCALE
1.25 0 2.5 5
LENGTHS ARE IN METRES
ORIGINAL SHEET SIZE A1
SCALE 1:125

GENERATED MATERIAL
Planning Application Number: P0516/2023
Page Number: 41 of 205
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Attachment 1 2.3

VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL

PLANNING AND ENVIRONMENT DIVISION

PLANNING AND ENVIRONMENT LIST

VCAT REFERENCE NO. P675/2019
PERMIT APPLICATION NO. P371/2018

CATCHWORDS

Townhouses; Respect for neighbourhood character; Existing character; Setbacks and reverse living form; Waiver of visitor car space; Vehicle access within 6 metres of tangent of intersection.

APPLICANT	Keyway Pty Ltd
RESPONSIBLE AUTHORITY	Brimbank City Council
RESPONDENTS	D Jansen, F Jansen, N Head and J Tesoriero
SUBJECT LAND	52-56 Selwyn Street, Albion
WHERE HELD	Melbourne
BEFORE	Rachel Naylor, Senior Member
HEARING TYPE	Hearing
DATE OF HEARING	9 September 2019
DATE OF ORDER	2 December 2019
CITATION	Keyway Pty Ltd v Brimbank CC [2019] VCAT 1900

ORDER

Amend permit application

1 Pursuant to clause 64 of Schedule 1 of the *Victorian Civil & Administrative Tribunal Act 1998*, the permit application is amended by substituting for the permit application plans, the following plans filed with the Tribunal:

Prepared by:	Grove Architecture
Drawing numbers:	TP00-TP18 Rev L, TP20-TP30 Rev F
Dated:	07/08/19

2 Pursuant to clause 64 of Schedule 1 of the *Victorian Civil & Administrative Tribunal Act 1998*, the permit application is amended by including an additional planning permission to reduce the requirement for one visitor car space to zero.

No permit granted

3 In application P675/2019 the decision of the responsible authority is affirmed.

4 In planning permit application P371/2018 no permit is granted.

Rachel Naylor
Senior Member

APPEARANCES

For Keyway Pty Ltd (the applicant)	Mr M Stanojevic, town planner of ASK Planning He called Mr R Fairlie, traffic engineer of Ratio to provide expert evidence
For Brimbank City Council (the Council)	Mr D Joti, principal planner
For D Jansen and F Jansen	Mrs Jansen
For N Head	Mr Head
For J Tesoriero	Ms Tesoriero

INFORMATION

Land description	The site is on the west side of Selwyn Street and located at the corner of Delmont Street. It comprises three lots – Nos. 52, 54 and 56. It has a combined Selwyn Street frontage of 54.55m, a depth of 28.7m and a total area of 1,863sqm. Each lot contains a single storey detached house.  Council advises No. 58, at the corner of Selwyn and Dalworth Streets, has a permit to construct three double storey dwellings on it. On the opposite side of Selwyn Street is Selwyn Park.
Description of proposal	Nine double storey dwellings that are of contemporary design and have a maximum height of just over 8 metres. There is a mix of traditional layouts (with living areas at ground level) and reverse living layouts (with living areas at first floor level).
Nature of proceeding	Application under section 77 of the *Planning and Environment Act 1987* – to review the refusal to grant a permit.
Planning scheme	Brimbank Planning Scheme
Zone and overlays	General Residential Zone Schedule 1 – Incremental change areas (GRZ1) No overlay controls apply
Permit requirements	Clause 32.08-6 Construction of more than two dwellings on a lot in GRZ1

VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL · VCAT

REASONS[1]

WHAT IS THIS PROCEEDING ABOUT?

1 Keyway Pty Ltd (the applicant) seek planning permission to construct nine houses on the combined three lots at Nos. 52 to 56 Selwyn Street in Albion. The proposed design is for the dwellings to wrap around the two street frontages of Selwyn Street and Delmont Street with rear courtyards and private open space areas. Four of the dwellings have a traditional layout of living areas at the ground floor. Five of the dwellings have a 'reverse living' layout with the principal living areas at first floor level.



Perspective view from corner of Selwyn and Delmont Streets

2 The Council points out that the planning scheme encourages 'incremental change' in this neighbourhood, including on this site. Specifically, the Municipal Strategic Statement in the planning scheme at clause 21.07-1 supports increased residential densities in the General Residential Zone. Schedule 1 to this zone, which this neighbourhood is located within, is described as an incremental change area. The Council submits incremental change includes units and townhouses. So, in general terms, this proposal to increase the number of houses on this site is acceptable. The residents are concerned that the number of dwellings proposed is too many. Assessing the merits of a planning application for multiple dwellings does not focus upon the number of dwellings. Rather, planning policies focus on the acceptability of the design. If the design response is acceptable, so too are the number of dwellings within the design.

[1] The submissions and evidence of the parties, the supporting exhibits given at the hearing and the statements of grounds filed have all been considered in the determination of the proceeding. In accordance with the practice of the Tribunal, not all of this material will be cited or referred to in these reasons.

VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL · VCAT

3 The Council's concerns that led to its refusal of this planning application are that the detail of the design is not respectful of the neighbourhood character. The issues with the design include:

- The form of the buildings;
- The length of the building forms across the sites and the limited separation between them;
- The form and presentation of the development to the remaining dwelling in Selwyn Street that forms part of this block, being No. 58 Selwyn Street;
- The cantilevered elements of the design, which the Council considers is foreign in this neighbourhood (except for at No. 60 Selwyn Street);
- The front setbacks of the proposed dwellings in both streets;
- The flat roof design for most of the dwellings when the existing character has pitched roofs;
- The garages and proposed double crossovers that will dominate the street frontages; and
- The location, type and size of the private open space for each dwelling.

4 The residents share the Council's concerns, particularly given the limited examples of new units and townhouses at this western end of Selwyn Street and because Selwyn Park has recognised heritage significance (with its own Heritage Overlay control). The residents are also concerned about the car parking provision, particularly as the amended proposal (now before the Tribunal) does not provide any visitor car parking.

5 For reasons that I will explain, the layout of the proposed dwellings in general terms is acceptable, but there are particular aspects of the design response that are not acceptable. The extent of attached form in Delmont Street and the use of a reverse living style of housing for townhouse 8 are aspects of the design response that do not acceptably respond and fit in to Delmont Street. The requirement for one visitor car space in this development is appropriate to waive in this case. However, the design of the vehicle access to townhouse 7 in Delmont Street is not. It is for these key reasons that I have decided to affirm the Council's refusal to grant a permit.

NEIGHBOURHOOD CHARACTER

6 The residents are proud of their neighbourhood and some, like Mrs Jansen, have a long family history of living and working in the area. Selwyn Park and the homes in the eastern section of the surrounding residential estate have recognised heritage significance. Mr Head submits the residential estate was laid out in a 'garden city' subdivision pattern and is a beautiful heritage significant unique suburb. He considers the neighbourhood has

VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL · VCAT

had a tragic past with significant inappropriate development over recent years. This situation, he says, is the background to the development of the Albion structure plan that was adopted by the Council in 2014. Despite this strategic work, the Council has not sought to progress any further strategic work to give particular recognition of this estate in the planning scheme (such as in the form of an overlay control recognising its particular neighbourhood or heritage characteristics or in the form of a neighbourhood character study that analyses and gives recognition to the characteristics in a neighbourhood that a new design should respond to).

7 Clause 21.07-3 of the planning scheme states that new development in the General Residential zoned areas will respect the neighbourhood character in terms of appropriate siting, colours and finishes, setbacks, design detail, and landscape setting. There is no specific policy recognition in the planning scheme of this neighbourhood or its characteristics, hence the generic policies to be considered include the strategies 2.1 to 2.8 associated with objective 2 of clause 21.07-3. These strategies use words such as 'integrate', 'preservation', 'reflect', 'compatible' and 'not dominate'. This language does not necessarily reflect the tone of the overarching purpose in the General Residential zone of 'respecting' the neighbourhood character. This purpose carries greater weight than the policies in the planning scheme. Planning Practice Note 43, Understanding Neighbourhood Character[2], explains:

> Respecting character does not mean preventing change. The neighbourhood character standard is not intended to result in the replication of existing building stock or stop change.
>
> …
>
> In simple terms, respect for the character of a neighbourhood means that the development should try to 'fit in'. Depending on the neighbourhood, there are two broad approaches to respecting character:
>
> - respecting the scale and form of surrounding development
> - respecting the architectural style of surrounding development.
>
> Determining whether either or both approaches should influence the design response will depend on the features and characteristics identified in the neighbourhood and site description.

8 The applicant points out that Selwyn Street is octagonal, wrapping around the majority of Selwyn Park, and there are already different forms of new housing established on some of the properties around it. The Understanding Neighbourhood Character practice note does not suggest that it is necessary to consider the broader neighbourhood (e.g. all the properties along Selwyn Street), but rather the immediately surrounding

[2] Understanding Neighbourhood Character. Planning Practice Note 43. Department of Environment, Land, Water and Planning. January 2018

properties. It further suggests about five properties either side of the site and the same extent of properties across the road and at the rear of the site.

9 Within this immediate context, the applicant submits this design is a reflection of what has been approved on Nos. 58 and 60. No. 58 is not yet built and No. 60 is completed. The applicant's written submission describes how it considers the features of the design respect the neighbourhood character, but the submission does not actually identify the existing characteristics of the neighbourhood. The Council's submission does identify common characteristics of the older established pattern of housing, which it says still predominates, including:

- Single dwellings on large lots that are predominantly single storey with two examples of two storey extensions at 4 and 8 Dalworth Avenue;
- Pitched roofs that are predominantly hipped;
- Generally one crossover with garages and outbuildings behind the front wall of the dwellings;
- Dwellings generally set back between 6 and 9 metres from the street with generous landscaping at the front and rear of the site; and
- Low site coverage of around 25 to 30%

10 The Council's submission also acknowledges the emerging medium density housing, describing in its submission:

- Attached double storey houses at No. 60 that have a mix of flat roof and gable elements; and
- Attached double storey houses with a rear single storey house at No. 50.

11 I have inspected the neighbourhood. I agree with the Council's description and also note:

- Some single houses have been renovated with modern additions that are more in keeping with the contemporary townhouse developments than the older housing stock.
- No. 50 is an attached development with setbacks to first floor elements. It features face brickwork at ground floor, render first floors, hipped tiled roofs and garages that have similar setbacks to the front entries to the dwellings.
- No. 60 is an attached development with a mix of face brickwork and render at ground floor, render at first floor, parapets at ground level and hipped roofs with gables presenting to the street frontages at first floor level, and garages that are recessed (other than for the dwelling on the corner with frontage to Selwyn Street).

- There is often low or no front fencing, including low transparent fencing.

12 The proposed dwellings fit are separated into pairs along Selwyn Street as evident in the streetscape below.



Selwyn Street streetscape

13 It was pointed out during the hearing that townhouse 1 does not meet standard B17 in regard to its side setback from No. 58. Regardless of whether No. 58 is developed in accordance with its planning permit for three dwellings, it is appropriate for this proposal to meet this standard. In this neighbourhood where side setbacks exist and single storey development dominates, respecting the neighbourhood should include compliance with this standard. Hence, the design of townhouse 1 requires modification.

14 The proposed dwellings do not feature hipped or gable roofs in Selwyn Street and have cantilevered elements at first floor level. These differences by themselves are not sufficient reason to find that the design is not respectful of the neighbourhood character. As the planning practice note states, respecting does not mean replicating what exists. Change is encouraged, hence the flat and skillion roof forms and the extent of cantilevered elements along Selwyn Street are acceptable.

15 In Delmont Street, the design response changes and gable forms are introduced, which is appropriate in a residential street dominated by the older established housing stock. However, the separation achieved at ground and first floor levels in Selwyn Street is largely lost in Delmont Street. Townhouses 7 and 8 are fully attached at ground and first floor levels, and townhouses 8 and 9 are separated at first floor level by 1.5 metres. Some of the first floor cantilevered elements also appear larger or more significant than those along Selwyn Street. I note the proposed extent of attached form is similar to the development approved on No. 58, facing Dalworth Street but that has a different context. The existing townhouses at No. 60 also face Dalworth Street, hence the existing neighbourhood character is different to that in Delmont Street as it already contains attached two storey houses. I am not persuaded the extent of attached form and the extent of cantilevered elements in Delmont Street are acceptable. Greater separation between dwellings at ground and first floors and the

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extent of first floor cantilevering over the ground floor in the street frontage needs to be considered.

16 The design includes dwellings that have a 'reverse living' layout in townhouses 1, 3, 5, 7 and 8. That means the principal living areas with balconies that are larger than the minimum required are provided at the first floor level of the townhouse.



Proposed ground floor layout plan

17 The applicant acknowledges that the policies in the planning scheme only encourage reverse living in the Residential Growth zone[3]. I am not persuaded it is appropriate to apply this strategy from clause 21.07-1 to the context of Selwyn Street. Reverse living designs are particularly desirable in locations that have an outlook, such as of the coastline or a waterway or of a park or parkland/bushland. The applicant submits reverse living has been a deliberate inclusion in this design because of its outlook onto Selwyn Park and that first floor balconies will provide surveillance and activation of the parkland. This is an acceptable design response along Selwyn Street. However, I am not persuaded it is an acceptable design response for townhouse 8 in Delmont Street. This type of residential accommodation does not exist in Delmont Street and this townhouse has no

[3] Strategy 1.4 in clause 21.07-1

outlook of Selwyn Park. A different design response should be considered for townhouse 8.

CAR PARKING PROVISION

18 The amended proposal before the Tribunal includes changes to the size of the dwellings (as all four bedroom dwellings removed and the number of three bedroom dwellings increased), and the removal of the visitor car space that was adjacent to townhouse 6.

19 The proposal provides all the required car spaces for the dwellings. The only planning permission that I am being asked to give is to not provide a visitor car space.

20 Selwyn Street is about 6.8 metres wide near the site. Mr Fairlie explains this can accommodate two way traffic that navigates around any unrestricted kerbside parallel parking on the west side of the street adjacent to the site. No stopping restrictions apply along the park side of the street. The proposed crossovers to the dwellings result in the loss of two on-street spaces in Selwyn Street and one on-street space in Delmont Street. So, in addition to not providing a visitor space, this proposal results in the loss of three on-street spaces.

21 I accept Mr Fairlie's evidence that the typical visitor car parking demand will be in the order of one to two cars. It is often put to the Tribunal that the peak demand for visitors is the evenings and on weekends. The Council submits the justification for the waiving of the visitor space relies on the site having reasonable access to public transport and on-street parking availability.

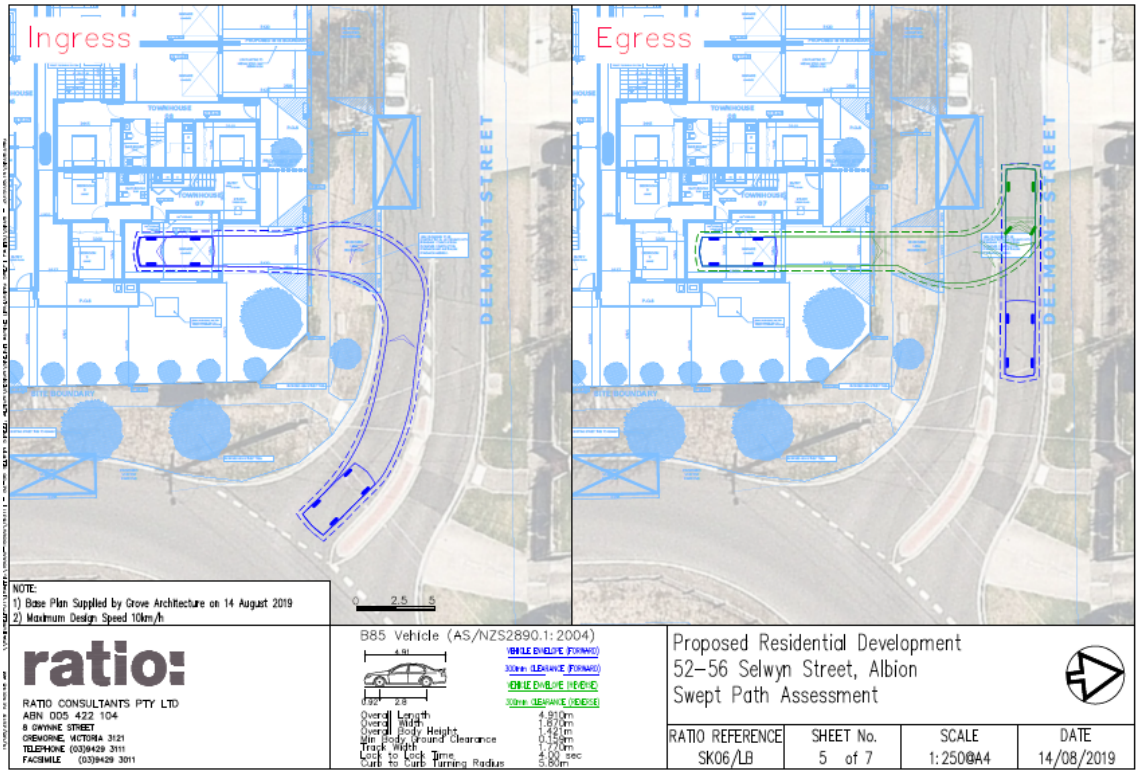
22 I agree with the Council that the nearest bus stop is over 650m from the site (and across Selwyn Park), and the nearest train station is over 1.1 kilometres away. Hence, access to public transport is 'reasonably good' (as it was described by Mr Fairlie during Council's cross-examination) but not sufficient reason of itself to support the visitor car space waiver.

23 Mr Fairlie's car parking surveys on a Saturday and Thursday illustrate a higher demand for car parking during the day on a Saturday, yet overall the on-street parking demand was 'low' (to use Mr Fairlie's description). Mr Head points out this end of Selwyn Street services tennis courts, a car park and a neighbourhood house. Mr Fairlie did not observe any activities in these facilities during his surveys, so it is possible that these activities would generate additional on-street parking demand. However, Mr Fairlie's surveys of the areas immediately surrounding this site and the various Nearmap aerial images tabled demonstrate very low on-street parking demand. Whilst there will be peak parking demands, particularly associated with sporting facilities or activities at the neighbourhood house, provision of parking is generally assessed on an average day rather than a peak day of demand. As such, the material before me suggests opportunities to park on-street close to this site will remain on an average

day. Given this, I find the loss of on-street parking because of the proposed crossovers and the waiver of one visitor car space is acceptable.

LOCATION OF TOWNHOUSE 7 CROSSOVER

24 Townhouse 7 is located at the street corner of Selwyn and Delmont Streets. Its crossover and driveway are located on the curved road entry to Delmont Street, which the Council considers to be a prohibited location based on Australian Standard AS/NZS:2890.1.2004. The Council submits the Australian Standard specifies a minimum distance of 6 metres from the tangent point of the kerb to a domestic driveway and Mr Fairlie's evidence statement identifies the crossover is approximately 0.97 metres from the tangent. The Council says the proposed crossover and driveway location impacts on traffic safety, and the residents agree.



Swept paths into and out of townhouse 7 driveway with the curved intersection shown.

25 Mr Fairlie does not dispute that this crossover is located in a prohibited location based on figure 3.1 in the Australian Standard. Mr Fairlie considers the 'significant' 12 metre setback from the intersection is a more relevant distance than the tangent point. His evidence statement identifies 'other Councils in Melbourne' (and orally he identified Moonee Valley during the hearing) have formal vehicle crossover policies that require a 10 metre setback from the road intersection rather than the tangent point. I am not persuaded the policies utilised by other Councils should be afforded greater weight than this Council's policy. Mr Fairlie identifies that this Council has a policy relating to the construction of a new vehicle crossover

Attachment 12.2.4

The policy states it will not approve a crossover in particular circumstances including within the prohibited locations of the Australian Standard. So, the location based on the Australian Standard is not met.

26 Mr Fairlie submits there will be good exit visibility along Delmont Street and the crossover will only cater to two vehicles who will be regular users. Mr Fairlie points the prohibited locations for access driveways in figure 3.1 includes crossovers at the head of (or opposite) the intersecting street. He referred to examples of where this has been permitted in this municipality, and he considers there would be a 'substantial number of residential properties' with their crossovers opposite intersecting streets. I am not persuaded the specific examples he referred to are comparable to the road configuration before me in this case. These examples are generally located at the head of the intersection, where the equivalent location in this case would be the park side of Selwyn Street. Also, the examples appear to be of straighter roads rather than the curved road arrangement in this case.

27 Mr Fairlie describes the existing situation as a low speed environment influenced by the pedestrian island in the middle of Delmont Street. The residents describe this intersection as dangerous. I have no material before me about the traffic volumes passing through this intersection, including during peak times when there are activities at Selwyn Park and the other facilities. Nor is there any information about the speed of vehicles entering Delmont Street. Hence, I am unable to conclude whether this is a dangerous intersection or a low speed environment, particularly entering Delmont Street from Selwyn Street.

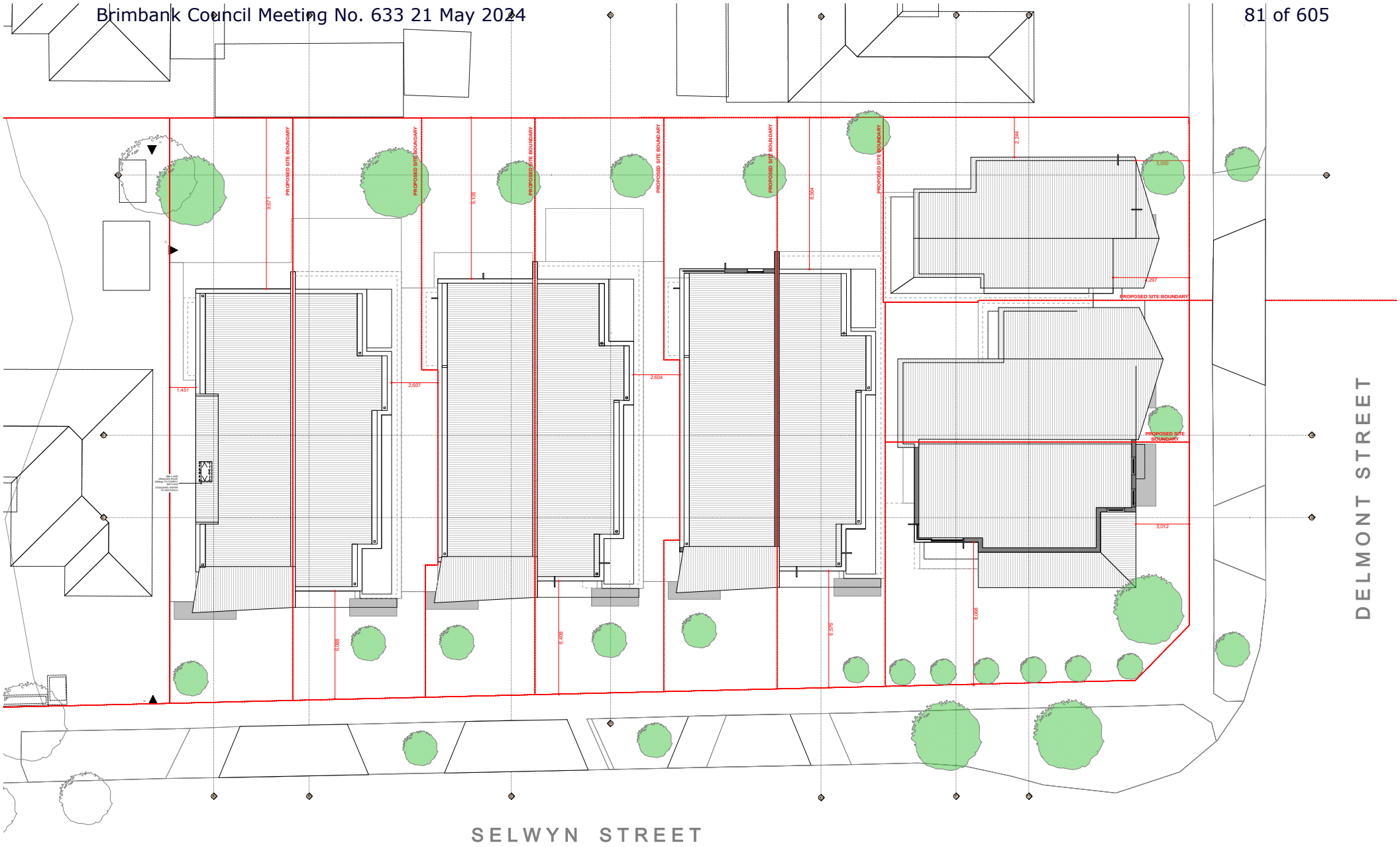
28 I agree with the Council's submission that this proposal is a new design which is not encumbered by any on-site constraints. Therefore, it is not a physical impossibility to achieve a design in accordance with the Australian Standard. The 6 metre distance from the tangent point is just to the north of townhouse 7's driveway. Hence, it is possible that the layout of the development could be modified so that the driveways, and particularly townhouse 7's driveway, are located further to the north.

CONCLUSION

29 For the reasons given above, the decision of the responsible authority is affirmed. No permit is granted.

Rachel Naylor
Senior Member

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ROOF PLAN
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I	REVISED DESIGN FOR DISCUSSION	JMG	16/04/2019

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K	UPDATED VCAT ISSUE	JMG	10/07/2019
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Project
NEW TOWNHOUSE DEVELOPMENT
52-56 SELWYN STREET
ALBION
VIC

Project Number
17123

Drawing
ROOF PLAN

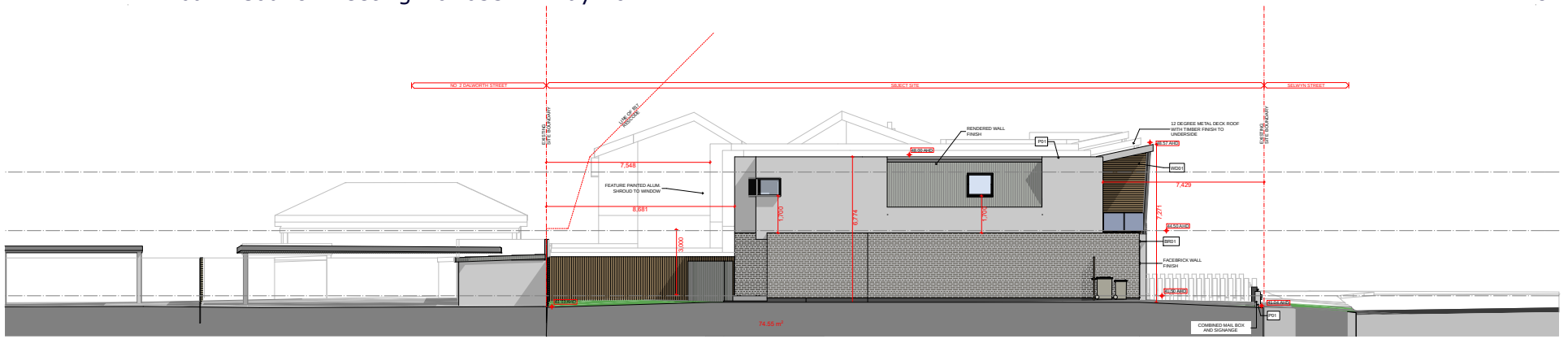
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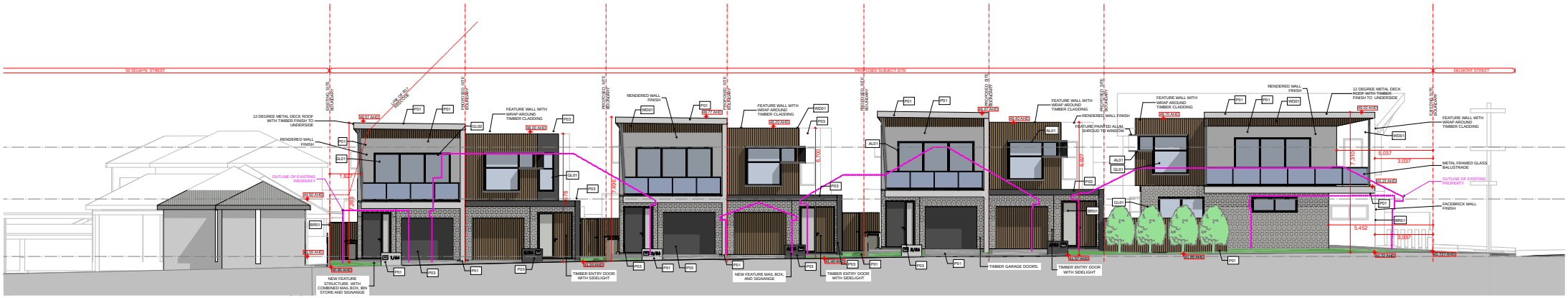
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SOUTH ELEVATION
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EAST ELEVATION
SCALE 1:100 @ A1 1:200@A3

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Project
NEW TOWNHOUSE DEVELOPMENT
52-56 SELWYN STREET
ALBION
VIC

Project Number
17123

Drawing
ELEVATIONS 1

Drawing Number
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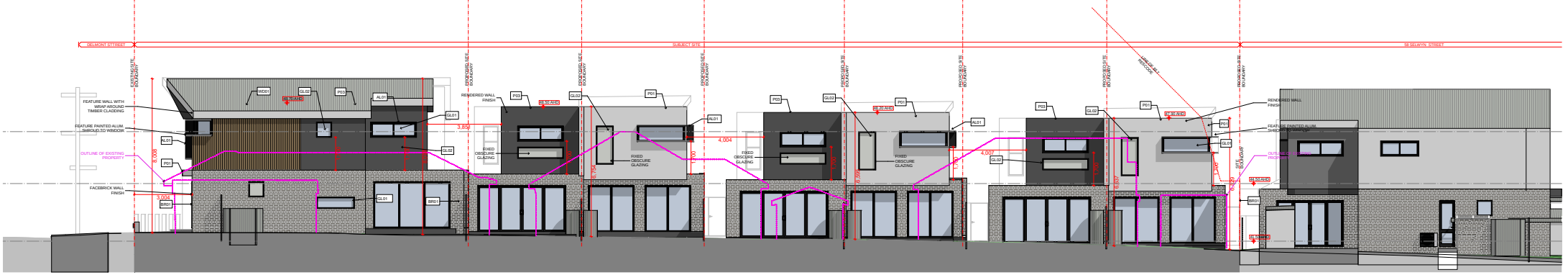
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TOWN PLANNING/VCAT

Scale

Revision
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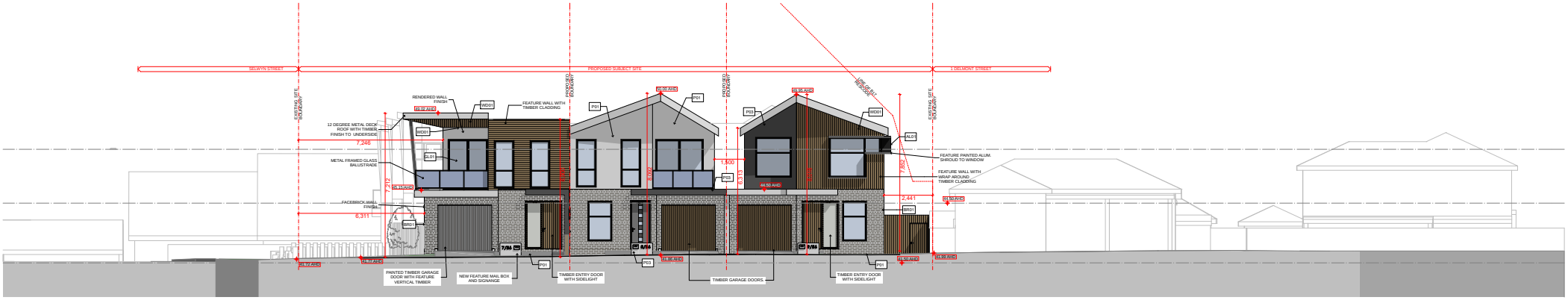
Attachment 1 2.2.4

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WEST ELEVATION
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NORTH ELEVATION
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NEW TOWNHOUSE DEVELOPMENT
52-56 SELWYN STREET
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Project Number
17123

Drawing
ELEVATIONS 2

Drawing Number
TP09

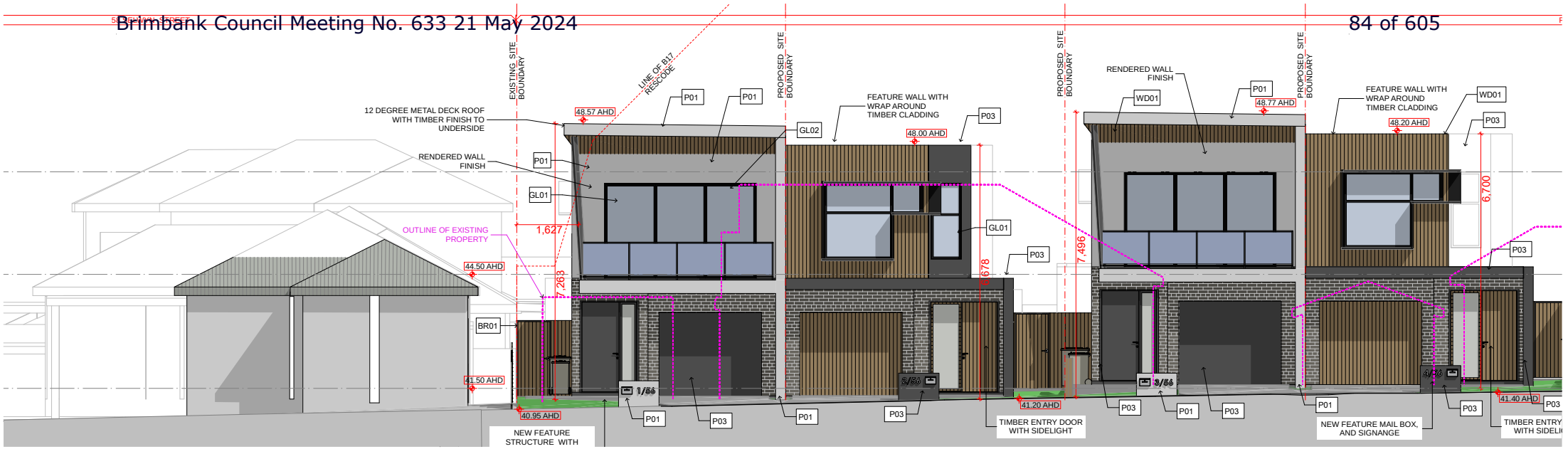
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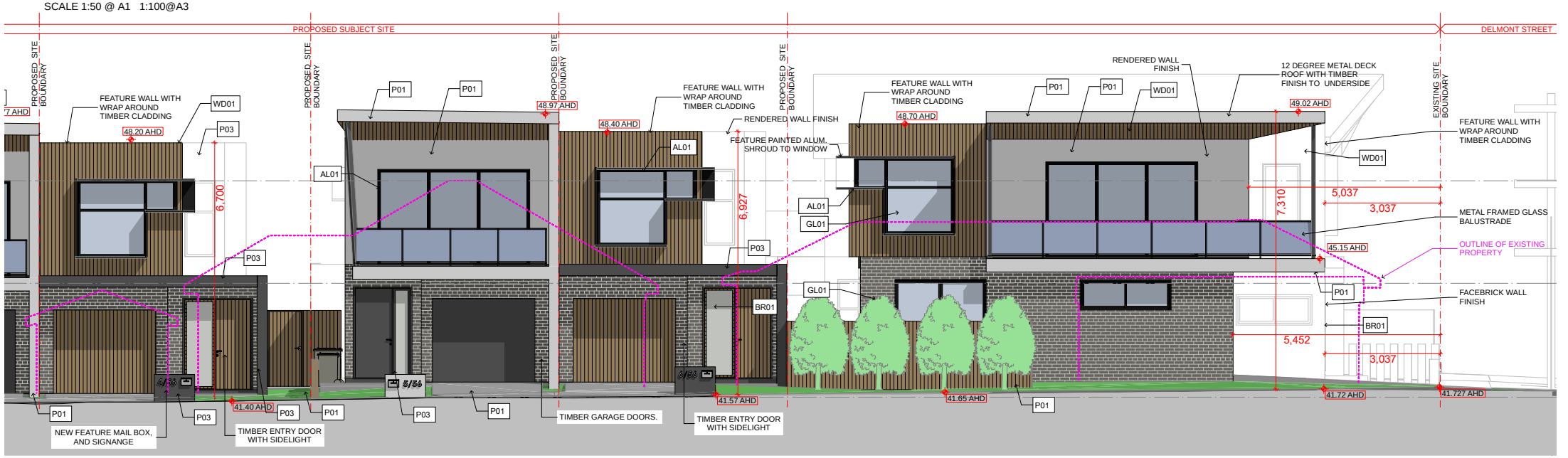
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PART EAST ELEVATION 1

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PART EAST ELEVATION 2

SCALE 1:50 @ A1 1:100@A3

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Attachment 1 2.2.4

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NEW TOWNHOUSE DEVELOPMENT
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ALBION
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Project Number
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Drawing
ELEVATIONS 3

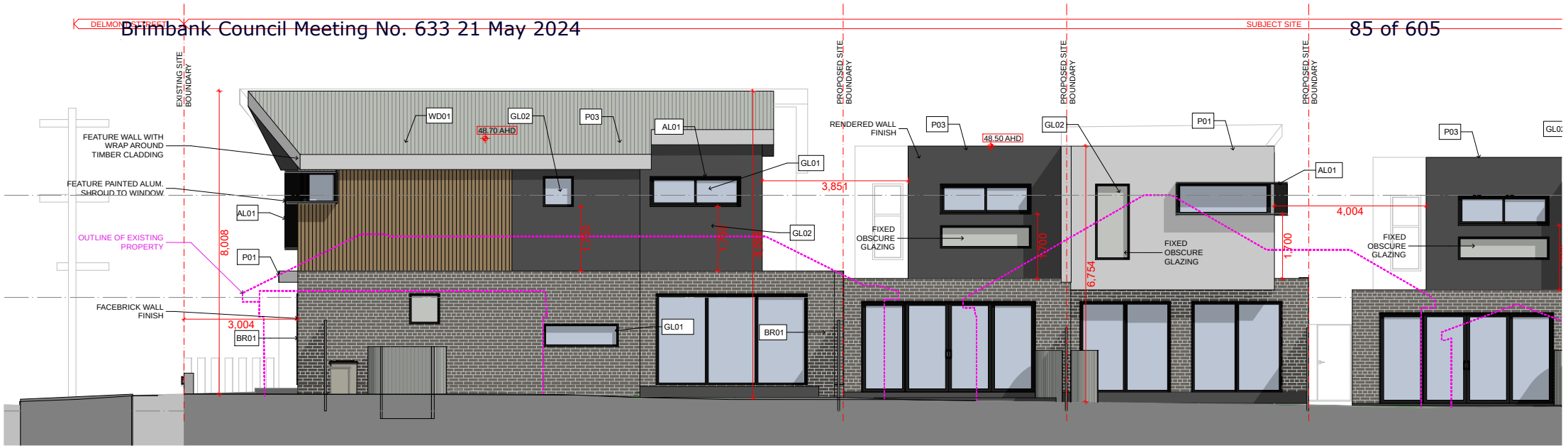
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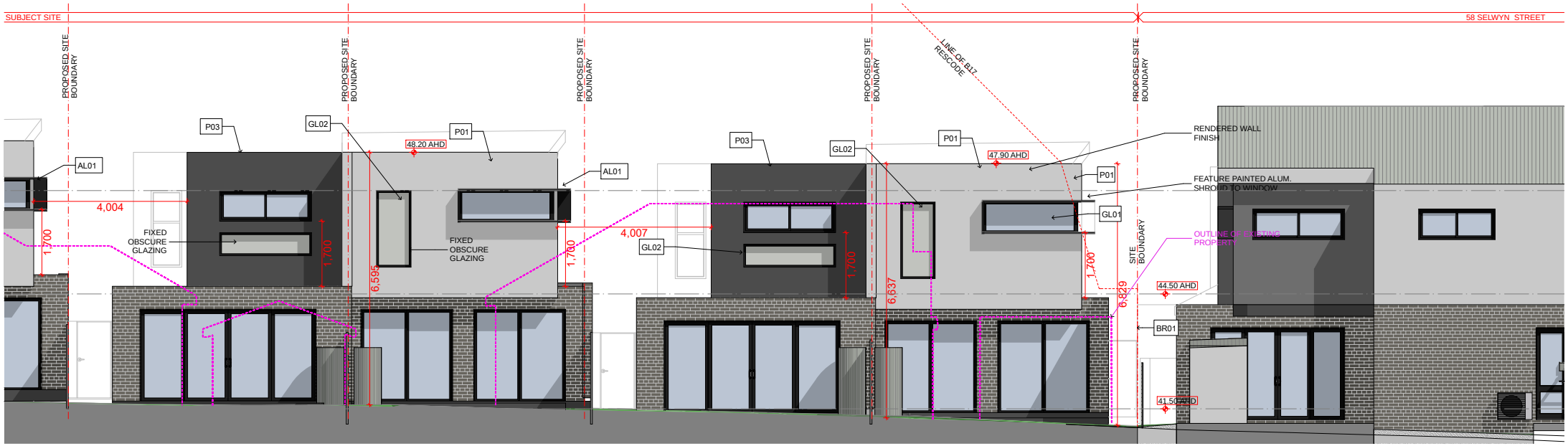
Scale

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PART WEST ELEVATION 1
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PART WEST ELEVATION 2
SCALE 1:50 @ A1 1:100@A3

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L	UPDATED VCAT ISSUE	JMG	07/08/2019

Project
NEW TOWNHOUSE DEVELOPMENT
52-56 SELWYN STREET
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VIC

Project Number
17123

Drawing
ELEVATIONS 4

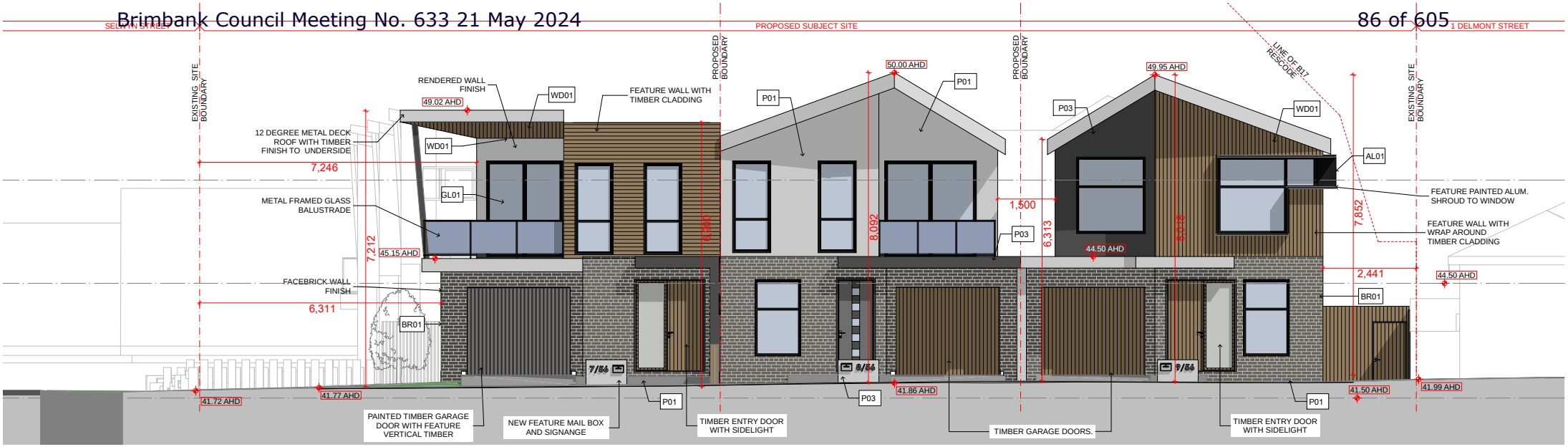
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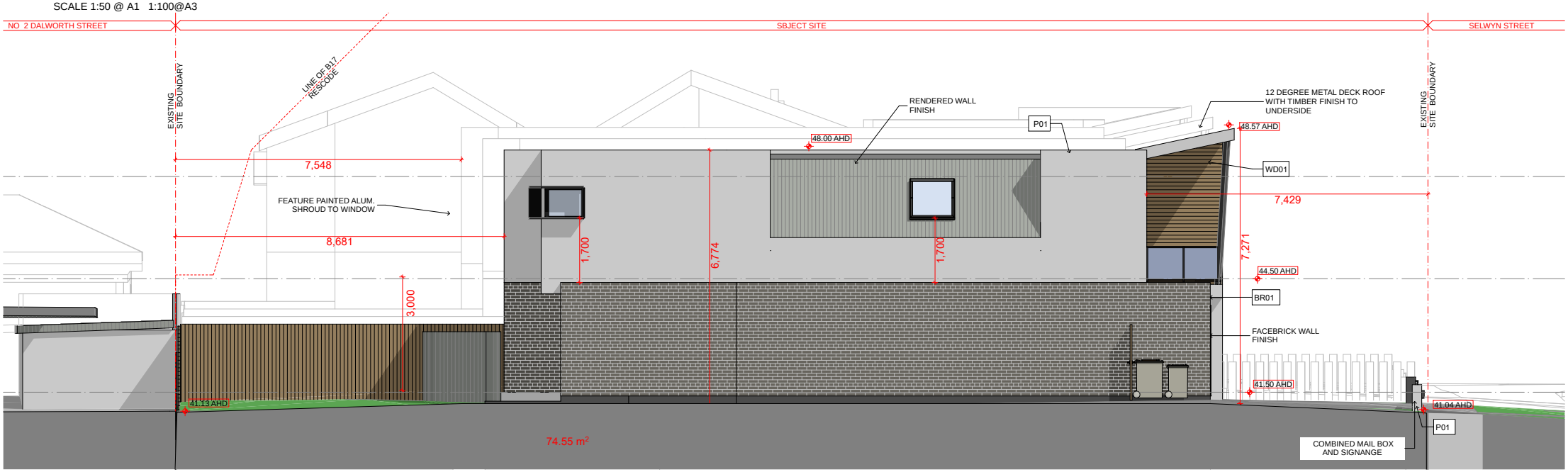
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NORTH ELEVATION
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SOUTH ELEVATION
SCALE 1:50 @ A1 1:100@A3

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Revisions

Rev	Description	By	Date
A	PRELIMINARY ISSUE	SW	11/10/2017
B	TOWN PLANNING ISSUE	JMG	21/02/2018
C	PRELIMINARY ISSUE	SW	23/03/2018
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E	TOWN PLANNING ISSUE	JMG	25/05/2018
F	TOWN PLANNING ISSUE	SW	04/06/2018
G	NEW DESIGN ISSUE	JMG	29/10/2018
H	TOWN PLANNING RFI ISSUE	SW	15/11/2018
I	REVISED DESIGN FOR DISCUSSION	JMG	16/04/2019

Revisions

Rev	Description	By	Date
J	UPDATED VCAT ISSUE	JMG	09/07/2019
K	UPDATED VCAT ISSUE	JMG	10/07/2019
L	UPDATED VCAT ISSUE	JMG	07/08/2019

Project
NEW TOWNHOUSE DEVELOPMENT
52-56 SELWYN STREET
ALBION
VIC

Project Number
17123

Drawing
ELEVATIONS 5

Drawing Number
TP12

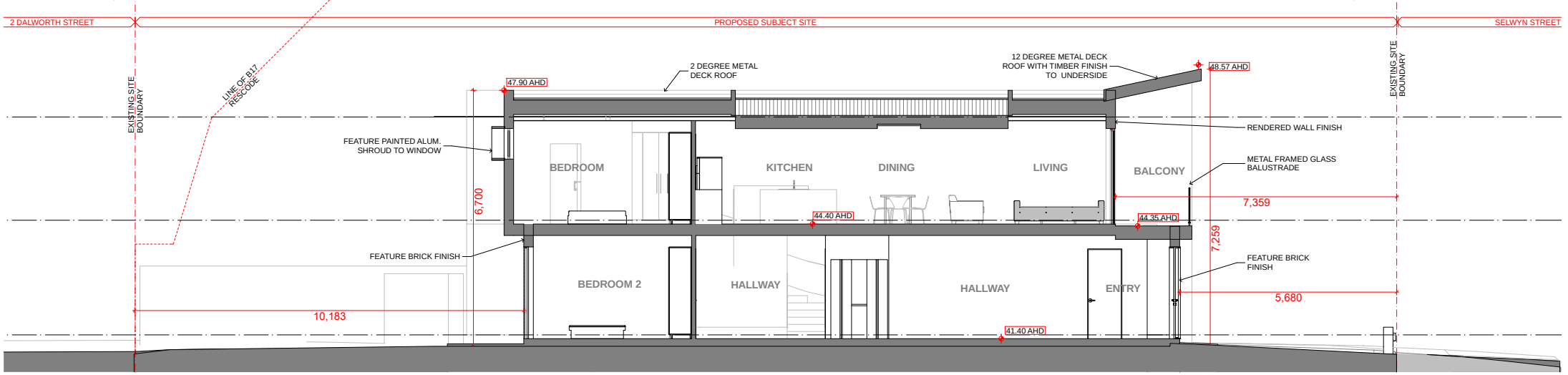
Project Status
TOWN PLANNING/VCAT

Scale

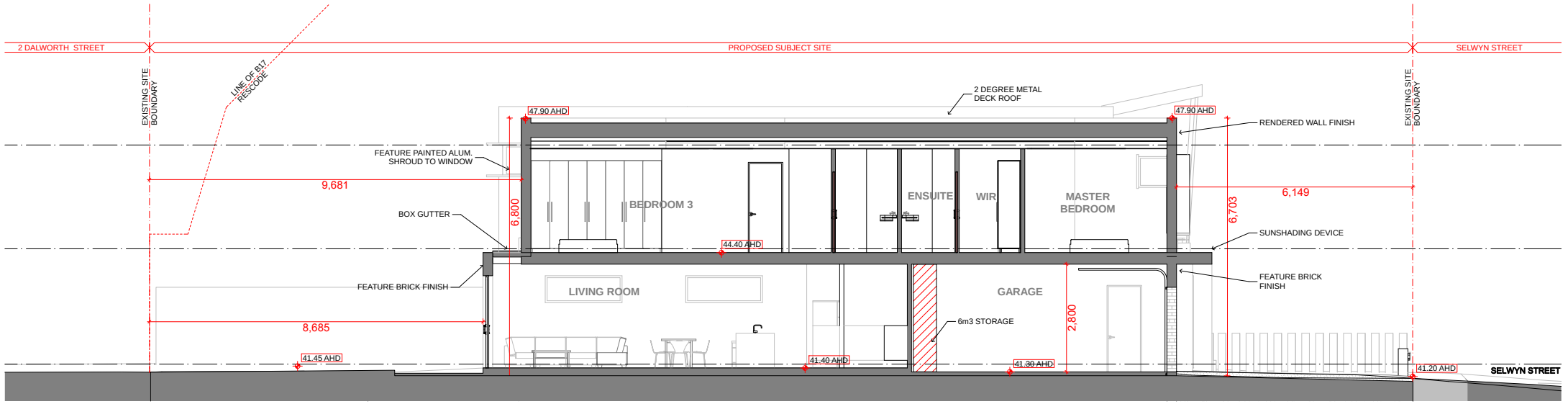
Revision
L

Attachment 12.2.4

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SECTION A
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SECTION B
SCALE 1:50 @ A1 1:100@A3

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Project
NEW TOWNHOUSE DEVELOPMENT
52-56 SELWYN STREET
ALBION
VIC

Project Number
17123

Drawing
SECTIONS 1

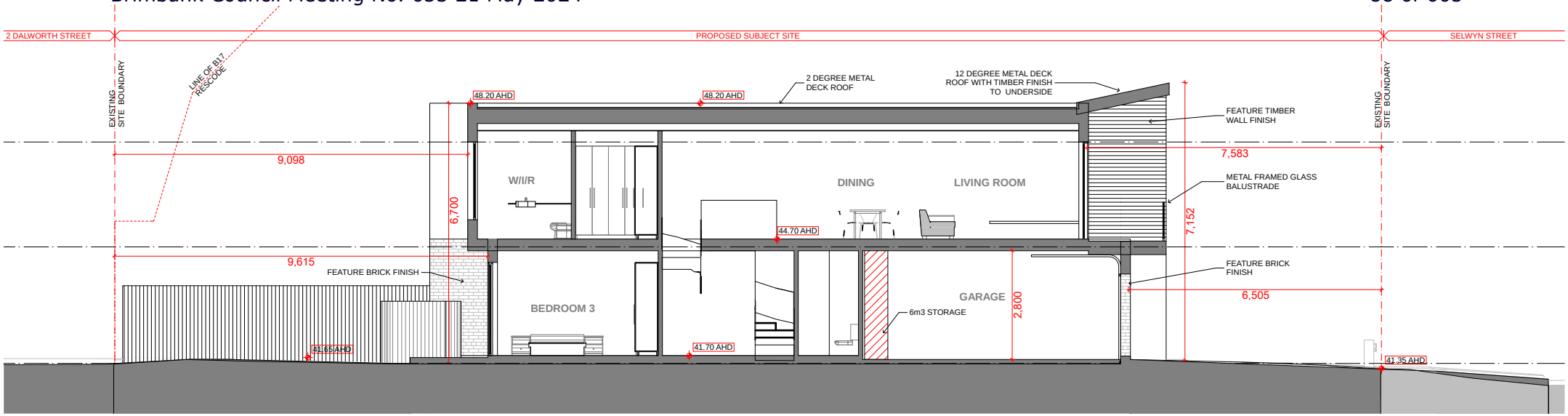
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Project Status
TOWN PLANNING/VCAT

Scale

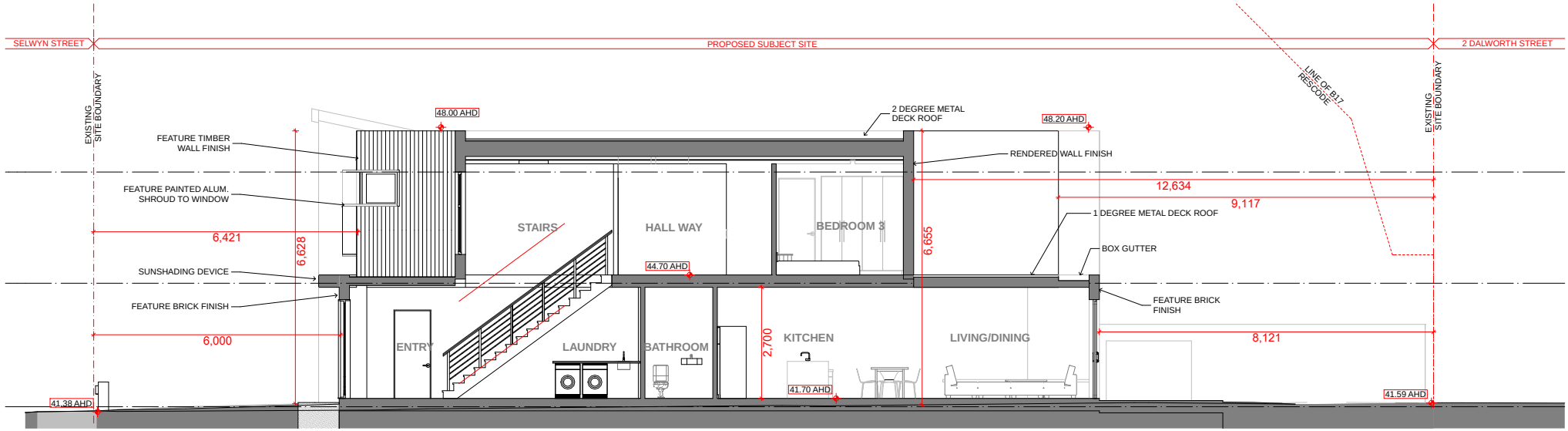
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SECTION C

SCALE 1:50 @ A1 1:100@A3



SECTION D

SCALE 1:50 @ A1 1:100@A3

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Project
NEW TOWNHOUSE DEVELOPMENT
52-56 SELWYN STREET
ALBION
VIC

Project Number
17123

Drawing
SECTIONS 2

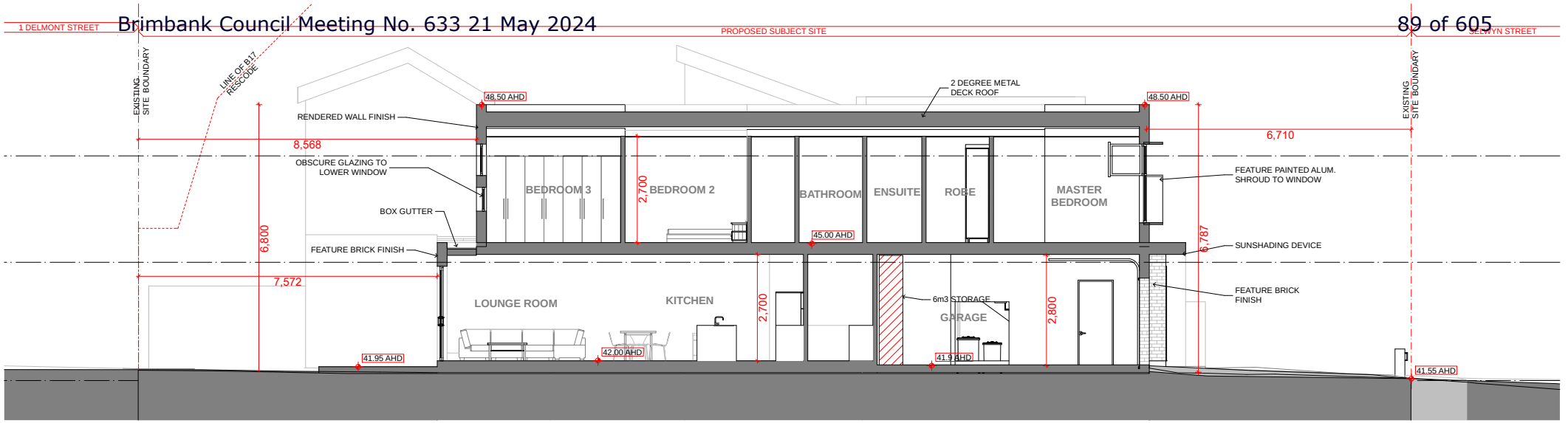
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Project Status
TOWN PLANNING/VCAT

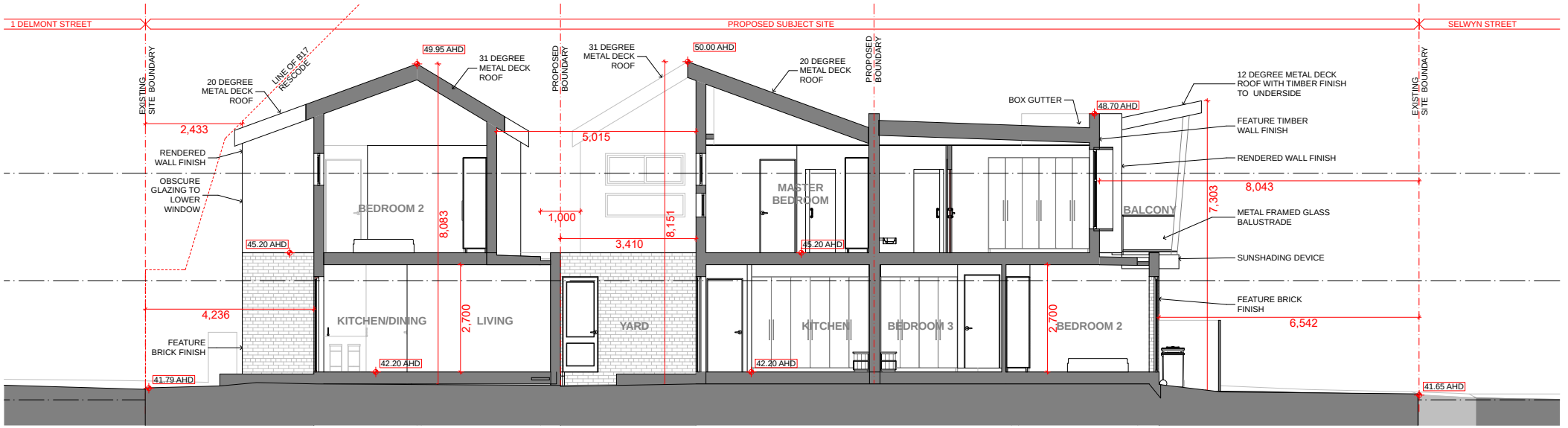
Scale

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SECTION E
SCALE 1:50 @ A1 1:100@A3



SECTION F
SCALE 1:50 @ A1 1:100@A3

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Project
NEW TOWNHOUSE DEVELOPMENT
52-56 SELWYN STREET
ALBION
VIC

Project Number
17123

Drawing
SECTIONS 3

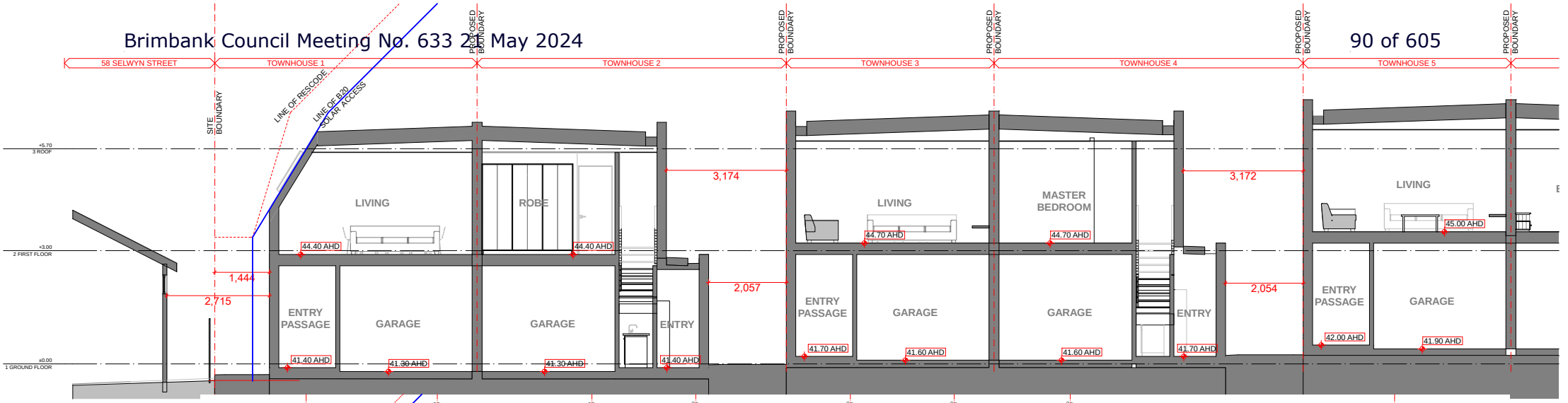
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Project Status
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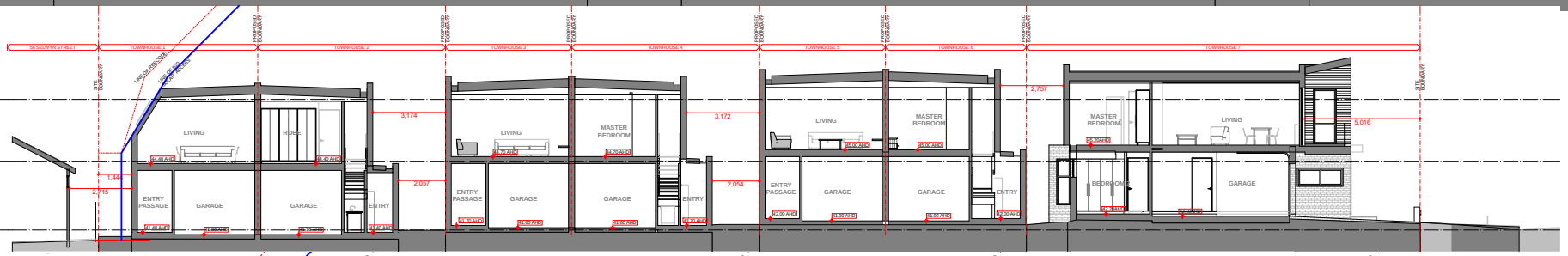
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Revision
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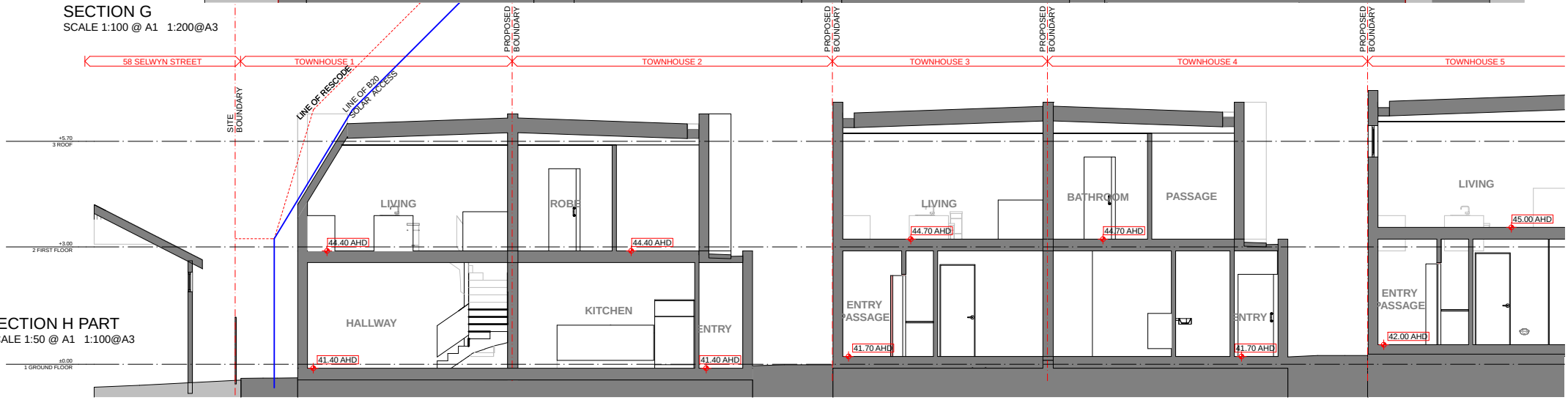
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SECTION G PART
SCALE 1:50 @ A1 1:100@A3



SECTION G
SCALE 1:100 @ A1 1:200@A3



SECTION H PART
SCALE 1:50 @ A1 1:100@A3

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NEW TOWNHOUSE DEVELOPMENT
52-56 SELWYN STREET
ALBION
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Drawing
SECTIONS 4

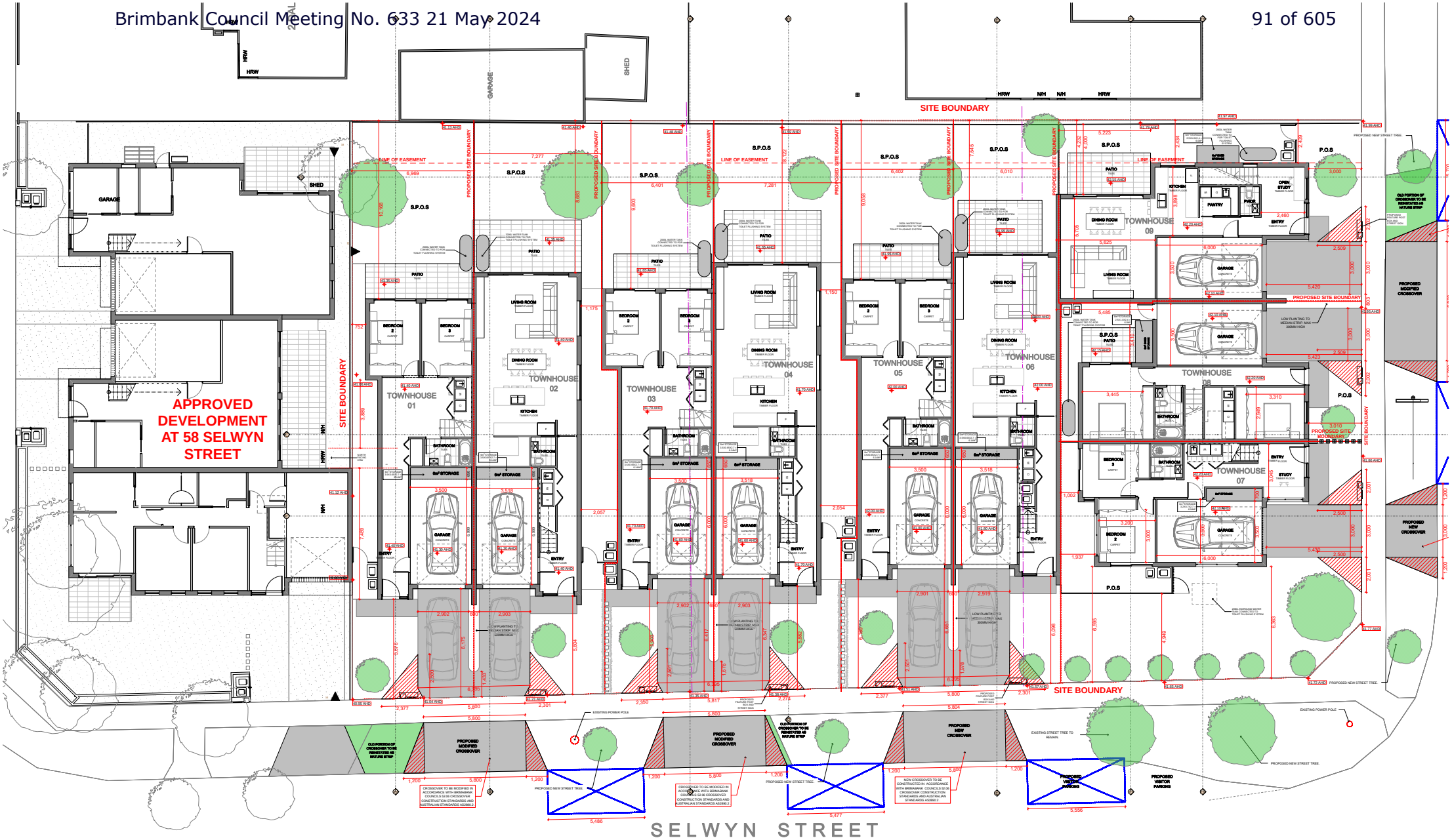
Drawing Number
TP16

Project Status
TOWN PLANNING/VCAT

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GROUND FLOOR PLAN (WITH APPROVED DEVELOPMENT AT 58 SELWYN STREET SHOWN)

SCALE 1:100 @ A1 1:200@A3

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Project
NEW TOWNHOUSE DEVELOPMENT
52-56 SELWYN STREET
ALBION
VIC

Project Number
17123

Drawing
GROUND FLOOR W APP DEV @58 SELWYN

Drawing Number
TP17

Revision
L

Project Status
TOWN PLANNING/VCAT

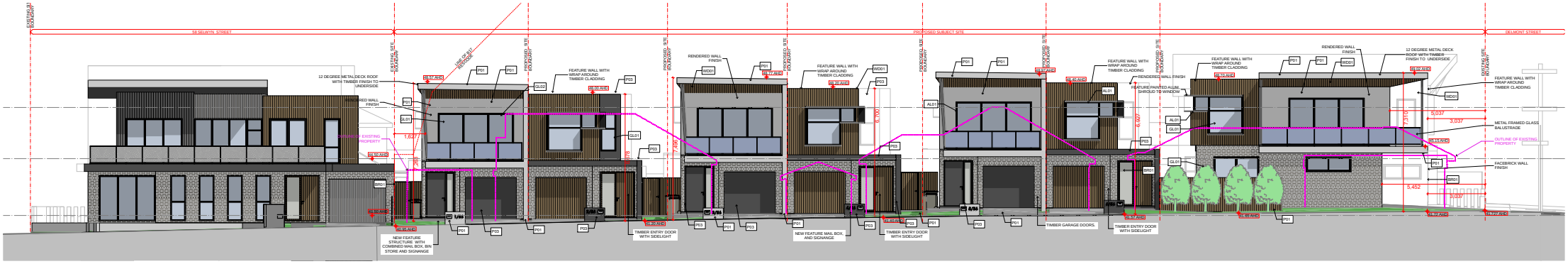
Scale

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PART EAST ELEVATION (WITH APPROVED DEVELOPMENT AT 58 SELWYN STREET SHOWN)

SCALE 1:100 @ A1 1:200@A3



EAST ELEVATION (WITH APPROVED DEVELOPMENT AT 58 SELWYN STREET SHOWN)

SCALE 1:100 @ A1 1:200@A3

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52-56 SELWYN STREET
ALBION
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Project Number
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Drawing
EAST ELEVATION W APP DEV @58 SELWYN

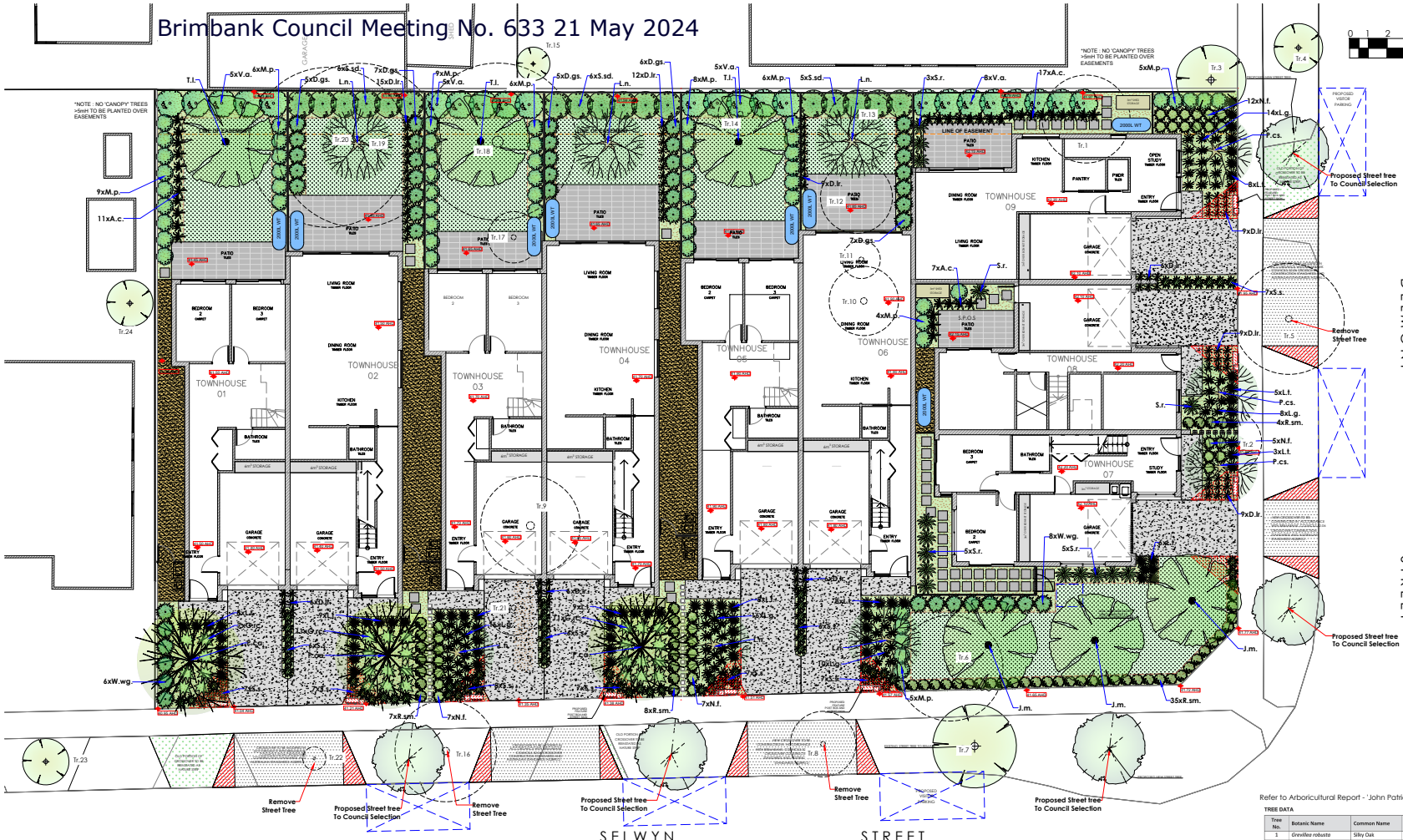
Drawing Number
TP18

Revision
L

Project Status
TOWN PLANNING/VCAT

Scale

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LEGEND

- EXISTING TREE (TO BE RETAINED) None on subject site - Refer to report by 'John Patrick Consultant Arborist' - May 2018
- EXISTING TREE (TO BE REMOVED) 14 on subject site - Refer to report by 'John Patrick Consultant Arborist' - May 2018
- PROPOSED EVERGREEN CANOPY TREE
- PROPOSED DECIDUOUS CANOPY TREE
- LARGE SHRUBS OR SMALL TREES
- SHRUBS
- GRASSES,LILLIES & OTHER ACCENT PLANTS
- GROUNDCOVERS
- PROPOSED MULCHED GARDEN BEDS
- SELECTED WARM SEASON TURF (Such as 'Palmetto' Buffalo grass)
- PROPOSED COLORED CONCRETE PAVING (To Architects Detail)
- PROPOSED PERMEABLE PAVED SURFACE (Such as 600x300x30mm 'Bluestone pavers - Or Similar)
- PROPOSED 'PERMEABLE' GRAVEL PAVING (SUCH AS 'LILYDALE TOPPINGS' OR SIMILAR)
- PROPOSED 500x500x30mm BLUESTONE PAVERS (Or similar) AS STEPPING STONES
- PROPOSED FLEXIBLE ALUMINIUM GARDEN BED EDGING

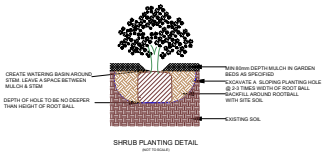
PLANT KEY

Code	Botanical Name	Common Name	Ht. x Width at Maturity	Pot Size / Planted Height	No. Req
TREES					
J.m.	Jacaranda mimosifolia	Jacaranda	9-11x7-8m	50cm/2m	3
L.n.	Lagerstroemia 'Natchez'	Natchez	6-7x4-5m	50cm/2m	6
P.cs.	Prunus cerasifera 'Crimson Spire'	Crimson Spire	8x4m	50cm/2m	3
P.ca.	Pyrus 'Capital'	Capital Pear	9-11x5-6m	50cm/2m	3
T.l.	Tristaniopsis laurina 'Luscious'	Luscious	8-10x6-7m	50cm/2m	3
LARGE SHRUBS					
S.sd.	Syzygium 'Sunset Delight'	Sunset Delight	3x1.5m *	30cm	17
V.a.	Viburnum 'Awabuki'	Awabuki	3x1.5m *	30cm	23
SHRUBS / PERENNIALS / GROUNDCOVERS					
D.gs.	Dodonaea 'Green Sheen'	Green Sheen	2x1m	20cm	30
G.rc.	Grevillea 'Red Clusters'	Red Clusters	0.5x1m	15cm	29
M.p.	Murraya paniculata	Orange Jessamine	2x1m	20cm	58
N.f.	Nandina 'Firt'	Firt	0.3x0.4m	20cm	31
R.sm.	Raphiolepis 'Snow Maiden'	Snow Maiden	1x0.6m *	20cm	54
S.s.	Senecio serpens	Blue Chalk Sticks	0.2x0.8m	15cm	70
W.wg.	Westringea 'Wynyabbie Gem'	Wynyabbie Gem	2x1.3m	20cm	14
ACCENT PLANTS / RUSHES / GRASSES					
A.c.	Arthropodium cirrhatum	Renga renga Lily	0.5x0.6m	15cm	35
D.r.	Dianella 'Little Rev'	Little Rev	0.3x0.3m	15cm	87
L.g.	Liriope 'Evergreen Giant'	Giant Turf lily	0.5x0.6m	15cm	64
L.t.	Lomandra 'Tanika'	Tanika	0.5x0.5m	15cm	72
S.r.	Strelitzia reginae	Bird of Paradise	1.2x1m	30cm	15

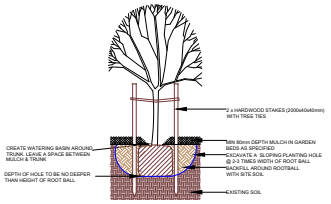
To be maintained @ this height x width

ESTABLISHMENT & MAINTENANCE NOTES

1.The site is to be cleared of all debris and builders rubble.
2.All weed species on site shall be eradicated. -Use glyphosate based herbicide. (At least 3 week prior to planting).
3.Soils shall be incorporated into garden bed areas. A 5-way 'Landscape Blend' soil mix, or any weed free sandy loam/clay mix with added compost, should be added to a minimum depth of about 150mm. Minimum depth of 50mm of Free draining 'Sandy Loam' topsoil with 25% added organic matter to be installed to all lawn areas.
4.Plant species shall be true to type and there should be no alterations or substitution of nominated species or cultivars without the written consent of the Landscape Architect.
5.All plant stock shall be checked by Contractor and must be healthy and disease free.
6.Planting must be undertaken in accordance with sound horticultural practices, with holes dug to twice the size of the root ball. Holes should be backfilled, to top of root ball. Avoid excessive compaction of soil.
7.All plants must be thoroughly hand watered just after planting.
8.Slow release fertiliser, suitable for mixed plant species (eg: 9-month osmocote), shall be applied at time of planting in accordance with manufacturer's recommended dose rates and application methods.
9.All garden bed areas shall be mulched to a minimum depth of 80mm with a fine grade 'pine bark/eucq mulch' blend.
10. An automated 20mm PVC irrigation system to be installed to all garden bed areas. Typically use 'Netafilm Scapeline' 2lph non pressure compensating 13mm 'Trickle Tube' irrigation system @ 300mm centres for garden beds (or similar). Use pressure reducing valves after the solenoids. All lawn areas to have min 120mmH adjustable pop-ups installed.
11. All concrete paving for driveways to be to Architects / Engineers details.
12. All 'Patio Tiling' to rear POS areas to be to Architects / Engineers Detail. Lay stepping stones on 40mm thick mortar pads on compacted subgrade.
13. 'Lilydale toppings' as permeable trafficable surface to be min compacted depth of 80mm over free draining compacted crushed rock subgrade.
14. All lawn areas to be 'Palmetto' soft leaf Buffalo instant turf laid in accordance with suppliers specifications on compacted and levelled free draining topsoil as specified. Add lawn starter fertilizer at manufacturers recommended rates at time of laying. Note – 'Palmetto' instant turf must be topdressed (@15mm depth) with 'turf sand' at time of laying to stop roots drying out and to provide a level surface.
15. Garden bed / lawn / path edging to be 'Linkedge' 3mx100mmH flexible aluminium edging installed as per manufacturers specifications and finished flush with path (compacted toppings) level. (LINKEDGE edging – 1800454657).
16. The Landscape Contractor should provide a minimum 13 week establishment maintenance program during which time any dead, dying or diseased plant material is replaced, litter is removed and weeds are eradicated.
17. Accent plants to be pruned of old leaves only. Allow natural shape to develop. Maintain at sizes no greater than those listed in the plant key. Cut back small accent plants biannually after main flowering period. Evergreen shrubs as hedges to be maintained at size nominated in plant key. Large shrubs and trees to be pruned for shape as necessary.



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

Refer to Arboricultural Report - 'John Patrick Consultant Arborist' May 2018 (Tree Table below extracted from report)

TREE DATA

Tree No.	Botanic Name	Common Name	Size (m)	DBH (cm)	TPZ (m)	Age	Health	Structure	ULE (Yrs.)	Arb. Value	Comments
1	*Grevillea robusta*	Silky Oak	9 x 5	18	2.2	Semi-mature	Good	Good	20+	Low	Developing tree with good structure.
2	*Geniata x spachiana*		4 x 4	10, 10	2.0	Mature	Fair-good	Fair-poor	0	Low	Decay in branch stub.
3	*Lagerstroemia indica*	Crepe Myrtle	9 x 4	12, 18, 15	3.2	Semi-mature	Dormant	Fair	20+	Low	Outside property Neighbouring tree. One main stem lopped.
4	*Melaleuca styphelioides*	Prickly-leaved Paperbark	9 x 2.5	19, 8	2.0	Semi-mature	Good	Fair-poor	10-20	Low	Outside property Codominant from base with tight union.
5	*Malus sp.*	Apple	5 x 7	19, 22	3.5	Mature	Fair	Fair-poor	10-20	Low	Outside property Street tree. Codominant from near base. Crossing branches. Major stem removed. Pruned for powerline clearance.
6	*Liquidambar styraciflua*	Liquidambar	9 x 6	34	4.1	Semi-mature	Dormant	Fair	0-10	Low	Large, exposed root scalped. Multiple pruning wounds low on trunk with insect activity evident.
7	*Acer negundo*	Box Elder	5 x 5	12, 11, 12	2.4	Semi-mature	Dormant	Fair-poor	0-10	Low	Outside property Street tree. Decay in 2 of the 3 main stems.
8	*Prunus cerasifera 'Nigra'*	Cherry Plum	4.6 x 3.6	13	3.0	Mature	Fair-poor	Fair-poor	0-10	Low	Outside property Street tree. Multiple previous prunings with decay present in wounds. Insect activity, Epicormic stems at base. ,
9	*Callistemon sp.*	Bottlebrush	6 x 5.5	24, 23	4.0	Over mature	Fair-poor	Fair-poor	0-10	Low	Sparse foliage. Codominant from base with stems leaning apart.
10	*Photinia serratifolia*	Chinese Hawthorn	6 x 4	13, 13, 13, 13	3.1	Mature	Good	Fair-poor	10-20	Low	Multi-attachments at 1m with included bark.
11	*Magnolia grandiflora*	Bull Bay	7 x 2	21	2.5	Semi-mature	Fair	Fair-poor	10-20	Low	Codominant at 1.6m with included bark. Suppressed by Tree 10.
12	*Prunus sp.*	Plum	5.5 x 4	15, 10, 16	2.9	Mature	Fair-poor	Fair-poor	0-10	Low	Previously lopped at 2.5m. Epicormic growth. Decay in wound near base.
13	*Malus sp.*	Apple	5 x 4	16, 15, 9	2.8	Mature	Fair	Fair-poor	0-10	Low	Previously lopped. Multi-attachments at 3m. Possum browsed.
14	*Prunus sp.*	Plum	6 x 2.5	16, 17, 19	3.6	Over mature	Dormant	Fair-poor	0-10	Low	Previously lopped at 4m. Epicormic growth. Multi-stemmed. Tight union. Extensive insect damage to foliage.
15	*Photinia serratifolia*	Chinese Hawthorn	4.5 x 0.8	15	2.0	Semi-mature	Fair-good		10-20	Outside property	Neighbouring hedge.
16	*Fraxinus angustifolia ssp. angustifolia*	Desert Ash	6 x 6.5	32	3.8	Semi-mature	Dormant	Fair	10-20	Outside property	Street tree. Extensive epicormic growth. Pruned for powerline clearance.
17	*Pittosporum undulatum*	Sweet Pittosporum	9 x 3	30, 30	2.0	Semi-mature	Fair-good	Fair-poor	0	Low	Weed.
18	*Lophostemon confertus*	Brush Box	13 x 9	50	6.0	Mature	Good	Fair-poor	10-20	Medium	Multi-attachments at approx. 4m.
19	*Melaleuca linariifolia*	Snow in Summer	10 x 9.5	52, 70	10.5	Mature	Good	Fair-poor	10-20	Medium	Codominant from base. Large stems leaning apart.
20	*Prunus sp.*	Plum	8 x 10	25, 15, 18	4.1	Over mature	Fair-poor	Fair-poor	0	Low	Fungal fruiting body on lower trunk. Decay in main stems. Previously lopped. Suppressed.
21	*Cotoneaster glaucophyllus*	Cotoneaster	5 x 3	10, 8	2.0	Semi-mature	Good	Poor	0	Low	Weed.
22	*Fraxinus angustifolia ssp. angustifolia*	Desert Ash	1.7 x 0.5	<15	2.0	Juvenile	Dormant	Fair	10-20	Outside property	Central leader possibly dead.
23	*Callistemon salignus*	Willow Bottlebrush	6.5 x 2	<15	2.0	Semi-mature	Fair-good	Fair	10-20	Outside property	Street tree. Codominant at 1.6m with tight union.
24	*Coprosma repens*	Mirror Bush	3 x 2	17 Est	2.0	Semi-mature	Good	Fair	10-20	Outside property	Neighbouring shrub.

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Attachment 12.2.4

Project Name: Proposed Residential Development, 52-56 Selwyn Street, Albion

Drawing Title: LANDSCAPE PLAN

Client: ALX Ventures Pty Ltd

Designed G.C. | Drawn G.C. | Approved G.C. | Date 16.07.2109

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Members of The Australian Institute of Landscape Architects, Landscape Industries Association of Victoria

Scale: 1:100 @ B1
Project Ref.: 52-56SelwynLP1
Drawing No.: 01
Rev.: -
Drawing Ref.: C:\USERS\FAULK\ONEDRIVE\LANDSCAPE PLANS 2019\52-56SELWYNLP1.DWG

Rev | Description | Date | By | App.

VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL

PLANNING AND ENVIRONMENT LIST

VCAT REFERENCE NO. P532/2021
PERMIT APPLICATION NO. P340/2020

CATCHWORDS

Application under section 77 of the *Planning and Environment Act 1987* to review a refusal to grant a permit; Brimbank Planning Scheme; General Residential Zone 1 – Incremental Change Areas; nine (9) double storey dwellings and reduction of visitor parking; repeat appeal; neighbourhood character; reverse living; detailed design; landscaping; amenity and car parking.

APPLICANT	ALX Ventures Pty Ltd
RESPONSIBLE AUTHORITY	Brimbank City Council
RESPONDENTS	Dianne Jansen & Frank Jansen
SUBJECT LAND	52-56 Selwyn Street ALBION VIC 3020
HEARING TYPE	Hearing
DATE OF HEARING	29 October 2021
DATE OF ORDER	23 November 2021
CITATION	ALX Ventures Pty Ltd v Brimbank CC [2021] VCAT 1405

ORDER

1 Pursuant to clause 64 of Schedule 1 of the *Victorian Civil and Administrative Tribunal Act 1998*, the permit application is amended by substituting for the permit application plans, the following plans filed with the Tribunal:

Amended plans

Prepared by:	Grove Architecture
Drawing numbers:	TP00 – TP18 inclusive
Revision:	V
Dated:	08/09/2021

3D Perspectives

Prepared by:	Grove Architecture
Drawing numbers:	TP20 – TP30 inclusive
Revision:	I
Dated:	04/11/2020 and updated on 08/09/2021

Landscape plan

Prepared by:	Faulkner and Chapman Landscape Design
Drawing number:	01
Dated:	07/09/2021

2 In application P532/2021 the decision of the responsible authority is affirmed.

3 In planning permit application P340/2020 no permit is granted.

Christopher Harty
Member

APPEARANCES

For ALX Ventures Pty Ltd	Mr Mark Stanojevic, Town Planner from Ask Planning Services Pty Ltd
For Brimbank City Council	Ms Irene Plakidis, Town Planner from Refine Town Planning
For Dianne Jansen and Frank Jansen	Mrs Dianne Jansen

INFORMATION

Description of proposal	Construction of nine (9) double storey dwellings and a reduction of car parking associated with one visitor car parking space.
Nature of proceeding	Application under section 77 of the *Planning and Environment Act 1987* – to review the refusal to grant a permit.
Planning scheme	Brimbank Planning Scheme.
Zone and overlays	General Residential Zone Schedule 1 – *Incremental Change Areas* (**GRZ1**) Development Contributions Plan Overlay Schedule 2 – *Brimbank Development Contributions Plan* (**DCPO2**)
Permit requirements	Clause 32.08-6 - to construct two or more dwellings on a lot
Relevant scheme policies and provisions	Clauses 11, 15, 16, 18, 21.02, 21.04, 21.06, 21.07, 21.10, 22.02, 32.08, 45.06, 52.06, 53.18, 55, 65 and 71.02
Land description	The site is on the west side of Selwyn Street and located at the corner of Delmont Street. It comprises three lots – Nos. 52, 54 and 56. It has a combined Selwyn Street frontage of 54.55m, a depth of 28.7m and a total area of 1,863sqm. Each lot contains a single storey detached house. Council advises No. 58, at the corner of Selwyn and Dalworth Streets, has a permit to construct three double storey dwellings on it. On the opposite side of Selwyn Street is Selwyn Park.
Tribunal inspection	19 November 2021 unaccompanied

VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL · VCAT

REASONS[1]

WHAT IS THIS PROCEEDING ABOUT?

1 ALX Ventures Pty Ltd (**applicant**) seek planning permission to construct nine (9) double storey dwellings on the combined three lots at Nos. 52, 54 and 56 Selwyn Street in Albion (**site**). Figures 1 and 2 show the site and its relationship with Selwyn Park opposite. Brimbank City Council (**Council**) determined on 4 February 2021 to refuse to grant a permit. The applicant has lodged a review of Council's decision.



Figure 1: The site opposite Selwyn Park



Figure 2: The site comprising 52, 54 and 56 Selwyn Street

2 The proposed design is for dwellings 1 to 8 to front Selwyn Street and dwelling 9 facing Delmont Street with dwelling 8 wrapping around the

[1] The submissions of the parties, any supporting exhibits given at the hearing and the statements of grounds filed have all been considered in the determination of the proceeding. In accordance with the practice of the Tribunal, not all of this material will be cited or referred to in these reasons.

Attachment 12.2.5

corner with sideage to Delmont Street (refer to Figures 3 to 5). The design includes four of the dwellings with a traditional layout of living areas at the ground floor. Five of the dwellings have a 'reverse living' layout with the principal living areas at first floor level. These ‘reverse living’ layouts propose balconies facing Selwyn Park across the road to the east.



Figure 3: Perspective view from Selwyn Street

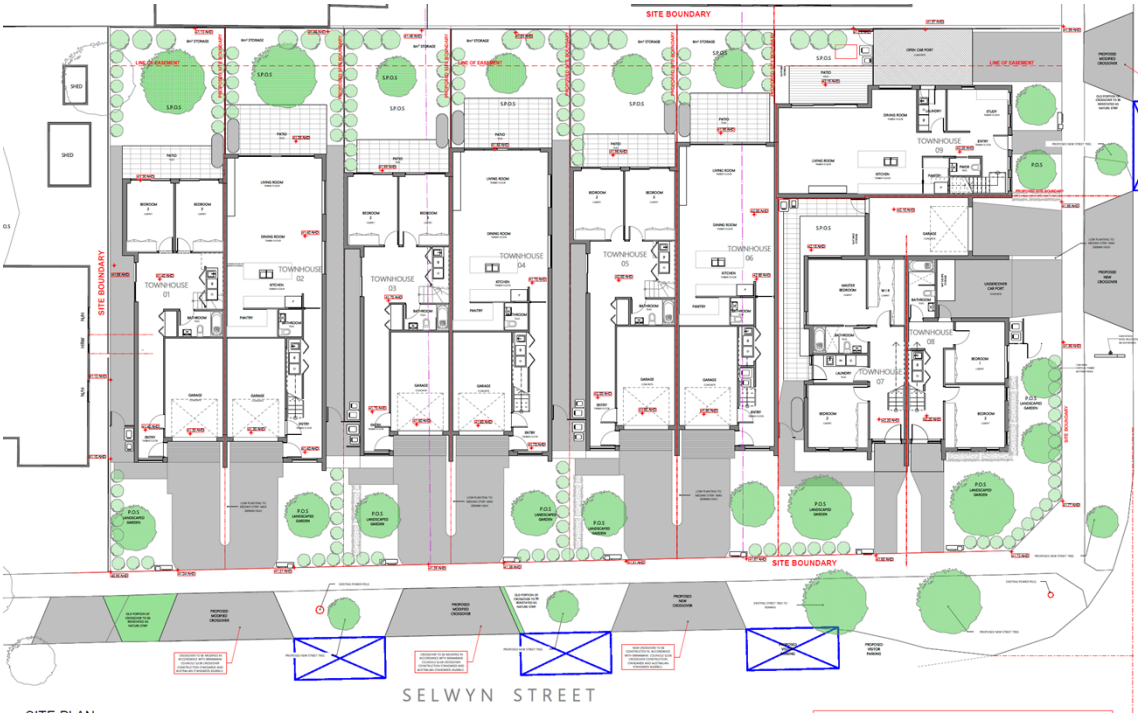


Figure 4: Ground floor plan

VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL · VCAT



Figure 5: First floor plan

3 Council says the proposal for nine (9) dwellings is an uncomfortable fit for the site. It says the proposal is of an intensity and layout which is unacceptable and is asking too much of the site because it is too tightly packed and an overdevelopment.

4 The respondent, Ms Dianne Jansen (**objector**), agrees with Council and says the proposal is out of keeping with the character of the neighbourhood. She says the proposal risks increasing traffic safety with additional vehicle movements and car parking and will also be unable to place bins out for waste collection due to the extent of frontage taken up by crossovers and on-street parking.

5 The applicant refutes these concerns and says the proposal is an appropriate response to the concerns expressed in an earlier Tribunal decision and is an acceptable outcome that responds to the policy and provisions of the Brimbank Planning Scheme. The applicant says the site is in the General Residential Zone where housing growth and diversity are encouraged. The applicant says the proposal for nine (9) dwellings is a realistic and acceptable outcome in this area. This is because the site is on a corner location comprising three consolidated lots of more than 1,800 square metres. It is next to the opposite corner lot at 58 Selwyn Street, which has planning approval for three double storey dwellings in a similar format. The proposed density is reflective of recent approvals where three dwellings on a lot has been approved or developed. The applicant says it follows that nine (9) dwellings across three lots can also be considered a reasonable outcome.

PREVIOUS DECISION

6 As mentioned by the applicant, this is the second application to come before the Tribunal[2] to develop the site (**Keyway case**).

7 The Keyway case was determined by Senior Member Naylor and involved a similar development comprising nine (9) double storey dwellings on the site. The previous permit application, like the current matter, was refused by Council. The Tribunal affirmed the previous decision. The parties have variously referred to Senior Member Naylor's decision in their submissions.

8 The parties refer to the principles of 'repeat appeals', articulated in many Tribunal decisions and re-stated in *Zumpano*[3] and *Sprut*.[4] Relevant factors to consider when reviewing an application that is similar to a proposal that has been the subject of previous Tribunal findings are:

- significant changes in the application itself;
- changes in the circumstances of the land and its surrounds;
- changes in planning policy; and/or
- changes in the interpretation of the facts or law relevant to the Tribunal's consideration.

9 As set out in *Sprut*, proceedings described as 'repeat appeals' are not determined by whether the proposal would have satisfied the earlier (and perhaps differently constituted) Tribunal, nor by summarily determining the matter solely by reference to the usually-applied principles or factors. Rather, the Tribunal must consider the new application before it on its merits. The Tribunal is not bound by the previous Tribunal decision but, in considering the merits of the new proposal, great weight should be given to the Tribunal's decision on the earlier application having regard to principles that have evolved for this purpose.

10 It is clear that, in respect of this matter, it is in the nature of a 'correcting' repeat appeal in that the proposal has made various changes in an attempt to address the earlier Tribunal's reasons for refusing to grant a permit.

11 I acknowledge that regarding the relevant factors of 'repeat appeals', there have been no significant changes in the circumstances of the site or surrounds, to planning policy or in the interpretation of the facts or law relevant to the Tribunal's consideration. However, there have been changes in the proposal itself.

12 In this case, the relevance and weight to be given to the previous decision must take into account what changes have occurred to the proposal.

13 The Keyway case outlined the following key findings:

2 *Keyway Pty Ltd v Brimbank CC* [2019] VCAT 1900.
3 *Zumpano v Banyule City Council* [2016] VSC 420.
4 *Sprut Pty Ltd v Stonnington CC* [2012] VCAT 1675.

- That the layout of the proposed dwellings in general terms was acceptable.
- That the extent of attached form in Delmont Street and the use of a reverse living style of housing for dwelling 8 were aspects which did not acceptably respond and fit in to Delmont Street.
- That the requirement for one visitor car space is appropriate to waive.
- That the design of vehicle access to dwelling 7 in Delmont Street was not acceptable.
- That dwelling 1 did not comply with Standard B17 regarding setback from the southern side boundary and requires modification.
- That the flat and skillion roof forms and extent of cantilevered elements along Selwyn Street are acceptable.
- That the extent of attached form and cantilevered elements in Delmont Street were not acceptable and greater separation at ground and first floors and the extent of first floor cantilevering needed consideration and attention.
- That the reverse living layout for the dwellings fronting Selwyn Street was an acceptable feature of the proposal.

14 The current proposal has made the following design changes in response to the previous Tribunal concerns:

- Dwellings 7 and 8 have been re-oriented to front Selwyn Street allowing for a substantial first floor break between these dwellings and dwelling 9.
- Deletion of cantilevers along Delmont Street.
- Dwelling 8 oriented to face Selwyn Park in a reverse living format.
- The crossovers along Delmont Street positioned to ensure adequate clearance to the corner including an amalgamated crossing.
- Compliance with Standards B17 and B20 is fully achieved along the southern boundary (under existing conditions and when considering the future townhouse development at 58 Selwyn Street), achieved through the incorporation of greater setbacks and chamfered walls.

15 The applicant described additional changes as a result of responding to a request for further information and with the substituted amended plans. Some of these changes, as relevant, include:

- Revised entry design to dwellings 1 to 6 fronting Selwyn Street with all doors moved to face the driveway and large operable windows included to face the street directly which improve surveillance, daylight, and cross ventilation opportunities.

- Front setbacks increased to match the setback at 58 Selwyn Street of 6.5 metres with garages set deeper into the site making them more recessive and tandem parking spacious (setbacks ranged from 6.5 metres to 5.99 metres with variations to Standard B6 of 300 to 500mm mainly associated with dwellings 6, 7 and 8).
- First floor north façade of dwellings 8 and 9 facing Delmont Street redesigned for a more traditional pitched roof look.

16 My decision considers the proposal before me on its merits, assessed against the relevant provisions and policies in the Brimbank Planning Scheme (**planning scheme**). The question before me is, does the proposal represent an acceptable planning outcome on its merits, such that a permit should be granted?

WHAT ARE THE KEY ISSUES?

17 The issues raised within the context of this review relate generally to the design response of the proposed development to the physical and policy context of the area, amenity, and traffic considerations. Having heard the submissions and inspected the site and locality, the key issues arising from this proposal are:

- Whether the proposal respects neighbourhood character?
- Whether the site layout and amenity response is acceptable?
- Whether parking is appropriate?

18 I must decide whether the proposal will produce an acceptable outcome having regard to the relevant policies and provisions in the planning scheme. Net community benefit is central in reaching a conclusion. Clause 71.02-3 – *Integrated Decision Making* of the planning scheme requires the decision-maker to integrate the range of policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development.

Test to be met – 'acceptable planning outcome'

19 It needs to be understood that VCAT hearings have a particular purpose – to focus on the acceptability or otherwise of the particular design being presented to the Tribunal, now being the Revision V plans that I have substituted as the plans before me.

20 I say 'acceptable' on the basis of the Supreme Court case of *Knox City Council v Tulcany Pty Ltd*[5] confirming this to be the standard that needs to be met by planning permit applications. So, planning proposals do not need to be ideal or perfect, but equally they cannot be sub-standard.

21 I note and agree with the comment of Senior Member Naylor in paragraph 2 of the Keyway case that:

[5] [2004] VSC 375.

> Assessing the merits of a planning application for multiple dwellings does not focus upon the number of dwellings. Rather, planning policies focus on the acceptability of the design. If the design response is acceptable, so too are the number of dwellings within the design.

22 Assessment of proposals is not a numbers game in terms of dwelling yield or a 'tick a box' approach in terms of responding to planning provisions. It is about the design response and this is what is called for by the planning scheme.

Summary of findings

23 With this proposed development I must decide whether a permit should be granted and, if so, what conditions should be applied. Having considered all submissions presented with regard to the applicable policies and provisions of the planning scheme, I find the proposal represents an unacceptable outcome and does not appropriately respond to its physical and policy context for the area.

24 I acknowledge that the proposal has made significant changes in a genuine attempt to address the concerns outlined in the Keyway case.

25 I accept the concept of the dwellings facing Selwyn Park and the use of 'reverse living' design that capitalises on this aspect. I also accept the earlier Tribunal's findings that waiver of the one visitor car parking space is acceptable.

26 However, I agree with Council that the changes have not fully addressed other design concerns with the proposal. I find there are a number of design features that, individually, may not be significant, but cumulatively, result in a sub-standard design outcome. In my view, these design features, together, represent a proposal that is seeking too much from the site and an overdevelopment. These design features include:

- A reliance on a chamfered wall design for dwelling 1 to the southern side boundary setback, as apart from first floor recession, that, although meets the requirements of Standard B17, continue to relate poorly to the existing dwelling to the south at 58 Selwyn Street and to the development approved for that site.
- The failure to retain, as part of the design, two large canopy trees located at the rear of 56 Selwyn Street, which are identified, in an arboricultural sense, as having medium retention value, that does not respond to the policy for retaining existing canopy trees.
- The lack of functional external access between the front and rear areas of dwellings 3 and 5 forcing future occupants to use internal areas such as bedroom 2 in each instance to access the rear open space areas for maintenance.

- The design response to the corner of Selwyn and Delmont Streets with dwelling 7 not having a more direct means of access between the garage and the dwelling and dwelling 8 lacking a service yard area that is out of view from the public realm. The design response to the corner generally requires further consideration.

27 Accordingly, I have decided to affirm the decision of Council and that a permit is not granted. My reasons follow.

WHETHER THE PROPOSAL RESPECTS NEIGHBOURHOOD CHARACTER?

28 The site is located in the General Residential Zone Schedule 1 – *Incremental Change Areas* (**GRZ1**) and is not affected by overlays that guide built form design. The GRZ1 supports housing diversity and growth. Clause 21.07-1 – *Residential Growth* seeks to accommodate appropriate residential growth in identified locations and supports increased residential densities in the GRZ.

29 However, residential growth is supported within a sphere of respecting neighbourhood character. Apart from State policy under Clause 15.01-5S – *Neighbourhood character*, local policies under Clause 21.07-3 – *Residential Design* reinforce this aspiration by acknowledging that new development will respect neighbourhood character in terms of siting, colours and finishes, setbacks, design detail, and landscape setting.

30 The planning scheme does not contain specified policies to guide preferred neighbourhood character, so any design response is required to respond to existing neighbourhood character. In this regard, Clause 21.07-3 seeks to promote development that is well designed, innovative and responds to its location and context. In this setting, the site is a large, relatively flat area of land with few development constraints. One of the few constraints is the presence of two canopy trees located at the rear of 56 Selwyn Street.

31 The GRZ1 and policy under Clause 21.07-3 encourages incremental change and recognises that change will occur. Change is evident in this area. The objector identified that the broader Albion area has strong historical links with the H.V. McKay 'garden city' movement of the early 1900s. Past development has occurred in the suburb which has been perceived as resulting in poor outcomes and a diminution of the 'garden city' design ethos and character of the area.

32 The site and surrounds currently exude a low scale, detached and spacious garden character that is very much evident of what occurred post-war and in the 1950s, 60s and 70s. However, there is also evidence of change with contemporary development evident, with modern additions to existing dwellings and medium density housing development.

33 The proposal is of a contemporary two-storey design. Dwellings 1 to 8 all front Selwyn Street and face Selwyn Park across the road. Dwellings 1, 3, 5, 7 and 8 all have been designed in a 'reverse living' format with primary

open space areas set aside as first-floor balconies looking towards Selwyn Park. I am comfortable with this form of design aspect.

34 I note Council did not support this design aspect, primarily from a policy position because Clause 21.07-1 only encourages reverse living in the Residential Growth Zone (**RGZ**). I note the concept of reverse living was accepted in the Keyway case and I also consider it an acceptable design response. First-floor living areas and balconies oriented towards Selwyn Park will provide an attractive outlook for occupants of the proposal, whilst also providing a level of passive surveillance over the street and parklands.

35 I also consider the use of materials, finishes and roof design to be a contemporary design that is respectful and an acceptable response.

36 Despite my view regarding the reverse living aspect of the proposal and the benefits of the orientation towards Selwyn Park, I am not convinced the approach to the side-by-side or terrace style layout of the proposal is acceptable. I say this because the site is on a prominent corner, which is a result of the hexagonal street network that surrounds Selwyn Park (refer to Figure 6). The combination of corner prominence and position opposite a large community parkland (Figure 7) highlights the sensitivity of the site to the public realm and heightens the importance of the policy intent for well-designed, innovative, and responsive design to location and context.



Figure 6: The prominence of the site on a corner approaching from the north

37 Council is concerned the design response to Selwyn Street is too tight with the extent of built form, minimal spacing, excessive hard paving in the street setbacks and lack of landscaping resulting in an outcome that is too imposing to the streetscape. It is the narrow built form of dwellings 1 to 6 which are limited to a garage door, window and an entry door that faces side-on to the driveway and is oblique to the street that creates a sense of tightness across the Selwyn Street frontage. Only dwellings 7, 8 and 9 provide a wider ground floor façade where ground floor surveillance is provided with habitable room windows.

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Figure 7: The site viewed from Selwyn Park

38 Dwellings 1 to 6 present to Selwyn Street as three sets of attached built form to two-storeys separated by a combined width of 2 metres. Council says the combination of attachment with upper levels that are not significantly recessed, and which include cantilevered form and window and balcony boxing, adds to the sense of overpowering form and limited space for landscaping.

39 The lack of space for landscaping is reflected in the extent of hardstand. This is a combination of driveways and double crossovers and the lack of retention of mature canopy trees that add to the landscape character of the neighbourhood and complement the vegetation found within Selwyn Park.

40 With respect to the dominance of garages across the frontage, I am reminded of the decision by Member Liston in *Kostarakis v Moonee Valley CC* [2015] VCAT 1695 where consideration was given to the dominance of garages in an application for row houses, stating in paragraphs 12 and 13:

> As described above, dwellings one and two and dwellings seven and eight are relatively narrow side-by-side dwellings located either end of the land. The issue in question is the dominance of the proposed garages in respect of these dwellings and their relationship to neighbourhood character.
>
> The garage for dwelling one occupies 75% of its front facade and the garage for dwelling two occupies 62% of its front facade. These statistics would be similar for dwellings seven and eight. In my experience when these percentages are greater than 50%, then the

dominance of the garage is in the streetscape becomes a matter of concern.

41 Considering the proposal, I note that based on proposed garage widths of 3.5 metres, the percentage of front façade of each dwelling fronting Selwyn Street occupied by garages are approximately 50% for dwellings 1, 2 and 4, 54% for dwellings 3 and 5 and 58% for dwelling 6. These percentages reflect the threshold concerns referred to by Member Liston.

42 The applicant says the ground floor presentation to the street is addressed by using wide operable windows, which provide both daylight and solar access and offer an outlook to the street from the ground floor hallways of the dwellings. Despite this design response, I find the extent of occupation of the façade of each dwelling taken up by the proposed garages excessive and not consistent with the policy for them not to dominate streetscapes. Generally, with the exception of two of the townhouses at 50 Selwyn Street, this lack of ground floor street activation is not evident in the neighbourhood.

43 Council is also concerned that the extent of landscaping is insufficient and does not retain two large canopy trees at the rear of 56 Selwyn Street. These trees include a Brush Box (*Lophostemon confertus*) which has a height of 13 metres and canopy width of 9 metres and a Snow in Summer (*Melaleuca linariifolia*) which has a height of 10 metres and a canopy width of 9.5 metres. Both trees were assessed by the applicant's arborist as having medium retention value. Policy under Clause 21.07 recognises the value of landscaping and Standard B13 under Clause 55.03-8 – *Landscaping objectives* encourages the retention of mature vegetation on the site.

44 The proposal has not sought to retain these trees, yet their size is demonstrated to contribute, despite their location at the rear of 56 Selwyn Street, to the leafy character that is established by the extent of vegetation opposite the site and around Selwyn Park (refer to Figures 2 and 7). I acknowledge that there are no tree controls under the planning scheme. However, I accept that these types of large, mature canopy trees are of value, particularly when they are not in poor health and when they provide a backdrop to built form and can complement proposed landscaping and other existing canopy trees in the neighbourhood. The presence of large canopy trees in private gardens is not extensive and much of the large canopy tree presence in the neighbourhood is provided by either street trees or trees within Selwyn Park. The retention of these trees would achieve both maintenance of landscape character and assist with buffering the proposal to the residential property to the west.

45 The conclusion that I reach is that the proposal is too intense for the Selwyn Street frontage.

WHETHER THE SITE LAYOUT AND AMENITY RESPONSE IS ACCEPTABLE?

46 Council was critical of some of the detailed design aspects of the proposal including poor surveillance at ground floor level, lack of space for landscaping and poor functionality of dwellings due to lack of separation, inadequate setbacks, and limited landscaping.

47 Despite the proposed use of single garages and large operable windows facing the street, the small façade widths of each dwelling and the limited opportunity for habitable room windows at ground floor level results in a design that I consider fails to provide activation to the street. It fails to appropriately respect the neighbourhood character and policy direction under Clause 21.07-3 where housing in the locality provides good activation and surveillance from habitable room windows at ground floor level and not solely from first floor habitable room windows. I do acknowledge that the reverse living balconies would provide for some surveillance from living rooms associated with dwellings 1, 3 and 5, but at first floor level and not at ground floor level.

48 One of the constraints with a side-by-side attached built form typology on lots with an east-west orientation is that, inevitably there are dwellings located on the south side of the development which restricts solar access. I am comfortable that daylight access can be achieved, however, limited access to sunlight penetration into active habitable rooms can be problematic.

49 I note that the proposal was supported by a Sustainable Design Assessment (**SDA**), which was required by Clause 22.02 – *Environmentally Sustainable Development*, which identified a BESS score of 55% representing achievement of best practice for the proposal.

50 I note the proposal has attempted to address solar access deficiencies by using a reverse living format for dwellings 1, 3, 5 and 7 that are located on the south side of the attached built form formats. This alleviates the issue to a degree by allowing eastern or morning sunlight to penetrate the open space balconies and living room areas on the first-floor levels. Unfortunately, the kitchen areas in each of these dwellings, being located towards the back of the living area space, may present as lacking in solar access and without skylights or the like, will have poor daylight access and require lighting for functionality.

51 Improvements could be made including separation at first floor levels, however, this is not what is before me.

52 The functionality and amenity of dwellings 3, 5 and 6 is a concern with respect to the ability to access both the front and rear open space areas for maintenance without the benefit of external access. For these dwellings, an occupant would need to access the rear open space area through a bedroom or living room area. I consider this a reflection of poor functionality of the

dwelling and representative of too intense a design response with regard to spacing between dwellings in a side-by-side typology.

53 Dwelling 8 lacks a service area that would be out of view of the public realm. It is the dwelling that hugs the corner of the site on Selwyn and Delmont Streets. I have recognised that it is a prominent corner and exposed to the public realm (refer to Figures 6 and 7). I note changes to lower the height of fencing on this corner and to allow greater visibility of proposed landscaping. However, there is no location for a clothesline and the applicant's response that a clothes hoist could be located on the balcony equally exposes an amenity issue to the public realm where this dwelling is more highly exposed as part of this development.

54 Generally, I find this is a poor design response and one that contributes in a cumulative sense to a proposal that is unacceptable in design outcome.

55 The setback and interface response to 58 Selwyn Street to the south is another matter that I have a concern with. This was an issue raised in the Keyway case and the applicant changed the design to introduce a chamfer roofline to achieve numerical compliance with Standard B17.

56 This is noted, but I remain uncomfortable that a more genuine response that includes increasing the side boundary setback at first floor level to make it more recessive was not applied. The sloping of the roofline is considered a change that does not go far enough and is minimal in nature.

57 Generally, the proposal seeks to retain its original concept and has sought to tweak some design aspects and included a re-arranged corner design that either fails to materially address design issues or introduces new ones.

58 Together the issues result in a proposal that does not appropriately respond to the characteristics and context of the neighbourhood and creates amenity and functionality issues that are not satisfactorily addressed.

WHETHER PARKING IS APPROPRIATE?

59 The proposal seeks a waiver of one car parking space for visitor purposes. As addressed in the Keyway case, I accept and agree with Senior Member Naylor's findings and support the visitor parking waiver.

60 I acknowledge that Council and the objector were concerned regarding traffic safety from additional vehicle movements and on-street parking and the effect of introducing three double crossovers to Selwyn Street and one double and one single crossover to Delmont Street. Safety issues were also highlighted by the width of the double crossovers to 5.8 instead of 6 metres and the effects that will have on space for on-street parking and the potential for conflict between residents' cars reversing out from driveways and any on-street parking.

61 Generally, I am not concerned these impacts will be significant. The site is close to forms of public transport including Sunshine Railway Station and vehicles manoeuvring between the site and the road network can occur at

Attachment 12.2.5

slow speeds and with good sightlines to minimise potential traffic and pedestrian safety hazards.

OTHER MATTERS

62 There was concern about a tree located on adjoining land at 1 Delmont Street to the west of proposed dwelling 9 and impacts on the tree from the carport and driveway works associated dwelling 9 and the extent of encroachment. I am not so concerned with this because the existing shed and driveway at 52 Selwyn Street probably already affects the root system of that tree, which does not show signs of detrimental effect.

CONCLUSION

63 For the reasons given above, the decision of the responsible authority is affirmed. No permit is granted.

Christopher Harty
Member

VCAT HEARING ISSUE



PERSPECTIVE 01

B	PRELIMINARY ISSUE	SW	09/08/2017
C	TOWN PLANNING ISSUE	SW	02/11/2018
D	VCAT ISSUE	JMG	09/07/2019
E	UPDATED VCAT ISSUE	JMG	10/07/2019
F	UPDATED VCAT ISSUE	JMG	07/08/2019
G	NEW TP ISSUE MAY 2020	JMG	15/05/2020
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Project
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52-56 SELWYN STREET
ALBION
VICTORIA, AUSTRALIA
Project Number
17114

Drawing
PERSPECTIVE 01
Drawing Number
TP20
Project Status
TOWN PLANNING
Scale
Revision

VCAT HEARING ISSUE



PERSPECTIVE 02

B	PRELIMINARY ISSUE	SW	09/08/2017
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D	VCAT ISSUE	JMG	09/07/2019
E	UPDATED VCAT ISSUE	JMG	10/07/2019
F	UPDATED VCAT ISSUE	JMG	07/08/2019
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Drawing
PERSPECTIVE 02
Drawing Number
TP21
Project Status
TOWN PLANNING
Scale
Revision

VCAT HEARING ISSUE



PERSPECTIVE 03

B	PRELIMINARY ISSUE	SW	09/08/2017
C	TOWN PLANNING ISSUE	SW	02/11/2018
D	VCAT ISSUE	JMG	09/07/2019
E	UPDATED VCAT ISSUE	JMG	10/07/2019
F	UPDATED VCAT ISSUE	JMG	07/08/2019
G	NEW TP ISSUE MAY 2020	JMG	15/05/2020
H	TP RFI ISSUE SEPT 2020	JMG	21/09/2020
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Project Number
17114

Drawing
PERSPECTIVE 03
Drawing Number
TP22
Project Status
TOWN PLANNING
Scale
Revision

VCAT HEARING ISSUE



PERSPECTIVE 04

B	PRELIMINARY ISSUE	SW	09/08/2017
C	TOWN PLANNING ISSUE	SW	02/11/2018
D	VCAT ISSUE	JMG	09/07/2019
E	UPDATED VCAT ISSUE	JMG	10/07/2019
F	UPDATED VCAT ISSUE	JMG	07/08/2019
G	NEW TP ISSUE MAY 2020	JMG	15/05/2020
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Project Number
17114

Drawing
PERSPECTIVE 04
Drawing Number
TP23
Project Status
TOWN PLANNING
Scale
Revision

APPROVED DEVELOPMET AT 58 SELWYN STREET SHOWN

VCAT HEARING ISSUE



A	PRELIMINARY ISSUE	SW	28/07/2017
B	PRELIMINARY ISSUE	SW	09/08/2017
C	TOWN PLANNING ISSUE	SW	02/11/2018
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ALBION
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Project Number
17114

Drawing
PERSPECTIVE 10
Drawing Number
TP29
Project Status
TOWN PLANNING
Scale
Revision

APPROVED DEVELOPMET AT 58 SELWYN STREET SHOWN

VCAT HEARING ISSUE



A	PRELIMINARY ISSUE	SW	28/07/2017
B	PRELIMINARY ISSUE	SW	09/08/2017
C	TOWN PLANNING ISSUE	SW	02/11/2018
D	VCAT ISSUE	JMG	09/07/2019
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ALBION
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17114

Drawing
PERSPECTIVE 11
Drawing Number
TP30
Project Status
TOWN PLANNING
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NEW TOWN HOUSE DEVELOPMENT

52-56 SELWYN STREET, ALBION

REVISION V SEPTEMBER 2021

VCAT HEARING ISSUE

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Revisions

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A	PRELIMINARY ISSUE	SW	11/10/2017
B	TOWN PLANNING ISSUE	JMG	21/02/2018
C	PRELIMINARY ISSUE	SW	23/03/2018
D	TOWN PLANNING ISSUE	SW	02/05/2018
E	TOWN PLANNING ISSUE	JMG	25/05/2018
F	TOWN PLANNING ISSUE	SW	04/06/2018
G	NEW DESIGN ISSUE	JMG	29/10/2018
H	TOWN PLANNING RFI ISSUE	SW	15/11/2018
I	REVISED DESIGN FOR DISCUSSION	JMG	16/04/2019
J	UPDATED VCAT ISSUE	JMG	09/07/2019
K	UPDATED VCAT ISSUE	JMG	10/07/2019

Revisions

Rev	Description	By	Date
L	UPDATED VCAT ISSUE	JMG	07/08/2019
M	REDESIGN V1	JMG	19/12/2019
N	REDESIGN V2	JMG	26/02/2020
O	NEW TOWN PLANNING ISSUE	JMG	18/05/2020
P	NEW TOWN PLANNING ISSUE V2	JMG	26/05/2020
Q	NEW TOWN RFI PLANNING ISSUE V2	JMG	22/09/2020
R	NEW TOWN RFI PLANNING ISSUE V3	JMG	20/10/2020
S	NEW TOWN RFI PLANNING ISSUE V4	JMG	04/11/2020
T	FOR DISCUSSION	JMG	12/07/2021
U	ISSUED TO CONSULTNATS	JMG	03/09/2021
V	VCAT HEARING ISSUE	JMG	08/09/2021

Project
NEW TOWNHOUSE DEVELOPMENT
52-56 SELWYN STREET
ALBION
VIC

Project Number
17123

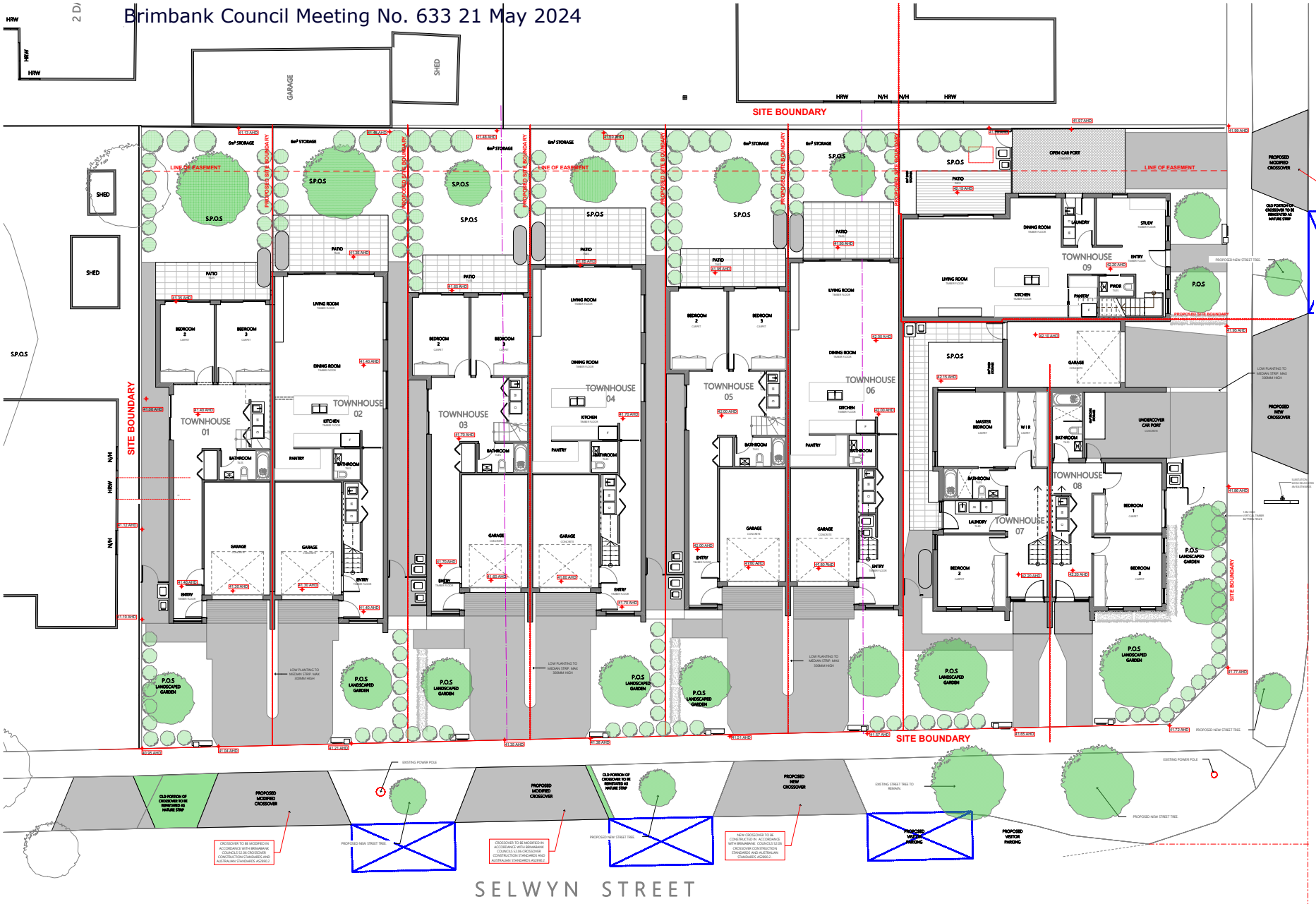
Drawing
COVERSHEET

Drawing Number
TP00

Project Status
TOWN PLANNING / VCAT

Scale

Revision
V



SITE PLAN
SCALE 1:100 @ A1 1:200@A3

VCAT HEARING ISSUE

52-56 Selwyn street Accomodation Schedule

52-56 Selwyn street - Townhouse 1	Internal Area m²	Garage Area m²	External Area m²
Ground Floor	71.4	19.71	
First Floor	57.45		15.09
Front Garden and driveway			24.98
Rear Garden & Services SP05			44.12
Total	128.85		84.19
Gross Floor Plate Area	181.14		

52-56 Selwyn street - Townhouse 2	Internal Area m²	Garage Area m²	External Area m²
Ground Floor	83.23	19.87	
First Floor	71.44		14.01
Front Garden and driveway			24.98
Rear Garden & Services SP05			44.77
Total	154.67		108.76
Gross Floor Plate Area	192.29		

52-56 Selwyn street - Townhouse 3	Internal Area m²	Garage Area m²	External Area m²
Ground Floor	71.45	19.72	
First Floor	57.45	0	14.01
Front Garden and driveway			24.98
Rear Garden & Services SP05			47.22
Total	128.9		106.45
Gross Floor Plate Area	191.92		

52-56 Selwyn street - Townhouse 4	Internal Area m²	Garage Area m²	External Area m²
Ground Floor	84.66	22.22	
First Floor	57.45		7.01
Front Garden and driveway			21.74
Rear Garden & Services SP05			45.14
Total	166.68		106.32
Gross Floor Plate Area	191.40		

52-56 Selwyn street - Townhouse 5	Internal Area m²	Garage Area m²	External Area m²
Ground Floor	71.45	19.7	
First Floor	57.45		14.01
Front Garden and driveway			24.98
Rear Garden & Services SP05			47.22
Total	128.91		86.22
Gross Floor Plate Area	192.11		

52-56 Selwyn street - Townhouse 6	Internal Area m²	Garage Area m²	External Area m²
Ground Floor	84.66	22.22	
First Floor	57.45		7.01
Front Garden and driveway			24.98
Rear Garden & Services SP05			47.22
Total	166.68		106.32
Gross Floor Plate Area	191.40		

52-56 Selwyn street - Townhouse 7	Internal Area m²	Garage Area m²	External Area m²
Ground Floor	71.45	19.7	
First Floor	57.45		14.01
Front Garden and driveway			24.98
Rear Garden & Services SP05			45.22
Total	128.91		84.22
Gross Floor Plate Area	192.11		

52-56 Selwyn street - Townhouse 8	Internal Area m²	Garage Area m²	External Area m²
Ground Floor	84.66	22.22	
First Floor	57.45		7.01
Front Garden and driveway			24.98
Rear Garden & Services SP05			47.22
Total	166.68		106.32
Gross Floor Plate Area	191.40		

52-56 Selwyn street - Townhouse 9	Internal Area m²	Garage Area m²	External Area m²
Ground Floor	71.45	19.7	
First Floor	57.45		14.01
Front Garden and driveway			24.98
Rear Garden & Services SP05			47.22
Total	128.91		86.22
Gross Floor Plate Area	192.11		

Total Permiable Area (Ground Floor excl. driveways)	805.31	43%	
Total Garden Area (excl overhangs & driveways)	782.07	41%	
Total Gross Area (Ground Floor)	872.67		
Total Site Area	1883		Total build Area
Ground Floor Site Coverage	46.3%		1086.58

These particulars do not constitute any part of an offer of contract. None of these statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. Any Configuration of kitchens, bathrooms, wardrobes, etc may be subject to change without notice. Any Furniture, Fittings, Appliances, Finishes, Colours, Materials, Floor Coverings, etc may be subject to change without notice at the time of booking. The vendor does not make or give and neither the building nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and photographs are for illustrative purposes only. There are not to scale and all dimensions shown are approximate.

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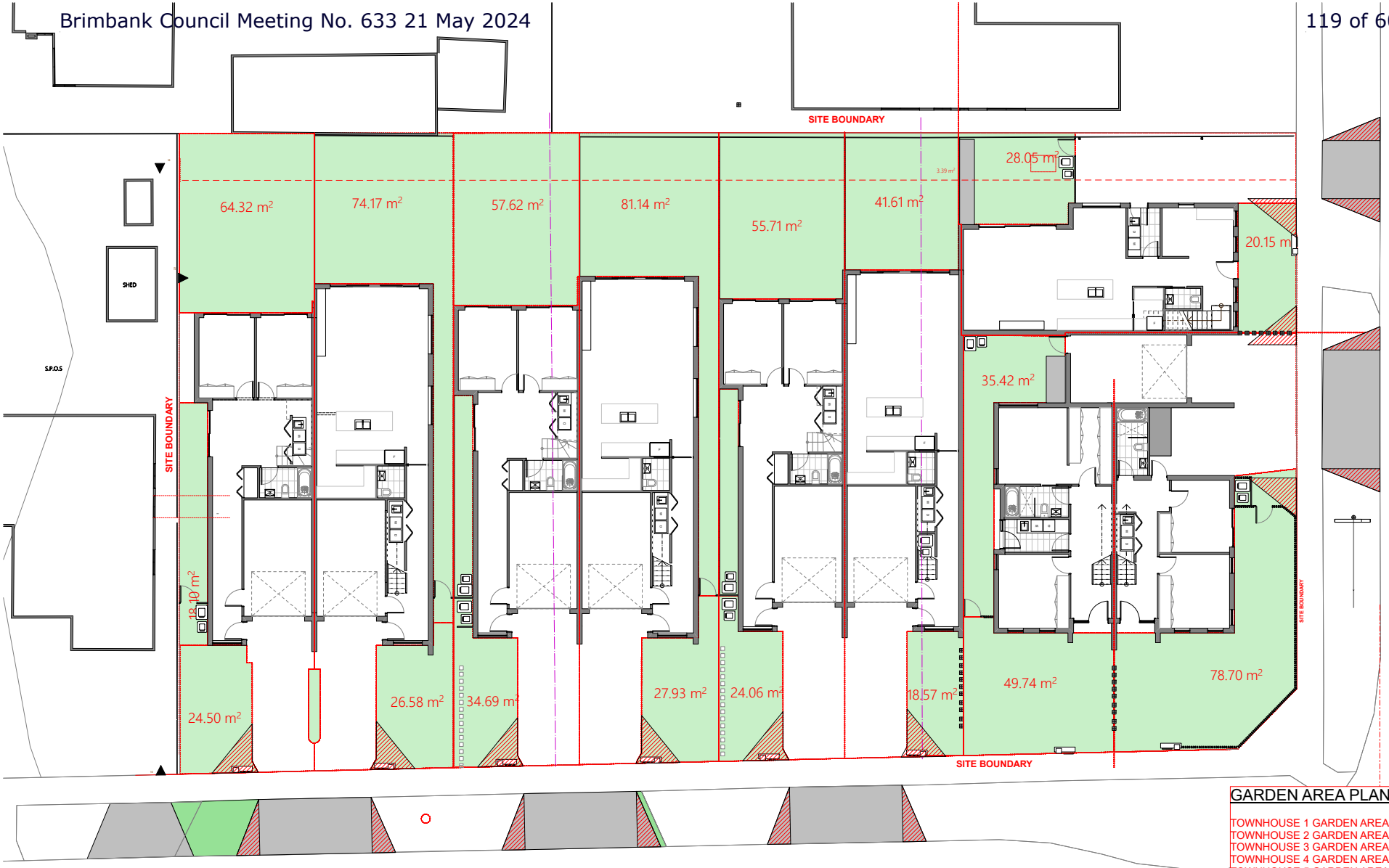
Revisions			
Rev	Description	By	Date
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C	PRELIMINARY ISSUE	SW	23/03/2018
D	TOWN PLANNING ISSUE	SW	02/05/2018
E	TOWN PLANNING ISSUE	JMG	25/05/2018
F	TOWN PLANNING ISSUE	SW	04/06/2018
G	NEW DESIGN ISSUE	JMG	29/10/2018
H	TOWN PLANNING RFI ISSUE	SW	15/11/2018
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S	NEW TOWN RFI PLANNING ISSUE V4	JMG	04/11/2020
T	FOR DISCUSSION	JMG	12/07/2021
U	ISSUED TO CONSULTNATS	JMG	03/09/2021
V	VCAT HEARING ISSUE	JMG	08/09/2021

Project
NEW TOWNHOUSE DEVELOPMENT
52-56 SELWYN STREET
ALBION
VIC

Project Number
17123

Drawing
SITE PLAN PROPOSED
Drawing Number
TP03
Revision
V
Project Status
TOWN PLANNING / VCAT
Scale



GARDEN AREA PLAN CALCULATION

TOWNHOUSE 1 GARDEN AREA	= 106.92M²
TOWNHOUSE 2 GARDEN AREA	= 100.75M²
TOWNHOUSE 3 GARDEN AREA	= 92.31M²
TOWNHOUSE 4 GARDEN AREA	= 109.07M²
TOWNHOUSE 5 GARDEN AREA	= 79.77M²
TOWNHOUSE 6 GARDEN AREA	= 60.18M²
TOWNHOUSE 7 GARDEN AREA	= 85.16M²
TOWNHOUSE 8 GARDEN AREA	= 78.70M²
TOWNHOUSE 9 GARDEN AREA	= 48.21M²
TOTAL GARDEN AREA	= 761.07M²
SITE AREA	= 1863M²
PERCENTAGE GARDEN AREA	= 40.9%

GARDEN AREA PLAN
SCALE 1:100 @ A1 1:200@A3

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V	VCAT HEARING ISSUE	JMG	08/09/2021

Project
NEW TOWNHOUSE DEVELOPMENT
52-56 SELWYN STREET
ALBION
VIC

Project Number
17123

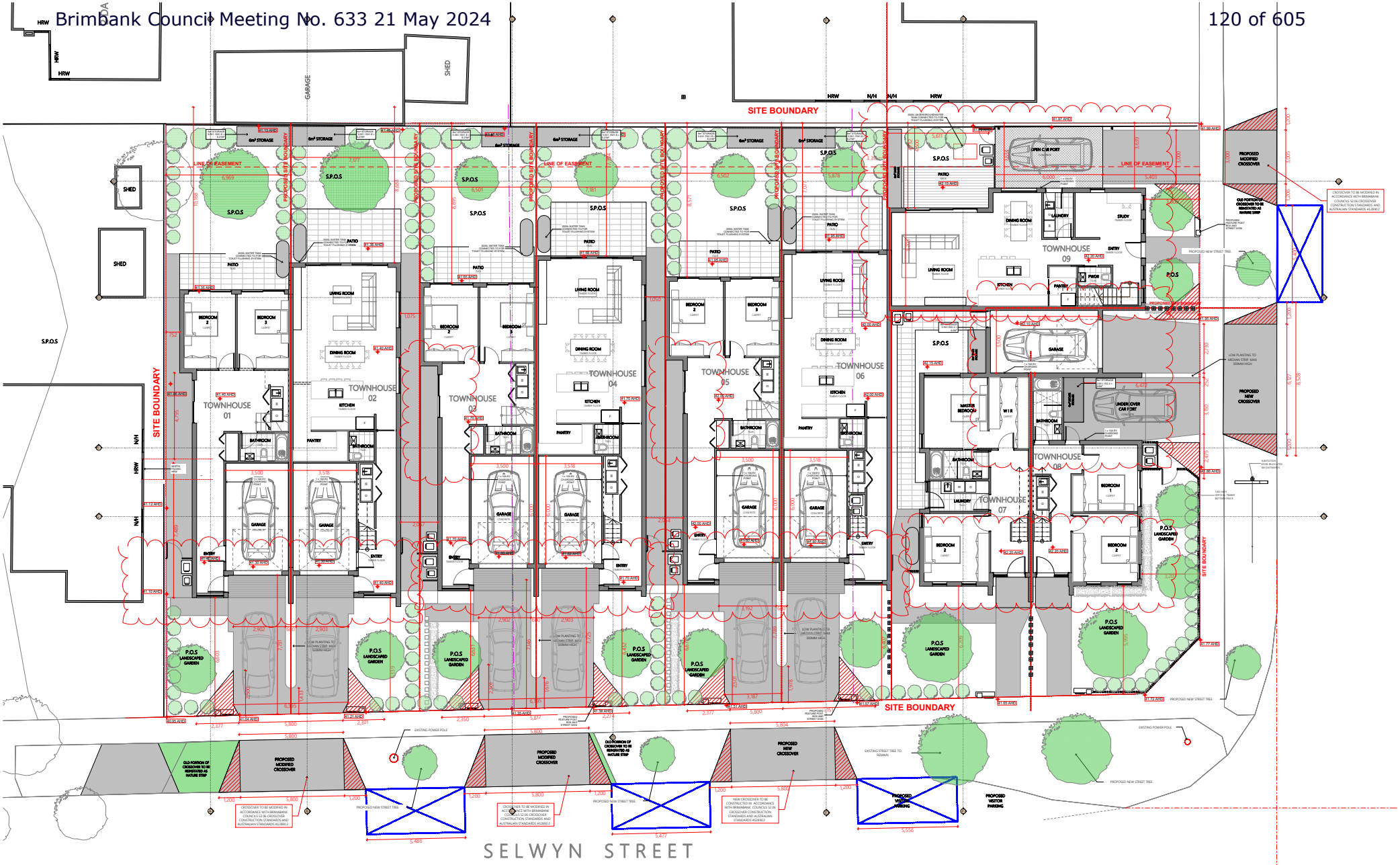
Drawing
GARDEN AREA PLAN

Drawing Number
TP04

Project Status
TOWN PLANNING / VCAT

Scale

Revision
V



SITE PLAN/GROUND FLOOR PLAN
SCALE 1:100 @ A1 1:200@A3

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V	VCAT HEARING ISSUE	JMG	08/09/2021

Project
NEW TOWNHOUSE DEVELOPMENT
52-56 SELWYN STREET
ALBION
VIC

Project Number
17123

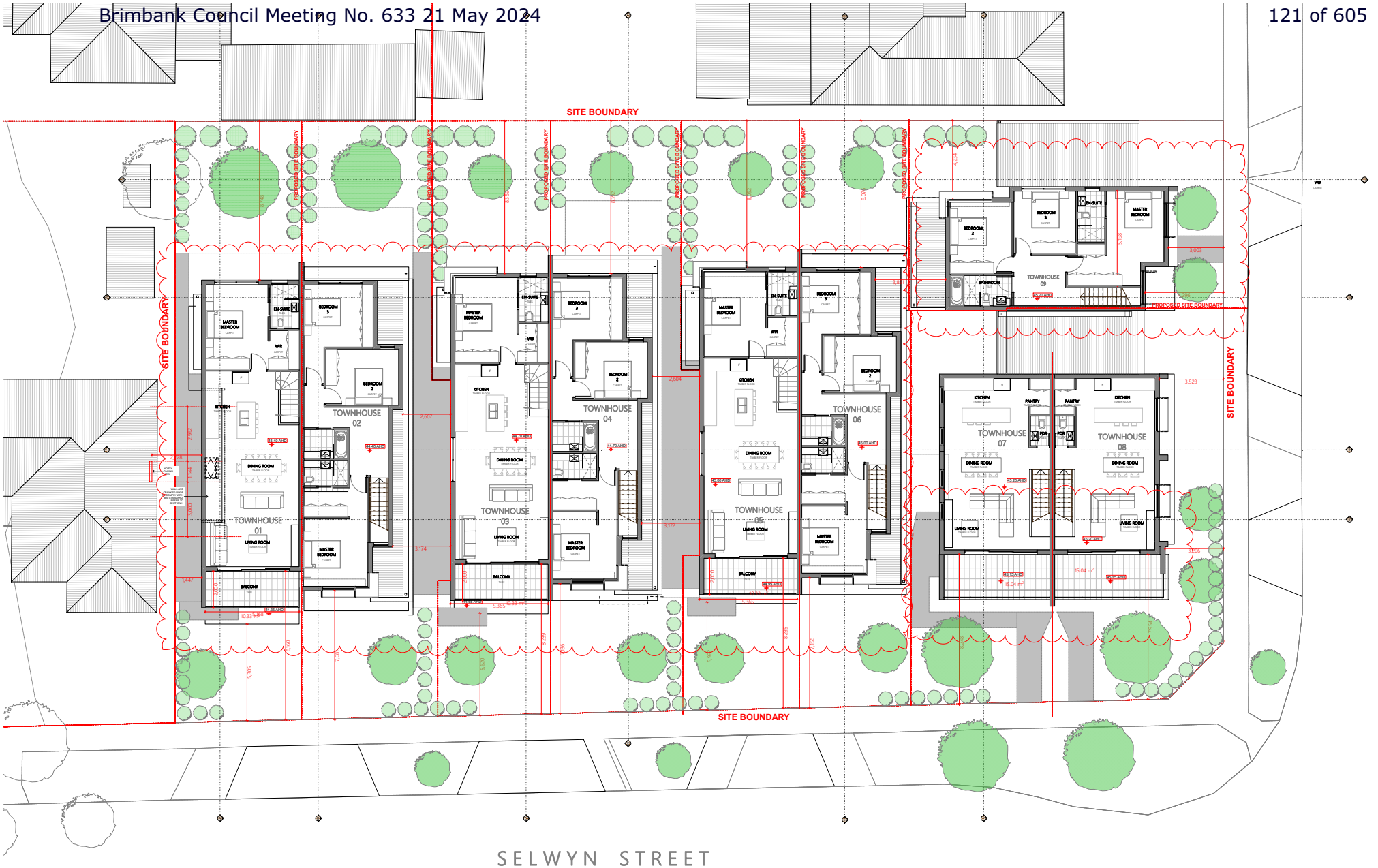
Drawing
GROUND FLOOR PLAN

Drawing Number
TP05

Project Status
TOWN PLANNING / VCAT

Scale

Revision
V



FIRST FLOOR PLAN
SCALE 1:100 @ A1 1:200@A3

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Project
NEW TOWNHOUSE DEVELOPMENT
52-56 SELWYN STREET
ALBION
VIC

Project Number
17123

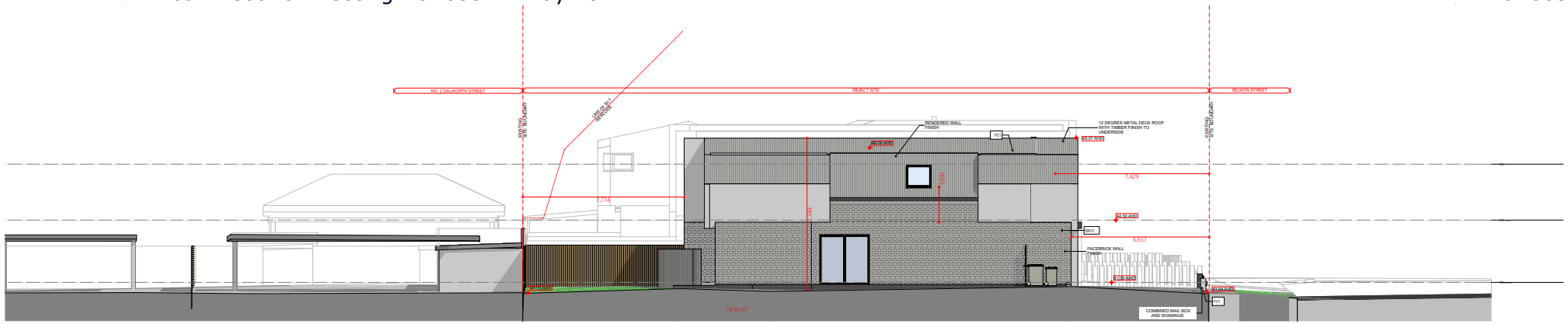
Drawing
FIRST FLOOR PLAN

Drawing Number
TP06

Project Status
TOWN PLANNING / VCAT

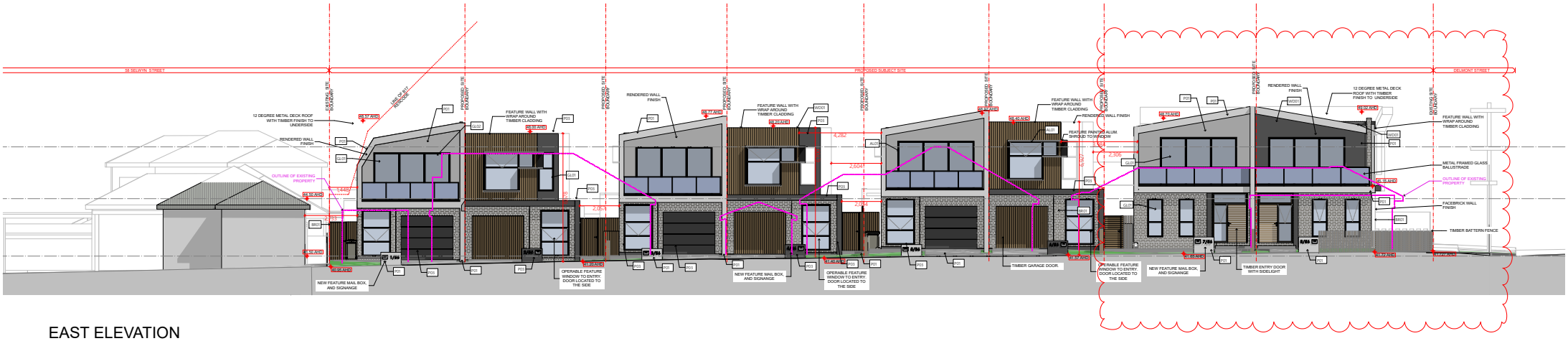
Scale

Revision
V



SOUTH ELEVATION
SCALE 1:100 @ A1 1:200@A3

NOTE : FOR EXTERNAL FINISHES SCHEDULE, PLEASE REFER TO URBAN CONTEXT BOOKLET



EAST ELEVATION
SCALE 1:100 @ A1 1:200@A3

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Project
NEW TOWNHOUSE DEVELOPMENT
52-56 SELWYN STREET
ALBION
VIC

Project Number
17123

Drawing
ELEVATIONS 1

Drawing Number
TP08

Project Status
TOWN PLANNING / VCAT

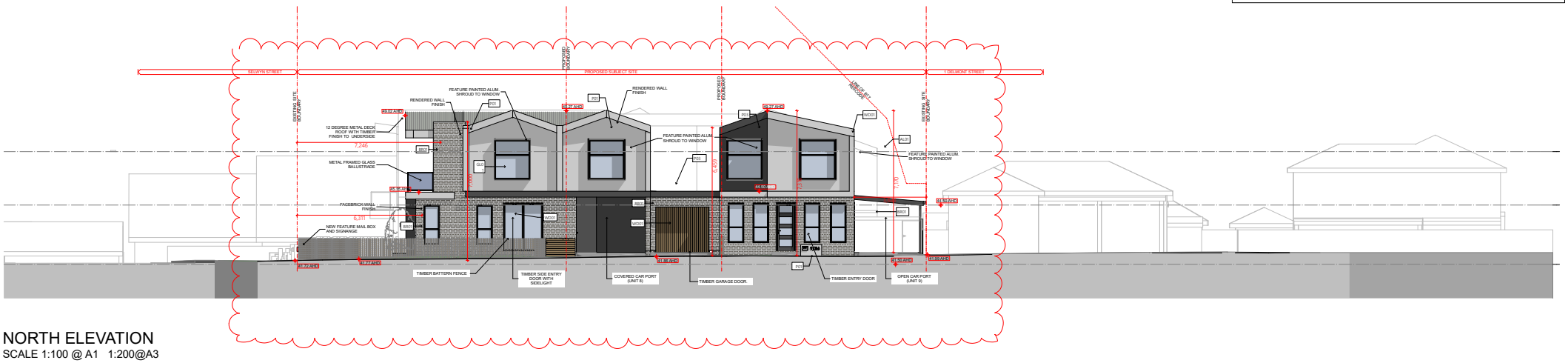
Scale

Revision
V



WEST ELEVATION
SCALE 1:100 @ A1 1:200@A3

NOTE : FOR EXTERNAL FINISHES SCHEDULE, PLEASE REFER TO URBAN CONTEXT BOOKLET



NORTH ELEVATION
SCALE 1:100 @ A1 1:200@A3

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Project
NEW TOWNHOUSE DEVELOPMENT
52-56 SELWYN STREET
ALBION
VIC

Project Number
17123

Drawing
ELEVATIONS 2

Drawing Number
TP09

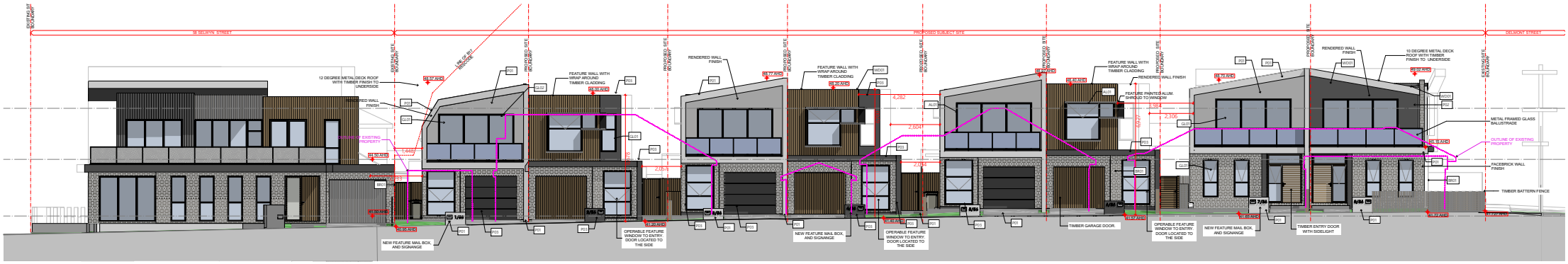
Project Status
TOWN PLANNING / VCAT

Scale

Revision
V



PART EAST ELEVATION (WITH APPROVED DEVELOPMENT AT 58 SELWYN STREET SHOWN)
SCALE 1:100 @ A1 1:200@A3



EAST ELEVATION (WITH APPROVED DEVELOPMENT AT 58 SELWYN STREET SHOWN)
SCALE 1:100 @ A1 1:200@A3

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Project
NEW TOWNHOUSE DEVELOPMENT
52-56 SELWYN STREET
ALBION
VIC

Project Number
17123

Drawing
EAST ELEVATION W APP DEV @58 SELWYN

Drawing Number
TP18

Revision
V

Project Status
TOWN PLANNING / VCAT

Scale

Detailed Assessment

Application Number:	P516/2023
Location:	52, 54 & 56 Selwyn Street Albion
Proposal:	Construction of ten (10) double storey dwellings and a reduction to the standard car parking requirement (visitor spaces)
Applicant:	GRAYKINNANE
Zoning/Overlay:	General Residential Zone Schedule 1 Development Contributions Plan Overlay Schedule 2
Adjoining Zoning/Overlay:	All surrounding residential land is zoned General Residential and is affected by a Development Contributions Plan overlay. Selwyn Park to the east on the opposite side of Selwyn Street is zoned Public Park and Recreation Zone and is within a hertiage overlay
Potential Contamination:	A detailed history search of the subject site has not revealed any industrial or potentially polluting uses. No further assessment is required.
Proximity to former Land Fill sites:	The site is located outside the recommended buffer distance from the nearest former landfill. Accordingly, no landfill gas assessment of this site is required prior to the proposed development.
Cultural Heritage Management Plan:	A Cultural Heritage Management Plan, is required by the Aboriginal Heritage Regulations 2007 & the Aboriginal Heritage Act 2006. An approved CHMP was submitted with this application, (CHMP approval No.1676). The applicant provided advice from a qualified aboriginal archaeologist that the CHMP has not expired as the activity (residential development) remains the same.
Restrictive Covenant:	No covenant is registered on the title.
Section 173 Agreement:	There is no Section 173 Agreement registered on the title.
Planning History:	**P371/2018 – Construction of nine double storey dwellings and a reduction in the standard car parking requirement** P371/2018 proposing the construction of nine double storey dwellings was refused by Council under Delegation on 28 February 2019. VCAT upheld this delegated decision in Order No. P675/2019 dated 2 December 2019. The VCAT Decision and associated plans upon which that decision was made form **Attachment 4** to this report. The main features of that proposed development included: • All dwellings were double storey; • 6 dwellings facing Selwyn Street (three reverse living layout, three conventional layout) and three dwellings facing Delmont Street (two reverse living layout, one conventional layout) • All garages facing the street with three double crossovers on Selwyn Street and a single crossover and double crossover on Delmont Street • Modern contemporary design for all dwellings with flat roof design and balconies facing both Selwyn Street/ Delmont Street • West portion of the site predominantly set aside for rear secluded private open space for the dwellings

The VCAT decision included the following reasons for upholding the refusal made by Council under Delegation:

- Design of vehicle access to townhouse 7 is not acceptable.
- The extent of attached form and the extent of cantilevered elements in Delmont Street are not acceptable.
- Greater separation between dwellings at ground and first floors and the extent of first floor cantilevering over the ground floor in the street frontage needs to be considered.
- Reverse living not appropriate for Delmont Street

The VCAT decision also included the following commentary.

- Planning does not focus on the number of dwellings rather than the acceptability of the design. If the design response is acceptable, so too are the number of dwellings within the design.
- The use of reverse living is acceptable on Selwyn Street
- The waiver of one car parking space for visitor purposes is considered acceptable.
- The flat and skillion roof forms and the extent of cantilevered elements along Selwyn Street are acceptable

P340/2020 – Construction of nine (9) double storey dwellings and a reduction in the standard car parking requirement

P340/2020 proposing the construction of nine double storey dwellings and a reduction in the standard car parking requirement was refused by Council under Delegation on 04 February 2021. VCAT upheld Council's decision in Order No. P532/2021 dated 8 September 2021. The VCAT Decision and associated plans considered form **Attachment 5** to this report. The main features of this dwelling included:

The main features of this dwelling included:

- All dwellings are double storey;
- 8 dwellings facing Selwyn Street (four reverse living layout, and four conventional layout) and one dwelling facing Delmont Street (conventional layout)
- All garages/ carports facing the street with three double crossovers on Selwyn Street and a single crossover and double crossover on Delmont Street
- Modern contemporary design for all dwellings including flat/ skillion roof and balconies facing both Selwyn Street
- West portion of the site predominantly set aside for rear secluded private open space for the dwellings

The VCAT decision included the following reasons for upholding the refusal made by Council under Delegation:

- Poor relation of the south dwelling (dwelling 1) to the existing dwelling to the south at 58 Selwyn Street;
- The lack of functional external access between the front and rear areas of dwellings 3 and 5 forcing occupants to use internal areas such as bedrooms to access the rear open space areas for maintenance.
- The design response to the corner of Selwyn and Delmont Street with dwelling 7 not having a more direct means of access between the garage and the dwelling and dwelling 8 lacking a service yard area

	that is out of view from the public realm. The design response to the corner generally requires further consideration. • The failure to retain two large canopy trees at the rear of 56 Selwyn Street which are identified, in an arboricultural sense, as having medium retention value, that does not respond to the policy for retaining existing canopy trees. The retention of these trees would achieve both maintenance of landscape character and assist with buffering the proposal to the residential property to the west. • The extent of occupation of the façade of each dwelling taken up by the garages is excessive and not consistent with the policy for them not to dominate streetscapes. • Despite the proposed use of single garages and large operable windows facing the street it fails to appropriately respect the neighbourhood character and policy direction under Clause 21.07-3 where housing in the locality provides good activation and surveillance from habitable room windows at ground floor level and not solely from first floor habitable room windows. Whilst the reverse living balconies would provide for some surveillance from living rooms associated with dwellings 1, 3 and 5, at first floor level but not at ground floor level. • Lack of ground floor street activation due to small façade widths of each dwelling and the limited opportunity for habitable room windows at ground floor level results. The VCAT decision also included the following commentary. • Planning does not focus on the number of dwellings rather than the acceptability of the design. If the design response is acceptable, so too are the number of dwellings within the design. • The use of reverse living is acceptable on Selwyn Street • The use of materials, finishes and roof design to be a contemporary design that is respectful and an acceptable response • The waiver of one car parking space for visitor purposes is considered acceptable. The two VCAT decisions are discussed throughout the report.
Considered Plans:	Advertised / Considered Documents and Plans received on 22/12/2023 with the updated WMP and ESD documentation received on 09/01/2024 After advertising was completed: **Indicative landscape plan:** Following a review of the objections the applicant provided an indicative landscape plan to provide more native species to the area on 4 March 2023 in response to the objections raised. This plan is included in **Attachment 8.** **Indicative garden plan:** Council officers raised concerns that the advertised plans, despite including a garden area plan stating the mandatory garden area had been met fell slightly short of that required. As a result of the above an indicative plan was submitted on 9 April 2024 to increase front setbacks and marginally reduce the size of dwellings as follows: <u>Dwelling 1</u> Reducing the internal floor area of dwelling 1 by: • Ground floor south wall setback from the south boundary from 1.75 metres to 1.915 metres • Porch canopy setback an additional 575mm from Selwyn Street • The setback from the west boundary increased from 6.785 metres to 7.585 metres and increasing the main secluded private open space

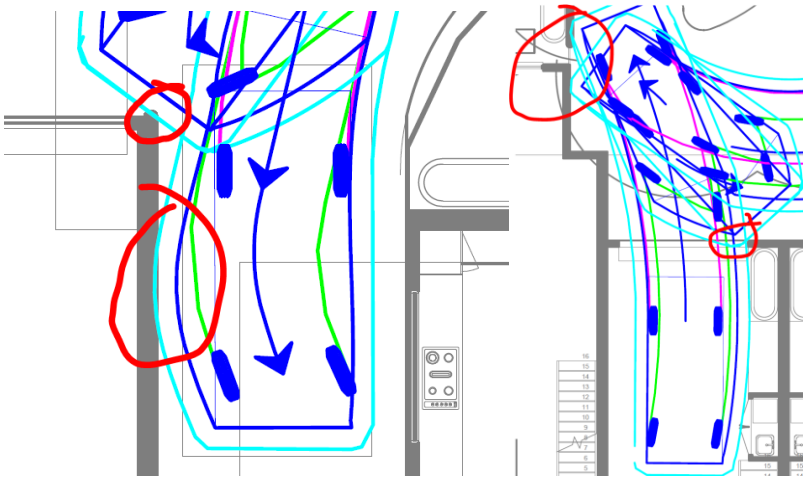
	from 40 square metres to 50.6 metres Dwellings 2 – 8 Reducing the internal floor area of dwellings 2 to 8 by: • At ground floor porches setback an additional 550mm from Selwyn Street; • At upper floor balconies setback an additional 320mm from Selwyn Street; Dwelling 9 Reducing the internal floor area of dwelling 9 by: • Porch canopy setback an additional 600mm from Delmont Street • North study wall setback an additional 360mm from Delmont Street; • East wall setback an additional 850mm increasing the main secluded private open space from 35 square metres to 42 square metres Dwelling 10 Reducing the internal floor area of dwelling 10 by: • Porch canopy setback an additional 400mm from Delmont Street • West wall setback an additional 550mm from internal accessway increasing the secluded private open space from 31.48 square metres to 36 square metres. These changes are discussed throughout the report and these plans are included as **Attachment 9** of this report.
Permit Required Pursuant to:	Definition of Use Pursuant to Clause 73.03 of the Brimbank Planning Scheme the proposed use is defined as a dwelling. Use Pursuant to the table at Clause 32.08-2 under the General Residential Zoning provision, a dwelling is a Section 1 Use and **does not** require a planning permit. Development A planning permit **is required** pursuant to Clause 32.08-6 under the General Residential Zoning provision for the following: • *Construct two or more dwellings on a lot.* Other: A planning permit is required pursuant to 52.06-3 to Reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay.
Proposal Details:	The proposal involves the construction of ten double storey dwellings. Seven of the dwellings contain 3 bedrooms and are provided with 2 car parking spaces in the form of a either a tandem garage or a single garage or carport with tandem car space. The remaining three dwellings contain 2 bedrooms and are provided with one car parking space in the form of a single garage. All dwellings have been designed to have direct interface to the street which allow the main pedestrian access for the dwellings from either Delmont Street or Selwyn Street. Three of the dwellings (Dwelling 1 at the south of the site and dwellings 9 & 10) at the north of the site facing Delmont Street are a "conventional layout" which include dining/ living kitchen facilities at ground floor and bedrooms at upper floor whilst the remaining dwellings are "reverse living" including a bedroom at ground floor and additional bedrooms/ living/ kitchen areas at upper floor.

	There are three single crossovers proposed. There is a crossover at the south east corner of the site on Selwyn Street providing access to dwelling 1's carport, a crossover at the north east of the site on Selwyn Street providing access to dwelling 9's garage and finally a shared crossover at the north west corner on Delmont Street providing shared access to the car parking facilities for the remaining dwellings with the accessway extending along the west boundary of the subject site. Front setbacks are generally consistent with the minimum setback at ground floor, 5.43 metres from Dwelling 8's portico to Selwyn Street to the east. Dwelling 9's side setback is 4.16 metres from Selwyn Street and 2.92 metres to the intersection splay. The minimum front setback from Delmont Street is 3.065 metres from Dwelling 9's front portico. Front setbacks allow landscaping (including canopy trees) for each dwelling. Minimum setbacks are over 5.0 metres from the western boundary with the carport wall of dwelling 1 built on the south boundary. For dwellings 1, 9 & 10 which have a conventional layout, open space, at grade, exceeds over 80 square metres with the main secluded private open space areas to the east or west side of the dwellings. For the remaining dwellings these are provided with "reverse living" layouts incorporating balconies accessed from living areas at upper floor with a minimum area of just below 12 square metres and minimum dimension of 1.97 metres. The design is contemporary with Dwellings 1 and 3 on the south side of the site separated from the remaining dwellings by a 2.5 metre communal pathway running from Selwyn Street to the shared accessway to the rear. The dwellings including predominantly skillion roofs and flat roof profile. The materials proposed are predominantly brick and cladding at ground floor and at upper floor render and cladding. The dwellings are articulated through varied ground and upper floor setbacks, as well as the provision of balconies for dwellings 2 – 8 with significant fenestration facing the streets and defined entries providing a sense of address for each dwelling. Whist cantilevering is proposed at upper floor on the front façade this is restricted to balcony overhangs facing Selwyn Street and to the rear of the dwellings over the communal accessway/ car parking.
Site & Surrounds:	<u>Subject Site</u> The subject site is located on the western side of Selwyn St, on the southern side of the intersection with Delmont Street. The site consists of three adjoining lots with 52 Selwyn Street on the north side, 54 Selwyn Street centrally located and 56 Selwyn Street lying to the south of the site. The site is regular in shape, has a gentle slope of under 1m and has a frontage of 54.57m on Selwyn Street to the east, a secondary frontage of 28.7m on Delmont Street to the north, and an intersection splay of 3.05 metres, with a total site area of 1,863sqm. Each lot includes a single storey dwelling with hipped roof all orientated east towards Selwyn Street. The weatherboard dwelling on 52 Selwyn Street has a garage accessed from Delmont Street at the north west corner of the site, the brick dwelling on 54 Selwyn Street has a garage accessed from Selwyn Street centrally located on site whilst the weatherboard dwelling on 56 Selwyn Street has a garage accessed from Selwyn Street located at the south east corner of the site. There is vegetation including trees scattered across the lot.

	Surrounding Area There are two distinct lot patterns in this locality which are delineated by the western and eastern sides of the park. The site is located within a block with a grid layout and lots are generally regular in their shape and configuration. To the eastern side of the park, lots have an irregular configuration with angled frontages created by angled road alignments. The surrounding area remains predominantly single storey detached residential dwellings although double storey built form is a common feature in the area. Characteristics of the traditional stock in the area, include a modest original building footprint, provision of a side access that leads to a detached garage with the rear providing open space often containing multiple outbuildings. Dwellings are set off both side boundaries, and buildings are generally double fronted generally finished in brick/ weatherboard and have pitched roofs (tiled/ metal) whilst Directly to the south (58 Selwyn Street), the site construction is near completion for three contemporary attached double storey dwellings. There are other medium density developments in the immediate and wider area including three attached double storey dwellings at the corner of Dalworth Street/ Selwyn Street (two blocks south of the subject site) and three attached double storey dwellings and a rear single storey dwelling directly north east of the subject site at the corner of Delmont Street/ Selwyn Street. The more modern developments introduce contemporary lightweight materials including render and cladding with skillion and flat roof elements. Directly opposite the site to the east is Selwyn Park, a local reserve which contains formal recreational facilities as well as extensive open space areas with walking tracks. The park has an unusual configuration being an octagonal shape, and is bounded by Selwyn Street. Albion Community House is a service operating from a single storey building located to the south of the subject site, within Selwyn Park. The site is proximate to a number of services and public transport including: • Bus services running along Ballarat Road (215 bus service Caroline Springs/ Highpoint, 456 bus service Sunshine/ Melton and 426 bus service Caroline Springs/ Sunshine Station), 600 metres to the north; • Selwyn Park directly opposite the site; • Albion Primary School, 800 metres to the north west; • St Theresa's Primary School, 800 metres to the east • Albion Station 1.5 km to the east; • Sunshine Activity Centre approximately 2km to the east;
Notification:	As it was considered that the proposal may cause material detriment, the application was advertised to owners and occupiers of adjoining properties in accordance with Section 52 of the Planning and Environment Act 1987. Advertising was undertaken by the following means: On Site Notice **Yes** Mail **Yes** Newspaper **No** Objections: **Yes** No. **30** The objections are summarised as follows:

	Density/ Character issues • Too high density within the General Residential Zone / 9 dwellings would be better suited on site • Contrary to neighbourhood character/ no other part of the immediate gird has more than 3 dwellings • Overdevelopment / bulk/ mass • Setbacks need to reflect adjoining properties on Delmont Street • Request that all second story render façade listed as B Material (white render) be replaced with C Material (weathergroove smooth), including on the western elevation. • Front fence treatments for all of the Units required in keeping with the characteristic front fences in Albion, e.g. picket or wire **Landscaping** • Lack of landscaping – not enough areas for gardens/ trees • There will be a much greater heat island effect with the hard surfaces and building footprint. • Would request an amended planting list, consisting of only indigenous species local to western Melbourne. • Landscape plan low in diversity • Removal of trees on site will impact enjoyment of adjoining dwellings compromise native wildlife through habitat destruction, decimate native and established greenery contrary to Brimbank Habitat Connectivity Plan. • Loss of trees (Lophostemon confertus and Grevillea robusta) unacceptable • Arborist report wrongly identifies tree on Delmont Street nature strip which questions the integrity of report - requests secondary arboriculture report. • Dispute 35% of the area will be covered by vegetation **ESD concerns** • Bare minimum standards have been reached, and looking at BESS reported categories only passed 4 of the 9 targets- not best practice. • Rain gardens should be considered, especially in the central walkway between dwellings 3 and 4 to minimise storm water runoff. • Too much of the proposed building material is dark colour which retains more heat than lighter coloured materials. **Car Parking/ Traffic** • Existing on street car parking issues will be exacerbated/ illegal parking prominent already • Against loss of visitor car parking in this busy area, opposite a well used public park • This current proposal does provide additional on-street spaces in Selwyn Street, in comparison to previous plans, and so concerns about the 'waive' are reduced. • Traffic report misleading (Visitors will not only attend during evening/ weekdays/ No current car parking on the street). Not highly accessible and not walkable to public high school or Sunshine market/ there is "no standing" on the Selwyn Park side not correctly noted • Impede access to emergency vehicles • Selwyn Street too narrow to accommodate this amount of cars • Exacerbate existing issues with cars parking illegally and blocking driveways

	• Garages will be used for storage rooms/ redesign to include double garages to allow for one car space one storage space • Traffic safety issues – using one accessway for so many vehicles will be dangerous with cars entering and leaving rear accessway/ will create an intersection hazard/ dangerous for children/ pedestrians crossing • Fenced yard for dwelling 9 is dangerous as will block the line of sight to Delmont Street as it will block line of site for traffic exiting Delmont St. Request removal of the fence, or a low fence in line with other dwellings • Traffic turning an issues- How can unit 2 and 3 turn their vehicles around to exit? Unit 4 can drive-in to their garage and reverse a vehicle westwards before driving forward to the east to exit. If unit 2 and 3 were to try and exit the same way they would reverse through the fence into the backyard of unit 1. • Benefit to install line marking along Selwyn St abutting the development to ensure efficient use of the available kerbside parking. • Headlights will impact front rooms of 6 Delmont Street • Suggested Landscape treatment for the Owner of 6 Delmont Street, if desired due to traffic movements **General Impact on surrounding residents** • Noise issues • Loss of sunlight • Loss of daylight to windows including north facing windows. • Privacy issues - Request all West facing second storey windows looking into 1 Delmont St, and 2 Dalworth be fixed obscure glazed windows. North facing second story windows on dwellings 9 and 10, looking across to 4 and 6 Delmont St request removal of all floor to ceiling second story North Facing windows. Master Bedroom of dwelling 9, and master bedroom and stairwell on dwelling 10 should be reduced in line with window size and sill heights of bedroom 1 in dwelling 9 **Impact on adjoining property to west** • No fencing noticed provided for proposed 1 Delmont Street, eastern boundary fence. Proposed reduction in fence at height north end of 1 Delmont's Street east boundary fence line will compromise safety, habitable bedroom and the front yard. Proposed height increase to rest of the fence line severely compromises sunlight to one East facing habitable bedroom. No fencing notice provided for 1 Delmont Street • An acoustic fence for the extent of the abuttal of the multi-car driveway, to the residence at 1 Delmont Street; • Loss of trees will impact the enjoyment of the secluded private open space/ privacy • Need tree protection measures in place to protect adjoining trees • Laneway hard up on the fence line of 1 Delmont Street – who maintains? **Other Issues raised** • Impact for residents due to location of transformer/ powerlines • Rubbish collection concerns with existing problems regarding bins left on the street - No mention of recycling/ will lead to more hard rubbish • Studies clearly third bedroom

	• Lack of diversity as all double storey dwellings should include single storey/ discriminate against those with physical limitations • A new Cultural Heritage Management Plan required as, this report submitted was done in 2019. • Current blocks in disrepair
Referrals:	Referrals *Engineering (Infrastructure)* • *EC01: Access to Site* • *ECO2: Stormwater Retention* • *EC03: Drainage and Sewerage Connection* • *EC05: Services to be Shown* • *Council will only consider readily removable structures e.g. light weight cladding structure over the easement* • *A separate approval for the construction of Meter box, paving and fencing over/in Council's easement is required from Council's Engineering Services department* *Engineering (Traffic)* Council's Traffic Engineers provided the following comments in relation to the layout: • Raised issues relating to convenience of tandem garages; • A passing is required at the entrance as per 52.06, accessway serves more than ten vehicles and 50m long access way • Vehicle movements are shown to require precision driving and very tight manoeuvres Dwellings 4 to 8 reduce landscaping by 200mm to increase the access way to 6.0m to allow better ingress/egress into garages • Dwellings 2 & 10 tandem car space should be widened to allow for better manoeuvrability or set back the tandem car space and garage further east. Vehicle clearance buffers appear to show intersecting walls and structures/obstructions  *ESD* *In terms of ESD following conditions are recommended:* *Plans* • Provide north-facing openable clerestory windows over the dining/living area of Units 1-2, and Units 4-8. • Indicate the thermal performance star rating, • All glazed doors and windows in habitable rooms are to be double-

glazed.
- Provide at least one openable sash per habitable room including in addition to any glazed door.
- Provide an openable window to the upper hall of Unit 9 (with remote operation if out of reach).
- Note all windows can be locked open.
- Provide skylights (<0.5 m2) to allow daylight:
  - To all first floor rooms that have no windows
  - Near the end of upper halls in Unit 1- 8
  - At the hall end furthest from windows.
  - Indicate locations on the roof plan and show dashed over on the floor plan.
- Provide external shading devices in accordance with 'Brimbank ESD Guidance: Effective External Shading', and protect skylights >0.5 m2 in glazed area.
- Indicate a retractable or fixed clotheslines (not rack) per dwelling that has a minimum width and height above ground to hang bed linen. Positioned under rain-protection is encouraged.
- Indicate the location of a secure, at grade, undercover bicycle park per dwelling.
- Provide one visitor bicycle rack hoop in the "Communal Landscape Property" adjacent to the driveway and within a secure fence line.
- Note electric vehicle charging points (per SDA).
- Provide a WSUD Plan in the main drawing set:
  - Indicate the treated and non-treated portion of all new and altered catchments and the area of each.
  - Indicate treatment devices and annotate with a description (e.g. buffer-strip area, detention depth, tank capacity and reuse connections) per the WSUD modelling.
  - Locate buffer-strips away from side boundaries and building footings.
  - Indicate the portion of paving to be treated by the device and show indicative falls to it.
  - Provide in-ground planting for any buffer-strips, and dimension a minimum 0.6 m travel across vegetation (e.g. lawn/garden) before collection in a surface drain.
  - Note the surface drains are to be connected to the internal stormwater drainage system.

SDA
Amend the SDA to provide the following to the satisfaction of the responsible authority:

- Provide preliminary NatHERS ratings for each distinct dwelling type and orientation.
- Best practice in stormwater management is to be demonstrated with a revised stormwater strategy that:
  - Achieve 100% STORM rating, rainwater tank treatment 'reliability' no higher than 85% to avoid untreated water overflow
  - Avoids raingardens wherever possible (e.g. by increasing rainwater tank size; adding laundry reuse connection, and utilising buffer strips aside driveways). Where connecting washing machine taps to rainwater tanks indicate an extra 'occupant' per dwelling in STORM to acknowledge the additional reuse demand.
  - Where raingardens can be demonstrated unavoidable:
    - provide the limited number possible and locate in shared property to treat runoff from shared driveway rather than catchments associated with individual dwellings
    - provide a typical detail for an in-ground raingarden which includes a description of soil/filter media, drainage connection, lining to prevent infiltration, appropriate species and density, minimum

detention depth, anti-scouring measures, etc.
    - provide a simple table committing to a maintenance regime for any raingarden to ensure its on-going effectiveness. Include inspection frequency, cleanout procedures, and remediation requirements at a minimum.
  - Provide a current URL for the referenced erosion and sediment control measures to be employed during construction.
- Provide a recycling target to ensure waste avoidance, reuse and recycling of materials during demolition and construction.
- Provide electric outlets in each garage for electric vehicle charging (15 Amp minimum).
- Include a full copy of the published BESS report within the SDA to include:
  - A detailed outline of the Builder Users Guide to be provided to enhance the sustainability of the building's use and maintenance per the guidance provided in the BESS Tool Notes (or unclaim the credit).

WSUD Condition
The performance of any Water Sensitive Urban Design (WSUD) device must be monitored and maintained such that it continues to meet Best Practice standards. In the event that the device fails to meet Best Practice standards it must be repaired or replaced with an alternate at the cost of the owner/operator to the satisfaction of the Responsible Authority.

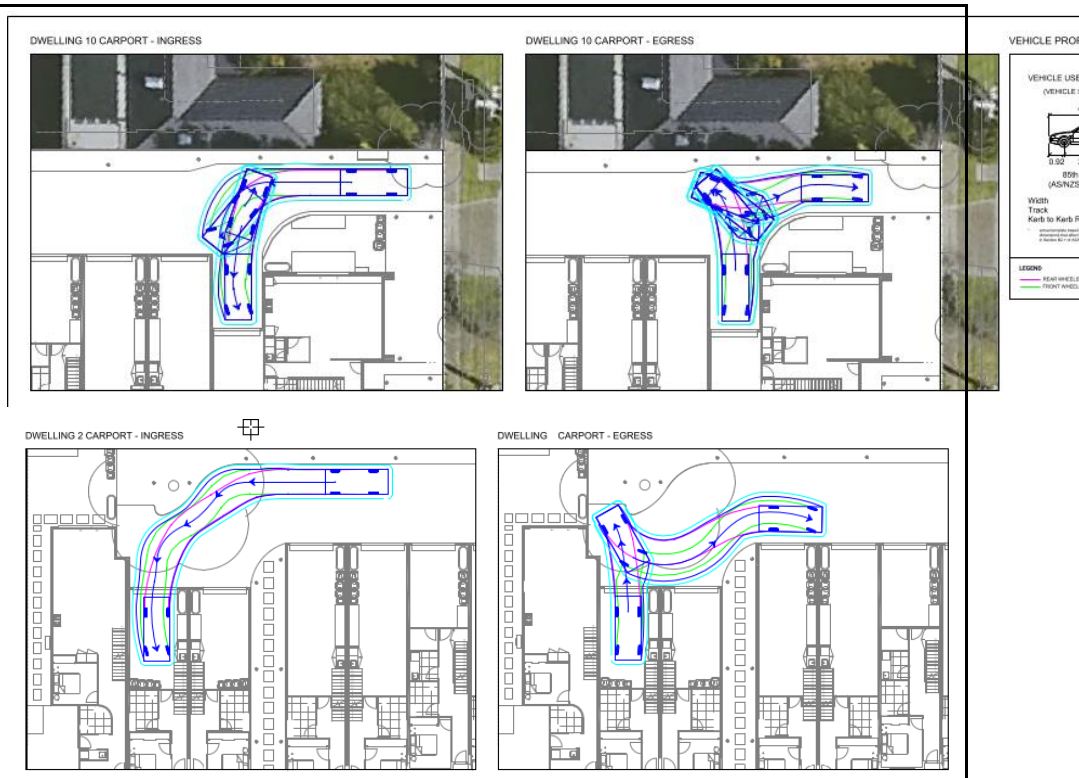
Urban Design
Urban Design provided the following comments:

- The design is high quality and maintains a consistent street interface along Selwyn Street. The public realm intent is a standout feature, with landscaping and inviting walkways enhancing the pedestrian experience.
- Would prefer all vehicular access from the rear.

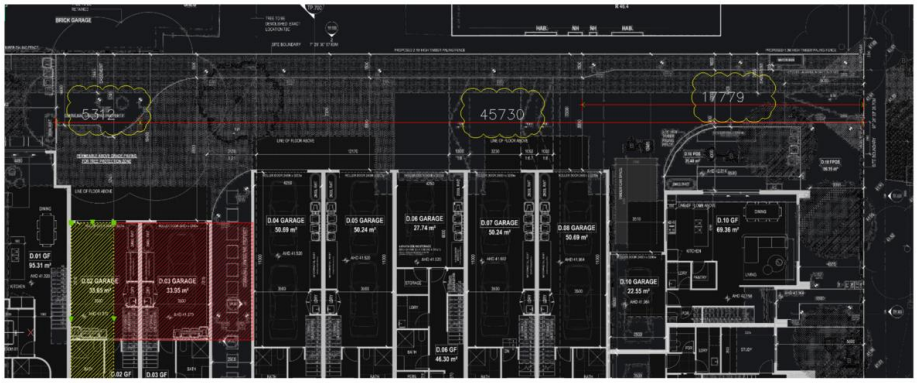
Parks Services
Parks Services has raised no objection to the removal of the street tree on Selwyn Street.

Response to referral comments
In terms of the comments above the following is raised:

- **Engineering (Infrastructure):** The recommendations will form conditions of permit.
- **Engineering (Traffic):** In terms of Council's Traffic comments the following is raised:
  - The proposed tandem arrangement is standard practice for residential developments, not discouraged under the relevant provisions of the Scheme and have been approved previously by Council and at VCAT and are not unlike any tandem arrangement.
  - Updated swept paths were provided to demonstrate that turning moves do not intersect walls for vehicles accessing and egressing the parking spaces of dwellings 2 and 10.



- In terms of the passing area requirements of the Scheme further information has been provided by Traffix Group traffic engineers on behalf of the applicant:
  - The need for a passing area is generally essential where there is a single accessway with no opportunity provided for passing thus a passing area at the front entrance is the only opportunity as well as visibility through an extended accessway obscured. In this instance there is opportunities available through the 5,800mm wide section of the accessway which begins 17.8m from the property boundary and extends to the end of the accessway thus negating the need for a passing area at the front. There is adequate visibility between entering and exiting vehicles to facilitate a give-way arrangement.
  - In relation to passing, AS 2890.1:2004 provides the following commentary:
    "As a guide, 30 or more movements in a peak hour (in and out combined) would usually require provision for two vehicles to pass on the driveway, i.e. a minimum width of 5.5 m. On long driveways, passing opportunities should be provided at least every 30 m."
    The accessway serves 8 dwellings with anticipated traffic generation of up to 5 vehicle movements per hour (significantly less that the 30 movements referenced in the Australian Standards. Accordingly, a passing area is not warranted under the Australian Standards.
  - The length of accessway that provides "shared" access is only 45.7m long i.e. the last 5.3m is used solely to access the last dwelling. Referencing the shared length of the accessway, the proposal arguably does not exceed the 50m trigger. This is shown below:



Whilst the above is noted in order to address Council's Traffic Engineering concerns regarding constrained movements within the site a condition of permit will require the accessway fronting dwellings 4 - 8 be increased from 5.8 metres to 6.1 metres by reducing the floor area of dwellings 4 – 8. This will create a passing area 6.1 metres wide for 29 metres in length. In addition the following standard conditions of permit will apply:

- CC01B: Car Parking Construction – Residential
- CC03: Vehicular Crossing
- CC04: Vehicle Crossing, Nature Strip and Footpath Reinstatement
- CCO5: Provision of Kerb Barriers
- Should Council impose car parking restrictions in this street, the owners and / or occupiers of the dwellings within this development would not be eligible for a Council parking permit to allow for on-street parking.

Following the above submission Council's Traffic Engineers reviewed the information and support the application subject to a condition being placed on any permit to issue that requires a 6.1m aisle width to accord with the Planning scheme aisle width requirement for a passing area which will also resolve the turning areas to ensure vehicles can enter and exit the garages.

- **ESD:** The majority of ESD recommendations will form conditions of permit albeit a number will be reworded in order to form legal conditions. Skylights have already been provided for a number of hallways and a note is already include on the plans that habitable windows will be double glazed. Regarding the requirements for north-facing openable clerestory windows over the dining/living area of Units 1-2, and Units 4-8, the design has been specifically chosen to ensure all dwellings face the street and currently provide a high quality contemporary design that will enhance the streetscape and overall the concept is considered acceptable. In order to improve the development's access to northern light for habitable areas skylights will be required over the dining/ living areas for each dwelling and due to the low profile all dwellings' will benefit from an aspect of northern light. The condition relating to clothesline will require these are not within dwellings' balconies visible to the street.

- **Council's Urban Design Department** acknowledges the positive aspects of the development in terms of the design enhancing the streetscape. Whilst the accessway comments are noted only two crossovers are provided on the extended Selwyn Street frontage and one crossover on Delmont Street frontage which is one of the main attributes to the design in terms of traffic safety, landscaping opportunities and ensuring adequate frontage is available for waste pick up. The number of vehicle crossovers is therefore supported.

Planning Scheme Requirements:	**Planning Policy Framework** Clause 11 – Settlement Clause 12 – Environmental and Landscape Values Clause 14 – Natural Resource Management (Water Conservation) Clause 15 – Built Environment and Heritage Clause 16 – Housing Clause 18 – Transport Clause 19 – Infrastructure (Design and Provision) **Local Planning Policy Framework** Clause 21 – Municipal Strategic Statement Clause 21.06 – Built Environment Clause 21.07 – Housing Clause 21.07-1 - Residential Growth Clause 21.07-2 – Housing Diversity Clause 21.07-3 – Residential Design Clause 21.10 – Transport and Infrastructure Clause 22.02 – Environmentally Sustainable Development (ESD) **Zoning Provisions** Clause 32.08 – General Residential Zone (Schedule 1) **Overlay Provisions** Clause 45.06 – Development Contributions Plan Overlay Schedule 2 (DCPO) **Particular Provisions** Clause 52.06 – Car Parking Clause 53.18 – Stormwater Management in Urban Development Clause 55 – Two or More Dwellings on a Lot and Residential Buildings **General Provisions** Clause 65 – Decision Guidelines

Comparison against Planning Controls:	**Planning Policy Framework**
	Clause 11: Settlement
	• *Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.*
	• *Planning is to recognise the need for, and as far as practicable contribute towards:*
	  • *Health, wellbeing and safety.*
	  • *Diversity of choice.*
	  • *Adaptation in response to changing technology.*
	  • *Economic viability.*
	  • *A high standard of environmental sustainability, urban design and amenity.*
	  • *Climate change adaptation and mitigation.*
	  • *Prevention of land, water, air and noise pollution.*
	  • *Protecting, conserving and improving biodiversity, waterways and other natural resources.*
	  • *Accessibility.*
	  • *Land use and transport integration.*
	  • *Waste minimisation and resource recovery.*
	• *Planning is to prevent environmental, human health and amenity problems created by siting incompatible land uses close together.*
	• *Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure*

	and services.
	
	Clause 11.01-S: Settlement
	Objective
	• *To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.*
	
	Clause.11.01-1R: Settlement - Metropolitan Melbourne
	Strategies
	• *Maintain a permanent urban growth boundary around Melbourne to create a more consolidated, sustainable city and protect the values of non-urban land.*
	• *Focus investment and growth in places of state significance, including:*
	  • *Metropolitan Melbourne Central City.*
	  • *National Employment and Innovation Clusters.*
	  • *Metropolitan Activity Centres.*
	  • *State-Significant Industrial Precincts.*
	  • *Transport Gateways.*
	  • *Health and Education Precincts.*
	  • *Major Urban-Renewal Precincts.*
	• *Develop the Suburban Rail Loop through Melbourne's middle suburbs to facilitate substantial growth and change in major employment, health and education precincts and activity centres beyond the central city at an appropriate scale to address the needs of Melbourne's rapidly growing population.*
	• *Develop a network of activity centres linked by transport; consisting of Metropolitan Activity Centres supported by a network of vibrant major and neighbourhood activity centres of varying size, role and function.*
	• *Create mixed-use neighbourhoods at varying densities, including through the development of urban-renewal precincts, that offer more choice in housing, create jobs and opportunities for local businesses and deliver better access to services and facilities.*
	
	Clause 11.02-1S: Supply of Urban Land
	Objective
	• *To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.*
	
	Strategies
	• *Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development.*
	• *Ensure that sufficient land is available to meet forecast demand.*
	• *Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis.*
	• *Planning for urban growth should consider:*
	  • *Opportunities for the consolidation, redevelopment and intensification of existing urban areas.*
	  • *Neighbourhood character and landscape considerations.*
	  • *The limits of land capability and natural hazards and environmental quality.*
	  • *Service limitations and the costs of providing infrastructure.*
	• *Monitor development trends and land supply and demand for housing and industry.*
	• *Maintain access to productive natural resources and an adequate*

	supply of well-located land for energy generation, infrastructure and industry.
	• *Restrict rural residential development that would compromise future development at higher densities.*
	
	<u>Clause.15: Built Environment and Heritage</u>
	• *Planning is to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods.*
	• *Planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context.*
	• *Planning should protect places and sites with significant heritage, architectural, aesthetic, natural, scientific and cultural value.*
	• *Planning should incorporate measures to protect culturally significant heritage places in locations exposed to climate related hazards.*
	• *Planning must support the establishment and maintenance of communities by delivering functional, accessible, safe and diverse physical and social environments, through the appropriate location of use and development and through high quality buildings and urban design.*
	• *Planning should promote excellence in the built environment and create places that:*
	  • *Are enjoyable, engaging, and comfortable to be in.*
	  • *Support human health and community wellbeing.*
	  • *Accommodate people of all abilities, ages and cultures.*
	  • *Contribute positively to local character and sense of place.*
	  • *Reflect the particular characteristics and cultural identity of the community.*
	  • *Enhance the function, amenity and safety of the public realm.*
	• *Planning should promote development that is environmentally sustainable and minimise detrimental impacts on the built and natural environment.*
	• *Planning should facilitate development that:*
	  • *Is adapted and resilient to climate related hazards.*
	  • *Supports the transition to net zero greenhouse gas emissions.*
	  • *Minimises waste generation and supports resource recovery.*
	  • *Conserves potable water.*
	  • *Supports the use of, and access to, low emission forms of transport.*
	  • *Protects and enhances natural values.*
	  • *Minimises off-site detrimental impacts on people and the environment.*
	  •
	<u>Clause 15.01-1S: Urban design</u>
	Objective
	• *To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.*
	
	Strategies
	• *Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.*
	• *Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.*
	• *Ensure the interface between the private and public realm protects and enhances personal safety.*
	• *Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.*
	• *Ensure that the design and location of publicly accessible private*

	spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.
	• *Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.*
	• *Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.*
	• *Promote good urban design along and abutting transport corridors.*
	
	<u>Clause 15.01-1R: Urban design - Metropolitan Melbourne</u>
	Objective
	• *To create a distinctive and liveable city with quality design and amenity.*
	
	Strategies
	• *Support the creation of well-designed places that are memorable, distinctive and liveable.*
	• *Integrate place making practices into road space management.*
	• *Strengthen Melbourne's network of boulevards.*
	• *Create new boulevards in urban-growth areas and selected existing road corridors across Melbourne.*
	• *Provide spaces and facilities that encourage and support the growth and development of Melbourne's cultural precincts and creative industries.*
	
	<u>Clause 15.01-2S: Building design</u>
	Objective
	• *To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.*
	
	Strategies
	• *Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale, massing and energy performance of new development.*
	• *Ensure development responds and contributes to the strategic and cultural context of its location.*
	• *Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.*
	• *Improve the energy performance of buildings through siting and design measures that encourage:*
	  • *Passive design responses that minimise the need for heating, cooling and lighting.*
	  • *On-site renewable energy generation and storage technology.*
	  • *Use of low embodied energy materials.*
	• *Restrict the provision of reticulated natural gas in new dwelling development.*
	• *Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste.*
	• *Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.*
	• *Encourage water efficiency and the use of rainwater, stormwater and recycled water.*
	• *Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.*
	• *Ensure the form, scale, and appearance of development enhances the*

	function and amenity of the public realm.
	• *Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.*
	• *Ensure development is designed to protect and enhance valued landmarks, views and vistas.*
	• *Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.*
	• *Encourage development to retain existing vegetation.*
	• *Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.*
	
	<u>Clause 15.01-4S: Healthy neighbourhoods</u>
	Objective
	• *To achieve neighbourhoods that foster healthy and active living and community wellbeing.*
	
	Strategies
	• *Design neighbourhoods that foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity by providing:*
	  • *Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life.*
	  • *Streets with direct, safe and convenient access to destinations.*
	  • *Conveniently located public spaces for active recreation and leisure.*
	  • *Accessibly located public transport stops.*
	  • *Amenities and protection to support physical activity in all weather conditions.*
	
	<u>Clause 15.01-4R: Healthy neighbourhoods - Metropolitan Melbourne</u>
	Strategy
	• *Create a city of 20 minute neighbourhoods, that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from their home.*
	
	<u>Clause 15.01-5S: Neighbourhood character</u>
	Objective
	• *To recognise, support and protect neighbourhood character, cultural identity, and sense of place.*
	
	Strategies
	• *Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.*
	• *Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.*
	• *Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:*
	  • *Pattern of local urban structure and subdivision.*
	  • *Underlying natural landscape character and significant vegetation.*
	  • *Neighbourhood character values and built form that reflect community identity.*
	
	<u>Clause 15.03-1S: Heritage conservation</u>
	Objective

- *To ensure the conservation of places of heritage significance.*

Strategies

- *Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.*
- *Provide for the protection of natural heritage sites and man-made resources.*
- *Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance*
- *Encourage appropriate development that respects places with identified heritage values. Retain those elements that contribute to the importance of the heritage place.*
- *Encourage the conservation and restoration of contributory elements of a heritage place. Ensure an appropriate setting and context for heritage places is maintained or enhanced.*
- *Support adaptive reuse of heritage buildings where their use has become redundant.*
- *Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.*

Clause 16: Housing

- *Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.*
- *Planning should ensure the long term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space.*
- *Planning for housing should include the provision of land for affordable housing.*

Clause 18: Transport

- *Planning should ensure a safe, integrated and sustainable transport system that:*
  - *Provides access to social and economic opportunities to support individual and community wellbeing.*
  - *Facilitates economic prosperity.*
  - *Actively contributes to environmental sustainability.*
  - *Facilitates network-wide efficient, coordinated and reliable movements of people and goods.*
  - *Supports health and wellbeing.*

Response

The subject site is located within an established residential area within the General Residential Zone and is proximate to a number of services and public transport. It is an appropriate location for a medium density development supporting the settlement policies for intensification in urban areas and the healthy neighbourhood principles and housing policies of creating 20 minute neighbourhoods and walkability. The introduction of a smaller dwelling type in including a "reverse living concept" and a mixture of two and three bedroom dwellings supports the concept of mixed used neighbourhoods at varying densities and dwelling diversity.

In terms of the built environment and neighbourhood character policies Council's Urban Design Department acknowledges that principally the design is high quality with the development utilising both its corner location and direct interface to Selwyn Park by proposing all dwellings to

retain a street frontage.

The design is a high quality contemporary finish and the low roof forms, use of brick at ground floor and lightweight materials at upper floor respond to characteristics of the area as well as providing a design outcome that will enhance the streetscape. The use of significant fenestration and balconies on front elevations will help improve safety and passive surveillance towards the adjoining streets and Selwyn Park.

The plans have been revised in terms of ESD policy requirements, by Council's ESD Officer and subject to conditions the development will achieve high standards of ESD design.

In terms of landscaping, whilst there is a loss of large tree at the north west corner of the site (discussed further below) the fact only three crossovers are proposed allows significant opportunities for vegetation and significant canopy tree planting along site frontages which will provide a strong landscape edge to the development when viewed from the public interface.

The site is located within an area of Aboriginal Heritage Significance, an approved CHMP has been submitted with this application.

The application has been assessed against the Planning Policy Framework and it is considered that the proposed development is consistent with relevant policies contained within this section of the Brimbank Planning Scheme.

Local Planning Policy Framework
Clause 21.02: Key Land Use Issues

Built Environment

- *Throughout the municipality the quality of the built environment, streetscapes and development along our river valleys and escarpments are significant issues. Improving the public realm and creating a sense of identity in the municipality by the community is a priority for Council.*
- *Well-designed development which contributes to the desired neighbourhood character, contributes to the community's sense and pride of place will be encouraged.*
- *High quality urban design is the key to achieving a sustainable future for Brimbank. Quality urban design will be a driving force in the assessment of future development.*
- *A sense of Brimbank's history is reflected in the heritage places that were founded upon the early rural development of the municipality and the later industrial development of Albion and Sunshine. Heritage places dating back to the early 1900s are located throughout the municipality. The recognition, retention, enhancement and preservation of these historic assets are a priority.*

Housing

- *Housing type is generally characterised by Pre-war and Post-war style dwellings in the established suburbs of Sunshine, St Albans and Deer Park and contemporary styles in the recently developed suburbs of Cairnlea, Sydenham, Hillside and Derrimut.*
- *The expected ageing population will create an increased demand for smaller dwellings and aged care accommodation and services.*
- *Housing within Brimbank is expected to increase from approximately 61,411 dwellings in 2006 to 72,570 dwellings in 2026, with the average household size falling from 2.94 to 2.77 residents per household.*

- *There are no greenfield development sites remaining within Brimbank and it is expected that population growth will be contained within infill medium and higher density developments, in activity centres, the General Residential Zone and Residential Growth Zone.*

Transport and Infrastructure

- *Brimbank has a disconnected public transport system that does not effectively connect the entire municipality.*
- *Bus usage in Brimbank is higher than some neighbouring municipalities. The provision of bus services has lagged behind the development of new residential estates, further compounding the reliance on private vehicles. The rail network is overcrowded and only services a limited area of the municipality.*
- *Council will advocate for more sustainable transport options, including a connected walking and cycling network and reduced reliance on private vehicles.*
- *Council's ageing stormwater and drainage system will need improvement to meet the needs of the expected increase in population.*

Clause 21.06: Built Environment
Clause 21.06-4: Landscaping

- *Landscaping is an important component that helps to define the character and appearance of the municipality and improve the appearance of properties, streets and districts.*
- *Landscaping can also play an important role in making outdoor spaces useful, enjoyable and attractive, contributing positively to the amenity, safety and comfort of the places we live, work and play in.*
- *Landscaping has an important environmental role to play in reducing the impacts of urban development on the local ecosystem.*

Objective 1

- *To ensure landscaping within new developments respects the natural environment and landscape character of the surrounding area.*

Strategies

- *Landscaping should incorporate indigenous, drought tolerant species contained within the Brimbank Landscape Guidelines, July 2001.*
- *Landscaping should be designed to complement the landscape treatments of adjoining public realm areas.*
- *Permeable hard surfaces are encouraged.*
- *Landscaping should be integrated into a development to improve the appearance of the built form and contribute positively to the development*
- *Landscaping should not include environmental weeds.1.5 Landscaping within the Melbourne Airport Environs Overlay Schedule 1 and Schedule 2 areas should not be bird attracting and comply with the Melbourne Airport Urban Landscape Plantings Guide. 1*

Objective 2

- *To ensure landscaping along active interfaces incorporates crime prevention measures.*

Strategies

- *Encourage pedestrian-scale lighting along pathways.*
- *Encourage low-level fencing or vegetation around areas of private ownership.*
- *Encourage low-level planting adjacent to windows, fencing and pathways to define private and public land*

	Clause 21.06-5: Environmentally Sustainable Design ***Objective 1*** • *Development should achieve best practice in environmentally sustainable development from design through to the construction and operation stages.* ***Strategies*** • *Implement the Environmentally Sustainable Development Policy at Clause 22.02 which applies throughout Brimbank to residential and non-residential development that requires a planning permit.* Response The development has responded to both the landscaping and ESD policies and subject to conditions will provide landscaping that will significantly enhance the public realm and achieve a high standard of environmentally sustainable development. *Clause 21.07-1: Residential Growth* *In response to the Metropolitan Strategy, the Western Regional Housing Statement was developed to identify opportunities for residential development in Brimbank and the western region. It was identified that the City of Brimbank could accommodate an increase of some 7,800 additional households to the year 2030. The study anticipated that 4,500 households will be in the form of dual occupancy and medium density housing. The Victoria in Future 2012 analysis undertaken by the State Government suggests that these figures are understated and that households are expected to increase in excess of 19,138 households to the year 2051.* *There are no longer large scale greenfield sites within the municipality available for substantial residential development. Any future development is likely to be located in key strategic development sites, surplus industrial areas, and within activity centres. Future structure planning will provide direction for the provision of increased residential development within the activity centres.* *Housing intensification can increase the urban heat island effect. Increased tree planting and green open spaces can reduce urban temperatures and can help to manage this impact and will be required in to be included in all new medium and higher density developments.* *The Brimbank Housing Strategy, 'Home and Housed' specifies locations of substantial, incremental and limited change, and recommends preferred built form and design outcomes.* ***Objective 1*** • *To accommodate appropriate residential growth in identified locations.* ***Strategies*** • *Support lower density housing in the Neighbourhood Residential Zone.* • *Support increased residential densities in the General Residential Zone.* • *Encourage higher residential densities within the Residential Growth Zone. Encourage higher residential densities within activity centres which are well serviced by public transport, services and community facilities.* • *Encourage reverse living only in the Residential Growth Zone* Response

	Given the site's proximity to services and public transport within an established residential area the increase in density from three to ten dwellings on a site of over 1800 square metres is acceptable within its location within the General Residential Zone. This is generally consistent with other medium density developments in the area with three unit developments built on the adjoining lots with an original area of just over 600 square metres. Whilst reverse living is generally encouraged in a Residential Growth Zone, this concept is considered acceptable due to the site having a direct interface to Selwyn Park to the east with the previous VCAT decision associated with P0340/2020 stating: *"That the reverse living layout for the dwellings fronting Selwyn Street was an acceptable feature of the proposal."* <u>Clause 21.07-2: Housing Diversity</u> *Housing in Brimbank is dominated by detached dwellings, which generally consist of three or more bedrooms.* *The current demographic trends within the municipality show almost one in five people live in single households, the population is ageing and household size is decreasing. Encouraging diversity and adaptability in housing, in terms of housing type, size, form and affordability is identified as major issue.* *The Ageing Well Strategy 2004 – 2016 (prepared for the Cities of Maribyrnong & Brimbank and the Shire of Melton) identified the need for Brimbank to address the shortage of older persons housing for the anticipated increase of people over the age of 55 years from the year 2016 to 2031.* ***Objective*** • *To ensure a range of housing types are available to meet the diverse needs of residents.* ***Strategies*** • *Encourage dwellings that are adaptable to changing housing needs.* • *Encourage new multi-unit residential developments to incorporate a diversity of housing types to meet the needs of different households.* • *Encourage the provision of affordable housing in new larger scale residential developments.* • *Encourage student accommodation to locate within walking distance of tertiary institutions at Victoria University campuses at Sunshine and St Albans.* <u>Response</u> The proposal provides a smaller dwelling typology than then predominant housing type in Brimbank of detached dwellings with three or more bedrooms on large blocks. The 10 dwellings are varied including: • Three, two bedroom dwellings and seven, three bedroom dwellings; • Seven reverse living dwellings and three traditional style dwellings <u>*Clause: 21.07-3: Residential Design*</u> *The residential areas throughout Brimbank feature an eclectic mix of architectural styles, building quality and designs that have combined to form the character of our neighbourhoods. A key characteristic of residential neighbourhoods are side setbacks and the large open space areas located at the frontage and rear of detached housing. This is a typical feature of middle ring suburbs.*

Council considers that increasing the focus on the design, function and appearance of residential buildings and streetscapes will contribute to the development and maintenance of a strong sense of identity and character that improves pride in our local neighbourhoods.

Council acknowledges that residential areas within the Residential Growth Zone have the potential to experience substantial change over time. The preferred character will consist of high quality design that responds to surrounding housing development in terms of appropriate building setbacks, colours and finishes, design detail, and landscape setting. The General Residential areas will allow unit and town house development facilitating incremental change over time. New development will respect neighbourhood character in terms of appropriate siting, colours and finishes,, setbacks, design detail, and landscape setting. The Neighbourhood Residential areas will protect neighbourhood character, heritage areas and the suburban lifestyle our residents enjoy. Dwelling yield will be limited to 2 dwellings per lot and new dwellings will have larger backyards. New development will respect neighbourhood character terms of appropriate siting, colours and finishes,, setbacks, design detail, and landscape setting.

Objective

- *To promote development that is well designed, innovative and responds to its location and context.*

Strategies

- *Ensure new development reflects the objectives in character studies and design guidelines adopted by Council.*
- *Ensure new development provides an address to the street and incorporates articulated facades.*
- *Encourage new development to incorporate high quality urban design, architectural detail and use of robust materials.*
- *Ensure new development respects neighbourhood character.*

Objective

To facilitate the development of attractive, safe, high amenity neighbourhoods that have a strong sense of identity and neighbourhood character.

Strategies

- *Ensure new development integrates with its surrounding environment and does not detract from the rhythm of the streetscape in terms of building design, height, massing, location of garages and setbacks.*
- *Encourage only one vehicle crossing per dwelling to ensure the preservation of on-street car parking and limit pedestrian conflict points.*
- *Ensure accessways are located to minimise any impact on existing street trees.*
- *Encourage roof forms to reflect the broad forms, pitch and eave detail of roofs that predominate in the neighbourhood*
- *Ensure fencing and boundary treatments are compatible with the architectural style of the dwelling and the street.*
- *Ensure new development provides an active interface to the public realm to provide passive surveillance and to stimulate street life.*
- *Ensure driveways and hard stand areas do not dominate the frontage of dwellings.*
- *Ensure at grade private open space is located behind the front façade of dwellings within the Neighbourhood Residential Zone and General Residential Zone.*

Objective 3

- *To ensure new development demonstrates best practice environmentally sustainable design.*

Strategies

- *Encourage new development to incorporate water sensitive urban design and other environmentally sustainable design initiatives.*
- *Ensure new development is orientated to achieve maximum passive solar access to living areas.*
- *Ensure new dwellings incorporate canopy tree planting in the front and rear setbacks.*

Policy Guidance (criteria for the exercise of discretion)

It is policy that, as appropriate:

- *New development should sit harmoniously within the streetscape in terms of scale, proportion and design. Residential development in or close to activity centres should include appropriate noise attenuation to protect the amenity of residents.*
- *Private open space should not be located within the frontage of new developments unless it is integrated within an apartment complex.*
- *New development should use high quality robust building materials.*
- *Covered car parking spaces should include a significant setback behind the façade of the dwelling.*
- *New development should provide active street frontages and avoid blank walls facing streets. New development should provide for significant landscaping opportunities within front and side setbacks and between dwellings.*
- *External services and equipment such as plumbing, heating, ventilation, lift over-runs and other plant should be incorporated into the building design and be concealed from public view to minimise amenity impacts on surrounding residential areas.*
- *Residential subdivisions should be encouraged to incorporate underground power and solar street lighting.*
- *Waste collection areas should be sited in unobtrusive locations and be adequately screened from the streetscape view.*
- *Waste collection areas in cul de sacs and other constrained locations should be accessible by waste collection vehicles.*
- *New subdivisions should provide multiple through-block connections to provide for efficient pedestrian and cycling connections that are well overlooked and safe.*
- *New subdivisions should incorporate adequate street widths to provide for waste collection and emergency vehicles, public transport and walking and cycling infrastructure.*
- *New development and subdivisions should incorporate best practice storm water management practices.*
- *New streets should link together and where possible new cul de sacs and dead-end streets should be avoided.*

<u>Response</u>

The proposal is considered compliant with the policies whereby:

- The development is located directly opposite a Park with a dual frontage. This allows all dwellings to have a direct interface with the adjoining streets providing an active interface to the public realm. This is enhanced through the significant fenestration on the front of all dwellings, including habitable windows at both ground and upper floor and balconies facing Selwyn Park to the east. Whilst not all dwellings are provided with at grade private open space, the "reverse living" approach utilising balconies will vastly improve passives surveillance to Selwyn Park and provide an attractive outlook for future residents.

- The design is high quality and will enhance the streetscape. The proposal is highly contemporary utilising low skillion roofs and some flat roof elements. The principle of a contemporary design approach has been accepted in previous VCAT decisions pertaining to the site with VCAT decision associated with P0371/2018 stating:

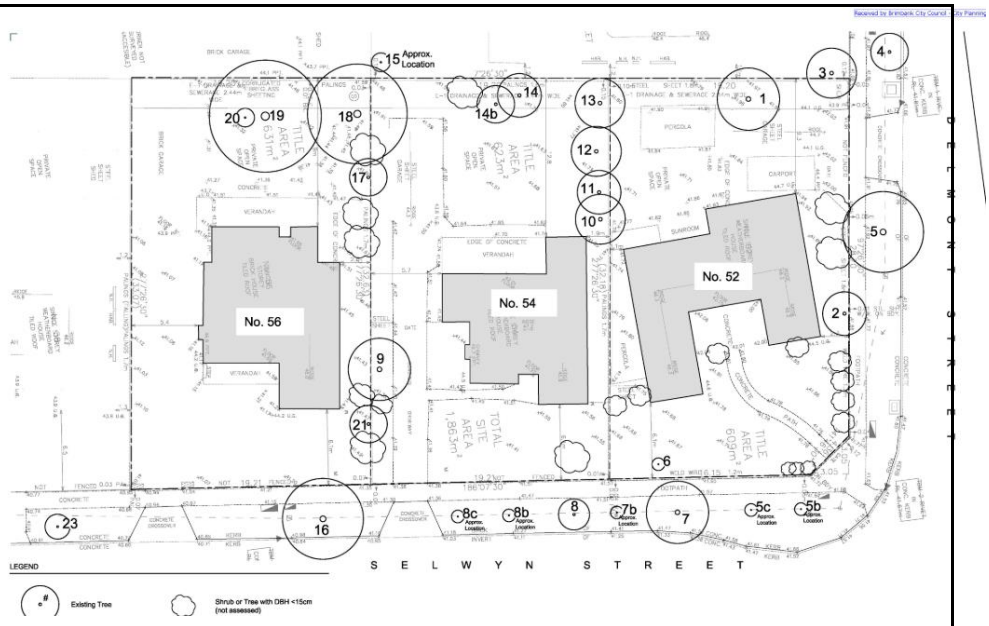
  "The proposed dwellings do not feature hipped or gable roofs in Selwyn Street and have cantilevered elements at first floor level. These differences by themselves are not sufficient reason to find that the design is not respectful of the neighbourhood character. As the planning practice note states, respecting does not mean replicating what exists. Change is encouraged, hence the flat and skillion roof forms and the extent of cantilevered elements along Selwyn Street are acceptable"

  and the VCAT decision associated with P0340/2020 stating:

  "I also consider the use of materials, finishes and roof design to be a contemporary design that is respectful and an acceptable response."

  Whilst the proposal includes attached built form there is physical separation at both ground and upper floor proposed between Units 1 and 2 and the remaining dwellings facing Selwyn Street. Both the ground floor and upper floor contain significant articulation through setbacks, change of roof profile, fenestration and balconies.

  The materials proposed are robust and respond to the character of the surrounding area. The use of brick at ground floor respects the traditional character of the area. The other predominant material in the area weatherboard is also reflecting through the horizontal cladding at upper floor and render is proposed which has been incorporated in a number of the modern medium density development including the lots directly south to the dwelling. The lightweight materials proposed at upper floor (together with the articulated built form) helps reduce the scale and massing of the development when viewed from surrounding properties. This design response to the street including contemporary design, materials proposed and significant articulation to the streets is one of the features of the proposed development.
- Only three crossovers are proposed to service the development with 8 of the 10 dwellings having their garages located at the rear of the development accessed from a shared crossover at the north east corner on Delmont Street. The remaining dwellings 1 and 9 both have single crossovers proposed on Selwyn Street (which has an extended frontage of 54.55 metres). The crossovers proposed are significantly below the one vehicle per crossover encouraged and the parking will not dominate the frontage. This will also allow adequate room for waste collection by Council on both Delmont Street and Selwyn Street.
- As crossovers are limited this allows a strong landscape buffer to be provided between the development and adjoining streets due to the setbacks proposed from the streets. A landscape plan has been provided which shows significant canopy tree planting within the front setback area of each dwelling and the side setback of dwelling 9 facing Selwyn Street. Landscaping has also been provided along the west boundary between the accessway and adjoining lot.
- Two existing trees on site are identified as medium arborist value at the north west of the site within the submitted arborist report shown below at trees 18 "Brush Box" & 19 "Snow in Summer".



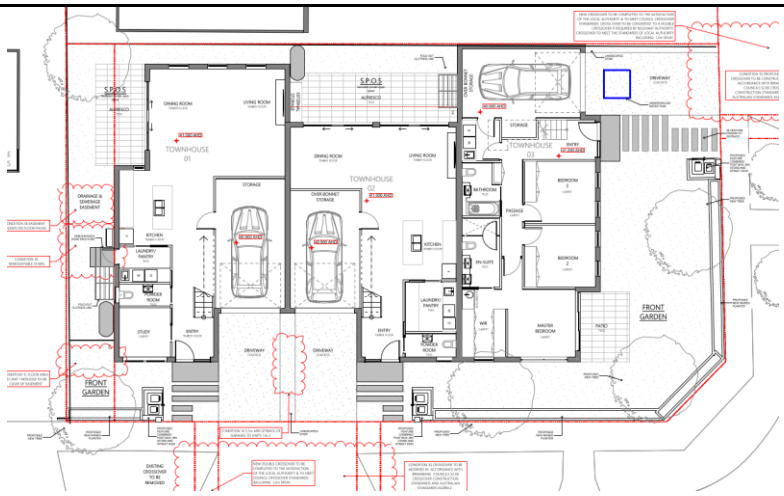
Whilst one of these medium trees, "Snow in Summer" is to be retained the Bush Box is to be removed. Regarding these trees the VCAT decision associated with P0340/2020 stated:

However, I accept that these types of large, mature canopy trees are of value, particularly when they are not in poor health and when they provide a backdrop to built form and can complement proposed landscaping and other existing canopy trees in the neighbourhood. The presence of large canopy trees in private gardens is not extensive and much of the large canopy tree presence in the neighbourhood is provided by either street trees or trees within Selwyn Park. The retention of these trees would achieve both maintenance of landscape character and assist with buffering the proposal to the residential property to the west.

In addition a large tree at the north east corner of the site abutting the western boundary a semi-mature "Silky Oak" (tree 1 above) is also proposed to be removed. It would be preferred to retain all healthy mature trees as part of a development. That being said, with the "Snow in Summer" to be retained, additional replacement planting along the western boundary and an additional canopy tree being planted to the rear of dwelling 1 at the south west corner of the site this will help reduce the impact of the development on the adjoining lots to the south and west.

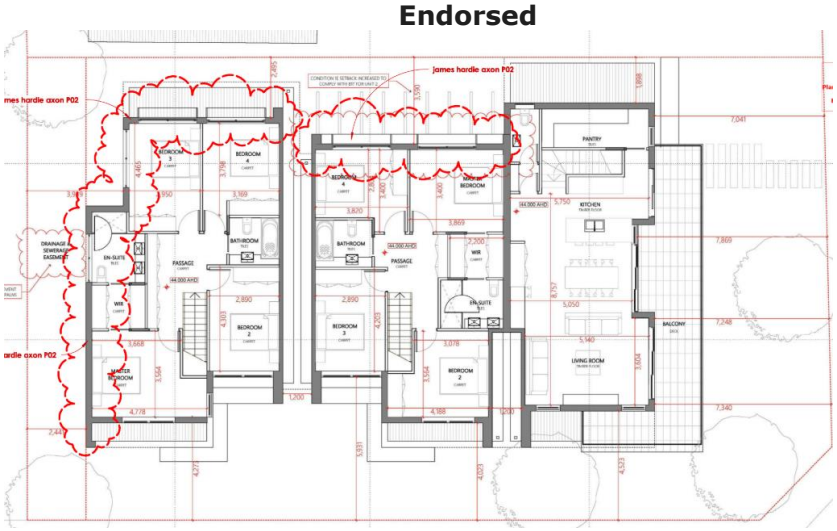
The trees to be removed are not identified within Council's Significant Tree Register and are located at the rear of the site The proposal has significantly changed the design in comparison to the previously considered designs at VCAT with only three crossovers proposed. This allows significant opportunities for landscaping including canopy tree planting across the entire site frontages which will improve the landscape character of the site, providing a strong landscape edge along the public interfaces. On balance it is considered that the landscaping proposed will provide a high quality landscape setting to the development.

- The proposed development albeit on a larger scale, clearly reflects the design principles of the 3 unit development near completion on the lot directly to the south at 58 Selwyn Street, at the intersection with Dalworth Street/ Selwyn Street approved under Planning Permit P0787/2017 shown below.



Endorsed Ground Floor Plans (P0787/2017): 58 Selwyn Street, Albion

Endorsed



Upper Floor Plans (P0787/2017): 58 Selwyn Street, Albion



Endorsed Elevation Plans (P0787/2017): 58 Selwyn Street, Albion

Similar to proposed the development the adjoining development includes:

- All dwellings facing the street with attached built form broken up through articulated frontages, upper floor separation and material

composition.
- Conventional layouts for the dwellings facing Dalworth Street with reverse living including front cantilevering for the balcony facing Selwyn Park to the west.
- A contemporary design including skillion and mono-pitch roofs and use of brick/ render and cladding.
- Front setbacks able to accommodate landscaping including a 3.0 metre setback from Dalworth Street and a more generous setback from Selwyn Street.

Clause 22.02: Environmentally Sustainable Design
Clause 22.02-3: Policy
- *It is policy to ensure innovative technology, design and processes positively influence the sustainability of all development.*
- *It is policy that applications for the types of development listed in Table 1 be accompanied by information which demonstrates how relevant policy objectives will be achieved.*

Clause 22.02-5: Decision guidelines
In determining an application, the responsible authority will consider as appropriate:
- *The extent to which the development meets the objectives and requirements of this policy from the design stage through to construction and operation.*
- *Whether the proposed environmentally sustainable development performance standards are functional and effective to minimise environmental impact.*
- *Whether the proposed environmentally sustainable development initiatives are reasonable having regard to the type and scale of the development and any site constraints.*
- *Whether an appropriate assessment method has been used.*
- *Whether an ESD plan or framework has previously been approved by the responsible authority (whether under a planning control or otherwise)*

Response
ESD information was in accordance with the Scheme requirements. Council's ESD Officer did not object to the development subject to a number of changes, the majority which will be incorporated as conditions of permit.

The application has been assessed against the Local Planning Policy Framework and it is considered that the proposed development is consistent with relevant policies contained within this section of the Brimbank Planning Scheme.

Zoning and Overlay Provisions
Clause 32.08 – General Residential Zone (Schedule 1)
Purpose:
- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Response:
The proposal has adequately responded to the purposes above. *PPN91: Using Residential Zones* issued by the State Government includes the following in terms of the role and application of General Residential Zones:

Applied to areas where housing development of three storeys exists or is planned for in locations offering good access to services and transport.

Whilst three storey is not proposed in this instance the design has been designed as two storey to help integrate the design with adjoining dwellings and relate the scale of the development to its prominent location opposite Selwyn Park.

Clause 32.08-4 – Construction or extension of a dwelling, small second dwelling or residential building
Minimum garden area requirement
An application to construct or extend a dwelling or residential building on a lot, must provide the minimum garden area at ground level as set out in the following table:

Lot size	Minimum percentage of a lot set aside as garden area
400 - 500 sqm	25%
Above 500 - 650 sqm	30%
Above 650 sqm	35%

Response
Based on the site area of 1862 square metres, the minimum percentage of the lot required to be set aside for garden area is 35%. Whilst a garden area plan was provided stating the 35% of the garden area was met this was 646.3 square metres (34.7%) falling short of the mandatory requirement.

An indicative plan was provided on 9 April 2024 to address the shortfall. All changes proposed are minor, reducing the impact on adjoining dwellings and the streetscape by increasing building setbacks from adjoining boundaries and street frontages as well as increasing secluded private open space areas for dwellings 1, 9 and 10. The requirement for the indicative plan **Attachment 9** should form a condition of permit.

Clause 32.08-11 – Maximum building height for a dwelling, small second dwelling or residential building
This clause specifies the following requirements:
A building must not be constructed for use as a dwelling or a residential building that:

- exceeds the maximum building height specified in a schedule to this zone; or
- contains more than the maximum number of storeys specified in a schedule to this zone.

If no maximum building height or maximum number of storeys is specified in a schedule to this zone:

- the building height must not exceed 11 metres; and
- the building must contain no more than 3 storeys at any point.

Response
As there is no schedule the maximum height permitted is 11 metres and 3 storeys. In this instance the maximum height is 8.245 metres and are double storey.

Clause 32.08-13 - Decision Guidelines
Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General
- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of this zone.
- The objectives set out in a schedule to this zone.
- Any other decision guidelines specified in a schedule to this zone.
- The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.

Dwellings, small second dwellings and residential buildings
- For the construction and extension of one dwelling on a lot and a small second dwelling, the applicable objectives, standards and decision guidelines of Clause 54.
- For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55. This does not apply to an apartment development of five or more storeys, excluding a basement.
- For the construction and extension of an apartment development of five or more storeys, excluding a basement, the objectives, standards and decisions guidelines of Clause 58.

Response
There are no solar energy systems on surrounding dwellings that will be impacted by the development. A full assessment against the standards and decision guidelines of Clause 55 is included below.

Clause 45.06 - Development Contributions Plan Overlay (Schedule 2)
The purpose of the Development Contributions Plan Overlay is:
- *To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.*

Response
It applies to all new development that results in additional demand units, meaning the levy amount is based on the proposed increase in the number of dwellings on a site. A condition will be included on any permit to issue requiring the payment of the development contribution, in accordance with the requirements of this overlay.

The application has been assessed against the relevant zoning and overlay provisions and it is considered that the proposed development is consistent with the purpose of the zoning and overlay controls contained within the Brimbank Planning Scheme.

General Provisions
The application has been assessed against the Decision Guidelines, in particular Clause 65.01 (Approval of an Application or Plan) and it is considered that the proposed development meets the relevant decision guidelines contained within this section of the Brimbank Planning Scheme.

Particular Provisions
Clause 52.06: Car Parking

Purpose
- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

Clause 52.06-5: Number of car parking spaces required under Table 1
Clause 52.06-5 sets out the following requirements for car parking on site for dwellings:
- *1 car space to each 1 or 2 bedroom dwelling;*
- *2 spaces to each 3 or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms);*

And
- *1 visitor's space to every 5 dwellings (for development of 5 or more dwellings), unless the land is located within the Principal Public Transport Network Area, then no visitor space required.*

Clause 52.06-7: Application for requirements and decision guidelines for permit applications

For applications to reduce the car parking requirement
An application to reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be accompanied by a Car Parking Demand Assessment.

The Car Parking Demand Assessment must assess the car parking demand likely to be generated by the proposed:

- *new use; or*
- *increase in the floor areas or site area of the existing use; or*
- *increase to the existing use by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use.*

The Car Parking Demand Assessment must address the following matters, to the satisfaction of the responsible authority:

- *The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use.*
- *The variation of car parking demand likely to be generated by the proposed use over time.*
- *The short-stay and long-stay car parking demand likely to be*

	generated by the proposed use.
	• *The availability of public transport in the locality of the land.*
	• *The convenience of pedestrian and cyclist access to the land.*
	• *The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land.*
	• *The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land.*
	• *Any empirical assessment or case study.*
	
	Before granting a permit to reduce the number of spaces, the responsible authority must consider the following, as appropriate:
	
	• *The Car Parking Demand Assessment.*
	• *Any relevant local planning policy or incorporated plan.*
	• *The availability of alternative car parking in the locality of the land, including:*
	  • *Efficiencies gained from the consolidation of shared car parking spaces.*
	  • *Public car parks intended to serve the land.*
	  • *On street parking in non residential zones.*
	  • *Streets in residential zones specifically managed for non-residential parking.*
	• *On street parking in residential zones in the locality of the land that is intended to be for residential*
	• *The practicality of providing car parking on the site, particularly for lots of less than 300 square metres.*
	• *Any adverse economic impact a shortfall of parking may have on the economic viability of any nearby activity centre.*
	• *The future growth and development of any nearby activity centre.*
	• *Any car parking deficiency associated with the existing use of the land.*
	• *Any credit that should be allowed for car parking spaces provided on common land or by a Special Charge Scheme or cash-in-lieu payment.*
	• *Local traffic management in the locality of the land.*
	• *The impact of fewer car parking spaces on local amenity, including pedestrian amenity and the amenity of nearby residential areas.*
	• *The need to create safe, functional and attractive parking areas.*
	• *Access to or provision of alternative transport modes to and from the land.*
	• *The equity of reducing the car parking requirement having regard to any historic contributions by existing businesses.*
	• *The character of the surrounding area and whether reducing the car parking provision would result in a quality/positive urban design outcome.*
	• *Any other matter specified in a schedule to the Parking Overlay.*
	• *Any other relevant consideration.*
	
	<u>Response</u>
	The following car parking is provided for the development:
	
	• Dwelling 1 (three bedrooms) – A single carport and a tandem space
	• Dwellings 2, 3 and 6 (two bedrooms) – A single garage
	• Dwellings 4, 5, 7, 8, 9, 10 – A single garage and a tandem space
	• Visitor spaces: 0
	
	Each dwelling is provided with adequate car parking in accordance with the numerical requirements with all two bedrooms including a garage and all three bedrooms provided with a covered space (either garage or carport) and associated tandem space. However as there are 10 dwellings, 2 visitor spaces are required on site which has not been provided.

Therefore a car parking dispensation is proposed to waive the visitor spaces. In accordance with the above a traffic impact assessment was provided. The reduction in visitor car spaces is considered acceptable based on the following reasons:

- The site has reasonable access to public transport. There are 6 bus services running along both Ballarat Road to the north and Forrest Street to the south within 900 metres of the site with Albion Station 1.1 km to the north east. In addition the Kororoit Creek Bike Trail runs south of the subject site. Therefore there are alternative transport modes available for future residents and visitors.
- The subject site is located opposite Selwyn Park. Therefore the demand for on street car parking spaces for the residential properties are only for dwellings on one side of the road only. The traffic report provided expects overflow of the two visitor spaces during evening and weekends with reduced demand at other times (a lower demand of one space would occur during the daytime and business hours). A traffic survey was provided on Wednesday 12th January 2023 which demonstrates there are significant on street spaces throughout the day with a low occupancy rate which can accommodate the additional demand generated for the two visitor spaces. Looking at the various nearmap images on different days over the last 6 months this appears consistent with the traffic report.



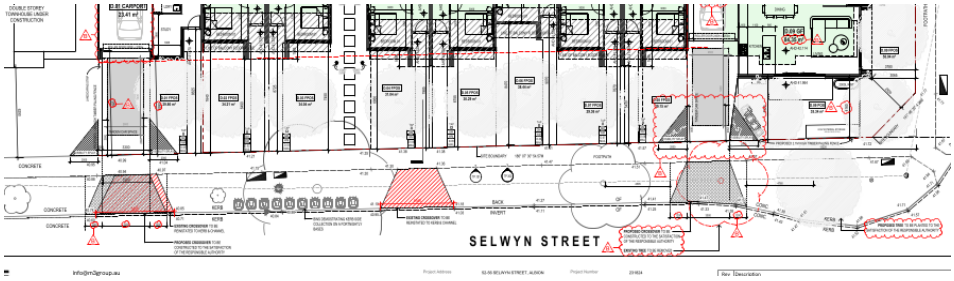




- In terms of the previous applications on the site these were for 9 dwellings thus requiring one visitor space only. In the VCAT decision associated with planning application P0371/2018 the Member concluded:

  "Given this, I find the loss of on-street parking because of the proposed crossovers and the waiver of one visitor car space is acceptable."

  Whilst the VCAT decision associated with P0340/2020 the Member concluded:

		"The proposal seeks a waiver of one car parking space for visitor purposes. As addressed in the Keyway case, I accept and agree with Senior Member Naylor's findings and support the visitor parking waiver." Whilst the decisions above relate to a car parking reduction of one visitor space only, not two as proposed, the current development only proposes one additional dwelling than previously considered thus unlikely to increase the demand for visitor car parking significantly. In both previous applications due to the number of crossovers this involved the loss of on street spaces on both Delmont Street and not lose any car parking on Delmont Street and due to removing a centrally located crossover on Selwyn Street and relocating it further west it will increase on street car parking fronting the site.  For the reasons above the car parking reduction is deemed acceptable in this instance. <u>Clause 52.06-9: Design Standard for car parking</u> • *The car parking provision also includes design standards that car parking spaces and accessways must meet. These standards are outlined under Clause 52.06-9.* <u>Response</u> A discussed in the referral provisions whilst updated swept paths have been provided, and justification has been provided why a passing area has not been provided as required under the standard (the accessway serves ten or more car parking spaces and is more than 50 metres long), minor changes to the accessway fronting dwellings 4 – 8 can be made to allow the accessway to be increased from 5.8 metres to 6.1 metres. <u>Clause 53.18: Stormwater Management in Urban Development</u> **Purpose** • To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits. Council's ESD Officer and Engineering (Infrastructure) Engineer has reviewed the information and subject to conditions stormwater will be adequately managed in accordance with the above.
Clause 55: Two or More Dwellings on a Lot and Residential Buildings		
B1	Neighbourhood Character	<u>Objective</u> • *To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.* • *To ensure that development responds to the features of the site and the surrounding area.* <u>Assessment</u> The area consists of predominantly single storey detached residential

		dwellings although double storey built form is also a common feature in the area. Characteristics of the traditional stock in the area, include a modest original building footprint, provision of a side access that leads to a detached garage and generous rear open space. Dwellings are set off both side boundaries, and buildings are and finished in brick/ weatherboard and have pitched roofs (tiled/ metal). There are also growing medium density developments in the area with the modern dwellings introducing attached built form, contemporary lightweight materials including render and cladding with pitch, skillion and flat roof elements. Directly opposite the site is Selwyn Park. The proposal is considered to respond to its location and context. The development is located directly opposite a Park and has a dual frontage allowing all dwelling to have a direct interface with adjoining streets providing an active interface to the public realm with habitable windows and balconies facing Selwyn Park supporting principles of passive surveillance. The dwellings respond well to adjacent dwellings proposing double storey built form as per the adjoining dwellings both to the south and the north east corner at 50 Selwyn Street. The proposal is highly contemporary utilising low roofs profiles. The material proposed are robust and respond to the character of the surrounding area. The use of brick at ground floor respects the traditional character of the area. The other predominant material in the area weatherboard is reflected through the horizontal cladding at upper floor and render a lightweight material proposed at upper floor helping reduce the scale and massing of the development when viewed from surrounding properties. The attached articulated built form materials and roof profiles proposed as well as the balconies facing Selwyn Street have been incorporated into the design of the medium design development directly to the south on 58 Selwyn Street. The car parking has been designed as a secondary element to the development with only three crossovers proposed and 8 out of 10 dwellings having garages to the rear. As per the character of the area this allow generous front setbacks for all dwellings which will accommodate landscaping including canopy trees. Therefore taking the above into consideration the proposal is considered to respect the neighbourhood character and respond to the features of the site and surrounding area. **Complies**
B2	Residential Policy	Objective • *To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.* • *To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.* Assessment The application was accompanied by a written statement which addresses all the requirements contained within the Brimbank Planning Scheme, in particular the provisions of Clause 55. **Complies**
B3	Dwelling Diversity	Objective • *To encourage a range of dwelling sizes and types in developments of*

		ten or more dwellings. Assessment The proposal responds to the housing diversity policies above. The area is predominantly characterised by detached dwellings with three or more bedrooms. The proposal this introduces dwellings on smaller lots providing a mix of two and three bedroom reverse living/ traditional dwellings in accordance with the above. **Complies**
B4	Infrastructure	Objective • *To ensure development is provided with appropriate utility services and infrastructure.* • *To ensure development does not unreasonably overload the capacity of utility services and infrastructure.* Assessment The subject site is located within an existing residential area and will be able to connect to reticulated services, including sewerage, drainage, electricity. **Complies**
B5	Integration with the Street	Objective • *To integrate the layout of development with the street.* Assessment The dwellings have been sited to ensure they face the respective street, have unobscured entries and good vehicle and pedestrian links. **Complies**
B6	Street Setback	Objective • *To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.* Numerical requirement *Walls should be setback from the front street where:* *The site is on a corner.* • *If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.* *Where the site is on a corner, walls should be setback from the side street as follows:* • *Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser. Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.* *Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.* Assessment In terms of the above the following numerical setbacks are required based on the standard:

		• **Front setback from Selwyn Street for dwellings 1 - 8:** The required front setback from Selwyn Street is 6.29 metres based on the setback of the adjoining dwelling immediately to the south. • **Side Setback from Selwyn Street of Dwelling 9:** The side setback from the side wall of dwelling 9 from Selwyn Street is 2.0 metres. • **Front Setback from Delmont Street for Dwellings 9 – 10:** The required front setback from Delmont Street is 3.0 metres. The development has been designed with the following setbacks proposed. • **Front setback from Selwyn Street for dwellings 1 - 8:** The minimum setback for the dwellings on Selwyn Street is 5.43 metres to the front porch of Dwelling 8 (this will be increased to 6.0 metres as per the indicative plan addressing garden area). • **Side Setback from Selwyn Street of Dwelling 9:** The minimum side setback for dwelling 9 on Selwyn Street is 4.16 metres (this will be increased to 5.01 metres as per the indicative plan addressing garden area). • **Front Setback from Delmont Street for Dwellings 9 – 10:** The minimum setback for the dwellings on Delmont Street is 3.065 metres to the front porch of Dwelling 9 (this will be increased to 3.18 metres as per the indicative plan addressing garden area). Whilst the front setbacks for the dwellings facing Delmont Street and the side setback of dwelling 9 from Selwyn Street exceed the minimum requirements a variation to the minimum front setback of the dwellings facing Selwyn Street is proposed. This is considered acceptable for the following reasons: • In terms of the variation to the front setback this relates to the porches of dwellings 4 – 8 and the balcony of dwelling 8 only (as per the indicative plan addressing garden area). All setbacks to main walls exceed the minimum setback of 6.29 metres with the area of non-compliance over 20 metres from the adjoining lot to the south. • Dwelling 1 which abuts the adjoining dwelling to the south has been specifically designed so walls in proximity to the shared boundary are setback further from the street than the adjoining two storey dwelling to the south. The ground wall abutting the boundary is over 7.0 metres from the street whilst the flat roof upper floor component closest to the boundary is over 10 metres from Selwyn Street. • The setbacks have responded to the adjoining lot and due to the elongated frontage which extends over 50 metres towards Delmont Street this allows a minor encroachment to the numerical requirements without impacting the streetscape. The highly contemporary design, lightweight materials used and the significantly landscape opportunities along the Selwyn Street frontage will also ensure the development respects the neighbourhood character. It is considered that the setbacks of the buildings from a street respect the neighbourhood character and make efficient use of the site. **Variation sought and supported subject to conditions**
B7	Building Height	This standard is replaced with the maximum building height provisions specified in the zone requirements. Refer to earlier assessment under the zoning section of this report.
B8	Site Coverage	<u>Objective</u> • *To ensure that the site coverage respects the existing or preferred*

		neighbourhood character and responds to the features of the site. Numerical requirements *The site coverage should not exceed 60%.* Assessment The proposal incorporates site coverage of 47%, significantly below the 60% permitted. The site coverage respects the neighbourhood character. **Complies**
B9	Permeability	Objective • *To reduce the impact of increased stormwater run-off on the drainage system.* • *To facilitate on-site stormwater infiltration.* Numerical requirements *The site area covered by the pervious surfaces should be at least 20%.* Assessment The proposed development results in 34% of the site area being covered by pervious surfaces in accordance with the standard. This is considered sufficient to reduce the impact of increased stormwater run-off on the drainage system and to facilitate on-site stormwater infiltration. **Complies**
B10	Energy Efficiency	Objective • *To achieve and protect energy efficient dwellings, residential buildings and small second dwellings.* • *To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.* Assessment The proposal has given due consideration to the orientation of the lot and provides an appropriate layout to make appropriate use of solar energy where possible. All secluded private open space areas "at grade" are orientated to the east or west sides of the respective dwellings with balconies located to the east. Council's ESD Officer has reviewed the proposal and subject to recommended changes this will ensure that the objectives above are met. **Complies**
B11	Open Space	Objective • *To integrate the layout of development with any public and communal open space provided in or adjacent to the development.* Assessment Selwyn Park is located adjacent to the subject site. The proposal has been designed to appropriately integrate with this space with significant fenestration facing the Reserve with the reverse living concept proposed for dwellings 2 -8 also encouraging passive surveillance to the Park. **Complies**
B12	Safety	Objective • *To ensure the layout of development provides for the safety and security of residents and property.* Assessment

		The development has been designed to take into account safety and security with the entries to each dwelling being clearly visible from Selwyn Street and provide shelter for the future residents. **Complies**
B13	Landscaping	Objective • *To encourage development that respects the landscape character of the neighbourhood.* • *To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.* • *To provide appropriate landscaping.* • *To encourage the retention of mature vegetation on the site.* Numerical requirements The schedule to the General Residential Zone specifies the following requirement in relation to this standard: • *A minimum of 1 medium-sized tree of 6-12 metres (at maturity) should be provided in the front setback.* • *A minimum of 1 small to medium sized tree up to 6 metres (at maturity) should be provided in private or secluded private open space greater than 25 square metres in area.* • *Planting to be provided along the length of any driveway.* • *Where new building bulk visually impacts on adjoining dwellings, a landscaped vertical screen should be provided.* Assessment The development will allow for landscaping to enhance the neighbourhood character and amenity of adjoining and future residents. A landscape plan has been submitted showing the requirements of the schedule above are met including a canopy tree within the front setback of each dwellings and planting along the shared accessway. All dwellings with "at grade" secluded private open space area include a tree a part for dwelling 10, where a tree can be accommodated due to the dimensions proposed (which is further increased within the indicative plan to address garden area). This will require to form a condition of permit. As discussed a mature trees are being removed at the north west of the site and adjacent to the western boundary. Whilst the trees are not identified within Council's Significant Tree register as per the objectives above, preference would be to retain these. However with only three crossovers proposed this allows significant opportunities for landscaping which will improve the landscape character of the site, particularly along public interfaces. In a response to one of the objections raised an indicative landscape plan was provided after advertising which forms **Attachment 8** revising the species to native varieties. This approach is supported which will further enhance the landscape character of the area and conditions of permit will relate to this. **Complies subject to conditions**
B14	Access	Objective • *To ensure the number and design of vehicle crossovers respects the neighbourhood character.* Numerical requirements *The width of accessways or car spaces should not exceed:* • *33 per cent of the street frontage, or*

		No more than one single-width crossover should be provided for each dwelling fronting a street. Assessment The car parking facilities will be accessed via two crossovers on Selwyn Street and one crossover on Delmont Street. The crossovers will occupy approximately: • 10.5% of the frontage on Delmont Street; • 11% of the frontage on Selwyn Street. One single width crossover is provided dwellings 1 and 9 and a shared single width crossover is provided for the remaining dwellings in accordance with the standard. It is considered that the number and design of vehicle crossovers respect the neighbourhood character. **Complies**
B15	Parking Location	Objective • *To provide convenient parking for resident and visitor vehicles.* • *To protect residents from vehicular noise within developments.* Numerical requirements *Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.* Assessment The shared accessway is located 1.5 metres from windows of habitable rooms in accordance with the standard. The car parking is considered convenient for both resident and visitor vehicles and will avoid parking and traffic difficulties. Concerns have been raised in objections due to the proximity of the shared accessway from the adjoining property to the west. In order to mitigate impacts the applicant has agreed to include an acoustic fence (1.8 metres high) discussed below. **Complies subject to conditions**
B17	Side and Rear Setbacks	Objective • *To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.* Numerical Requirements *A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:* • *At least the distance specified in a schedule to the zone, or* • *If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.* *Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard. Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.*

		Assessment The required setbacks from the south boundary in this instance are 1 metre at ground floor and 1.72 metres given the wall heights of 3.445 metres at ground floor and 6.0 metres at upper floor (noting the dwellings are set over 5.0 metres from the western boundary.), The setback of Dwelling 1 is a minimum of 1.75m at the ground floor level (noting this setback will be increased to 1.915 metres from the south boundary as per the indicative plan addressing garden area) and 3.55m at the first floor level from the south boundary accordance with the standard. It is considered that the height and setback of the proposed buildings respect the neighbourhood character and limits the impact on the amenity of the dwellings. **Complies**
B18	Walls on Boundary	Objective • *To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.* Numerical Requirements *A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:* • *10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or;* • *Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater.* *A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.* *A building on a boundary includes a building set back up to 200mm from a boundary. The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.* Assessment Only a carport is proposed on the south boundary which is open on the south elevation with a roof. The carport abuts the south boundary for approximately 7.154 metres with the roofed section extending 5.0 metres with a height of 2.9 metres This is significantly below the maximum length of wall permitted along this boundary of 15.77 metres with the southern boundary 33.07 metres long. It is considered that the location, length and height of a wall along the boundaries respect the neighbourhood character and limits the impact on the amenity of existing dwellings **Variation Sought and Supported**
B19	Daylight to Existing Windows	Objective • *To allow adequate daylight into existing habitable room windows.* Numerical requirements

		Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. Assessment All existing windows will maintain a minimum $3m^2$ light court in accordance with the standard. It is considered that adequate daylight is provided into existing habitable windows. **Complies**
B20	North Facing Windows	Objective • *To allow adequate solar access to existing north-facing habitable room windows.* Numerical requirements *If a north-facing habitable room window of an existing dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east*. Assessment North facing habitable windows are facing the site on the rear unit (3/58 Selwyn Street) of the medium density development to the south. Based on the wall heights of 3.445 metres at ground floor and 6.0 metres at upper floor the walls are required to be setback a minimum of 1.0 metre at ground floor and 2.44 metres at upper floor. The setback of Dwelling 1 is a minimum of 1.75m at the ground floor level (noting this setback will be increased to 1.915 metres from the south boundary as per the indicative plan addressing garden area) and 3.55m at the first floor level from the south boundary accordance with the standard. It is considered that the proposal has been designed to allow adequate solar access to existing north-facing habitable room windows **Complies**
B21	Overshadowing Open Space	Objective • *To ensure buildings do not significantly overshadow existing secluded private open space.* Numerical requirements *Where sunlight to the secluded private open space of an existing dwelling or small second dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September. If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.* Assessment Overshadowing diagrams have been provided demonstrating that the proposal complies with the numerical standards above, particularly in relation to the three dwellings abutting the southern boundary. The proposal will not significantly overshadow the adjoining dwelling's areas of private open space. **Complies/**

B22	Overlooking	Objective • *To limit views into existing secluded private open space and habitable room windows.* Numerical Standards *A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.* *A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:* • *Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.* • *Have sill heights of at least 1.7 metres above floor level.* • *Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.* • *Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.* *Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard. Screens used to obscure a view should be:* • *Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.* • *Permanent, fixed and durable.* • *Designed and coloured to blend in with the development.* *This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.* Assessment The proposal has incorporated the following mitigation measures in accordance with the standard: • At ground floor fences are proposed that will ensure privacy is protected in accordance with the standard and a standard condition on permit will require that all side, rear and internal fencing must be a minimum height of 1.8m above the finished ground level to ensure no overlooking occurs to neighbouring. • At upper floor all habitable windows facing the adjoining dwellings to the south and west have sill heights of at least 1.7 metres above finished floor level. **Complies**
B23	Internal Views	Objective • *To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.* Assessment

		The proposal has incorporated measures to prevent overlooking in accordance with the standard (see numerical requirements of Standard B22 above). It is considered that the measures in place limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development. **Complies**
B24	Noise Impacts	Objective • *To contain noise sources in developments that may affect existing dwellings.* • *To protect residents from external noise.* Assessment The noise generated from the development will be similar to what can reasonably be expected within a residential area. **Complies**
B25	Accessibility	Objective • *To encourage the consideration of the needs of people with limited mobility in the design of developments.* Assessment The standard relates to dwelling entries of the ground floor of dwellings and residential buildings to be accessible or able to be easily made accessible to people with limited mobility. The dwelling entries can be easily made accessible to people with limited mobility. **Complies**
B26	Dwelling Entry	Objective • *To provide each dwelling or residential building with its own sense of identity.* Assessment The dwelling entries are easily identifiable from both Delmont Street and Selwyn Parade and provide a good sense of individual address to the dwellings. **Complies**
B27	Daylight to New Windows	Objective • *To allow adequate daylight into new habitable room windows.* Numerical Requirements *A window in a habitable room should be located to face:* • *An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or* • *A verandah provided it is open for at least one third of its perimeter, or* • *A carport provided it has two or more open sides and is open for at least one third of its perimeter.* Assessment All new habitable room windows have been provided with a $3m^2$ light court in accordance with the standard. It is considered that the proposal has been designed to allow adequate daylight into new habitable windows. **Complies**
B28	Private Open	Objective

	Space	• *To provide adequate private open space for the reasonable recreation and service needs of residents.* <u>Numerical Requirements</u> The schedule to the General Residential Zone specifies the following requirement in relation to this standard: • *An area of 40 square metres, with one part of the private open space to consist of secluded private open space with a minimum area of 25 square metres and a minimum dimension of 4 metres.* • *Secluded private open space should not be located in the front setback of a dwelling or residential building and should have convenient access from a living room.* In terms of the balcony requirements the standard requires: • *A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or* <u>Assessment</u> The proposed dwellings are provided with the following areas of private open space in accordance with the standard: • All balconies proposed as the main secluded private open space areas for dwellings 2 to 8 are a minimum of 1.9 metres in depth and have an area exceeding 11.9 metres exceeding the minimum requirement. • The private open space proposed at grade for dwellings 1 and 9 are a minimum of 80 square metres with a secluded private open space exceeding 30 square metres with a minimum dimension of over 4.0 metres exceeding the minimum requirement. However dwelling 10's secluded private open space only provides 20 square metres with a 4.0 metre dimension below the schedule requirements. However the indicative plan submitted to address garden area will increase the secluded private open space with a minimum dimension of 4.0 metres to approximately 30 square metres in accordance with the Schedule to the Zone. It is considered that private open space has been provided for the reasonable recreation and service needs of the dwelling and each has convenient access from their respective living rooms. **Complies subject to conditions**
B29	Solar Access to Open Space	<u>Objective</u> • *To allow solar access into the secluded private open space of new dwellings and residential buildings.* <u>Numerical Requirements</u> *The southern boundary of secluded private open space should be set back from any wall on the north of the space at least (2 + 0.9h) metres, where 'h' is the height of the wall.* <u>Assessment</u> All secluded private open space areas are located to the east or west of the respective dwellings. It is considered that the development has been designed to allow adequate solar access into the secluded private open space of the dwellings. **Complies**
B30	Storage	<u>Objective</u> • *To provide adequate storage facilities for each dwelling.*

		Numerical Requirements *Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.* Assessment Each dwelling has access to at least 6 cubic metres of external storage space with dwellings 1, 9 & 10 with external storage provided within the secluded private open space areas and with the remainder of dwellings provided with storage within garage areas (with dwelling 6 provided with a storage area within the dwelling. It is considered that the development incorporates adequate storage facilities. **Complies**
B31	Design Detail	Objective • *To encourage design detail that respects the existing or preferred neighbourhood character.* Assessment The layout which includes attached built form orientated towards the street is similar to a number of medium density developments in the street including the two sites directly to the south. The physical separation between groups of dwellings on Selwyn Street, as well as at the significant articulation at both ground and upper floors helps break up the scale and massing of the development helping it integrated into the street and wider area. The low roof profile including skillion/ flat roof elements is similar in profile to the adjoining three dwelling development to the south which also incorporates balconies orientated to the Selwyn Street. The materials proposed respond to the character of the surrounding area with the brick at ground floor common to the surrounds horizontal cladding at upper floor reflects the traditional weatherboard material used in the area and render is also proposed which has been incorporated in a number of the modern medium density development. The design also includes significant fenestration on the front elevations that promotes passive surveillance to the public area. The lightweight materials and colours proposed at upper floor together with the articulated built form helps reduce the scale and massing of the development when viewed from surrounding properties.. It is considered that design respects the neighbourhood character. However no roof colours are nominated. A condition will require this to be light coloured to incorporate ESD principles. **Complies subject to conditions**
B32	Front Fences	Objective • *To encourage front fence design that respects the existing or preferred neighbourhood character.* Assessment Low front fences are a feature of the area. A condition of permit will require fences to be provided fronting each dwelling which has been agreed by the applicant following a suggestion from one of the representations received. . **Complies subject to conditions**
B33	Common Property	Objective • *To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.*

		• *To avoid future management difficulties in areas of common ownership.* Assessment Common property is proposed to be confined to the internal accessway and adjacent landscaped areas and will be able to be easily managed and maintained. **Complies**
B34	Site Services	Objective • *To ensure that site services can be installed and easily maintained.* • *To ensure that site facilities are accessible, adequate and attractive*. Assessment Bin areas, clotheslines and mailboxes are provided to each dwelling. The electrical meter boxes will be required to be appropriately treated to Council's satisfaction. Due to the length of the frontage there is significant areas for waste collection on both Selwyn Street and Delmont Street. **Complies**
Officer Comments: (response to grounds of objection)		Response to Grounds of objections*:* The following includes an assessment against the relevant grounds of objection: **Density/ Character issues** • *Too high density within the General Residential Zone / 9 dwellings would be better suited on site* Response: Density itself is not a planning consideration. What is proposed are two storey dwellings on a sizeable lot of over 1800 square metres. The proposal is compliant with the various provisions of Planning Scheme including in relation to setbacks from boundaries/ permeability/ site coverage. Based on the detailed assessment above the number of dwellings are considered appropriate or the site. • *Contrary to neighbourhood character/ no other part of the immediate gird has more than 3 dwellings* • *Overdevelopment / bulk/ mass* Response: The site incorporates three separate lots. The proposal has responded to the neighbour character of the area with all dwellings have a direct street interface, with habitable windows and balconies facing Selwyn Park supporting principles of passive surveillance. The dwellings respond well to adjacent dwellings proposing double storey built form, The design is high quality and will enhance the streetscape using brick and weatherboard style cladding and the emerging render at upper floor. As per the medium density development directly to the south, the low skillion roof is a modern acceptable interpretation on the traditional hipped roofs in the area and car parking has been designed as a secondary elements with only three crossovers proposed and the majority of dwellings "rear loaded". Front setbacks will accommodate landscaping including canopy trees. • *Setbacks need to reflect adjoining properties on Delmont Street* Response: The setback from Delmont Street requires to be 3.0 metres based on Standard B6 of Clause 55 of the Brimbank Planning Scheme with the setbacks proposed from the street for dwellings 9 and 10 exceeding this minimum requirement. (Under the Brimbank Planning Scheme for Standard B6 where the numerical requirement is

	met the objective is achieved.) The front setbacks allow landscaping and canopy tree planting to buffer the impact of the development. • *Request that all second story render façade listed as B Material (white render) be replaced with C Material (weathergroove smooth), including on the western elevation.* Response: Whilst noting the preference above the render proposed is not considered detrimental to the design or a departure from the neighbourhood character. The render is a lightweight material that will help break up the massing of the development in comparison to the ground floor brick. Render has been used for other developments including the medium density developments directly to the south and at 50 Selwyn Street further to the north east facing Selwyn Park. • *Front fence treatments for all of the Units required in keeping with the characteristic front fences in Albion, eg picket or wire* Response: The applicant has reviewed the concern above and has agreed to incorporate low front fences as part of the development for the dwellings. This will be required as a condition of permit. **Landscaping** • *Lack of landscaping – not enough areas for gardens/ trees/* • *There will be a much greater heat island effect with the hard surfaces and building footprint.* The landscaping layout proposed is considered acceptable and will enhance the development, particularly when viewed from the street frontages. Whilst development will always intensify the existing site conditions, the site coverage proposed at 47% is below the maximum 60%. Importantly with only three crossovers the landscape layout meets the various requirements set out within the Planning Scheme including: - Trees are required in the front setbacks of each dwelling with 11 trees proposed facing the streets; - All dwellings with "at grade" secluded private open space area provided with a tree within the secluded private open space part for dwelling 10, where a tree can be accommodated due to the dimensions proposed. This will require to form a condition of permit. - A landscaping buffer has been along the western boundary with the shared accessway. This allows the retention of a mature tree at the north west of the site was well as the ability for *additional tree and vegetation planting along the boundary.* • *Would request an amended planting list, consisting of only indigenous species local to western Melbourne.* • *Landscape plan low in diversity* Response: The applicant in response to the objection above provided a revised indicative landscape plan revising the species proposed, prepared by a landscape architect to address the above which is included as **Attachment 8.** • *Removal of trees on site will impact enjoyment of adjoining dwellings compromise native wildlife through habitat destruction, decimates native and established greenery contrary to Brimbank Habitat Connectivity Plan.* • *Loss of trees (Lophostemon confertus and Grevillea robusta) unacceptable*

Response: Whilst it would be ideal to protect all trees on site, the trees to be removed are not identified within Council's Significant Tree Register and are located away from the public interfaces. The main benefit of the proposed design is to have a rear loaded access for the majority of dwellings and this allows significant opportunities for landscaping including canopy tree planting across the entire site frontages as per comments relating to the proposed landscape plan and compliance with the landscape policies within the Scheme.

- *Arborist report wrongly identifies tree on Delmont Street nature strip which questions the integrity of report - requests secondary arboriculture report.*
  Response: Whilst the above is acknowledged the tree s on the nature strip and it is proposed to be retained. This is an error and does not question the overall integrity of the report.

- *Dispute 35% of the area will be covered by vegetation*
  Response: The 35% "garden area" requirement set out in the Zoning requirements of the Planning Scheme is a requirement specifically relating to areas excluding car parking, accessways and buildings not vegetation. It was determined after the advertising process was complete that the garden area plan submitted fell slightly short of the mandatory 35% garden area required under the provisions of the Scheme. An indicative garden area plan **(Attachment 9)** was provided including marginally increasing setbacks from the south boundary and front setbacks of the dwellings as well as the secluded private open space of dwellings 1, 9 and 10 which will further improve the landscaping of the subject site.

ESD concerns

- *Bare minimum standards have been reached, and looking at BESS reported categories only passed 4 of the 9 targets- not best practice.*
- *TRain gardens should be considered, especially in the central walkway between dwellings 3 and 4 to minimise storm water runoff .*
- *Too much of the proposed building material is dark colour which retains more heat than lighter coloured materials.*
  Response: Council's ESD Officer has reviewed the proposal and subject to a number of recommendations that will form conditions of permit and includes recommendations relating to rainwater gardens, WSUD and stormwater improvements. The material and colours are considered to enhance the streetscape and provide light coloured materials predominantly at upper floor. That being said the roof colours which are not nominated will require to be light to ensure respond to ESD requirements.

Car Parking/ Traffic

- *Existing on street Car parking issues will be exacerbated/ illegal parking prominent already*
- *Against loss of visitor car parking in this busy area, opposite a well used public park*
- *This current proposal does provide additional on-street spaces in Selwyn Street, in comparison to previous plans, and so concerns about the 'waive' are reduced.*
- *Traffic report misleading (Visitors will not only attend during evening/ weekdays/ No current car parking on the street). Not highly accessible and not walkable to public high school or Sunshine market/ there is "no standing" on the Selwyn Park side not correctly noted*
- *Impede access to emergency vehicles*
- *Selwyn Street too narrow to accommodate this amount of cars*

	• *Exacerbate existing issues with cars parking illegally and blocking driveways* Response: The car parking reduction proposed is for the visitor spaces only. All future residents of the dwellings have car parking provided on site based on the requirements of the Scheme. The principle of not providing one visitor space is already established in the two previous VCAT decision for the site (both for 9 dwellings) and whilst two visitor spaces are required for this development, only one more additional dwelling than previously considered forms the current proposal. With only three crossovers provided as part of the development, on street car parking for the visitor car spaces remains available at the front of the site on both Delmont Street and Selwyn Street. Both the traffic report and a review of nearmap photography demonstrates there is an availability to accommodate these visitor spaces on the street during various days. Whilst existing illegal car parking is identified as a concern there is an expectation all residents and visitors associated with any dwelling do not park illegally including within "no standing areas", block crossovers or inhibit emergency vehicles. • *Garages will be used for storage rooms/ redesign to include double garages to allow for one car space one storage space* Response: Tandem garages accepted layouts with the dimensions complying with the numerical requirements set out Clause 52.06 of the Planning Scheme. Whilst it is acknowledged garages for any dwelling can often be used for storage, if approved standard planning permit conditions will require that all car parking on site is kept available for these purposes at all times. • *Traffic safety issues – using one accessway for so many vehicles will be dangerous with cars entering and leaving rear accessway/ will create an intersection hazard/ dangerous for children/ pedestrians crossing* Response: A condition of permit will increase the shared accessway fronting dwellings 4 – 8 from 5.8 to 6.1 metres to allow a passing area to be provided within the site and to ensure traffic movements into respective garages are made easier. The design of the accessway allows all vehicles to enter and exit the site in a forward direction and thus unlikely to create issues with pedestrians crossing. The location of the crossovers are not within the prohibited area of the intersection. • *Fenced yard for dwelling 9 is dangerous as will block the line of sight to Delmont Street as it will block line of site for traffic exiting Delmont St. Request removal of the fence, or a low fence in line with other dwellings* Response: Council's Traffic Engineers have raised no objections to the location of fence that is proposed to seclude the private open space of dwelling 9. The fence is not located on the site boundary at the splay intersection at Delmont Street/ Selwyn Street, but set further south into the site and will not impact the sightline at the intersection which is set further to the east than the property boundary. • *Traffic turning an issues- How can unit 2 and 3 turn their vehicles around to exit? Unit 4 can drive-in to their garage and reverse a vehicle westwards before driving forward to the east to exit. If unit 2 and 3 were to try and exit the same way they would reverse through*

	the fence into the backyard of unit 1. Response: Swept paths have been provided by a qualified Traffic Engineer demonstrating all vehicles can enter and exit the site in a forward manner. • *Benefit to install linemarking along Selwyn St abutting the development to ensure efficient use of the available kerbside parking.* Response: Council's is responsible for providing linemarking on public roads and this can be reviewed if there are parking issues that are identified within the area. • *Headlights will impact front rooms of 6 Delmont Street* • *Suggested Landscape treatment for the Owner of 6 Delmont Street, if desired due to traffic movements* Response: The nearest windows of the dwelling on 6 Delmont Street is over 20 metres from the shared crossover proposed. As per the traffic report submitted the amount of vehicles movements created by 8 dwellings throughout the day is not significant. The comments in relation to the applicant providing additional landscaping for 6 Delmont Street is noted but as this is outside the application site on private property Council cannot impose such a requirement. **General Impact on surrounding residents** • *Noise issues* Response: The noise generated is not expected to be over and above that expected in a residential area. • *Loss of sunlight* Response: Due to the setbacks proposed there will be no adverse overshadowing on adjoining dwellings with shadow diagrams provided showing the development complies with the numerical requirements of Standard B21: Overshadowing of Clause 55 of the Brimbank Planning Scheme. • *Loss of daylight to windows including north facing windows.* Response: Due to the setbacks proposed from the adjoining dwellings all windows on adjoining properties including north facing windows will retain adequate daylight in accordance with the numerical requirements of Standards B19: Daylight and Standard B20: North Facing Windows and Standard B27 of Clause 55 of the Brimbank Planning Scheme. • *Privacy issues - Request all West facing second story windows looking into 1 Delmont St, and 2 Dalworth be fixed obscure glazed windows. North facing second story windows on dwellings 9 and 10, looking across to 4 and 6 Delmont St request removal of all floor to ceiling second story North Facing windows. Master Bedroom of dwelling 9, and master bedroom and stairwell on dwelling 10 should be reduced in line with window size and sill heights of bedroom 1 in dwelling 9* Response: In terms of privacy all windows that face towards adjoining dwellings have been designed to prevent overlooking in accordance with Standard B22: Overlooking of Clause 55 of the Planning Scheme In terms of upper floor north facing windows proposed for dwellings 9 and 10 these are located approximately 30 metres from the dwellings on the opposite side of 4 & 6 Delmont Street outside the 9.0 metre distance that is considered to create potential overlooking concerns as per Standard B22.

Specific Impact on adjoining property to west

- *No fencing noticed provided for proposed 1 Delmont Street, eastern boundary fence. Proposed reduction in fence at height north end of 1 Delmont's Street east boundary fenceline will compromise safety, habitable bedroom and the front yard. Proposed height increase to rest of the fence line severely compromises sunlight to one East facing habitable bedroom. No fencing notice provided for 1 Delmont Street*
- *An acoustic fence for the extent of the abuttal of the multi-car driveway, to the residence at 1 Delmont Street;*
- *Loss of trees will impact the enjoyment of the secluded private open space/ privacy*
- *Need tree protection measures in place to protect adjoining trees*
- *Laneway hard up on the fence line of 1 Delmont Street – who maintains?*
  Response: The following comment are made:
  - The applicant has agreed to an acoustic fence to help mitigate noise from the accessway along the boundary. This will be 1.8 metres in height as requested. However this will be reduced at the front of the site to allow visibility splays as shown on the plans. This is important for safe access and egress and is a requirement for all medium density developments.
  - The arborist report has identified all trees on adjoining land will be retained and the applicant has agreed that a tree management plan is provided as a condition of permit to set out measures to protect all trees to be protect on the land and on adjoining sites.
  - Whilst trees are to be removed on site additional screen planting will be proposed along the western boundary and within secluded private open space "at grade" to provide a landscape edge towards the lot to the west. Upper floor windows have been treated to avoid overlooking onto adjoining properties.
  - The accessway and associated landscape areas will be maintained though Body Corporate which is standard to shared areas and can be easily managed.

Other Issues raised

- *Impact for residents due to location of transformer/ powerlines*
  Response: Whilst concerns are noted in relation to the powerlines these are located on the street and the dwellings all setback from the frontage. Any modifications to any assets on the street will require approval from the relevant authorities.

- *Rubbish collection concerns with existing problems regarding bins left on the street - No mention of recycling/ will lead to more hard rubbish*
  Response: In terms of rubbish collection due to the elongated frontage on Selwyn Street with only two crossovers proposed and the fact that there is only one crossover on Delmont Street will ensure there is significant frontage in front of the site to accommodate waste collection.

- *Studies clearly third bedroom*
  Response: There are two studies proposed within dwelling 1 and dwelling 9. The study for dwelling 1 is too small (1.985 metres x 2,88 metres) to be considered a bedroom. Whilst the study for dwelling 9 could potentially be used as a bedroom this would be incidental as with two car parking spaces both dwellings 1 & 9 could be used for

	either for three or four bedrooms. • *Lack of diversity as all double storey dwellings should include single storey/ discriminate against those with physical limitations* Response: Whilst all dwellings are double storey the majority of the existing housing stock in the area remains single storey. The proposal is considered to provide further dwelling diversity through a mix of smaller two and three bedroom dwellings and a "reverse living" concept. • *A new Cultural Heritage Management Plan required as, this report submitted was done in 2019.* Response: The applicant provided advice from a qualified aboriginal archaeologist that the CHMP has not expired as the activity (residential development) remains the same. • *Current blocks in disrepair* Response: The state of the block currently is not a consideration for this application.
Officer Comments: (response to previous VCAT decisions)	In terms of the previous VCAT decisions relating to this site for planning applications P371/2018 & P340/202 these have been referred to a number of times throughout the assessment above and form **Attachments 4 & 5** to this report. A brief summary of the changes regarding the current plans under assessment against the previous decisions are provided below: As accepted in both VCAT Orders associated with the previous decisions: • The current plans propose reverse living dwellings on Selwyn Street only facing the Park to the east with a conventional layout proposed towards Delmont Street to the north. • In terms of the design the proposal continues the contemporary skillion/ flat roof profile deemed acceptable in the previous VCAT Orders. Regarding the street interfaces where cantilevering is proposed this is for balconies for dwellings facing Selwyn Street and as per the VCAT Order associated with the decision related to P371/2018 cantilevering at upper floor is avoided in the dwelling frontages facing Delmont Street. • Whilst acknowledging the proposal under consideration relies on the reduction of two spaces (as opposed to 1 space based on the plans associated with the two previous applications) this relates to visitor spaces which was principally supported in the previous VCAT Orders. In terms of other specific reasons for refusal set out in the previous VCAT Orders: • *Poor relation of the south dwelling (dwelling 1) to the existing dwelling to the south at 58 Selwyn Street;* Response: It is noted that the since the previous application was refused the adjoining lot to the south has been developed for 3 double storey contemporary dwellings. Dwelling 1 has been specifically designed to respond to the single storey garage abutting the shared boundary providing a single storey flat roof carport on the boundary with a lower flat roof upper floor component set back over 3.5 metres from the boundary transitioning into the higher monopitch roof form proposed for Dwelling 2 as per the snippet below.



- *The lack of functional external access between the front and rear areas of dwellings 3 and 5 forcing future occupants to use internal areas such as bedroom 2 in each instance to access the rear open space areas for maintenance.*
  Response: As per the plans considered under planning application P0340/2022 dwellings 5 & 6 were designed where the only way rear open space could be accessed for maintenance was through bedrooms or living area. Under the current plans all "at grade" secluded private open space to the rear of dwellings have direct access to the street (dwellings 9 & 10) or through the garage (dwelling 1).

- *The design response to the corner of Selwyn and Delmont Streets with dwelling 7 not having a more direct means of access between the garage and the dwelling and dwelling 8 lacking a service yard area that is out of view from the public realm. The design response to the corner generally requires further consideration.*
  Response: The current plans have been redesigned with the dwelling at the north east corner of the site orientated towards Delmont Street, with an open front setback with all garages for the development having direct access to the respective dwellings.

- *The extent of occupation of the façade of each dwelling taken up by the garages is excessive and not consistent with the policy for them not to dominate streetscapes.*
- *Despite the proposed use of single garages and large operable windows facing the street,.It fails to appropriately respect the neighbourhood character and policy direction under Clause 21.07-3 where housing in the locality provides good activation and surveillance from habitable room windows at ground floor level and not solely from first floor habitable room windows. I do acknowledge that the reverse living balconies would provide for some surveillance from living rooms associated with dwellings 1, 3 and 5, but at first floor level and not at ground floor level.*
- *Lack of ground floor street activation is not evident in the neighbourhood due to small façade widths of each dwelling and the limited opportunity for habitable room windows at ground floor level results.*

  Response: The major change between the current plans under consideration and the previous renditions is that there are only three single crossovers proposed with the majority of dwellings accessed

	from a rear loaded shared accessway. In terms of the above: - The majority of the frontage is now dedicated to landscaping with only two garages facing the street. - All dwellings now include habitable windows at ground floor as well as significant fenestration or balconies at upper floor. Providing ground floor surveillance. • *The failure to retain two large canopy trees at the rear of 56 Selwyn Street which are identified, in an arboricultural sense, as having medium retention value, that does not respond to the policy for retaining existing canopy trees. The retention of these trees would achieve both maintenance of landscape character and assist with buffering the proposal to the residential property to the west.* Response: One of the two trees referred to in the previous VCAT decision has been retained. However due to the changes in the layout there are now significant opportunities for landscaping including canopy tree planting across the entire site frontage which will improve the landscape character of the site, providing a strong landscape edge along the public interface. Additional replacement planting along the western boundary will help reduce the impact of the development on the lot to the west. Taking the above it is considered that the current plans under consideration have responded to the previous VCAT refusals on the subject site and have provided a development that complies with the majority of policies set out in the Brimbank Planning Scheme.
Conclusion and Recommendation	A comprehensive and detailed assessment of the application has been undertaken against the provisions of the Brimbank Planning Scheme, whilst also considering the previous VCAT decisions on site and taking into consideration the grounds of objection raised. On the merits of the proposal, it is recommended that it be supported and that a notice of decision to grant a planning permit be issued subject to the conditions listed within **Attachment 7** to this report. Amended plans would then need to be provided in accordance with the Condition 1 requirements before they could be endorsed.

Proposed Conditions

Amended/Endorsed Plans

(1) Before the use and/or development start(s), amended plans and / or reports to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans and / or reports will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions. The plans and / or reports must be generally in accordance with the plans and / or reports submitted with the application (received by Council on 22/12/2023 & 09/01/2024) but modified to show:

(a) A 1.8 metre high acoustic fence along the western boundary;

(b) A revised garden area plan to meet the 35% minimum garden area in accordance with the indicative plan received on 9 April 2024 incorporating the following changes:

- Dwelling 1: Reducing the internal floor area by:
    - Increasing the ground floor south wall setback from the south boundary from 1.75 metres to 1.915 metres
    - Porch canopy setback an additional 575mm from Selwyn Street
    - The setback of the dwelling from the west boundary increased from 6.785 metres to 7.585 metres and increasing the main secluded private open space from 40 square metres to 50.6 metres
- Dwellings 2 – 8: Reducing the internal floor area by:
    - At ground floor porches setback an additional 550mm from Selwyn Street;
    - At upper floor balconies setback an additional 320mm from Selwyn Street;
- Dwelling 9: Reducing the internal floor area by:
    - Porch canopy setback an additional 600mm from Delmont Street
    - North study wall setback an additional 360mm from Delmont Street;
    - East wall setback an additional 850mm increasing the main secluded private open space from 35 square metres to 42 square metres
- Dwelling 10: Reducing the internal floor area by:
    - Porch canopy setback an additional 400mm from Delmont Street
    - West wall setback an additional 550mm from internal accessway increasing the secluded private open space from 31.48 square metres to 36 square metres.

(c) Plans updated to achieve Environmentally Sustainable Design principles with the following changes:

- Provide skylights over the dining/living area of Units 1-2, and Units 4-8;
- Indicate the thermal performance star rating of all dwellings on the plans;
- Provide an openable window to the upper hall of Unit 9 (with remote operation if out of reach).
- Ensure that all windows can be locked open and note this on the plans.
- Clotheslines to be shown to each dwelling in a location not visible from the street.
- Indicate the location of a bicycle parking space per dwelling.

- Provide one visitor bicycle rack hoop in the communal landscape area toward the rear of the common accessway.
- Show one electric vehicle charging point per dwelling within its respective garage.
- Provide external shading devices. Horizontal awnings/overhangs may be used on northern glazing where they have a minimum width of ¼ of the height from the underside of the awning to the sill. Overhanging elements are inadequate to protect east and west glazing from low-angle summer sun unless they are either a pergola, or the glazing is in a 'high-light' window directly under the eaves. Dimension the projection of horizontal shading on plans; show the extent of vertical shading on elevations; and note shading is not to be roller-shutters. The following glazed doors and windows require shading:
    - North – all habitable rooms
    - West – all habitable rooms
    - East – glazing with a total area over 2sqm in any living spaces
    - Where pergolas provide shading, note battens/rafters are to be spaced to block low angle sun.
- Provide a WSUD Plan which:
    - Indicates the treated and non-treated portion of all new and altered catchments and the area of each.
    - Indicates treatment devices and annotate with a description (e.g. buffer-strip area, detention depth, tank capacity and reuse connections) per the WSUD modelling.
    - Locates buffer-strips away from side boundaries and building footings.
    - Indicates the portion of paving to be treated by the device and show indicative falls to it.
    - Provides in-ground planting for any buffer-strips, and dimension a minimum 0.6 m travel across vegetation (e.g. lawn/garden) before collection in a surface drain.
    - Notes the surface drains are to be connected to the internal stormwater drainage system.

(d) SDA documentation updated to provide the following to the satisfaction of the Responsible Authority:

- Provide preliminary NatHERS ratings for each distinct dwelling type and orientation.
- Best practice in stormwater management is to be demonstrated with a revised stormwater strategy that:
    - Achieve 100% STORM rating, rainwater tank treatment 'reliability' no higher than 85% to avoid untreated water overflow
- Avoid raingardens wherever possible (e.g. by increasing rainwater tank size; adding laundry reuse connection, and utilising buffer strips aside driveways). Where connecting washing machine taps to rainwater tanks indicate an extra 'occupant' per dwelling in STORM to acknowledge the additional reuse demand. Where raingardens can be demonstrated unavoidable:
    - Provide the limited number possible and locate in shared property to treat runoff from shared driveway rather than catchments associated with individual dwellings
    - Provide a typical detail for an in-ground raingarden which includes a description of soil/filter media, drainage connection, lining to prevent infiltration, appropriate species and density, minimum detention depth, anti-scouring measures, etc.

- Provide a simple table committing to a maintenance regime for any raingarden to ensure its on-going effectiveness. Include inspection frequency, cleanout procedures, and remediation requirements at a minimum.

- Provide a current URL for the referenced erosion and sediment control measures to be employed during construction.
- Provide a recycling target to ensure waste avoidance, reuse and recycling of materials during demolition and construction.
- Provide electric outlets in each garage for electric vehicle charging (15 Amp minimum).
- Include a full copy of the published BESS report within the SDA to include:
  - A detailed outline of the Builder Users Guide to be provided to enhance the sustainability of the building's use and maintenance per the guidance provided in the BESS Tool Notes (or unclaim the credit).

(e) Increasing the shared accessway fronting Units 4 to 8 from 5.8 metres to 6.1 metres by reducing the size of the dwellings at ground floor.

(f) A revised landscape plan in accordance with condition 3.

(g) The external schedule of colours and materials to specify the roof material which is to be a light colour.

(h) Full details of front fence to be provided for each dwelling to be no greater than 1.5 metres high;

(i) A note to be provided on the plans:
- That no pruning of the existing street trees to be retained located within the naturestrip shall be undertaken by any party other than Brimbank Tree Services.
- That the naturestrip and street tree to be barricaded out using portable cyclone fencing for the duration of the development.
- That no building materials are to be stacked and/or dumped on the naturestrip during construction.

(2) The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

Landscaping

(3) Prior to the endorsement of plans, and commencement of development, a landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions. The landscaping plan must be generally in accordance with the landscape plan submitted on except that the plan must show:

(a) A revised planting schedule of all proposed trees, shrubs and ground covers to incorporate native species in accordance with species specified in the indicative landscape plan dated 4 March 2023

(b) A minimum of 1 small to medium sized tree (minimum 2 metres tall when planted and up to 6 metres at maturity) must be provided in the secluded private open space of all dwellings.

(4) Prior to the commencement of Occupation, unless otherwise agreed in writing with the Responsible Authority (e.g. to allow for seasonal planting), landscaping works as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority.

(5) The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority. This includes the (i.e. within 30 days) replacement of any dead, diseased or damaged plants.

(6) A cash bond for $5,000, plus a non-refundable 5% service charge of $250 (Total of $5,250), shall be lodged with the Responsible Authority prior to the release of endorsed plans to ensure the completion and establishment of landscaped areas. This cash bond will only be refunded after a 13 week establishment period beginning when the Responsible Authority is satisfied with the completed landscaping works, provided that the landscape is being maintained to the satisfaction of the Responsible Authority.

Tree Protection

(7) Prior to endorsement of the plans required under Condition 1 of this permit, a Tree Management Plan must be prepared by a suitably qualified and experienced arborist to ensure the protection of all trees to be retained on the site, nature strip and adjoining sites that may be impacted by works. The Tree Management Plan must be submitted to Council for approval. Once approved it will be endorsed and will form part of this permit.

(8) All works must be carried out in strict accordance with the endorsed Tree Management Plan.

(9) The following measures must be adhered to for the protection of the street trees:

(a) The naturestrips and street trees within the Selwyn Street and Delmont Street frontages of the site must be barricaded out using portable cyclone fencing for the duration of the development. Costs of such fencing must be borne by the developer and/or permit holder.
(b) No pruning of the existing street trees located within the naturestrip within the Selwyn Street and Delmont Street frontage of the site shall be undertaken by any party other than Brimbank Tree Services.
(c) No building materials are to be stacked, stored and/or dumped on any naturestrip during construction.

(10) The Tree Protection Zone (TPZ) around the existing street trees must be fenced in accordance with Australian Standard AS4970-2009 - Protection of Trees on Development Sites. The following activities must not occur within the TPZ:

(a) Construction of any works without the supervision of a qualified arborist;
(b) Driving or parking of any vehicles or machinery;
(c) Stockpiling of building materials, debris or soil;
(d) Dumping of fuel, oil or chemicals;
(e) Altering of soil levels;
(f) Open trenching, including for the placement of pipes or wires;
(g) Attachment of wires, nails, screws or any other fixing device to the existing tree/s.

Supplementary watering must be provided to trees through dry periods and during and after the construction process.

Development Contribution Levy

(11) A Development Contribution in accordance with the approved Development Contributions Plan must be paid to Brimbank City Council. Payment of the Development Infrastructure Levy (DIL) must:

(a) Be paid prior to the commencement of any development or works on the land or prior to Statement of Compliance (SOC) for the subdivision of the land associated with the development permit, whichever comes first; OR

(b) When a staged subdivision is sought, be paid prior to the issue of a Statement of Compliance based on the net increase in the number of new dwellings within each stage.

Payment of the Community Infrastructure Levy (CIL) must be paid prior to the issue of a building permit under the *Building Act 1993*.

Car Parking

(12) Before the occupation of the development starts, the areas set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:

(a) Constructed in concrete or asphalt – not bitumen;

(b) Properly formed to such levels that they can be used in accordance with the plans;

(c) Drained and

(d) Maintained

All to the satisfaction of the Responsible Authority. Car spaces, access lanes and driveways must be kept available for these purposes at all times.

(13) Prior to the commencement of the occupation / use hereby approved, a vehicular crossings must be constructed to the road to suit the proposed driveways in every location shown on the endorsed plans to the satisfaction of the Responsible Authority. A Vehicle Crossing Permit must be obtained from Council's Engineering Department prior to any works commencing on the site.

(14) Prior to the commencement of occupation, all disused or redundant vehicle crossings must be removed and replaced with kerb and channel, and the naturestrip and footpath reinstated to the satisfaction of the Responsible Authority. A permit must be obtained from Council's Engineering Department prior to the commencement of these works.

(15) The owner/developer is responsible for determining the location of any road infrastructure or non-road infrastructure in the road reserve (e.g. pits, poles, water mains, gas mains, telecommunications cables etc.) that could be affected by the installation of the new crossovers or related works. Any existing road infrastructure or non-road infrastructure located within or adjacent to the new crossovers must be altered, relocated or reconstructed to the satisfaction of the Responsible Authority and/or the relevant utility provider or infrastructure manager at the expense of the owner/developer.

(16) Concrete kerbs or other barriers must be provided to the satisfaction of the Responsible Authority to prevent direct vehicle access to Selwyn Street and Delmont Street other than via the vehicle crossings shown on the endorsed plans.

Engineering

(17) Access to the site and ancillary road works must be constructed in accordance with the requirement of the Responsible Authority.

(18) An on-site stormwater drainage retention/detention system must be installed on the subject land to the satisfaction of the Responsible Authority.

(19) The entire development site must be connected to the existing underground drainage and sewerage systems to the satisfaction of the Responsible Authority.

(20) Protective kerbs (of a minimum height of 150mm) must be provided to the satisfaction of the Responsible Authority to prevent damage to fences or landscaped areas and to control drainage flows.

(21) Council will only consider readily removable structures e.g. light weight cladding structure. Separate approval for the construction of Meter box, paving and fencing over/in Council's easement is required from Council's Engineering Services department

Water Sensitive Urban Design (WSUD)

(22) The performance of any Water Sensitive Urban Design (WSUD) device must be monitored and maintained such that it continues to meet Best Practice standards. In the event that the device fails to meet Best Practice standards it must be repaired or replaced with an alternate at the cost of the owner/operator to the satisfaction of the Responsible Authority.

Multi Unit Residential Development

(23) Prior to the commencement of use / occupation, an acoustic fence must be erected along the western boundary of the site to a minimum height of 1.8 metres above natural ground level (except where visibility splays are required toward the front of the site). The design of the fence must be prepared in consultation with/by a suitably qualified acoustic engineer. The details of the design and acoustic qualities of the fence must be to the satisfaction of the Responsible Authority. The owner of the subject land must pay all costs associated with the construction of the fence, to the satisfaction of the Responsible Authority.

(24) Prior to the occupation of the dwellings hereby permitted all other side, rear and internal fencing must be provided to a minimum height of 1.8m above the natural ground level (except where visibility splays are required toward the front of the site) and be in good condition to the satisfaction of the Responsible Authority. The owner of the subject land must pay all costs associated with the construction / modification of the fence(s), to the satisfaction of the Responsible Authority.

(25) All pipes, fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.

(26) Provision must be made on the land for the storage of waste and recycling bins in a location that is not visible from the street to the satisfaction of the Responsible Authority.

Time Limit – Development

(27) This permit will expire if one of the following circumstances applies:

(a) The development is not started within two years of the date of this permit,
(b) The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires, or:

(a) Within six months afterwards for commencement, or
(b) Within twelve months afterwards for completion.

Notes

(1) ***This is not a Building Permit***. *Please consult a Building Surveyor and ensure that a Building Permit is obtained prior to the commencement of works.*

(2) ***Building Surveyor Note:*** *A siting assessment has already been undertaken and therefore an assessment under Part 5 of the Building Regulations 2018 is not required.*

(3) *Approval must be obtained from Council's Engineering Department (Phone: 9249 4000) for the construction or alteration of any vehicle crossings prior to the commencement of any works on the site.*

(4) *Prior to any works commencing on site, an Asset Protection Permit must be obtained from Council's Engineering Department (Phone: 9249 4000).*

(5) *Mailboxes must be dimensioned, located and orientated to accord with the relevant Australia Post Guidelines as updated from time to time.*

(6) *Prior to the removal of the street tree/s identified on the endorsed plans for removal, approval must be obtained from, and any associated fees and charges must be paid to, Council's Urban Design Department (Phone: 9249 4000).*

(7) *Please refer to Council's website at: https://www.brimbank.vic.gov.au/forms/property-drainage-design-and-onsite-detention-assessment-application-online-form for further information and/or to apply for Property Drainage Design and Onsite Detention Assessment.*

(8) *This permit for the development of the land includes the construction of buildings and works over an easement. It is the responsibility of the owner, through the services of the relevant building surveyor, to determine any necessary consent(s) from all those parties who may have a legal right over the easement and from any other appropriate authority to whom the easement may be vested. The provisions of Regulation 310 of the Building Regulations 2006 states that the consent and report of a service authority is required to construct a building over an easement vested in that service authority. Reference is drawn to the provisions of Section 12(5) of the Subdivision Act 1988. This section states that person(s) entitled to use the easement are not required to repair damage to buildings or works constructed or located within the easement that may be altered or removed for the execution of the works so as to interfere with the exercising of the rights conferred by the easement if reasonable care is taken in gaining access to and using the easement. This planning permit does not provide the consent from Council, service authorities or other persons or bodies for the construction of the building and works over the easement within the property.*

(9) *Should Council impose car parking restrictions in this street, the owners and / or occupiers of the dwellings within this development would not be eligible for a Council parking permit to allow for on-street parking.*

(10) *A copy of this permit and the endorsed plans must be provided to all builders and contractors who are to work on the site so that they are aware of the conditions to which this approval is subject.*

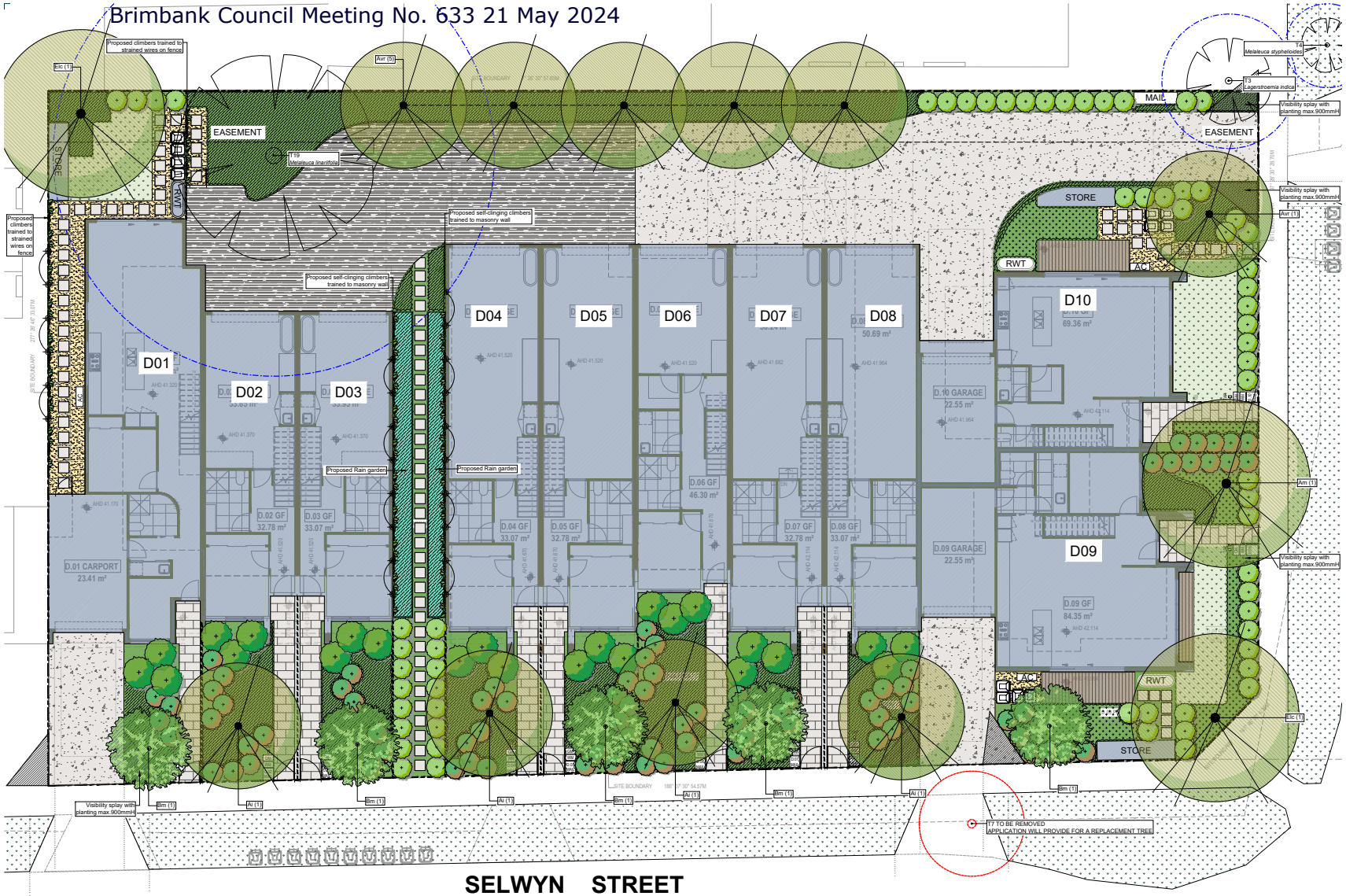
(11) *If there is a change in ownership or any change in detail of the payee for the landscape bond, a 'Transferral of Bond' form can be obtained from Council's City Planning Unit (9249 4000) ensuring the details of new payee of the landscape bond are transferred to the application.*

(12) Please refer to Council's website at: https://www.brimbank.vic.gov.au/building-and-planning/development-contributions-plan to calculate the indicative Development Contribution Plan (DCP) levy and to request a DCP invoice.

(13) Works must cease immediately upon discovery of any Aboriginal cultural material, and Aboriginal Affairs Victoria shall immediately be notified of any such discovery.

(14) Development on the subject land must cease immediately upon the discovery of any suspected human remains. The Police or State Coroners Office must be informed of the discovery without delay. If there are reasonable grounds to suspect that the remains are Aboriginal, the discovery must also be reported to Aboriginal Affairs Victoria

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SPECIFICATION NOTES

Soil Preparation
Crushed rock, concrete spillage and any other material restrictive to plant growth (e.g. large rocks) shall be removed from the site of any planting beds and semi-advanced trees. All trees to be removed shall be stump ground and all rubbish/vegetative spoil is to be removed from site. Existing top soil in planting areas is to be preserved so that it does not receive additional compaction from site machinery and so that no rubble or building supplies are stored in these areas.

No imported top soil is to be used within the root zones of trees to be protected. Any preparation of existing soil for planting within these areas is to be done by hand only. Holes (e.g. as the result of plant removal) and uneven soil levels may be patched using topsoil as specified below.

Any imported topsoil is to be free of weeds, rubble and other materials damaging to plant growth and is to be of a medium texture (sandy loam) with a pH of 6.0-7.0. Top soil is to be laid over a prepared sub-base which has had any materials damaging to plant growth (e.g. rubble and large rocks) removed, spread to the appropriate depth and cultivated into the existing site soil to a minimum depth of 150mm.

Imported top soil is to be lightly and uniformly compacted in 150mm layers to a minimum depth of 100mm on lawn areas and 300mm on excavated planting beds.

Weed Removal
All weeds shall be thoroughly removed. All vegetative material, including roots and rhizomes of non-woody perennials and woody suckering weeds, is to be removed or appropriately controlled using chemical means. The stumps of non-suckering woody perennials are to be stump ground. All vegetative material shall be appropriately disposed of off site in a manner which will not allow their re-establishment elsewhere. Any chemical controls are to be used in accordance with manufacturer's instructions and standard occupational health and safety procedures.

Care must be taken to ensure that all trees to be retained are not damaged during weed removal. This also implies that any herbicides used are suitable for use around the vegetation to be retained.

Planting
Planting shall be carried out using accepted horticultural practices with all plants conforming to the species, size and quantities indicated on the Landscape Plan and Plant Schedule. Plants shall be thoroughly soaked through immersion in water prior to planting and if the planting soil is very dry then the planting hole is also to be filled with water and allowed to drain completely.

All plants shall be appropriately hardened off in the nursery. Use plants with the following characteristics: Large healthy root systems with no evidence of root curl or pot bound restriction or damage, vigorous, well established, free from disease and pests and of good form, consistent with the species or variety.

Planting holes for shrubs and groundcovers are to be of minimum size 75mm larger than the planting pot in all directions. Semi-advanced tree planting holes are to be the same depth as the rootball and 2-3 times its diameter, with the top of the rootball being at grade. A 75mm high berm is to be constructed at edge of root-ball to hold water. All plants are to be thoroughly watered after planting and slow release fertiliser added at the quantities specified by the manufacturer.

Wire Vine Support
The landscape contractor shall supply and install stainless steel wire cable support for *Botanical Name & Botanical Name* on the boundary fences as indicated on the Landscape Plan.

Run the cable horizontally along the length of the paling fence for the required length as indicated on the Landscape Plan. Space the cable evenly at 400mm centres - attach with galvanised or s/s eyelits - tension cable with stainless steel turnbuckles to achieve the required tension.

Lawn - Turf
'TifTuf Hybrid Bermuda' turf (or similar) is to be supplied to lawn areas as shown. Turf is to be supplied by a specialist grower and is not to be allowed to dry out between cutting and laying. Turf should be laid in a stretcher pattern so that joints are staggered and is to be lightly tamped following laying. All lawn areas are to be thoroughly watered following planting and fertilised with an appropriate lawn starter at the quantities recommended by the manufacturer.

Mulch
Mulch is to be supplied to all garden beds and is to be an organic type laid to a minimum depth of 75mm, consisting of fine dark coloured chipped or shredded pine bark or hardwood with not more than 5% fines content by volume (preferably zero fines). The average size of the woodchip must be approximately 10mm x 20mm x 5mm and the maximum length is not to exceed 30mm. Mulch shall be free of damaging matter such as soil, weeds and sticks and is to be stockpiled and thoroughly weathered prior to delivery. Mulch is to be kept back 100mm from the stems of all plants to prevent collar rot.

Granitic Gravel Surface
Granitic gravel is to be installed where shown comprising of a 50mm layer of gravel (Tuscan Toppings or similar) over a base course of 75mm deep gently compacted Fine Crushed Rock. Each layer, including the subgrade is to be appropriately compacted.

Timber Edges
Provide 75 x 25mm treated pine edges to all orders between gravel mulch paths and garden bds using 75x25x300mm long treated pine stakes at 1200mm maximum centres. An additional stake is to be provided at joins in the plinth.

Irrigation
An approved drip irrigation system is to be supplied to all planter boxes & garden beds. An approved pop-up spray system is to be supplied to all lawn areas. It is the responsibility of the contractor to ensure that all irrigation meets manufacturers specifications. The system is to be connected to mains supply and include a rain-shut off device. All dripline is to be buried with approx. 50mm of topsoil cover and shall be anchored at regular intervals to ensure the tubing cannot be dislodged.

Repair/Restoration of damaged Nature-strips
Nature strips are to be restored to current grades with any depressions filled with topsoil to specifications above and lightly compacted in 150mm layers. Areas are then to be re-seeded using an appropriate and matching turf type and the area fenced off to allow the re-establishment of lawn. Re-seeded areas are to be well irrigated and the area supplied with a slow release fertiliser at the quantities recommended by the manufacturer.

Any areas of lawn which have failed to germinate (achieve an evenly green 95% covering of a consistent height) are to be re-seeded within one month of original sowing date.

Plant Establishment Period
There shall be a 13 weeks Plant Establishment Period following the approval of Practical Completion by the responsible authority. During this period the landscape contractor shall make good all defects in his/her scope of works. Maintenance and Establishment means the care and maintenance of the contract area by accepted horticultural practices, as well as rectifying any defects that become apparent in the work under normal use. This shall include, but shall not be limited to watering, fertilising, weeding, pruning, pest and disease control, cultivation, re-staking and replacement of any plants that fail with plants of the same species and size.

PLANT SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	D/E N/E*	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY
TREES						
Al	*Acacia implexa*	Lightwood	EN	8 x 6m	30cm†1.5mH	4
Am	*Acacia melanoxylon*	Blackwood	EN	15 x 8m	30cm†1.5mH	1
Avr	*Allocasuarina verticillata*	Drooping Sheoak	EN	8 x 6m	30cm†1.5mH	6
Eic	*Eucalyptus leucoxylon ssp. connata*	Melbourne Yellow Gum	EN	12 x 8m	30cm†1.5mH	2
					TOTAL	13
SHRUBS						
Aa	*Acacia acinacea*	Gold Dust Wattle	EN	2 x 2m	140mm pot	
Bm	*Banksia marginata*	Silver Banksia	EN	6 x 4m	140mm pot	
Cg	*Correa glabra*	Rock Correa	EN	1.2 x 1.2m	140mm pot	
Go	*Goodenia ovata*	Hop Goodenia	EN	1 x 1.5m	140mm pot	
					TOTAL	
GROUNDCOVERS AND GRASSES						
Bd	*Brachyscome dentata*	Lobe-seed Daisy	EN	0.5 x 0.5m	50mm tube	
Cs	*Chrysocephalum apiculatum*	Common Everlasting	EN	0.5 x 0.8m	140mm pot	
Cc	*Calocephalus citreus*	Lemon Beauty-heads	EN	0.3 x 0.3m	50mm tube	
Dr	*Dianella revoluta*	Black Anther Flax Lily	EN	1 x 1m	50mm tube	
Pl	*Poa labillardieri*	Tussock Grass	EN	0.8 x 0.8m	140mm pot	
Rh	*Rhmelea humilis*	Common Rice-flower	EN	0.2 x 1m	140mm pot	
					TOTAL	
CLIMBERS						
Hv	*Hardenbergia violacea*	False Sarsaparilla/Purple Coral	EN	Climber/Scrambler	140mm pot	
					TOTAL	

*D/E = Deciduous/Evergreen N/E= Native/Exotic

TO LATER DETAIL

LEGEND

- Existing Tree to be Retained / Tree Protection Zone (TPZ) Dashed Blue / Refer to Arborist Report by *John Patrick Landscape Architects May 2018*
- Existing Tree To Be Removed
- Proposed New Trees Refer to Plant Schedule
- Proposed New Groundcovers & Grasses Refer to Plant Schedule
- Proposed New Shrubs Refer to Plant Schedule
- Proposed New Lawn Area Refer to Specification
- Proposed New Climbers Refer to Plant Schedule
- Proposed New Coloured Concrete To Later Detail
- Proposed New Gravel Surface Refer to Specification
- Proposed New Permeable Paving To Later Detail
- Proposed New Decking To Later Detail
- Reinstated/Repaired Naturestrip Refer to Specification
- Proposed New Paving Steppers in Groundcover To Later Detail
- Proposed New Raingarden Refer to Plant Schedule

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Do not scale off drawings

Attachment 12.2.8

NOT FOR CONSTRUCTION

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REVISION		DATE	BY
A	To Council Request	15/12/2023	CY
A	To Council Request	01/03/2024	CY

CLIENT
Alexco Pty Ltd

PROJECT
Proposed Development

52-56 Selwyn Street, Albion

DRAWING
Landscape Plan
for Town Planning

SCALE	1:100 @A1
DATE	OCT 2023
DRAWN	CY
CHECKED	JP
JOB NO	23-326
DWG NO	TP01
CAD FILE	23-326 TP RevB.dwg

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PROJECT SUMMARY

52-56 SELWYN STREET, ALBION

10x DOUBLE STOREY TOWNHOUSES

D.01 AREA SCHEDULE

NAME	AREA
D.01 GF	95.31 m²
D.01 CARPORT	23.41 m²
D.01 FF	51.99 m²
	170.71 m²

D.01 OPEN SPACE SCHEDULE

NAME	AREA
D.01 FPOS	29.86 m²
D.01 POS	62.69 m²
	92.55 m²

D.02 AREA SCHEDULE

NAME	AREA
D.02 GF	32.78 m²
D.02 GARAGE	33.65 m²
D.02 FF	65.77 m²
D.02 BALCONY	11.99 m²
	144.19 m²

D.02 OPEN SPACE SCHEDULE

NAME	AREA
D.02 FPOS	34.21 m²
	34.21 m²

D.03 AREA SCHEDULE

NAME	AREA
D.03 GF	33.07 m²
D.03 GARAGE	33.95 m²
D.03 FF	65.77 m²
D.03 BALCONY	12.23 m²
	145.03 m²

D.03 OPEN SPACE SCHEDULE

NAME	AREA
D.03 FPOS	34.04 m²
	34.04 m²

D.04 AREA SCHEDULE

NAME	AREA
D.04 GF	33.07 m²
D.04 GARAGE	50.69 m²
D.04 FF	62.25 m²
D.04 BALCONY	12.23 m²
	178.24 m²

D.04 OPEN SPACE SCHEDULE

NAME	AREA
D.04 FPOS	31.04 m²
	31.04 m²

D.05 AREA SCHEDULE

NAME	AREA
D.05 GF	32.78 m²
D.05 GARAGE	50.24 m²
D.05 FF	78.19 m²
D.05 BALCONY	12.30 m²
	173.51 m²

D.05 OPEN SPACE SCHEDULE

NAME	AREA
D.05 FPOS	30.29 m²
	30.29 m²

D.06 AREA SCHEDULE

NAME	AREA
D.06 GF	46.30 m²
D.06 GARAGE	27.74 m²
D.06 FF	66.65 m²
D.06 BALCONY	11.93 m²
	152.62 m²

D.06 OPEN SPACE SCHEDULE

NAME	AREA
D.06 FPOS	38.44 m²
	38.44 m²

D.07 AREA SCHEDULE

NAME	AREA
D.07 GF	32.78 m²
D.07 GARAGE	50.24 m²
D.07 FF	78.19 m²
D.07 BALCONY	12.33 m²
	173.54 m²

D.07 OPEN SPACE SCHEDULE

NAME	AREA
D.07 FPOS	29.36 m²
	29.36 m²

D.08 AREA SCHEDULE

NAME	AREA
D.08 GF	33.07 m²
D.08 GARAGE	50.69 m²
D.08 FF	77.67 m²
D.08 BALCONY	12.23 m²
	173.67 m²

D.08 OPEN SPACE SCHEDULE

NAME	AREA
D.08 FPOS	29.15 m²
	29.15 m²

D.09 AREA SCHEDULE

NAME	AREA
D.09 GARAGE	Not Placed
D.09 GF	84.35 m²
D.09 GARAGE	22.55 m²
D.09 FF	70.07 m²
	176.97 m²

D.09 OPEN SPACE SCHEDULE

NAME	AREA
D.09 FPOS	58.04 m²
D.09 POS	35.34 m²
	93.38 m²

D.10 AREA SCHEDULE

NAME	AREA
D.10 GF	69.36 m²
D.10 GARAGE	22.55 m²
D.10 FF	72.94 m²
	164.85 m²

D.10 OPEN SPACE SCHEDULE

NAME	AREA
D.10 FPOS	56.16 m²
D.10 POS	31.48 m²
	87.65 m²

COMMUNAL OPEN SPACE SCHEDULE

NAME	AREA
COMMUNAL	61.11 m²
	61.11 m²

SHEET LIST

SHEET NO.	SHEET NAME	REV.	CURRENT REV.	REV. DESCRIPTION
TP.00	PROJECT SUMMARY	C	08.04.2024	Issue in Response to Garden Area concerns
TP.100	SITE ANALYSIS	B	6.12.2023	Issue in Response Council RFI dated 9.11.2023
TP.101	DESIGN RESPONSE	B	6.12.2023	Issue in Response Council RFI dated 9.11.2023
TP.200	GROUND FLOOR PLAN	C	08.04.2024	Issue in Response to Garden Area concerns
TP.201	FIRST FLOOR PLAN	C	08.04.2024	Issue in Response to Garden Area concerns
TP.202	ROOF PLAN	C	08.04.2024	Issue in Response to Garden Area concerns
TP.300	ELEVATIONS	B	6.12.2023	Issue in Response Council RFI dated 9.11.2023
TP.301	ELEVATIONS	B	6.12.2023	Issue in Response Council RFI dated 9.11.2023
TP.302	ELEVATIONS	B	6.12.2023	Issue in Response Council RFI dated 9.11.2023
TP.303	ELEVATIONS	B	6.12.2023	Issue in Response Council RFI dated 9.11.2023
TP.304	FINISHES SCHEDULE	B	6.12.2023	Issue in Response Council RFI dated 9.11.2023
TP.400	CATCHMENT PLAN	C	08.04.2024	Issue in Response to Garden Area concerns
TP.500	GARDEN AREA PLAN	C	08.04.2024	Issue in Response to Garden Area concerns
TP.600	SHADOWS	B	6.12.2023	Issue in Response Council RFI dated 9.11.2023
TP.601	SHADOWS	B	6.12.2023	Issue in Response Council RFI dated 9.11.2023
TP.700	SECTIONS	B	6.12.2023	Issue in Response Council RFI dated 9.11.2023
TP.800	DESIGN INTENT	B	6.12.2023	Issue in Response Council RFI dated 9.11.2023
TP.801	DESIGN INTENT	B	6.12.2023	Issue in Response Council RFI dated 9.11.2023
TP.802	DESIGN INTENT	B	6.12.2023	Issue in Response Council RFI dated 9.11.2023
TP.803	DESIGN INTENT	B	6.12.2023	Issue in Response Council RFI dated 9.11.2023

DEVELOPMENT SUMMARY

NAME	AREA
AREA	1862.24 m²

PERMEABLE AREA

NAME	AREA	(%) OF SITE
AREA	652.57 m²	34

SITE COVERAGE

NAME	AREA	(%) OF SITE
AREA	860.30 m²	47

GARDEN AREA

NAME	AREA	% OF SITE
AREA	652.48 m²	35



info@m3group.au
Unit 2, 1 Bik Lane, Fitzroy North 3068

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Attachment 4.2.9

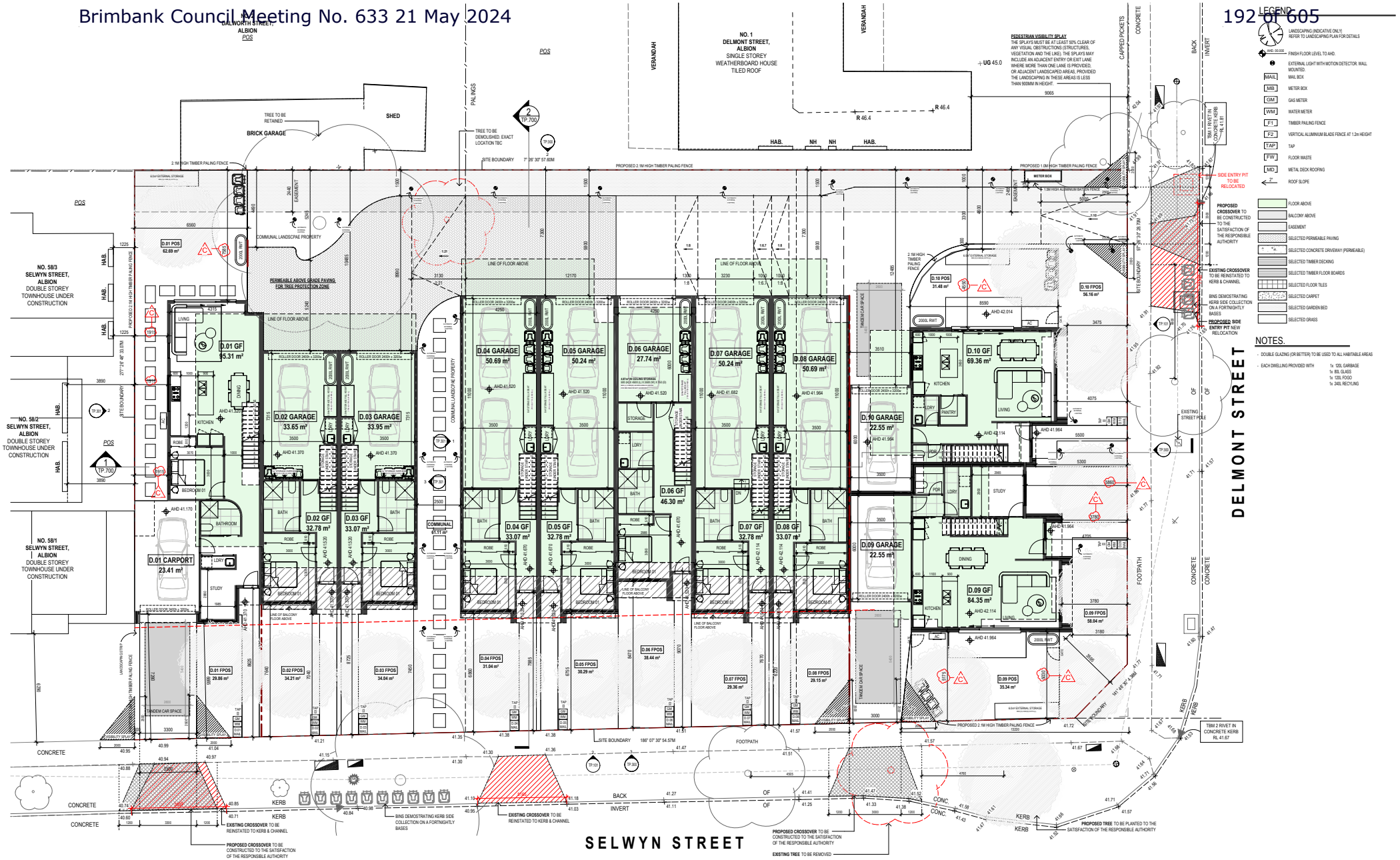
Project Address	52-56 SELWYN STREET, ALBION
Drawing Title	PROJECT SUMMARY
Drawing Issue	Town Planning
Client	KEYWAY
Project Number	231824
Drawing Number	TP.00
Issue Date	APR 2024
Revision Issue	C
Drawn by	DE
Checked by	GM
Scale	A3 / A1 /

Rev	Description	Date
-	Issue for Pre-Application Meeting	5.06.2023
A	Issue for Lodgment	19.09.2023
B	Issue in Response Council RFI dated 9.11.2023	6.12.2023
C	Issue in Response to Garden Area concerns	08.04.2024

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Attachment 12.2.

Project Address	52-56 SELWYN STREET, ALBION
Drawing Title	GROUND FLOOR PLAN
Drawing Issue	Town Planning
Client	KEYWAY
North Point	

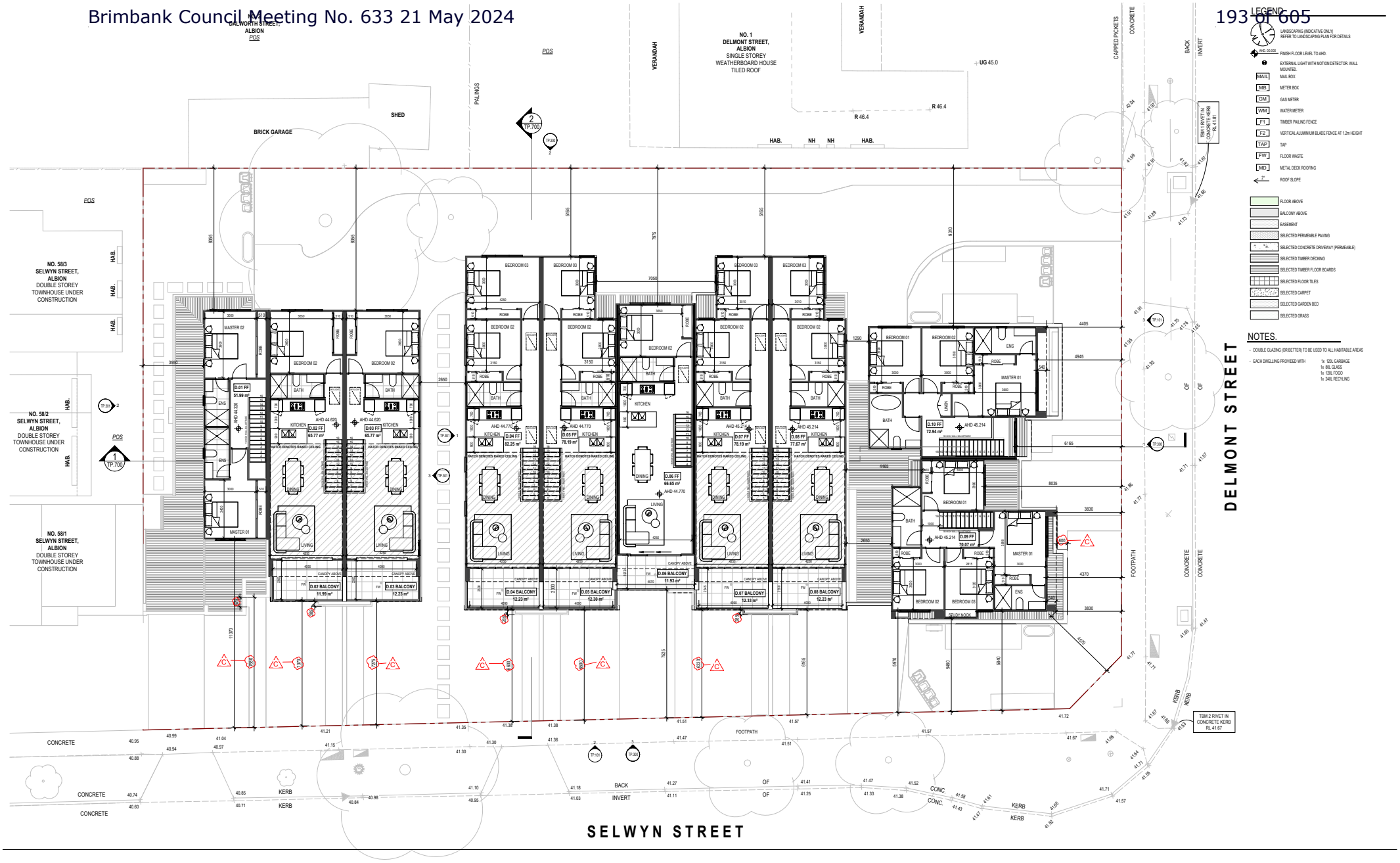
Project Number	231824
Drawing Number	TP.200
Issue Date	APR 2024
Revision Issue	C
Drawn by	GM/DE
Checked by	GM
Scale	A3 / A1 / 1 : 100

Rev	Description	Date
-	Issue for Pre-Application Meeting	5.06.2023
A	Issue for Lodgment	19.09.2023
B	Issue in Response Council RFI dated 9.11.2023	6.12.2023
C	Issue in Response to Garden Area concerns	08.04.2024

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LEGEND

- LANDSCAPING (INDICATIVE ONLY) REFER TO LANDSCAPING PLAN FOR DETAILS
- AHD. 00.000 — FINISH FLOOR LEVEL TO AHD.
- EXTERNAL LIGHT WITH MOTION DETECTOR. WALL MOUNTED.
- MAIL — MAIL BOX
- MB — METER BOX
- GM — GAS METER
- WM — WATER METER
- F1 — TIMBER PAILING FENCE
- F2 — VERTICAL ALUMINIUM BLADE FENCE AT 1.2m HEIGHT
- TAP — TAP
- FW — FLOOR WASTE
- MD — METAL DECK ROOFING
- 2° — ROOF SLOPE
- FLOOR ABOVE
- BALCONY ABOVE
- EASEMENT
- SELECTED PERMEABLE PAVING
- SELECTED CONCRETE DRIVEWAY (PERMEABLE)
- SELECTED TIMBER DECKING
- SELECTED TIMBER FLOOR BOARDS
- SELECTED FLOOR TILES
- SELECTED CARPET
- SELECTED GARDEN BED
- SELECTED GRASS

NOTES.

- DOUBLE GLAZING (OR BETTER) TO BE USED TO ALL HABITABLE AREAS
- EACH DWELLING PROVIDED WITH
  - 1x 120L GARBAGE
  - 1x 80L GLASS
  - 1x 120L FOGO
  - 1x 240L RECYLING

info@m3group.au
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Attachment 12.2.

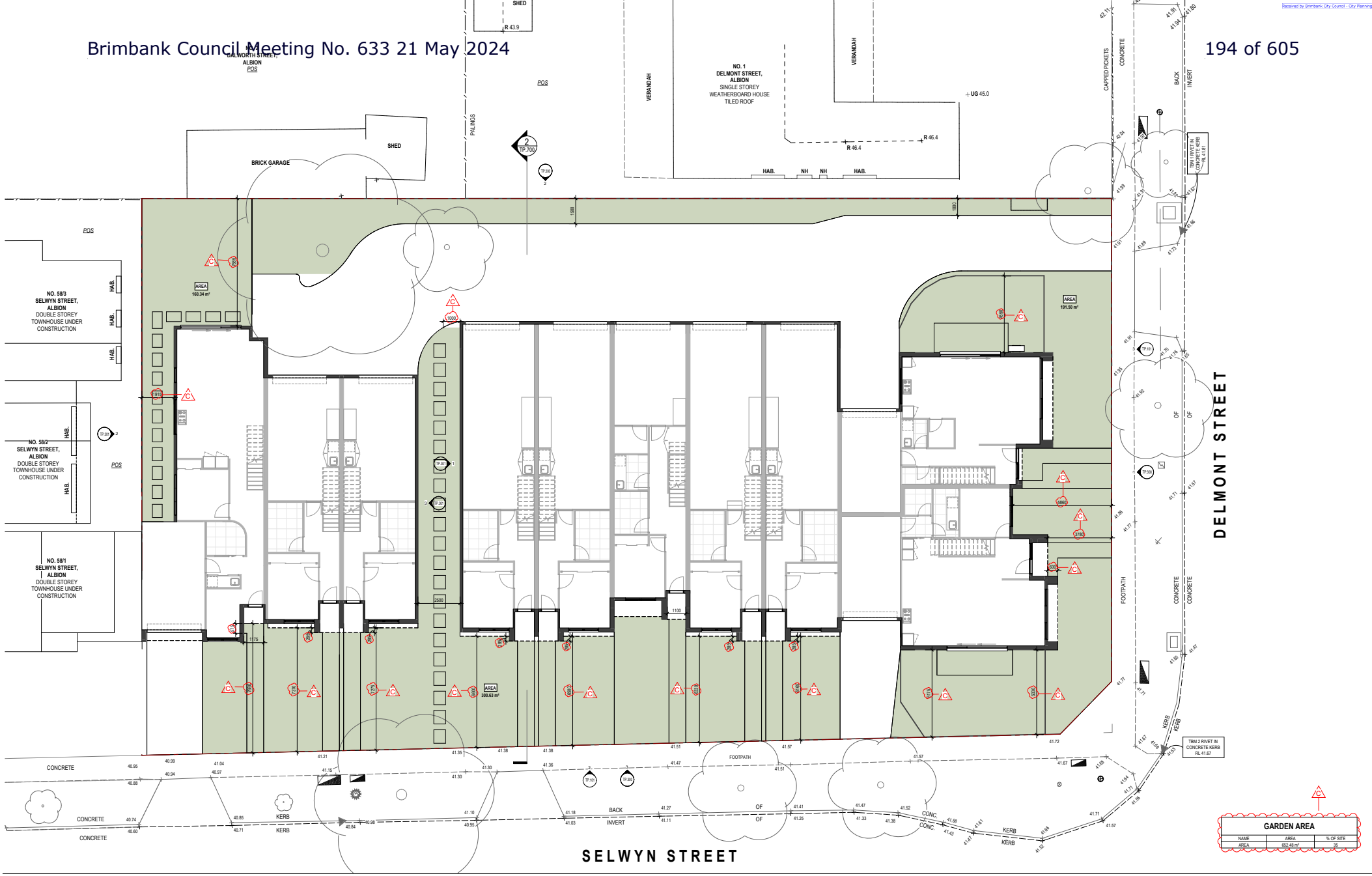
Project Address	52-56 SELWYN STREET, ALBION
Drawing Title	FIRST FLOOR PLAN
Drawing Issue	Town Planning
Client	KEYWAY
North Point	
Project Number	231824
Drawing Number	TP.201
Issue Date	APR 2024
Revision Issue	C
Drawn by	GM/DE
Checked by	DE
Scale	A3 / A1 / 1 : 100

Rev	Description	Date
-	Issue for Pre-Application Meeting	5.06.2023
A	Issue for Lodgment	19.09.2023
B	Issue in Response Council RFI dated 9.11.2023	6.12.2023
C	Issue in Response to Garden Area concerns	08.04.2024

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GARDEN AREA

NAME	AREA	% OF SITE
AREA	652.48 m²	35

info@m3group.au
Unit 2, 1 Bik Lane, Fitzroy North 3068

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Project Address	52-56 SELWYN STREET, ALBION	Project Number	231824
Drawing Title	GARDEN AREA PLAN	Drawing Number	TP.500
Drawing Issue	Town Planning	Issue Date	APR 2024
Client	KEYWAY	Revision Issue	C
		Drawn by	DE
		Checked by	GM
North Point		Scale	A3 / A1 / 1 : 100

Rev	Description	Date
-	Issue for Pre-Application Meeting	5.06.2023
A	Issue for Lodgment	19.09.2023
B	Issue in Response Council RFI dated 9.11.2023	6.12.2023
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12.3	**Quarter 3 Budget Report (Jan/Feb/Mar) 2024**
Directorate	Corporate Services
Director	Mark Stoermer
Manager	Sisira Gunasekara
Attachment(s)	1. CR Quarterly Budget Report 31 March 2024 [**12.3.1** - 24 pages]

Purpose

For Council to note the Quarterly Budget Report and accompanying statements for the period ended 31 March 2024.

Officer Recommendation

That Council:

a. Notes the Quarterly Budget Report and accompanying statements for the period ending 31 March 2024, at Attachment 1 to this report.

b. Amend the 2024/25 Quarter 2 Budget Report to note that a revised budget pursuant to section 97(3) of the Local Government Act 2020 is not required.

Background

The Quarterly Budget Report is a requirement under the *Local Government Act 2020* (*the Act*).

Matters for Consideration

For Council to note the Quarterly Budget Report and accompanying statements for the period ended 31 March 2024, as per **Attachment 1** to this report.

Analysis

Operating Performance

The Annual Budget for the 2023/24 financial year has an operating surplus of $8.03 million.

The year to date (YTD) operating surplus of $55.79 million is $5.26 million or 10.41% favourable to the YTD Budget of $50.53 million.

Current full year forecast estimates an operating deficit of ($5.28 million), being $13.31 million or 165.69% unfavourable to the Annual Budget, driven in part by $14.17 million reduction in Victorian Grants Commission received and recognised in 2022/2023 financial year whilst budgeted to be received in 2023-2024, as this amount was paid to Brimbank early June 2023. Our cash position is not affected negatively, but we have downgraded our Income forecast by this amount in the current year. Depreciation $7.13 million unfavourable to budget due to additional depreciation recognised from the increase in value of infrastructure assets resulted from the revaluations. Other major factors offsetting the unfavourable variance include $2.36 million increase in Capital Grants mainly due to carried forward grants from last financial year, $4.91 million increase in

Cash Contributions mainly due to unbudgeted Open Space Contribution of $3.75m received from subdivision of Aldi land and $1.00 million from Australian Renewable Energy Agency and User Fees up by $3.20 million due to increased membership uptake in Brimbank Aquatic and Wellness Centre.

Capital Performance

The 2023/24 Annual Budget is $72.40 million, comprising of $55.85 million of Capital Works projects and $16.55 million carried forward from the 2022/23 financial year.

YTD Capital Works actual expenditure is $27.16 million against a budget of $29.32 million. This is a variance of $2.17 million, driven mainly by $4.62 million underspend in Road Works, offset by unfavourable Sports Facilities ($1.43 million) and Other (1.33 million) made up of Plant & Machinery, Passenger & Commercial Vehicles.

The full year capital expenditure forecast estimates expenditure of $58.89 million being $13.51 million lower than budget. YTD external funding is $4.82 million comprising recurrent and non-recurrent grants and Contributions. Total full year external funding Forecast is $5.59 million.

Cash Position

The Annual Budget has a cash balance of $69.85 million at the end of the financial year.

The YTD cash balance is $90.67 million comprising an opening balance of $93.71 million at 1 July 2023 and year-to-date net outflows of ($3.04 million).

The forecast year end cash balance is $76.48 million which is $6.62 million higher than the budgeted closing cash at bank of $69.85 million. Section 2 of attached report provides a detailed analysis on the variances to budget.

Key Financial Ratios

Details of key financial ratios are:

Indicator	Measure	Budget 2023/24	Forecast	Forecast Risk
Adjusted underlying result	Underlying net surplus (or deficit) / Adjusted Underlying Revenue	3%	-2%	Medium
Self-Financing	Net Operating cash flows / Adjusted underlying revenue	22%	21%	Low
Capital Replacement	Capital expenditure / Depreciation	1.49	1.06	Medium
Asset Renewal	Asset renewal & Upgrade expenditure / Depreciation	0.78	0.63	Medium

Working Capital	Current assets / Current liabilities	1.47	4.19	Low
Indebtedness	Non-current liabilities / Own source revenue	34%	41%	Medium

Adjusted Underlying Result

This measures an entity's ability to generate surplus in its ordinary course of business, excluding non-recurrent capital grants, non-monetary asset contributions and other contributions to fund capital expenditure from its net result. A surplus or increasing surplus suggests an improvement in the operating position. The forecast result of -2% indicates a Medium risk.

Self-Financing

This indicator measures the ability to replace assets using cash generated by the entity's operations. The forecast result of 21% indicates a Low risk.

Capital Replacement

This is a long-term indicator. The forecast result of 1.06 indicates a Medium risk and that spending is faster than the depreciation rate. This result should be read with caution as it is important to note that only 59% of the overall Forecasted capital budget was identified as renewal and upgrade expenditure.

Asset Renewal

The forecast result of 0.63 indicates a Medium risk and is constant with only 59% of the overall Forecasted capital budget identified as renewal and upgrade. This would suggest that there is moderate spending on the renewal and upgrade of existing assets.

Working Capital

The actual result of 4.19 indicates a Low risk to Council. This is due to a change in accounting treatment of rates income. The full amount of rates income is now recognised when we issue the Annual Notice, instead of progressively recognising income over the year which has significantly increased the rates debtors in current assets at the start of the year. It is anticipated that the ratio will be in line with the budget at year end with the payment of rates.

Indebtedness

The actual result of 41% indicates Medium risk and that Council has the ability to repay debt from its own revenue sources. This is mostly driven by the recognition of Lease Liability as per AASB 16.

Community Engagement

The Annual Budget 2023/2024 was adopted by Council at the Council Meeting on 20 June 2023, following a community consultation process.

Resource And Risk Implications

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

Financial: significant financial impacts

• Yes - Council must ensure that it has implemented the principles of sound financial management including prudently managing financial risks faced by Council, pursuing spending and rating policies consistent with a reasonable degree of stability, ensuring decisions are made and actions taken having regard for the financial effects on future generations, and ensuring full, accurate and timely disclosure of financial information relating Council. This report addresses the risks associated with demonstrating Council's commitment to the principles of sound financial management by reviewing Council's financial position to the adopted budget, projecting a year end position to ensure overall financial strength of Council and outlining to the community that Council is managing its finances in a sustainable and responsible manner.

Regulatory: legal, legislative or regulatory implications including the rights/obligations of stakeholders
• Yes - The Quarterly Budget Report is a requirement under the *Local Government Act 2020*

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
• Engaged and Responsive - Community insights are valued to enhance connection and engagement with Council
• High Performing and Accountable - Our workforce strive to enhance services and liveability for the Brimbank community.

This report complies with *Local Government Act 2020*, Australian Accounting Standards and Annual Budget 2023/2024.

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

Brimbank City Council Quarterly Budget Report March 2024

The Quarterly Budget Report for March 2024 has been prepared in accordance with Australian Accounting Standards.

This report is designed to identify major variances against the March 2024 year to date budget.

The year to date and Annual Budget referred to in this report reflects the budget approved by Council on 20 June 2023 which includes the carry forward funding for 2022/23 projects and capital works forward commitments.

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Balance Sheet 8

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Capital Works Report 12

SECTION 3: ENVIRONMENTAL UPGRADE AGREEMENT QUARTERLY REPORT 23

SECTION 1: EXECUTIVE SUMMARY

Key Financial Highlights and Overview for the Period Ended 31 March 2024

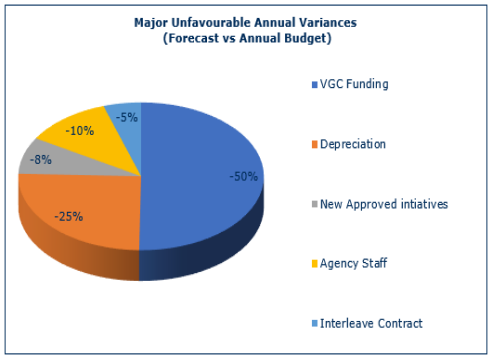
Key Financial Record	Actual YTD $'000	Budget YTD $'000	Variance YTD $'000	Status YTD	Annual Budget $'000	Forecast $'000	Variance $'000	Status FY
Income	235,468	231,235	4,232	↑	251,974	250,955	(1,019)	→
Expenditure	179,677	180,705	1,028	↑	243,940	256,233	(12,293)	→
Operating Surplus/ (Deficit)	55,791	50,531	5,261	↑	8,034	(5,278)	(13,312)	↓
Capital Works Income	4,815	0	4,815	↑	1,181	5,592	4,411	↑
Capital Works Expenditure	27,157	29,323	2,166	↑	72,399	58,892	13,507	↑

Status Legend	
Above YTD budgeted revenue or under YTD budget expenditure	↑
Below YTD budgeted revenue or over YTD budgeted expenditure <10%	→
Below YTD budgeted revenue or over YTD budgeted expenditure >10%	↓

Operating Performance
The Annual Budget for the 2023/24 financial year has an operating surplus of $8.03 million.

The year to date (YTD) operating surplus of $55.79 million is $5.26 million or 10.41% favourable to the YTD Budget of $50.53 million.

Current **full year forecast** estimates an operating deficit of ($5.28 million), being $13.31 million or 165.69% unfavourable to the Annual Budget.



2023-24 - Annual Variance (Forecast vs Annual Budget)	$'000
	(13,312)
Unfavourable Variances	
Income:	
VGC Funding	(14,170)
Expenses	
Depreciation	(7,133)
New Approved intiatives	(2,059)
Agency Staff	(3,226)
Interleave Contract	(1,825)
Favourable Variances	
User Fees	3,202
Contributions	4,915
Capital Grants	2,362
Other Income	2,031
Employee Expenses	1,780
Other	811

The unfavourable variance is mostly driven by the net of:

- Total Income ($1.02 million) unfavourable to full year budget, made up of:
  - ($13.09 million) of lower than budgeted Grants Operating mainly due to a reduction of $14.17 million in Victorian Grants Commission received and recognised in June 2023 whilst budgeted to be received in 2023-2024. This was offset by an increase of $1.27 million carried forward operating grants from financial year 2022-23;
  - $2.36 million increase in Capital Grants mainly due to carried forward grants from last financial year 2022-23;
  - $4.91 million increase in Cash Contributions mainly due to unbudgeted Open Space Contribution of $3.75m received from subdivision of Aldi land, unbudgeted project contributions of $1.00 million from Australian Renewable Energy Agency (Milestone 2 Funding for Construction of Brimbank Aquatic and Wellness Centre $748k base funding and Contingency $352k), $345k Dept. of Industry - Community Batteries for Household Solar and carried forward grants of $157k from financial year 2022-23;
  - $3.20 million increase in User Fees mainly due to increased membership uptake in Brimbank Aquatic and Wellness Centre of $2.83 million; and
  - $2.03 million increase in Other income mostly from Western Rail Plan & Sunshine $605k (funding from Victorian Government for level crossings), increase in income from interest in investments $750k and interest from bank $300k due to higher than anticipated interest forecasted for the rest of the 2023/24 financial year.
- Total Expenses ($12.29 million) unfavourable to full year budget is made up of:
  - ($6.6 million) in Materials and Services higher than budget due to a combination of unbudgeted:
    - Agency expense ($3.22 million);
    - Additional external contract fees of ($1.24 million) mainly due to budget Initiatives brought forward into the 2023-24 Year;
    - Interleave contract expenses ($1.8 million) in CIO; and
    - Additional repairs and maintenance expenses ($0.6 million).

    The above unfavourable variances are offset by the savings in Software Licences $1.05 million.
  - ($7.13 million) in Depreciation unfavourable to budget due to additional depreciation recognised from the increase in value of infrastructure assets resulted from the revaluations.
  - $1.78 million in Employee expenses favourable to budget mainly due to staff vacancies across the organisation. The salary saving is offset by the Interleave contract and Agency expense.

Capital Performance
The 2023/24 Annual Budget is $72.40 million, comprising of $55.85 million of Capital Works projects and $16.55 million carried forward from the 2022/23 financial year.

YTD Capital Works actual expenditure is $27.16 million against a budget of $29.32 million, variance of $2.17 million, driven mainly by $4.62 million underspend in Road Works, offset by unfavourable Sports Facilities ($1.43 million) and Other (1.33 million) made up of Plant & Machinery, Passenger & Commercial Vehicles.

The YTD external funding is $4.82 million comprising recurrent and non-recurrent grants and contributions. This is driven by carried forward capital grants from 2022/23 financial year of $2.39 million and unbudgeted $1.00 million from Australian Renewable Energy Agency (Milestone 2 Funding for Construction of Brimbank Aquatic and Wellness Centre). Total full year external funding is forecasted at $5.59 million.

The full year capital expenditure forecast estimates expenditure of $58.89 million being $13.51 million lower than budget.

Cash Position

The YTD cash balance is $90.67 million comprising an opening balance of $93.71 million at 1 July 2023 and year-to-date net outflows of ($3.04 million).

The forecast closing cash at bank for the year ending 30 June 2024 is $76.48 million which is $6.62 million higher than the budgeted closing cash at bank of $69.85 million. This is due to the following:

- Lower than budgeted opening cash balance at 1st July 2023 ($2.96 million) which included early receipt of Vic Grants Commission ($14.17 million) but offset by lower than actuals to forecasted of Rates, Statutory Fees and Capital Grants in the previous year.
- Lower than budgeted net cash inflows from operating activities in:
    - Grants – Operating ($14.54 million)
    - Materials and Services ($6.33 million)

  The above unfavourable variances is offset by favourable variances in:
    - Other Receipts $6.46 million
    - Contributions monetary $4.45 million
    - User Fees $3.20 million mostly due to increase in revenue from BAWC
    - Employee Expenses $1.78 million.
- Lower than budgeted outflow of cash of $13.51 million expected for Capital Works program. Refer to Capital Works section below for explanation.

SECTION 2: FINANCIAL REPORTS

Income Statement

Comprehensive Income Statement for the Period Ended 31 March 2024

	Actual YTD $'000	Budget YTD $'000	Variance YTD $'000	Status YTD	Annual Budget $'000	Forecast $'000	Annual Variance $'000	Status FY
Income								
Rates and charges	181,083	180,896	187	↑	180,957	181,083	126	↑
Statutory fees and fines	6,795	6,775	20	↑	9,153	8,804	(349)	→
User fees	15,232	12,566	2,666	↑	16,845	20,047	3,202	↑
Grants - Operating - recurrent	9,909	19,605	(9,696)	↓	24,984	10,731	(14,253)	↓
Grants - Operating - non-recurrent	1,649	623	1,027	↑	713	1,874	1,160	↑
Grants - Capital - Recurrent	175	0	175	→	1,181	952	(229)	↓
Grants - Capital - Non-Recurrent	2,591	0	2,591	→	0	2,591	2,591	↑
Contributions - cash	8,790	3,352	5,437	↑	4,434	9,349	4,915	↑
Other income	9,002	7,034	1,968	↑	9,894	11,925	2,031	↑
Subdivisional contribution	0	0	0	→	3,300	3,300	0	→
Net gain/(loss) on disposal of property, infrastructure, plant and equipment	241	385	(144)	↓	513	299	(214)	↓
Total Income	**235,468**	**231,235**	**4,232**	↑	**251,974**	**250,955**	**(1,019)**	→
Expenses								
Employee expenses	76,230	78,915	2,685	↑	107,690	105,911	1,780	↑
Materials and services	55,840	59,205	3,365	↑	78,160	84,759	(6,599)	→
Bad and doubtful debts	63	150	87	↑	1,100	1,100	0	→
Depreciation	41,570	36,382	(5,188)	↓	48,529	55,662	(7,133)	↓
Other expenses	2,578	2,730	152	↑	4,029	4,216	(187)	→
Amortisation - right of use assets	1,391	1,331	(60)	→	1,775	1,910	(134)	→
Borrowing costs	1,791	1,787	(4)	→	2,383	2,383	0	→
Finance costs - leases	212	205	(7)	→	273	293	(19)	→
Total Expenses	**179,677**	**180,705**	**1,028**	↑	**243,940**	**256,233**	**(12,293)**	→
Surplus/(deficit) for the period	**55,791**	**50,531**	**5,261**	↑	**8,034**	**(5,278)**	**(13,312)**	↓

Status Legend	
Above YTD budgeted revenue or under YTD budget expenditure	↑
Below YTD budgeted revenue or over YTD budgeted expenditure <10%	→
Below YTD budgeted revenue or over YTD budgeted expenditure >10%	↓

The year to date (YTD) March operating surplus is $5.26 million which is 10.41% favourable to the YTD Budget.

The full year forecast is expected to be ($5.28) million deficit which is ($13.31 million) unfavourable to the Annual budget. This is driven by:

Account Summary	YTD Budget	Forecast
User Fees	YTD User Fees are favourable to YTD budget by $2.67 million or 21.22% mostly due to: • Higher income from BAWC by $2.23 million favourable to budget as revenue from Gymnasium, Aquatics and Swim School outperformed the financial modelling which was undertaken during budgeting.	The full year forecast for User Fees is expected to be $3.20 million favourable to budget mostly in BAWC, $2.83 million income from Gymnasium, Aquatics and Swim School favourable to the financial modelling undertaken during budgeting.
Operating Grants (Recurrent & Non-Recurrent)	YTD Operating Grants are unfavourable to budget by ($8.67 million) or 42.86% mostly due to a net of: • Recurrent Operating Grants ($9.69 million) unfavourable to budget relating to Victorian Grants Commission which was received and recognised in 2022/23, earlier than anticipated; • Increase of $1.27 million from prior year grants being carried over into the current financial year. Some of the key drivers of this include: ○ HACC Domestic Assistance (Coord & Home Care) $370k ○ Maternal & Child Health (Sleep & Settling) $238k ○ Western Alliance Greenhouse Action $142k ○ Service Support & Co-ordination $111k ○ Local Planning & Change Management Grant $82k ○ Biodiversity Planning (Bridge & Marine S173 Agreement - site 103 Reid St, Ardeer) $80k ○ Free from Violence Local Government Program $70k ○ CASI Community Connector Program $60k ○ Arts & Cultural Development (Sidney Myer Fund grant for Bowery) $52k ○ Digital Literacy for Seniors Program $45k • School Crossing Subsidy $177k received earlier than anticipated.	The full year forecast for Operating Grants is expected to be unfavourable to budget by ($13.09 million). This is mainly due to a net of: • ($14.17 million) reduction in income from Victorian Grants Commission funding for the 2023/2024 financial year, as this amount was paid to Brimbank early in June 2023, and was recognised in the 2022/23 financial year. • ($721k) reduction in grants due to: ○ $350k in Community Care ($200k predicted to be carried forward into 2024-25, and $150k to be recouped in this financial year) ○ $200k in Sleep & Settling to be carried forward for recoupment. ○ $171k funding in Meals to be carried forward into 2023-24 • $1.27 million increase due to unbudgeted grants brought forward from financial year 2022/23. • $150k unbudgeted Respite for Carers grant

Account Summary	YTD Budget	Forecast
Capital Grants Recurrent & Non-Recurrent	YTD Capital grants were favourable to budget by $2.76 million or 100% mainly due to a combination of unbudgeted grants received and prior year grants being carried over into the current year, including: • Brought forward grants of $2.39 million mostly for Female SF Upgrade-Selwyn Park Res $612k, Road Rehabilitation - Derrimut St $408k, Sunshine Transport Precinct Activity $276k, Sports Pavilions Kitchen Upgrade $267k and Road Rehabilitation Hutchinson St (Commonwealth Roads Grant Recovery) $175k • Local Roads & Community Infrastructure Fund $453k (Grenvillea Road and Woodland Drive) received earlier than anticipated. • Sydenham Park Stage 1 unbudgeted $75k - Construction Completion Final Instalment - Department of Energy, Environment and Climate Action	The full year forecast is expected to be over budget by $2.36 million predominately due to: • Increase in grants due to prior year grants carried over from 2022/23 financial year of $2.39 million.
Contributions - cash	YTD Contributions - Cash $5.44 million or 162.21% favourable against year to date budget mainly due to: • Unbudgeted Developer Contributions Public Open Space $3.23 million ($3.75 million subdivision income of Aldi Distribution Centre land in Derrimut where the Council received $2.5% of land valuation price of $150 million. This is offset by lower than budgeted $200k in Developer Contribution Plan – Brimbank) • Unbudgeted $1.00 million from Australian Renewable Energy Agency (Milestone 2 Funding for Construction of Brimbank Aquatic and Wellness Centre - $680k base funding and Contingency $320k) • Unbudgeted $345k Dept. of Industry - Community Batteries for Household Solar • Brought forward contributions of $461k from the financial year 2022-23 (Water Sensitive Urban Design Asset - Milestone 1 - Stormwater Harvesting Partnering Fund $157k and WAGA contributions $145k).	The full year end forecast shows a favourable position by $4.92 million predominantly due to: • Unbudgeted Open Space Contribution of $3.75 million received from subdivision of Aldi land • Unbudgeted cash contributions position $1.00 million Australian Renewable Energy Agency (Milestone 2 Funding for Construction of Brimbank Aquatic and Wellness Centre $748k base funding and Contingency $352k) • Unbudgeted $345k Dept. of Industry - Community Batteries for Household Solar • Brought forward $461k from 2022/23 financial year.
Other income	YTD Other income ended $1.97 million or 27.98% favourable to budget due to: • Rental/Lease $1.01 million (Western Rail Plan & Sunshine - $605k unbudgeted income from Victorian Government level crossings for the Fitzgerald RD Council owned-land and timing of the BAWC rental income $305k) • Higher interest from investments of $700k • Unbudgeted Work-cover recovery $432k • Higher interest from bank $216k • Rebates received $109k • The favourable variances above are offset by lower than anticipated Interest on Rates by $411k to budget as more ratepayers on payment plans which reduces interest.	The full year forecast is expected to be $2.03 million favourable mostly due to: • Western Rail Plan & Sunshine $605k (unbudgeted) • Increase in income from interest in investments $750k (sustained higher interest rates) • Workcover Recovery $452k • Higher interest from bank $300k • The favourable variances above are offset by lower than anticipated Interest on Rates by $400k.
Employee Expenses	YTD Employee expenses were favourable to budget by $2.69 million or 3.40% mainly due to delays in filling vacant positions across the Council. The favourable variance in employee expenses is off set by unfavourable variance in Agency Costs of ($2.27 million). • Significant underspend in employee expenses were in the following areas: ○ Chief Information Office $1.15 million mostly in IT support. Savings are utilised towards unbudgeted Interleave contract ○ Maternal and Child Health $634k (approx. 4 FTE) mostly in Maternal & Child Health Universal ○ Communication Engagement & Change $515k ○ Parks & Parks Realm $452k ○ City Compliance Group $437k ○ Parks Services $450k • Workcover shortfall yet to be processed in payroll. This is as a result of the of the workcover premium. • The above favourable variance is partially offset by WorkCover Lost Time Payments ($245k) in various Business Units.	The full year forecast is expected to be $1.78 million favourable to budget driven by: • Underspend in employees by $3.55 million across the Council, offset by • Increase in WorkCover premium by ($1.77 million). The underspend in employee expenses is offset by: • Unbudgeted Interleave contract ($1.40 million) • Partially offset the overspend in Agency Staff ($3.26 million).
Materials and services	YTD Materials and Services expenditure was underspend to budget by $3.37 million or 5.68% across the Council mainly due to delays in providing services than projected. Key drivers were: • Tip Fees of $1.33 million mainly within the Refuse area due to timing of payment. • External Standard Contract Payment / Fees $1.01 million mostly in the Parks area Design – Tree Planting due to timing of tree planting which will occur in next quarter. • Administration/Program Expenses $747k mainly in Community Wellbeing $396k and People, Partnerships & Performance $238k. Underspend of $396k expenses in Community Wellbeing division is as result of: ○ Community Care and Service support $89k for expenses anticipated in the next quarter from Aged care reform consultants, seniors expo and carers space fit out. ○ Keilor Public Golf Course $70k which is utilised towards golf merchandise expenses. ○ Strengthening Communities $41k - National Volunteer Week training and event expenses in May 2024 and events such as Midsumma, Pride March etc. ○ Connected Communities $38k mainly due to pending invoices from Cooinda consultancy and majority of the expenses expected in the next half of the year – in the planning phase (Traditional Custodian meetings and engagement, Cultural Advisor, BATSICC meetings).	The full year end Forecast is expected to be ($6.60 million) unfavourable to budget driven by: • Increase in Agency Staff by ($3.23 million) mostly in IT support $1.12 million, Building Services Group $550k, Parks Services $258k, Service Access Support $175k, City Compliance $238k, Communication Engagement $178k, Refuse $118k and various others. • External Standard Contract Payment ($1.02 million) – mostly due to unbudgeted Interleave twelve months contract of ($1.83 million) in CIO. The unbudgeted expenses in CIO is being funded by savings of $1.19 million from Employee Expenses and Minor Asset Purchases of $0.54 million. • Repairs & Maintenance were ($649k) over budget mainly in the Building Maintenance area due to higher than expected adhoc repair works • Higher than expected Animal Pound Costs of ($350k).

	Underspend of $238k expenses in People, Partnerships & Performance division is as result of: ○ Communications and Community Engagement $183k expenditure relating to Civic Events/Community Engagement policy; and ○ Customer Experience $60k. • Minor Asset Purchases $283k mostly in Chief Information Office $424k. These savings are to be utilised towards the unbudgeted Interleave contract • Public Lighting Operating Costs favourable $698k. • Lower than expected debt collection expenses of $316k. • Consultants $879k made up of IT support of $782k and Environment of $228k. • Training lower than budget by $192k due to timing of training. • Electricity lower than budget by $454k due to timing of payment. • Telecommunication lower than budget by $282k due to timing of payment. • Licences & Certificates of $519k mainly in CIO. • Debt Collection of $316k. • Licences & Certificates were favourable $519k. The favourable variance is offset by unfavourable expenditure in: • Agency Cost of ($2.27) million, mainly in the Building Services Group ($448k), CIO ($685k) and Parks Services ($328k). • Costs Transferred to Capital of ($2.37 million) to be taken up in the last quarter of this financial year.	• Additional lease/machinery hire costs of ($312k) mainly in Fleet. • Insurance Premium increase of ($248k) • Reduction in Cost Transferred to capital of ($638k).
Depreciation	Depreciation ($5.19 million) or (14.26%) unfavourable to budget due to additional depreciation recognised from the increase in value of infrastructure assets resulted from the revaluations.	Depreciation ($7.13 million) unfavourable to budget due to additional depreciation recognised from the increase in value of infrastructure assets resulted from the revaluations.

Balance Sheet

Balance Sheet
for the Period Ended 31 March 2024

Account Summary	Actual YTD $'000	Annual Budget $'000	Forecast $'000
Current Assets (Assets)			
Cash and Cash Equivalents	90,673	69,853	76,476
Trade and other receivables (inc FSPL)	92,685	35,106	26,208
Inventories	119	110	119
Other assets	2,643	323	1,433
Total Current Assets	**186,121**	**105,393**	**104,236**
Non-Current Assets (Assets)			
Property, infrastructure, plant and equipment	2,715,421	2,677,909	2,662,525
Right of use assets	5,840	3,115	3,115
Trade and other receivables	55	115	70
Total Non-Current Assets	**2,721,317**	**2,681,139**	**2,665,711**
TOTAL ASSETS	**2,907,438**	**2,786,532**	**2,769,947**
Current Liabilities (Liabilities)			
Trade and other payables	5,001	22,561	24,995
Trust funds and deposits	14,170	12,642	4,773
Provisions	22,553	25,803	23,642
Lease liabilities	150	456	1,415
Interest bearing loans and borrowings	2,575	10,462	9,037
Total Current Liabilities	**44,448**	**71,924**	**63,862**
Non-Current Liabilities (Liabilities)			
Trust funds and deposits	6,494	0	6,605
Provisions	2,568	8,529	2,568
Lease liabilities	5,932	1,421	3,276
Interest-bearing loans and borrowings	79,714	73,539	75,444
Total Non-Current Liabilities	**94,707**	**83,489**	**87,892**
TOTAL LIABILITIES	**139,156**	**155,413**	**151,754**
NET ASSETS	**2,768,282**	**2,631,119**	**2,618,192**
Equity			
Accumulated surplus	1,175,193	1,120,998	1,110,205
Reserves	1,593,089	1,510,121	1,507,988
TOTAL EQUITY	**2,768,282**	**2,631,119**	**2,618,192**

Victorian Auditor-General's Office Six Sustainability Indicators

Indicator	Measure	Budget 2023/24	Forecast	Forecast Risk
Adjusted underlying result	Underlying net surplus (or deficit) / Adjusted Underlying Revenue	3%	-2%	Medium
Self-Financing	Net Operating cash flows / Adjusted underlying revenue	22%	21%	Low
Capital Replacement	Capital expenditure / Depreciation	1.49	1.06	Medium
Asset Renewal	Asset renewal & upgrade expenditure / Depreciation	0.78	0.63	Medium

Indicator	Measure	Budget 2023/24	Actual YTD	Actual YTD Risk
Working Capital	Current assets / Current liabilities	1.47	4.19	Low
Indebtedness	Non-current liabilities / Own source revenue	34%	41%	Medium

Adjusted Underlying Result	This measures an entity's ability to generate surplus in its ordinary course of business, excluding non-recurrent capital grants, non-monetary asset contributions and other contributions to fund capital expenditure from its net result. A surplus or increasing surplus suggests an improvement in the operating position. The forecast result of -2% indicates a Medium risk.

Self-Financing	This indicator measures the ability to replace assets using cash generated by the entity's operations. The forecast result of 21% indicates a Low risk.
Capital Replacement	This is a long-term indicator. The forecast result of 1.06 indicates a Medium risk and that spending is faster than the depreciation rate. This result should be read with caution as it is important to note that only 59% of the overall Forecasted capital budget was identified as renewal and upgrade expenditure.
Asset Renewal	The forecast result of 0.63 indicates a Medium risk and is constant with only 59% of the overall Forecasted capital budget identified as renewal and upgrade. This would suggest that there is moderate spending on the renewal and upgrade of existing assets.
Working Capital	The actual result of 4.19 indicates a Low risk to Council. This is due to a change in accounting treatment of rates income. The full amount of rates income is now recognised when we issue the Annual Notice, instead of progressively recognising income over the year which has significantly increased the rates debtors in current assets at the start of the year. It is anticipated that the ratio will be in line with the budget at year end with the payment of rates.
Indebtedness	The Actual result of 41% indicates Medium risk and that Council has the ability to repay debt from its own revenue sources. This is mostly driven by the recognition of Lease Liability as per AASB 16.

Statement of Cash Flows

Statement of Cash Flows for the Period Ended 31 March 2024

Account Summary	Actual YTD Inflows/ (Outflows) $'000	Annual Budget Inflows/ (Outflows) $'000	Forecast Inflows/ (Outflows) $'000
Cash flows from operating activities			
Rates and Charges	137,999	180,957	181,083
Statutory fees and fines	5,123	9,153	8,804
User fees	16,049	16,845	20,047
Grants - operating	10,165	25,698	11,160
Grants - capital	639	1,181	1,406
Contributions - monetary	9,180	4,434	8,888
Other receipts(includes Rent received)	9,292	5,461	11,925
Trust funds and deposits (taken and repaid)	42	1,000	1,000
Net GST refund/(payment)	5,937	0	0
Employees costs	(78,262)	(107,690)	(105,911)
Materials and services	(82,218)	(78,160)	(84,493)
Other payments	(2,224)	(5,129)	(5,316)
Net cash provided by/(used in) operating activities	**31,721**	**53,748**	**48,593**
Cash flows from investing activities			
Payments for property, infrastructure, plant and equipment	(28,397)	(72,399)	(58,892)
Proceeds from sale of property, infrastructure, plant and equipment	1,076	45	1,134
Proceeds on sale of investments	0	0	0
Net cash provided by/(used in) investing activities	**(27,321)**	**(72,354)**	**(57,758)**
Cash flows from financing activities			
Finance costs	(1,378)	(2,533)	(2,288)
Proceeds from borrowings	0	6,000	6,000
Repayment of borrowings	(5,975)	(9,020)	(9,784)
Interest paid - lease liabilities	(212)	(273)	(293)
Repayment of lease liabilities	127	(2,383)	(1,708)
Net cash provided by/(used in) financing activities	**(7,440)**	**(8,210)**	**(8,072)**
Net increase/(decrease) in cash and cash equivalents	(3,040)	(26,816)	(17,237)
Cash and cash equivalents at the beginning of the financial year	93,713	96,670	93,713
Cash and cash equivalents at the end of the period	**90,673**	**69,853**	**76,476**

The YTD cash balance is $90.67 million comprising an opening balance of $93.71 million at 1 July 2023 and year-to-date net outflows of ($3.04 million).

The forecast closing cash at bank for the year ending 30 June 2024 is $76.48 million which is $6.62 million higher than the budgeted closing cash at bank of $69.85 million. This is due to the following:

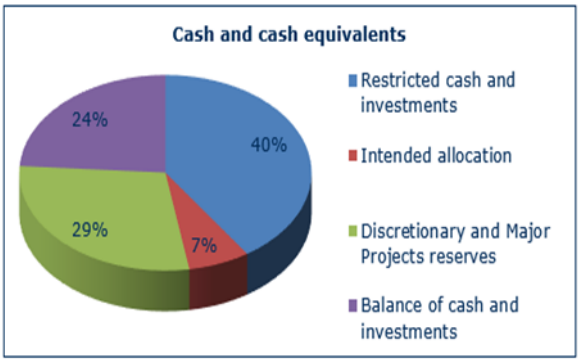
- Lower than budgeted opening cash balance at 1st July 2023 ($2.96 million) which included early receipt of Vic Grants Commission ($14.17 million) but offset by lower than actuals to forecasted in Rates, Statutory Fees and Capital Grants in the previous year.
- Lower than budgeted net cash inflows from operating activities in:
    - Grants – Operating ($14.31 million)
    - Materials and Services ($6.33 million)

  The above unfavourable variances is offset by favourable variances in:
    - Other Receipts $6.58 million
    - Contributions monetary $4.45 million
    - User Fees $3.20 million mostly due to increase in revenue from BAWC
    - Employee Expenses $1.78 million.
- Lower than budgeted outflow of cash of $13.51 million expected for Capital Works program. Refer to Capital Works section below for explanation.

Cash Balance Commitments

The following table outlines the cash balance commitments of the forecast cash position.

After taking into consideration restricted cash and discretionary reserves there is a predicted positive net cash balance of $18.29 million.



	$'000
Total Forecast cash and investments	**76,476**
Restricted cash and investments:	
Developers contributions	(19,637)
Total trust funds and deposits	(11,378)
Intended allocation:	**45,461**
Carry forward capital works 2023/24	(5,223)
Unrestricted cash and investments	**40,238**
Major Projects reserves	(9,547)
Discretionary reserves (sinking fund)	(12,400)
Unrestricted cash adjusted for discretionary reserves	**18,291**
Balance of cash and investments	**18,291**

Capital Works Report

Statement of Capital Works for the Period Ended 31 March 2024

Asset Category	Actual YTD $'000	Budget YTD $'000	Variance YTD $'000	Status YTD	Annual Budget $'000	Forecast $'000	Annual Variance $'000	Status FY	Predicted Carry Fwd $'000
Community Facilities	1,613	1,680	67	↑	2,269	2,454	(185)	→	321
Drainage Works	701	539	(162)	↓	1,150	1,694	(544)	↓	0
Other	3,017	1,690	(1,327)	↓	6,469	5,498	972	↑	0
Pathways	502	630	128	↑	3,661	1,297	2,364	↑	452
Playgrounds/Parks/Gardens	2,634	2,522	(112)	→	8,225	6,877	1,348	↑	100
Road Works	12,830	17,452	4,622	↑	29,444	27,445	1,999	↑	300
Sports Facilities	5,624	4,190	(1,434)	↓	19,326	12,461	6,865	↑	4,050
Sustainability	1	4	3	↑	80	81	(1)	→	0
Town Centre	219	375	155	↑	858	885	(27)	→	0
Total capital works expenditure	**27,157**	**29,323**	**2,166**	↑	**72,399**	**58,892**	**13,507**	↑	**5,223**
Capital works income	**4,815**	**0**	**4,815**	↑	**1,181**	**5,592**	**4,411**	↑	**0**

Status Legend	
Above YTD budgeted revenue or under YTD budget expenditure	↑
Below YTD budgeted revenue or over YTD budgeted expenditure <10%	→
Below YTD budgeted revenue or over YTD budgeted expenditure >10%	↓

Capital Works Context - Operating Environment

International events, including conflicts in the middle east and the COVID-19 pandemic, continue to affect material supply and contractor availability, impacting Council's ability to deliver its 2023/24 CWP within scope, time, and budget. This impact is being felt most in the construction industry, affecting materials such as concrete, timber and steel; and in the transport sector, affecting energy supplies.

In addition to this, Victoria's Build program, worth over $90 billion investment delivering over 165 major road and rail projects across the state, is also continuing to place further demand and competition for construction materials as well as limiting access to skilled workforce.

More local issues that have impacted the delivery of some projects include delays related to the process for CHMP, including engagement with traditional owners, assessments and offsets for native grasslands, heritage, third party approvals and other planning related matters.

Projects Completed

The following projects, inclusive of the project value at the time of reporting, have reached the completion stage as of 31 March 2024.

Please note that a number of the projects listed below are from the 2022/23 Capital Works Program and were completed in this financial year.

- Community Facilities
  - Kitchen upgrade program | $200,000
  - Flooring upgrade program | $65,000
  - Storage upgrade program | $35,000

  TOTAL | $300,000

- Sports Facilities
  - Sportsground fence replacement program | $55,000
  - Shade shelter installation program | $70,000
  - More Park Stage 1 - New Sports Pavilion and Car Park Upgrade Sports Facilities | $857,853

  TOTAL | $982,853

- Road Works
  - Biggs Street, St Albans | $703,200
  - Derrimut Street, Albion | $498,242
  - Frank Street, Sunshine West | $111,605
  - Hutchinson Street, Albion | $555,783
  - Yallourn Street, Ardeer | $251,775
  - Bernborough Court, Keilor Downs | $217,620
  - Berry Street, Sunshine North | $347,595
  - Devon Place, Sunshine | $402,400
  - Denton Avenue, St Albans | $1,405,377
  - East Esplanade, St Albans | $524,992
  - Evergreen Avenue, Albanvale | $1,319,500
  - Grevillea Road, Kings Park | $1,395,680
  - Hammerwood Avenue, Derrimut | $756,992
  - John Court, St Albans | $129,744
  - Lantana Court, St Albans | $191,880
  - Lyndford Court, St Albans | $306,280
  - Mailey Street, Sunshine West | $555,500
  - Nandeen Court, Keilor Downs | $202,280
  - Sofia Court, Sunshine North | $200,720
  - Sorghum Way, Delahey | $370,000
  - St Leonards Avenue, Derrimut | $248,043
  - Tullaroop Court, St Albans | $247,000
  - Thistle Court, Delahey | $283,400
  - Welwyn Parade, Deer Park | $510,000

  TOTAL | $11,737,548

- Pathways
  - Mathews Hill Reserve, Sunshine | $47,238
  - Debenham Drive, St Albans | $40,809
  - King Edward Avenue and Derrimut Street, Albion | $16,279
  - Simmie Street, Sunshine West | $9,877
  - Green Gully Reserve - Green Gully Close to Denbigh Court | $200,000

  TOTAL | $314,203

- Stormwater Drainage
  - Installation of Gross Pollutant Traps | $250,000

  TOTAL | $250,000

- Traffic Management
  - School crossings @ various locations | $15,000
  - Construction / modification of roundabouts @ various locations | $200,000
  - Traffic island and kerb modifications @ various locations | $15,000
  - Bus Improvement Plan @ various locations

  TOTAL | $230,000

Changes to the 2023/24 Capital Works Program

Changes to the Capital Works Program are necessary at times throughout the year to address changes in circumstance whether relating to project scope, cost or timeframe. Where the change is material, this is managed via a process to ensure any change is approved according to delegated authority. A budget variance to a project may result in under expenditure or a request for additional funding. Under expenditure may be treated as a saving, or may be reallocated to assist the delivery of other projects. A request for additional funding will be assessed in terms of necessity, priority and the ability to allocate additional funding; where the quantum of funding is beyond the delegation of the Project Manager or Project Sponsor, approval will be sought via the CEO or Council.

As of the 29 March 2024, a total of $5,504,957 has been identified as approved under expenditure (which reflects the cumulative effect of the approved changes requests, shown below). All project under expenditure is held as funds which can then be re-allocated to offset cost increases on other projects in the Capital Works Program.

In contrast to the under expenditure, there has been a total of $4,258,717 identified as combined cost increases with funding reallocated to enable the delivery of these projects. The net difference between combined under expenditure ($5,504,957) and combined cost increases ($4,258,717), as a result of approved changes requests, is $1,246,240 (under expenditure).

Officers will continue to identify projects in 2023/24 that can be funded via under-expenditure in the program, and will prioritise projects which reduce risk, add value to existing projects or priorities, or which can reduce the renewal gap and/or the broader financial burden in 2024/25, and will report these to Council in future reports, as required. Officers note the figures above may not be immediately obvious in the 'Statement of Capital Works'; this is due to system reporting limitations. However, Officers are confident the amounts reported as under-expenditure and cost increases, and the figure available for reallocation, are accurate as they reflect advice from project managers on each project.

Please refer below to Change Request Running Sheet 2023/24 to view the list of projects that have an approved variance from what was originally adopted in the 2023/24 Capital Works Program by Council.

Projects at Risk

In addition to projects that have already declared a change, flagging a change to scope or cost (with individual project impacts and the cumulative financial impact captured in Change Request Running Sheet 2023/24), the following 24 projects have been identified as being at risk of not achieving the intended scope of works by June 2024; these projects may be subject to further change, and if so, will be reported to Council.

Project Title and Adopted Budget	Project Description	Explanation of Risk
JR Parsons Reserve ($240,000)	Construction of a new sports pavilion for cricket and football including car parking.	The process to engage the Football & Cricket Club to inform the Concept Plan, and timeframes involved, have delayed the completion date for this project. Further project planning will be carried out in 2024/25, with construction proposed from 2025/26 (STCA).
JR Parsons Reserve ($150,000)	Construction of a new tennis pavilion, including car parking.	The process and timeframes to engage the Tennis Club to inform the Concept Plan has delayed the completion date for this project. Further project planning will be carried out in 2024/25, with construction proposed from 2025/26 (STCA).
Delahey Reserve ($350,000)	Construction of new fully enclosed dog off-leash park and improvements to existing park.	Due to delays relating to permit approvals. This project is unlikely to be completed by June 2024, with delivery likely in 2024/25, subject to budget consideration in Councils draft 2024/25 budget.
Flagship Park Renewal Program ($950,000)	Ongoing renewal of flagship parks. 2023/24 Sites: Delivery of Kevin Flint Memorial Reserve	This project is ready for tender in February 2024. It is anticipated that the works will commence late in the 2023/24 financial year and therefore expecting an under expenditure in 2023/24, with some funding required in 2024/25 to complete the project.

Sydenham Rail Corridor Bicycle Track ($547,520)	Development of the off-road cycling route along the Sydenham railway corridor, linking the Sydenham, St Albans and Sunshine Town Centres. This includes new pedestrian/cycling bridge over Taylors Road and new Shared User Path along Sydenham Road.	Currently finalising documentation package for tender for Part 1 of the Shared User Path, along St Albans Road. MTM approvals are required, which are likely to take a considerable period of time to be approved, therefore placing the project at risk of construction not commencing before 30 June 2024. Budget allocation will be considered once the timeframe for approvals is confirmed.
Security Lighting in reserves program ($100,000)	Installation of security lighting	Works is expected to commence in April / May 2024 and not expected to be completed by June 2024.
Water security program ($300,000)	This project is to undertake an expansion of the stormwater harvesting system in Green Gully.	This project is now expected to cost considerably more than estimated. In addition, as the civil works would be best to occur in the summer months, this project is not likely to be completed by June 2024. The approach to this project requires further consideration.
East-west transmission line cycle path - M80 Trail to Kororoit Creek path, St. Albans ($250,000)	Stage 1 detailed design underway including solar lighting.	Project at risk of not being completed by June 2024 due to the timeframe relating to receiving planning permit. Additional budget allocation will be considered once the timeframe for approvals is confirmed.
Local Park and Reserves upgrade program ($200,000)	Upgrade of various Local Reserves including tree planting and furniture installation as part of Creating Better Parks Implementation and in response to community requests. 2023/24. Sites: Pindari Avenue Taylors Lakes Access, Cocoparra Crescent Reserve, Taylors Lakes	Pindari Crescent Path is completed. Cocoparra Cresent Path is currently on track to commence in February 2024 and expected to be completed by June 2024. Lipton Street Reserve is not likely be completed by June 2024 due to timeframes to confirm permit approvals.
Lloyd Reserve, Sunshine Soccer / Cricket pavilion upgrade ($750,000)	Sports pavilion upgrade	Due to protracted delays in the awarding of the construction contract, project has been delayed and expected to be completed by October 2024.
Local cycle route connection program ($260,000)	Program to continue the roll-out off-road cycle routes to complete missing link as part of the Cycling & Walking Strategy implementation	The project is at risk of not being completed by June 2024 due to time required to obtain permit approvals, and lack of contractor availability.
Lionheart Reserve Tennis Pavilion Upgrade, Taylors Lakes ($1.75M)	Tennis pavilion refurbishment.	Project was re-tendered due to original submissions over budget and tenderers considered to be a risk to Council. Currently out to tender again. Expecting contract to be awarded in May 2024. Project is behind schedule and will not be completed by June 2024. Additional budget allocation will be considered for 2024/25 once the timeframe for approvals is confirmed, and project cost is better understood.
Jones Creek trail extension ($200,000)	Trail extension, Cairnlea - Cairnlea to the M80 Ring Road Trail	Project has been delayed due to the time taken to obtain all relevant project permits. Project is not likely to be completed by June 2024.
Taylors Lakes Easement Shared User Path ($300,000)	Shared User Path	Project has been delayed due to protracted CHMP requirements. Project is not likely to be completed by June 2024, and is now intended to be delivered in 2024/25.
Bon Thomas Reserve development, Deer Park ($200,000)	Installation of a circuit path	Project has been delayed due to protracted discussions with DEECA assessment team. Project is not likely to be completed by June 2024.
Sydenham Park, Keilor North - Share User Trail - Stage 2 ($2.0M)	Share User Trail - Stage 2	Project has been delayed due to the need for additional planning and staging of works. Project is not likely to be completed by June 2024, and is expected to be progressed in 2024/25.
Town Centre lighting strategy ($200,000)	Review of lighting levels in the Town Centres and implementation plan to achieve recommended levels for safety and amenity. 2023/24 Sites: Princess Lane, St Albans	Project has been delayed due to requiring further planning and staging of works. Project is not likely to be completed by June 2024.
Municipal Gateway Landscaping ($100,000)	Upgrade and renewal of Municipal Gateway Landscaping.	Project has been delayed due to the need for additional planning. Project is not likely to be completed by June 2024.
Sunshine Energy Park ($500,000)	Reconstruction of a suitable landfill gas collection system, installation of additional gas wells as required, construct and commission high temperature flare to manage recovered landfill gas. Carrington Drive Reserve, St Albans – Installation of landfill gas mitigation measures to reduce the migration risk posed to adjacent private residential	Project has been delayed due to delays in meeting EPA Notice and VCAT requirements. Project is not likely to be completed by June 2024.

	properties. Auditor recommendation and EPA requirement.	
Road Rehabilitation – Devonshire Road, Sunshine ($1,040,000)	Rehabilitation of road at Devonshire Road, Sunshine	Project has been delayed due to delay in appointing contractor. Project is expected to be completed in July 2024.
Sports Netting Replacement Program ($150,000)	Program to upgrade or replace sports nets in sporting facilities.	One (1) project location of three (3) is at risk of not being completed by June 2024.
Plant and Machinery ($1,770,000)	Supply of plant, machinery and heavy equipment.	We are still experiencing long delays in the supply and delivery of trucks.
Skate Facilities Upgrade Program ($150,000)	Improvement to existing facilities and new facilities as per Creating Better Parks. 2023/24: Construction of Derrimut Site	Preferred tenderer is unable to commence works before June 2024. Construction is expected to commence in the second half of 2024 and completed by the end of the year.
Robertson's Homestead Restoration ($500,000)	Structural restoration works of the Robertson's Homestead.	Project has been delayed due to protracted advice with Heritage Victoria and CHMP requirements. Construction is expected to commence in 2024/25.

Approved Change Requests (CR) – 2024/25

CR Numebr	Program	Project	Project Description	2023/24 Authorised Fund	Budget Variation Sought		Change Details			Details of Change Request
					Under Expenditure	Funding Reallocation	Budget	Timelines	Scope	
1	Community Facilities	Community Facilities Heating / Cooling Upgrade Program	Rolling program to upgrade heating and cooling. Various locations as identified in the Community Services and Infrastructure Plan. 2023/2024 Sites: Glengala Community Centre.	60,000		60,000	✓	-	-	Additional fund is to complete additional duct work that is required for new air conditioning unit, as well as the installation of an energy efficient Variable Speed Drive unit to meet National Construction Code (BCA) requirements. Existing duct work was intended to be used but the new Air Conditioning Unit requires upgraded duct work for the unit to reach its optimal design. Approved under delegation, November, 2023
2	Community Facilities	Children's Service Facilities Playgrounds Upgrade Program	Replace non-compliant playground equipment in Council's children's facilities and bring all playgrounds into compliance with relevant regulations as identified in the Community Services and Infrastructure Plan. 2022/2023 Sites: Keilor Park and Keilor Gatehouse. 2023/2024 Sites: Orsma Street Children's Centre, Remus Way Child Care Centre	$250,000	0	0	-	✓	✓	Project listed in 2022/2023 budget were not delivered due to time constraint. Requesting to undertake playground projects listed in 2022/2023 budget (Keilor Park and Keilor Gatehouse) that were not delivered and push the 2023/2024 listed projects (Orsma and Remus Way Kindergartens) back to 2024/2025. Approved under delegation, November, 2023
3	Community Facilities	Community Facilities Toilet Upgrade Program	Upgrade existing toilets to be compliant with the Disability Discrimination Act and/or to refurbish ageing toilets. Various locations as identified in the Community Services and Infrastructure Plan. 2023/2024 Sites: Sydenham Children's Hub, Delahey Community Centre, Keilor Village Kinder, Deer Park Hall, Orsma Street Child Care Centre	$200,000	0	80,000	✓	-	✓	Additional $80K is required due to cost escalation in materials and labour, and additional costs to remove existing wall linings including tiles and cement sheets. Cost estimates are based on finalised quotations from the contractor for specific schedule of works. Approved under delegation, November, 2023
4	Community Facilities	Robertson's Homestead Restoration	Structural restoration works. 2022/23: Design 2023/24: Commence construction 2024/25: Complete construction	$500,000	-320,680		✓	✓	-	Due to delays in appointing the consultant, formulating the brief the consultant, as well as impacts due to CHMP advise, ecological report, archaeological survey, and delay in obtaining Planning Permit and approvals from HV. In all, this project is expected to be delayed by 6 to 9 months and predicting to spend $180K in 2023-2024, hence required $320K carry forward. Approved under delegation, November, 2023
5	Sports Facilities	Sports Reserve Lighting Upgrade Program	Annual rolling program to upgrade or install new sportsground lighting. 2023/2024 Sites: Sassella Tennis 5 and 6, and Selwyn Park Tennis Courts 1 to 6 Inc.	$276,484	0	173,516	✓	✓	-	Sassella Park Tennis Courts is a carryover project from 2022/23 and will be completed in 2023/2024 under a separate cost code. But required additional fund of $173K that will be transferred from Selwyn Park Tennis project. The remaining $276K in this project should be sufficient for Selwyn Park Tennis Courts 1 to 6. Approved under delegation, November, 2023
6	Sports Facilities	New sportsground development program	Green Gully Reserve Oval 2 (access road, car park, sportsground lighting, sports change rooms) 2022/23 - Commence construction 2023/24 - Complete construction	$3,850,000	-3,285,000		✓	✓	-	Due to the Commonwealth and State Government protected native grass approvals and cultural heritage approvals, this project will be considerably delayed, and the projected unspent $3.3M the expenditure will be replanned. Approved under delegation, November, 2023

Approved Change Requests (CR) – 2024/25

CR Numebr	Program	Project	Project Description	2023/24 Authorised Fund	Budget Variation Sought		Change Details			Details of Change Request
					Under Expenditure	Funding Reallocation	Budget	Timelines	Scope	
7	Sports Facilities	Sports Netting Replacement Program	Program to upgrade or replace sports nets in sporting facilities. 2022/2023 Sites: Barclay Baseball Batting Cage/Shed	$199,235	0	90,000	✓	-	-	Additional $90K fund required for power works to abolish existing power to site as the site has 3 incoming power connections and Powercor advised this needs to be reduced. Due to these works, power will need to be upgraded back to the pavilion to allow power back to the new batting shed. Approved under delegation, November, 2023
8	Sports Facilities	Sports Netting Replacement Program	Program to upgrade or replace sports nets in sporting facilities. 2023/24 Sites: Selwyn Park, Cricket	$150,000	0	229,000	✓	-	-	Based on the quotation received, costs to deliver the project has increased. The original budget for this rolling program is not enough to complete the project. Required additional $229K. Approved under delegation, November, 2023
9	Sports Facilities	Sportsground Irrigation Upgrade Program	Installation of new irrigation systems as part of an annual rolling irrigation program. 2023/24 Sites: Keilor Lodge Soccer Pitch 1	$100,000	0	20,000	✓	-	-	Additional $20K is required based on the quotes received. This is due to an unexpected increase in materials and labour. Approved under delegation, November, 2023
10	Sports Facilities	Dempster Park Tennis Refurbishment	Rolling program to upgrade and refurbish ageing kitchens in sporting facilities. 2022/23 Sites: Dempster Park Tennis Pavilion	$102,204	0	$504,501	✓	✓	✓	The scope was changed from a kitchen upgrade to a refurbishment due to SRV funding approval, and club's contributions. An additional $835K required to complete the project, Council's already secure external funding of $287K so, Council's contribution will be $504K that has been approved by the council CM9 Ref: 23/382268 - 23 3329 OCM 16 May 2023 Governance Report. Approved under delegation, November, 2023
11	Sports Facilities	Sportsground Fence Replacement Program	Annual rolling program to replace fences at sports grounds to promote participation of local Brimbank residents on sporting reserves. 2023/24 Sites: Parsons Reserve Oval 2	$55,000	0	8,961	✓	-	-	The three quotations received exceed the Capital Works 2023/24 budget. The change request is for an additional $8,961. Approved under delegation, November, 2023

Approved Change Requests (CR) – 2024/25

CR Numebr	Program	Project	Project Description	2023/24 Authorised Fund	Budget Variation Sought		Change Details			Details of Change Request
					Under Expenditure	Funding Reallocation	Budget	Timelines	Scope	
12	Sports Facilities	Female Sports Facilities Upgrade	Rolling program to increase equity, access and opportunities for existing and emerging female participants and officials in sport and active recreation. 2023/24 Sites: Robert Bruce Reserve pavilion refurbishment	$948,902	0		✓	✓	✓	This project currently has a carry forward from 2022/23 Robert Bruce Reserve pavilion refurbishment of $948,902 plus the income of $612,000. This is not a request for additional funds, but rather recognising income from 2022/23. Change Request due to the income expenditure needs to be adjusted. Approved under delegation, November, 2023
13	Sports Facilities	Bon Thomas Reserve Stage 2	Development of new sports facilities at Bon Thomas Reserve, Deer Park. The scope includes a new cricket nets/multipurpose area, new path network, car park upgrade and irrigation upgrade on the oval.	$159,405	0	266,397	✓	-	-	Carry forward amount is the unspent fund $159K of $1M funding from the Victorian Government's Community Sports Infrastructure Stimulus Program – Round #2 (SRV). To fulfil the funding condition, the project needs to be completed although now the project cost is higher than anticipated. Additional $266,397 to complete the project including circuit path. Contract has been awarded and the contract number is 23/338110. Approved under delegation, November, 2023
14	Playgrounds, Parks & Gardens	Park playground renewal program	Works, as identified from annual playground audit, include refit of playground & park assets to ensure safety and functionality. Various sites.	$200,000	0	200,000	✓	-	✓	Urban Design has been advised that a large structure at Cliff Harvey Lagoon Reserve is in urgent need of replacement.These costs cannot be accommodated under the existing budget of $180,000 due to committed work.Works to CHLR as estimated to cost approx. $200,000. Additional works already committed to this budget include a playground renewal at Corunna Avenue Reserve ($70,000 - committed to the community), fencing to Ainsworth Reserve ($10,000 - requested by Leisure for safety concerns around cricket balls hitting playground) and any other minor works park and playground repairs (min. $60,000 to undertake reactive works). Approved under delegation, November, 2023
15	Playgrounds, Parks & Gardens	Skate facilities Upgrade Program	Improvement to existing facilities and new facilities as per Creating Better Parks. 2023/24: Construction of Derrimut Site	$150,000	0	594,000	✓	✓	-	Original funding and delivery approach in 10 year plan was to deliver over two financial years. $150,000 was allocated in first year. This project is 'shovel ready' and other projects scheduled for delivery are at risk of not being delivered on time. Additional fund is proposed to source from the savings of Dog Off Leash budget appx ($215k) and Neighbourhood Park Budget for ($50k) which are projects unlikely to be delivered in 2023/2024. The rest of the money $329K ($594K – ($215K + $50K) will be sourced from consolidated savings from the 2023/2024 CWP. Approved under delegation, November, 2023

Approved Change Requests (CR) – 2024/25

CR Numebr	Program	Project	Project Description	2023/24 Authorised Fund	Budget Variation Sought		Change Details			Details of Change Request
					Under Expenditure	Funding Reallocation	Budget	Timelines	Scope	
16	Pathways	Keilor Downs Recreation Reserve, Keilor Downs	Construction of the footpath network including a circuit path. 2022/23: Design and planning investigation 2023/24: Construction	$200,000	0	115,000	✓	-	-	Current available budget is insufficient to complete minimum scope of works. Native vegetation offsets costs considerably higher than estimated. This budget increase can be absorbed through savings identified in the dog off leash budget for 2023/2024. Approved under delegation, November, 2023
17	Sports Facilities	Sports reserve car parking upgrade program	Construction of a new asphalt car park and lighting works. 2023/24 Sites: Green Gully Reserve.	$51,533	0	95,000	✓	✓	✓	This Change Request is to carry out additional works as requested by Powercor.Additional compliance works were imposed on Council by Powercor to upgrade the existing electrical cables in the area to be safe prior to Powercor gifting the existing light poles to Council and the rewiring of the MMBW pumping station and German Shepherd Dog Club to a new electrical distribution board.The additional works will provide new, safer and more reliable electrical power supply to the area.Once all completed, the lights to the new car park and new road way at Green Gully Reserve can be switched on. Approved under delegation, November, 2023
18	Community Facilities	Children's Service Facilities Playgrounds Upgrade Program	Replace non-compliant playground equipment in Council's children's facilities and bring all playgrounds into compliance with relevant regulations as identified in the Community Services and Infrastructure Plan. 2023/2024 Sites: Keilor Park and Keilor Gatehouse.	$250,000	0	180,000	✓	-	-	The RFQ process that has just been completed in October 2023 has firmed up the delivery costs for both projects sites.The proposed works are very time sensitive as they can only be carried out during the school holidays.Requesting an additional $180K to deliver the two playgrounds listed in the 2022/23 Capital Works Program which were not completed in the 2023-2024 fiscal year.NOTE: Changes to the Project Sites in 2022/2023 and 2023/2024 have been approved as part of an earlier Change Request (Refer to Change Request No. 02) which will be reported separately to Council as part of the quarterly finance report.The requested changes is consistent with outcomes and objectives of the overarching program, but re-scheduled into the new fiscal year. Approved under delegation, December, 2023
20	Road Works	Road Rehabilitation Program	Due to construction costs coming in lower than expected, we are proposing to include two additional roads in the 2023-2024 CWP. They are:- Dover Street, Albanvale between Trafalgar Street and Tamara Street and- Tamara Street, Albanvale between Dover Street and Robyn Avenue. The required budget amount is $829,470 which will be funded from the Road Rehabilitation Program surplus amount of $1,305,358.	$16,080,000	0		-	-	✓	This change request is not seeking additional funds. Instead, it is seeking a change in scope to the existing road rehabilitation program for 2023-2024.Due to construction costs coming in much lower than expected, we are requesting to use some of the surplus savings to rehabilitate two (2) additional roads in Albanvale that have been identified as being in poor condition. Approved under delegation, December, 2023

Approved Change Requests (CR) – 2024/25

CR Numebr	Program	Project	Project Description	2023/24 Authorised Fund	Budget Variation Sought		Change Details			Details of Change Request
					Under Expenditure	Funding Reallocation	Budget	Timelines	Scope	
21	Playgrounds, Parks & Gardens	Suburban Park Upgrade Program	Urban Design received $225,000 LSIF funding from the Department of Jobs, Precincts and Region in 2022/23 financial year for Noble Court PlaygroundUpgrade.The Noble Court playground upgrade was delayed and funds allocated to that project had to be carried forward.However, the external funding amount was missed in the total carry forward amount. As a result the funding required for the delivery of Station Waters Reserve playground is insufficient. 2023/2024 Sites: Station Waters Reserve, Cairnlea	$625,970	0	225,000	✓	-	-	This change request is seeking an additional $225,000 to be allocated to Station Waters Reserve.The original estimated budget of $625,970 was adequate to fund the project. However, since the external funding for last year project was not carried forward, some of the funds for Station Waters Reserve has to be allocated to Noble Court Playground as the project was already under construction. Approved under delegation, March, 2024
22	Playgrounds, Parks & Gardens	Suburban Park Upgrade Program	Two suburban park (St Andrews Park and Odessa Reserve) were included in this budget and costed last year. The cost of construction has increased since then and additional budget is required to deliver Odessa Reserve. St Andrews playground is now completed. 2023/2024 Sites: St Andrews Park, Deer ParkOdessa Avenue Reserve, Keilor Downs	$583,165	0	197,000	✓	-	-	This change request is seeking an additional $197,000 to be allocated to Odessa Reserve. The existing budget of ($328,000) is not sufficient to complete the project. Additional funding is required for the full delivery of the playground.We now have an updated schedule of rate and official quotes from play equipment suppliers. We also included 10% contingency to ensure the budget is adequate. Approved under delegation, March, 2024
23	Sports Facilities	Tennis Court Resurfacing rolling program	As a result of the RFQ process, prices have come back above the allocated budget of $60K. For the project to be delivered an additional budget of $30K will be required. The project cannot be reduced as it is a tennis court resurfacing project. Cost have increased since the budget was adopted. 2023/2024 Sites: Selwyn Park	$60,000	0	30,000	✓	-	-	This change request is seeking an additional $30,000 to be allocated to the resurfacing of the tennis court at Selwyn Park. Approved under delegation, March, 2024
29	Land Rehabilitation	Landfill Gas Management	EPA notice required landfill cap rectification. Additional drainage and revegetation	$770,000	-720,000		✓	✓		This change request is to notify of savings this financial years and funding requirements over the next 2 finacial years. The $55k is not additional we have $770k this financial year. Approved under delegation, March, 2024
30	Sports Facilities	St Albans Leisure Centre, Keilor Downs Redevelopment	Redevelopment of St Albans Leisure Centre	$0	0	77,000	✓		✓	This is not seeking additional funds, it is advising that we have received $1million in income and will spend $77k of this but remaining income will be savings. Approved under delegation, March, 2024
31	Community Facilities	Greenhouse Gas Emissions Reduction Program- Various Council Buildings and Assets	Electrification of Council facilities (to achieve zero greenhouse emissions facilities)	$150,000	0	20,000	✓			The change request is seeking additional funds.The projects have been designed and quoted for. The degassification project requires additional budget beyond initial estimate after proposals noted that the electrical replacement for the gas hot water system can only be installed outdoors, additional cabling, wiring, and safety cage need to be included in the project cost. Approved under delegation, March, 2024

Approved Change Requests (CR) – 2024/25

CR Numebr	Program	Project	Project Description	2023/24 Authorised Fund	Budget Variation Sought		Change Details			Details of Change Request
					Under Expenditure	Funding Reallocation	Budget	Timelines	Scope	
32	Playgrounds, Parks & Gardens	Water Security Program	Incorporate water efficiency measures into council buildings and open space. Undertake investigation into stormwater harvesting systems at open space areas. Greengully Reserve Stormwater Harvesting dam expansion (Associated with Greengully reserve northern precinct.	$579,354	-490,329		✓	✓	✓	The change request is seeking a reduction of the budget. The varation in budget is to reflect that the expansion of Green Gully Stormwater Harvesting System will not be completed in FY 23/24. Rather, a design for the project will be completed to inform the construction phase. Approved under delegation, March, 2024
33	Pathways	St. Albans Town Centre-Streetscape upgrades	Staged upgrades of St Albans streetscapes to improve pedestrian accessibility and create a consistent pavement finish throughout the activity centre.	$100,000	0			✓		This is a timeline change against the published Council Plan and Budget, which states that construction would start in 23/24. 23/24 FY funds of 100K will be spent. Draft Capital program has 600K for construction (East Esplanade) in 24/25 and 75K in 25/26 for further design work (community gathering space – Alfrieda Street). Design process and approvals from DTP taking longer than anticipated leading to a delay. Construction in 2024/25 and not 2023/24 Approved under delegation, March, 2024
34	Sports Facilities	Goal Post Replacement Program	Rolling program for replacement of coaches boxes and players benches	$35,000	0				✓	To add a new site to be completed in this years rolling program. The site being Selwyn Reserve. No additional funds required as the budget has savings of $12,357 and the intention is to utilise a portion of this amount for Selwyn Reserve, with a project cost of $8,576.30 Approved under delegation, March, 2024
35	Pathways	Cycling & Walking Strategy implementation - Wright Street SUP	Shared User Path connection from Cannon Street to Derrimut Trail.	$100,000	0			✓		This is a timeline change against the published Council Plan and Budget, which states that construction would start in 23/24. No change to budget, the 23/24 budget will be spent. No funding required in 24/25 as time contingency is programmed for that year, to obtain Powercor approvals. Change request for timeline- budget will be expended on design services and approvals rather construction as there were delays in designs being prepared and getting powercor to udnertake lighting upgrades required prior to the SUP Construction-Construction programmed to commence in 2025/2026 and not 2023/2024. 20K savings has been flagged. Approved under delegation, March, 2024

Approved Change Requests (CR) – 2024/25

CR Numebr	Program	Project	Project Description	2023/24 Authorised Fund	Budget Variation Sought		Change Details			Details of Change Request
					Under Expenditure	Funding Reallocation	Budget	Timelines	Scope	
36	Pathways	Cycling & Walking Strategy implementation: Jones Creek trail	Extension of Jones Creek trail including pedestrian bridge crossing (on north side of Jones Creek) to connect to Denton Avenue in St Albans	$200,000	-159,688		✓	✓		Savings reported as project has not been tendered as of Feb 2024 due to delays obtaining planning permit due to Melbourne Water requirements changing around flood modelling. Construction to move from 2023/24 to 2024/25 Approved under delegation, March, 2024
37	Pathways	Cycling & Walking Strategy implementation - East-west transmission line cycle path (M80 Trail to Kororoit Creek path, St. Albans)	Bicycle Route(On-Road & Off-Road) along Wills Street, across Victoria University of Technology Land to existing Shared user path connecting to McKechnie Street in St Albans	$250,000	-209,260		✓	✓		The annual budget said construction would commence in 2023/24. Planning permit needs to be obtained for this project - and so the contract has not been tendered yet. Construction programmed for 2025/2026 not 2023/2024 Approved under delegation, March, 2024
38	Town Centres	Sunshine MAC - Devonshire Rd Streetscape and Public Realm	Streetscape improvements along Devonshire Rd from Harvester Rd to Kennedy Street	$100,000	-70,000		✓	✓		This is a budget and timeline change and a saving (not deferral) of 70K. Only $30K is required this year (for concept design) and $10K required for 24/25 (for detailed design, which will be completed in-house at a lower cost than first anticipated.Concept design only in 2023/24 - There was allocation for Detailed Design but this is not proceeding Approved under delegation, March, 2024
39	Pathways	Cycling & Walking Strategy implementation - local cycle route connection program	New Shared User Path from Robertson's Road to Melton Highway	$300,000	-250,000		✓	✓		A CHMP is required for the project and this was not realised to late in the process when the planning permit process was underway.Construction programmed for 2024/2025 and not 2023/2024 Approved under delegation, March, 2024
40	Sports Facilities	Female Sports Facilities Upgrade	Rolling program to increase equity, access and opportunities for existing and emerging female participants and officials in sport and active recreation.	$954,500	0	250,000	✓	✓	✓	This project currently has a carry forward from 22/23 Robert Bruce Reserve pavilion refurbishment of $948,902 plus the income of $612,000. Additional $250,000.00 funding required as per tender report recommendation. Approved at August 2023 Council Meeting. Robert Bruce Reserve Refurbishment requires its own project ID bringing the revised budget to $1,810,902.00. Robert Bruce Reserse Refurbishment is a carry forward project that requires there be independent Project ID's. Approved under delegation, March, 2024
44	Road Works	Armstrong Street West Sunshine & Hammerwoord Avenue Derrimut	The Road Rehabilitation Program aims to fully restore sections of the road network that have reached the end of their design life. These peojects are renewal in nature and support the requirements of the Road Management Act 2004	$0	0	843,342	✓		✓	Due to construction costs coming in lower than expected, we are proposing to include two additional roads in the 2023-2024 CWP. They are: 1. Hammerwood Avenue, Derrimut between Windsor Boulevard and Brodie Mews; and 2. Armstrong Street, Sunshine West between Oldfield Street and Ryder Street. The required budget amount is $843,342 which will be funded from the Road Rehabilitation Program surplus amount of $1,305,358. Approved under delegation, March, 2024
				Total =	-5,504,957	4,258,717				
				Net Amount=	-1,246,240					

Environmental Upgrade Agreement Quarterly Report

An Environment Upgrade Agreement (EUA) is a financing agreement to improve the environmental performance of a commercial building. The agreement is between a financial institution, a property owner and Council.

The financial institution advances funds to a commercial property owner to undertake upgrade works. The commercial property owner then makes repayments through their Council rates.

The benefit of Council involvement is that the loan is attached to the Council rates for the commercial property, and therefore has a high level of security. This security enables the financial institution to offer very attractive loan terms.

To be eligible for a EUA the building:
- Must have been rateable premises for the past two years.
- Must be commercial premises with a minimum of 50% of the building operating as commercial.
- Must not have been in arrears with rate payments for the past three years.
- Must not be owned through a superannuation trust.
- Tenanted commercial buildings are eligible

This report provides an update on the Environmental Upgrade Agreements involving Council, as required by the Local Government Act.

In accordance with the Local Government Act 1989, Section 138 Quarterly Statements,

(1) At least every 3 months, the Chief Executive Officer must ensure that a statement comparing the budgeted revenue and expenditure for the financial year with the actual revenue and expenditure to date is presented to the Council at a Council meeting which is open to the public.
(2) The regulations may prescribe matters to be included in the statement.

The Local Government Act 1989 further requires under Section 181G, Quarterly Statement that:

The Chief Executive Officer must ensure that a statement prepared under section 138 includes a record of the following—

a) each environmental upgrade agreement entered into in the last quarter, and the rateable land to which the agreement relates;
b) each environmental upgrade charge approved in respect of the agreements referred to in paragraph (a), and the value of the charges;
c) the total number of environmental upgrade charges in operation in the last quarter;
d) the total value of all environmental upgrade charge payments that have fallen due and have not been paid;
e) the total value of all environmental upgrade charge payments that are yet to fall due.

Reporting requirement	Status as at 31 March 2024
a) Each environmental upgrade agreement entered into in the last quarter, and the rateable land to which the agreement relates	$0
b) Each environmental upgrade charge approved in respect of the agreements referred to in paragraph (a), and the value of the charges	$17,943.31

c) The total number of environmental upgrade charges in operation in the last quarter;	7
d) The total value of all environmental upgrade charge payments that have fallen due and have not been paid;	$0
e) The total value of all environmental upgrade charge payments that are yet to fall due.	$497,906.83

12.4	**Governance Report May 2024**
Directorate	People, Partnerships and Performance
Director	Georgie Hill
Manager	Danny Bilaver
Attachment(s)	1. Record of Informal Meeting of Councillors [**12.4.1** - 13 pages] 2. Delegates and Representatives Report [**12.4.2** - 3 pages] 3. CONFIDENTIAL - Regional Assessment Service [**12.4.3** - 1 page]

Purpose

For Council to consider:

- A summary of recent Governance activity.
- Councillor Declarations of Representations by Members of Parliament.
- Councillor attendance at the Australian Local Government Association's National General Assembly 2024.
- An update on the Regional Assessment Service.
- Proposed changes brought about by the Local Government Amendment (Governance and Integrity) Bill 2024.
- The response in relation the Notice of Motion 2/23 relating to the 26 January.

Council Recommendation

That Council:

a. Notes the:

i. Governance Report May 2024.

ii. Records of Informal Meetings of Councillors, at Attachment 1 to this report, for incorporation in the minutes of this meeting.

iii. Delegate's and Representative's Reports, at Attachment 2 to this report, for incorporation in the minutes of this meeting.

iv. Councillor Declarations of Representations by Members of Parliament.

v. Attendance of Councillors _____, _____, and _____ at the Australian Local Government Association's National General Assembly 2024 (NGA 2024), to be held in Canberra from 2 to 4 July 2024, and that a report will be provided to Council following NGA 2024.

vi. Update provided on the Regional Assessment Service as contained in Confidential Attachment 3.

vii. Update in relation to the Local Government Amendment (Governance and Integrity) Bill 2024.

b. In relation to Notice of Motion 2/23:

i. Notes the community engagement process around 26 January.

ii. **Notes the feedback outlined in this report from local Aboriginal and Torres Strait Islander people, including Traditional Owner organisations in relation to 26 January.**
iii. **Continues to listen to and work with local Aboriginal and Torres Strait Islander people, including Traditional Owner organisations to progress reconciliation across Brimbank.**

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 $2,000,000 (exclusive of GST) through an Instrument of Delegation made on 23 April 2024 (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

There were no contracts entered into, and works orders approved, under delegation since reporting to the last Council Meeting.

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
9 April 2024	Planning Forum
10 April 2024	Brimbank Aboriginal and Torres Strait Islander Consultative Committee
23 April 2024	Briefing
24 April 2024	Brimbank Youth Advisory Committee
14 May 2024	Council Meeting Briefing
14 May 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 **(Attachment 2)** were received for the following meetings:

Date	Event	Councillor/s
10 April 2024	Brimbank Aboriginal and Torres Strait Islander Consultative Committee	Cr Rasic Cr Papalia
24 April 2024	Brimbank Youth Council 2024 Official Meeting Term 1	Cr O'Reilly Cr Nguyen

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 Declaration of Representations by Members of Parliament was received for the following meetings.

Date	Councillor	Member of Parliament	Matter Discussed
19 April 2024	Cr Rasic	Hon Natalie Hutchins MP	Calder Freeway Taylors Road Melbourne Airport Rail Mental Health Greening the West Council Maintenance of DTP Assets Sydenham Park Sport Facilities Feasibility Plan

			Strengthening Planning and Local Government Dog Park in the Sydenham Electorate

Australian Local Government Association

The Australian Local Government Association's National General Assembly 2024 (NGA 2024) will be held in Canberra from 2 to 4 July 2024. The theme for the NGA 2024 is "building community Trust". Council is asked to advise and note the names of Councillors who will attend the NGA 2024. Councillors are required, under the Councillor Support Major Policy 2020, to report interstate travel to Council in accordance with the Councillor Transparency Policy, including a conference/post travel report, and a briefing to Councillor colleagues.

Regional Assessment Service

An update on the Regional Assessment Service is provided in **Confidential Attachment 3**.

Local Government Amendment (Governance and Integrity) Bill 2024

On 30 April 2024, the Local Government Amendment (Governance and Integrity) Bill 2024 was introduced in Parliament. This Bill aims to amend the Local Government Act 2020, strengthening integrity, accountability, and governance across councils. The proposed changes will:

- Mandate ongoing training for mayors and councillors.
- Allow for the suspension or disqualification of councillors posing health or safety risks.
- Boost the Chief Municipal Inspector's powers to issue fines for specific offences.
- Enhance the Councillor Conduct Framework, including more severe penalties for misconduct and the establishment of a standardised Code of Conduct.
- Improve Ministerial oversight and the operational aspects of councillor conduct regulations.
-

The Bill also proposes to adjust electoral timelines for the 2024 general elections to streamline voter roll certification and ballot processes:

Item	Current Date	New Date
Close of Voters Roll	30 August 2024	7 August 2024
Certification of Voters Role	19 September 2024	9 September 2024
Open of Nominations	19 September 2024	9 September 2024
Close of Nominations	24 September 2024	17 September 2024
Commencement of Caretaker Period	24 September 2024	17 September 2024

Local Government Victoria will soon commence work with the sector and other key stakeholders to develop the regulations for the Model Councillor Code of Conduct and for mayoral and councillor training.

Notice of Motion 2/23 - Community Engagement on 26 January

In February 2023, a Notice of Motion (2/23) was carried by Cr Jae Papalia at the Council Meeting regarding 26 January, requesting community consultation be undertaken in relation to Council events around this date.

At the September 2023 Council Meeting, it was resolved to move Brimbank's Australia Day Citizenship Ceremony to within three days before or after 26 January from 2024, based on support from Traditional Owner organisations and the acknowledgment that 26 January represents a day of mourning.

In 2024, Brimbank's Australia Day Citizenship Ceremony was held on 23 January and referred to as Brimbank Citizenship Ceremony. In addition to fulfilling the requirements of the Australian Citizenship Ceremonies Code and the Australian Citizenship Act 2007, Brimbank's citizenship ceremonies provide opportunities for new citizens to learn about Aboriginal and Torres Strait Islander culture and history.

Since 2019, Council has worked closely with the Brimbank Aboriginal and Torres Strait Islander Consultative Committee (BATSICC), an advisory committee to Council. BATSICC have on several occasions discussed that for many Aboriginal and Torres Strait Islander people, 26 January is not a day of celebration. The Committee supports an approach of respectful truth telling, reconciliation, and learning about Aboriginal and Torres Strait Islander histories. The Committee also encourages Council to adapt its practices to help the wider community in relation to respecting diversity and understanding cultural differences.

Brimbank Council is required by law to consult with Bunurong Land Council Aboriginal Corporation and Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation, regarding its statutory responsibilities under the Aboriginal Heritage Act 2006.

Further information in relation to community engagement is detailed below.

Community Engagement

Notice of Motion 2/23 - Community Engagement on 26 January

Brimbank City Council has a long history of working to embed reconciliation across the organisation and within the community.

Between July - December 2023, representatives from Council met with Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation (WWCHAC) and Bunurong Land Council Aboriginal Corporation (BLCAC) to discuss 26 January. Elders spoke with interest about Council's plans for future years and encouraged Council to look to other councils who hold a healing ceremony on that day. Elders also provided support for Council to work with local community groups to determine what activities could be undertaken on the day to acknowledge 26 January in future years.

Since August 2023, representatives from Council have met with BATSICC to discuss 26 January. At the last meeting on 14 February 2024, BATSICC:

- Reaffirmed the sentiment that 26 January is a day of mourning
- Encouraged community to attend a mourning ceremony hosted by neighbouring Councils which usually attracts a big turnout of non-indigenous people
- Expressed interest in hosting a community event, either before or after 26 January, bringing community, service providers and agencies in the region together to celebrate the strengths and connection of First Nations people.

Council is currently developing its second Innovate RAP which is also the third RAP for the organisation. Officers highlight the level of engagement undertaken to develop the RAP and Together We Are Brimbank Plan, which was developed by consultation with the broad Brimbank community and represents the views of the community. The Plan specifically includes statements relevant to this report, where community have said; 'Recognise Aboriginal and Torres Strait Islander peoples' culture and history.'

Council officers will continue to listen to and work in partnership with our local Aboriginal and Torres Strait Islander People around 26 January.

Resource And Risk Implications

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

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.

Community: potential impact on community, including public trust and customer service impact
• Risk losing trust of community, including our Aboriginal and Torres Strait Islander community, if we fail to adapt Council practices to support respectful truth-telling.

Safety: health, safety, or duty of care impacts
• Risk of psychosocial safety if mechanisms are not put in place to foster a respectful and inclusive dialogue that prioritizes the dignity of all community members.

There are no Environmental or Financial 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
• Continue our commitment to respecting and recognising Aboriginal and Torres Strait Islander peoples and culture.

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 strives 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.

Additionally, this report supports reflection, celebration and promotion of First Nations' culture, history, stories, and connection to country and will continue to strengthen Council's vision for reconciliation, truth-telling, and healing through the next Reconciliation Action Plan (RAP) which is in development.

This report also complies with Brimbank Community Engagement Policy 2021, and the Australian Citizenship Ceremonies Code.

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:	Planning Forum		
Date:	9 April 2024	**Time:**	7.30pm to 7:45pm
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 James Bruscella - Coordinator City Planning Tony Vo - Coordinator Council Business Robert Shatford - Coordinator City Planning		
Other attendees:	Applicant for the planning application under consideration A Municipal Monitor		
Name of Council Officer completing Record of Informal Meeting:	James Bruscella		

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.	Application to Amend Planning Permit P772/2014 for land at 697-703 Ballarat Road, Ardeer	Nil	<Select one>

Forward completed *Record of Informal Meeting of Councillors* to Governance within 48 hours of the meeting for Reporting to Council.

Record of Informal Meeting of Councillors

Meeting details

Title:	Aboriginal and Torres Strait Islander Consultative Committee		
Date:	10 April 2024	**Time:**	5:45pm to 7:30pm
Location:	Brimbank Aquatic and Wellness Centre (90 Taylors Road, Keilor Downs)		
Councillors in attendance:	☐ Cr Victoria Borg ☐ Cr Sarah Branton ☐ Cr Thuy Dang ☐ Cr Sam David JP ☐ Cr Maria Kerr ☐ Cr Bruce Lancashire ☐ Cr Trung Luu ☐ Cr Jasmine Nguyen ☒ Cr Jae Papalia ☒ Cr Ranka Rasic, Mayor ☐ Cr Virginia Tachos		
Council Officers in attendance:	Rose Bruhn - Acting Director Community Wellbeing Cheree Hunter - Manager Community Strengthening & Social Planning Jaimie-Lea Lyons - Reconciliation Officer Raj Singh - Civic Events Coordinator Simone Kemp - Digital Communications Coordinator Mariah Magri - Marketing and Community Relations Unit Manager		
Other attendees:	Community Representatives (Five)		
Name of Council Officer completing Record of Informal Meeting:	Jaimie-Lea Lyons		

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.	Welcome and warm up	N/A	N/A
2.	Acknowledgment of Country	N/A	N/A
3.	Review minutes and actions from previous meeting	N/A	N/A
4.	Meet and Greet - Leisure department	N/A	N/A
5.	Meet and Greet - Civic department	N/A	N/A
6.	Cooinda update	N/A	N/A
7.	Reconciliation Week update	N/A	N/A
8.	Council reflection update	N/A	N/A
9.	Yarn Up - Community perspective	N/A	N/A
10.	Meeting Close	N/A	N/A

Forward completed *Record of Informal Meeting of Councillors* to Governance within 48 hours of the meeting for Reporting to Council.

Record of Informal Meeting of Councillors

Meeting details

Title:	Briefing		
Date:	23 April 2024	**Time:**	6.00pm to 8:00pm
Location:	Level 6, BCCC		
Councillors in attendance:	☒ Cr Victoria Borg ☐ Cr Sarah Branton ☐ Cr Thuy Dang ☒ Cr Sam David JP ☒ Cr Maria Kerr (in part) ☒ 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 Mark Stoermer, Director Corporate Services Kelvin Walsh, Director City Futures Rose Bruhn, Manager Community Learning and participation Erin Clark, Manager Community Care Ashley Fleming, Manager Leisure and Community Facilities Michael Shiell, Coordinator Arts and Culture		
Other attendees:	Municipal Monitor		

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?
1.	Aged Care Reforms	Nil	--
2.	Brimbank Bicycle Education Centre	Nil	
3.	Arts Hub	Nil	
4.	Electric Vehicle Charging Discussion Paper	Nil	

Forward completed *Record of Informal Meeting of Councillors* to Governance within 48 hours of the meeting for Reporting to Council.

Record of Informal Meeting of Councillors

Meeting details

Title:	Brimbank Youth Council 2024 Official Meeting Term 1		
Date:	24 April 2024	**Time:**	5:30PM to 7:00PM
Location:	Council Chambers		
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 ☐ Cr Ranka Rasic, Mayor ☐ Cr Virginia Tachos		
Council Officers in attendance:	Ayaan Qani - Youth Development Officer		
Other attendees:	Brimbank Youth Council members x 12		
Name of Council Officer completing Record of Informal Meeting:			

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.	Welcome, Acknowledgement of Country	Nil	No

No.	Brief description of issue/agenda item	Name of person(s) who disclosed a conflict of interest	Did the person(s) leave the meeting?
2.	Council Update	Nil	No
3.	Brimbank Youth Council Update	Nil	No
4.	Break	Nil	No
5.	BYC Non-Project Update	Nil	No
6.	Open floor for BYC to raise issues to present	Nil	No
7.	Correspondence and Requests for BYC	Nil	No
8.	Upcoming dates and meetings for BYC	Nil	No
9.	Questions, Close and Thank you	Nil	No

Forward completed *Record of Informal Meeting of Councillors* to Governance within 48 hours of the meeting for Reporting to Council.

Record of Informal Meeting of Councillors

Meeting details

Title:	Council Meeting Briefing		
Date:	14 May 2024	**Time:**	6.00pm to 7:30pm
Location:	Level 6, BCCC		
Councillors in attendance:	☒ Cr Victoria Borg ☐ Cr Sarah Branton ☐ Cr Thuy Dang (apology) ☒ Cr Sam David JP ☐ Cr Maria Kerr (apology) ☒ 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:	Chris Leivers, Acting Chief Executive Officer Lynley Dumble, Director Community Wellbeing Georgie Hill, Director People Partnerships and Performance Mark Stoermer, Director Corporate Services Kelvin Walsh, Director City Futures Tom Razmovski, Acting Director Infrastructure and City Services Andrew Brae, Manager Finance Danny Bilaver, Manager Governance and Risk Erin Clark, Manager Community Care Lisa Davies, Manager Parks and Public Realm Mathew Barker, Coordinator Contaminated Land Liz Chapman, Coordinator Urban Design Jes Camilleri, Reform Lead - Ageing and Inclusion
Other attendees:	Janet Dore, Municipal Monitor Penelope Holloway, Municipal Monitor
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?
1.	Quarter 3 Budget Report (Jan/Feb/Mar)		
2.	Governance Report May 2024		
3.	Council Plan Annual Action Plan Year 3 Quarter 3 Progress Report (January – March 2024)	Cr Thomas O'Reilly	Yes
4.	Draft Community Engagement Policy		
5.	Communicating with Culturally and Linguistically Diverse Communities		
6.	Final Draft Arts and Culture Strategy		
7.	Discounts for Brimbank Residents at Brimbank Leisure Centres		

No.	Brief description of issue / agenda item	Name of person(s) who disclosed a conflict of interest	Did the person(s) leave the meeting?
8.	Brimbank Annual Community Grants Program 2024/2025	Cr Sam David	Yes
9.	Final Community Services and Infrastructure Planning Policy	Cr Sam David	Yes
10.	Brimbank Arts Advisory Committee - Terms of Reference		
11.	Contract No. 24/3458T Construction of Tennis Pavillion - Lionheart Reserve, Taylors Lakes		
12.	Contract No. 24/3475 - Provision of Hard Waste Collection Services		
13.	Final Draft Sunshine Energy Park Draft Vision Plan		
14.	Aged Care reforms		
15.	MAV State Council Motions	Cr Thomas O'Reilly	Yes

Forward completed *Record of Informal Meeting of Councillors* to Governance within 48 hours of the meeting for Reporting to Council.

Record of Informal Meeting of Councillors

Meeting details

Title:	Planning Forum		
Date:	14 May 2024	**Time:**	7:30pm to 8:15pm
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, Mayor ☒ Cr Jasmine Nguyen ☒ Cr Thomas O'Reilly ☒ Cr Jae Papalia ☒ Cr Ranka Rasic, Deputy Mayor ☒ Cr Virginia Tachos		
Council Officers in attendance:	Kelvin Walsh - Director City Futures James Bruscella - Coordinator City Planning Dhiraj Joti - Principal Development Planner		
Other attendees:	Two Council Monitors Permit Applicant and Developer Objectors to the application being considered		
Name of Council Officer completing Record of Informal Meeting:	James Bruscella		

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.	Planning Permit Application P516/2023 for the Construction of ten (10) double storey dwellings and a reduction to the standard car parking requirement (visitor spaces) on land at 52, 54 and 56 Selwyn Street, Albion	Nil	--

Forward completed *Record of Informal Meeting of Councillors* to Governance within 48 hours of the meeting for Reporting to Council.

Council Representative's Report

Report details	
Representative/s:	Cr Ranka Rasic (Mayor), Cr Jae Papalia.
Committee/Event:	Brimbank Aboriginal and Torres Strait Islander Consultative Committee
Meeting date:	10 April 2024
Report author:	Jaimie-Lea Lyons

Report

The Brimbank Aboriginal and Torres Strait Islander Consultative Committee included discussions and reports on the following matters:

1. Meet and Greet with Brimbank Aquatic and Wellness Centre to build ongoing relationship.
2. Meet and Greet with Civics department to build ongoing relationship.
2. Cooinda update.
3. Reconciliation Week update.
4. Council reflection update.

Recommendations

There were no matters to be considered by Council.

Next meeting:	26 June 2024 at 5:30pm - 7:30pm , Cooinda Community Centre

Council Representative's Report

Report details	
Representative/s:	Cr Nguyen
Committee/Event:	Brimbank Youth Council 2024 Official Meeting Term 1
Meeting date:	24 April 2024
Report author:	Ayaan Qani

Report

The Brimbank Youth Council (Committee) met in person at BCCC on 24 April 2024.

Council Update

Council is currently endorsing the Draft Annual Budget 2024/2025 and draft Council Plan Annual Action Plan (Year 4).

History of the Council Chambers provided by Cr O'Reilly.

Brimbank Youth Council Update

Joanna spoke about the first BYC meeting, where the BYC got to get to know each other, go over a few housekeeping details, like how they will communicate through Slack and what to expect as youth councillors.

Van provided an overview of the Governance Training the BYC underwent. The training covered what the role of Council is, meeting rules the BYC will abide by, as well as elect their two Chairs, Adriel and Kha.

Milena spoke about the Advocacy in Action training the BYC received from The Y, where they learned how to take an issue and turn it into an achievable project.

Todd spoke about the #MeetBYC campaign that the BYC will be embarking on. It is an online campaign to introduce who the BYC is to the community via BYS website and social media.

The BYC held their Project Pitch event the previous Wednesday, where each member had an opportunity to pitch what topic the BYC should run their project on and why. They then voted on their favourite pitch. The top voted topic the BYC's project will be is Youth Safety.

Open floor for BYC to raise issues to present

Lina raised the issue regarding safety on PTV, especially at night. What role does Council play to support safety of vulnerable community (POC, women etc.)?

- Cr O'Reilly is a member of the Safety and Wellbeing roundtable and will raise this in their next quarterly meeting. The roundtable has key stakeholders that may have a response to this.

Jayesh asked how big the scope can be for the BYC project.

- Jasmine provided some advice to help make it achievable, such as consider who this impacts, costs, and timelines. Ayaan reiterates BYS facilitator will support BYC in scoping the project.
- Cr O'Reilly and Cr Nguyen explains if scope of project is beyond Council, the project can sit in a more advocacy space.

Victoria Police is hosting a community forum regarding safety. Potential for BYC to attend.

BYC have interest in the findings from the Western Region Youth Forum, and whether anything aligns with their project topic.

Updates

BYC will have their project planning meetings on Wednesday 8 May and Wednesday 22 May.

BYC will celebrate IDAHOBIT Day on Wednesday 15 May with Crystal Queer group.

Recommendations

There were no matters to be considered by Council.

Next meeting:	19 June at 5:30PM in Council Chambers

12.5	**Council Plan Annual Action Plan Year 3 Quarter 3 Progress Report (January – March 2024)**
Directorate	People, Partnerships and Performance
Director	Georgie Hill
Manager	Rachel Deans
Attachment(s)	1. Council Plan Action Plan Year 3 Quarter 3 Report (January - March 2024) [**12.5.1** - 46 pages]

Purpose

For Council to note the status of progress towards implementing the Council Plan Action Plan Year 3 as presented in the attached Quarter Three Progress Report for January – March 2024.

Officer Recommendation

That Council notes the status of progress towards implementing the Council Plan Action Plan Year 3 as presented in the attached Quarter Three Progress Report for January – March 2024.

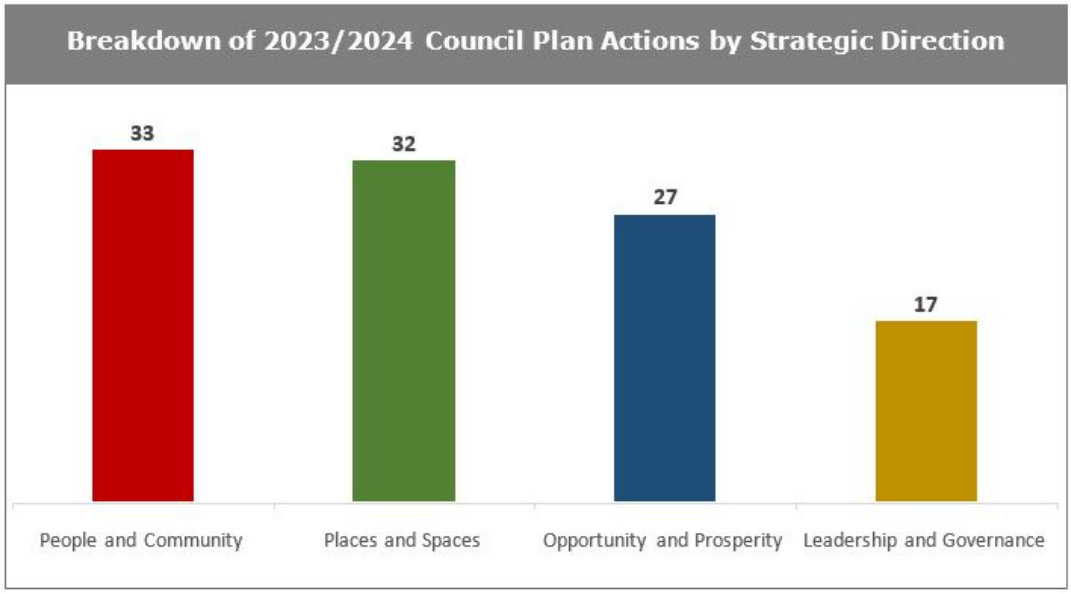
Background

Adopted in October 2021, 'Together we are Brimbank' integrates Council's Community Vision, Council Plan (2021-2025) and Municipal Health and Wellbeing Plan.

Implementation of 'Together we are Brimbank' is monitored and evaluated through quarterly reporting of Council Plan actions identified in the Council Plan Annual Action Plan. End of financial year achievements are published in the Brimbank Annual Report.

Both these reporting mechanisms are requirements of the *Local Government Act 2020*.

This year (2023-2024) the Council Plan Action Plan contains 109 actions.



Analysis

The following chart summarises Council's progress in delivering the actions.



Completed actions:

- Adopt and implement the updated Sports Facility Development Plan (SFDP).
- Finalise the Sports Feasibility Study for Sydenham Park.
- Update Council's Lifelong Learning Baseline Measures to monitor outcomes and support advocacy.
- Work towards developing a technology innovation space at Deer Park library.

Detailed commentary about progress of each of the 109 actions is included in **Attachment 1**.

Community Engagement

The 'Together we are Brimbank' Council Plan Annual Action Plan Quarterly Report has been developed for community. The report includes information about the progress of Council's 109 actions and service highlights aligned to each of the Council Plan Strategic Directions.

Links to quarterly action plan progress reports are made available to the public via the Council Plan webpage on the Brimbank City Council website.

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

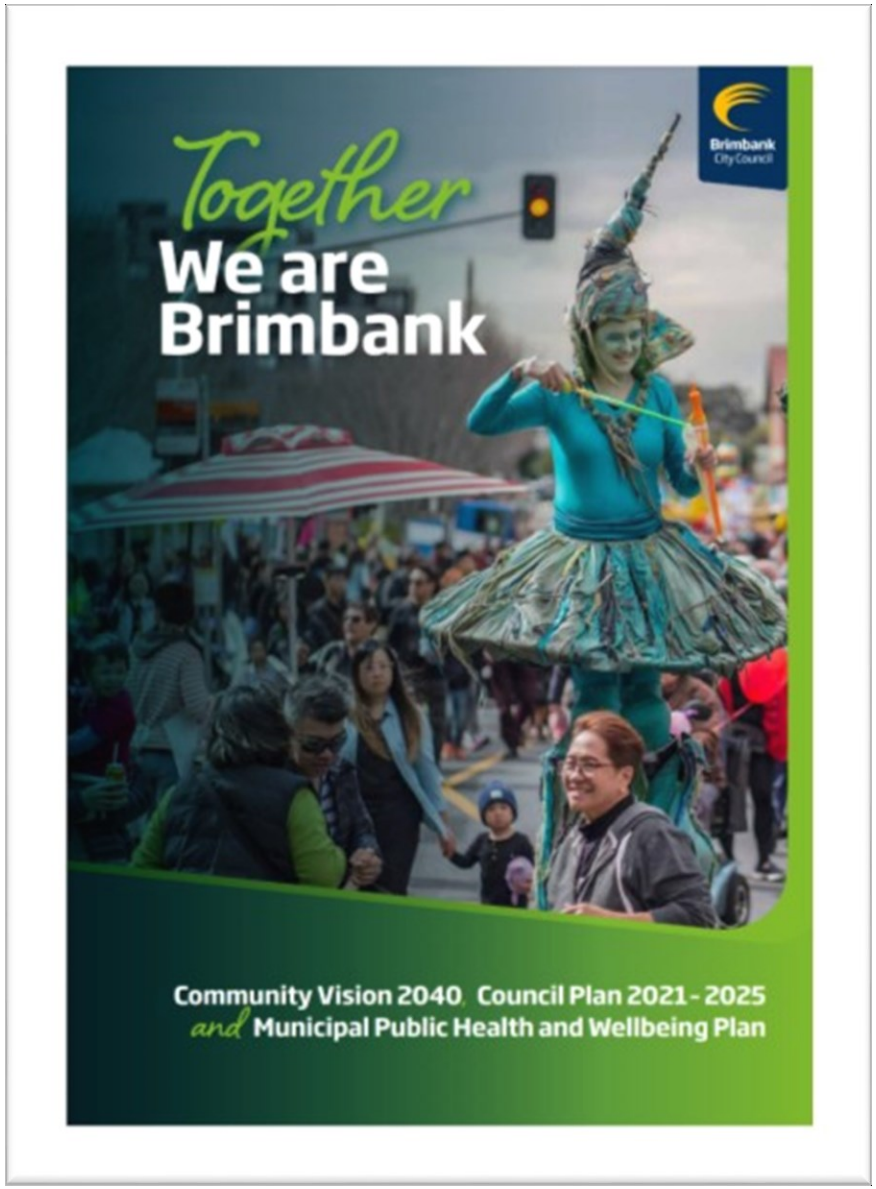
This report supports the Council Plan 2021-2025 strategic direction and objective of:

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 strives to enhance services and liveability for the Brimbank community.

This report complies with the *Local Government Act 2020*.

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



Together
We are Brimbank

Council Plan Action Plan Year 3
Quarterly Progress Report

January – March 2024

Acknowledgement of Country

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.



About this report

The *'Together we are Brimbank'* Council Plan contains four Strategic Directions and 35 objectives that work towards implementing Council's vision for *'a transformed Brimbank that is beautiful, thriving, healthy and connected.'*

Each financial year, Council develops an Action Plan which lists actions against each objective for the year. This financial year the Action Plan contains 109 different actions.

- **Strategic Direction: People and Community**

  Thirty-three actions will contribute to *"a welcoming, safe and supported community – an inclusive place for all."*

- **Strategic Direction: Places and Spaces**

  Thirty-two actions that aim to create *"liveable and connected neighborhoods that support healthy and sustainable futures – a green place for all."*

- **Strategic Direction: Prosperity and Opportunity**

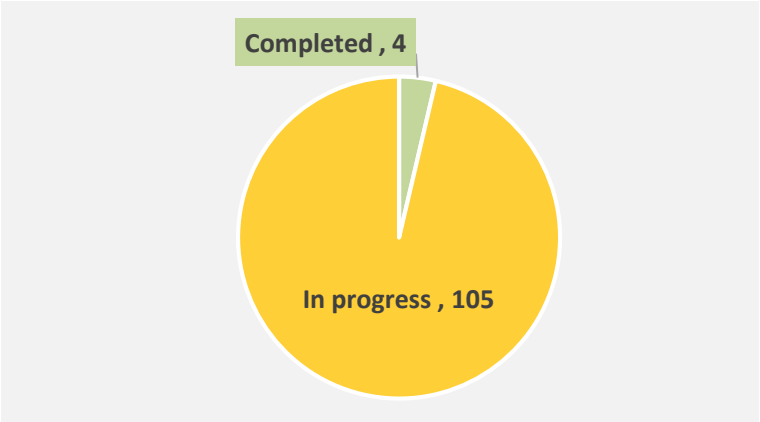
  Twenty-seven actions that are working towards *"a future focused, transforming city where all have opportunities to learn and earn – a prosperous place for all."*

- **Strategic Direction: Leadership and Governance**

  Seventeen actions to ensure Council is *"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."*

How are we tracking?

The following chart summarises Council's progress in delivering the actions.



Completed actions:

- Adopt and implement the updated Sports Facility Development Plan (SFDP)
- Finalise the Sports Feasibility Study for Sydenham Park
- Update Council's Lifelong Learning Baseline Measures to monitor outcomes and support advocacy
- Work towards developing a technology innovation space at Deer Park library.

People and community

A welcoming, safe and supported community – an inclusive space for all

People and Community – Our Services

- Arts and Culture
- Building Compliance
- Carer Support
- Community Care
- Community Transport
- Connected and Strengthening Communities
- Early Years
- Environmental Health
- Food Services
- Keilor Basketball/Netball Stadium and Golf Course
- Leisure and Community Facilities and Leisure Centres
- Maternal and Child Health
- Property Maintenance
- Seniors and Social Support
- Service Access
- Social Planning and Research
- Sports and Recreation
- Youth







People and Community

A welcoming, safe and supported community – an inclusive space for all

Celebrating Cultural Diversity



Council promoted and delivered Cultural Diversity Week activities across Brimbank from 18 to the 24 March with the theme "***Our Shared Stories*** – ***Celebrating Together***." Brimbank communities were invited to join in the recognition and celebration of the connections that enrich our culturally diverse community.

Activities included:

- **Taste of Harmony** at West Sunshine Community Centre. Community members shared stories that enrich their community's cultural diversity over a traditional coffee ceremony and food.





- **Outdoor Activities at Errington Reserve**, in collaboration with Project Sunrise, the Centre for Multicultural Youth, Odyssey House, and state government. This event provided an opportunity for local multicultural groups to participate in activities and make new acquaintances, creating networks and developing a sense of belonging in the community.



- Westvale Community Centre **Cultural Diversity Fashion Parade** where community members showcased their cultural attire and shared the significance behind their dress.

People and Community

A welcoming, safe and supported community – an inclusive space for all

Council Plan Objectives	Actions 2023-2024	Third Quarter Activity (January – March 2024)	Action Status
Support improved mental wellbeing	Continue to collaborate with coHealth and IPC Health in: • Establishing new local mental health services • Developing social prescribing programs to support people presenting to their services with poor mental health.	The Mental Health and Wellbeing Partnerships Officer has continued to work with Council departments and mental health and community support providers to enable and improve access to 'Brimbank Local' and other mental health services for adults and older adults. This 12-month position, funded by coHealth, supports relationships between services and community. Further advice about Council's role in social prescribing programs is expected as a part of the Victorian Government's anticipated State-wide Wellbeing Plan (which was due in October 2023). Council officers are awaiting further updates about the status of this plan to guide work in this space. Work is underway to consider and recommend the future strategic direction of Council action to improve mental wellbeing; with continued collaboration with CoHealth identified as important.	In Progress
	Work with partners to implement actions from the Mental Wellbeing Plan, with a focus on primary prevention.	Progressed actions from the Mental Wellbeing Plan, with most on track for completion. Some actions are beyond Council's control, for example the establishment of social inclusion action groups, are yet to commence due to State Government delays in implementing the Royal Commission report recommendations. Commenced planning to consider and recommend the future strategic directions of Council's actions to improve mental wellbeing.	In Progress
	Deliver Youth Mental Health First Aid Training to: • Adults to support young people aged between 12 and 18 years • Students in years 10-12 and years 7-9 on how to provide mental health first aid to their friends.	Youth Mental Health First Aid Training planned for delivery to adults in final quarter of 2023-24. Established a partnership with a sporting club for delivery of program for the remainder of 2024. Planning is underway for delivery of the Teen Mental Health First Aid program to young people.	In Progress
	Develop the Our Place Program at the Hunt Club Arts and Community Centre and West Sunshine Community Centre, as multi-use, outdoor spaces for social connection and community-led group activities.	Partnered with The Green Lab at Iramoo Victoria University to launch the Grassland Starter Kits initiative. The kits include eight tubestock local native grassland plants along with educational materials about native grasslands.	In Progress

People and Community

A welcoming, safe and supported community – an inclusive space for all

Council Plan Objectives	Actions 2023-2024	Third Quarter Activity (January – March 2024)	Action Status
Support improved mental wellbeing		Collaborated with a local artists and community members to challenge and transform negative stereotypes surrounding street art. This saw the creation of vibrant murals of diverse stories and cultures, showcasing the positive impact of street art on communities. Explored opportunities for volunteers to collaborate with Bunnings Warehouse and other stakeholders in planning and engaging with community activities.	
	Work with Westvale Men's shed users to identify additional programming options for other men using currently underutilised outdoor spaces. Create partnerships and intergenerational skill-share and mentoring models**.**	Inducted 12 Men's Shed participants and volunteers in safe operating procedures for 40 different tools, machinery and pieces of equipment. Facilitated consultation with 20 participants to explore a potential extension and enhancement of the Men's Shed space and programming.	In Progress
Increase healthy eating, active living and physical activity	Scope and deliver 'Better Together @ BAWC' which will support residents with chronic health needs from low socio-economic backgrounds to access the Brimbank Aquatic and Wellness Centre (BAWC).	This quarter, Better Together @ BAWC: • Supported approximately 200 clients through the Reclink gym/swim program • Commenced an Inclusive Communities program for older adults to enable structured social, health and fitness interactions amongst older people • Grew the Attendant Support program to 14 clients with several of these clients doing multiple sessions per week. Further growth is anticipated • Provided multiple packages of free access passes to Youth team, Sons of the West and other Council departments to enable no cost access to BAWC.	In Progress
	Create opportunities to support new communities to engage in physical activity via the In2Sport program	Approved 240 applications, across 25 registered sporting clubs, to deliver In2Sport for the Summer and Winter seasons.	In Progress

People and Community

A welcoming, safe and supported community – an inclusive space for all

Council Plan Objectives	Actions 2023-2024	Third Quarter Activity (January – March 2024)	Action Status
	Further develop and deliver the "Be Active Brimbank" physical activity programs and events.	Delivered a diverse range of programs and events to 837 attendees, including: • In2Tennis • In2Active (Live Life Get Active) • Pickle-ball/Table Tennis/Badminton • Walking and Scope Balloon Football • Be Active Facebook and website.	In Progress
	Continue to deliver a range of programs and services from Brimbank Leisure Centres that meet the needs of the Brimbank community	This quarter Brimbank Leisure Centres delivered: • Autism Family Swim Nights at Sunshine Leisure Centre • Women's Only programming at Sunshine Leisure Centre • A VIC Swim school holiday program which offered subsidised lessons through State Government and Aquatics & Recreation Vic • An Eritrean swimming program funded through Life Saving Vic • The Midsumma event for LGBTQIA+ community • Multiple health and fitness programs including Reform 30 and 6 week challenges • Events to promote community engagement such as afternoon teas and member breakfasts.	In Progress
	Finalise planning and commence upgrade and renewal works to the Sunshine Leisure Centre (SLC) outdoor pool liner and outdoor change rooms.	Tendered for upgrade and renewal works for the SLC outdoor pool. The scope of works includes replacement of outdoor pool, outdoor plant room chemical storage, bulk sodium hypo-chloride storage and delivery area. The outdoor change room project is completed.	In Progress
	Adopt and implement the updated Sports Facility Development Plan (SFDP).	This action is completed.	Completed
	Finalise the Sports Feasibility Study for Sydenham Park.	The Sydenham Park Sports Feasibility Report was provided for consideration at the 19 March 2024 Council Meeting. Council resolved not to progress with developing sports facilities at Sydenham Park due to this being unfeasible financially owing to a number of environmental, cultural and heritage risks on site. This action is completed.	Completed

People and Community

A welcoming, safe and supported community – an inclusive space for all

Council Plan Objectives	Actions 2023-2024	Third Quarter Activity (January – March 2024)	Action Status
Support increased gender equality and reduce gender based violence	Complete Female Sports Facilities Upgrades at Robert Bruce Pavilion sports change rooms to increase equity, access and opportunities for existing and emerging female participants and officials in sport and active recreation.	Progressed construction. The project is on track for completion in May 2024	In Progress
	Deliver Brimbank's Gender Equality Action Plan	• Submitted the Gender Equality Progress Report to the Commission for Gender Equality in the Public Sector in February, with Commission feedback pending • Continued to provide Gender Equality Training to staff across Council • Investigated the introduction of an Anonymous Reporting Tool (ART) to support and meet obligations in regard to the prevention of sexual harassment • Commenced an update of Council's Sexual Harassment Policy to coincide with the introduction of the ART.	In Progress
	Co-design a project targeting employment outcomes for women aged 45+. The project will include access to a specialist family violence support worker for support, advice and referrals.	Partnered with VU Skills and Jobs Centre, to develop "Your Career Your Way," a return-to-paid-employment workshop tailored for women aged 45 and above. The workshop is scheduled for April, with 70% of available spots booked.	In Progress
Provide community health and wellbeing services across the lifespan	Based on the Child Safe Standards, build knowledge, understanding and cultural competency among Brimbank staff and service providers to ensure Council and community services meet the needs of all families.	• Participated in the Commissioner for Children & Young People's Community of Practice to embed Brimbank's commitment to being a child safe organisation • Educated Council's Youth and Arts and Culture teams to understand legislative requirements, in particular reporting requirements and responsibilities • Continued to promote the B-Train module – 'Keeping Children and Young People Safe from Harm and Abuse' • Initiated a review of Council's Child Safety & Wellbeing Policy, Child Safety and Wellbeing Responding and Reporting Procedure and reporting processes.	In Progress

People and Community

A welcoming, safe and supported community – an inclusive space for all

Council Plan Objectives	Actions 2023-2024	Third Quarter Activity (January – March 2024)	Action Status
Provide community health and wellbeing services across the lifespan	Support young people to engage with school and access health and wellbeing supports.	Continued supporting young people's access to services, through the provision of information about mental health support and psycho-social programs, at secondary school well-being days and in consultations with school well-being staff.	In Progress
Support safe and inclusive communities	Finalise the Brimbank LGBTQIA+ Action Plan 2023-2027, and commence implementation of year one actions.	Launched the LGBTQIA+ Action Plan as part of the Midsumma Festival program in January 2024. Commenced implementation of year one actions including: • The Midsumma 2024 Pride March, Sunshine Pride Pool Party, Burlesque production and Life Drawing event • Support for the Crystal Queer program, 4th volume of the Bold Source youth magazine, LGBTQIA+ school supports through Youth Services • Two LGBTQIA+ events delivered as part of the Brimbank Writers and Readers Festival • Delivery of leadership and capacity building workshops for LGBTQIA+ young people • The annual Rainbow Jobs Expo in collaboration with MatchWorks and Brimbank Learning Futures • Supporting Brimbank's first parent led Rainbow Playgroup • Planning for the annual IDAHOBIT event.	In Progress
	As part of the final year of the Safe and Inclusive Brimbank Strategy 2020-2024, adopt a service coordination approach to improve wellbeing outcomes and perceptions of safety across the community.	• Scheduled Safety and Wellbeing Partnership and Hotspots Working Group meetings for 2024 • Convened the February 2024 Hotspots Working Group to monitor and coordinate service responses in areas with identified community safety and homelessness need. Areas of focus included Sunshine and St Albans Activity Centres and Errington Reserve • Coordinated an effective rapid response to anti-social behaviour at Errington Reserve, which prevented escalation of the issue	In Progress

People and Community

A welcoming, safe and supported community – an inclusive space for all

Council Plan Objectives	Actions 2023-2024	Third Quarter Activity (January – March 2024)	Action Status
Support safe and inclusive communities		• Initiated high-level discussions with health services regarding alcohol and drug service provision and gaps • Strengthened connections between Council and Victoria Police. This included a briefing for Councillors on crime and safety trends • Supported community safety initiatives led by other agencies, including Empowering Communities and Target ZERO.	
	Continue to install standard and feature lighting as part of public amenity in activity centres to improve perceptions of safety and add to urban amenity.	Tendered for the Princess Lane lighting project. The award of construction is underway with works to be completed by end August 2024.	In Progress
Support and advocate to reduce risk factors impacting vulnerable communities	Reduce social exclusion and isolation and improve wellbeing through innovative Neighbourhood Houses programming that engages and works alongside local community members.	• Supported four young people to co-facilitate an inter-generational technology program, 'Young @ Heart' • Teamed up with Jesuit Social Services to administer 'Be Connected', an eight-week computer course • Collaborated with internal and external stakeholders to run a weekly drop-in youth program • Reached out to more than 13,000 community members through regular programming spanning youth engagement, arts and crafts, skills development, health and well-being and cultural and social connection.	In Progress
	As part of the Brimbank Disability Action Plan 2022-2026: • Promote opportunities for local businesses to engage in disability awareness education • Support the participation of people with disability in Council's employment and work experience programs.	This quarter, Council: • Provided Attend Support Program Officer roles to support people with disability accessing the Leisure Centres across Brimbank. • Facilitated swimming instructors with autism to work at Leisure Centres and deliver swimming programs for children with autism • Worked with Jacksons Special School to promote work placements throughout 2024 with Parks and Gardens. • Collaborated (though our Economic Development Unit) with Watergardens shopping centre management to deliver a job's expo highlighting positions for people with disability • Planned a national careers week event for May 2024	In Progress

People and Community

A welcoming, safe and supported community – an inclusive space for all

Council Plan Objectives	Actions 2023-2024	Third Quarter Activity (January – March 2024)	Action Status
Support and advocate to reduce risk factors impacting vulnerable communities		• Continued working with Jackson and Sunshine Special Development Schools to plan post-school training, employment and volunteering options for young people with disability, their families and agency partners.	
	Finalise and complete the co-design process for the Carer space at the Keilor Downs Community Centre.	The Carers Space Establishment Committee will conclude their 6 month term in April 2024. The Establishment Committee have supported the co-design of the space and have informed furniture, equipment and fit-out elements. The Carers Space is in the final stages of fit-out and furnishing.	In Progress
	Embed Brimbank's Homelessness Protocol, providing training and collaborating across council, service providers and local businesses.	During this quarter: • Council received 23 homelessness notifications. These were referred to homelessness support services where appropriate • Explored options for 'Homelessness Training' as a part of embedding the Homeless Protocol across Council • Commenced a review of Council's Homeless Protocol to support shared understanding of Council staff and implementation across the organisation.	In Progress
	Engage with registered housing associations (community housing providers) to identify opportunities to increase supply of social and affordable housing.	Continued to explore opportunities for new social and affordable housing projects, through planning applications, referrals and partnerships via the Big Housing Build. Scheduled a meeting with the Manager LG Partnerships at Homes Victoria to identify how these opportunities can be maximised.	In Progress
	Undertake a review of Library Services to maximise the service and program reach to the Brimbank community.	Progressed the Review of Library Services. This quarter, the Review was informed by: • Broad community and staff consultation sessions • Benchmarking and analysis of different library service models across the local government sector. The next stage is the development of a proposed library service model which will provide both efficiencies and effectiveness for the community and council. This will take place in Quarter 4.	In Progress

People and Community

A welcoming, safe and supported community – an inclusive space for all

Council Plan Objectives	Actions 2023-2024	Third Quarter Activity (January – March 2024)	Action Status
Enable social, cultural and artistic expression	Provide and promote a broad range of opportunities for the community to engage with diverse art forms.	Hosted a range of interesting and varied activities at the St Albans Community Arts Centre including: • 11 performances at Bowery Theatre, attended by 1082 people • Two Bowery residencies for street dance and giant puppetry • Midsumma events like the Pride Pool Party and Drag Life Drawing, attracting over 200 attendees • Artist exhibitions, projects and studio program • Workshops for youth and the wider community, including Aboriginal and Torres Strait Islander arts.	In Progress
	Improve processes for Street Art delivery including extending online self-guided public art trails across the municipality	• Finalised design phase for self-guided public art trails, paving the way for brochure production next quarter • Updated the guidelines for commissioning and de-commissioning street art • Successfully piloted the first public vote for mural work. • Finalised a mural commissioning pack for Council and commissioned a new mural • Expanded and enhanced the mural artist register.	In Progress
Continue our commitment to respecting and recognising Aboriginal and Torres Strait Islander peoples and culture	Finalise and commence implementation of the 2023-2025 Innovate Reconciliation Action Plan (including arts and cultural programming)	• Ensured the draft Reconciliation Action Plan 2024-2026 was available for public consultation from 1 -29 February 2024. Findings are being analysed for any responsive changes in readiness for Reconciliation Australia, BATSICC and Council consideration • Facilitated a Reconciliation Working Group meeting to champion and embed reconciliation across Council • Hosted meetings with Brimbank Traditional Custodians, Wurundjeri Council and Bunurong land Council to build relationships and provide guidance to Council in engaging with Traditional Custodians • Adopted a Woi-wurrung name 'Yaluk barring Park' for Sydenham Park, following community consultation.	In Progress

People and Community

A welcoming, safe and supported community – an inclusive space for all

Council Plan Objectives	Actions 2023-2024	Third Quarter Activity (January – March 2024)	Action Status
	Continue to support the pilot of an Aboriginal and Torres Strait Islander run Community Hub.	This quarter: • Cooinda was successfully incorporated under the Officer of Register for Indigenous Corporations (ORIC). • Council continued to work with an Aboriginal cultural advisor who is a respected Elder to provide guidance and insight into supporting the establishment of Cooinda. • Council engaged with an appointed consultant to support ongoing governance set-up and support in the set-up of the Centre. Recruitment for a Cooinda Coordinator is underway.	In Progress
	Implement Year Five actions of the Brimbank Cultural Heritage Strategy 2018-2023 including: • Facilitating staff training about Cultural Heritage and Mapping. • Ensuring Cultural Heritage Guidelines are maintained on Council's website • An audit of the implementation program to inform a status review.	Scheduled staff cultural heritage training and mapping for delivery in May 2024.	In Progress
Deliver a range of initiatives that celebrate diversity and intercultural sharing	Consult with key community partners and internal stakeholders to evaluate Council's cultural diversity program delivery and develop a plan for future work that reflects local situation and need.	Progressed Council's review of social justice, diversity, equity and inclusion, with consultation taking place in March and April 2024. Review findings and recommendations will be available in June 2024 to strategically guide Council in delivery of a matured, evidence-based model that utilises an intersectionality approach (inclusive of cultural diversity) and guides a plan of future actions, responsive to the needs and opportunities in Brimbank.	In Progress
Encourage vibrant community events and activities	Implement Year Two of the Brimbank Festivals and Events Strategy 2022-2025. This includes: • Supporting the community to deliver Festivals and Events funded through the Community Grants. • Developing a program of skills based training and information to support festivals and event organisers.	• Facilitated the successful delivery of 11 community-led festivals and events • Utilised community feedback to inform design of the upcoming round of Festivals and Events Training program. Delivery of the second round of training sessions is scheduled for May/June 2024	In Progress

People and Community

A welcoming, safe and supported community – an inclusive space for all

Council Plan Objectives	Actions 2023-2024	Third Quarter Activity (January – March 2024)	Action Status
Encourage vibrant community events and activities	• Exploring the possibility of Arts and Culture and Disability categories to run alongside Festivals and Events category as part of the Community Grants program.	• Progressed work to develop a community event manual aimed at ensuring compliance and managing risks associated with community-led festivals and events • Commenced, as part of our continuous efforts to enhance support for the arts and culture sector, exploring the potential implementation of an Arts and Culture grants round. This is a key component of our ongoing review of the grants application process.	

Places and spaces

Liveable and connected neighbourhoods that support healthy and sustainable futures

Places and Spaces – Our Services

- Animal Management
- Asset Management
- Building Maintenance
- Capital Works Coordination
- Cleansing Services
- Conservation
- Contaminated Land
- Engineering
- Event Compliance
- Fleet Maintenance and Management
- Local Laws
- Open space
- Operations
- Parks
- Pedestrian Facilities
- Planning Compliance
- Property Services
- Road Services
- School Crossings
- Spatial Information Services
- Statutory Planning
- Sustainability
- Tree Services
- Urban Design
- Waste Services
- Western Alliance Greenhouse Action (WAGA)









Working to activate and improve Public Spaces

Activating and improving open public spaces is an important and continued focus for Council.

Activities this quarter included:

- The **Noble Court Reserve suburban park upgrade** in Sunshine West, creating a beautiful green space for play, exercise, and to connect with other people. Enhancements included a new playground with nature play opportunities; fitness equipment; circuit and walking paths; a multi-use court; a sheltered gazebo, and picnic facilities with BBQ and seating.

- Commenced **Shared User Path Works** at Green Gully Reserve, Keilor Downs. The path is a continuation of an existing Shared User Path through the Reserve, providing a connection to Denbigh Court and the Shared Path along Taylors Creek.

- Completed the renewal of **Bellara Crescent Reserve Playground** in Kealba. Works included elevating the existing playground footprint and the installation of a drainage system to resolve water-logging issues



Mayor Cr Ranka Rasic and Member for Laverton, Ms Sarah Connolly officially opened the Noble Court Reserve playground on 29 January 2024. Also in attendance were Cr Sam David JP, CEO Fiona Blair and a range of Council representatives.



Places and Spaces
Liveable and connected neighbourhoods that support healthy and sustainable futures

Council Plan Objectives	Actions 2023-2024	Third Quarter Activity (January – March 2024)	Action Status
Contribute to the transformation of the transport network to be active, sustainable, connected and equitable	Implement the Road Rehabilitation and Surfacing Program as part of Council's 2023/2024 Capital Works Program.	Progressed the Road Rehabilitation and Surfacing Program. All works are on track for completion per schedule.	In Progress
	Undertake traffic surveys in Albion area to determine traffic volumes and speeds	Commenced analysis of the traffic survey findings. This is nearing completion and includes comparing the latest survey results with the two previous rounds of traffic counts in the Albion area.	In Progress
	Continue implementation of the Brimbank Cycling and Walking Strategy to provide a network that supports active transport.	Progressed delivery of the following projects (in either planning, design or implementation) to facilitate pathway network connections identified in the Cycling and Walking Strategy: • Shared user path from Green Gully Close to Denbigh Court (construction is complete) • Local off-road cycle route connection program - Glengala Road (construction is underway) • East-west transmission line cycle path - M80 Trail to Kororoit Creek path, St. Albans (tender documents are being prepared) • Wright Street shared user path-(design nearing completion) • Jones Creek trail extension (planning permit obtained) • Replacement of shared trail segments (in poor condition) for the Kororoit Creek Shared User Path in Sunshine West • Taylors Creek Shared User Path (design is underway) • Kororoit Creek Shared User Path extension (in concept design) • Taylors Lakes Easement Shared User Path (in detailed design).	In Progress
Showcase and provide quality public spaces and streetscapes where people can connect and recreate	Commence delivery of: • Streetscape and public realm construction and improvements as part of the West Sunshine 20 Minute neighbourhood in Glengala Road Village. • Renewal design and construction of St Albans East Esplanade footpaths • A review of Council's Naturestrip Guidelines, to assist residents in the appropriate development of their naturestrips.	Progressed the following: • Concept design for the Glengala Village streetscape for community consultation in May 2024. • Construction to upgrade the George St Streetscape in Sunshine, as part of the Creating Streets for People program. • Programming for the construction of the East Esplanade streetscape for the 2024/2025 financial year. • The review of Council's Naturestrip Landscaping Guidelines.	In Progress

Places and Spaces
Liveable and connected neighbourhoods that support healthy and sustainable futures

Council Plan Objectives	Actions 2023-2024	Third Quarter Activity (January – March 2024)	Action Status
Showcase and provide quality public spaces and streetscapes where people can connect and recreate	Continue implementation of the Brimbank Creating Better Parks Policy and Plan 2016, including: • Renewing Kevin Flint Memorial Reserve Flagship Park • Delivering physical activity facilities across Brimbank in several parks • Delivering path upgrades, new playgrounds, new BBQ & park furniture and extensive tree planting in Station Waters Reserve, Cairnlea • Upgrading three existing playgrounds in Shearwater Meadow, Cairnlea, Simmie Street, Sunshine West and Bellara Crescent Reserve, Kealba Larissa Reserve, St Albans • Constructing a new circuit Path at Keilor Downs Recreational Reserve • Constructing a dog off leash reserve in Delahey.	Completed the following: • Bellara Crescent Reserve Playground, Kealba • Shearwater Meadow Playground, Cairnlea. Commenced construction of: • Keilor Downs Recreational Reserve circuit path • Station Waters Reserve paths, playgrounds, BBQ, park furniture and tree planting, Cairnlea. Programmed the following works for completion in the current financial year: • Kings Park Reserve Netball Court • Moorland Park Fitness Stations • Simmie Street Playground, Sunshine West • Kevin Flint Memorial Reserve Flagship Park. Deferred the following works for delivery in the 2024/2025 financial year: • Delahey Dog off Leash Reserve: Currently in planning permit approval phase. Concept redesign was required due to previously unidentified native vegetation on site. The project will be delivered in 2024 • Larisa Reserve Neighbourhood Park: Currently in design phase.	In Progress
	Investigate opportunities to fully enclose playgrounds in the following suburbs/ precincts: Taylors Lakes, Sydenham, Albanvale, Kings Park/Albanvale precinct, Cairnlea, Derrimut, Deer Park, Albion/Ardeer precinct, St Albans and Sunshine North. This action will also be rolled out, where opportunity arises, through the park upgrade program.	Assessed various sites across Brimbank and identified ones that are suitable for fencing. A draft report will make recommendations on the installation of fencing to parks, noting that other considerations and community engagement is required before proceeding with any works. Fencing proposals will be assessed under future capital works budgets, either as standalone projects or incorporated into scheduled park upgrades.	In Progress

Places and Spaces
Liveable and connected neighbourhoods that support healthy and sustainable futures

Council Plan Objectives	Actions 2023-2024	Third Quarter Activity (January – March 2024)	Action Status
Showcase and provide quality public spaces and streetscapes where people can connect and recreate	Deliver on the Sydenham Park Master Plan 2020: • Complete staged works to create visitor amenity through wayfinding signage, walking trails, shared paths and park information • Commence restoration works to Robinson's Homestead • Undertake a feasibility study to inform restoration of the Sydenham Park shearing shed.	• Completed Sydenham Park Stage 1 trail and rest area works. Planned for the delivery of permanent park signage by the end of the financial year (currently in tender phase) • Commenced design for the Kings Road extension trail with works to occur 2025/2026, subject to budget approval • Commenced design for the confluence trail (where Deep Creek, Jacksons Creek and the Maribyrnong River meet) with construction of some minor sections of track expected to start in 2024 to address drainage and scouring issues. Full delivery of works to this trail is pending future funding approval. • Completed the Sports Facilities Feasibility Study which was presented to the March 2024 Council Meeting resulting in a Council resolution to no longer progress with investigating and delivering additional sports facilities at this site. • Submitted a Heritage Victoria and planning application for modifications to Robertson's Homestead. A tender has closed for structural repairs to the homestead and the contract is anticipated to be awarded mid-May 2024 via CEO delegation. • Engaged a contractor to repair the external fabric of the shearing shed and protect the internal areas of the shed from external elements. Works expected to be completed by April 2024.	In Progress
Provide community facilities that are responsive and adaptable to community needs	As part of the Public Toilet Strategy 2018-2030, design new toilet at Sunshine Reserve Sunshine West	Confirmed location and commenced design work for the delivery of a public toilet at Sunshine Reserve. Installation is indicatively scheduled for the 2028/2029 financial year in the draft 10-year capital works program, subject to budget approval.	In Progress
	Continue activating informal Youth 'Pop up' spaces that meet the informal health and wellbeing needs of young people	Facilitated 10 'pop up' activations across two sites in partnership with Youth Junction Inc., Western Bulldogs Community Foundation, Football Empowerment and Victoria University. Attracting an average of 25 young people per activation, the 'pop ups' support young people to access safe and inclusive spaces, connect with workers and increase their awareness of available support services.	In Progress

Places and Spaces
Liveable and connected neighbourhoods that support healthy and sustainable futures

Council Plan Objectives	Actions 2023-2024	Third Quarter Activity (January – March 2024)	Action Status
Provide community facilities that are responsive and adaptable to community needs	Address the current and future indoor court needs of the Brimbank community through the implementation of the Keilor Basketball Netball Stadium Business Plan.	Continued implementation of the Keilor Basketball Netball Stadium Business Plan. The new Electronic Booking System is live and being used for all bookings, accompanied by an updated Keilor Basketball Netball Stadium website.	In Progress
	Implement the Brimbank Sports Facility Development Plan (2018) facility improvements, including: • Lionheart Reserve New Tennis Pavilion • Lloyd Reserve New Sports Pavilion • Sportsground Reconstruction at Ardeer Reserve • Design J.R. Parsons Reserve Multisport Pavilion • Design J.R. Parsons Reserve Tennis Pavilion • Sports ground lighting upgrades at Sassella Tennis courts 5&6 and Selwyn tennis courts 1-6 • Upgrade cricket nets at Selwyn Reserve.	• Completed the tender process for the Tennis Pavilion at Lionheart Reserve. Rising costs have impacted negatively with submitted tenders well above available budget. Council is considering other options for the delivery of this project • Continued the Lloyd Reserve New Sports Pavilion project with work to be completed next financial year • Entered the maintenance period for the Sportsground Reconstruction at Ardeer Reserve. This project is due for completion by end May 2024 • Commenced detailed design for J.R. Parsons Reserve Multisport and Tennis Pavilions. These projects are due for completion by end May 2024 • Completed the Sassella Tennis Court lighting project • Tendered for upgrades to the Selwyn Reserve Cricket Nets.	In Progress
	Complete building modifications and upgrades identified in the Brimbank Community Services and Infrastructure Plan 2018, including: • Kitchen upgrades at Keilor Park Playgroup, STACC, Keilor Village Kinder and Killeen St Childcare • Heating/cooling upgrade at Glengala Community Centre • Flooring upgrade at Delahey Community Centre • Playground upgrades at Orama Street & Remus Way child care centres • Facility access upgrades at Overnewton Gatehouse Hall	Completed the following building modifications and upgrades: • Kitchen upgrades at Keilor Park Playgroup, STACC, Keilor Village Kinder and Killeen St Childcare • Flooring upgrade at Delahey Community Centre • Toilet upgrades at Sydenham Children's Hub, Delahey Community Centre and Keilor Village Kinder • Nappy change unit at Orama Street Child Care Centre • Concrete paths at Overnewton Gatehouse Hall. The veranda cover of the toilets is work in progress. • Scheduled the Heating/cooling upgrade at Glengala Community Centre for April 2024 • Scheduled the Deer Park Hall toilet upgrade for 2024/ 2025.	In Progress

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Council Plan Objectives	Actions 2023-2024	Third Quarter Activity (January – March 2024)	Action Status
Provide community facilities that are responsive and adaptable to community needs	• Toilet upgrades at Sydenham Children's Hub, Delahey Community Centre, Keilor Village Kinder, Deer Park Hall, Orama Street Child Care Centre.	Access issues and cost escalations have impacted the delivery of Playground upgrades to Orama Street and Remus Way Child Care Centres. The design for these two projects has been put forward for the 2024/2025 budget (to be confirmed).	

	Commence the update of the Brimbank Community Services and Infrastructure Plan (CSIP).	Progressed work on the CSIP update including:
		• Endorsing the draft CSIP Policy for public consultation between 8 March and 8 April 2024. The Policy is designed to assist in developing the decision making framework for the updated CSIP. Following consultation, the final draft Policy will be presented to Council in May 2024
		• Regular meetings of the CSIP Project Control Group to review components of the CSIP
		• Distributing a brief for proposals from consultants to assist in:
		  ○ Reviewing the CSIP
		  ○ The development of provisional standards for the CSIP and;
		  ○ The update of the CSIP.
			In Progress

	Continue to meet the performance requirements of the Brimbank Environmentally Sustainable Design Framework in development and implementation of new Council facilities and refurbishments.	Continued to apply Council's Environmentally Sustainable Design (ESD) Framework to capital works on new and existing buildings and major projects. Of note: • Capital works building upgrades on Council's buildings have gone beyond the framework and are designed as all electric buildings, replacing existing gas equipment with electric alternatives. Electrification of Sunshine West Community Centre is almost complete and designs for Keilor Community Hub are finalised • New Council facilities and refurbishments will not include gas powered equipment to help meet our net zero emissions target set out in the Climate Emergency Plan. • Completed designs for all-electric upgrades to Dempster Park Children's and Community Centre, Parsons Reserve Football/Cricket pavilion and Dempster Park Tennis Refurbishment.	In Progress

Places and Spaces
Liveable and connected neighbourhoods that support healthy and sustainable futures

Council Plan Objectives	Actions 2023-2024	Third Quarter Activity (January – March 2024)	Action Status
Maximise urban greening through increased tree canopy cover and integrated water management	Update Brimbank's Sustainable Water Management Strategy, and continue: • Working with key partners and authorities on integrated water management • Supporting the community to maximise urban greening in their backyards through My Smart Garden program • Providing opportunities for community to participate in revegetation projects on public land.	• Finalised the review of the Sustainable Water Management Strategy (2013 - 2023) and commenced development of a new Integrated Water Management Strategy (2024-2034). Development activities included consultation with key partners, stakeholders and the Brimbank Community Panel. • Provided in-principle support to the Integrated Water Management Plans for the Maribyrnong and Werribee catchments. The Plans will guide collaborative work between the Water Authorities, State Government and Council. • Engaged with 78 residents in two My Smart Garden events – 'Habitat and Biodiversity Gardens' and 'Pet-friendly gardening.' • Signed two new grant agreements with State Government for restoration projects along Brimbank waterways. These projects will provide community planting opportunities over the next 2-3 years.	In Progress
	Upgrade the storm-water harvesting system at Green Gully Reserve, Keilor Downs.	The upgrade to the storm-water harvesting system at Green Gully Reserve has been put on hold. Given the Council decision not to proceed with the planned sports facilities at the site at the Council meeting on 16 April 2024, a reassessment of the irrigation needs at the site is required. Further work on designing and upgrading the storm-water harvesting system will be deferred while the future informal use of the site is considered in the upcoming Creating Better Parks Open Space and Playground Policy and Plan update.	In Progress
Take action on Climate Emergency by working towards a carbon neutral Brimbank	Further implement the Brimbank Climate Emergency Plan 2020-2025: • Electrify Keilor Community Hub and West Sunshine Community Centre • Deliver the Solar PV (panels) on Sports Pavilions Program.	• Delivered solar installations at three sports pavilions (Ardeer Pavilion, Green Gully Pavilion and Larissa Reserve Pavilion) • Engaged a consultant to work on detailed design for the electrification of the Keilor Community Hub. This will be completed before the end of the financial year.	In Progress

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Liveable and connected neighbourhoods that support healthy and sustainable futures

Council Plan Objectives	Actions 2023-2024	Third Quarter Activity (January – March 2024)	Action Status
Take action on Climate Emergency by working towards a carbon neutral Brimbank	• Work with Western Alliance for Greenhouse Action (WAGA) Councils on the Victorian Climate Resilient Councils program. • Explore options for renewable energy for local business.	• Commenced electrification of West Sunshine Community Centre (WSCC). This will be also completed before the end of the financial year • Continued work on the Victorian Climate Resilient Councils program to develop resources to manage climate related risk • Partnered with 30 other Victorian councils in the Business Renewables Buying Group Project. This supports large businesses to access renewable energy. Two large business in Brimbank are engaged in the project • Held an in-person sustainability event for 30 small and medium sized businesses at Mt Zero Olives in Sunshine West. The event explored sustainability and zero waste initiatives along with options for renewable energy.	
	Develop a background paper on opportunities and options for providing electric vehicle charging to the community.	Completed an Electric Vehicle (EV) Charging Discussion Paper for Council consideration in April 2024. The discussion paper explores the role Council can play in helping to facilitate EV charging infrastructure for the community.	In Progress
	Further implement the Revised Brimbank Greenhouse Reduction Strategy 2013-2023: • Develop a business case for a solar farm at Sunshine Energy Park • Develop a degasification plan for Council facilities. • Roll out of the 100% Renewable Brimbank online workshop series.	Progressed further work to reduce greenhouse gas emissions including: • Engagement of a consultant to complete a business case for a solar farm at Sunshine Energy Park. The business case is due to be completed before the end of the financial year • A degasification plan that is categorising all Council facilities with gas and creating a roadmap for degasification. This work continues and is due to be completed before the end of the financial year • Delivered a webinar - Designing for Resilience - as part of the 100% Renewable Brimbank online workshop series.	In Progress

Places and Spaces
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Council Plan Objectives	Actions 2023-2024	Third Quarter Activity (January – March 2024)	Action Status
Collaborate with community in addressing Climate Change and its impacts on health	Facilitate community capacity building initiatives including: • The annual Environmental Events Calendar • Supporting 'Friends of' and other environment groups that are helping to address climate change and its impacts on health • Delivering the climate emergency stream of the Brimbank Community Grants Program to help the community to respond to climate change.	Facilitated community capacity building initiatives including: • The 2024 Environmental Events Calendar (containing 23 key events) published and distributed to libraries, community centres and interested residents • Assisting 'Friends of' groups to apply for a grant to improve the Growling Grass Frog habitat in the Organ Pipes and Sydenham Park grassland areas • Supported 20 Brimbank schools, businesses and community groups to host Clean up Australia Day events • Signed up 65 Brimbank schools and early learning centres for the Autumn Veggie Seedlings in Schools Program. Seedlings will be delivered in April. • Commenced the Climate Oasis in Schools program, whereby two primary schools will co-design a landscape masterplan to transform their school into a green and cool climate oasis.	In Progress
Collaborate with community in addressing climate change and its impacts on health	Explore establishing a network of 'cooler spaces' across the municipality using existing Council and community facilities.	Supported the community during the heatwave in March 2024 by: • Extending the opening hours of the Brimbank Aquatic and Wellness Centre and Sunshine Library • Opening both the Sydenham and Sunshine Libraries on a public holiday to offer the community a haven from the heat • Providing 'Cooling Scarfs' to residents from all Council libraries. They contained 'how to keep cool' information, a cooling neck tie and an instant ice pack.	In Progress
Increase the extent and condition of natural habitats through restoration and prevention of threats	Continue conservation land management actions of weed control, biomass reduction, pest animal control and planting/direct seeding on conservation assets.	• Continued conservation and fire mitigation works • Undertook weed control works in response to increased growth from wet weather conditions • Commenced planning for the autumn ecological burn plan with 14 burns scheduled subject to suitable environmental conditions • Were successful in receiving two state government grants totaling $400,000 over the next three years for restoration works at Sydenham Park and along Kororoit Creek.	In Progress

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Council Plan Objectives	Actions 2023-2024	Third Quarter Activity (January – March 2024)	Action Status
Increase the extent and condition of natural habitats through restoration and prevention of threats	Review and update the Brimbank Biodiversity Strategy.	Completed the review of Council's Biodiversity Strategy and Habitat Connectivity Plan. Commenced initial engagement with the Brimbank Community Panel, Wurundjeri and internal staff to inform the next Strategy. A report is scheduled to go to Council in June with the review and the Vision and Key Objectives for the next Strategy.	In Progress
	Support environment groups and 'Friends of' groups to deliver revegetation or restoration projects within the municipality.	Supported 'Friends of' groups to host regular community revegetation working bees along waterways and grassland such as Kororoit and Steele Creek, Maribyrnong River, and Iramoo grasslands. This included hosting a 'Clean up Australia Day' event in March, attended by community and Council's environment staff. Continued preparations for a busy planting season ahead with six community and school planting days planned, including a special School's World Environment Day in late May.	In Progress
	Finalise implementation of the Brimbank Habitat Connectivity Plan 2018 – 2023: • Support landholder participation in sustainable land management through active management for habitat on private land, prioritising reducing pest plants and animals • Commence rectification and restoration works at Paramount Grassland.	Continued restoration and rectification works at Paramount Grasslands with weed control conducted in the last quarter in response to a wetter than usual summer.	In Progress
	Further implement the Brimbank Urban Forest Strategy 2016-2046: • Plant street trees in Kings Park, Deer Park and St Albans and approximately 20,000 tube stock plants. • Continue the Nature Places program to highlight importance of remnant grasslands at Bon Thomas Reserve.	Completed Street Tree Planting for the 2023 tree planting season, resulting in 4355 40ltr trees planted in streets and parks and 20,250 tube stock planted across Brimbank. Additional tree planting will occur in Kings Park, Deer Park and St Albans in the 2024 tree planting season. Progressed the Nature Places program in Bon Thomas Reserve with fencing completed and rock work and secondary path identified for completion this financial year.	In Progress

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Council Plan Objectives	Actions 2023-2024	Third Quarter Activity (January – March 2024)	Action Status
Increase the extent and condition of natural habitats through restoration and prevention of threats	Implement actions from the Conservation Asset Management Framework: • Conduct fauna surveys in areas identified as requiring investigation • Install protective fencing at a minimum of three key grassland reserves to prevent illegal access and inappropriate use • Update or develop Management Plans for five high value grassland reserves.	Implemented actions from the Conservation Asset Management Framework including: • Undertaking fauna surveys of Golden Sun Moth in Keilor Downs Recreations Reserve, Taylors Lakes Power easement, Bon Thomas Reserve, Sunshine West power easement, Goldsmith Avenue Retarding Basin and Delahey Recreation Reserve. • Installation of protective fencing for Isabella Williams Grassland and Oakwood construction at Paramount Reserve • Commenced developing five-year management plans for high value grasslands.	In Progress
	Continue to deliver initiatives that protect and enhance the environment from the impact of feral cats. This includes community awareness campaigns and a subsidised cat de-sexing program.	Continued to offer desexing programs in conjunction with local partners. Officers are working with a local vet clinic to apply for a grant from Animal Welfare Victoria to expand current programming. Recent vaccine shortages that led to restrictions on feral cat trapping and pick-ups have eased. The community will see resumption of these services before the end of the financial year.	In Progress
Invest in circular economy and improve waste management systems to increase recycling and reduce waste to landfill	Monitor the performance and benefits on the use of crushed recycled glass on road pavements in collaboration with the Australian Road Research Board (ARRB), Department of Transport (DoT) and Sustainability Victoria (SV).	Continued work on monitoring the performance and benefits on the use of crushed recycled glass on road pavements. A second condition survey was completed. Council is waiting for a final report from ARRB. This will include recommendations on how this new material can be implemented into Council's road rehabilitation program.	In Progress
	Work with the Environmental Protection Authority (EPA) and Police to develop and implement compliance initiatives that respond to illegal waste dumping. This includes increased and improved surveillance mechanisms.	Continued surveillance activities in identified 'hot spots' leading to offender identification and ensuing infringements. This is done in conjunction with resident reports and liaison with Council cleansing officers. 'Hot spot' sites are constantly reviewed to ensure surveillance resources are sited to the best advantage. As technology improvements are available existing camera infrastructure is updated to ensure maximum performance and effectiveness.	In Progress

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Council Plan Objectives	Actions 2023-2024	Third Quarter Activity (January – March 2024)	Action Status
Invest in circular economy and improve waste management systems to increase recycling and reduce waste to landfill	Continue to monitor the implementation of Recycling Victoria - A New Economy Policy and in particular the Household Recycling Program (4-Bin System).	Continued waste reform activities per the Victorian Government's Circular Economy Policy, including: • On-going promotion of opt-in Food Organic and Garden Organics (FOGO) residential kerb-side collection system in preparation for a 'universal' service mandated prior to 2030. • On-going replacement of dark green garbage lids with red lids (providing new, replaced and up/down sized bins as required) • Consideration given to installing additional Container Deposit Scheme (CDS) Reverse Vending Machines (RVMs) on Council owned sites. Currently three sites are established on Council land with seventeen in total across the Brimbank municipality. In response to the request from Scheme Operators, previous Council owned site options will be reconsidered.	In Progress
	Implement actions from the Brimbank Waste, Recycling and Litter Strategy (2018-2028): • Increase promotion of Food Organics and Garden Organics collection service to increase voluntary uptake to greater than current 59%. • Undertake a mid-term review of the Waste, Recycling and Litter Strategy • Continue to work with the hard waste collection service contractor to maximum reuse of goods by residents and achieve minimum 20% recycling diversion of recyclable metals, plastics and mattresses.	Continued promotion of opt-in 'user-pays' Food Organics and Garden Organics (FOGO) collection service to increase uptake. As of March 2024, 44,285 FOGO bins were allocated. Completed the tender evaluation process for Council's 'Hard Waste Collection' Service. This will be considered at the May 2024 Council Meeting prior to awarding the contract. The tender period for Council's 'Recycling Processing' Service closes 16 April 2024. This will be considered at June 2024 Council Meeting prior to awarding the contract.	In Progress

Opportunity and Prosperity

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Opportunity and Prosperity – Our Services

- Economic Development
- Learning and Employment Pathways
- Libraries
- Neighbourhood Houses
- Rail Projects
- Strategic Planning
- Sunshine and St Albans Place Management
- Transforming Brimbank









Investing in Women in Brimbank

Brimbank Council believes women's economic empowerment is central to a gender equal world, and when women are given equal opportunities to earn, learn and lead, then entire communities thrive.

In keeping with the United Nations (UN) theme for International Women's Day (IWD) 2024 - **Count Her In: Invest in Women. Accelerate Progress** – Council facilitated an IWD event on 6 March 2024.

The event featured a keynote address by Maria Dimopolous, Board Chair of Safe + Equal before guests listened to panel of women in business discussing the United Nations theme.





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Council Plan Objective	Actions 2023-2024	Third Quarter Activity (January – March 2024)	Action Status
Grow and diversify industry, and support existing and new businesses	Implement Year Two actions of the Brimbank Economic Development Strategy 2022-2027, including: • Business communication and networking activities • Industry and Business Development • Establishment of an Economic and Employment Committee.	Delivered a range of activities including: • Publication of 7 Business e-Bulletins • Three business workshops and two business link meetups • Recruitment of the chair and members for the Brimbank Economic and Employment Advisory Group • Convening a meeting of the Brooklyn Industrial Precinct Committee.	In Progress
	Continue to promote Brimbank as a business location and facilitate development to deliver investment and economic uplift, including: • A suite of investment information on Council's website • Implementing Council's Investment Facilitation Guidelines • Working with State Government and other key organisations to facilitate investment attraction and investment.	Continued work to promote and attract investment. This included: • Updating the investment page on Council new website with new Census data, investment attraction videos and relevant forms • Visiting four local businesses regarding expansion, investment and exporting, and responding to three investment enquiries and one export enquiry • Facilitating a Vietnamese Business Migrants Meetup • Facilitating an in-language business migrants mentoring program with the Small Business Mentoring Service • Participating in a national forum of investment attraction specialists hosted by Economic Development Australia • Preparing for the inaugural Chinese Business Migrants Meetup in partnership with the Department of Jobs, Skills, Industry and the Region's Skilled and Business Migration Program • Meeting with the Victorian Government Trade and Investment officers for Vietnam and Global Victoria to encourage overseas business delegations to visit Brimbank • Initiating and supporting an inaugural Filipino Business Networking Event.	In Progress
	Implement Year Five actions from the Sunshine Rising Action Plan 2019 - 2024, including: • Delivery of centre management, communications and marketing initiatives • Commencing a review of the Action Plan	Delivered a range of activities including: • Production and distribution of the Sunshine Rising Summer newsletter • A review of the second quarter expenditure and income for the Marketing and Business Development Special Rate	In Progress

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Council Plan Objective	Actions 2023-2024	Third Quarter Activity (January – March 2024)	Action Status

Grow and diversify industry, and support existing and new businesses	• Supporting the Sunshine Business Association to prepare a five-year Sunshine Town Centre Marketing and Business Development Plan
	• Continuing to administer the Sunshine Marketing and Business Development Special Rate and ensuring the appropriate distribution of activities across the Sunshine Town Centre
	• Continuing to deliver Enjoy Local across the Sunshine Town Centre, including the southern side of the Town Centre.
		• Delivering Enjoy Local and Sunshine Light Up Programs including:
		  ○ Lunar New Year activities
		  ○ Support for a 'Sunshine Wander' as part of the Melbourne Food and Wine Festival
		  ○ 'B is for Bunny' in the southern side of Sunshine
		• Convening the third quarterly meeting of the Sunshine Partnership Group
		• Commencing planning to revise and update the Sunshine Rising Action Plan.	

	Implement Year Five actions of the Go St Albans Action Plan 2019 – 2024, including: • Delivery of centre management, communications, marketing and activation initiatives, including Enjoy Local • Commencing a review of the Action Plan • Continuing to administer the St Albans Marketing and Business Development Special Rate (Special Rate) and commencing the reintroduction of a new Special Rate, subject to Council approval.	Continued delivery of a range of actions including: • Production and distribution of the Go St Albans Summer edition newsletter • Production and distribution of a Special Rate Factsheet to all business owners, including a translated version in Vietnamese • Notifying all property and business owners of Council's decision to declare the Special Rate • A review of the second quarter expenditure and income for the current Special Rate • Activities and events as part of the Enjoy Local program, including youth focused activities at Errington Reserve and activities to celebrate Easter • Providing ongoing support to the St Albans Business Association, including for the Lunar New Year Festival • Convening the 3rd quarter meeting of St Albans Partnership Group • Starting work to revise and update the Go St Albans Action Plan.	In Progress
	Progress the update of the Brimbank Activity Centre Strategy and continue to deliver programs to facilitate ongoing development of Local Activity Centres (LAC) across Brimbank including the delivery of the: • Local Activation Centre Program • Enjoy Local Program.	Progressed economic and housing analysis work to inform the update of the Activity Centre Strategy. Delivered the Local Activation Centre Program including the 'Think Shop Buy Local' campaign. Enjoy Local continued through delivery of small-scale activities across local centres in Brimbank.	In Progress

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Council Plan Objective	Actions 2023-2024	Third Quarter Activity (January – March 2024)	Action Status
Grow and diversify industry, and support existing and new businesses	Continue to support and promote the operation of iHarvest Co-working Sunshine to provide a vibrant and affordable co-working location for start-ups, entrepreneurs, freelancers and business.	Continued to build iHarvest membership and deliver business support including: • Promotions for the iHarvest co-working initiative business development activities and social media channels • Delivery of two free co-working trial days and two in-residence one-on-one business mentoring clinics. The membership of iHarvest totals 101 with 45 members active during this quarter.	In Progress
	Co-ordinate implementation of the Brimbank Industrial Land Strategy (BILS), including: • Progressing an amendment for the inclusion of the Industrial Design Guidelines into the Brimbank Planning Scheme, subject to Council support • An audit of the implementation program to inform a status review.	Officers have prepared a draft amendment to implement the Brimbank Industrial Design Guidelines into the Brimbank Planning Scheme. It will be presented to Council for consideration once Amendment C225brim to introduce the new Planning Policy Framework has been determined by the Minister for Planning. Presented an audit of the implementation plan to Council at the 12 March 2024 Council meeting.	In Progress
Enhance community opportunities as a result of major development and infrastructure investment	Continue to monitor and respond to the proposed growth and development of Melbourne Airport, including the proposed third runway development.	Officers attended meetings of the Melbourne Airport Community Aviation Consultation Group and Planning Coordination Forums. Council also endorsed its Submission to the Impact and Mitigation of Aircraft Noise Inquiry at the Council Meeting on 16 April 2024. This was then submitted to the Federal Governments Rural and Regional Affairs and Transport References Committee.	In Progress
	Continue to work with the Department of Transport and Planning to finalise the design and further develop the Sunshine Station Masterplan.	Council is waiting on State Government's confirmation on Melbourne Airport Rail project and the timing of Sunshine Station before further work progresses.	In Progress
	Continue to promote, partner and advocate for outcomes described in the Sunshine Priority Precinct 2050 Vision.	At the 19 March 2024 Council meeting Council resolved to sell part of the land of Durham Road Car Park in Sunshine CBD to the Vietnamese Museum Australia Ltd. The opportunity to realise a nationally significant cultural museum adjacent to Sunshine Station aligns very strongly with the Sunshine Priority Precinct 2050 Vision, particularly the key principles of 'Proudly Sunshine', 'Gateway to the World' and 'CBD of the West'.	In Progress

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Council Plan Objective	Actions 2023-2024	Third Quarter Activity (January – March 2024)	Action Status
Enhance community opportunities as a result of major development and infrastructure investment		Continued other work through ongoing discussions, advocacy and facilitation including: • Advocacy for the Melbourne Airport Rail (SRL Airport) to proceed. Council understands that State and Federal Governments are currently negotiating an outcome for the route through airport land • Finalising the Final Draft Vision Plan for Sunshine Energy Park in preparation for it to be presented to a Council Meeting • Exploration of a new active transport route along Foundry Road.	
	Continue to work with the Department of Transport and Planning to develop the Albion Quarter Structure Plan.	Officers continue to work with Department of Transport and Planning on the precinct planning for Albion Quarter.	In Progress
	Finalise the Sunshine Energy Park Vision Plan and begin developing business cases for the first stages.	Completed a Final Draft Sunshine Energy Park Vision Plan after community consultation was undertaken earlier this year. The Final Draft has now been reviewed by an independent qualified engineering firm and is scheduled to be presented to a Council Meeting by the end of the financial year.	In Progress
Promote Brimbank as a destination to build the visitor economy and tourism	Update Council's Experience Brimbank Visitor Strategy to identify priorities, actions and resources for the next five years to promote Brimbank as a destination and promote growth of the visitor economy and tourism.	Conducted a range of visitor-economy related activities including: • Appointing consultants to develop the new Brimbank Visitor Economy Strategy 2025-2029 • Coordinating stakeholder workshops and interviews to inform the new strategy • Coordinating a photo shoot highlighting Brimbank's food, art and nature offerings • Supporting Lunar New Year and Westside Wander events promotion through Western Melbourne Tourism and Council's media channels • Supporting promotion of local restaurant, Salamatea, at the Australian Open through Western Melbourne Tourism • Meeting with key tourism stakeholders in Brimbank • Attending the Western Melbourne Tourism Board meeting.	In Progress

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Council Plan Objective	Actions 2023-2024	Third Quarter Activity (January – March 2024)	Action Status
Facilitate housing diversity, population growth and development through planning and assessment processes	Finalise the preparation of the Neighbourhood Character Study, Residential Development Framework and Housing Strategy for Brimbank to inform future potential changes to the Brimbank Planning Scheme, subject to Council approval.	Undertook a range of work including: • An assessment of submissions to the Draft Brimbank Housing and Neighbourhood Strategy • A Planning Forum to hear submitters who wished to be heard give a verbal presentation of their submission • Prepared a Final Draft Strategy, which responded to relevant submissions, including a final review by the Project Control Group and Project Working Group • Prepared a report for the Council Meeting on 16 April 2024 to present the Final Draft Brimbank Housing and Neighbourhood Character Strategy and Final Background Report for consideration.	In Progress
	Implement Year Five actions of the Brimbank Heritage Strategy 2018-2023, including: • Strategic work to strengthen heritage provisions in the Brimbank Planning Scheme • An audit of the implementation program to inform a status review.	Completed various activities including: • Convening the quarterly meeting of the Heritage Advisory Committee • Preparing a submission to the Heritage Council of Victoria in relation to the former Sunshine Technical School, which was endorsed at the Council Meeting on 19 March 2024.	In Progress
Support economic and social inclusion	Offer practical workplace experience to young people through a structured Placement Program, including opportunities for entry level employment in Neighbourhood Houses and introductions to local business and employer networks.	This quarter, the Neighbourhood House Unit achieved the following: • Benchmarked Council processes for student placements, working with Victoria University and Council's Human Resource team • Hosted an Apprenticeship Pathways session at BLF. • Held a workshop with 'SheForce' (a female lead recruitment and labour hire social enterprise) on women's employment opportunities in construction • Hosted a Mental Health student placement at the Hunt Club • Piloted youth-friendly recruitment practices • Ran workshops to teach young people how to lead programs like 'Tech Help'.	In Progress
	As part of the Makers Market project, build the capacity and competence of young people in planning, developing, testing and promoting their entrepreneurial skills and business ideas.	Supported young people to grow their networks through the 'Linked-In Real Life' program. Linked-In Real Life was established to provide opportunities for young people to network with each other and meet professionals from different industry and education providers.	In Progress

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Council Plan Objective	Actions 2023-2024	Third Quarter Activity (January – March 2024)	Action Status
Support economic and social inclusion		This quarter the program: • Featured an entrepreneurial skills workshop attended by more than 10 emerging entrepreneurs • Saw two up-and-coming entrepreneurs collaborating on the design of a workshop for young people from culturally and linguistically diverse backgrounds (this will to be delivered in Quarter 4).	
Support community access to education and jobs	In collaboration with partners, deliver programs and services at Brimbank Learning Futures (BLF) that support re-engagement with education, training and employment. This includes: • Co-designing responses to improve training, learning and vocational outcomes • Increased connections with local schools • Outreach and pop up programs.	Worked with more than 80 people this quarter through: • Weekly free career counselling sessions held in collaboration with Victoria University Skills and Jobs Centre • 'Linked In Real Life' youth professional networking sessions • A women-only White Card course, in partnership with Council's Economic Development team and SheForce, providing participants with both course access and employment information • An apprenticeship information session in collaboration with MEGT (a not-for-profit body supporting local employers, apprentices, trainees, job seekers and students) • Referral sessions connecting participants with employment opportunities • Providing opportunities for drop-in career support. BLF also participated in: • The Social Ventures Australia's Youth Employment program • Victoria University Pathways in Place network • Co-design sessions for upcoming youth workshops • Providing access to 'Studiosity,' 24/7 online study and tutoring support for enhanced job readiness skills.	In Progress
	Implement Year Three actions in the Local Jobs for Local People Program, including work to: • Strengthen employment networks • Support education and training networks with industry • Promote local procurement.	Delivered a range of activities including: • Promoting, to local businesses, Council tenders and a range of employment matters including Women into Trades (Women up Front), Bus Driver Traineeships, Hiring Outside the Box webinar, Parents Next, Indigenous Apprenticeships and the LGBTQIA+ Rainbow Jobs Expo in Sunshine • Presenting to WCIG (Westgate Community Initiatives Group) clients and OHS Card training group for Women.	In Progress

Opportunity and Prosperity

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Council Plan Objective	Actions 2023-2024	Third Quarter Activity (January – March 2024)	Action Status
Support community access to education and jobs		• Facilitated delivery of 'Do Things Differently' - an employment seminar focusing on neuro-diverse and CALD communities • Partnering with WCIG and Brimbank Learning Futures to deliver Career Counselling programs at Sydenham Neighbourhood House and Visy Cares Hub • Co-promoting and sponsoring She-Force White Card course for female and non-binary participants • Attending approximately 30 meetings and or seminars to discuss, promote or facilitate employment outcomes including apprenticeship groups, Workforce Australia providers, Disability Employment, Women into Trades, Melbourne Inclusion, Rethink Dyslexia, Jobs Victoria Mentors, Parents Next Providers, Multicultural Consulting services, Keyba Careers, local employers and various employment related briefings.	

Promote the importance of education and encourage life-long learning across generations	Support the development of new Kindergartens and Early Learning Centres in Brimbank by:
	• Working with the State Government and local services to deliver on the Building Blocks Partnership Agreement, Kindergarten on School sites program and the Best Start, Best Life Reforms.
	• Improving kindergarten registration to support families and parents to make informed choices about early education.
		In line with the Building Blocks Partnership Agreement:
		• Planning for the new Dempster Park Children's and Community Centre progressed. Planning for an expanded Kindergarten at Epalock Crescent is on track and scheduled to open in 2025.
		• Services commenced operating from St Albans Meadows Kindergarten, located on St Albans Meadows Primary School.
		• The Department of Education announced that two new kindergartens, at Glengala Primary School and Ardeer South Primary School, will open in 2026.
		This quarter Council:
		• Introduced an upgraded and easy to use kindergarten registration and enrolment program for use by families enrolling in kindergarten for the 2025 year
		• Delivered the following activities as part of Kindergarten Awareness Month in March:
		  ○ Eight information sessions reaching over 100 families
		  ○ 31 kindergartens hosting open days for families to see facilities and meet staff.
			In Progress

Opportunity and Prosperity

A future focused, transforming city where all have opportunities to learn and earn

Council Plan Objective	Actions 2023-2024	Third Quarter Activity (January – March 2024)	Action Status
Promote the importance of education and encourage life-long learning across generations	Support and strengthen families and improve life chances (health and education), through access to affordable, inclusive learning opportunities including: • Early years access to local programs and services • Family learning programs that are creative and engaging • Active engagement of young people to increase participation and positive interactions • Making space for older people to learn and engage with their community.	This quarter Council libraries: • Held an adult micro-fiction competition as part of Brimbank Writers and Readers Festival with guest author Grace Chan • Received a four-year Department of Health Multicultural Story-time Grant that will allow fortnightly interpreting for Auslan Story-time at all branches and enable the purchasing of support materials • Ran 216 early years program sessions, with 5922 attendees, and 193 family program sessions, with 4234 attendees • Featured 'suggest a program' on the library website to respond to community needs and suggestions. The feedback will help libraries identify the needs and interests of the community. Through this process, a community led Cantonese story time will be launched in Q4. The development of a volunteer-led digital art program is being scoped for next financial year.	In Progress
	Update Council's Lifelong Learning Baseline Measures to monitor outcomes and support advocacy.	This action is completed.	Completed
	Further implement the Brimbank Library Strategy 2020-2025 and Strategic Framework for Library Collections 2020-2025: • Increase library customer self-service options • Continue to build and promote culturally safe collections and services in consultation with local Aboriginal and Torres Strait Islanders • Support opportunities for the community to learn and connect with new, emerging and creative technologies to improve employment, skill development and social connection outcomes.	This quarter Council libraries: • Investigated self-service options for Collection Lending and Pick-up. This has the potential to provide a library collection access point for underserviced areas of Brimbank, offering 24/7 self-collect reservations. A report will be provided in Quarter 4 for consideration • Launched the Eventbrite programs booking platform. The platform provides a streamlined workflow for library staff in uploading content. It also makes it easier for community members to book into events. This resulted in increased attendance to programs and events • Clocked up 65 'super users' of the Maker Space at Deer Park library.	In Progress

Opportunity and Prosperity

A future focused, transforming city where all have opportunities to learn and earn

Council Plan Objective	Actions 2023-2024	Third Quarter Activity (January – March 2024)	Action Status

Promote the importance of education and encourage life-long learning across generations		• Collaborated with other areas of Council to deliver:
		  ○ A tour and workshop with Brimbank Youth Services Chrystal Queer Group
		  ○ A workshop for Connect & Chat program participants
		  ○ A tour for Ballarat Libraries and;
		  ○ A visit to Westvale Community Centre for the Chatty Chats group.	

Work towards improving digital access and inclusion	Plan and deliver digital literacy programs and services to support digital inclusion for vulnerable groups and individuals, targeting: • older people • women aged 45+ • people with a disability • asylum seekers • people with low English proficiency.	Delivered the following digital literacy programs and services: • IPad learning, AI with Alpha Click and Laser Photo Engraving • One-on-one Family and Local History Help • Oral History and Podcasting • Storytelling through Sound • Manuscript Editing • Scam Awareness • Online Chill and Chat (well attended by the community, with participants from Brimbank and overseas).	In Progress
	Investigate and deliver a training program for community volunteers to improve digital skills and enhance wellbeing for older adults.	Developed the scope for the training. Next quarter, libraries will work with the volunteer coordinator to recruit four volunteers to test a pilot program.	In Progress
	Work towards developing a technology innovation space at Deer Park library.	This action is completed.	Completed
	Continue to facilitate opportunities to increase the accessibility of Council's digital communications and services to a wider audience.	Launched Council's new website in February 2024 with improved accessibility. Accessibility improvements were also front of mind in redeveloping the updated website menu, and content reviews of all pages. Council will continue to work with the Disability Advisory Committee regarding future changes and improvements. Launched a pilot of a new multilingual tool on the Your Say Brimbank website in March 2024 which allows automatic translations of project information on the website. This will improve accessibility of community consultations online in ten community languages. Council will monitor the effectiveness of this tool to ensure it meets the ongoing needs of the community.	In Progress

Leadership and Governance

A high performing organisation that enacts the vision and decision of Council through quality and innovative services

Leadership and Governance – Our Services

- Advocacy and Stakeholder Relationships
- Civic Events
- Community Engagement
- Contact and Service Centres
- Council Business
- Customer and Digital Experience
- Design and Brand
- Digital Communications
- Employee Services
- Enterprise Performance and Service Innovation
- Financial, Management and Systems Accounting
- Information Management, Communications and Technology
- Legal Governance and Integrity
- Media and Communications
- Occupational Health and Safety
- Organisational Development
- Organisational Strategy and Change
- Procurement
- Revenue
- Risk and Compliance



Working to 'Fix the Calder'

Brimbank Council has renewed its campaign to 'Fix the Calder', calling for urgent action by State and Federal Governments to make it safe, get it moving and to do it now.

The removal of the level crossing on the Sunbury train line at Calder Park Drive started as a result of Council's earlier advocacy to 'Fix the Calder,' but there's a lot more work needed.

The project remains a priority in Council's Advocacy Plan 2023 - 2025 and we will continue work to secure funding from both levels of government.

Council is partnering with eight other Councils to work on broader advocacy activities throughout 2024.

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Leadership and Governance

A high performing organisation that enacts the vision and decision of Council through quality and innovative services

Council Plan Objective	Actions 2023-2024	Third Quarter Activity (January – March 2024)	Action Status
Value community input through models of deliberative engagement and co-design	Undertake a process of deliberative engagement to inform a full review and update of Brimbank's Community Engagement Policy.	Facilitated a, Council endorsed, broad community consultation process this quarter. This, alongside a research review and the last quarter deliberative community engagement process, informed the final draft Community Engagement Policy. The Policy will be presented to Council in May 2024 for consideration.	In Progress
	Utilise the newly established Community Panel to help inform community consultation on Council plans, strategies and projects.	Engaged with 26 members of the Community Panel - Brimbank Community Voice - in a workshop designed to 'Shape Council's approach to managing water and biodiversity in a growing area.' Panel members were presented with an overview of Councils Integrated Water Management approach and Biodiversity Strategy before being invited to share their ideas.	In Progress
	Continue to administer the H.V. McKay Memorial Gardens Strategic Management Group meetings to provide direction for the management and development of the Gardens.	Continued working with the Strategic Management Group to inform the management of the gardens, including planning and design for an upcoming art installation. The next meeting of the Group is scheduled for 22 April 2024.	In Progress
Support community resilience and continue emergency management planning to be prepared for any future incidents or shocks	Maintain Emergency Management Planning Reform at the Municipal level.	Updated the Municipal Emergency Management Plan (MEMP). This was approved by the Regional Emergency Management Planning Committee (REMPC) and the Municipal Emergency Management Planning Committee (MEMPC). The MEMPC met on 20 March 2024 (this is on target for the meeting schedule).	In Progress
	Continue to implement recommendations from a review of emergency management and resilience planning completed in 2022.	Finalised the Municipal Emergency Management Plan this quarter. This was endorsed by Municipal Emergency Management Committee. The next stage is to conduct Emergency Relief Centre Audits and to commence a renewal of sub-plans, including: • Brimbank Relief and Recovery Plan • Brimbank Heat Health Plan.	In Progress

Leadership and Governance

A high performing organisation that enacts the vision and decision of Council through quality and innovative services

Council Plan Objective	Actions 2023-2024	Third Quarter Activity (January – March 2024)	Action Status
Partner across multiple sectors to advocate for equal access towards social & environmental justice	Design and deliver a refreshed Advocacy Plan 2023-2025 to guide advocacy initiatives and actions.	Delivered the following advocacy initiatives this quarter: • Four Mayoral meetings with local MPs to raise identified advocacy priorities, particularly the construction of the Melbourne Airport Rail and Fixing the Calder Freeway • Escalated Council's 'Fix the Calder' campaign. Activities included drafting a 'Fix the Calder' advocacy brochure • Received two successful grant applications for funding to protect Brimbank's waterways and wildlife • Promoted funding priorities for State and Federal Government 2024/25 Budgets • Endorsed Brimbank's motions to be submitted to the MAV State Council Meeting in May and the ALGA National General Assembly in July. The following announcements and activities are highlighted as key advocacy successes: • An announcement of a Senate Inquiry into Aircraft Noise – a key advocacy priority • The Australian Government's decision to provide $73m to extend funding for the Equal Remuneration supplementation for homelessness services for a further 12 months • The notice of new bus services to assist students in Melbourne's western suburbs • A visit to Brimbank by Federal Minister for Climate Change and Energy, the Hon Chris Bowen.	In Progress
	Review the Social Justice Charter to ensure the principles and framework are still relevant and provide a platform for social equity and inclusion across Council.	Convened the first Social Justice Coalition Strategic Implementation Group meeting for 2024 in March. Members participated in a group workshop to contribute to Council's efforts to mature its approach to social justice, diversity, equity and inclusion. Findings and recommendations of the review will be available June 2024. These will strategically guide Council's future approach, resulting in a mature, evidence-based model that is responsive to community needs and opportunities.	In Progress

Leadership and Governance

A high performing organisation that enacts the vision and decision of Council through quality and innovative services

Council Plan Objective	Actions 2023-2024	Third Quarter Activity (January – March 2024)	Action Status
Support the Brimbank community to engage in transparent democratic processes	Partner with the VEC in respect to the transition to single member wards for the 2024 Local Government elections in compliance with the Lo*cal Government Act 2020 (the Act).*	The final report on Council's electoral structure review has been endorsed by the Minister for Local Government. Transition to the new ward structure in preparation for the 2024 Brimbank local government general election has commenced with mapping completed and new wards being allocated in Council systems.	In Progress
Reward a culture of high performance that demonstrates commitment to community	Develop and implement an Organisational Development Framework to attract, develop and retain highly skilled, capable and engaged people and, develop leadership capability,	Completed consultation with staff on the draft Organisational Development framework. Feedback is being consolidated to inform the final draft which is due for approval in May 2024.	In Progress
	Develop an annual workforce action plan to support the implementation of the Strategic Workforce Plan	Developed and commenced reporting of people metrics and established an inter-Council working group for bench marking and process comparison. Work is underway to establish workforce planning processes to support and monitor workforce development activities to inform development of the annual workforce plan.	In Progress
Continue to model a safe, healthy, diverse and equitable organisation	Deliver on actions of the Diversity, Equity and Inclusion Strategic Plan and develop an Action Plan based on a staff survey of inclusivity.	Commenced development of a project brief for an external consultant to support this work.	In Progress
	Implement current year actions of Council's Occupational Health and Safety (OHS) Strategic Plan.	Progressed implementation of the Year 2 Occupational Health and Safety Strategy. Actions completed this quarter include: • Endorsement and launch of an organisational Wellbeing Framework (bWell) and a new Wellbeing Committee • Establishment of a Peer Support Network and delivery of training and induction for identified Peer Support Officers.	In Progress
Enhance organisational performance management and reporting	Report on the outcomes of the annual Local Government Community Satisfaction Survey (CSS) and the Local Government Performance reporting Framework (LGPRF)	Council takes part in the annual state-wide Community Satisfaction Survey (CSS) each year. Approximately 600 residents will be surveyed with150 face-to-face surveys completed each quarter. Surveys commenced at the end of September 2023 and will conclude at end April 2024. Following this, the results of the CSS will be analysed and presented to Council.	In Progress

Leadership and Governance

A high performing organisation that enacts the vision and decision of Council through quality and innovative services

Council Plan Objective	Actions 2023-2024	Third Quarter Activity (January – March 2024)	Action Status
Enhance organisational performance management and reporting		Council reports annually on the Local Government Performance Reporting Framework (LGPRF). It is a requirement of the Local Government Act 2020, and aims to improve the transparency and accountability of council services and performance. Council's results from 2023 are available on the Know your Council Website - https://www.vic.gov.au/know-your-council	
	Develop and Implement a Compliance Management Framework, including compliance management system designed to allow the monitoring and reporting of key legal and regulatory obligations and controls to the executive team and to Council's Audit and Risk Committee.	Initiated a procurement process for a compliance management support system designed to support monitoring of key legal and regulatory obligations and controls. Implementation of the system will commence in quarter four.	In Progress
Continue to manage our assets and finances sustainably and responsibly	Work towards achieving an Asset Sustainability Ratio between 0.95 and 1.05, on average, over time. Achieving this target will ensure that public infrastructure is kept safe, clean, and well maintained for our community to use and enjoy for the long term.	In line with Council's adopted 10 Year Asset Plan, and subject to Council approval for ongoing investment in assets and infrastructure, and increased investment in asset renewal, Council is expected to achieve a sustainable level of investment in asset renewal within the next 12 to 15 years.	In Progress
Embrace technology and innovation to deliver continuous improvement opportunities	Continue investigations into the use of Smart Sensor devices as a way to improve the serviceability and performance of public infrastructure assets. This includes smart litter bins, outdoor air quality monitoring, and Parking Overstay Detection System (PODS).	Undertook a feasibility study into the potential benefits of 'Internet of Things' (IoT) technology. As a result some street litter bin sensors were removed and reallocated to different areas of the municipality with the aim of better understanding their current use and the efficiency of Council's standard street litter bin inspection program. Commenced an analysis of customer data to understand the current service delivery model and identify 'hot spots.' This information will inform potential future investment into IoT.	In Progress
	Continue to deliver ICT Strategy work packages including: • Implementing collaboration tools as part of M365 rollout • Commencing the 'corporate systems uplift' in response to the system optimisation review.	Continued the rollout of MS Teams and Office suite of products. This is proceeding to plan for completion by June 2024. In response to the systems optimisation review, Council has commenced a business case for a new initiative - Connected Brimbank – to enable and deliver the required systems uplift.	In Progress



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12.6	**Draft Community Engagement Policy**
Directorate	People, Partnerships and Performance
Director	Georgie Hill
Manager	Alana Joske
Attachment(s)	1. Draft Community Engagement Policy 2024 [**12.6.1** - 19 pages] 2. Your Say Consultation Feedback - CE Policy - 2024 [**12.6.2** - 5 pages]

Purpose

For Council to consider the final draft Community Engagement Policy, at **Attachment 1**.

Officer Recommendation

That Council:

a. Having considered submissions received on the draft Community Engagement Policy, adopts the final draft Community Engagement, at Attachment 1 to this report.

b. Writes to submitters thanking them for their submissions on the draft Community Engagement Policy and advising of Council's decision.

Background

Under the *Local Government Act 2020 (the Act)* all Councils must adopt and maintain a community engagement policy that has been developed in consultation with community, and that gives effect to the community engagement principles listed in *the Act*.

Brimbank's current Community Engagement Policy was adopted in 2021 and was due for review in 2023.

In July 2022, Council approved the Revised Community Engagement Policy 2021. This included an update to the Policy which allows for the remuneration of a Community Panel. The Community Panel is a group of community members who are available for Council to consult on important projects, plans, issues, and strategies in a targeted and effective manner. The Brimbank Community Voice (BCV) was established in June 2023.

In December 2022, Council endorsed a further resolution to be enacted following the establishment of the Community Panel. This resolution stated that Council undertakes a process of deliberative engagement in 2023 to inform a full review and update of the Community Engagement Policy.

Following the deliberative engagement process, a Draft Community Engagement Policy 2023 was presented to Council at the December Ordinary Council Meeting 2023 and endorsed for broad community consultation.

Matters for Consideration

Broad community consultation between 5 February – 3 March 2024 showed significant support of the Draft Policy with 65% of respondents in support of the Draft Policy.

Respondents also agreed, or strongly agreed with:

- Support of the Statement of Policy Principles 82%
- Support of 'how' Council engages 79%

No further updates were made to the Draft Policy as a result of broad community consultation.

The final Draft Community Engagement Policy (Draft Policy) is informed by:

- The *Victorian Local Government Act 2020*
- The International Association of Public Participation
- Victorian Auditor General's Office Better Practice Guide: Public Participation in Government Decision Making
- Benchmarking with other local Victorian Councils
- Workshops with Councillors and staff
- Deliberative engagement process with Brimbank Community Voice
- Broad community consultation.

Based on the above, the following updates have been made when compared to the previous policy, and are reflected in the final Draft Policy **(Attachment 1):**

Area	Details of change	Reason
Principles: Fairness	Inclusion of 'remuneration' as part of the support and practical assistance Council offers community members to access and participate in community engagement opportunities.	Previously, the policy stated participants in community engagement activities would be unremunerated. This does not align with best practice standards in accessibility and the establishment of the BCV Panel.
Policy Scope	Expansion of policy scope definition to be clear that this policy applies to 'community engagement activities as directed by Council, recommended by Council officers, or legislated by the Victorian Local Government Act 2020', and no other processes such as community and service requests or complaints.	Addresses BCV feedback about how and when Council applies this policy
Definitions	Expansion of definitions in the policy to include terms not previously covered, and extension of community engagement resources/processes. Additional or amended definitions include: BCV; community; consultants/contractors; Councillors; deliberation; International Association of Public Participation (IAP2); participatory engagement; public participation; stakeholders.	Staff and BCV panel members highlighted the need for additional definitions to capture the extension of community engagement resources at Brimbank, the inclusion of BCV.

New section: What is Community Engagement?	Not included in previous policy.	To provide a clear description of Community Engagement and its link to IAP2, and articulate that this policy adopts the IAP2 standards and principles. Supports community, staff and Councillors understanding of the public participation spectrum. Feedback from staff, Councillors and BCV requested clarity on what informs community engagement activities.
New section: Policy Influence	Expands the policy link to IAP2.	To clearly articulate and expand on *how* community engagement at Brimbank is linked to IAP2 standards and principles. Feedback from staff, Councillors and BCV requested clarity on what informs community engagement activities.
Update: When we engage	Expansion of several types of engagement.	A more detailed explanation of when Council engages and external influences on engagement. Feedback from staff, Councillors and BCV requested clarity on what informs community engagement activities.
Update: Who we engage	Expansion of different stakeholders, including examples of community stakeholder and the BCV.	The BCV was not formed when the previous policy was written. Provides community with examples of all the different stakeholders Council engages with.
Update: Roles and Responsibilities	Inclusion of the role of Mayor as prescribed in s18c of the Victorian Local Government Act 2020.	As prescribed in s18c of the Act, the Mayor is to lead engagement with the community on the development of the Council Plan.
Document format	Reformatting of policy document.	To reflect standard policy document format.

The final Draft Policy articulates Council's commitment to undertaking best practice community engagement to effectively inform decision making processes. It provides

guiding principles and approaches that are key to designing engagement opportunities for authentic community participation.

To support the implementation of the Draft Policy a comprehensive Community Engagement Toolkit (Toolkit) is being developed. The Toolkit will operationalise the principles of the Draft Policy. It will guide staff through the necessary tools and strategies required to encourage active participation in civic decision-making processes.

In addition to the methodologies prescribed by the International Association of Public Participation spectrum, the Toolkit will also include guidance and strategies on:

- Supports required by community members to participate in civic decision-making processes (e.g.: accessibility supports, Auslan, translators, transport assistance, childcare, hybrid activities, etc).
- Engaging with First Nations people.
- Engaging lesser heard demographic groups (e.g.: children and young people, seniors, CALD (culturally and linguistically diverse) communities, disability groups).
- Remuneration options for community members participating in engagement activities.

The Toolkit is scheduled for completion in June 2024.

Community Engagement

Following Council's endorsement at the Council Meeting December 2023, the Draft Policy was released for community consultation for a period of four weeks from 5 February to 3 March 2024.

Consultation included:

- Broad municipal wide engagement through Council's online interactive 'Your Say' web page.
- Issuing a media release about consultation on the draft policy.
- Promotion on Council's social media channels and customer facing centres.
- Promotion through targeted emails and newsletters to various stakeholders such as community groups and service providers.

A total of 24 residents provided feedback through Council's Your Say interactive engagement web page.

The consultation sought response to understand:

1. Community support of the engagement principles.
2. Aspects of the community engagement process important to the community.
3. How community would like to take part in community consultations.

In addition to broad community consultation on the 'Your Say' web page, the draft Policy has also been informed by workshops with Councillors and staff, and a deliberative engagement process with BCV.

The workshops provided an opportunity to:

- Learn about and review the current community engagement policy.
- Identify areas for improvement and offer suggestions.
- Consider how key stakeholders will work with the policy.

The feedback from the broad community consultation, and workshops with Councillors, staff and BCV confirmed widespread support for the draft Policy.

A summary of the broad community consultation outcomes is included at **Attachment 2** to this report. The priority themes across all consultation can be summarised as follows:

Priority themes
Community-centred Governance Council works together with community, and community feels involved and valued.
Community Empowerment and Trust-building Engagement is transparent and accessible and builds community trust in decision-making. Council ensures diverse communities are engaged.
Effective Civic Participation and Community Impact Engagement leads to better decisions and makes a difference. Council engages on difficult issues.

Feedback from the broad community consultation is being used to inform the development of the staff Community Engagement Toolkit, due for completion in June 2024.

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 – Council reviewing and updating its approach to community engagement in consultation with community members is a crucial factor in building trust with the community in Council decision making.

Regulatory: legal, legislative, or regulatory implications including the rights/obligations of stakeholders
• Yes - The *Local Government Act 2020* requires Council to adopt and maintain a Community Engagement Policy that is developed in consultation with the community. The current Community Engagement Policy 2021 is due for review in 2023.

There are no Environmental, Financial 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
• Engaged and Responsive - Community insights are valued to enhance connection and engagement with Council
• High Performing and Accountable - Our workforce strive to enhance services and liveability for the Brimbank community.

This report complies with Brimbank Community Engagement Policy 2021 and requirements under the *Local Government Act 2020* and the requirements of the following:

- *Charter of Human Rights and Responsibilities Act 2006*
- *Public Administration Act 2004*
- *Planning and Environment Act 1987*

- *Equal Opportunity Act 2010*
- *Public Health and Wellbeing Act 2008*
- *Child Safe Standards,* Victorian Commission for Children and Young People
- *Privacy and Data Protection Act 2004*
- *Multicultural Victoria Act 2011*
- *Gender Equality Act 2020*

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

DRAFT Community Engagement Policy 2024

Attachment 12.6.1

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1 POLICY PURPOSE

Our community and stakeholders play a vital role in shaping Brimbank. Community engagement is considered to be an essential component of good governance and leadership.

The purpose of this policy is to guide best practice community engagement in order to effectively inform Council decision-making processes.

The Brimbank Community Engagement Policy (the Policy) provides guiding principles and approaches that are key to designing engagement opportunities for authentic community participation. These are in accordance with the Victorian Local Government Act 2020, the Victorian Auditor General's Office (VAGO)[1] Public Participation Principles and the International Association of Public Participation (IAP2)[2].

2 POLICY SCOPE

2.1 This policy covers

All community engagement activities as directed by Council, recommended by Council officers, or legislated by the Victorian *Local Government Act 2020*.

2.2 This policy applies to

Councillors, all Council service areas, teams and employees, as well as contractors and consultants undertaking work on behalf of Council.

Applying the policy should start at the planning stage of any project or initiative, when a change in service, activities or infrastructure is considered; when an issue is raised and requires community or stakeholder input for a decision; or when more information or evidence is required.

Engagement may be required at multiple stages within a project, program or development.

2.3 This policy does not cover

Community engagement processes that are subject to prescribed processes such as land-use planning applications and amendments to the planning scheme or other Council processes such as community and service requests or complaints.

Council may not engage when it has an adopted policy, strategy or decision that determines a clear direction for implementation which has already been the subject of appropriate community engagement.

3 DEFINITIONS

For the purposes of this policy, Council adopts the following definitions:

[1] An independent officer of the Victorian Parliament that audits public sector agencies.

[2] A global member association which seeks to promote and improve the practice of public participation or community and stakeholder engagement

Term	Definition
Community	Includes individuals or groups who live, work, play, study, visit, invest in or pass through Brimbank City Council.
Community Engagement	A planned process with the specific purpose of working with individuals, groups and organisations to encourage active involvement and influence in decisions that affect them or are of interest to them.
Consultants/ Contractors	External organisations/individuals who at times assist or lead Council engagement processes.
Council	Brimbank City Council being a body corporate constituted as a municipal Council under the Local Government Act 1989. A local government authority responsible for providing various municipal services and functions to the residents and businesses within its jurisdiction.
Councillors	Individuals holding the office of a member of Brimbank City Council.
Deliberation	Long and careful consideration or discussion.
Deliberative engagement	The process of obtaining public feedback through long and careful consideration or discussion. Deliberative engagements take place at the highest three levels of influence on the International Association for Public Participation (IAP2) spectrum, 'Involve', 'Collaborate' or 'Empower'.
IAP2	IAP2 is an international organisation advancing the practice of public participation.
Participatory engagement	A process of obtaining public feedback on analysis, alternatives or decisions. Participatory engagement typically occurs when feedback is invited on ideas, alternatives or draft documents.
Representative engagement	A process to ensure feedback is received from the people who will be impacted by an upcoming project or policy.
Public participation	An alternative definition to 'community engagement'.
Stakeholders	An individual, group or organisation with a strong interest in the decisions of Council and are directly impacted by their outcomes.
Brimbank Community Voice Panel (BCV)	A group of community members who have registered to take part in Council surveys, workshops, focus groups, discussions and other forms of deliberative engagement as required.

4 STATEMENT OF POLICY PRINCIPLES

Council's commitment to community engagement is underpinned by six (6) core principles that guide the way it plans and delivers engagement opportunities and activities. The principles have been

informed by the community engagement principles[3] set out under Section 56 of the *Local Government Act 2020*.

4.1 Responsiveness

Council values the insights of our community and respects the time and effort the community gives towards informing our decision making. Therefore, Council will allow sufficient time for review of information and respond to the engagement and input from the community in a timely and constructive manner.

4.2 Fairness

Council values the insights of our community and ensures that it makes decisions and provides advice based on merit and without bias, favouritism or self-interest. Council ensures that community engagement participants are entitled to reasonable support to enable meaningful and informed engagement. Support may include practical assistance with access and information through such things as transport, child care, remuneration for time, information translation, and interpretation.

4.3 Accountability

Council is committed to being clear about the scope and objectives of the engagement. This will demonstrate that results and outcomes are consistent with the commitment made at the outset of the process.

4.4 Transparency and integrity

Council will ensure those affected by a Council decision understand the scope of the pending decision, the decision-making process, and any constraints on this process.

Transparency is key to the engagement process, and Council commits to be clear about the contribution participants are asked to make, and the responsibilities associated with this.

Council is committed to sharing the engagement findings and clearly communicating decisions back to the public in a way they understand.

4.5 Respect

Council shows respect and makes every reasonable effort to include all of our community in community engagement processes, taking into account the needs of diverse communities to be able to participate meaningfully.

4.6 Human Rights

Council promotes human rights and takes into account strategies and legislations that shape the approach to public participation e.g. Brimbank Social Justice Charter, Victorian Charter of Human Rights and Responsibilities Act 2006.

5 SPECIFIC REQUIREMENTS

5.1 What is Community Engagement?

Community engagement is based on the democratic idea that everyone who is affected by an issue

[3] https://www.localgovernment.vic.gov.au/council-governance/local-government-act-2020/principles-of-the-local-government-act-2020

that impacts them and/or their community should have a say in the decision-making around it.

For the purposes of this policy we have adopted the recognised definition of the International Association of Public Participation (IAP2):

'Community engagement is a planned process with the specific purpose of working with individuals, groups and organisations to encourage active involvement and influence in decisions that affect them or are of interest to them.'

Community engagement is sometimes also referred to as public participation.

5.2 Why we engage the community

Community engagement is much more than just getting feedback on a policy or project. Effective and authentic community engagement:

- Leads to better decisions because it provides evidence-based information and gives wider perspectives on issues.
- Builds community ownership, or at the very least, appreciation of the rationale for a particular decision.
- Builds trust with the community through being transparent and responsive to community input. Strengthens relationships and partnerships with community which can be used at later stages of the project or for other projects.
- Increases the community's knowledge and understanding of the issues around the project or policy.

5.3 Policy influence

Brimbank City Council is guided by the IAP2 Spectrum of Public Participation to deliver its consultation projects. IAP2 is recognised as the international leader and peak body for the community and stakeholder engagement sector.

The IAP2 spectrum demonstrates the possible types of engagement with stakeholders and communities across five levels.

In planning a community engagement process, Council staff will determine at which levels we will engage based on the significance, complexity and anticipated level of impact on what is being proposed, and what corresponding commitment we will make to stakeholders and/or the community. This decision will guide the nature and methods of engagement.

The Community Engagement Framework that supports this policy aims to maximise community participation, and contains a range of engagement techniques that can be used to achieve the most effective outcomes.

The Community Engagement Framework includes a set of guidelines for different methodologies and tools for a variety of outcomes across the IAP2 spectrum.

IAP2 Engagement Spectrum					
	Inform	**Consult**	**INVOLVE**	**COLLABORATE**	**EMPOWER**
Public participation goal	*Provide the public with balanced and objective*	*To obtain public feedback on*	*To work directly with the public throughout*	*To partner with the public in each aspect of the decision*	*To place the final decision making in*

	information to assist them in understanding the problems, alternatives, opportunities and or/solutions.	*analysis, alternatives and/or decision.*	*the process to ensure that the concerns and aspirations are consistently understood and considered.*	*including the development of alternatives and the identification of the preferred solution.*	*the hands of the public.*
Role of community and/or stakeholders	Listen	Contribute	Participate	Partner	Lead
Our commitment to community	We will keep the community informed.	We will keep the community informed, listen to issues and provide feedback as to how input will affect the decision.	We will ensure aspirations are directly reflected in the alternatives and provide feedback as to how input will affect the decision.	We will look to the community for advice and incorporate this advice into the alternatives.	We will implement what you decide.
Examples of tools and techniques	Communication tools: - Promotional posters - media releases - information on website - social media - Fact sheets - Newsletter - Door knocking	- Your Say Brimbank website - Public meetings - Surveys - Public comment - Listening post - Open house	- Your Say Brimbank website - Workshops - Focus groups - Forums - Planning groups	-Your Say Brimbank website - Advisory committees - Deliberative polling - Consensus building - Community panels	-Your Say Brimbank website - Citizens' jury - Ballots
Brimbank's Approach	Participatory engagement		Deliberative engagement		
Examples of when this engagement level may be appropriate	• In the event of an emergency • Undertaking a playground redevelopment		• Seeking input from Advisory Committees on key initiatives, strategies and plans • Facilitated discussions on developing community vision key directions • Development of the Community Vision, Council Plan, Financial Plan and Asset Plan		

A project may involve one or more of the above levels of consultation depending on the complexity of the project and the decision which needs to be made. Legislative requirements can also restrict the level at which Council engages.

5.4 Types of community engagement

Council undertakes a range of community engagement activities which can broadly be defined as participatory or deliberative engagement practice. Most of Council's community engagement projects are likely to include both practices at various levels.

5.4.1 Participatory Engagement

Participatory practices take place at the first two levels of influence on the spectrum, 'Inform' and 'Consult' and involve one-way information exchange either from Council to community, or community to Council. Participatory engagement typically occurs when feedback is invited on ideas, alternatives or draft documents. Examples of participatory engagement practices may include surveys, listening posts, polls, ideas gathering, making a local law, acquiring or selling land and submissions.

5.4.2 Deliberative Engagement

Deliberative practices take place at the highest three levels of influence on the IAP2 spectrum; 'Involve', 'Collaborate' or 'Empower'. Deliberative engagement allows for discussions and the possibility of consensus if needed.

The key features of a deliberative process are to come to a decision by providing information, prioritising and weighing solutions. Deliberation can be scaled to fit the size and impact of the project. Some projects may require a skilled facilitator to ensure a fair and equitable process.

This method is best suited for projects with an outcome that will have a far reaching or long term effect, and issues where there is considerable community concern or division about the options. Examples of deliberative practices in Brimbank may include:

- Working with committees, advisory groups or reference groups over time.
- Participants are asked to consider and prioritise ideas.
- A representative group participates in a series of information sharing and discussions so as to reach a consensus.

5.4.3 Statutory requirements

As a local government, Brimbank City Council is required to meet a wide variety of legislative obligations. Many of these obligations relate to when and how engagement must occur, such as the *Local Government Act 2020*. Brimbank City Council will meet all of its legislative engagement requirements and this policy is designed to complement and support these existing requirements.

Council will ensure the community is invited to participate in the development of its strategic plans and that engagement opportunities give effect to the principles listed in this *Policy.*

5.4.4 Community Engagement Approach

Item	Community Engagement Approach
Community Vision	Deliberative engagement
Council Plan	Deliberative engagement
Financial Plan	Deliberative engagement
Asset Plan	Deliberative engagement
Budget	Participatory engagement
Making of a Local Law	Participatory engagement
Acquiring or selling land	Participatory engagement
Other statutory and non-statutory plans, strategies, policies, service planning and capital works projects	To be selected depending on the complexity of the matter

5.5 When we engage the community

5.5.1. Legislated community engagement

Some elements of community engagement are directed by statutory requirements. The *Local Government Act 2020 (the Act)* requires that a Council must adopt and maintain a Community Engagement Policy.

The Act further sets out minimum requirements for Council to apply their Community Engagement Policy in the development of the following long term plans: Planning and Financial management, Community Vision, Financial Plan, Revenue and rating planning, Asset Plan and a four-year Council Plan.

In addition, the Community Engagement Policy will guide the development of other statutory obligations such as the Municipal Public Health and Wellbeing Plan and the Council's Local Laws

5.5.2 Non-legislated community engagement

Council is committed to the notion that good governance is based on the belief that those impacted by a decision may have important contributions to make in a decision-making process. Council will engage with the community on decisions beyond mandated legislation to ensure we are achieving the best possible community outcomes.

Council will promote opportunities for the community to actively participate in the following processes:

- Where a proposed change to Council activities or strategic direction may significantly affect the community in terms of the economy, lifestyle, environment, wellbeing or amenity of the municipality.
- When developing new or reviewing existing policies, strategies or plans.
- Introducing a new service; discontinuing an existing service; or substantially changing or reviewing a service that may significantly affect how services are provided.
- Proposals for changing the way in which public space looks, is used or enjoyed.
- Planning and development of major projects and capital works, including public buildings, centres or other infrastructure.
- Urban development/redevelopment proposals, such as structure plans, that may significantly alter the existing amenity or characteristics of a geographic area.
- Any circumstance where Council needs more information or evidence to make an informed decision.

5.5.2 Circumstances where Council's engagement with the community will be limited

There are times when Council's level of engagement with the community and key stakeholders will be limited. In certain circumstances, Council may only be able to inform the community and stakeholders of Council's decisions and actions. Examples include when:

- Council is not the lead agency
- An immediate resolution is required
- There is a risk to public safety
- Specialist or technical expertise is required
- An initiative involves confidential or commercial information
- There are clear and defined legislative responsibilities that must be met
- Developing or reviewing internal policies and procedures.

5.6 Who we engage

Seeking a diverse range of views on the plans, strategies and policies of Council is imperative to ensure that community engagement and feedback is representative of the whole community.

We understand that some of our stakeholders face barriers to participate in the Council decision

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making process. We commit to designing and delivering engagement methods that will reach and encourage participation by groups that are diverse for example in age, gender, culture, abilities and socio-economic background. This includes encouraging participation through community groups, sporting groups, faith groups, and cultural groups.

Council notes that in accordance with section 56 of *the Act*, *'Participants in community engagement must be representative of the persons and groups affected by the matter that is the subject of the community engagement'*.

Where possible and relevant, Council seeks to recruit members of the Brimbank Community Voice Panel and/or community members with 'lived experience' of the issue, plan or policy under consultation. As part of community engagement, Council may also seek input directly from a range of the existing community-based organisations, clubs and groups in Brimbank.

Examples of our community stakeholder groups include:

- Business owners and workers
- Aboriginal and Torres Strait Islander residents
- Neighbourhood houses and community centres
- Resident associations
- Carers
- Residents including ratepayers and renters
- Children and young people
- Non-resident ratepayers
- Rough sleepers
- Community advocacy groups (e.g. 'Friends of…')
- Not-for-profit services
- Schools and education providers
- Kindergartens and childcare centres
- Council service users
- Older people
- Service groups
- Culturally and linguistically diverse people
- Shoppers and diners
- Other government agencies and tiers of government
- Sports and recreation clubs
- Parents and guardians
- Students
- Diverse groups such as the LGBTQIA+ community
- Emergency services
- Park users
- Visitors
- Families
- People with disability
- Heritage groups
- Motorists
- History interest groups
- Arts and culture community
- Business and industry
- Police
- Environmental groups
- Seniors
- Local, State and Federal MPs
- Council employees
- Students
- Public transport users
- Active transport users
- Local media
- Social media pages

Attachment 12.6.1

5.6.1. Brimbank Community Voice Panel

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Brimbank Community Voice is a program that supports Brimbank Council to further embed community engagement within the organisation and meet the priority of deliberative engagement under the *Local Government Act 2020*.

Brimbank Community Voice is intended to empower the community to participate in civic decision making, and remove barriers to Council Officers undertaking engagement by providing a representative cohort of the community to draw on for engagement opportunities.

5.6.2. External stakeholder organisations

Along with the community stakeholders, Council is committed to working with other service providers, funding bodies and agencies that are external to Council that provide a deep understanding of broad issues, technical input, support, facilitation and parameters that surround a decision. Some examples of external stakeholder organisations include: Department of Environment, Land, Water and Planning, Department of Health and Human Services, VicRoads, Victorian Planning Authority, neighbouring Councils etc.

5.6.3. Committees, advisory groups or reference groups

These may be linked to certain Council assets or Council portfolios and have their own terms of reference. These committees are reviewed at the start of each Council term.

Examples of committees may include:

- LeadWest Committee
- Audit and Risk Committee
- Brimbank Aboriginal and Torres Strait Islander Reconciliation Action Plan Consultative Committee
- Brimbank Arts Advisory Committee
- Brimbank Economic Employment Advisory Group
- Brimbank Youth Council
- Chief Executive Officer Employment Matters Committee
- Disability Advisory Committee
- Heritage Advisory Committee
- Safety Wellbeing Partnership
- Social Justice Coalition – Strategic Implementation Group
- St Albans Town Centre Partnership Group
- Sunshine Town Centre Partnership Group
- Sydenham Park Consultative Committee
- Brimbank Community Fund
- Brooklyn Community Representative Group
- Calder Highway Improvement Committee
- Cleanaway Community Benefit Fund – Review Panel
- Local Government Working Group on Gambling
- Melbourne Regional Landfill Community Reference Group
- Metropolitan Local Government Waste Forum
- Western Melbourne Tourism.

5.7 How we engage

Council will call for different levels of engagement based on significance, complexity and anticipated level of impact on what is being proposed and the stakeholders to be targeted.

Care will be taken to adhere to the engagement principles, set clear engagement objectives and consider statutory processes, community interest, opportunities for co-designing engagement projects, political sensitivity, time, resources and budget constraints.

The communication channels and engagement methods we use will be those suitable to the purpose and those our community prefer, and we will ensure their accessibility. We are committed to engagement that is representative of the individuals and groups that are affected by a proposed Council outcome or decision.

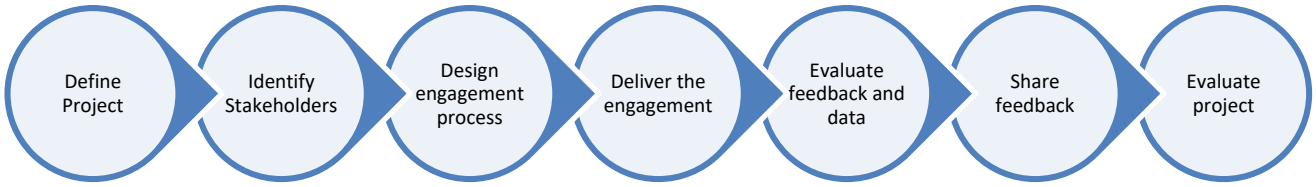
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We will use Council channels to keep our participants and the broader community informed of the engagement outcomes and let them know how their feedback has been used to inform Council outcomes or decision making.

We value and recognise the contribution of participants who have given up their time to provide feedback or attend engagement activities.

5.7.1 Community engagement process

Council's approach to the design and delivery of engagement practices consists of seven key phases:



Step 1: Defining the project

The project must have a clearly defined scope, purpose and objectives so the community understand the level of influence they have on the decision-making process and are provided with transparent information.

Step 2: Identifying stakeholders

This stage seeks to determine who needs to be involved, and how they will be involved and their level of interest. There must be a process of both external and internal stakeholder mapping to ensure that those directly impacted by the project, or have interest or influence, will have the opportunity to participate in the decision making process.

Step 3: Designing the engagement process

With a clear understanding of project parameters and key stakeholders, Council determines the level of engagement based on the IAP2 level of engagement. The IAP2 spectrum identifies and defines each of the five levels of engagement. It details promise to the community and example methodologies for each level of engagement ensuring that both Council and the community have shared expectations and understanding of the commitment to engage.

Participatory engagement and deliberative engagement methods and formats will be scaled to suit project complexity and the level of influence. Therefore where deliberation is deemed essential, Council will be further guided by the following five (5) deliberative engagement principles:[4]

1. **Randomly selected participants** are selected through a process using, as far as possible, a random selection that provides as unbiased and representative cross-section of the community as practical. This selection process is applicable to Brimbank Community Voice Panel.

[4] KJA Engaging Solutions and New Democracy Foundation, Deliberation at a scale, Principles and practical ideas for small rural councils, 2017

1

2. **Ample time is allowed** for participants to understand the issue, weigh up the options put forward and make thoughtful and informed recommendations.

3. **There is a clear remit**. Council should provide a clearly defined scope of interest that openly shares the problem to be addressed.

4. **Upfront authority**. Participants must be assured that Council will give careful consideration to their recommendations.

5. **Provision of a broad range of information** representing a diversity of viewpoints must be available for deliberations to lead to an informed and considered outcome.

Step 4: Delivering the engagement

A project and engagement plan must be developed prior to engaging the community. During this process much consideration is taken to understand best practices to encourage community members to participate and mitigate any barriers to participation. Consideration and emphasis is placed on ensuring Council practice our Policy Principles. Council connect with existing networks, go to where the community is and impact lies, consider provision of accessible opportunities for all to engage equally, provide varying methods and ways to engage in the project, and offer information that is inclusive, transparent and fair.

Step 5: Evaluation and data analysis

As part of Brimbank's objective for continuous improvement and innovation, this step requires that the community engagement feedback and data is analysed. If different data collection processes have been used, treat each data set separately. Analyse common data sets or information to identify community preferences, priorities and themes.

Step 6: Sharing the feedback

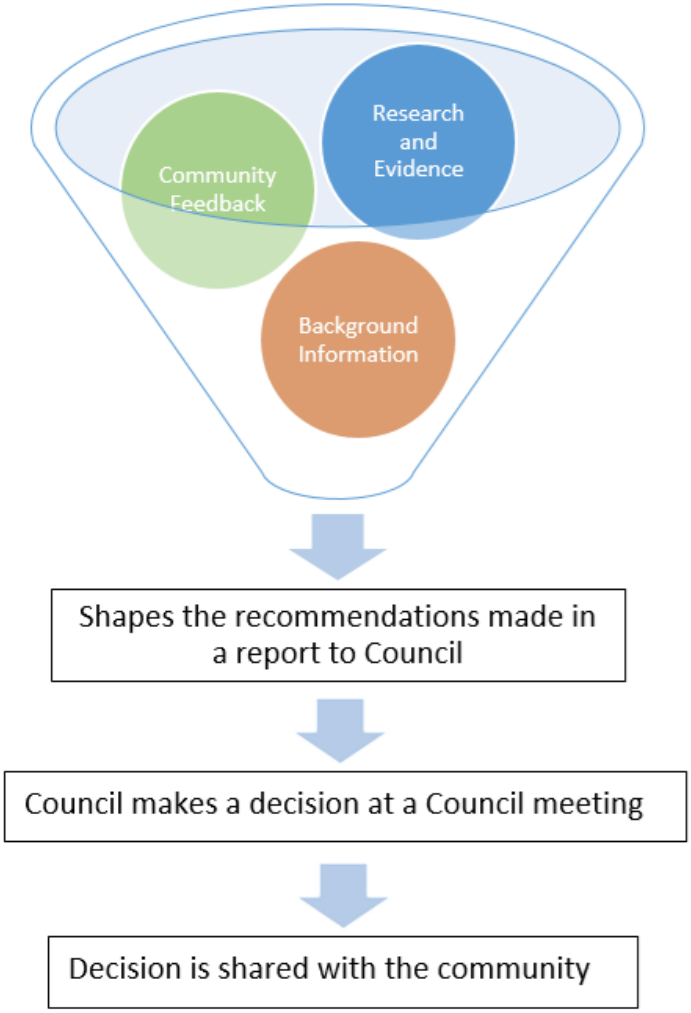
This stage is where Council communicate the community's feedback to decision makers for their consideration. Once a decision is made, Council communicate details about the engagement process, its findings and any decisions made to participants and relevant stakeholders through for example sending letters, emails or posting outcomes on the Council's website (Your Say Brimbank). It is particularly important to provide detail about how any decisions were made. These outcomes should also be shared with Council colleagues and additional key stakeholders. The final outcomes of the engagement process should be made available via a range of communication methods to the wider public.

Step 7: Evaluate project

The final stage involves evaluating the process undertaken to identify any key learnings and understand the effectiveness of the process. Evaluation criteria will ideally be identified at the start of the project. Evaluation should consider not only the effectiveness of the process, but also analysis of who was involved and how effective the methods used were in capturing a representative sample of the identified community. Evaluations should summarise the key learnings and be shared with the project team and Council colleagues. These learnings should be considered before planning new engagement processes and used to further improve our engagement practice.

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5.7.2 Understanding the decision-making process at Brimbank City Council:



6 ROLES AND RESPONSIBILITIES

6.1 Mayor and Councillors

Mayor and Councillors are responsible for:

- Endorsing and adopting the Policy.
- Supporting the implementation of the Policy.
- Upholding the Principles of this Policy.
- Promoting participation in engagement activities.
- Championing commitment to community engagement in their interactions with the Brimbank community.

1

- Considering community engagement results in informing opinions and making decisions.
- As prescribed in s 18c of the Act, the Mayor is to lead engagement with the community on the development of the Council Plan.

6.2 **Council staff** (Executive Management, Managers and Staff involved in community engagement)

Council staff are responsible for:

- Developing, implementing and continually monitoring and evaluating the Policy.
- Execute community engagement as transparently and effectively as possible.
- Councils Community Engagement Unit maintain a Community Engagement Framework and toolkit and coach staff in its use and application of evaluation frameworks.
- Ensuring cross organisational collaboration to design a genuine and meaningful engagement process.
- Providing relevant information to ensure the community participates meaningfully.
- Documenting and reporting engagement findings to Council and the community.

6.3 Community members

Community members are responsible for:

- Becoming informed about how Council makes decisions.
- Reviewing engagement materials.
- Being respectful of others ideas and opinions.
- Adhering to the process and time frames.
- Understanding that a number of inputs contribute to inform Council's decision making.

6.3 Brimbank Community Voice Panel

Brimbank Community Voice Panel is responsible for:

- Increasing the diversity of community members participating in Council engagement activities
- Increase opportunities for the community to influence Council planning
- Reduce barriers to Council Officers engaging with the community
- Becoming informed about how Council makes decisions.
- Reviewing engagement materials.
- Being respectful of others ideas and opinions.
- Adhering to the process and time frames.

Understanding that a number of inputs contribute to inform Council's decision making.

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7 POLICY OWNERSHIP

Responsible Director: Director People, Partnerships and Performance

Responsible Officer: Manager Communications and Community Engagement

Directorate: People, Partnerships and Performance

Unit: Communications, Community Engagement and Change

8 APPROVAL

Approved by: Council

Date:

9 RELATED POLICIES & LEGISLATION

- *Charter of Human Rights and Responsibilities Act 2006*
- *Public Administration Act 2004*
- *Planning and Environment Act 1987*
- *Equal Opportunity Act 2010*
- *Public Health and Wellbeing Act 2008*
- *Child Safe Standards,* Victorian Commission for Children and Young People
- *Privacy and Data Protection Act 2004*
- *Multicultural Victoria Act 2011*
- *Gender Equality Act 2020*
- *Brimbank Social Justice Charter*
- *Brimbank Council Plan 2021-25*

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INTERNAL USE ONLY

Version	Version notes	Adopted	Review
1	Adopted by Council	21/08/2018	21/08/2020
2	New *Local Government Act 2020*	16/02/2021	16/02/2023
3			

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Brimbank City Council

Telephone 9249 4000
Email info@brimbank.vic.gov.au
Post PO Box 70, Sunshine, VIC 3020

Hearing or speech impaired?

- TTY dial 133 677
- Speak & Listen 1300 555 727
- www.relayservice.gov.au, then enter 03 9249 4000

Find us on Facebook, Twitter and YouTube

www.facebook.com/brimbankcouncil
www.twitter.com/brimbankcouncil
www.youtube.com/brimbankcitycouncil

Interpreter 131 450
Local call costs apply

www.brimbank.vic.gov.au

Draft Community Engagement Policy
'Your Say' Consultation Results
5 Feb – 3 March 2024

Respondents: 24

SNAPSHOT OF FINDINGS:

Community support of the Community Engagement Policy areas:

Area	% of respondents
Support of the Statement of Policy Principles	**82%**
Support of 'how' Council engages	**79%**
Support of the Draft Community Engagement Policy	**65%**

Top 5 ways respondents would like to participate in community engagement activities:

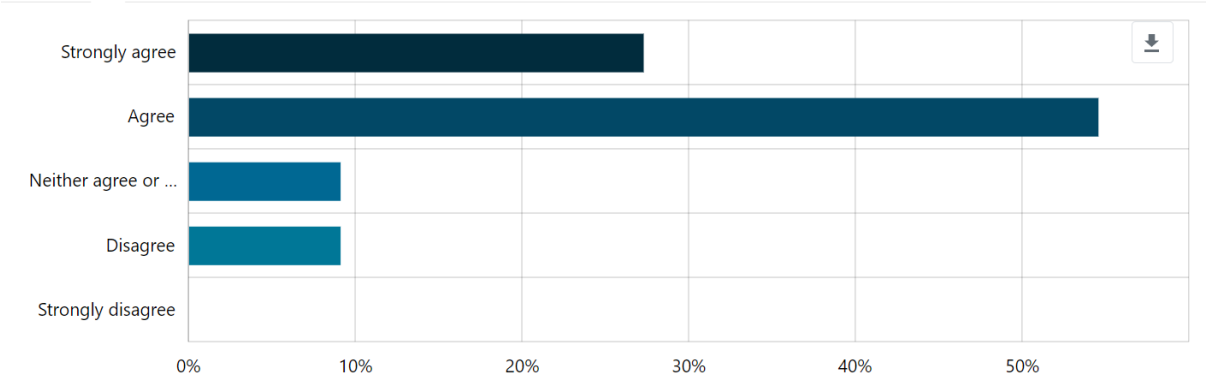
1. Surveys
2. Focus groups
3. Online Platforms
4. Email
5. Community workshops

Key themes of the open text feedback:

- Improve **accessibility** of the Policy document
- **Accessible** opportunities to participate in Council community engagement activities
- **Accountability** of Council to adhere to policy
- **Transparency** of remuneration for participating in Council community engagement activities

DETAIL OF FINDINGS:

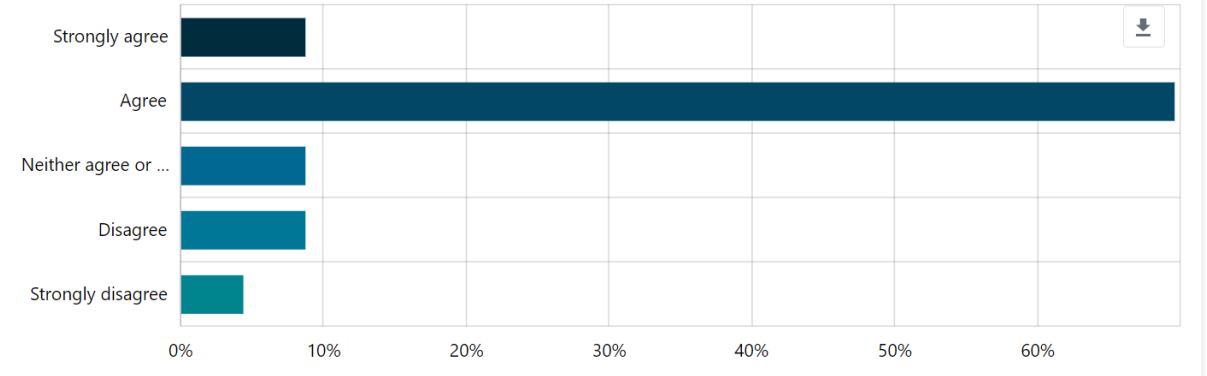
1 **Having read the 'Statement of Policy Principles', how strongly do you agree or disagree with them?**



Analysis:

- 82% respondents agree or strongly agree
- 9% respondents neither agree/disagree
- 9% respondents disagree

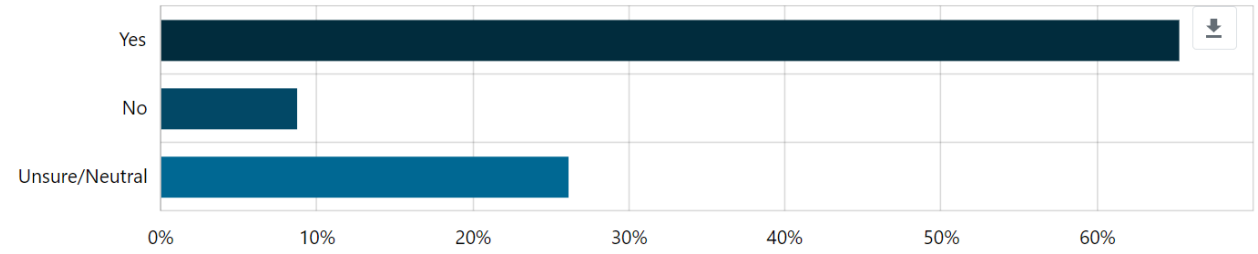
3 **Having read 'How we engage', how strongly do you agree or disagree with Brimbank's process?**



Analysis:

- 79% respondents agree or strongly agree
- 9% respondents neither agree/disagree
- 12% respondents disagree

5 **Do you support the draft Community Engagement Policy?**



Analysis:

- 65% support
- 26% neutral/unsure
- 9% do not support

How do community want to take part in consultation?

	Engagement Method	Score
1	Surveys and questionnaires	13.22
2	Focus groups (small targeted discussions to delve deeper into specific issues and gather qualitative insights)	10.83
3	Online platforms (social media, community forums or dedicated online platforms like Your Say for discussions, polls and feedback)	9.5
4	Email	9.22
5	Community workshops (interactive workshops where residents can participate in planning or decision-making processes)	8.28
6	Text message surveys	8.06
7	Mobile app (receive updates, provide feedback, and engage in real-time discussions)	7.11
8	Neighbourhood meetings (meetings at the neighbourhood level to address hyper-local concerns and involve residents who may not attend larger events)	6.89
9	Phone call	6.39
10	Community events / Pop-ups (engage residents at local events, festivals, or markets to reach a broader audience and gather informal feedback)	6.22
11	Public forums (traditional town hall meeting where residents can voice their opinions and ask questions)	6.17
12	Town Hall webinars (virtual public forums or webinars to allow participation from the comfort of residents' homes)	6.11
13	Community liaisons (liaisons to represent different demographics (age, gender, culture, etc.) and ensure a range of voices are heard.	5.67

14	Education campaigns (information to educate residents on upcoming decisions, their impact, and ways to get involved)	5.28
15	Collaboration with schools and early learning centres (involve students and their families in community consultations)	4.33
16	Interactive mapping (pinpoint specific areas of concern or interest)	4.28
17	Podcast and web series (communicate updates and encourage participation)	2.67

Analysis:
When asked to rank their preferred method of participating in community consultation respondents highlighted the top 5 methods below:

1. Surveys
2. Focus groups
3. Online Platforms
4. Email
5. Community workshops

Open Text Feedback on the draft Community Engagement Policy on the Your Say consultation page

Key themes across the open text feedback on Your Say:

Your Say consultation open text feedback themes	Council Action
Accessibility of Policy document	Follow up opportunity to develop Easy English version of Community Engagement Policy (and policies in general)
Accessible opportunities to participate in community engagement activities	Provide different methods for community to participate in engagement opportunities reflecting respondents preferred methods of engagement. Incorporate support options into the Community Engagement Toolkit to ensure all members have an equitable opportunity to participate in engagement activities. Supports can include: accessibility devices, transport assistance, interpretation, or support with their caring responsibilities.
Accountability of Council to adhere to policy	Community engagement is a Council priority and legislative requirement. Council commits to transparent reporting, regular evaluations, and active encouragement of feedback from the diverse members of its community. The Community Engagement Framework and Toolkit will support the accountability of Council to adhere to the policy.
Transparency of remuneration for participating in community engagement activities	Suggested remuneration rates will be incorporated into the Community Engagement Toolkit, due for completion in June 2024. When determining the rate and method of payment, consider the: - nature of the work and intensity of the workload - time commitment - degree of accountability, complexity, and responsibility - the person's skills and lived experience

OVERALL SUMMARY

Feedback from the broad community consultation showed strong support of the:

- Draft Community Engagement Policy
- Statement of Policy Principles
- 'how' Council engages

No further updates were made to the Draft Community Engagement Policy from the broad community consultation feedback.

Feedback from the broad community consultation is being used to inform the development of the Community Engagement Toolkit, due for completion in June 2024.

The Toolkit will operationalise the principles of the Draft Policy. It will guide staff and community stakeholders through the necessary tools and strategies required to encourage active participation in civic decision-making processes.

Feedback from the broad community consultation is providing guidance and strategies on:

- supports required by community members to participate in civic decision-making processes (e.g.: accessibility supports, Auslan, translators, transport assistance, childcare, hybrid activities, etc)
- engaging with First Nations people
- engaging lesser heard demographic groups (e.g.: children and young people, seniors, CALD (culturally and linguistically diverse) communities, disability groups)
- remuneration options for community members participating in engagement activities

12.7	**Communicating with Culturally and Linguistically Diverse Communities**
Directorate	People, Partnerships and Performance
Director	Georgie Hill
Manager	Alana Joske
Attachment(s)	Nil

Purpose

For Council to consider this report in response to Notice of Motion 28/23 outlining the ways in which Council communicates with culturally and linguistically diverse (CALD) communities.

Officer Recommendation

That Council:

a. Receives this report in response to Notice of Motion 28/23 from the Council Meeting on 17 October 2023.

b. Notes the various ways Council officers currently communicate with Culturally and Linguistically Diverse communities across Brimbank.

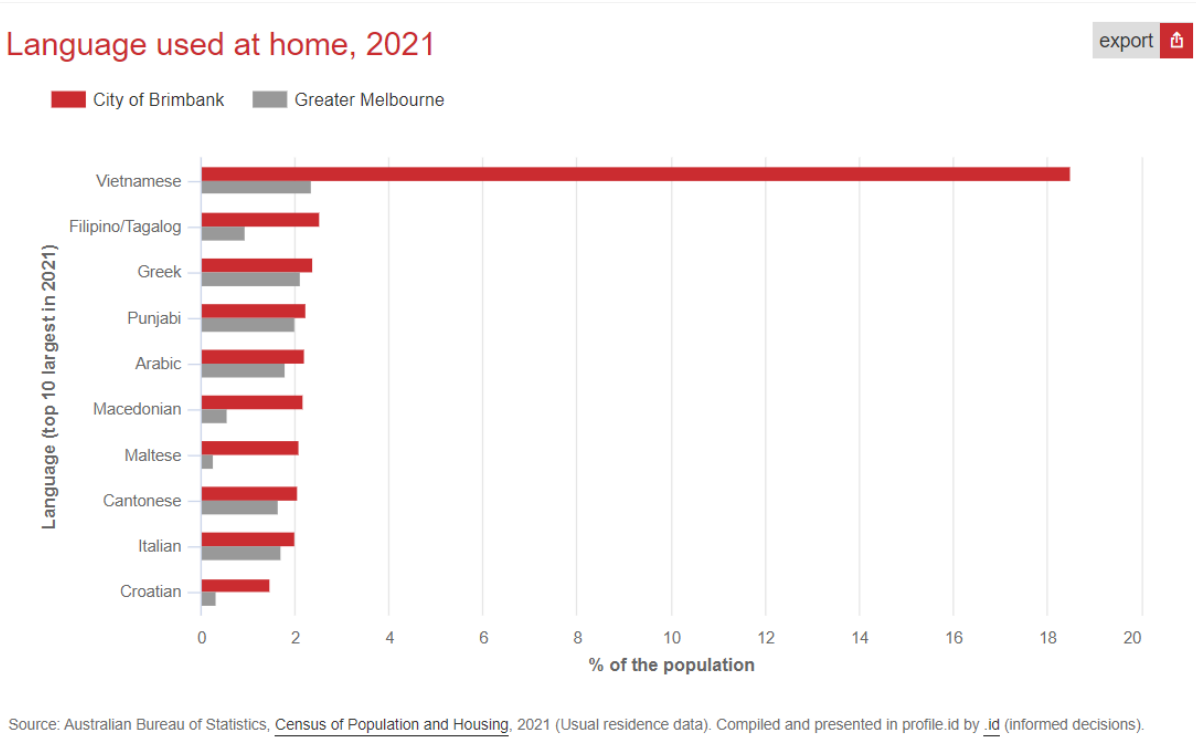
c. Notes that officers will continue to work closely with Culturally and Linguistically Diverse communities to improve and tailor our communications to these communities.

Background

Brimbank is one of the most culturally diverse areas in Australia with 48.2% of residents born overseas.

More than 160 languages are spoken in Brimbank, and more than half (57.3%) the residents speak a language other than English at home. About one-in-seven residents (13.6%) do not speak English well or do not speak English at all.

According to the ABS 2021 Census, Vietnamese is by far the most common language spoken at home other than English in Brimbank, with 18.5 per cent of the community using Vietnamese at home (see chart below). Other languages are less than 2.5 per cent, including Filipino/Tagalog (2.5%), Greek (2.4%), Punjabi (2.2%) and Arabic (2.2%).



Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 (Usual residence data). Compiled and presented in profile.id by .id (informed decisions).

At the Council Meeting on 17 October 2023, Cr Thomas O'Reilly tabled Notice of Motion 28/23 relating to 'Communicating with Culturally and Linguistically Diverse Communities'. The motion was:

That Council:

a. Acknowledges that Brimbank is home to one of the most culturally diverse communities in Australia with about 48% of residents born overseas, and one-in-five residents who do not speak English well or at all.

b. Receives a report outlining the ways in which Council currently communicates with its CALD community, and future opportunities for consideration as part of a future budget process.

Matters for Consideration

Analysis

Communication with the community is tailored based on the target audience, channel/s being used, timing, available budget, and operational influences.

Brimbank City Council makes every attempt to share information with CALD communities and in languages other than English, as summarised in this table.

Brimbank City Council website	Information about core services and select programs is available in 14 languages on Council's website, including in audio. The language selection was based on Census and migration data. Our website also offers screen reading functionality for anyone who needs help with reading in English.
Your Say Brimbank website	In March 2024, Council began a pilot of a multilingual tool on the Your Say Brimbank website offering whole-of-website automated translations to better enable more residents to participate in

	consultation opportunities. Translations are available 10 languages other than English.
Brimbank News newsletter	Each edition of our community newsletter, Brimbank News, is fully translated into Vietnamese and made available online.
Written translations	Council provides translated information relating to select programs, services and events to the community using NAATI (National Accreditation Authority for Translators and Interpreters) translators as needed. Council's standard for sourcing translated materials is to include a community check as part of this process.
Audio translations	In-language audio translations have been used on our website and to help share information on some programs with community members, this includes in English.
In-person translators	Council makes available in-person translators on request to help community members to communicate with Council and participate in events/programs and consultations. Multilingual staff have also supported translation.
National Translation and Interpreting service (TIS) line	The National TIS line is available to all community members to use. We promote the availability of the TIS line to all residents who would like to speak with Council in their preferred language. Information on how to access the TIS line is made available across our services and is included as standard in our publications.
Ethnic media	Media releases and news stories are shared with ethnic media publications, and Council advertises some programs, services and events in these publications to reach as wide an audience as possible.
Multilingual staff and face-to-face communications	Council employs multiple multilingual staff across various service areas including: • Customer Experience – multiple multilingual Customer Service Officers who work in Council's call centre, on live chat and at customer service centres in Keilor and Sunshine. • Leisure services – in customer service, member admin, health and fitness, and learn to swim areas • Community groups for specific CALD communities (Bosnian, Croatian) • Early Years – there is a dedicated CALD Outreach Officer, 12 multilingual staff, and five Smalltalk Playgroup groups delivered in Vietnamese and Burmese each week • Maternal and Child Health has a Vietnamese Family Support Worker • Brimbank Youth Council • Youth Services partners with specialist CALD youth stakeholders such as the Centre for Multicultural Youth, Australia African Foundation for Retention and Opportunity, and Charis Mentoring • Community Support has a range of multilingual staff across all services

Collaborating with community leaders	Council works and collaborates with local community leaders, including faith leaders, to engage and communicate with residents. This includes through the provision of tailored activities and programs that address residents' needs focussed on social inclusion, education, arts and culture, employment pathways, and fostering a sense of belonging. Through these efforts, Council can bring people together to connect, learn, and actively contribute to their neighbourhoods. We also communicate directly with active members of newly arrived migrant groups, through interpreters where necessary, to link residents with community and welcoming infrastructure.
Community events	Council actively participates in events organised by CALD community groups, many of which are funded through Council's community grants program. Council is also ensuring translated materials and interpreters are available at Brimbank community events.
Social media translations	Social media platforms such as Facebook allow users to select their preferred language which then translates the copy on our posts.
Translated materials	Other translated materials includes: • Maternal and Child Health has feedback forms available in Vietnamese, Arabic, Burmese, Hakha Chin and Dari. Customers can provide feedback in their language and we have it translated. • Early Years collateral, including the Kindergarten EOI and registration forms and promotional materials, are all translated into five languages: Burmese, Hakha Chin, Vietnamese, Arabic and Dari. • Community Support translated marketing materials.

Council aims to ensure all communications produced for the community are written in Plain English where possible. In some instances, information is provided in Easy English, and the use of icons, infographics and imagery help to communicate visually.

In 2023, Council undertook a research project to better understand the community's awareness, needs and preferences for Council's communication channels. This data is now guiding how we deliver our communications to the community, including CALD communities.

Council will continue to ensure that communications aimed at CALD communities and suburbs with strong multicultural representation such as St Albans are tailored for those specific audiences.

We will continue gathering data through available channels, such as Google Analytics, Profile ID, Sprout Social (social media monitoring tool), MVA, other local governments, feedback forms, Your Say consultations, internal stakeholders and other channels to inform an evidence-based approach to CALD communications.

Resource And Risk Implications

There are no resource implications associated with this report.

Community: potential impact on community, including public trust and customer service impact
• Yes – Our community relies on Council to remain informed and to be provided with the

opportunity to engage and be involved in various opportunities. Understanding how to best communicate and engage with community members who don't speak English well, or at all, is vital to allow this to happen.

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.
• Engaged and Responsive - Community insights are valued to enhance connection and engagement with Council.

This report complies with Brimbank's Community Engagement Policy.

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

12.8	**Final Draft Arts and Culture Strategy**
Directorate	Community Wellbeing
Director	Lynley Dumble
Manager	Rose Bruhn
Attachment(s)	1. Final Draft Arts and Culture Strategy 2024 - 2028 [**12.8.1** - 20 pages] 2. Draft Arts and Culture Strategy Your Say Data [**12.8.2** - 2 pages] 3. Draft Arts and Culture Strategy Community Consultation Report [**12.8.3** - 3 pages]

Purpose

For Council to consider the final draft of the Arts and Culture Strategy 2024-2028, at **Attachment 1**.

Officer Recommendation

That Council:

a. Having considered submissions received on the draft Arts and Culture Strategy, adopts the final draft Arts and Culture Strategy, at Attachment 1 to this report.

b. Writes to submitters thanking them for their submissions on the draft Arts and Culture Strategy and advising them of Council's decision.

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 was developed following research into the strategic context for the work, demographic research and via consultation. This draft strategy was then open for community consultation following Council's endorsement at the March Ordinary Council Meeting. The feedback received from this consultation has helped refine this revised draft of the Arts and Culture Strategy.

Matters for Consideration

Analysis

Initial planning and development of this revision of the Arts and Culture Strategy included reviewing Brimbank's previous strategy (2018-2022), along with strategies from comparable councils, the Victorian Government's Creative State Strategy 2025 and Australian Government's 2023 cultural policy Revive. 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.

In addition to this strategy review, demographic data was explored, and consultation undertaken with community, arts sector representatives and Council departments. Following this, other factors were identified and have been considered in the development of the draft Strategy. These include 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 Aboriginal and Torres Strait Islander engagement, the desire to celebrate Brimbank's uniqueness, focus on diversity and equity, co-design with community, developing mentoring and career pathways and exploring inter-generational activities. Based on this research the draft strategy pillars and objectives were:

1. Aboriginal and Torres Strait Islander connections
    - 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
    - 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, Collaboration and Contributions
    - 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
    - Explore mechanisms for private and philanthropic contributions to art and culture in Brimbank.
4. Creative Industries
    - 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
5. Places and Spaces
    - 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

Council then endorsed the draft to be released for community consultation.

This consultation results are detailed in **Attachment 2 and 3.** There were 23 responses from community members and 95.6% of people either agreed (69.6%) or strongly agreed (26%) with the proposed strategy pillars and objectives. Most feedback relating to the pillars was already addressed in the broader strategy and within the strategic objectives. One exception was a recommendation to reference government as a possible joint funder. This was added into the Partnerships, Collaboration and Contributions pillar. Community consultation also provided many suggestions around programming. These options will be considered as annual implementation plans are developed to action the strategy.

Implementation

If the final draft of the Arts and Culture Strategy is adopted, then an Annual Implementation Plan will be developed to deliver on the strategy objectives. A new annual implementation plan will be developed for each year of the life of the Strategy. These implementation plans will be developed in the latter part of each financial year for delivery from July 1 onwards. Therefore, delivery of the year 1 implementation plan for the strategy would begin on 1 July 2024.

Plans are informed with community feedback gathered during the program evaluation and community consultation processes. Progress on these implementation plans and in turn the strategy objectives will be reported via Council Plan quarterly reports and Annual Report Cards.

Community Engagement

At its Ordinary Council Meeting on 19 March 2024, Council endorsed the Draft Arts and Culture Strategy 2024-2028 for community consultation. The consultation commenced on 20 March 2024 and closed on 16 April 2024.The method of engagement was through Council's *Your Say* portal. The consultation was broadly promoted via direct contact with key stakeholders, a media release, information on Council's website, the Creative Brimbank E-Newsletter, through Arts and Culture networks, and on the Creative Brimbank social media channels and website.

Resource And Risk Implications

Resource for this matter will be considered as part of the Annual Budgeting processes.

There are no environmental, financial, regulatory or safety implications.

Legislation/Council Plan/Policy Context

This report supports the Council Plan 2021-2025 strategic directions and objectives 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

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

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



DRAFT

Arts and Culture Strategy

March 2024

Attachment 12.8.1

Draft Brimbank City Council Arts and Culture Strategy 2024 - 2028

Contents

Acknowledgment

1.0 Introduction
- 1.1 Overview
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- 2.2 Population Snapshot
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- 2.4 Growth Projections
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  - 2.5.1 Brimbank's Creative Industries
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- 3.1 Priorities of the Strategy
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  - 3.1.4 Community Festivals & Events
- 3.2 Pillars & Objectives

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:

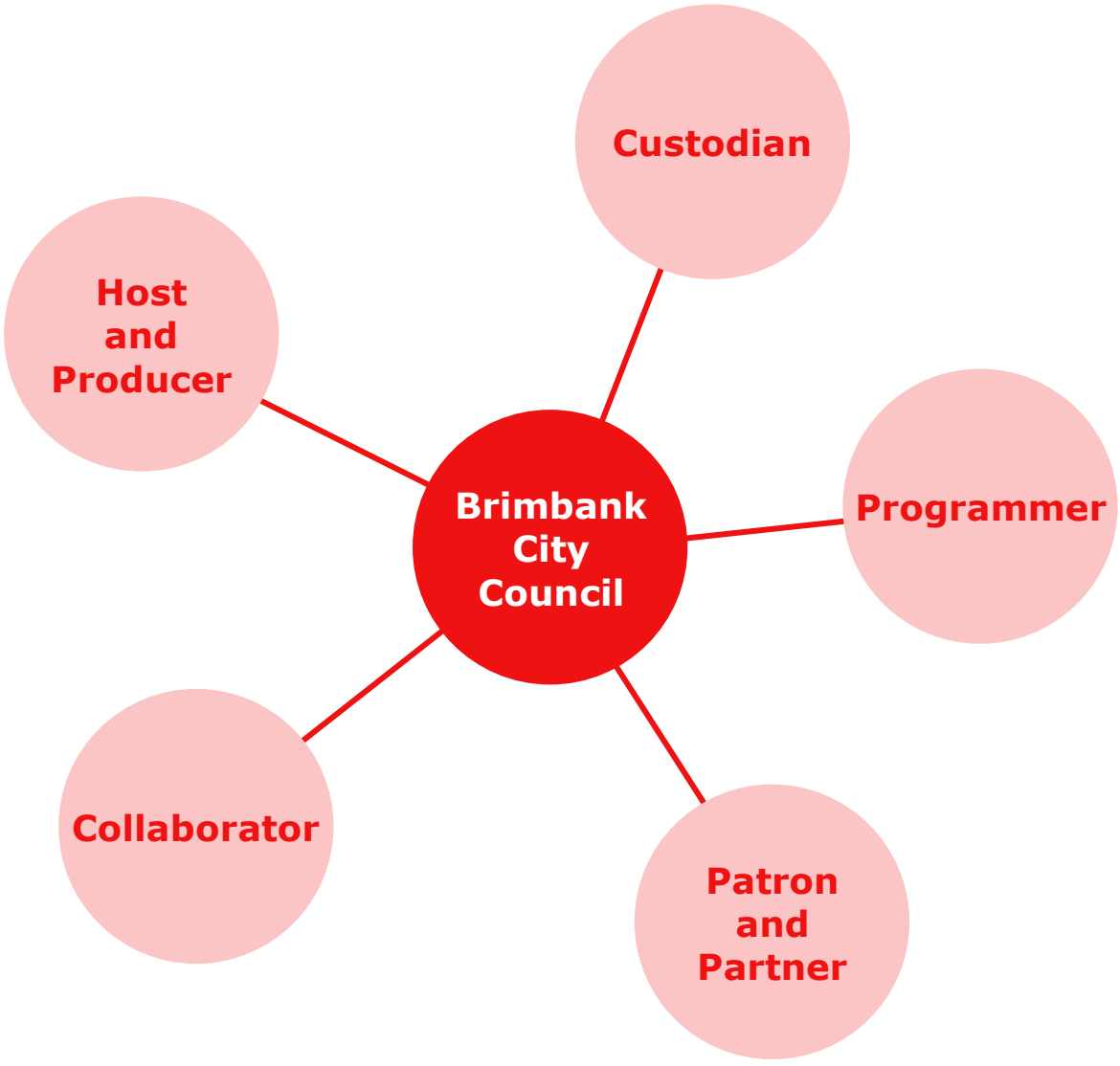
Host and producer: Providing places and opportunities for artistic, cultural and creative activity and enterprise to occur and to prosper. Producing and commissioning arts and cultural programs.

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.



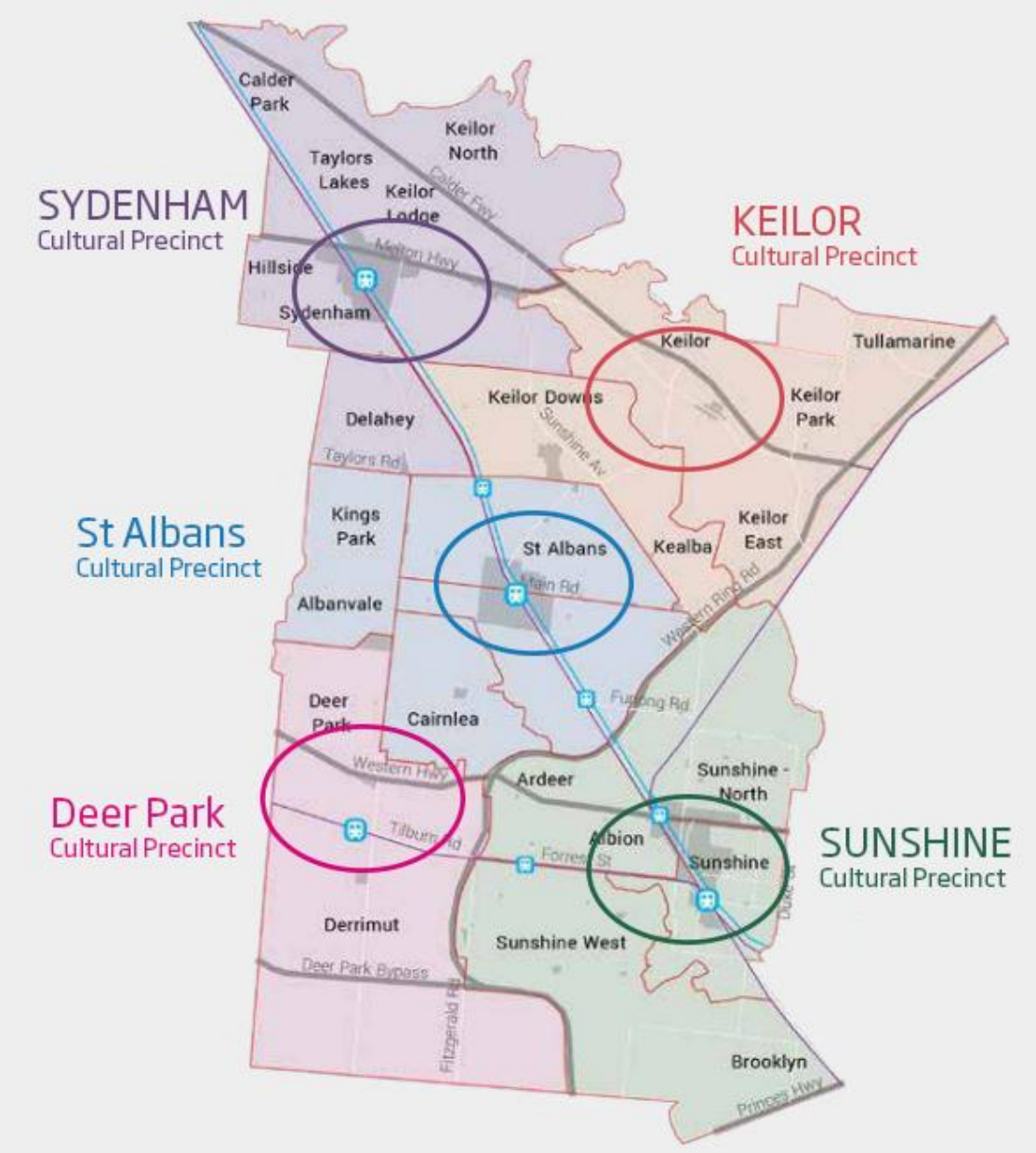
2.0 Demographic and Strategic Context

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.

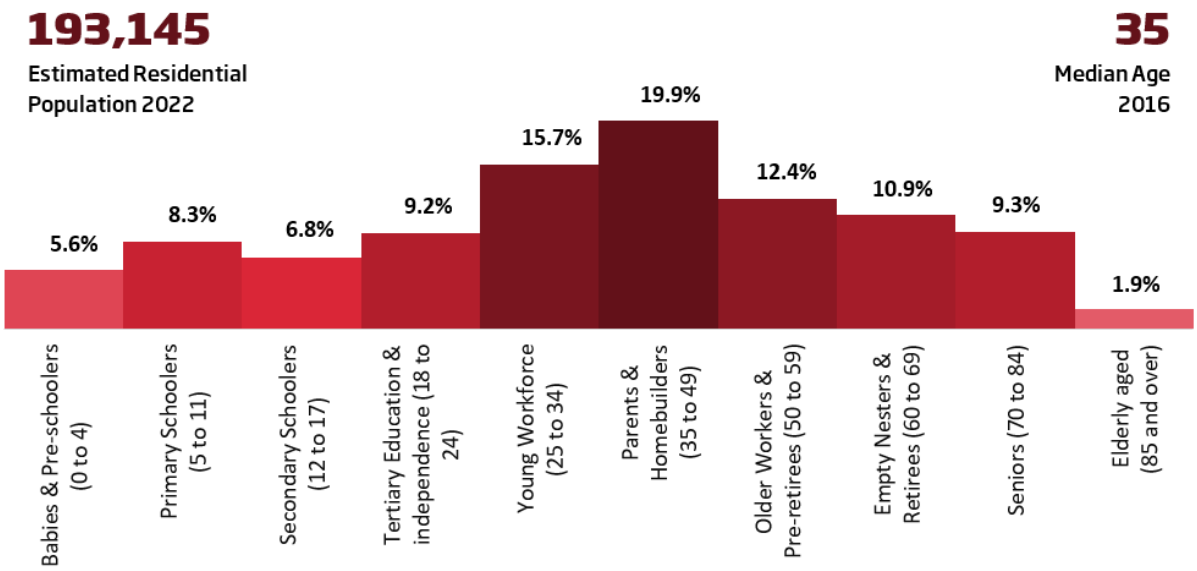
The municipality of Brimbank includes 25 suburbs across five local districts. These five districts provide a focus for Arts and Cultural activity as it is delivered into the Sydenham Cultural Precinct, Keilor Cultural Precinct, St Albans Cultural Precinct, Deer Park Cultural Precinct and the Sunshine Cultural Precinct.

Brimbank Municipality and Cultural Precincts



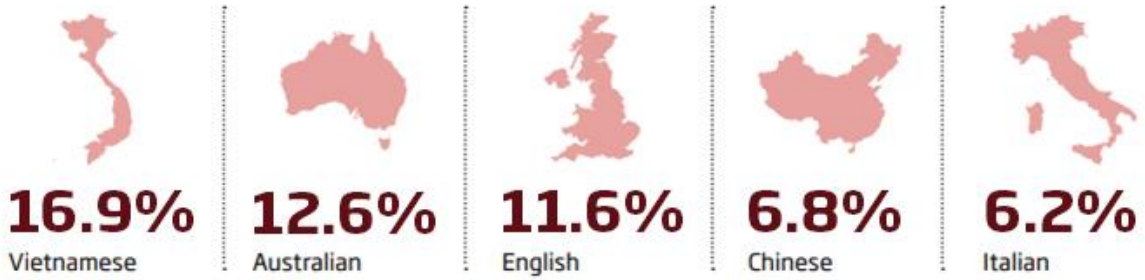
2.2 Population Snapshot

Population and Demographics at a glance



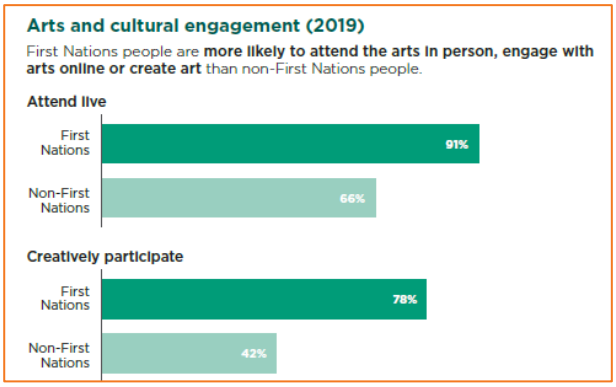
Brimbank is a diverse and vibrant community with a population exceeding 193,000 residents. The municipality has recorded consistent moderate population growth over the past decade but experienced a decline in 2020 - 2022 due to COVID-19 impacts on migration.

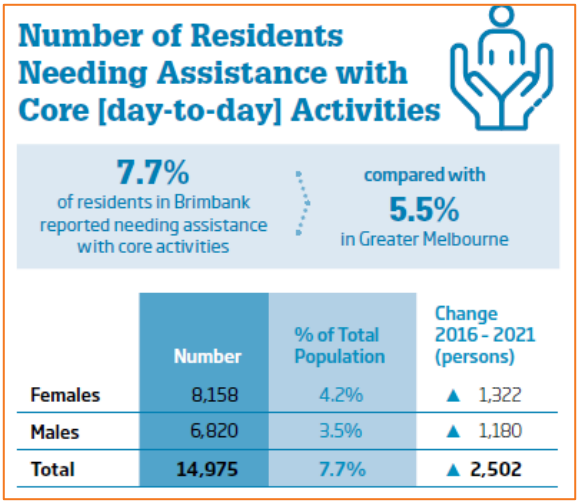
Top Ancestries 2022



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.





	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

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.

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

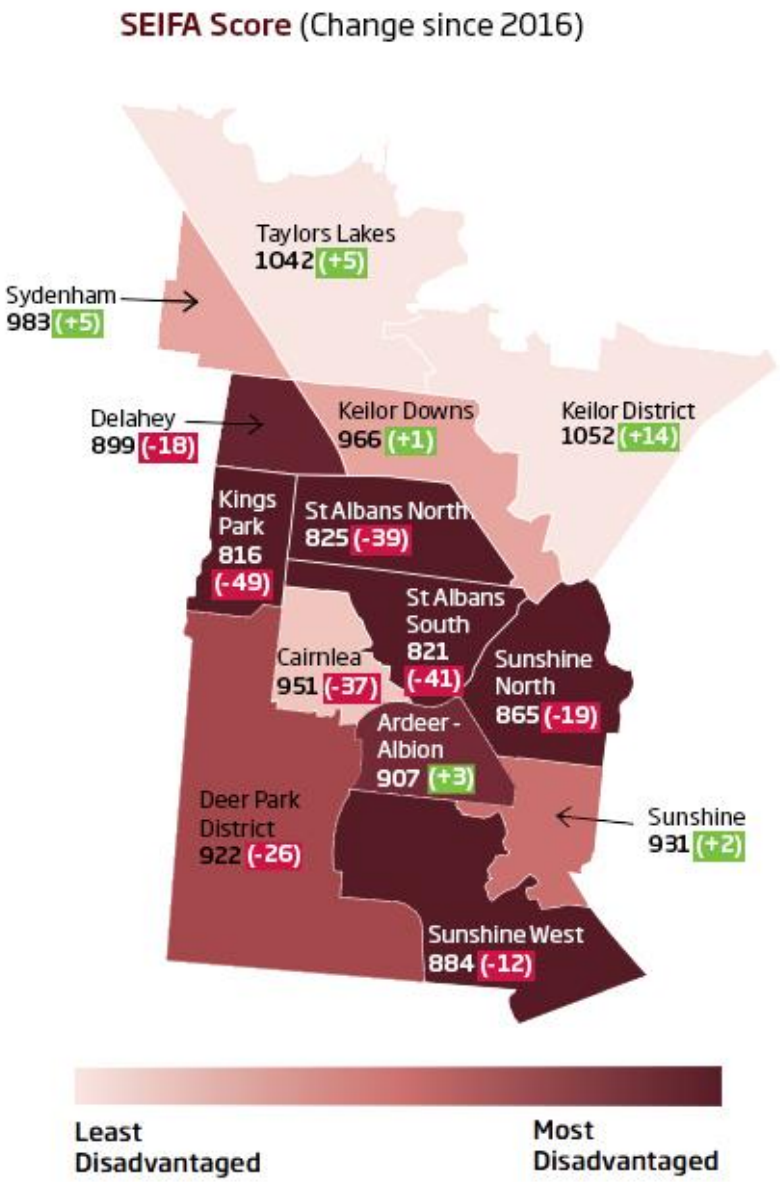
2.3 Socio-Economic Profile

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

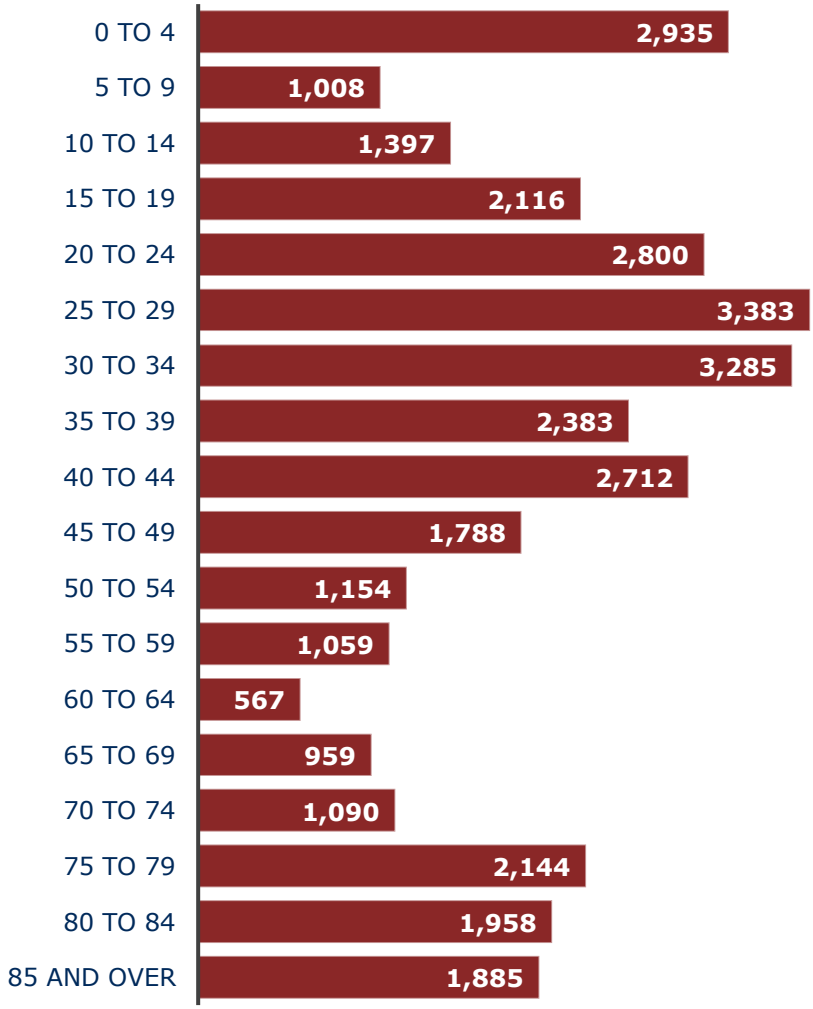
By 2041, Brimbank's population is expected to reach about 231,332, indicating a growth of 34,620 residents, equivalent to an average annual increase of 1,731 residents since 2021. Most of this population growth is projected to take place in the southern region of the municipality, encompassing areas 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).

Age Structure Forecast by Cohort, Brimbank 2021 to 2041



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 Australia 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, Collaboration and Contributions

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**
- **Explore mechanisms and opportunities for government, private and philanthropic contributions to art and culture 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**

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 quantitative and qualitative 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.

Brimbank City Council

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Hearing or speech impaired?

- TTY dial **133 677**
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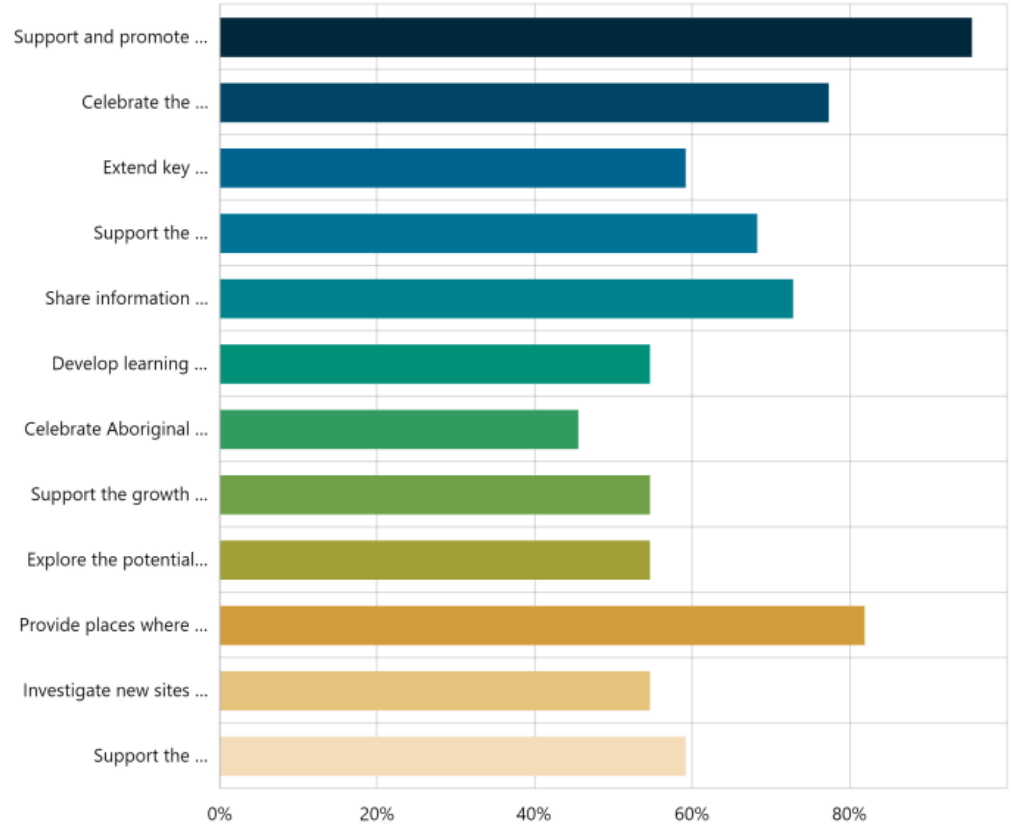
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Attachment 2 - Draft Arts and Culture Strategy 2024-2028

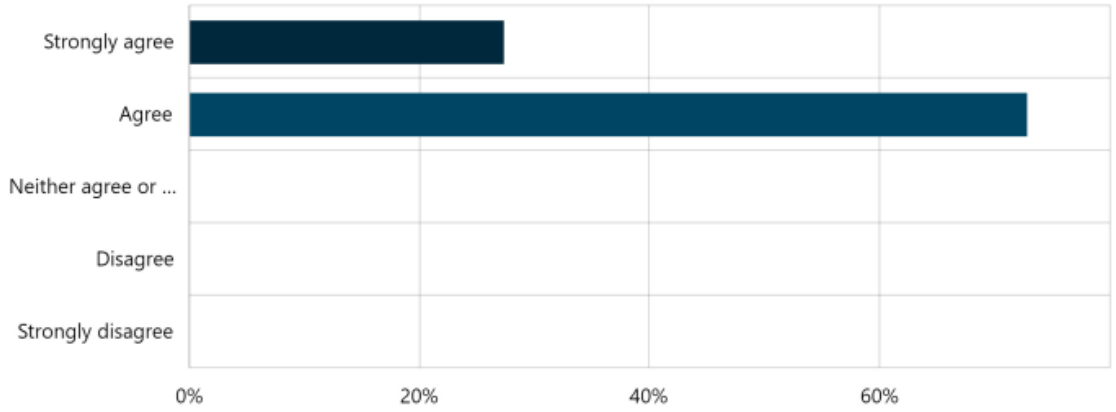
Your Say Brimbank Contribution Summary

1. Which do you think are important for arts and culture in Brimbank?
Multi Choice | Skipped: 0 | Answered: 22 (100%)



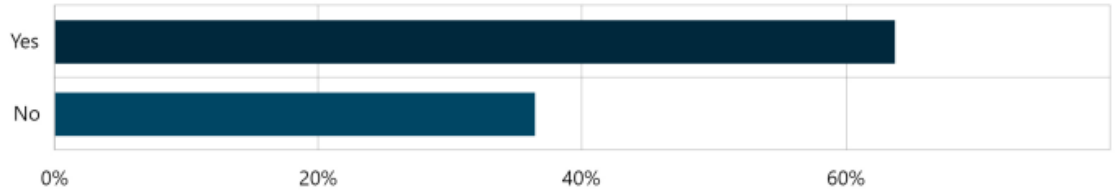
Answer choices	Percent	Count
Support and promote opportunities for everyone who lives and works in Brimbank to participate in arts and culture	95.45%	21
Celebrate the diversity of Brimbank through arts and culture	77.27%	17
Extend key partnerships to develop arts and culture in Brimbank	59.09%	13
Support the development of emerging arts and cultural leaders in Brimbank	68.18%	15
Share information about artists, arts industries and activities with the community and businesses	72.73%	16
Develop learning initiatives that support career development	54.55%	12
Celebrate Aboriginal and Torres Strait Islander stories	45.45%	10
Support the growth of knowledge about Aboriginal cultural and heritage items in Brimbank	54.55%	12
Explore the potential of private and philanthropic contributions to art and culture in Brimbank	54.55%	12
Provide places where artists can create and share their creativity and culture	81.82%	18
Investigate new sites for festivals, events and public art	54.55%	12
Support the development of creative industries	59.09%	13

2. How strongly do you agree or disagree with the pillars and objectives of the Arts and Culture Strategy?
Multi Choice | Skipped: 0 | Answered: 22 (100%)



Answer choices	Percent	Count
Strongly agree	27.27%	6
Agree	72.73%	16
Neither agree or disagree	0%	0
Disagree	0%	0
Strongly disagree	0%	0
Total	**100.00%**	**22**

4. Do you have any recommendations for arts programs or activities?
Multi Choice | Skipped: 0 | Answered: 22 (100%)



Answer choices	Percent	Count
Yes	63.64%	14
No	36.36%	8
Total	**100.00%**	**22**

One additional respondent emailed Council directly and as a result they are not reflected in the Your Say data. They did not answer any of the questions posed by the survey, however we have included their comments in the Draft Arts and Culture Strategy Community Consultation Report. For this reason, the report shows 23 respondents as opposed to the Your Say data that lists 22.

ATTACHMENT 3 - Community Consultation Report

Arts and Culture Strategy 2024-2028

Consultation Overview

At its Ordinary Council Meeting on 19 March 2024, Council endorsed the Draft Arts and Culture Strategy 2024-2028 for community consultation. The consultation began on 20 March 2024 and closed on 16 April 2024. The draft strategy and opportunity to provide feedback was promoted through:

• A Have Your Say page on Council's website

• Direct contact with key stakeholders and a media release

• The Creative Brimbank E-Newsletter, Arts and Culture networks, Creative Brimbank social media and website.

Written Feedback Summary

Council received 23 written submissions from community members during the consultation period. Of them, most supported the draft strategy's direction and delivery.

Provider	Overview of Strategy feedback	Officer Response
Respondent 1	No feedback on the pillar or objectives of the strategy. Explore possibilities for community bands/ensembles to play at big festivals. Consider the balance for individual artist opportunities and group opportunities.	Suggestions will be considered when developing annual implementation plans for the strategy
Respondent 2	Consider more projection festivals at the silo on Sunshine Road.	Suggestions will be considered when developing annual implementation plans for the strategy
Respondent 3	No arts, no culture. It has nothing to do with Council. It's not your job.	Feedback noted but did not inform or impact the final strategy
Respondent 4	No additional comments.	
Respondent 5	Programs should be for all, not the minority.	Inclusivity is a core consideration underpinning the strategy. Programming will be a combination of broad and targeted program responses to encourage general engagement as well as creating opportunities to overcome systemic barriers to inclusion.
Respondent 6	Add page numbers to the strategy. Seeking some detail around mechanisms for private and philanthropic support and the mechanisms for evaluation.	Final strategy will include page numbers. Currently there is no more detail as the strategy seeks to explore mechanisms for private and philanthropic support over the next four years.
Respondent 7	No additional comments.	

Respondent 8	Make the Brimbank website easier to find Arts and Culture course and projects.	As functionality of the Brimbank website is outside of the scope of the strategy, this feedback did not inform or impact the final strategy. This feedback will be shared with those working on the Brimbank website.
Respondent 9	Recommends programming that is inclusive of all ages and backgrounds.	Inclusivity is a core consideration underpinning the Strategy. Programming will be a combination of broad and targeted responses. The strategy identifies community sectors for targeted responses including youth, seniors and CALD communities. Recommendation will be considered when developing annual implementation plans for the strategy.
Respondent 10	Get more bands and festivals money to run programs like teaching technology to the older community. Opportunities for musicians to play gigs.	Teaching technology to older community sits with other Council strategies. We will pass this feedback on to those work areas. Programming suggestions will be considered when developing annual implementation plans for the strategy.
Respondent 11	No additional comments.	
Respondent 12	Seek joint funding from the State Government and other stakeholders for the promotion of programs. Develop artist-in-residence opportunities focused on the history and culture of people in Brimbank.	Reference to government as a potential joint funder has been added to Partnerships, Collaboration and Contributions pillar. Council has several artist residency programs. The recommendation to theme one around history and culture will be considered in the development of the annual implementation plans for the strategy.
Respondent 13	Ensure accessibility for people with disabilities, including through online initiatives. Ensure all venues are COVID safe. Programming recommendations include developing a local film festival, film nights and opportunities for digital arts.	Accessibility and inclusivity are core consideration underpinning the strategy, which identifies people with a disability as a community sector for targeted programming responses. The specifics of programming responses will be developed through annual implementation plans for the strategy. The respondent's feedback will be taken into consideration as part of the development of those plans. Ensuring all Council venues are COVID safe is outside of the scope of this Strategy.
Respondent 14	No feedback on the pillar or objectives of the strategy. Programming recommendations include developing an arts venue in the Sunshine area, considering a program for artists to apply for underutilised, empty spaces as pop-ups or studios and arts courses after hours.	The recommendation to develop an arts venue in Sunshine will be explored under the annual implementation plans in line with the Places and Spaces pillar of the strategy. The programming suggestions will be considered when developing annual implementation plans for the strategy.
Respondent 15	Recommends flying the Aboriginal flag and engaging the Aboriginal community in organising festivals and activities in parks. Programming recommendations include showing displays of Aboriginal culture at local shopping centres and possibly building a museum with artefacts and paintings.	Flying the Aboriginal flag already sits under other Council strategies and policies. Engagement of Aboriginal community in the development of activities and programs is high priority of this strategy and is captured in the Aboriginal and Torres Strait Islander Connections pillar. Programming suggestions will be considered when developing annual implementation plans for the strategy.
Respondent 16	No feedback on the pillar or objectives of the strategy. Program recommendations including more opportunities for children's involvement.	Programming suggestions will be considered when developing annual implementation plans for the strategy. As opportunities for children's involvement is broad, we will pass this on to other units such as Libraries and Neighbourhood Houses.
Respondent 17	No feedback on the pillar or objectives of the strategy. Program recommendations including artistic-based free workshops, like writing groups, painting classes etcetera. More promotion of arts activities.	Programming suggestions will be considered when developing annual implementation plans for the strategy. The promotion of arts activities is captured in the promotion pillar of the strategy.
Respondent 18	Pillar - Aboriginal and Torres Strait Islander pillar should make a reference to collaboration with other cultures.	The pillar recommendation made by the respondent regarding collaboration of Aboriginal communities with other cultural groups is addressed in the Partnerships,

	Various programming recommendations regarding the Indian community. Programming - public/street art that is soothing, participatory arts in parks, an artists' market, intergenerational workshops, Public Art walking tours, open air art festivals, artist mentor programs, artist-in-schools programs, culturally specific events, multicultural community centre and food festivals.	Collaboration and Contributions Pillar of the strategy. The programming suggestions including those specific to the Indian community will be considered when developing annual implementation plans for the strategy.
Respondent 19	No additional comments.	
Respondent 20	Recommend participation to include active participation, not just passive like being an audience member. Program recommendations include participatory music groups in every precinct - by locals for locals, led by different cultural groups and age ranges.	The strategy's Participation pillar intentionally talks about participation broadly to be inclusive of the various forms of participation. Therefore, this recommendation is captured in the strategy. The programming recommendations made by the respondent will be considered in the development of the annual implementation plans for the strategy.
Respondent 21	Recommends adding goals about engaging youth. Program recommendations include art classes, weaving / yarning circles, local theatre club for children/youth.	As part of the strategy, young people are identified as a priority group for engagement. By including them this way it allows responses for them to be explored across all the existing pillars as opposed to defined separately. Therefore, youth engagement will be part of the function of the existing strategy. The programming recommendations made by the respondent will be considered in the development of the annual implementation plans for the strategy.
Respondent 22	No additional comments	
Respondent 23	No feedback on the pillar or objectives of the strategy. Program recommendations include art therapy classes, art play for kids, group art workshops, artists markets.	Programming suggestions will be considered when developing annual implementation plans for the strategy

12.9	**Brimbank Arts Advisory Committee - Terms of Reference**
Directorate	Community Wellbeing
Director	Lynley Dumble
Manager	Rose Bruhn
Attachment(s)	1. Brimbank Arts Advisory Committee Terms of Reference April 2024 [**12.9.1** - 5 pages] 2. Brimbank Public Art Selection and Approval Process [**12.9.2** - 5 pages]

Purpose

For Council to consider the draft Brimbank Arts Advisory Committee (BAAC) Terms of Reference (TOR) and adopt its use for the next iteration of the committee.

Officer Recommendation

That Council:

a. Adopts the revised Brimbank Arts Advisory Committee Terms of Reference at Attachment 1 to this report

b. Approves the recruitment through an Expression of Interest process, of arts sector and community members to the Brimbank Arts Advisory Committee members for a two-year period.

Background

The Brimbank Arts Advisory Committee (BAAC) brings arts sector expertise to help the Council envisage and develop creative projects in line with the Arts and Cultural Strategy 2024-2028. Committee members act as cultural champions, discussing community needs and issues, advocating for the arts, providing feedback and aiding in the dissemination of relevant information.

BAAC has been supporting Council with advice relating to Arts and Culture projects for more than 10 years. During this time, BAAC's scope has been reviewed and adjusted to align with the expanding remit of Council's Arts and Culture offering. The opportunity to revise BAAC's Terms of Reference (TOR) arises every two years when each iteration of the Committee concludes its tenure.

The current revision aims to strengthen and clarify the advisory role of the committee and empower its members as cultural champions for Brimbank.

Matters for Consideration

Analysis

In developing the revised TOR, Council officers benchmarked against several Western Metropolitan councils. The revised TOR clarifies the committee's role and emphasises its advisory, rather than decision-making, function. This reiterates the committee's function and authority.

Another proposed change to the committee's structure is an increase in the number of committee members from 12 to up to 15. This increase is intended to provide the committee with greater breadth and expertise. It also allows for the formation of subcommittees for specialised projects, such as Public Art commissioning (process as per attachment). While the sub-committee function is retained from the previous TOR, it was previously not enacted due to the smaller membership.

Revised TOR for the BAAC that reflect these changes are documented in **Attachment 1**. Related TOR for BAAC sub-committee for commissioning and selecting public art are documented in **Attachment 2**.

Implementation

If the draft TOR are adopted at the Council meeting, Council officers will proceed with an Expression of Interest process to establish the committee. The selection of community committee members would occur in mid-July, with a proposed date for the first meeting set for late July to early August 2024. The current Councillors on the committee would continue in their role for this meeting. This introductory meeting would be an opportunity for new members to meet and become better acquainted with current Arts and Culture delivery. It would occur prior to the caretaker period and not involve Council in any new programs or commitments.

In the next term of Council, Councillor appointments to the Brimbank Arts Brimbank Arts Advisory Committee will be made as part of the appointment of Councillors to Advisory Committees.

Community Engagement

The revision of the TOR began with an engagement session involving community members from the previous iteration of BAAC. While these members praised the Council's commendable work in arts and culture, they also expressed frustration regarding some members' attendance at meetings and the frequent lack of quorum, which led to meetings being postponed or cancelled. They recommended establishing a means for meetings to proceed regardless of attendance numbers, feeling their opportunity to provide advice had been somewhat restricted. The revised TOR allows for meetings to proceed without a quorum as a quorum will only apply to items on the agenda that require a recommendation to Council.

If the TOR is adopted, the next phase of community engagement will involve establishing the committee. This process will invite community members with expertise in the arts sector to apply for committee membership. Ideally this membership would include diversity and a breadth of experience in different areas of the arts sector such as visual and digital arts, public art, theatre and performance, community art and arts administration. Successful applicants will then serve on the BAAC for a two-year term, providing ongoing community engagement and advice in the development and governance of creative projects in alignment with the Arts and Culture Strategy for 2024-2028.

Resource And Risk Implications

Resourcing for BAAC is provided in the Arts and Culture operating budget.

Community: potential impact on community, including public trust and customer service impact
• Yes - There is a reputational risk if the Arts Advisory Committee does not proceed. The

committee plays a central role in incorporating the community's voice into Arts and Culture programming. Some art programs may be challenging and occasionally cause community concern. The committee serves as an important mechanism to ensure community perspectives and sensitivities are considered in programming.

There are no environmental, financial, regulatory or safety risks.

Legislation/Council Plan/Policy Context

This report supports the Council Plan 2021-2025 strategic directions and objectives 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

This report complies with the draft Arts and Culture Strategy 2024 -2028.

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

Brimbank Arts Advisory Committee Terms of Reference

1 Purpose

The purpose of the Brimbank Arts Advisory Committee (the Committee) is to provide arts sector expertise to help the Council develop and govern creative projects in accordance with the Arts and Culture Strategy 2024-2028. Committee members act as cultural champions and engage in discussions on community needs and issues, advocate for the arts, offer feedback and disseminate information.

2 Objectives

The Committee's objectives are to:

a. Ensure creative strategies undertaken by the Council through this Committee have expert arts sector and community input.
b. Build connections between Council and the community regarding creative projects.
c. Provide strategic input to policy development in relation to Brimbank's creative sector, when required by Council.
d. Raise community and arts sector awareness about the work being undertaken by Council in the creative arena.

3 Extent of Authority

3.1 The Committee acts in an advisory capacity to Council and is not a committee established by Delegated Committee in accordance with section 63 of the *Local Government Act 2020*.

3.2 The Committee does not exercise any power of Council.

3.3 The Committee has no power to commit Council to any decision or action.

3.4 The Committee has no power to direct Council officers in their duties.

3.5 Brimbank City Council hereby establishes the Brimbank Arts Advisory Committee ("the Committee") and delegates the duties, responsibilities and authorities described below to the Committee.

3.6 The Committee, which includes experts from the arts sector, contributes strategic thinking to the Council through its advisory capacity.

3.7 The Committee has no power to commit Council to any decisions or actions or to direct Council officers in their duties.

3.8 The Committee shall be established for a period of 2 years.

3.9 These terms of reference apply to the Committee only. References in this document to 'the Chairperson' are to the Committee Chairperson.

The input and advocacy of the Committee may be broad but its interests include:

- Council strategic documents
- Public art commissions
- The Brimbank City Council Art Collection
- The Bowery Theatre
- Arts programming and projects across all Council venues including neighbourhood houses, libraries, community centres and galleries.

4 Committee Behaviours

4.1 The Committee will be guided by Council's values and behaviours:

- We act with Integrity
- We find Better Ways
- We are Respectful
- We work Together.

4.2 All members are required to refrain from bullying and harassment.

4.3 All members must engage in behaviours that are respectful, tolerant, courteous and collaborative.

4.4 Committee members who are Councillors will comply with the Councillor Code of Conduct.

4.5 Committee members who are staff members of Brimbank City Council will comply with the current employee Code of Conduct while performing duties as committee members. Members who are not staff members or Councillors are required to meet the standards of Committee behaviours in this section and are further required to keep all information that is provided as a consequence of their membership in the Committee confidential.

4.6 The Chair has the ability to remove members from a committee meeting or revoke membership of the committee if they deem any non-staff or non-Councillor member is engaging in behaviours that do not meet the required standards.

4.7 The Chief Executive Officer has the ability to remove any non-Councillor member from this committee where it is believed that a member is engaging in behaviours that create a risk to the health and safety of other members.

5 Conflicts of Interest

5.1 The Committee will recognise that members will have different obligations and methods of disclosure under the *Local Government Act 2020* and the Brimbank Governance Rules.

5.2 Committee members must disclose any General or Material Conflicts of Interest prior to their appointment, and on an ongoing basis, in accordance with the *Local Government Act 2020* and the Brimbank Governance Rules.

5.3 Committee members will disclose to the Committee at, or before, each meeting if they have disclosed any Conflict of Interest in accordance with their obligations under the *Local Government Act 2020* or the Brimbank Governance Rules in relation to any matter to be discussed in the agenda at that meeting and identify the relevant item of the agenda for which the Conflict exists.

5.4 A Committee member who is not a relevant person under the *Local Government Act* will disclose any potential or perceived conflict of interest to the Chair on appointment to the

Committee and on an ongoing basis and identify the relevant item of the agenda for which the Conflict exists.

5.5 Committee members must absent themselves from discussions in relation to matters which they have disclosed a conflict of interest.

6 Membership

6.1 The Committee will comprise:

- 8-12 Representatives of arts sector stakeholders and community members
- 1 Brimbank City Councillor (who will act as Chair)
- Up to 2 additional Brimbank City Councillors
- Director Community Wellbeing (ex-officio)
- Manager Community Learning and Participation (ex-officio)
- Brimbank City Council Arts and Culture Coordinator (ex-officio)
- Brimbank City Council Visual & Public Arts Senior Officer (ex-officio).

6.2 The Council officer positions do not hold voting rights.

6.3 The Chair, in consultation with the Committee, may co-opt additional members on an ex-officio basis where specific skills or experience will assist the work of the Committee.

6.4 Members are free to resign from the Committee at any time. In the event of a resignation during the term, the Director Community Wellbeing will have the delegated authority to review applications from an Expression of Interest process and appoint a new member for the remainder of the term.

6.5 Each member of the Committee is selected for their individual expertise and not as an advocate for any group or organisation.

6.6 The Chair, in consultation with the Committee, may co-opt additional Council staff, guest Consultative bodies and other professionals to attend meetings to present, or respond to, agenda items on an ex-officio basis only for the purpose of providing relevant information and advice on matters being considered by the Committee.

6.7 The Committee may establish working groups (sub-committees) to help fulfil its purpose. Members of working groups will be appointed by the Committee and can be drawn from the Committee, from Council, third party organisations, industry experts or other com.munity members.

7 Recruitment

7.1 Council will appoint Councillor representative/s to the Committee and determine the Chair

7.2 The Director of Community Wellbeing will appoint other members to the Committee, and fill vacancies as they arise

7.3 Appointments will be reviewed annually, or as needed.

8 Procedures

8.1 The Committee will be led by a Chair, whose role is to:

- Ensure meetings are scheduled and committee members are notified

- Invite specialists to attend meetings as required
- Guide the meeting according to the agenda and time available
- Ensure all discussion items end with a decision, action or definite outcome
- Review and approve the agenda and draft minutes before distribution.
- .

9 Meetings

9.1 A minimum of three 90-minute meetings of the general committee during the calendar year.

9.2 The Chairperson will decide if additional general meetings, or project specific sub-committee meetings, are required for the Committee to fulfil its duties.

9.3 Meetings will be held after usual business hours, unless otherwise agreed to by the Committee.

9.4 A meeting schedule will be determined at the first meeting.

9.5 The location of meetings will be determined by the Committee.

9.6 Council will provide administrative support to the Committee for the purpose of:

- convening meetings, i.e. booking meeting rooms and arranging invitations
- preparation and distribution of agendas and minutes
- minute taking
- Ensure meetings are scheduled and committee members are notified
- Invite specialists to attend meetings as required.

9.7 If the Chair is not able to attend a meeting they will delegate the role of Chair to one of the Councillor members or Director Community Wellbeing.

Minutes and Agendas

9.8 Agendas will be distributed one week prior to the meeting.

9.9 Minutes will be distributed within one week of the meeting being held.

9.10 The Committee will be required to endorse the minutes as a true and accurate record at the commencement of the next meeting.

Quorum

9.11 A quorum of the Committee is 50% of the members plus 1. A quorum is required for matters making recommendations to Council. For a recommendation to be adopted at least 50% of the quorum vote in favour of the recommendation. In the event of an equal number of votes the Chair shall have the casting vote.

Absences

9.12 Committee members must advise the Chair or Council officer if they are unable to attend a meeting.

9.13 If a Committee member is absent for three consecutive meetings without notice or justifiable reason, the Chair, in consultation with the Committee, will review, and may cancel, their membership.

Attendance by non-members

9.14 Meetings are not open to the public.

9.15 Non-members may attend at the invitation of the Chair.

10 Confidentiality

10.1 From time to time the Committee may discuss or be provided with material that must remain confidential. Such items and discussions will be identified at the time. All Committee members will be required to maintain confidentiality.

10.2 The Chair of the Committee is the media spokesperson.

11 Committee Member Entitlements

11.1 Participation in the Committee is on a voluntary basis for all members of the public.

11.2 Committee members are not entitled to be remunerated for their time/Committee members will be reimbursed for necessary out of pocket expenses incurred while performing duties as a committee member, with such reimbursements to be made in accordance with Brimbank City Council policy and guidelines.

11.3 Staff members are entitled to be remunerated for their time spent on Committee activities as per their current employment agreement.

11.4 Councillors are able to claim expenses in accordance with Brimbank's expense policy. Any expenses claimed by Councillors in their capacity as Committee members will be reviewed by Council's Audit and Risk Committee and reported publicly.

12 Review

12.1 The Terms of Reference will be reviewed and adopted by Council.

12.2 The Committees performance and compliance with its Terms of Reference will be subject to review by Brimbank City Council and the completion of a self-assessment program including:

- Obtaining feedback on the Committees; performance and operations form members
- Assessing the performance of the Committee against its Terms of Reference.

13 Schedule - Documents Incorporated by Reference

13.1 Committee members will comply with the policies and protocols included in the Documents Incorporated by Reference.

- Brimbank City Council Employee Code of Conduct
- *Local Government Act 2020*
- Brimbank Governance Rules
- Arts and Culture Strategy 2024-2028
- Festivals and Events Policy and Strategy 2022-2025
- In the Public Interest: A conflict of interest guide for councillors, delegated committee members and council staff

PUBLIC ART GOVERNANCE MODEL

The commissioning of each new major Public Artwork requires the establishment of two committees:

- A Public Art Advisory Panel (PAAP) which is a subcommittee of the Brimbank Arts Advisory Committee (BAAC)
- A Project Working Group (PWG) made up of Council staff.

The PAAP reviews artists' applications in line with the selection criteria, shortlists candidates and makes recommendations to Council about the preferred project.

Membership includes 1-2 Councillors from BAAC and 2-3 Arts Sector members from BAAC with relevant expertise. This includes an understanding of art in the public domain, experience in working with community and community groups and/or demonstrated interest/experience in public or visual arts.

Council Officers on the PAAP will include the Visual and Public Art Senior Officer and Arts and Culture Coordinator. Depending on the project, additional representatives from other Council Departments may be required such as Parks and the Public Realm, Urban Design, Community Safety or Leisure and Community Facilities.

Similarly, specific projects may require 1-2 community stakeholders if they hold a particular connection to the project or site.

The PWG focuses on the overall delivery of the project, not just the public art. This committee focuses on additional considerations such as access, materiality and maintenance.

The PWG may include relevant stakeholders from other Council departments such as Traffic and Transport, Engineering, Project Management, Urban Design, Arts and Culture, Leisure etcetera.

Review, Assessment, Recommendation Process:
See flowchart overleaf

Approvals Process:

1. Memo sent to Manager - Community Learning and Participation for approval (works less than $20,000)
2. Memo and Procurement Plan to Strategic Procurement for endorsement, to Manager Community Learning and Participation for endorsement, then to Director for approval (works greater than $20,000)
3. Public art commissions valued at $250,000 and above shall adhere to established Procurement guidelines, necessitating either a Public Tender or a Selective Tender, thereafter complemented by an Expression of Interest (EOI) process as delineated within the document.

Public Art Advisory Panel public art selection process

Public Art – Major Commissions ($20,000 - $250,000)

Visual and Public Art Senior Officer prepares artist brief based on information from Project Working Group (PWG) and community consultation. The artist brief can either be an open, limited invitation or direct appointment, depending on the requirements of the project. PAAP and PWG to provide feedback on the brief via email.

If the Open EOI method is chosen, the Visual and Public Art Senior Officer works with Procurement to advertise an Expression of Interest (EOI). The Arts and Culture Coordinator and Visual and Public Art Senior Officer create an initial short list based on the assessment criteria (no more than 20). This shortlist is then assessed by members of PAAP against the criteria. The top scoring 3-4 applicants are discussed and recommended for advancement to the next stage.

Invite and commission shortlisted artists to prepare concepts

If limited invitation method is chosen, the Visual and Public Art Senior Officer will assemble a list of artists with particular expertise or relevance to the project or site and present them to PAAP for approval. The top scoring 3-4 applicants are discussed and recommended for advancement to the next stage.

The Visual and Public Art Senior Officer invites and commissions shortlisted artists to prepare concepts

If direct appointment method is chosen, the Visual and Public Art Senior Officer and the Arts and Culture Coordinator will present artist to PAAP for initial approval.

Invite and commission shortlisted artist to prepare final design to PAAP

Artist presents design to PAAP

Present project to Senior Management for endorsement to seek State Government procurement exemption (if required)

Shortlisted artists present their final design to PAAP

PAAP prioritise artists' projects using selection criteria.

The Visual and Public Art Senior Officer circulates the shortlisted proposal to PWG for technical advice and comment. Once technical issues addressed preferred artist project is recommended to Senior Management for final sign off

The Visual and Public Art Senior Officer sends a Memo and Procurement Plan to Strategic Procurement for endorsement, then Manager, Community Learning and Participation for endorsement then Director for approval.

Final email sent by Visual and Public Art Senior Officer to PAAP and PWC confirming final approval by Senior Management

Draft Terms of Reference Public Art Advisory Panel

The Public Art Panel is a subcommittee of the Brimbank Arts Advisory Committee (BAAC) and operates under the BAAC Terms of Reference in addition to these subcommittee guidelines.

1. Purpose

The Public Art Advisory Panel's (PAAP) purpose is to
Contribute to discussion and advise on permanent capital works public art commissions, providing advice on:

- commissioning processes following Brimbank City Council procurement guidelines and one of these processes
  - Open/ EOI - advertise an EOI first, then shortlist
  - Limited invitation - shortlisting up to 3 artists
  - Direct appointment - commissioning a selected artist for specific reasons
- review of artist brief and documentation
- proposals for artists to be shortlisted where required
- artist selection for public art commissions

2. Membership, Term of Appointment

Membership consists of Council Officers, Councillors, BAAC members with relevant expertise and optional additional community members.

- 1-2 Councillors (from BAAC)
- Arts and Culture Coordinator
- Visual and Public Art Senior Officer (if not coordinating the public art project)
- Internal Council representative (optional)
- 2-3 BAAC members with public art experience or understanding/knowledge
- 1-2 Community stakeholders (optional)

The terms of appointment are for the duration of the Public Art Project or until the end of the member's tenure on the Brimbank Arts Advisory Committee.

Recommendations of the PAAP are by consensus. Determining a consensus position may involve a committee vote. All members of the committee have the right to vote except for Council's Visual and Public Art Senior Officer if they are coordinating the public art project. The Visual and Public Art Officer may vote if they are not responsible for coordinating the public art project. In the event of an equal number of votes the Chairperson shall have the casting vote. All members represent the community interest or provide advice on their area of expertise and do not represent individual or sectional interests.

In line with the BAAC Terms of Reference this committee has no power to commit Council to any decisions or actions, or to direct Council officers in their duties. The purpose of the vote is to clarify the PAAP's position in making recommendations to Council. Council will ultimately determine the matters having regard to the advice of the Panel.

All members will be required to complete Confidentiality and Conflict of Interest forms to be a member of the PAAP.

3. Limitations of Authority

The Panel has no authority to:

- Expend moneys on behalf of Council
- Commit Council to any arrangement
- Consider any matter outside these terms of reference
- Direct Council officers in the performance of their duties.

4. Meetings

The Panel shall meet up to eight times a year of up to two hours duration, to coincide with timing of Council's public art projects or related projects.

Information including documents may be exchanged by email communication.

5. Administration. Agendas and Minutes

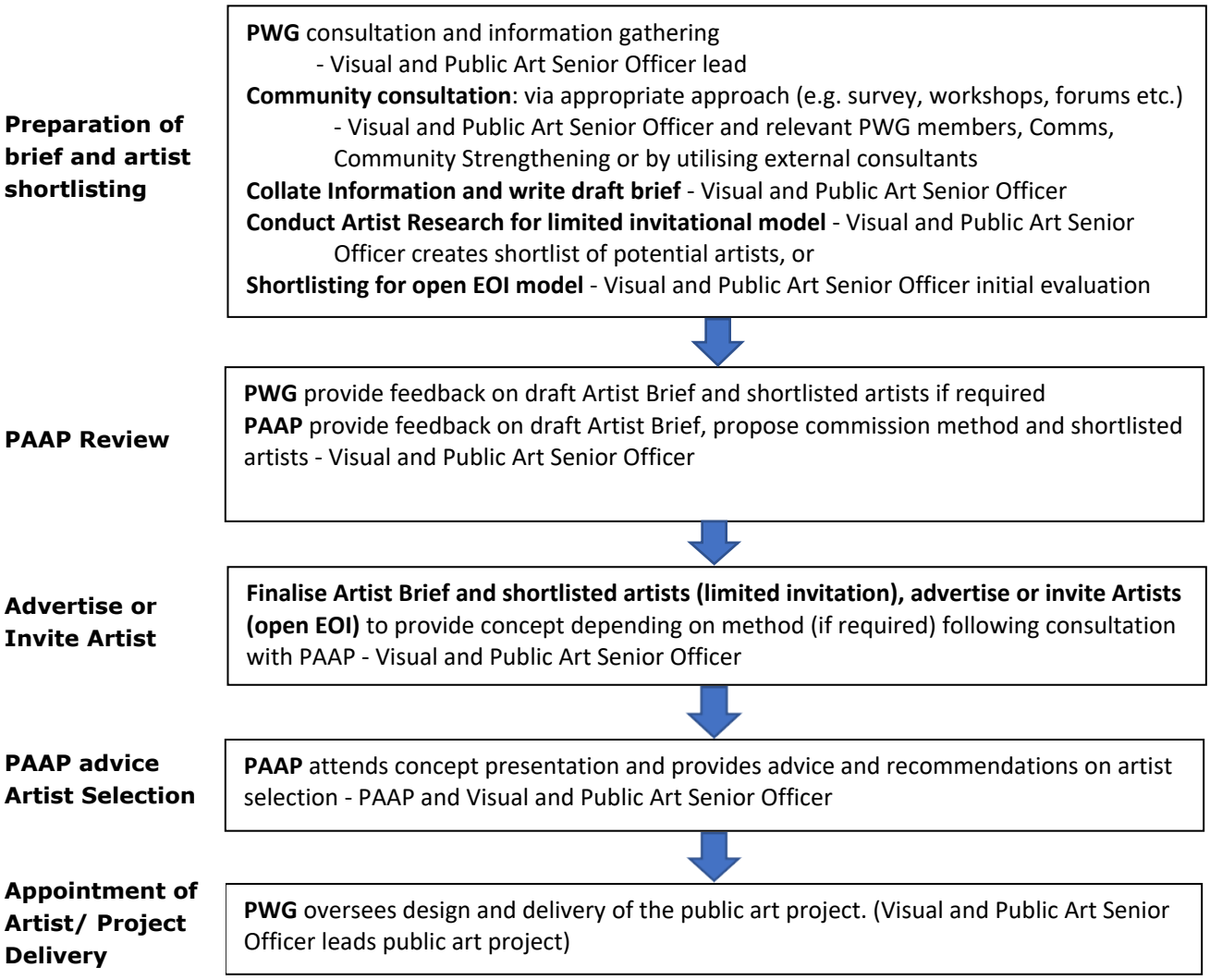
All secretariat tasks for the Panel will be undertaken by Council's Visual and Public Art Senior Officer. Chairperson duties for meetings will be performed by a Councillor.

Agendas and minutes of previous meetings shall be forwarded to members at least five working days before the meeting.

6. Volunteers

Committee members other than Council staff are volunteers.

7. Process for Public Art commissioning



8. Definitions

Key terms	Definition
Public Art	Public art is a place-based creative practice – an evolving and creative conversation between artists and the wider community about and for shared public places. Public art processes may produce permanent or temporary artworks, including participatory and event-based outcomes. Artworks can form a

	part of the infrastructure of the physical built environment, or they can form a part of community engagement processes and cultural programs.
Council officer	Means the Chief Executive Officer and staff of Council appointed by the Chief Executive Officer.
PAAP Subcommittee	A subcommittee of the Brimbank Arts Advisory Committee (BAAC)
Open Expression of Interest (EOI)	Open call for artists to express an interest in a public art project. Art industry standards propose that artists can be asked for a CV, a short response to the brief, examples of previously completed commissions and other relevant work.
Limited invitation	A limited invitation invites a selection of artists to respond to a brief. There is no Expression of Interest process for this commissioning model.
Direct appointment	The Visual and Public Art Senior Officer, in consultation with PAAP and the PWG will directly appoint an artist for a particular site or project if there is a strong rationale.

12.10	**Discounts for Brimbank Residents at Brimbank Leisure Centres**
Directorate	Community Wellbeing
Director	Lynley Dumble
Manager	Ashley Fleming
Attachment(s)	Nil

Purpose

For Council to consider a report providing advice on fee discounts for Brimbank residents to attend Brimbank Aquatic and Wellness Centre and Sunshine Leisure Centre.

Officer Recommendation

That Council:

a. Notes this Report responds to a Notice of Motion from the Council Meeting on 20 February 2024 in which Council resolved to receive a report providing advice on fee discounts for Brimbank residents to attend Brimbank Aquatic and Wellness Centre and Sunshine Leisure Centre.

b. Notes that significant benchmarking has been undertaken in the setting of fees for Brimbank Aquatic and Wellness Centre and Sunshine Leisure Centre on two previous occasions to ensure highly affordable fees are in place to benefit Brimbank residents and they are highly affordable when compared to other similar leisure centres in Melbourne's north west region and greater Melbourne.

c. Notes that discounting fees for local residents at leisure centres is not common practice due to the high operating costs of these facilities and need to ensure sufficient income to offset costs.

d. Notes that with rate capping, a growing asset base, increasing operational costs, various competing priorities for funding and broader ongoing financial challenges facing Council, the current fees remain to ensure the financial sustainability of Brimbank Aquatic and Wellness Centre and Sunshine Leisure Centre.

Background

Council owns and manages the Sunshine Leisure Centre (SLC) and Brimbank Aquatic and Wellness Centre (BAWC) which was formerly the St Albans Leisure Centre (SALC). Council opened BAWC on 12 September 2022 following an extensive design process, demolition of SALC and construction over two years. As part of planning for the opening of the facility, the membership categories and fees for both BAWC and SLC were considered by Council at the 14 December 2021 Council Meeting, with Council adopting the proposed membership structure and associated foundation and standard prices for BAWC and Sunshine Leisure Centre.

These fees were recommended following extensive benchmarking of membership structures and associated fees across many like facilities to inform the proposal. Many factors needed to be considered in determining types of memberships and setting appropriate fees that found a balance for pricing that was competitive, socially equitable,

financially sustainable, customer friendly and maximises physical activity and access. Brimbank's unique demographics and health and wellbeing challenges were also important considerations.

It was adopted that the SLC and BAWC membership prices were set at the existing 2021/22 SLC adopted fees until January 2023, as this was seen as fair as members only using SLC would not be penalised financially by the new facility opening. The following discounts were also adopted for all memberships:

- A Concession discount of 20% for all Concession memberships (including concession and seniors card holders).
- A discount of 50% for all Youth memberships.

As part of the opening of the new BAWC, a one-off Foundation membership was adopted to be made available until the end of December 2022. A further strategy to maintain affordability was employed with the price increase being delayed from January 2023 to July 2023, providing a further 6 months at the lower rate. In July 2023, an increase in fees at BAWC was implemented to reflect the regional nature of the facility, with annual fee increases to take place thereafter.

At the Council Meeting #609 20 September 2022, a Notice of Motion was raised and carried requesting *'That Council receive a report outlining the fees charged at the Brimbank Aquatic and Wellness Centre as compared to other local government aquatic and leisure facilities in Melbourne's North West and analysis of affordability for families, seniors and people receiving government support payments.'*

A report was presented to Council Meeting #613 13 December 2022 responding to the Notice of Motion that presented extensive benchmarking and confirmed the membership fees were highly affordable when compared with other leisure centres in the North West of Melbourne and similar Regional Level Leisure Centres across Metropolitan Melbourne. As a result of the NOM, during the 2023/24 Council Annual Budget process there was an increase to the casual entry fee discount from 15% to 20% for concession and from 20% to 25% for children and families.

At the Council Meeting #629 20 February 2024, a Notice of Motion was raised and carried requesting 'That Council receives a report providing advice on fee discounts for Brimbank residents to attend Brimbank Aquatic and Wellness Centre and Sunshine Leisure Centre'.

Matters for Consideration

Options

A. Officer Recommendation

Following consideration of the benchmarking and significant negative financial impact of providing discounts to Brimbank residents, Council does not provide discounts to Brimbank residents for Brimbank Aquatic and Wellness Centre and Sunshine Leisure Centre. This is on the basis that previous benchmarking has confirmed the fees charged are highly affordable when compared to other leisure centres in the North West of Melbourne and similar leisure centres across Metropolitan Melbourne. In addition, the high operational costs of leisure centres for which income from patrons assist in offsetting.

B. Not Recommended

That Council provides discounts to Brimbank residents to attend the Brimbank Aquatic and Wellness Centre and Sunshine Leisure Centre.

Analysis

Benchmarking

Across the leisure centre industry, it is not practice for discounts to be provided to residents, which was confirmed with benchmarking with similar regional facilities across Metro Melbourne and leisure centres in Melbourne's North and West. This includes Aqua Pulse (Werribee), Splash (Craigieburn), Keilor East Leisure Centre, Leisure Link (Geelong), all South East Leisure facilities (Dandenong), Melton Waves and GSAC (Glen Eira).

Analysis of memberships and financial impact of potential discounts

As of 12 April 2024, Council has a total of 11,086 members across BAWC and SLC with 82% or 9090 of these members living in Brimbank. At BAWC, the average membership rate is $35.29 per fortnight across all members and at SLC it is $31.42. The following modelling shows the financial impact of various resident discount rates on the expected income:

Resident discount rate	Reduction in income
5%	$412,836
10%	$827,873
15%	$1,240,709
20%	$1,679,343

Analysis of casual visits and financial impact of potential discounts

Over the past 12 months, BAWC and SLC have recorded 229,815 casual visits across dry and aquatic areas. Assuming that a similar percentage of casual visits are local as per facility members, 183,852 visits would be allocated to local people. The below table demonstrates the reduced income expected across a range of products with varied discount options:

Resident discount rate	Reduction in income
5%	$67,892
10%	$135,784
15%	$203,676
20%	$271,568

Analysis of learn to swim membership and financial impact of potential discounts

BAWC and SLC currently provide lessons to 6,050 students. 76% of students or 4,598 are Brimbank residents. LTS students pay on average $15 per lesson and attend 40 classes annually. The following modelling shows the annual financial impact of various resident discount rates on the expected income:

Resident discount rate	Reduction in income
5%	$137,940
10%	$275,880
15%	$413,820
20%	$551,760

Financial impact summary

Resident discount rate	Memberships	Casual	Swim School	TOTAL
5%	$412,836	$67,892	$137,940	**$618,668**
10%	$827,873	$135,784	$275,880	**$1,239,537**
15%	$1,240,709	$203,676	$413,820	**$1,858,205**
20%	$1,679,343	$271,568	$551,760	**$2,502,671**

Councils financial position

Council has invested significant funds into the development of the recently opened Regional Level BAWC and planned and completed upgrades at Sunshine Leisure Centre. In addition, leisure centres have large operational expenses for utilities, staff and services that need to be considered when setting fees and discounts. Additionally, as BAWC come out of the 2-year Defect and Liability period and expensive equipment has expiring warranties there will be increasing repairs and maintenance costs as BAWC.

Income from patrons visiting leisure centres is the main way Council can offset some of these costs and reduces the need for Council to subsidise these facilities from other sources such as rates. Income from visitors from outside of Brimbank, which make up close to 20% of visits, is important as it helps offset costs to Council and Brimbank residents in funding the ongoing operational costs of the facility. Any financial penalty for non Brimbank residents attending the site is highly likely to reduce the attractiveness of visiting the facility and result in a reduced income. Due to BAWC being a Regional level facility, it attracts many visitors from outside of Brimbank, with these people contributing to Brimbank's broader economy through spending at other Brimbank businesses. Council's adopted 'Council Plan - Together We are Brimbank' Plan provides a road map for making Brimbank an even better place to 'live, work and play' which recognises the important role that those who live outside of contribute to Brimbank. There is risk that other neighbouring facilities apply the same approach which may prevent or limit access and ultimately increase costs for facilities.

Recent developments including rate capping has reduced Councils ability to generate income, making it more important to ensure that current income streams are maintained.

Implementation

Subject to Council decision, steps will be taken to implement any agreed changes to fees and charges structure.

Community Engagement

Consultation was undertaken on the budget which included fees and charges.

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 main impact will be implementing fee differences for Brimbank residents and the delay to be people being processed for entry and payment to the facilities. The impact on residents paying casually would also needing to produce address prove each

visit. Reduced fees for residents would be welcomed by many Brimbank community members however the resulting decreased income and stable expenditure would result in Council having to fund the deficit from elsewhere. In addition, non Brimbank residents will find the facility less attractive if they are penalised financially for visiting the facilities due to them not residing in Brimbank.

Financial: significant financial impacts
• Yes – Due to the majority of patrons at BAWC and SLC being Brimbank residents any discounts provided for residents will have a significant impact on the income generated by the facilities. Non Brimbank residents may also decide to not attend the facilities resulting in a further decrease in income.

Regulatory: legal, legislative or regulatory implications including the rights/obligations of stakeholders
• Yes – The National Competition Policy must and has been considered in the setting of fees for BAWC and SLC, any changes to the current compliant fees to reduce them further needs to remain compliant with this policy to ensure competitive neutrality.

There are no Safety or Environmental 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 *Local Government Act 2020*, Council Plan 2021-2025 and Social Justice Charter 2018.

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

12.11	**Brimbank Annual Community Grants Program 2024/2025**
Directorate	Community Wellbeing
Director	Lynley Dumble
Manager	Cheree Hunter
Attachment(s)	N/A

Purpose

For Council to consider the proposed Brimbank Annual Community Grants Program 2024/2025 categories.

Officer Recommendation

That Council:

a. Endorses Community Strengthening, Mental Health and Wellbeing, Climate Emergency, Young People's Ideas, Community Festival and Events, Major Festival and Events, and Seniors Operational Grants as the categories for Brimbank's Annual Community Grants Program 2024/2025.

b. Notes the indicative dates for the Brimbank Annual Community Grants Program 2024/2025 set out in this report.

Background

The Brimbank Community Grants Policy 2014 (the Policy) requires Council to determine the grant categories in line with Council's strategic goals and emerging community priorities. The Policy provides a strong and transparent framework to guide this significant investment. It ensures consistency in assessing, acquitting and monitoring the community grants.

The Brimbank Community Grants Program is designed to provide one off financial assistance to Not-For-Profit Organisations, community groups and organisations to deliver projects that support and improve the Brimbank community's health and wellbeing, support life-long learning, encourage sustainable living, promote Brimbank as a destination and build capacity through partnerships and networks. The Grant Program contributes to community strengthening, which is consistent with Council's strategic objectives.

The Brimbank Community Grants Program comprises of:

1. The Brimbank Annual Community Grants – delivered once per calendar year.
2. The Quick Responsive Grants - two Community Grants categories (Responsive Grants and Establishment Grants) that are open to the community across the year and assessed tri-annually in February, August and November.

Matters for Consideration

Options

A. It is proposed that categories listed below be delivered as part of Brimbank's Annual Community Grant Program 2024/2025.

Analysis

Under the Community Grants (Major Grants Policy 2014), Council determines the Community Grants categories annually. The Grants applications assessment is delegated to Council Officers and final grant approval is delegated to the Director Community Wellbeing.

It is proposed that the Brimbank Annual Community Grants Program 2024/2025 categories reflect:

1. **Together We are Brimbank Plan** that incorporates the Community Vision 2040, Council Plan 2021 – 2025 and the Municipal Public Health and Wellbeing Plan as listed in the Legislation/Council Plan/Policy context section of this report.

2. **Emerging and ongoing community priorities** such as mental health, social justice issues, community connections, loneliness and isolation, youth development and climate emergency.

These categories will continue to support the Brimbank community to work together to implement innovative local solutions needed to respond to ongoing and emerging challenges and strengthen community resilience.

1. **Community Strengthening Grants (up to $10,000)**.

Projects and activities that will support the community to effect social justice change, promote lifelong learning, encourage healthy and active lifestyles and involvement in community life through creating awareness, improving inclusion, promoting resilience and developing a strong sense of belonging and identity. This may include projects addressing gender inequality, social isolation, supporting people living with disability, their families and carers, Aboriginal and Torres Strait Islander community, LGBTQIA+ community, young people and the Brimbank community/residents.

Examples of projects and activities could include, community forums or information sessions, exhibitions, sports day, youth-led activities, activities that boost community volunteerism, community yarns/conversations.

2. **Climate Emergency Grants (up to $10,000)**.

Support the Brimbank community including environmental Friends of Friends groups to implement projects that support greenhouse emissions reduction and climate adaptation within Brimbank.

Examples of projects could include educational initiatives that raise awareness about climate emergency to a range of community groups, funding of electric and renewable technology appliances that benefit a wide range of community members, and environmental initiatives that support the community to protect the flora and fauna and produce products and food locally.

3. **Mental Health and Wellbeing Grants (up to $10,000)**.

Projects and activities that improve and build the community's capacity to support mental health and wellbeing.

Examples could include programs and activities that strengthen and promote community connections, reduce loneliness, social isolation, risk of homelessness, and awareness of gambling harm, raise awareness of mental health and reduce stigma such as mental health first aid training, forums or information sessions, and encourage people who are experiencing or at risk of mental health to seek help.

4. **Young People's Ideas Grants (up to $10,000)**.

This category is for a young person or group of young people aged 12-25 years who are supported by an auspice organisation or are part of an incorporated group, to deliver a project, event or program that positively impacts other young people in the Brimbank community.

For example, projects and activities that are led and initiated by young people such as forums, sporting activities, art exhibitions, performances, mentoring and hangouts.

5. **Community Festival and Event Grants (up to $10,000)**.

Support the contribution of Brimbank's smaller groups and organisations that play a role in building a more connected and engaged community. These are local smaller scale festival and events primarily attracting local audiences.

Examples include art, music, sporting or cultural celebrations, Reconciliation and NAIDOC week activities.

6. **Major Festival and Event Grants (up to $25,000)**.

Support festival and events that showcase Brimbank's diversity, places, talents, cultures or unique offerings. These festival and events enhance Brimbank's reputation as a great place to live, work, visit and play and are of larger scale attracting more than 5,000 people. A series of events would be considered.

7. **Seniors Operational Grants (up to $1,000)**.

Support for senior groups in Brimbank towards their day-to-day operating costs.

Implementation

The Brimbank Annual Community Grants Program 2024/2025 is proposed to open on 29 May and close on 14 July 2024. Based on community feedback the earlier timeframes will allow more time and greater certainty for major festivals and events running at the start of the year.

The following table provides indicative dates for the Brimbank Annual Community Grants Program 2024/2025.

Annual Grants round opens	29 May 2024
Information and Grant Writing sessions	June 2024
Community Grants round closes	14 July 2024
Grants Assessments	15 July – October 2024
Councillor notification	November 2024
Applicant notifications, feedback and signing of Funding Agreements.	November 2024
Grants payment	November – December 2024
Governance Report	December 2024

Community Engagement

The Community Grants Officer and other Council Officers who are subject expert matters will be available to support potential applicants. A series of grant writing workshops and information sessions will be held throughout June 2024 for the Brimbank Community Annual Grants Program.

Selected information sessions will have the provision of an interpreter upon request based on the top five languages in Brimbank: Vietnamese, Traditional Chinese, Simplified Chinese, Greek and Macedonian, and emerging languages such as Chin Hakka (Chin-Burmese), Arabic (Iraq) and Dinka (South Sudanese).

Resource And Risk Implications

The resources of $600,000 required for this matter has been referred to the 2024/2025 annual budget for consideration.

Community: potential impact on community, including public trust and customer service impact
• Yes – Lack of public trust for Council to support Brimbank's community social outcomes.
Yes – Lack of public trust in open and transparent application and selection process.

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
• Sustainable and Green - Protect natural environments for current and future generations

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 the Brimbank Community Grants Policy 2014 and the Together We are Brimbank Plan that incorporates the Community Vision 2040, Council Plan 2021 – 2025 and the Municipal Public Health and Wellbeing Plan.

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

12.12	**Final Community Services and Infrastructure Planning Policy**
Directorate	Community Wellbeing
Director	Lynley Dumble
Manager	Ashley Fleming
Attachment(s)	1. Community Services and Infrastructure Planning Policy [**12.12.1** - 9 pages] 2. Community Consultation Report Draft Community Services and Infrastructure Planning Policy 2024 [**12.12.2** - 6 pages]

Purpose

For Council to consider adopting the final draft Community Services and Infrastructure Planning Policy (final draft policy) at **Attachment 1**.

Officer Recommendation

That Council:

a. Having considered submissions received on the draft Community Services and Infrastructure Planning Policy (draft policy), adopts the final draft Community Services and Infrastructure Planning Policy, at Attachment 1 to this report.

b. Writes to submitters thanking them for their submissions on the draft Community Services and Infrastructure Planning Policy and advising of Council's decision.

Background

Council has two adopted Plans with aligned objectives that guides its approach and investment into community infrastructure, these are the Community Services and Infrastructure Plan (CSIP) and Sports Facility Development Plan.

Council adopted the Community Services and Infrastructure Planning Policy 2018 (CSIP Policy 2018) at the 16 October 2018 Ordinary Council Meeting. The CSIP Policy 2018 set out the framework for the CSIP including the Purpose, Scope, Policy Principles and Specific Requirements related to the CSIP. The guiding principles and commitments within the Policy provided the strategic context and informed the CSIP 2018-2038, which was adopted by Council on 20 November 2018.

The CSIP

- Explains Council's evidence-based approach to community services and infrastructure planning and delivery.
- Describes Council's role in planning, developing and maintaining community infrastructure.
- Provides an overview of existing community infrastructure, and what service facilities will be required, by planning district, over the short, medium and long term.
- Guides decision-making on future community infrastructure projects, funding requirements, advocacy efforts and partnership opportunities.

At the Ordinary Council Meeting on 20 February 2024, Council resolved to:

a. Endorse the draft Community Services and Infrastructure Planning Policy for a minimum four-week community consultation and invite written submissions.

b. Receive a further report detailing any submissions received on the draft Community Services and Infrastructure Planning Policy and presenting a final draft Community Services and Infrastructure Planning Policy for consideration.

Matters for Consideration

Analysis

Consultation on the draft Policy commenced on 8 March 2024 and closed on 8 April 2024. It was undertaken through a survey on Council's 'Your Say' Platform which sought the community's feedback on the key principles in the policy as well as any feedback on the policy more broadly. The consultation was promoted through Council's website and social media pages and displayed at customer service centres and libraries.

Council received 19 written submissions from community members during the community consultation period. Overall, there was strong community support for the draft Community Services and Infrastructure Planning Policy; 13 respondents were supportive, five were neutral and one was not supportive. A summary of community feedback is at **Attachment 2**.

After reviewing the feedback, no changes were considered necessary to the policy and points raised relevant to other Council departments and documents have been referred. An easy read version of the document will be produced as suggested in the feedback.

Community Engagement

As described in the Analysis section above, consultation on the draft policy was undertaken between 8 March 2024 and 8 April 2024.

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
• The draft Policy, once adopted will set the framework for the update of the CSIP 2018 which will provide Council with an updated Plan to meet community infrastructure needs. There are no Environmental, Financial, Regulatory or Safety implications relating to this report.

There are no Environmental, Financial, Regulatory and Safety 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

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.

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

Community Services and Infrastructure Planning Policy

May 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 provide rationale and justification as to how Council plans, provides and maintains Community Services infrastructure in ways that are both effective and equitable. This Policy will consider Council's Asset Management Principles and align with the Long term Financial Plan and Capital Works Plan.

2 POLICY SCOPE

2.1 This policy covers

The aim of this Policy is to outline Council's guiding principles and commitments that inform the planning and delivery of community services and infrastructure in response to identified and emerging community need both now and in the future.

The policy objectives for community service and infrastructure planning include:

1. Building and supporting an inclusive, healthy, creative, innovative and resilient community.

2. Creating and maintaining a network of community services and facilities that are designed and operated to meet the diverse needs of the communities of Brimbank.

3. Providing Council with a consistent and responsive approach to planning and delivery of community services and facilities.

4. Applying an evidence-based planning approach to understand universal needs and demands as well as addressing specific areas of disadvantage and inequity.

2.2 This policy applies to

The scope of this policy is services and infrastructure owned or managed by Council including:-

- Arts and Culture
- Life Stage Services (Maternal Child Health, Kindergarten, Playgroups, Long Day Care, Youth Services, Planned Activity Groups)
- Community Halls and Facilities
- Library Services
- Neighbourhood Houses
- Learning and Development Facilities (Other niche Community Gathering spaces) EG. Guides and Scout Halls, Men's Sheds, Bicycle Education Centres, Housing of local heritage and historical artefacts, Cultural/ Support facilities, Community Gardens, Makers Spaces, Recording Studio's)

2.3 This policy does not cover

- Non-built infrastructure (open space)
- Park infrastructure
- Leisure Centres,
- Sport and Recreation Facilities.
- Privately Owned and managed Facilities
- Public Art

3 DEFINITIONS

For the purposes of this policy, Council adopts the following definitions:

Term	Definition
Community Infrastructure	Refers to the facilities that accommodate services which: • Support and contribute to meeting the needs and promoting the wellbeing of individuals, families, groups and communities through the life stages; • Are physical assets, services, programs and activities that are Council owned or operated and are accessed by the community for community engagement social interaction, recreation, learning and development.
Community Services	Refers to the activities and programs that address an identified social or health need. Community services support individuals to actively participate in social and economic life and build more inclusive communities

4 STATEMENT OF POLICY PRINCIPLES

Council undertakes a range of roles and functions to support the needs and aspirations of the Brimbank community.

This policy is guided by the following principles which will underpin the planning and delivery of culturally safe, accessible, equitable, inclusive and responsive community services and infrastructure.

4.1 Prioritising Community

Active community engagement and consultation to ensure robust responsiveness of services and to address barriers of access and inequity. The principle embraces a commitment to inclusive decision-making, aiming to cultivate community leadership. It also seeks to revitalise existing infrastructure to reach and connect with marginalised cohorts.

4.2 Building Community resilience

Investing in adaptable and safe services and facilities, anticipating and mitigating future challenges through innovative design and service approaches, and ensuring that diverse community needs are met by responsive and flexible facilities and services.

4.3 Fostering Social Justice

Providing inclusive opportunities, promoting equality, and ensuring the equitable distribution of resources to address diverse needs of our community. This commitment prioritises an intersectional approach in planning community services and infrastructure to ensure equity, access, and opportunity across gender, disability, diversity, socio-economic status, and demographics. This principle will support affordable, accessible services and infrastructure to allow the community to benefit and thrive.

4.4 Striving for Sustainability

Maximising the efficiency by developing community infrastructure, that is integrated and flexible to meet multiple service needs and is financially and environmentally sustainable. Advocating and creating innovative partnerships, dynamic planning where decision making is guided by a solid evidence base and responsive to community need.

4.5 Fit for Purpose

Council commits to supporting, advocating and delivering quality services, through well designed and maintained Community Infrastructure. Council will seek opportunities to repurpose, rationalise and expand existing infrastructure to accommodate changing community needs.

5 SPECIFIC REQUIREMENTS

This policy will guide the planning and delivery of community services and associated infrastructure through the following staged process:

5.1 - Stage 1 – Social Planning and research

Demographic data and other relevant information are provided to internal service managers to inform business and service planning, and reviews. Data collected supports the analysis of community needs and demand.

5.2 – Stage 2 – Service planning Review

This determines how a service will be delivered in response to identified needs, and what resources and facilities are required to sustain the service. This includes, Demand and Supply analysis, service benchmarking and Financial Planning

5.3 – Stage 3 – Asset Management

Audits of the physical condition of an asset, its remaining economic or useful life, and an assessment of a facility's fit for purpose are conducted to inform Community Services and Infrastructure Planning.

5.5 – Stage 4 – Community Services Infrastructure Planning

A number of assessments will be conducted in relation to Audit of Supply and

Provision of Standards to identify where Brimbank's key areas of community need exist and priority infrastructure projects for community services is best placed.

5.5 – Stage 5 – Project Development

Identified Community Services and Infrastructure Plan recommendations inform the development of detailed business cases which fully scope projects for consideration of funding in the identified priority order.

5.6 – Stage 6 – Project Delivery

Approved business cases proceed through Council's existing capital works planning and delivery processes.

5.7 – Stage 7 – Project Evaluation and Framework Review

Captures learnings from the delivery of projects and incorporate these in the design and delivery of future projects. A review of Council's approach determines if intended benefits have been delivered and highlight opportunities to improve future planning approaches.

6 ROLES AND RESPONSIBILITIES

6.1 Director of Community Wellbeing

Director of Community Wellbeing is responsible for:

- Overseeing the implementation of this Policy and the related Community Services and Infrastructure Plan.
- Approval of any change of priority in rolling capital works program projects related to this Policy and the Community Services and Infrastructure Plan. Officers to provide Director with sound rationale should there be any proposed change.

6.2 Director Infrastructure and City Services

Director Infrastructure and City Services is responsible for:

- Overseeing Councils 10 Year Asset Plan which guides and demonstrates Council's responsible and sustainable management of its public infrastructure assets and to communicate the strategies and funding required to help achieve our Council Plan objectives and Community Vision statement.

7 POLICY OWNERSHIP

Responsible Director: Director of Community Wellbeing

Responsible Officer: Manager Leisure and Community Facilities

Directorate: Community Wellbeing

Unit: Leisure and Community Facilities

8 APPROVAL

Approved by: Council

Date:

9 RELATED POLICIES & LEGISLATION

Council Plan 2021-2025, Community Vision 2040 and Municipal Health and Wellbeing Plan

Brimbank Community Vision 2040

Brimbank Community Services and Infrastructure Plan (forthcoming)

Brimbank Sports Facility Development Plan 2023

Brimbank Community Facilities Capital Development Major Policy 2016

Brimbank Community Facilities and Reserves Allocation Policy 2014

Brimbank Community Facilities Hire and Leases Agreement Policy (2016)

Brimbank Social Justice Charter 2018

Brimbank Neighbourhood Houses and Community Centres Strategy and Action Plan 2019-2024

Brimbank Public Art Policy and Plan 2018-2023

Brimbank Disability Action Plan 2022-2026

Brimbank Children's Strategy 2020 – 2024

Brimbank Youth Strategy 2020 – 2024

Brimbank Age Friendly City Plan 2018 – 2022

Brimbank Reconciliation Action Plan (2024-2026)

Aboriginal Cultural Heritage Strategy 2018-2023

Brimbank Library Strategy (2020 – 2025)

Brimbank Lifelong Learning Strategy 2024-2029

Brimbank LGBTQIA Action Plan 2023-2027

Fairness, Equality and Respect Strategy: Brimbank Strategy for Gender Equality, Respectful Relationships and Prevention of Family Violence 2019-2023

Safe and Inclusive Brimbank 2020 - 2024

Brimbank Environmentally Sustainable Design Framework (2017)

Brimbank Climate Emergency Plan 2020-2025

Brimbank Heritage Strategy 2018 – 2023

Brimbank 10 Year Asset Plan (2022-2032)

Brimbank Long Term Financial Plan

Municipal Development Contributions Plan

Victorian Local Government Act (1989)

Victorian Planning & Environment Act (1987)

Disability Discrimination Act 1992

Plan Melbourne 2017 - 2050

Gender Equality Act 2020

National Competition Policy

INTERNAL USE ONLY

Version	Version notes	Adopted	Review
1			
2			
3			

Brimbank City Council

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DRAFT COMMUNITY SERVICES & INFRASTRUCTURE PLANNING POLICY 2024

CONSULTATION SUMMARY

APRIL 2024

Background

The draft Community Services and Infrastructure Planning Policy 2024 outlines how Council will plan, provide and maintain community infrastructure in ways that are both effective and equitable.

At its Ordinary Council Meeting on 20 February 2024 Council endorsed the Draft Community Services and Infrastructure Planning Policy for community consultation for a period of four weeks. The consultation commenced on 8 March 2024 and closed on 8 April 2024.

Methodology

Consultation was undertaken through a survey on Council's 'Your Say' Platform which sought the community's feedback on the key principles in the policy as well as any feedback on the policy more broadly.

The consultation was promoted through Council's website and social media pages and displayed at customer service centres and libraries.

Summary of Feedback Received

Council received 19 written submissions from community members during the community consultation period.

Overall, there was strong community support for the draft Community Services and Infrastructure Planning Policy; 13 respondents were supportive, five were neutral and one was not supportive.

All the feedback is summarised and responded to below.

APPENDIX 1: FEEDBACK ON DRAFT COMMUNITY SERVICES & INFRASTRUCTURE PLANNING POLICY 2024

No.	Feedback	Officer Comment/Recommendation
1.	a) Does not support the Policy and feels social justice is not the role of Council	a) Noted.
2.	a) Supportive of the Policy and feels particular words in the report need clarification. b) Feels demographic information of the elderly should be considered to assist them to remain in their own homes.	a) Noted. b) Noted. Support for elderly to remain in their own homes referred to the Community Care function of Council
3.	a) Supportive of the Policy and feels it is an important asset for Council to plan ahead.	a) Noted.
4.	a) Supportive of the Policy.	a) Noted.
5.	a) Supportive of the Policy.	a) Noted.
6.	a) Supportive of the Policy and would like to see the inclusion of services for the aged and people with a disability.	a) Noted. Services for aged and people with a disability referred to the Community Care function of Council.
7.	a) Neutral on the Policy however does not support the Acknowledgement statement at the start of the Policy. b) Concerned about who has access to women's toilets within Council facilities	a) Noted. This is a standard acknowledgement statement and Council is committed to reconciliation by building

		relationships, respect and trust between the wider Brimbank community and Aboriginal and Torres Strait Islander people b) Noted. Council uses an intersectional approach in planning community services and infrastructure to ensure Council meets the diverse needs of the community.
8.	a) Supportive of the Policy and feels Councils need to get it right for the community.	a) Noted.
9.	a) Neutral on the policy and feels there is a lot of plans and documentation but not a lot of actions and change occurring.	a)Noted.
10.	a) Neutral on the policy and suggested particular Community Centres require work to be more inviting. b) Suggested a revamp to Brimbank and Aquatic Centre's website to include information for those with a disability.	a) Noted. b) Noted and referred to the Leisure Centres Unit
11.	a) Neutral on the policy.	a) Noted.
12.	a) Supportive of the Policy and feels Council has done a great job in updating the Policy.	a) Noted.
13.	a) Neutral on the Policy and feels Council should consider having the Policy available in different languages due to the diverse community in Brimbank and feels this is a barrier to more of the community understanding the Policy.	a) Noted. Residents are able to contact the translating and interpreting service (TIS) and information about this is printed at the end of the Policy
14.	b) Supportive of the Policy and feels Council is achieving successful positive outcomes in recent years with community inclusiveness.	a) Noted

15.	a) Supportive of the Policy however feels open spaces should be included. b) Suggested improving access to natural places or purpose built areas such as sensory gardens.	a) Noted. Open space is currently planned for through the Creating Better Parks Policy and Plan and efforts are made to ensure alignment between open space and community infrastructure planning. b) Noted
16.	a) Supportive of the Policy.	a) Noted.
17.	a) Supportive of the Policy however suggested the Plan be written is simpler terms for users to properly understand.	a) Noted. An easy read version of the document will be produced following endorsement by Council.
18.	a) Supportive of the Policy.	a) Noted.
19.	a) Supportive of the Policy.	a) Noted.

12.13	**Final Draft Sunshine Energy Park Vision Plan**
Directorate	Infrastructure and City Services
Director	Chris Leivers
Manager	Aidan Mullen
Attachment(s)	1. Sunshine Energy Park Draft Vision Plan [**12.13.1** - 28 pages] 2. GHD Report - Sunshine Energy Park Vision Plan Review - May 2024 [**12.13.2** - 41 pages] 3. Sunshine Energy Park Draft Vision - Community Feedback [**12.13.3** - 1 page] 4. Sunshine Energy Park Draft Vision - Key Stakeholder Feedback Report [**12.13.4** - 58 pages] 5. CONFIDENTIAL - Sunshine Energy Park Draft Vision Plan - Business Proposals Received [**12.13.5** - 28 pages] 6. Sunshine Energy Park Draft Vision Plan - Gender Impact Assessment Report [**12.13.6** - 3 pages]

Purpose

For Council to receive the community and stakeholder feedback on the Draft Sunshine Energy Park Vision and to consider adopting the Final Draft Sunshine Energy Park Vision Plan, at **Attachment 1**.

Officer Recommendation

That Council:

a. Notes that on the 13 December 2022 Council endorsed the Draft Sunshine Energy Park Vision Plan, for community consultation and requested to receive a further report outlining any submissions made on the Draft Sunshine Energy Park Vision Plan and present a Final Draft Sunshine Energy Park Vision Plan for consideration for adoption.

b. Notes that an independent technical review of the Final Draft Vision Plan has been undertaken by the engineering firm GHD (provided in Attachment 2) which confirms that the Final Draft Vision Plan is feasible and will guide the future implementation process.

c. Notes the community feedback (provided in Attachment 3) and stakeholder feedback (provided in Attachment 4) received and that this report summaries and discusses the main items for consideration raised in the submissions.

d. Notes that unsolicited proposals were received by local business and organisations with ideas for partnerships in line with the Draft Vision and that these will be considered in future, as part of an open process, via an Expressions of Interest process, or similar, to realise Councils Vision for the site (see Confidential Attachment 5).

e. Notes the Gender Impact Assessment Report (see Attachment 6) undertaken which has informed the updated Final Draft Vision Plan.

f. Notes that the development of the Draft Sunshine Energy Park Vision Plan builds on the Transforming Brimbank – Sunshine Priority Precinct Vision 2050 adopted by Council in April 2021, Brimbank Advocacy Plan adopted by Council in March 2022 and the Sports Facility Development Plan adopted in October 2023.

g. Having considered feedback received as part of the consultation process for the draft Sunshine Energy Park Vision Plan and the independent technical review, adopts the Final Sunshine Energy Park Vision Plan (see Attachment 1).

h. Notes that the full implementation of the Final Sunshine Energy Park Vision Plan will not be able to be funded by Council alone and will rely on developing business cases for a staged implementation and forming partnerships with Governments, community groups and private sector as appropriate.

i. Notes that officers will actively explore external funding opportunities for a staged implementation through grants, partnerships and business case development and the Council will consider funding for implementation of the Final Sunshine Energy Park Vision Plan in future budget processes and Council reports as appropriate.

j. Notes that a formal expression of interests for partnership and leasing opportunities may be undertaken in the future, following the relevant statutory processes.

k. Writes to those who provided written submission thanking them for their feedback on the draft Sunshine Energy Park Vision Plan and advising of Council's decision.

l. Writes to Stakeholders that can help with the realisation of the Vision for Sunshine Energy Park to inform them of Councils endorsement and to invite them to work with Council to deliver on the Vision.

Background

The Draft Sunshine Energy Park Vision Plan (the Vision Plan) covers the land parcels 528B, 570 and 570A Ballarat Road, Albion, 27A Carrington Drive, Albion and 62, 137, 137A Denton Ave, St Albans which collectively is 74 hectares of Council owned land.

The Wurundjeri are the Traditional Custodians of Sunshine Energy Park.

Sunshine Energy Park (the Park) is situated within the Sunshine Priority Precinct, the Sunshine National Employment and Innovation Cluster and the Albion Quarter Structure Plan boundary and is positioned to become a state significant destination and community hub.

The Draft Vision Plan provides Council with a framework to enable the site to be the 'central park' for Brimbank and Melbourne's west in the future and will enable the development of further feasibility studies and business cases for various aspects of the Draft Vision Plan.

The site is a closed landfill with some of the land currently being leased by community groups and clubs.

The Sunshine Energy Park site was quarried for basalt from around 1900, following this the worked-out quarry pits were reclaimed by landfilling from the late-1960s until the late-1980s under licence. Capping works occurred progressively during operation and to a final landform after closure. Additional civil works commenced in 2012 which included the works to import soil to create a water shedding profile and improve drainage. Aftercare of the landfill continues, including environmental monitoring, settlement monitoring and control of residual landfill gas. The Closed Sunshine Landfills are now suitable for recreation and community use after extensive rehabilitation works and aftercare management, which will continue into the future.

The park's name relates to an energy production scheme that operated on the site in the 1990's which used the landfill gas to generate electricity for export to the State network. While this power generation scheme has since finished, the name Sunshine Energy Park still resonates with the vision and ambitions articulated for the transformation of the Park in the Final Draft Vision Plan.

A Future Use Feasibility Assessment was undertaken by GHD in 2019 which guided the development of the Preliminary Draft Vision Plan 2022. The Preliminary Draft Vision Plan was also informed by Council's key strategic drivers including the Aboriginal Heritage Strategy, Climate Emergency Plan, the Sports Development Plan and Transforming Brimbank – Sunshine Priority Precinct Vision 2050.

On 13 December 2022 Council endorsed the Draft Vision Plan for the purposes of consultation and key stakeholder engagement.

Community and stakeholder engagement processes were undertaken between 1 June and 1 November 2023 inviting feedback via the Your Say web page and through information sessions and meetings. The timing of the engagement was coordinated to be undertaken at the same time as Department of Transport and Planning's engagement on the Albion Quarter Structure Plan. A summary discussion of the feedback and key considerations raised are discussed in the body of this report.

Matters for Consideration

Options

The Draft Vision Plan has been prepared following engagement and technical assessments:

Option 1: (Officer Recommendation): the Draft Vision Plan be adopted to guide the planning, design, maintenance and ongoing feasibility and advocacy work for Sunshine Energy Park.

Option 2: Do not adopt the Draft Vision Plan and plan for maintenance of the site only, noting this approach would not enable any community access to the site.

Analysis

The Draft Vision Plan covers three land parcels which combined equates to a total of 74 hectares of Council owned land. It outlines the community's and stakeholder's aspirations and embeds shared objectives for the parkland for the next 30 years.

The Vision Plan aims to establish the park as a vibrant community landmark that nurtures connection to Country, supports sports, recreation, education, and environmental sustainability. Its location within the Sunshine Priority Precinct provides

an opportunity to create a destination of local, regional, and state significance, thereby enhancing liveability and fostering community cohesion.

Core Pillars

Three core pillars have guided the development of the Sunshine Energy Park Vision Plan.

These core pillars have been distilled from community feedback and existing Council policy, including Brimbank City Council's Climate Emergency Plan, Reconciliation Action Plan, Health and Well-Being Plan, Sports Development Plan, Biodiversity Strategy and Council Plan. In particular, the Sunshine Priority Precinct Vision 2050 outlines key aspirational outcomes for what the Sunshine CBD and Sunshine Priority Precinct could look like in 2050 including Sunshine Energy Park. According to the Sunshine Priority Precinct Vision 2050, "Sunshine Energy Park is transformed into one of the western region's premium parks."

The three core pillars are:

- Caring for Country
- Sustainable Innovation
- Inclusive Wellbeing

The vision for the parkland is as follows:
"Sunshine Energy Park will be a catalyst for Sunshine's renewal, embedding a high-performing urban parkland at its core that inspires community well-being, biodiversity, and environmental innovation."

The Precincts

The Final Draft Vision Plan outlines 8 precincts which deliver on the core pillars and vision:

1. Cultural and Ecological Precinct
2. Community Club Precinct
3. Sustainability Precinct
4. Outdoor Sporting Precinct
5. Play Precinct
6. Cycling Precinct
7. Stadium Precinct
8. Water Management

Evolution of the project

The extent of the Final Draft Vision Plan has been broadened to include the parklands (137A Denton Ave) on the north side of the M80 Western Ring Road, following engagement with stakeholder within the Sunshine Hospital precinct.

The increase of the Energy Park parkland to the northern side of the M80 brings Sunshine Energy Park closer to the Sunshine Hospital precinct, which creates better opportunities for hospital staff, patients and visitors. The Park is 1km walking distance from Sunshine Hospital. Including this open space into the Energy Park precinct will enable Council to deliver on the objective of Caring for Country by increasing and protecting habitat through an endorsed Plan.

Zoning and Overlays

All parcels are zoned PPRZ except for 570 Ballarat Road (IN1Z) and the following overlays exist over the site: DCPO2, EAO, ESO6 (only part of 137A Denton Ave).

The Vision Plan includes a children's playground which will trigger the requirement for an environmental audit under the Environmental Audit Overlay (EAO). Given the precinct approach and staged implementation of development, an environmental audit could potentially be limited to the extent of the playground, or any other sensitive use proposed. Council may also voluntarily commence an environmental audit for any other precincts or undertake these as requested by the Planning Authority.

Technical Assessments

In 2019 Council engaged GHD to undertake a preliminary technical assessment of future use options for the Sunshine Energy Park. The options assessment consisted of a high-level study to inform the planning for future use, assessing environmental, geotechnical, statutory planning and urban development constraints associated with potential uses for SEP. The options assessment examined three broad future uses:

- Low impact use – solar park or open recreational parkland with no buildings or deep human inhabited underground confined spaces.
- Medium impact use – formal sports fields/sports facilities with limited enclosed structures or underground confined spaces, such as clubrooms and a small grandstand.
- High impact use – extensive built form with extensive enclosed structures or deep underground confined spaces, such as enclosed sports stadium, mixed use industrial, commercial or residential properties

When the Draft Vision Plan was prepared in 2022 for the purposes of community and stakeholder engagement it was done so in consideration of the guidance provided in the 2019 Technical Assessment.

In 2024 Council engaged GHD to undertake a review (see **Attachment 2**) of the Final Draft Vision Plan against the recommendations provided in the 2019 Technical Assessment.

The review included:

- Review the proposed Vision Plan proposals against recommendations provided in the 2019 Technical Assessment.
- Comparison of timeframes for end use scenarios presented in the 2019 Technical Assessment against proposed development and settlement monitoring data to date.
- Review of Vision Plan proposals against settlement monitoring and environmental data to date which has been collected by GHD subsequent to the 2019 Technical Assessment.
- Identifications of additional broad environmental and geotechnical risks which may have become apparent since the 2019 Technical Assessment based on data collected by GHD in subsequent investigations.
- Comment on the Environmental Audit Overlay (EAO) requirements which have been applied to the subject site subsequent to the 2019 Technical Assessment.

The recommendations from the in the Vision Plan Review 2024 (GHD) are that:

- The Vision Plan is reviewed as it develops, and geotechnical and environmental advice is sought during each phase of the development.

- Settlement monitoring should continue to allow ongoing trends to be monitored and assessed to better inform decision making processes.

The recommendations for the proposals outside of the 'landfill area':

- Development outside the 'landfill area' can proceed with appropriate design for all land use scenarios (low, medium and high) however all buildings are likely to require landfill gas protection measures.

The recommendations for the proposals within the 'landfill area':
Low impact uses (e.g. cycle precinct, dog park, artwork, car park):

- Low impact development can progress with careful design and ground improvement measures to accommodate ongoing settlement and environmental controls.

Medium impact uses (e.g. play precinct, small pavilions, sports fields):

- The Vision Plan includes one medium impact scenario (play precinct). This is considered medium impact due to geotechnical (settlement) and not environmental factors - however can proceed with appropriate design.

High impact uses: (e.g. stadium, operations centre):

- The Vision Plan does not include any high impact scenarios within the 'landfill area'. This was based on information from 2019 Draft TAR and supported by Vision Plan Review 2024 which advised these uses should not progress for 20 – 30 years.

Solar Farm

A feasibility study and the business case for the Solar Farm is finalised. The business case indicates establishing the solar farm in Sunshine Energy Park is technically feasible but not economically viable with current technologies. Exploring different business models and alternative technologies in conjunction with solar can be further investigated. Creating a smaller solar system that's expandable for onsite generation can also be considered in future study.

Stanford Street Operations Centre

The Vision Plan includes an Operation Centre, and this allows for a future potential relocation of the Stanford Street Operations Centre to Sunshine Energy Park. This would provide a more centralised location for the Operations Centre and allow development of active travel connections at the current site in Stanford Street, Sunshine. Initial feasibility work has been undertaken that indicates that the relocation is feasible, with further specific technical assessment work required. Whilst possible and desirable, as per all elements of the Vision, the implementation of this element would be subject to prioritisation and budget capacity.

Resource Recovery Centre

A feasibility study for the relocation of the Stanford Street Depot in Sunshine and the development of a Resource Recovery Centre in Sunshine Energy Park was completed in June 2023. While the feasibility study indicated that both the depot relocation and the development of a resource recovery centre were technically feasible, further work is required to determine if either option is financially viable or fits in with the other components of the Sunshine Energy Park Vision Plan.

As part of the evaluation of the feasibility report, officers determined that the reference to a Resource Recovery Centre, which is a very particular operations outcome, is too

specific at this stage, and instead the objective for a 'Sustainability Hub' should instead be referred to, which could encompass a number of different sustainability outcomes, depending on feasibility, funding and fit.

Remediation and Ongoing Monitoring of the Closed Landfill site

The Closed Sunshine Landfills had ceased accepting waste by 1990, with landfill capping occurring progressively during operation and to a final landform after closure.

Landfill gas extraction and power generation infrastructure was established at Sunshine Energy Park following the closure of the landfill operation. A landfill gas power station commenced operation in 1992, with electricity exported to the State network.
Gas generation rates were later found to be significantly lower than forecast, and power generation became financially unviable.

In 2002, the generators were converted to run on natural gas and used to target peak payment periods while the site flare continued to manage landfill gas emissions. Power generation ceased altogether in 2009, and the generators were removed. Since 2010, Council has coordinated with the EPA and initiated numerous environmental and health investigations. In 2013, an environmental audit was completed for the closed Sunshine Landfills, which led to the preparation of aftercare management plans implemented by Council.

Council commissioned civil works starting in 2012 to import soil to the closed landfill to create a water shedding profile and improve drainage. This work has shaped the existing landscape and surface levels at the site today.

Aftercare for the Closed Sunshine Landfills will continue into the future, involving environmental monitoring, settlement monitoring and control of residual landfill gas. Landfill gas management infrastructure may need to be expanded to mitigate risks to new sensitive development such as buildings and structures. Environmental infrastructure will need to be retained for the long-term to manage risk and be integrated with precinct design. Landfill gas generation is directly linked to the biodegradation of the waste mass, therefore, environmental risks and geotechnical constraints for medium/high impact buildings on the landfill area should diminish and stabilise together over time.

The Closed Sunshine Landfills are now suitable for recreation and community use after extensive rehabilitation works and aftercare management, which will continue into the future.

Implementation

The Vision Plan represents aspirations and possibilities for this future parkland. Over the next 30 years each precinct will take its own path to implementation as partnerships and funding opportunities are explored. The size and ambition of this Vision requires significant collaboration between all stakeholders of this land to explore how the Vision can be realised.

The implementation plan has been informed by the 2019 Technical Assessment and 2024 Technical Review undertaken by GHD. Expert geotechnical and environmental advice will be sought during each phase of the development.

Indicative Cost Estimate

Consulting engineering firm WT Partnerships Pty Ltd were engaged to prepare an Opinion of Probable Costs (OPC) for the full implementation of the Draft SEP Vision Plan.

The cost to implement the plan is estimated at $500,000,000 which is comparable to the redevelopment of the Caulfield Racecourse which is a project of similar scale and complexity.

Council will not be able to fund this transformation and, as previously mentioned, further feasibility and business cases are needed for all of the above zones to enable future advocacy with Private and Public stakeholders such as governments and developers.

Advocacy

The Sunshine Priority Precinct Vision 2050, outlines what the Sunshine CBD and Sunshine Priority Precinct could look like in 2050, including a transformed Sunshine Energy Park into the Western Regions' premium park.

The Brimbank Advocacy Plan (2022) list Transforming Brimbank as a Gold priority for Brimbank, which includes Sunshine Energy Park.

The Advocacy Plan states that Council is seeking the following advocacy outcomes for Sunshine Energy Park:

- *Funding for the delivery of Sunshine Energy Park, subject to the adoption of the Sunshine Energy Park Vision Plan.*
- *Government delivery of key connections into the new park across State Government assets such as motorways, railway lines and roads. – This will connect key destinations such as Sunshine CBD, Sunshine Hospital Precinct and Development Victoria's Cairnlea and LUMA sites.*
- *Delivery of a new state significant indoor stadium and other facilities in the precinct for sport and events.*
- *Government investment in a new solar energy farm at Sunshine Energy Park.*
- *Government investment for a new environmental community space, similar to CERES, which includes a resource recovery centre.*
- *Government investment for new sports and recreation fields and facilities.*
- *Renewal and treatment of Jones Creek and Stony Creek, including using integrated*

Subject to Council adoption of the Final Draft Vision Plan and consideration through the Annual Budget process for the development of business cases, advocacy approaches will be able to be considered to seek external funding.

Community Engagement

Community and Key Stakeholder Engagement commenced on 21 June 2023, and the final engagement meeting was undertaken on 1 November 2023. Engagement with the community involved face to face engagement, Your Say page, media posts and flier and letter delivery. Engagement was undertaken with 46 key stakeholders.

Feedback Summary

Below is a summary of the engagement process undertaken:

Type	Time	Methods
Broad community feedback	21 June – 31 Aug 23	Your Say, flier, media In-person information sessions
Targeted Stakeholders Feeback - Adjacent properties + tenants - Organisations with interest - Gov. Departments + agencies	June – Aug 2023	Your Say, flier, media In-person information sessions

- Ministers + Local Members		
Unsolicited Business Proposal	June – Aug 2023	Via email
Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation	Nov 2021 – Nov 2023	Online information session (15/9/2023) Onsite meeting (1/11/2023)
BATSICC	Nov 2021 – Oct 2023	Online information session (23/11/21) Onsite meeting (6/10/2023)
Brimbank Youth Council	19 July 23	workshop (5-7pm)

Community feedback

There were 66 responses to a series of questions relating to the Draft Vision Plan on the project's Your Say page as outlined in **Attachment 3.** 74% of respondents stated that the draft Vision Plan will meet the needs and aspirations of the community.

Key Stakeholders (Government Departments, Adjoining Property Owners and Potential Funding Partners)

Invitations to online information sessions on the Vision Plan were sent to 60 identified key stakeholders. There were subsequently individual meetings held key stakeholders who were interested in having further discussions, these were held with the following key stakeholder – a full consultation report is at **Attachment 4** this report also includes the 13 written submissions received from the following organisations:

1. Albion and Ardeer Community Club Inc
2. Australian Unity – Sunshine Private Hospital
3. BikeWest
4. Brimbug
5. Cadence
6. Friends of Kororoit Creek
7. Henkell Brothers
8. Islamic Guidance Society of Australia / Khalid bin Al-Waleed Mosque
9. NBL
10. Tennis Victoria
11. Victoria University
12. Volleyball Victoria
13. Western Pigeon Federation of Victoria

The community clubs who currently use the site were approached for feedback on the Vision Plan.

Across the engagement process, there was strong support for elements within the vision that address:

- Walking, cycling, and public transport connections
- Environment sustainability
- Community gathering and social cohesion
- Health and wellbeing
- Supporting sports in Brimbank
- SEP as a destination
- Potential partnerships

The implementation of the Sunshine Energy Park Vision Plan would require ongoing consultation and engagement with stakeholders specific for each precinct.

Unsolicited Business Proposals

Submissions were received from several companies interested in establishing within Sunshine Energy Park (see **Confidential Attachment 5**).

It is recommended that following the adoption of the Final Vision Plan, that Council undertake a formal EOI to explore any opportunities for partnerships, investment and/or leasing arrangement which align with the vision and achieve appropriate community outcomes.

Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation feedback

Officers met with the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation at on Online information session (15/9/2023) and an Onsite meeting (1/11/2023) Council officers have shown the Wurundjeri Elders who attended these meetings how their feedback has been incorporated, they have indicated that they are supportive and have agreed to prepare a formal foreword for the Vision Plan from the Traditional Owners.
Feedback provided related to continuing to work together and meeting Country, activate the park with events, interpreting the park's history through events, signage and artwork, and seeking to restore the site's local fauna and flora.

Council officers are working with the Wurundjeri to investigate the possibility of the Wurundjeri Elders who attended the meetings on Country to provide a foreword to the Final Draft Vision Plan. They have given in principle support and the wording is being developed for inclusion in the final plan.

BATSICC Feedback

Officers met with the Brimbank Aboriginal and Torres Strait Islander Consultative Committee (BATSICC) on 23/11/21 and at an onsite meeting on 6/10/2023. At the meeting on site, the Committee indicated that they were supportive of the project and wanted to ensure that Wurundjeri engagement be undertaken in the planning design and implementation of the project. Other feedback included exploring opportunities to interpret the park's history through artworks in consultation with the Wurundjeri and providing spaces for cultural gatherings and ceremonies.

Brimbank Youth Council Feedback

The BYC were asked to consider their overall thoughts on the Vision Plan as a whole and there was overall support for the plan and the core pillars guiding the design The group overall felt that the Vision Plan meets the needs and aspirations of the community.

Recommended Officer Changes

Following analysis of feedback received, a summary of the key changes that has been made to the Preliminary Vision Plan:

Recommendation 1: Expansion of the park area to incorporate the parkland situated on the northern side of the Western Ring Road into the Vision Plan to increase the SEP precinct form 54 hectares to 74 hectares.

Recommendation 2: Include mention of the adequate provision of car parking facilities to cater to the needs of activities on the northern portion of the site.

Recommendation 3: Relocate playground from the southern area to the northern area of park.

Recommendation 4: Enhance the amount of Mountain Bike facilities shown in the Vision Plan including long circular trails.

Recommendation 5: Remove reference to a proposed wetland, as it was shown over or close to over landfill area. Instead, it is proposed that this area is transformed into a Conservation and Wildlife Are adjacent to Jones Creek.

Recommendation 6: Provision for private companies through formal EOI process - taking into consideration submissions already received.

Recommendation 7: Opportunity to establish a dog park within the park.

Recommendation 8: Provide better access to the existing clubrooms within the park which will continue to operate as part of the park's Community Use Hub in their current location.

The project internal working group has been consulted throughout the project and has been consulted on this list of proposed changes; the group includes representatives from the following departments: Urban Design (project lead); Transforming Brimbank; Leisure and Community Facilities; Strategic Planning; Contaminated Land; Climate Emergency and Environment; Parks Services and Connected Communities.

Draft Sports Facility Development Plan

The Draft Sports Facility Development Plan consultation was undertaken concurrently with the Energy Park Vision Plan engagement and the feedback and recommendations for both are in alignment. Of relevance was strong support for indoor courts, outdoor courts and more sporting facilities to meet community need.

Gender Impact Assessment Report

The Sunshine Energy Park Draft Vision Plan Gender Impact Assessment Report (**Attachment 6**) makes recommendations to achieve a more equitable public open space facility. Some of the recommendations relate to the detail design phase of the project, these below relate to the positioning of features and have been included in the recommended changes to the Vision Plan:

- Playground facilities should be within a reasonable distance and visible from all playing fields
- Provide additional walking paths and outdoor fitness equipment in the final design as mountain bike riding is generally more popular with men than women.
- Inclusion of CTEP principles into design of parkland, in relation to elements such as lighting, with the safety of woman and children in mind

Resource And Risk Implications

Subject to Council's adoption of the Final Draft Sunshine Energy Park Vision Plan, funding for business case development of each precinct of the Vision Plan will be considered in future Annual Budget processes.

Community: potential impact on community, including public trust and customer service impact
• The Sunshine Energy Park Vision presents a Vision for a significant and unique public space that presents opportunities for increased participation, inclusion, activity and

wellbeing, by unlocking and developing a site that is currently inaccessible to the community

Environmental: impacts on environmental sustainability, including water/waste management, climate change, and contaminated land
• Yes - The Draft Energy Park Vision Plan has the potential to create a new biodiverse urban park that focusses on heatwave mitigation and create a social/environmental sustainability hub.

Financial: significant financial impacts
• Yes - Council will not be able to fund the implementation of the Draft SEP Vision Plan and will need to seek funding partners over a 30-year period to realise the vision.

Regulatory: legal, legislative or regulatory implications including the rights/obligations of stakeholders
• Yes - SEP is closed landfill site and all future works will need to comply with EPA requirements.

Safety: health, safety or duty of care impacts
• Yes - SEP is a closed landfill site and can be repurposed to ensure the health and safety of all users.

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
• Sustainable and Green - Protect natural environments for current and future generations

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 the Council Plan 2021-2025, Brimbank Climate Emergency Plan, Sunshine Priority Precinct Vision 2050 and Brimbank's Sports Facility Development Plan.

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

Brimbank City Council



SUNSHINE ENERGY PARK
VISION PLAN

REVISED DRAFT
APRIL 2024

ACKNOWLEDGMENT OF COUNTRY

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

Council also acknowledges local Aboriginal and Torres Strait Islander residents of Brimbank and their Elders for their ongoing contribution to the diverse culture of our community.

The City of Brimbank holds great significance as a historical trading and gathering hub for the Traditional Custodians. This region boasts a profound Aboriginal cultural and physical heritage.

Within the municipality, there are 427 documented sites of cultural heritage significance, as recorded in the Victorian Aboriginal Heritage Register, under the stewardship of Aboriginal Victoria and the Aboriginal Heritage Act 2006. These places, landscapes, and objects embody the intricate and evolving way of life of Aboriginal peoples over thousands of years.

A MESSAGE FROM THE WURUNDJERI WOI-WURRUNG

The journey of the land from its ancestral roots to its current state as a potential community park is a poignant reflection of its resilience and the enduring connection between the Wurundjeri People and their Country. The transformation from a basalt quarry to a landfill, and now into a space for healing and communal gathering, symbolises a profound shift towards restoration and renewal.

The involvement of Wurundjeri Elders Aunty Julianne and Aunty Gail in the development of the park's vision is a testament to the importance of Indigenous voices in shaping the future of the land. By sharing their stories and aspirations, they ensure that the vision for the park is grounded in a deep respect for the land's history and the cultural significance it holds for the Wurundjeri People.

The emphasis on storytelling as a means of connecting visitors to the land's past is a powerful approach. Through interpretive signage and artistic expressions, visitors can gain insight into the rich tapestry of history and culture woven into the landscape. These stories serve not only to educate but also to inspire a sense of stewardship and responsibility for the land and its ongoing care.

In essence, the Sunshine Energy Park represents a convergence of sustainability, cultural preservation, and environmental stewardship. It serves as a beacon of hope for the future, demonstrating how communities can come together to honour the past while building a brighter tomorrow for generations to come.



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EXECUTIVE SUMMARY

The Sunshine Energy Park Vision Plan delineates the transformation of the 74-hectare site into a dynamic, future-focused urban parkland. Brimbank City Council is committed to establishing the park as a vibrant community landmark that nurtures connection to Country and supports sports, recreation, education, and environmental sustainability. Nestled within the Sunshine Priority Precinct, this vision aspires to create a destination of local, regional, and state significance, thereby enhancing liveability and fostering community cohesion.

"Sunshine Energy Park will be a catalyst for Sunshine's renewal, embedding a high-performing urban parkland at its core that inspires community well-being, biodiversity, and environmental innovation."

Precincts

The Vision Plan is divided into interconnecting precincts which respond to the various needs of the community. This approach will allow for the development of the site in stages.

1. Cultural and Ecological Precinct
2. Community Club Precinct
3. Sustainability Precinct
4. Outdoor Sporting Precinct
5. Play Precinct
6. Cycling Precinct
7. Stadium Precinct
8. Water Management



Attachment 12.13.1

Core Pillars

Three core pillars have guided the development of the Sunshine Energy Park Vision Plan. These core pillars have been distilled from the voice of the community and policy, including Brimbank City Council's Climate Emergency Plan, Reconciliation Action Plan, Health and Well-Being Plan, Sports Development Plan, Biodiversity Strategy and Council Plan.

Caring For Country

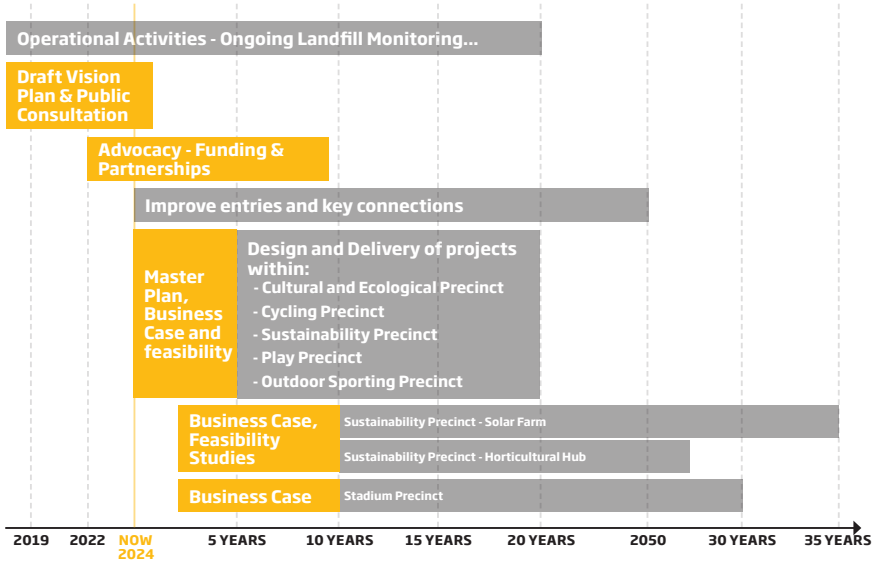
Sustainable Innovation

Inclusive Wellbeing

Implementation

The Vision Plan represents aspirations and possibilities for this future parkland.
Over the next 30 year each precinct will take its own path to implementation as partnerships and funding opportunities are explored. The size and ambition of this Vision requires significant collaboration between all stakeholders of this land to explore how the Vision can be realised.

Timeline [subject to funding]



Relevant approvals including possible planning approvals may be required throughout the timeframe.

INTRODUCTION

The Sunshine Energy Park Vision Plan outlines the transformation of the 74-hectare site into a vibrant, future-focused urban parkland. Brimbank City Council aims to establish the Sunshine Energy Park as an active community landmark that fosters connection to Country, supports sports, recreation, education, and environmental sustainability. Positioned within the Sunshine Priority Precinct, this vision seeks to create a key destination with local, regional, and state significance, enhancing liveability and community cohesion.

HISTORY OF THE SITE

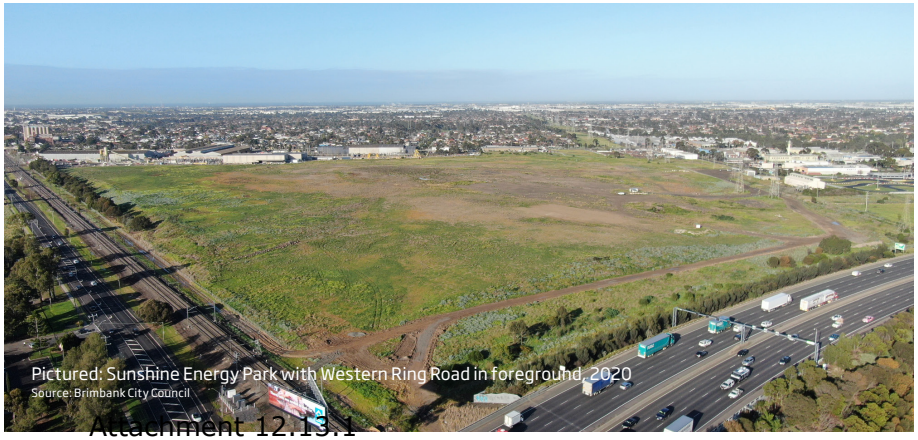
Originally a volcanic plain grassland, the site held deep significance for its Traditional Custodians, the Wurundjeri People. It subsequently became a basalt quarry, contributing to Melbourne's expansion, before transitioning into a landfill site and later a gas extraction and energy production site, which gave the park its present name. This historical trajectory presents an opportunity to rehabilitate and reimagine the site as a significant open space and an ongoing environmental and cultural asset for the community.

SUNSHINE ENERGY PARK TODAY

Sunshine Energy Park, currently not fully accessible to the public, holds significant cultural and ecological value. Enclosed by key transport arteries and industrial areas, it is also strategically adjacent to the expanding residential districts of Brimbank. Positioned centrally between key railway stations and within the projected pathway of the Melbourne Airport Railway Line, the park is emerging as an essential asset for the community.

The park is surrounded by significant developments and community hubs.These include the Health and Wellbeing & Education Precinct, which offers a blend of medical and educational facilities, the Sunshine CBD that promises economic vibrancy, and the Sunshine Station that connects people and places with networks of green, pedestrian-focused streets.

The park's geographical position, bordered by Jones Creek to the west and Stony Creek to the east, places it within the catchment of Kororoit Creek. The future parkland's location highlights the importance of revitalising its environmental integrity ensuring it contributes to the sustainable development and ecological health of the region.



Pictured: Sunshine Energy Park with Western Ring Road in foreground, 2020
Source: Brimbank City Council

Attachment 12.13.1



Pictured: Sunshine Energy Park view to Sunshine Hospital, 2024
Source: Brimbank City Council

THE POTENTIAL

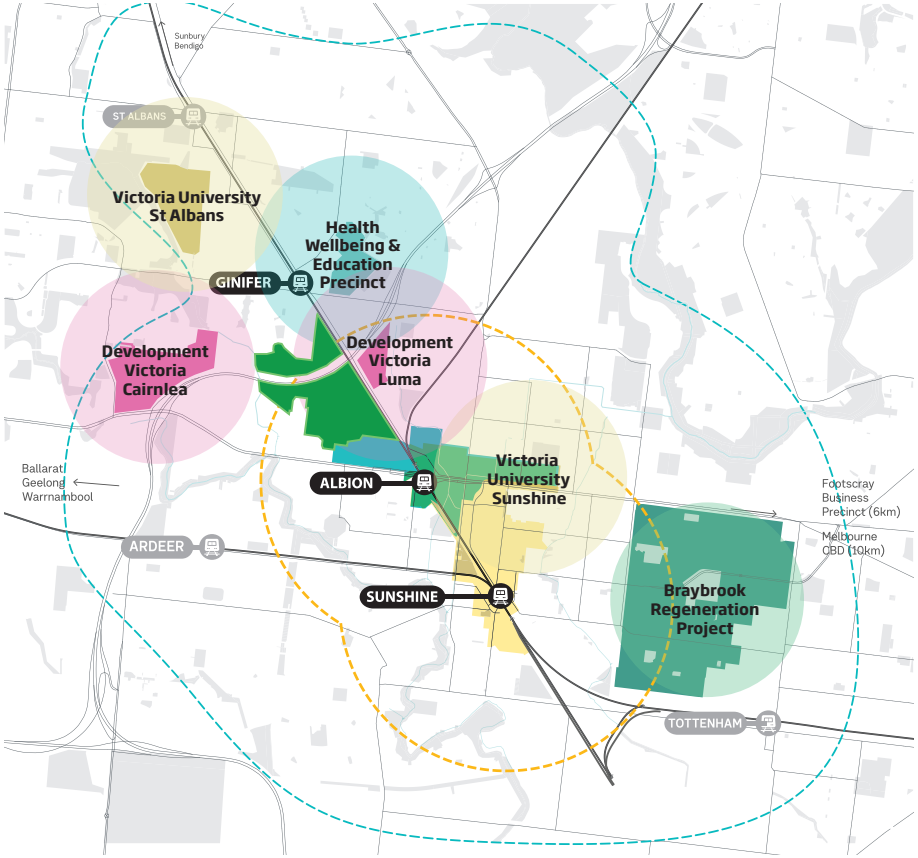
In line with Council's Sunshine Priority Precinct Vision 2050, the vision for Sunshine Energy Park leverages its strategic location and rich history to establish a parkland that addresses the needs of the community and current environmental challenges. It aims to act as a catalyst for long lasting, positive change.

To achieve this vision, the site has been divided into interconnecting precincts that foster a diverse range of activities, allowing for phased development. Each precinct underscores feasible opportunities for capital projects and provides a roadmap for future business case development, subject to Council's budget approvals. These efforts will facilitate future advocacy, attract external funding, and foster engagement with key stakeholders.

This document sets out a vision for Sunshine Energy Park that acknowledges its history, responds to its strategic location within the Sunshine Priority Precinct, restores ecology and restores its connection to the natural systems that surround it. The park's future as a vibrant, inclusive, and sustainable space represents a significant opportunity to deliver wide-ranging benefits, from health and wellbeing to social, environmental, and economic outcomes, aligning with Brimbank's broader aspirations for growth and community development.

LOCAL CONTEXT

Sunshine Energy Park will maximise the benefits from significant government investment.



Modified diagram of Department of Transport and Planning, Sunshine Precinct Opportunity Statement Document November 2021, Figure 2

Legend

- Sunshine Precinct - 1600m radius of stations
- Indicative Sunshine NEIC (Boundary as per Draft Western Metro Region)
- Waterway
- Road network
- Open Space
- Railway
- Railway Station
- Sunshine Metropolitan Activity Centre
- Albion Quarter Structural Plan Study Area
- Sunshine Energy Park

Attachment 12.13.1



Sunshine Health Wellbeing & Education Precinct

The Sunshine Health, Wellbeing and Education Precinct (SHWEP) is the premier location for health facilities, wellbeing and education serving the western region. It will become a mixed-use precinct that capitalises on the hospital with a mix of health, wellbeing and education use and supporting residential development for workers.



Sunshine CBD

Sunshine Central Business District will be thriving and diverse civic hub, with a network of bustling streets and public spaces framed with distinctive buildings. Increased housing, shops and services will support an active day-and-night economy, and strengthen existing cultural and community ties. The new CBD will establish Sunshine as the centre of Melbourne's west.



Sunshine Station

Sunshine Station will become an integrated part of a renewed Sunshine. It will be surrounded by and connect new homes, workplaces and shops via a network of green, pedestrian-focused streets and public spaces. As a place for residents, workers, students and tourists, the station will become a hive of activity and civic life.



New Community

Development Victoria is creating new neighbourhoods in Sunshine North and Cairnlea within walking distance of Sunshine Energy Park. The development of Sunshine Energy Park will benefit furture residents in the area.



Albion Quarter

The Albion Quarter provides an opportunity to support the next generation of jobs, innovation and services in Melbourne. Improving amenity, connectivity and integration with the train station will see Albion transformed into a new centre in Melbourne's west.

VISION

Sunshine Energy Park will be a catalyst for Sunshine's renewal, embedding a high-performing urban parkland at its core that inspires community well-being, biodiversity, and environmental innovation.

Sunshine Energy Park will become a vibrant urban parkland that demonstrates ecological resilience.

The Park will be planned around eight interconnected precincts, each with a diverse character, offering a range of activities that take full advantage of each area's unique features. These precincts will be linked by a comprehensive network of walking and cycling paths, as well as a series of new entry points that will stitch it back into the Sunshine Precinct.

The design will prioritise inclusivity, employing gender-sensitive planning to ensure a safe and welcoming environment for everyone, celebrating all aspects of human and cultural diversity. With family-friendly amenities scattered throughout, it will address the varied interests and needs of the community.

Collaboration with the Wurundjeri Elders will guide the incorporation of Indigenous values and narratives into the park's design. Local wildlife motifs will animate children's play areas, and spaces for learning and signs will narrate the area's history and the community's aspirations for the future. Art installations and thoughtfully designed landscapes will serve as mediums for storytelling, functioning as platforms for environmental education, highlighting the commitment to 'healing the land' and sustainable living.

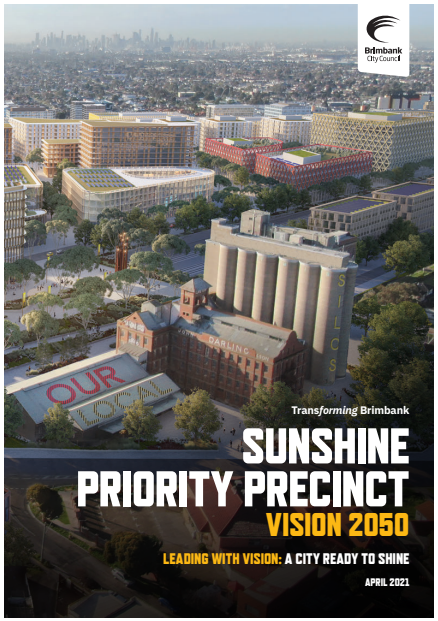


CORE PILLARS

The vision for Sunshine Energy Park is supported by three Core Pillars. These Pillars, in conjunction with Council Strategies, embody Council's commitment to cultural integrity, environmental resilience, community vitality, and future-focused innovation.

In particular, the Sunshine Priority Precinct Vision 2050 outlines key aspirational outcomes for what the Sunshine CBD and Sunshine Priority Precinct could look like in 2050 including Sunshine Energy Park.

According to the Sunshine Priority Precinct Vision 2050, "Sunshine Energy Park is transformed into one of the western region's premium parks."



Caring For Country

Acknowledging the land's history and fostering its regeneration with a focus on ecological restoration and cultural appreciation.

- Partner with the Traditional Custodians, incorporating their perspectives to celebrate and learn from the site's Indigenous history.
- Shift the narrative around the site's past as a landfill into a tool for education and deeper understanding of environmental care.
- Monitor and manage local ecosystems to protect and increase biodiversity.

"We cultivated our land, but in a way different from the white man. We endeavoured to live with the land; they seemed to live off it. I was taught to preserve, never to destroy."

Aboriginal Elder,Tom Dystra -Aboriginal Cultural Heritage Strategy 2018-2023

"Protect existing biodiversity and increase the diversity and sustainability of fauna habitat and remnant vegetation, encouraging community awareness, engagement and acceptance of Brimbank's natural environment'.

Brimbank Biodiversity Strategy 2012 - 2022

Sustainable Innovation

Committing to a resilient parkland through sustainable practices, energy innovation, and circular economic principles that benefit the Brimbank community.

- Promote parkland resilience through renewable energy, innovative circular economy practices, and utility-cost reduction, exemplifying the principles of Council's Climate Emergency Plan.
- Develop community partnerships for sustainability projects and green-resource utilisation, supporting local and regional economies.
- Create educational opportunities around green living, promoting resource conservation and responsible consumption.

"The Circular Economy is about recognising that the goods and services we use have a big environmental impact, and so we need to choose wisely, design out waste and pollution, keep products and materials in use, and regenerate natural systems."

Brimbank Climate Emergency Plan

Inclusive Wellbeing

Creating an accessible and versatile space that supports community health, invites engagement, and offers opportunities for learning and employment.

- Provide recreational and cultural facilities that respond to Brimbank's dynamic community profile, supporting active and healthy lifestyles.
- Design around accessibility and diversity, nurturing social bonds and cultural richness, reflective of Brimbank's Reconciliation Action Plan.
- Establishing pathways for youth-focused programs and job creation, reinforcing the park's role in fostering community engagement and economic vitality.

"Places and Spaces are important for wellbeing and a sustainable future. Our community strongly values neighbourhoods that are green, where they can connect with others, and access facilities and services. Together We are Brimbank provides opportunities to enhance our places and spaces for current and future generations."

Together We Are Brimbank Council Plan 2021-2025

Attachment 12.13.1

VISION:
THE PRECINCTS



Attachment 12.13.1

THE PRECINCTS



Attachment 12.13.1

1 - Cultural and Ecological Precinct

Anchoring the park's commitment to Aboriginal cultural heritage and habitat, this precinct balances the preservation of indigenous grasslands with the celebration of local culture through art installations and a hilltop lookout that offers panoramic views and a space for reflection and communal gathering.

2 - Community Club Precinct

This precinct serves as the social heart of the park, supporting a cluster of existing community clubs that offer spaces for shared interests and social interaction.

3 - Sustainability Precinct

Key features include a Resource Recovery Centre, aimed at reducing waste through recycling and repurposing initiatives, and a Solar Farm that underlines the park's shift towards renewable energy sources. It's a hub for learning and innovation, demonstrating practical applications of sustainable practices.

4 - Outdoor Sporting Precinct

With state-of-the-art sports fields and facilities, this precinct is positioned to become a vibrant community asset, supporting local sports groups and offering ample opportunities for community events and activities.

5 - Play Precinct

The Precinct includes all-abilities playgrounds, a skate park, and dog-friendly areas. It's a space that invites the community to enjoy the outdoors, engage in healthy activities, and connect with each other.

6 - Cycling Precinct

Designed to fuel active lifestyles and sportsmanship, the Cycling Precinct features mountain bike trails and a pump track, cementing the park's role as a premier destination for outdoor sports.

7 - Stadium Precinct

Envisioned as a multipurpose venue, the Stadium Precinct is designed to host a range of sporting and community events, providing a modern space for gatherings and competitions that support the local and regional economies.

8 - Water Management

Efforts in Stony, Jones, and Kororoit Creeks focus on restoring natural habitats, enhancing stormwater management, and building a strong ecosystem that supports the park's diverse flora and fauna.

CULTURAL AND ECOLOGICAL PRECINCT



OVERVIEW

The Cultural and Ecological Precinct include the conservation and habitat corridor connection to Jones Creek located on northern land of the West Ring Road (M80), and woodlands and grassland connecting other precincts in the park, and space for cultural gathering nodes.

These proposed habitat restoration and natural experience areas will provide a variety of habitat to support biodiversity and connect with the Jones Creek cycling and walking trails to offer opportunities for recreation.

DELIVERING THE VISION

The Cultural and Ecological Precinct offers the opportunity to engage with Traditional Custodians and Community Groups to tangibly deliver the Core Pillar of Caring for Country. It includes enhancing the park's connection to the local waterways, increasing biodiversity, opportunities to create artworks and to provide interpretation of the site.

Attachment 12.13.1

KEY PROJECTS:

- **Native Grassland Setting:** Re-establishment of vegetation to protect and enhance existing habitat corridors and increase biodiversity
- **Hilltop Lookout:** Creation of a hilltop lookout to take advantage of the views to Melbourne and the surrounding mountain ranges. replaced by the developing Sunshine Town Centre in the foreground.
- **Cultural gathering nodes and signage:** The creation of cultural gathering nodes and signage that narrate the site's history and ecological story,
- **Landmark Artworks:** Major public artworks that stand as a prominent and identifiable symbol within the precinct.
- **Connective Trails:** A network of trails and boardwalks that facilitate exploration and connection within the park's diverse natural landscapes.



CASE STUDY: YUNGGORENDI MANDE CULTURAL GATHERING SPACE

The Yunggorendi Mande Cultural Gathering Space at Flinders University is a significant project that has been in planning for over 30 years. The design, crafted through extensive collaboration with the Kaurna community, including Kaurna Elder Uncle Lewis O'Brien, teaching staff, and students, emphasises minimal impact on the land to reinforce the healing of Country. The construction required innovative approaches due to the steep slopes of the university campus, which resulted in a native landscape setting with structural solutions that allow the natural landscape to continue undisturbed beneath the constructed areas.

The project exemplifies community and environmental stewardship, evidenced by the donation of over 200 bush food plants, enriching the cultural significance of the space. The Yunggorendi Mande Cultural Gathering Space serves as an outdoor teaching and learning area, hosts cultural ceremonies, and provides a vital place for Indigenous and non-Indigenous communities to come together.



COMMUNITY CLUB PRECINCT



OVERVIEW

Sunshine Energy Park will be home to a series of community clubs, supporting a variety of activities and fostering community engagement. Currently, a number of local clubs including The Deer Park Social Bicycle Club, Western Region Pigeon Club, and Melbourne Off Road Radio Car Club, have expressed their enthusiasm about being involved in shaping the vision for the future of the park.

These community-oriented clubs are keen to sustain their presence on the site, contributing both with activity and passive surveillance that enhances the overall atmosphere. To support this collaborative effort, this vision plan proposes to enhance access and interfaces along Carrington Drive. This improvement will benefit both the existing clubs within Sunshine Energy Park and other community clubs located on the western boundary of the park.

Attachment 12.13.1

DELIVERING THE VISION

With a focus on strengthening community bonds, this precinct underpins SEP's vision of a connected and engaged community. It provides a dedicated space for local clubs and groups, enhancing community ownership and engagement, and fostering a sense of belonging through shared activities and events.



KEY PROJECTS:

- **Carrington Drive Access:** Infrastructure upgrades to improve access and functionality, enhancing the ease of travel for club members and visitors within the precinct.
- **Layout Enhancements:** Redesign of the precinct's layout to better serve community clubs, especially those situated along the park's western boundary, fostering integration and collaboration.
- **Club Engagement:** Active involvement with local clubs to bolster their activities and ensure their ongoing participation and presence in the park.





SUSTAINABILITY PRECINCT



OVERVIEW

The Sustainability Precinct is set to demonstrate the shift towards a circular economy by nurturing small-scale initiatives that support this sustainable transition.

This precinct is planned to evolve into an innovative sustainability hub that provides educational and communal facilities. These will serve schools, local businesses, and other groups, fostering sustainable living behaviours and facilitating the local sharing economy and reuse of resources.

DELIVERING THE VISION

Through projects like the Resource Recovery Centre and the Solar Farm, This precinct directly advances the Sunshine Energy Park's vision by operationalising sustainability and innovation on the ground. These initiatives demonstrate a practical commitment to ecological restoration, resource conservation, and the generation of renewable energy. They serve as foundational steps in creating a sustainable environment that respects the land and offers educational opportunities for the community to engage in green practices.

Attachment 12.13.1

KEY PROJECTS:

- **Standford Street Operations Centre (SSOC):** Relocating the SSOC to expand its footprint and include new amenities, which is critical for enhancing operational efficiency and offering training opportunities within the park.
- **Sustainability & Circular Economy Community Hub:** An expanded centre at Sunshine Energy Park is under consideration, intended to act as a centralised recycling drop-off point for a wide range of materials. Potential features include a Repair Café and Recycled Goods Shop, aiming to foster community involvement and provide training opportunities, especially for young people, in line with council sustainability goals.
- **Horticulture Hub:** A raised beds space designed for community gardens and food-growing partnerships, aligning with the Council Plan's Health and Wellbeing Priorities to improve mental wellbeing, support healthy eating and physical activity, and promote economic and social inclusion.
- **Solar Farm:** A feasibility study and the business case for the Solar Farm is completed. The business case indicates establishing the solar farm in Sunshine Energy Park is technically feasible but not economically viable with current technologies. Exploring different business models and alternative technologies in conjunction with solar can be further investigated. Creating a smaller solar system that's expandable for onsite generation can also be considered in future study.









CASE STUDY: CERES

CERES Community Environment Park in Melbourne is an exemplar of sustainable urban renewal, transforming a landfill site into a flourishing ecological and educational space. At its heart, the Horticulture Hub, embodies principles of environmental stewardship and community engagement. Through hands-on workshops, community gardening, and a market that supports local, organic farmers, CERES cultivates both land and societal health. It champions biodiversity, water conservation, and renewable practices, offering a living blueprint for the Sustainability Precinct.

OUTDOOR SPORTING PRECINCT



OVERVIEW

The Outdoor Sporting Precinct at Sunshine Energy Park is set to cater to the growing demand for multi-purpose sporting fields and pavilions. It's been identified as the future home of the Regional Multi-Sports facility, which will serve the local community's increasing sporting needs. This precinct will be designed for both structured sports and casual recreational activities such as walking, jogging, picnicking, and children's play. It will provide extensive open grass areas and a network of cycling and walking trails that connect to surrounding neighbourhoods, accommodating a wide range of physical activities.

DELIVERING THE VISION

This precinct aims to make the Sunshine Energy Park a sporting destination, driving regional sports tourism and fostering inclusivity through the provision of varied sporting facilities.

It's structured to offer equitable sports access, drawing in diverse demographics and facilitating community cohesion through active participation.

Attachment 12.13.1

KEY PROJECTS:

- **Multi-Purpose Sporting Fields:** To accommodate a variety of sports and meet the rising demand for participation, with a special focus on creating opportunities for female participation.
- **Regional Multi-Sports Facility:** To provide a central hub for local sports events and activities.
- **Informal Recreation Spaces:** Creation of spaces throughout the park for activities like walking, jogging, and picnicking, catering to diverse community preferences for leisure and physical activity.







CASE STUDY: ALBERT PARK, VICTORIA

Albert Park in Melbourne stands as an exemplar of how urban parks can support community sports and recreation. It serves as a major sporting hub, housing the Melbourne Sports and Aquatic Centre and around 20 sporting fields that support approximately 42 sporting clubs, offering activities such as AFL, baseball, cricket, frisbee, and many more. Its facilities accommodate a wide range of sports for all ages and abilities, encouraging both social and competitive play.

Additionally, Albert Park recently celebrated the opening of a shared-use sporting pavilion at Oval One, a development designed to support greater access to sports facilities for local clubs, with a special emphasis on increasing sports participation among women and girls. This pavilion includes female-friendly change rooms, community spaces, and a spectator area, highlighting inclusivity and community participation.



PLAY PRECINCT



OVERVIEW

The Play Precinct is a dynamic area within Sunshine Energy Park designed for active leisure and community interaction. Strategically positioned to bridge multiple precincts, it offers a range of outdoor activities that encourage social interaction and physical engagement.



DELIVERING THE VISION

By offering a diverse range of interactive and inclusive recreational spaces, this precinct directly supports community wellbeing. It's about creating environments that encourage active lifestyles, social connection, and a cohesive community fabric.

Attachment 12.13.1

KEY PROJECTS:

- **Inclusive Play Spaces:** Varied and interactive environments where people of all ages can engage in imaginative and physical play, complementing the park's natural landscapes.
- **Skate Park:** A dedicated zone designed for skaters of all skill levels, incorporating various elements for both street and transition style skateboarding.
- **Outdoor Courts:** Multi-use game areas marked for sports like basketball and netball, serving as a social hub for friendly competition and community-building activities.
- **Dog Park:** A secure, engaging area for dogs of all sizes to play and socialise, equipped with agility obstacles and safe enclosures, fostering a pet-friendly community space.









CASE STUDY: SUNVALE COMMUNITY PARK

Sunvale Community Park in Sunshine is a vibrant and welcoming space for the community. It's known for its engaging play spaces that cater to all ages. These include: areas for skateboarding and scooting, as well as interactive water features, lush green spaces for relaxation or sports, shelters, and BBQ facilities. The park also incorporates artworks that reflect the local culture and stories, promoting a sense of community and participation. It's a destination for play, community events and family gatherings, and a key meeting place for Melbourne's western suburbs families.



CYCLING PRECINCT



OVERVIEW

The Cycling Precinct at Sunshine Energy Park leverages the natural topography to create a premier destination for cycling enthusiasts while promoting inclusivity and accessibility. This precinct is designed to make the most of the park's varied landscapes, offering challenging routes for experienced riders and safer, gender-sensitive facilities that encourage participation from typically underrepresented groups, such as women in mountain biking.

DELIVERING THE VISION

This precinct is designed to position SEP as a hub for active transport and recreation. It's a strategic move towards fostering a cycling culture that is inclusive and expansive, contributing to the park's accessibility while promoting healthy living and reducing vehicular traffic impacts.

Attachment 12.13.1

KEY PROJECTS:

- **Integrated Trail Network:** A network of cycling trails branching out from the Cycling Precinct to various parts of the park, ensuring seamless connectivity for cyclists.
- **Mountain Bike Trails:** Challenging trails capitalising on the park's natural terrain, aimed at attracting both local and regional mountain biking enthusiasts.
- **Pump Track and BMX Track:** Dynamic, skill-building tracks designed for various ability levels, located adjacent to Hulett Street for easy access and extending the appeal of the park to a broader audience.
- **Gender-Sensitive Facilities:** Equitably designed spaces that promote safety and comfort for everyone.











CASE STUDY: THE HILL MOUNTAIN BIKE PARK (WADAWURRUNG COUNTRY)

The Hill Mountain Bike Park in Geelong serves as a pioneering example of an urban bike park designed to cater to riders of all abilities, setting a benchmark for such facilities across Australia. It has transformed a greenfield urban site into a multi-purpose area that offers an array of tracks suitable for varying levels of experience, from beginners to advanced riders. The park includes cross-country trails, a skills track, a pump track, and a BMX track, all aimed at safely progressing riding skills for a diverse group of users.

Additionally, Geelong City Council's approach to assessing the gender impact on mountain biking facilities highlights the importance of inclusive planning. This assessment led to the realisation that both boys and girls participate equally in mountain biking activities until around the age of 13, at which point there is a significant drop in participation among girls due to social and structural gender stereotypes.

STADIUM PRECINCT



OVERVIEW

A key drawcard of the Sunshine Energy Park, the Stadium Precinct will accommodate both a state-significant stadium and facilities that address local and regional sporting requirements. This area is positioned to enhance the visitor economy and support the growth of professional sports teams in Melbourne's west.

DELIVERING THE VISION

The stadium precinct is envisioned as a landmark that embodies community spirit. It leverages the park's location to enhance visitor experience and symbolises the growth and vitality of the western region.



Attachment 12.13.1

KEY PROJECTS:

- **State Significant Stadium:** A versatile venue capable of hosting major events, serving as a home for professional sports, concerts, conferences as well as regional and community events.
- **Indoor Sports Facilities:** Courts for high-demand sports like basketball and netball, and spaces for badminton, volleyball, table tennis, and futsal, ensuring facilities meet the community's broad sporting needs.
- **Green Infrastructure:** Innovative design incorporating green roofs and walls to support biodiversity and meld the stadium's presence into the natural landscape of the park.
- **Improved Pedestrian Connectivity:** Careful planning to create pedestrian links to Albion Station, facilitating convenient access for visitors and encouraging sustainable transport options.







CASE STUDY: COMMBANK STADIUM, PARRAMATTA

This project was part of a larger vision for transforming Parramatta into a significant city hub, promising enhanced amenities, employment opportunities, and overall economic activity. The redevelopment was carefully considered to minimise the impact on local businesses and to provide long-term benefits to the city beyond the construction period.

The stadium is now a 30,000-seat venue with steep grandstands, designed to bring fans close to the action and host a variety of sports, entertainment, cultural, community, and business events, creating a vibrant atmosphere and contributing significantly to the local economy and community spirit.

It was the first stadium in the world to achieve LEED v4 Gold certification for sustainability by the US Green Building Council, reflecting its high performance in areas such as innovation, water savings, energy efficiency, and sustainable material use during construction.

Features include the use of over 4,500 tonnes of Australian steel sourced within 18km of the stadium, over 90 percent waste diversion from landfill, and the inclusion of a 260,000-litre rainwater tank for water efficiency.



WATER MANAGEMENT PRECINCT



OVERVIEW

Surrounded by Jones Creek, Kororoit Creek, Stony Creek, and the Upper Stony Creek Wetlands, the Sunshine Energy Park stands as a critical area for the ecological preservation of the region and water-sensitive urban design.

DELIVERING THE VISION

Centrally positioned amongst vital waterways, the SEP is crucial for ecological regeneration. It's a proactive approach towards climate adaptation, ensuring SEP serves as a blueprint for harmonising urban development with natural water systems, crucial for sustainable urban planning.

Attachment 12.13.1

KEY PROJECTS:

- **Stormwater Management:** An efficient site stormwater management system can effectively shed runoff from the cap and minise the amount rainwater percolates through to the waste mass.
- **Integrated Water Management:** Embedding the principles of integrated water management into the design of each element within Sunshine Energy Park and utilising storm-water that is harvested in the Upper Stony Creek Wetland to irrigate Sunshine Energy Park.
- **Stony Creek Transformation:** A revitalisation initiative that transforms the area into thriving wetlands, enhancing biodiversity and creating a climate-resilient ecosystem.
- **Jones Creek and Kororoit Creek Rehabilitation:** Projects aimed at restoring these crucial waterways to health, supporting local wildlife, and providing peaceful green spaces for community recreation.





CASE STUDY: FRESHKILLS PARK, NEW YORK CITY

The Freshkills Park, once the world's largest landfill, is now a landmark project demonstrating sustainable water and resource management in an urban park setting. The transformation of Freshkills from landfill to parkland involved innovative strategies to manage and utilise water resources, aiming to restore natural habitats and support recreational areas.

The park's design incorporates extensive stormwater management systems to control runoff and improve water quality, essential for the revitalisation of the site's creeks and wetlands. These systems not only prevent pollution from entering nearby water bodies but also create habitats for local wildlife, contributing to the park's biodiversity.

A significant part of Freshkills' water management strategy is the restoration of natural waterways, which were previously contaminated or rerouted. Rehabilitating these streams and wetlands, allowed ecological connectivity and provided new recreational opportunities for kayaking and fishing, making the site a model for urban ecological restoration.
Freshkills Park's development includes the use of native plant species in its landscaping, which requires less irrigation, thus conserving water resources.



CONNECTING THE PRECINCTS: PATHWAYS AND GATEWAYS



To realise the vision for Sunshine Energy Park, integrating the park with the surrounding community through accessible entry points and safe pathways for pedestrians and cyclists is critical.

This plan identifies the opportunity of extending Hulett Street towards Carrington Drive as part of creating a welcoming gateway into the park. Hulett Street's improvement will be an exemplar of Brimbank's Creating Streets For People Policy. It will be a people focussed place which demonstrates Water Sensitive Urban Design (WSUD) principles, design excellence and include extensive shade tree planting for a cooler and greener environment.

The creation of new linkages is essential to bridge existing barriers such as the railway line and St Albans Road. These connections would not only enhance access to the park but also bind it more closely with upcoming urban developments like LUMA and Cairnlea, promoting the park as a dynamic community space.



Attachment 12.13.1

ALBION QUARTER

The redevelopment of Albion Station is set to play a key role as the urban gateway to Sunshine Energy Park. This crucial redevelopment aims to provide an integrated interface that uplifts both the new park and the evolving Albion Quarter. With the anticipated growth in residential and working populations, the reimagined Albion Station will become a hub of activity, significantly contributing to the park's accessibility and appeal.

The structure planning process for Albion Station and the broader Albion Quarter is advancing.

The success of this structure planning is vital for ensuring the timely delivery of a cohesive and revitalised Albion area, which will complement and enhance the park's development and its contribution to the Brimbank community's well-being.





DELIVERING THE VISION

Caring For Country

Stony, Jones, and Kororoit Creeks Rehabilitation





Ecological Corridor



Cultural Gathering Nodes



Landmark Artworks



Connective Trails



Inclusive Wellbeing

Community Clubs



Parklands



Inclusive Playspaces



Skate Park



Outdoor Courts



Dog Park



Multi-Sport Facilities



Informal Recreation Spaces



Mountain Bike Tracks



Pump Track



BMX Track



Indoor Sport Courts



Sporting Fields



State Significant Stadium



Sustainable Innovation

Sustainability & Circular Economy Community Hub



Operations Centre



Horticulture Hub



Solar Farm



Improved Pedestrian Connectivity



Green Infrastructure



Attachment 12.13.1

IMPLEMENTATION



Attachment 12.13.1

SHARED OBJECTIVES AND JOINT OPPORTUNITY

The Sunshine Energy Park Vision is informed by Council's strategies and policies, which recognise the park as a culturally significant place and a major environmental asset. The Vision also acknowledges its obligations to meet the objectives set out in Victorian Government legislation and policies.

STATE STRATEGIES AND INITIATIVES

Victorian Government strategies, initiatives and frameworks related to Sunshine Energy Park and surrounding area include:

- Climate Change Act 2017
- Melbourne Water's Healthy Waterways Strategy 2018
- Gender Equality Act 2020
- Victorian Infrastructure Plan 2021
- DEECA'S environmental policy statement (2019)
- Sport and Recreation Victoria's Active Victoria 2022-2026
- Environment Protection Authority Victoria Strategic Plan 2022-27
- Victorian Wildlife Rehabilitation Guidelines
- Priority Precincts and National Employment and Innovation Cluster (NEICs) - Sunshine
- Sport and Recreation Victoria's Change Our Game, increase leadership and participation by women and girls.

COUNCIL POLICIES

Council-adopted strategies and policies provide clear direction and aspiration for Brimbank City Council to address critical challenges both now and in the future. Council's policy context is a key driver for the development of Sunshine Energy Park, and the Vision must consider and respond to the planned direction of services and infrastructure, community services, and advocacy.

- Together We are Brimbank Plan 2021
- Reconciliation Action Plan
- Climate Emergency Plan
- Sunshine Priority Precinct Vision 2050
- Sport Facility Development Plan 2023
- Indoor Sports Facilities Feasibility Study 2020
- Natural Heritage Strategy 1997
- Biodiversity Strategy 2012-22
- Habitat Connectivity Plan 2018-23
- Aboriginal Cultural Heritage Strategy 2018-23
- Industrial Land Strategy 2018-2030
- Creating Better Parks 2016
- Cycling and Walking Strategy 2016
- Activity Centre Strategy 2018
- Sunshine Town Centre Structure Plan 2014
- Urban Forest Strategy 2016-2046
- Economic Development Strategy
- Community Services and Infrastructure Plan 2018-2038
- Creating Streets For People (2022)
- Brimbank Planning Scheme

PROPOSED IMPLEMENTATION PLAN TIMELINE [SUBJECT TO FUNDING]

ADVOCACY AND DELIVERY

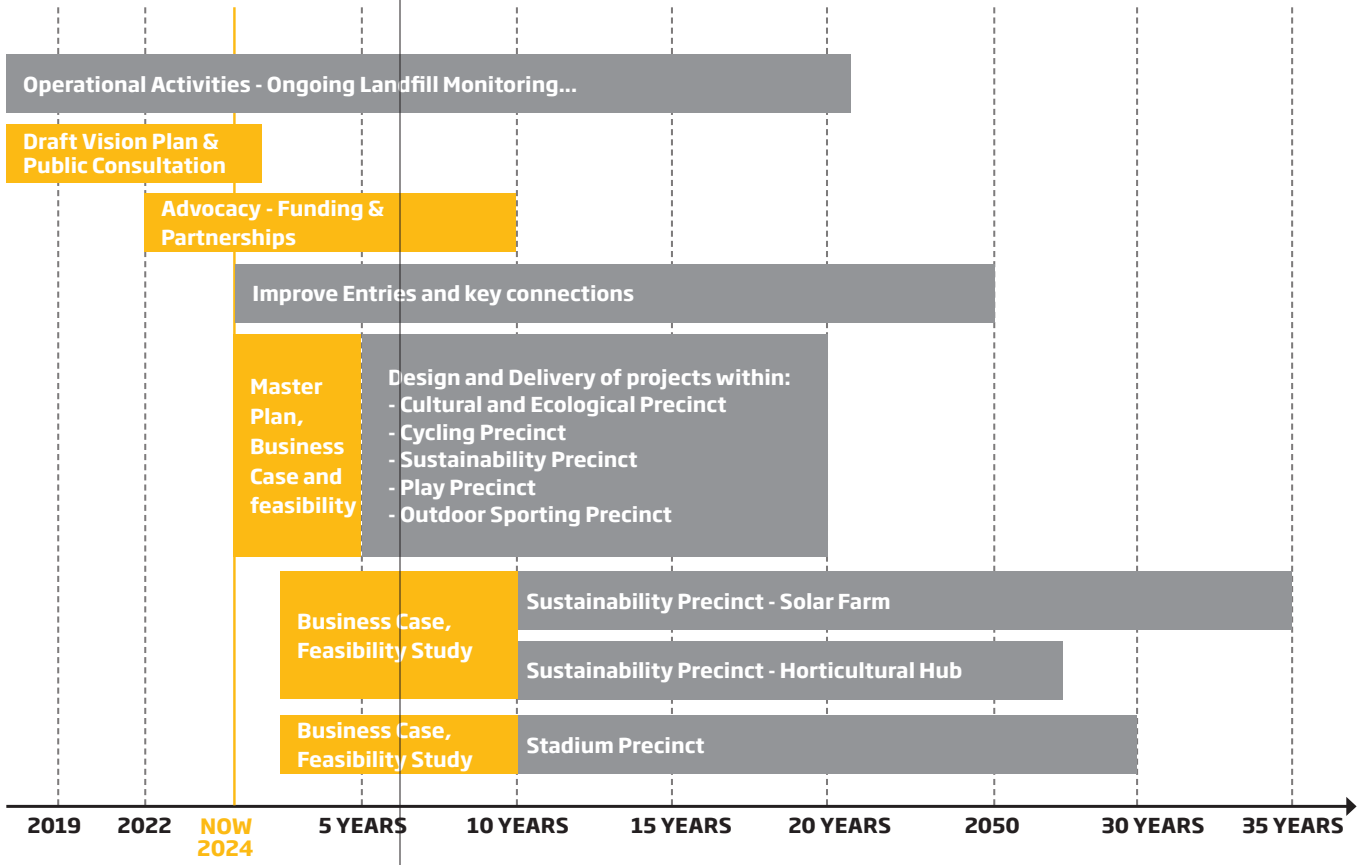
The Sunshine Energy Park Vision Plan represents the aspirations and possibilities for this new community space.

The size and ambition of this space is unique and cannot be delivered in a traditional manner. Significant work is required between Council, potential partners and the community to explore how the vision can be realised.

It is expected that over the next 30 years, each opportunity will take its own path to implementation as partnerships and funding opportunities are explored.

As private investment in housing, commercial development and associated services continue to grow across Sunshine and Albion, developer contributions will play a critical role in funding the development of Sunshine Energy Park.

Council will undertake further work to develop business cases and advocacy approaches (subject to Council annual budgets) for each zone to support external funding opportunities and partnerships with State and Federal Governments. Business cases for each zone will further explore feasibility, planning requirements and detailed costings.



Relevant approvals including possible planning approvals may be required throughout the timeframe.

Attachment 12.13.1

THE PARK AND ITS CONTEXT

SITE HISTORY

WURUNDJERI LAND

In pre-colonial times, the site was an open grassland of the Victorian volcanic basalt plains, home to the Wurundjeri and Bunurong peoples. For the Traditional Custodians, the lands in the City of Brimbank have always been significant trading and meeting places.

EXTRACTION

In the early 1900s, the site was the Albion Basalt Quarry. Basalt quarried here contributed to the construction and growth of Melbourne and the surrounding areas.

LANDFILL

From the late 1960s to the late 1980s, the site operated as two separate stages of domestic garbage and industrial/ construction waste landfill. The two landfills comprised a number of exhausted quarry pits with the deepest area thought to be approximately 28 metres below the original landfill cap level, which was installed relatively flat. This combined landfills area is known today as the Closed Sunshine Landfills and includes Sunshine Energy Park.



REMEDIATION AND ONGOING MONITORING

The Closed Sunshine Landfills, which include the site of Sunshine Energy Park and Carrington Drive Reserve, had ceased accepting waste by 1990, with landfill capping occurring progressively during operation and to a final land-form after closure.

Landfill gas extraction and power generation infrastructure was established at Sunshine Energy Park following the closure of the landfill operation. A landfill gas power station commenced operation in 1992, with electricity exported to the State network. Gas generation rates were later found to be significantly lower than forecast, and power generation became financially unviable.

In 2002, the generators were converted to run on natural gas and used to target peak payment periods while the site flare continued to manage landfill gas emissions. Power generation ceased altogether in 2009, and the generators were removed.

Since 2010, Council has coordinated with the EPA and initiated numerous environmental and health investigations. In 2013, an environmental audit was completed for the closed Sunshine Landfills, which led to the preparation of aftercare management plans implemented by Council.

Council commissioned civil works in 2012 to import soil to the closed landfill to create a water-shedding profile and improve drainage. This work has shaped the existing landscape and surface levels at the site today. Aftercare for the Closed Sunshine Landfills will continue into the future, involving environment monitoring and control of residual landfill gas.



WURUNDJERI LAND
-60,000



BASALT QUARRY OPENED
EARLY 1900'S



LANDFILL
LATE-1960'S-1990

CLOSURE OF LANDFILL AND CAPPING WORKS
1990

ADDITIONAL CIVIL WORKS
2012

FUTURE USE FEASIBILITY ASSESSMENT (GHD)
2019

Feasibility and future use possibilities outlined within technical assessment report. The site identified as potential option for regional sports and indoor sports facilities and in Transforming Brimbank 2050 priorities.

VISION PLAN
2024



VISION PLAN REVIEW (GHD)
2024

FUTURE USE ASSESSMENT

In 2019, Brimbank City Council engaged GHD Pty Ltd (GHD) to undertake a preliminary study of future use options for Sunshine Energy Park. The purpose of the high-level study was to inform future use planning and assessed environmental, geotechnical, statutory planning and urban development/ strategic planning constraints, opportunities and requirements associated with three broad potential future uses for the site. The broad future uses were:

- **Low impact use** – solar park or open recreational parkland with no buildings or underground confined spaces
- **Medium impact use** – formal sports fields/sports facilities with limited enclosed structures or underground confined spaces, such as clubrooms and a small grandstand
- **High impact use** – extensive built form with extensive enclosed structures or deep underground confined spaces, such as enclosed sports stadium, mixed use industrial, commercial or residential properties

In 2022 to 2024, the Council developed a draft Vision Plan for Sunshine Energy Park which documents the planned transformations to the site involving the creation of a 74-hectare urban parkland.

The draft Vision Plan was prepared with consideration of the guidance provided in the Draft Technical Assessment Report 2019, and was reviewed and supported by Vision Plan Review 2024 prepared by GHD.



Attachment 12.13.1

PLANNING CONTROLS

The site is zoned Public Park and Recreation (PPRZ) which recognises the area is for public recreation and open space.

An Environmental Audit Overlay (EAO) applies to land that formed part of and/ or adjoins the closed Sunshine Landfills, which include Sunshine Energy Park and Carrington Drive Reserve. The EAO provides appropriate notice to landowners that the land may be potentially contaminated as a result of those past activities and subsequent site remediation and require an environmental audit to be completed prior to the commencement of any new sensitive use (playgrounds, residential, child care centre, pre-school centre or primary school) or buildings and works associated with a sensitive use. The outcomes of an environmental audit will inform any building design and management controls necessary to protect human health and may restrict future development of properties within the overlay. The cost and time to undertake an environmental audit and potential remediation of land may impact the viability and types of future use and development.

The planning scheme also applies other considerations for use and development. This includes the need to consider threshold distances for certain types of uses which may have an amenity impact to the surrounding area.

FEASIBILITY OF CONSTRUCTION

Feasibility and detailed design will be required for development of the site, including foundation design, gas barrier and ventilation infrastructure as necessary.

Buildings will be located on landfill-free areas where possible. High impact uses of the landfill area would likely commence once the site has stabilised. Landfill areas subject to settlement can be developed for low impact and open space uses with minimal constraint.

Cut and fill for sporting fields in clean fill soil is possible, and likely, but stormwater will need to be managed to prevent ponding.

Where large flat areas are required for ovals and other community infrastructure additional clean fill would need to be imported to the site. The integrity of the landfill cap will need to be maintained.

FUTURE GOODS RAIL LINE

The Western Goods Line (WIFT) proposal is currently in development by the State Government and includes exploring an option of the future rail line extending through the Sunshine Energy Park site.

This proposal is under consideration by the State Government with no decision currently being made on further assessment of the option.

EXISTING SITE ELEMENTS

TRANSMISSION LINES

There are a large High Voltage power lines running North West through the western edge of the site. These are expected to stay in place and the functions below these will be in line with the relevant requirements including no permanent buildings or structures and no tree plantings. Other smaller low voltage power lines will be investigated for being relocated underground as part of the development of the site.

CLUBROOMS

There are a number of clubs who currently have their clubrooms within Sunshine Energy Park. These clubs bring activity and passive surveillance to the site and these will be encouraged to continue their presence on the site. Alternative locations may be sought for their clubrooms to gain better access and interfaces with the park. The remainder of the park is largely underutilised.

GAS MANAGEMENT SYSTEM

A gas extraction system is being investigated to manage residual landfill gas. Infrastructure will be fenced and made safe. A temporary gas flare is currently in operation. There are also monitoring wells on the site that monitor the settlement of the landfill which will be used in the planning and design of aspects of the site development.

ROCK LINED SWALES

There are large rock lined swales around the landfill cap which direct stormwater away from the site to ensure water does not infiltrate into the waste and generate leachate which can impact groundwater.

TREE PLANTINGS

There are tree plantings around the edges of Sunshine Energy Park which establish an urban forest for greening, cooling and habitat.

BUILDING PREVIOUSLY USED FOR ENERGY PRODUCTION

There is a large building on the site that was built in the early 1990s as a power station for the generation of electricity from landfill gas. The building is currently vacant despite having several tenants over the past 15 years.This site is being investigated as being a potential site for a resource recovery centre.

THE PARK AND ITS SURROUNDINGS

Sunshine Energy Park is located in the middle of a number of key biodiversity corridors. Its regeneration has the potential to establish the site as a key habitat node within the greater ecological network of Brimbank and the Western Region. It lies in between two waterways, Jones Creek to the west and Stony Creek to the east which represents a great opportunity for water harvesting treatment and greater community connection to these natural systems.

LOCAL CONTEXT MAP



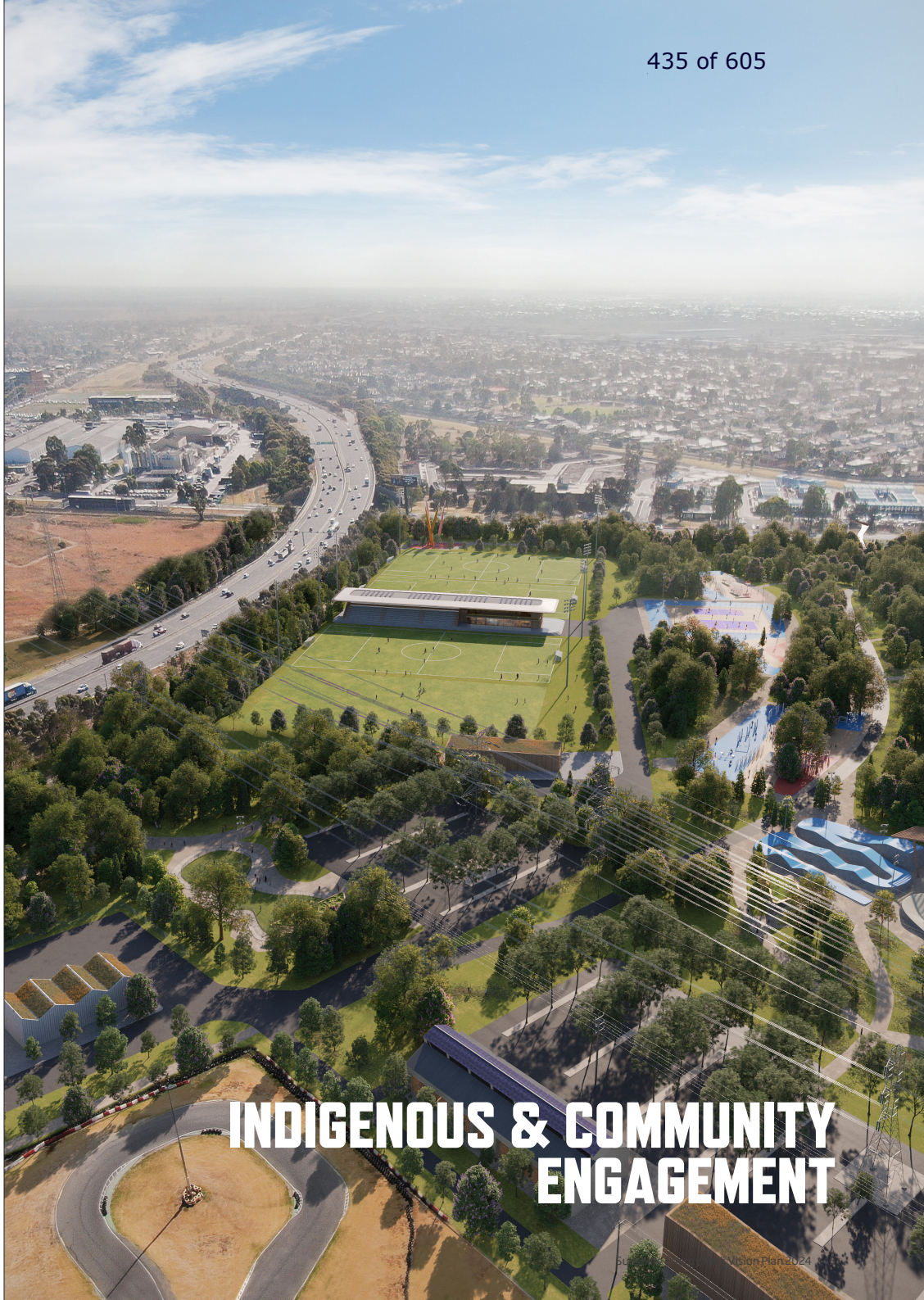
LEGEND

ENVIRONMENT
- Watercourses
- Parks & Gardens
- Existing Vegetations
- EVC Plain Grassland
- Railway Corridor

LAND
- Industry
- Activity
- Commercial
- Sports Reserve
- Public Use
- Service Reserve
- Residential

ACCESSIBILITY AND MOVEMENT
- Existing Entry Points
- Walking & Cycling Path
- Main Roads

Attachment 12.13.1



INDIGENOUS & COMMUNITY ENGAGEMENT

INDIGENOUS AND COMMUNITY ENGAGEMENT

TRADITIONAL CUSTODIANS

The Wurundjeri and Bunurong people are the custodians of the land in the Port Phillip Bay region, including parts of our current City of Brimbank, for over 65,000 years before European settlement.

The Victorian Aboriginal Heritage Council determined the northern part of Brimbank as Wurundjeri Land and the southern part as Bunurong Land.

The north of Brimbank lies within the area occupied by the Kurung-Jang-Balluk and Marin-Balluk clans of the Wurundjeri people also known as the Woiwurrung language group, who form part of the larger Kulin Nation. Other groups who occupied the land in the area include the Yalukit-Willam and Marpeang-Bulluk clans.

RECONCILIATION ACTION PLAN

Brimbank City Council adopted its Reconciliation Statement of Commitment in April 2012 which laid the foundation for the first Reconciliation Action Plan (RAP) (2013-2017). Both the Statement of Commitment and the RAP have contributed to our reconciliation journey.

The Innovative Reconciliation Action Plan 2019-2021 is Council's second RAP. It outlines priority actions around key three themes and strategic directions are:

RELATIONSHIPS

Building and maintaining strong, meaningful and respectful relationships with Aboriginal and Torres Strait Islander community and network groups.

RESPECT

Demonstrating respect to the people and the culture of Aboriginal and Torres Strait Islander as commitment towards reconciliation.

OPPORTUNITIES

Working in partnership with other relevant stakeholders to ensure that Aboriginal and Torres Strait Islander people have equal access to local opportunities.

The Council has an important role in the identification and preservation of Aboriginal cultural heritage through our planning mechanisms and in the ongoing management of our significant cultural heritage sites.



Attachment 12.13.1

ENGAGE MEANINGFULLY

Council has been involving Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation and The Brimbank Aboriginal and Torres Strait Islander Consultative Committee (BATSICC) in the preparation of vision and design process for Sunshine Energy Park (SEP) since 2021.

The stories and cultural values in the Sunshine Energy Park, and the feedback on the Draft Vision Plan, were sought via the conversations and involvement through different communication methods:

MEETING ON COUNTRY

- Wurundjeri & Brimbank City Council regular meetings
- SEP project information meetings
- Ongoing engagement

ONLINE MEETINGS

- with Wurundjeri
- with BATSIC
- Continue meeting on Country



Pictured: Five Elements
Source: Brimbank City Council

WHAT WE HEARD

WURUNDJERI WOI WURRUNG CULTURAL HERITAGE ABORIGINAL CORPORATION

- Continue to work together on the project and meet On Country when possible
- Activate site with events
- Interpretative signage about the site's history
- Space to lie on grass and look at sky
- Protect and encourage local fauna
- Artworks around the site by Aboriginal artists
- Reference to animals through art and play equipment

BRIMBANK ABORIGINAL AND TORRES STRAIT ISLANDER CONSULTATIVE COMMITTEE

- Priority is to meet with the Wurundjeri
- Space for bush tucker and other community planting opportunities
- Consider importance of connection to water and waterways
- Provide culturally safe gathering spaces, fire pits and spaces for ceremonies
- Consider artworks and re-naming - to be led by Wurundjeri
- Create a bush in the city for opportunity to be On Country in an urban area
- Many opportunities for interpretation and education

COMMUNITY AND STAKEHOLDERS

YOURSAY BRIMBANK AND KEY STAKEHOLDERS WORKSHOPS

In December 2022, Council endorsed for consultation a Draft Vision Plan for Sunshine Energy Park (SEP). It is a long-term Draft Vision that, once approved, will require partnerships and investment from government, business and community to bring this to life over the next 30 years.

A comprehensive stakeholder engagement program ran from 21 June to 31 August 2023 alongside broad community engagement.

The engagement program sought feedback on the Draft Vision Plan and to identify ideas and potential opportunities from the following:

- Properties (landowners and tenants) adjacent to SEP and the Albion Quarter Precinct
- Properties (landowners and tenants) adjacent to SEP only
- Stakeholders, both local and outside the City of Brimbank with a potential interest in SEP
- Advisors - organisations and government with experience of similar projects or related expertise
- Government departments and agencies
- Elected government officials
- Brimbank Youth Council
- General community

FORMAL WRITTEN STATEMENTS FROM:

Victoria University, Henkell Brothers Investment Managers, brimbug, National Basketball League, Australian Unity, Volleyball Victoria, FOKC, Cadence, Albion and Ardeer Community Club, tennis, Western Pigeon Federation, Ace Karts, Bikewest

86 CONTACTED TARGETED STAKEHOLDERS

46 PARTICIPATED

14 WRITTEN STATEMENTS

A RANGE OF METHODS WERE USED TO PROMOTE THE CONSULTATION:

- **Social media posts**
- **YourSay Brimbank**
- **One on one meeting**
- **Direct emails and phone calls to stakeholders**
- **Face to face workshops**
- **Flyer mail drop to over 500 owner/occupiers within or adjacent to the Sunshine Energy Park**



WHAT WE HEARD

KEY STAKEHOLDERS STRONGLY SUPPORT FOR ELEMENTS THAT ADDRESS:

- Walking, cycling, and public transport connections
- Environment sustainability
- Community gathering and social cohesion
- Health and wellbeing
- Supporting sports in Brimbank
- SEP as a destination
- Potential partnerships

MOST COMMON TOPICS FROM COMMUNITY:

- More balance between sporting and passive recreation
- Opportunity for a dog park
- Ensure adequate car parking for facilities
- Opportunities to locate solar on roof of buildings not take up open space
- Provide more passive open space
- Need active transport connections into the park

74% The draft Vision Plan will meet the needs and aspirations of the community.

EXCITING STRATEGIC COMPREHENSIVE
WELL PLANNED INNOVATION
TRANSFORMATIVE
CLEVER IMPRESSIVE FANTASTIC
BRILLIANT IDEA REMARKABLE
POSITIVE

"It's truly exciting. Great multi-purposing of the site. Great inclusivity. Great vision. Bring it on - can't happen soon enough. Thanks to everyone involved with this ambitious plan. It will really give the Sunshine area a great public open space, which everyone will be able to access, use and enjoy."

"The Energy Park appears to be a fantastic opportunity for more green space in the West! The variety of precincts within the Park and the new indoor space will be much appreciated by local residents."

"It is an ambitious and yet achievable plan which will benefit the local community and generations to come." It will provide job opportunities for all ages and will become a destination"

Attachment 12.13.1

NEXT STEPS

Achieving the successful completion of Sunshine Energy Park depends on collaborative efforts and securing investments from relevant partners.

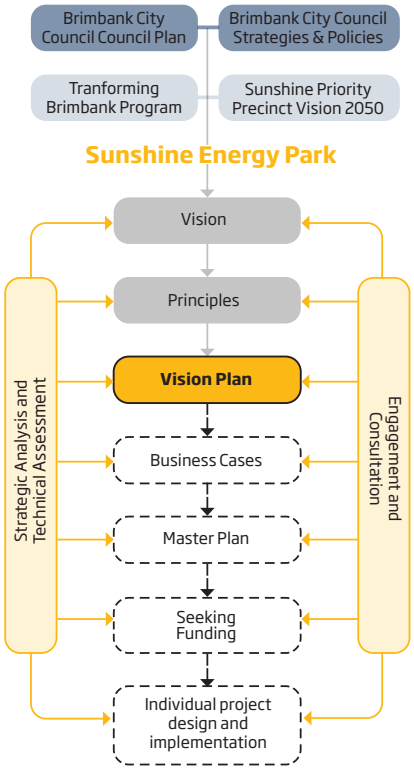
It will be critical to orchestrate the efforts of various landowners and administrators. Brimbank City Council will engage with government bodies, the private sector, and community members across a broad spectrum of strategic projects. Such collaboration will ensure the design and development of Sunshine Energy Park align with surrounding infrastructure and areas, leading to unified and forward-thinking benefits for the city. Additionally, the aim will be to secure support for ongoing research, dialogue, and involvement. This approach will facilitate the identification of new opportunities and challenges as the initiative progresses.

The Vision Plan acts as a crucial instrument for cooperation, outlining both high-level goals and actionable steps. It has enabled interactions with government bodies and interested parties and will continue to foster these relationships as it advances through subsequent planning and design phases.

Feedback and input collected will be scrutinised to determine and align with key priorities and opportunities. A Partnership and Funding Strategy, integrating feedback from stakeholders, will be developed and ratified in collaboration with partnering entities. This strategy will include commitments for funding and serve as an essential component of Sunshine Energy Park's business cases. This document will detail the methods by which Brimbank City Council plans to jointly realise the ambitions of Sunshine Energy Park over the next 20-50 years.

Brimbank City Council and Partners:

- Traditional Custodians
- The Victorian Government
- State Government agencies including:
  - Development Victoria
  - Parks Victoria
  - Melbourne Water
  - VicTrack
- Representative body of affiliated sport clubs
- Community Groups
- Property owners



Attachment 12.13.1



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Vision Plan Review

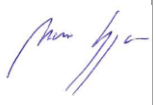
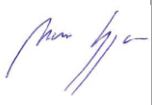
Sunshine Energy Park

Brimbank City Council

14 May 2024

Attachment 12.13.2

The Power of Commitment

Project name		Sunshine Energy Park - Settlement Monitoring					
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1. Introduction

1.1 Background

In 2019 Brimbank City Council (the Council) engaged GHD to undertake a preliminary technical assessment of future use options for the Sunshine Energy Park (SEP) (herein referred to as the Draft TAR) [1]. The options assessment consisted of a high-level study to inform the planning for future use, assessing environmental, geotechnical, statutory planning and urban development constraints associated with potential uses for SEP. The options assessment examined three broad future uses:

– Low impact use – solar park or open recreational parkland with no buildings or underground confined spaces.
– Medium impact use – formal sports fields/sports facilities with limited enclosed structures or underground confined spaces, such as clubrooms and a small grandstand.
– High impact use – extensive built form with extensive enclosed structures or deep underground confined spaces, such as enclosed sports stadium, mixed use industrial, commercial or residential properties

The Draft TAR [1] identified settlement as a key geotechnical constraint for planned development at the SEP site and as such identified settlement monitoring to be a 'minimum required activity' regardless of future use options adopted. In 2019 GHD installed nine extensometers across the SEP site to monitor settlement with the results presented in a separate GHD report [2].

In 2022 the Council developed a draft Vision Plan [3] for SEP which documents the planned transformations to the site involving the creation of a 54-hectare urban parkland. It is understood that the Vision Plan was prepared with consideration of the guidance provided in the Draft TAR.

The draft Vision Plan divided Sunshine Energy Park into different zones based on the proposed future land use. The original draft Vision Plan was issued publicly in December 2022 and included details of the vision including description of the interconnecting zones. The zones within the draft Vision Plan include new connections to the park, expansion of Hulett Street, mountain bike trails, a hilltop lookout, solar farm, an indoor stadium and outdoor sports fields, a playground and wetlands. The draft Vision Plan was revised in December 2023 (Revision 4, [4]) and April 2024 [5], and included modification to the zones and expansion of the plan to include an additional zone to the north of the Western Ring Road (M80).

These zones presented on the revised draft Vision Plans [5] & [4] are summarized in Table 1 with the description provided based on content within the draft Vision Plan [3].

A copy of the April 2024 Vision Plan is presented in Appendix B.

Table 1 Revised Draft Vision [5] Plan Summary

Area ID	Use Scenario	Description
1	Conservation and Wildlife Area	Revegetation, hilltop look-out, cultural gathering nodes using natural materials, signage, trails and boardwalks
2	Existing Club Rooms (new entry from Carrington Drive)	Re-aligned and sealed access road to existing buildings
3	Operations Centre	Office buildings, sheds for machinery, sealed car parks and hard stand areas
4	Enclosed Dog Park	Fenced area with seating, drinking fountain, shelter, agility equipment, rocks and logs and gravel pathways
5	At Grade Car Park	Sealed car park with line-marking
6	Sustainability Hub	Small scale recycling for household items that can be re-purposed or have components that can be recycled. Could include cafes, shops, raised food growing beds and a spaces for training and education.
7	Sport Fields and Pavilion	Multi-purpose sporting fields and pavilions.
8	All Ages and Abilities Play Precinct	Large playground for all ages and abilities, multi-use courts, skate park, drinking fountains, seating and shade structures
9	Pump and BMX Tracks	Pump track is an undulating dirt track. BMX track is an undulating asphalt track
10	Mountain Bike Tracks	Mountain bike trails that are accessible to people with all riding abilities. The trails will connect to Hulett Street and trail network throughout the park
11	Sports Fields (Solar Farm interim use)	Plan indicates the sports fields will not include a grandstand or pavilion and the area may be utilised for solar farms in the interim timeframe.
12	Stadium	Development of a multipurpose indoor stadium for regional and local benefits.
13	Landmark Artwork	Large artwork that has requirement for footings
14	Park Entry Point	Connecting Sunshine Energy Park to surrounding neighbourhoods. Connections will need to be made over barriers including railway line, St Albans Road and Western Ring Road. Neighbourhoods.

1.2 Purpose

The purpose of this report is to provide Council a document which assesses the draft TAR timeframes and determines if improvement works and developments can be undertaken on the site.

This report only considers the environmental and geotechnical aspect in assessing and commenting on the proposed use scenario and associated timeframes.

1.3 Scope of work

The scope of work completed was outlined in the GHD prepared proposal, submitted to the Council on 16 January 2024 and allowed for a high-level review of the proposed development against recommendations provided in the draft TAR.

The high-level review includes:

– Incorporation of settlement monitoring data and comments on current settlement rates of the landfill mass.
– Review of settlement monitoring and environmental data collected subsequent to the Draft TAR and compare data trends to the recommendations outlined in the Draft TAR regarding proposed development locations and expected development timelines.
– Identification of key additional geotechnical and environmental risks which may have become apparent based on data collected subsequent to the Draft TAR.

The scope of work includes the preparation of a report (This Report) documenting the outcomes of the review including:

– Review the proposed development locations against recommendations provided in the Draft TAR.
– Compare timeframes for end use scenarios presented in the Draft TAR against proposed development and settlement monitoring data to date.
– Review of proposed development locations against settlement monitoring and environmental data to date which has been collected by GHD subsequent to the Draft TAR.
– Identify additional broad environmental and geotechnical risks which may have become apparent since the Draft TAR based on data collected by GHD in subsequent investigations.
– Comment on the Environmental Audit Overlay (EAO) requirements which have been applied to the subject site subsequent to the TAR.

1.4 Limitations

This report: has been prepared by GHD for Brimbank City Council and may only be used and relied on by Brimbank City Council for the purpose agreed between GHD and Brimbank City Council as set out in section 1.3 of this report.

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Your use of this Report is entirely at your own risk and responsibility.

2. Site Setting

The following section provides a brief summary of the history and site details of SEP. Numerous environmental investigations have taken place regarding the former landfill, with much of the information presented in the site's Framework Rehabilitation Plan and Aftercare Management Plan [6], Technical Assessment Report [4] and associated monitoring reports. These reports should be referred to for further and detailed information on SEP.

2.1 Site Zoning

The site falls within the greater area associated with the Sunshine National Employment and Innovation Cluster and is bounded to the north by the Western Ring Road and to the east by the Sydenham rail line. The site and surrounds are subject to the provisions of the Brimbank Planning Scheme, with current site zoning for the site associated with parks and recreational uses (Public Parks and Recreation Zone (PPRZ) and a small portion zoned for Public Uses (PUZ6), associated with Local Government purposes.

Industrial land uses zoned Industrial 1 Zone (IN1Z) surround the site to the south and to the east across the Sydenham rail line, which is subject to the Public Use Zone 4 (PUZ4). Typically, the IN1Z zone provides for a wide range of industrial uses (with associated amenity considerations). Land within the Industrial 3 Zone (IN3Z) is located to the west of the site. One of the purposes of the IN3Z is to provide a buffer between the IN1Z and IN2Z and the surrounding community.

Mixed Uses (MUZ) associated with the former City West Water site lies to east across the rail line. Residential uses generally lie further afield of the site and the Sunshine Metropolitan Activity Centre (Activity Centre Zone (ACZ)) is located to the south, which plays a strategically important role in providing good access to major retail, community, government, entertainment, cultural and transport services. Major roads (Road Zone Category 1 (RD1Z)) are located in proximity to the site, including the Western Ring Road adjacent to the north, St Albans Road to the east of the rail line and Ballarat Road further afield to the south.

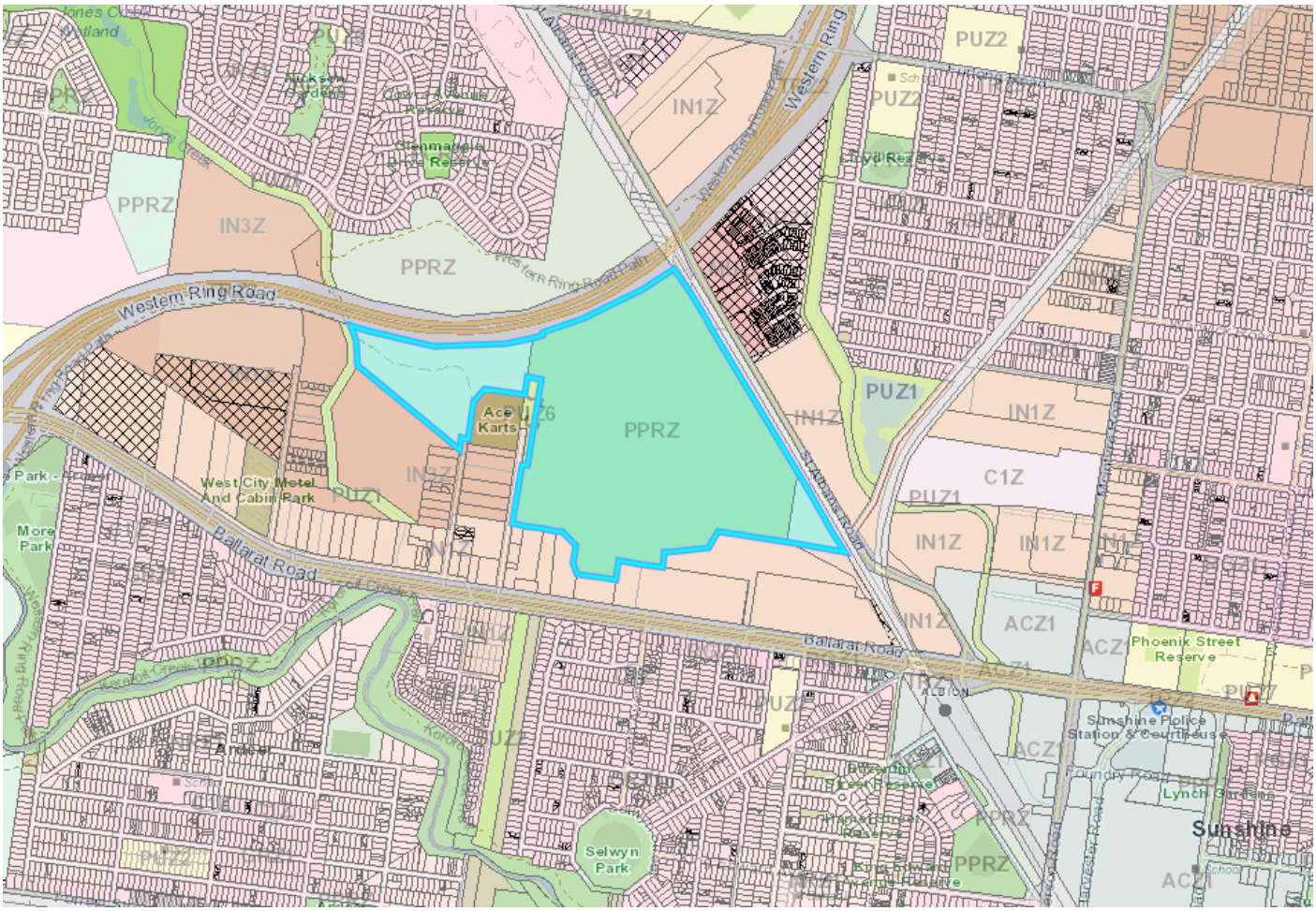


Figure 1 Site and surrounding zoning

2.2 Site History and Details

SEP is the site of the former Hulett Street Landfill. The site covers an area of approximately 40 ha, with the landfill occupying approximately 22 ha. Prior to landfilling, the site operated as part of the Albion Quarry, a worked out basalt quarry. The quarry opened in 1860 and is set within the extensive sheet flow basalt of the Newer Volcanics, with rock thickness across the site expected to be in excess of 40 m.

The landfill operated between 1977 and the late-1980s under EPA Waste Discharge License No. HS1275, issued on 23 October 1977. The license was revoked by EPA on 4 February 1990. The license allowed for the disposal of domestic garbage, solid putrescible waste (other than domestic garbage) and solid inert insoluble waste. Disposal of hazardous wastes and liquids was prohibited.

The quarrying operations worked out three voids or holes, referred to as Quarry Hole No. 5, 6 and 7. The main landfill is known to have operated in Quarry 6. The smaller quarry holes (5 and 7) are understood to have received mainly construction wastes. Quarry hole 6 was by far the largest, having accepted an estimated 3.5 to 4 million cubic meters of waste.

While the depth of the main landfill is unknown, the drilling of two leachate bores found waste from the previous top of cap (i.e. prior to soil filling above the landfill cap – refer to section 2.3 below) to depths of approximately 28 meters. Underlying this, the natural geology was found to be slightly weathered basalt. The landfill site is understood to be unlined, without an engineered barrier.

Following its closure, the landfilled waste was capped with material reported as “clay rich soils” of varying thickness, ranging from 0.25 meters to 1.4 meters. It is expected that little quality control would have been applied during the cap installation as was common practice at the time. Due to the effects of settlement of the underlying waste mass, the landfill cap prior to the soil filling works was relatively flat, resulting in poor stormwater runoff.



Figure 2 Site plan

2.3 Soil Filling Works

In 2015, Council contracted the service of clean soil fill at the site in order to build a domed final surface, thereby aiding stormwater drainage from the site. Based on the approved filling plan, approximately 468,000 cubic meters of fill was to be placed to achieve the design contours. This would increase the height of the site to a maximum of approximately seven meters above the pre-soil filling levels, sloping at a grade of 5% to the edges of the site.

Extensive rock fill has been encountered along the eastern boundary of the site, in an area where extensive excavation is required to achieve the design contours. Due to the high cost, Council decided to retain the rock fill in its present location. This required the filling plan to be modified and will likely limit future use of this part of the site to open recreational parkland or similar.

2.4 Landfill Gas Extraction

Landfill gas extraction and power generation infrastructure was established at SEP following the closure of the landfill operation. A landfill gas power station commenced operation in 1992, with the objective of generating electricity from landfill gas collected from SEP and another former landfill to the north (now known as Carrington Drive Reserve). Unfortunately, gas generation rates were too low to make power generation financially viable, and in 1998 Council notified EPA of their intent to close the power station.

The landfill gas engines were removed from the power station in 2009. Extraction (from vertical extraction wells) and flaring of landfill gas from the site continued until sometime in 2011 when the gas flare was severely vandalized so that it was no longer operational.

The gas extraction system is still present onsite, with many of the vertical wells having been extended and protected during the soil filling works. However, the flow and header lines are no longer serviceable and would need to be reconstructed to service the remaining functional vertical walls.

According to the site's Aftercare and Management Plan, landfill gas extraction is to recommence following the completion of soil filling works. For this reason, the extraction system, including wells, will need to be maintained, as well as the groundwater, leachate and landfill gas monitoring infrastructure across the site.

2.5 Environmental Impacts

Landfill gas generation

As the waste mass continues to decompose, landfill gas (largely comprising of methane and carbon dioxide) will continue to be generated. Gas can migrate offsite via diffusion (concentration differences) and advection (pressure differences). As the landfill is unlined, landfill gas within the waste mass needs to be managed to prevent it migrating either directly out of the cap, or laterally in the subsurface.

If methane and carbon dioxide accumulate in confined spaces, they can pose a toxicity, asphyxiation or even an explosive risk (methane only).

As outlined in the TAR the two key pathways for gas migration to impact on any future development at SEP are via direct gas migration from the cap, or by migrating beyond the extent of the landfill then entering a penetration or pathway (such as a conduit or underground structure) where landfill gas can accumulate. Methane and carbon dioxide can also dissolve in groundwater and migrate offsite via leachate, however this is not expected to be a main pathway within the confines of SEP.

Although the landfill closed almost 34 years ago, landfill gas is still being generated at SEP, and this is expected to continue for decades, albeit at a declining rate. The peak rate of landfill gas generation is expected to have occurred shortly after closure.

A landfill gas generation model prepared by GHD for an earlier site investigation (GHD 2012) indicated that landfill gas the generation rate is in decline and will be reaching near negligible amount by 2050. The model suggested that biodegradation of the waste will continue for another 20 to 30 years. Although it is noted that gas generation can rise intermittently. A former operational staff member of Brimbank City Council who was interviewed as part of an earlier investigation, explained that the gas generation would often spike after a few days of heavy rainfall. This was considered to be due to the cap being permeable, at least in parts of the site. Furthermore, sections of the waste mass are expected to be compartmentalised, the effect of which is that gas generation could be occurring at different rates across the landfill. This was observed during earlier drilling works by GHD, when a pressurised pocket of landfill gas was penetrated with a bore drilling rig, sending gas and leachate well beyond the ground surface.

Leachate generation

The landfill is described in the 2023 Audit report as being a 'sub-watertable' landfill, meaning that the waste mass intersects the groundwater. Groundwater inflows from up and cross gradient into the landfill are therefore a major source of leachate generation, as outlined in the GHD 2014 report. This is considered to be the primary leachate generation mechanism for the site.

If rainwater percolates through cover and capping material, it can collect contaminants as it passes through the waste mass, becoming leachate. Leachate generation from rainfall can be managed by maintaining a low permeability cap or geosynthetic clay liner (GCL) and an efficient stormwater management system that effectively sheds runoff from the cap, minimising the amount that percolates through to the waste mass. Vegetation also assists in reducing infiltration. Grasses, trees and shrubs can greatly increase the evapotranspiration rate of a landfill cap.

Groundwater and leachate monitoring is ongoing at and around SEP.

Stormwater management

As noted above, an effective stormwater management system is important to reduce leachate generation. Furthermore, it can prevent damage to the cap such as gullying, erosion or scouring. The current stormwater management system at the Site was constructed in mid-2021 and the site was revegetated with grasses in 2022. The current construction of the landfill has created a fill dome with additional fill placed on top of the capping material. This mitigates rainfall infiltration through the cap and into the waste mass, however given the slope

increases stormwater runoff at the perimeter of the dome profile. This should be considered when implementing aspects of the Draft Vision Plan in areas which are near the dome perimeter.

Land settlement

As detailed in the TAR over time as the waste mass decomposes and compacts, the landfill will settle, often unevenly. Placement of a load, such as a structure or the soil filling works undertaken at the SEP, can increase the rate of settlement in an area of a landfill relative to other areas. This is known as differential settlement.

Landfill settlement (particularly differential settlement, where waste depth changes or interfaces with natural ground such as at the edge of the soil filling works at SEP) will have significant impacts on gas and leachate infrastructure requirements, surface and sub-surface drainage requirements, how construction interfaces with foundations, and how sub-surface services are incorporated into the cap.

Capping / soil material on site

In 2015 Council engaged Earth Solutions Group (ESG) to import, compact and contour surficial fill soils which comprised approximately 500,000 m^3 of clean fill material across the site. The soils have been tested by additional investigations by Prensa and DRC Environmental to confirm that the soil is clean fill.

Other soils which are present on site (capping soils, surrounding soils and dumped material) may require further assessment to determine if the on-site soil may impact the future use of the site.

2.6 EHS Support Environmental Audit

In 2023 EHS Support completed an Environmental Audit of the site which assessed the risk to the environment by the former landfill (document reference: Environmental Audit Report – Sunshine Energy Park, 570A and 528B Ballarat Road, Albion, VIC, EPA Reference ID: EA001086 (EHS Support, 2023)). The Audit was completed to comply with the Post Closure Pollution Abatement Notice (PCPAN) (PCPAN Notice ID: 90007761) issued on 23 June 2017 and comprised a review of the GHD 2014 Aftercare Management Plan. A number of recommendations were made with associated timeframes primarily related to ongoing monitoring of the site.

The TAR was completed prior to the 2020 Audit was completed therefore the outcomes of the Audit need to be taken into account and align with the proposed future uses of the Site.

2.7 Environmental Audit Overlay

An Environmental Audit Overlay (EAO) is a planning tool applied by local councils and other planning authorities to identify sites that have known, identified or reasonably suspected contamination or potential contamination. Under the Victoria Planning Provisions an EAO indicates an environmental audit is required prior to that land being used for a ‘sensitive use’ (i.e. such as developing housing, building a primary or secondary school, an early childhood center and children’s playground).

For sites proposed for a sensitive use, either of the following will need to be undertaken (EPA 2023):

– A Preliminary risk screen assessment (PRSA) to determine if an environmental audit is required or
– Environmental audit to determine if the land is suitable for the proposed use.

An EAO has been applied to the SEP site. Given that the use of the site includes a children’s playground as proposed in the Vision Plan, there will be a requirement to undertake an Environmental Audit in order to confirm that the land is suitable for the intended use, noting the Audit could potentially be limited to the extent of the playground or any other sensitive use. Given the historical land use, the data gaps on soil quality, the risks associated with landfill gas and the proposed future land use it is considered likely that an Environmental Audit will be required.

2.8 Duty to Manage

For any future developments at the site, Council will still need to manage the site under the 'Duty to Manage' framework outlined in Section 39(2) of the *Environment Protection Act 2017* (the Act). The duty to manage contaminated land (duty to manage) – requires a person in management or control of contaminated land to minimise risks of harm to human health and the environment from the contaminated land so far as reasonably practicable.

> *Minimising risks of harm to human health and the environment from contaminated land includes (but is not limited to) carrying out any of the following—*
>
> *(a) identification of any contamination that the person knows or ought reasonably to know of;*
>
> *(b) investigation and assessment of the contamination;*
>
> *(c) provision and maintenance of reasonably practicable measures to minimise risks of harm to human health and the environment from the contamination, including undertaking clean up activities where reasonably practicable;*
>
> *(d) provision of adequate information to any person that the person in management or control of the contaminated land reasonably believes may be affected by the contamination, including—*
>
> *(i) sufficient information to identify the contamination; and*
>
> *(ii) the results of investigation and assessment referred to in paragraph (b);*
>
> *(iii) the risks of harm to human health and the environment from the contamination*
>
> *(e) provision of adequate information to enable any person who is reasonably expected to become a person in management or control of the contaminated land to comply with the duty to manage contaminated land.*

3. Environmental trends

The environmental monitoring at the site is generally completed in accordance with the Environmental Monitoring Program (EMP) contained in Appendix G of the Framework Rehabilitation Plan and Aftercare Management Plan (RAMP) [6], approved by the EPA-appointed Environmental Auditor, Mr Ken Mival.

Below is a summary of the environmental monitoring trends from 2019 when the TAR was developed to the most recent round of environmental monitoring (September 2023). Where appropriate, a brief discussion on the overall LFG trends is also included.

3.1 Landfill Gas

3.1.1 Subsurface landfill gas monitoring

Assessment levels

The 2021 environment protection regulations specify action levels for methane gas only (Schedule 3 of the Environment Protection Regulations 2021). Prior to 1 July 2021, action levels for subsurface geology were specified in the Landfill BPEM for both methane and carbon dioxide. Following the change in assessment levels, the LFG monitoring results was assessed against the following action levels:

– Subsurface geology – perimeter monitoring bores approximately 20 m from the edge of the waste mass: 1.0% v/v above background for methane (Schedule 3 of the Environment Protection Regulations 2021)
– 1.5% v/v above background for carbon dioxide (Landfill BPEM).

In-waste bores (LB02 and LB03)

Table 2 below shows the concentration ranges (% v/v) for methane and carbon dioxide for the in-waste LFG monitoring bores. It should be noted that the concentrations are taken from the stabilised gas concentration measurements.

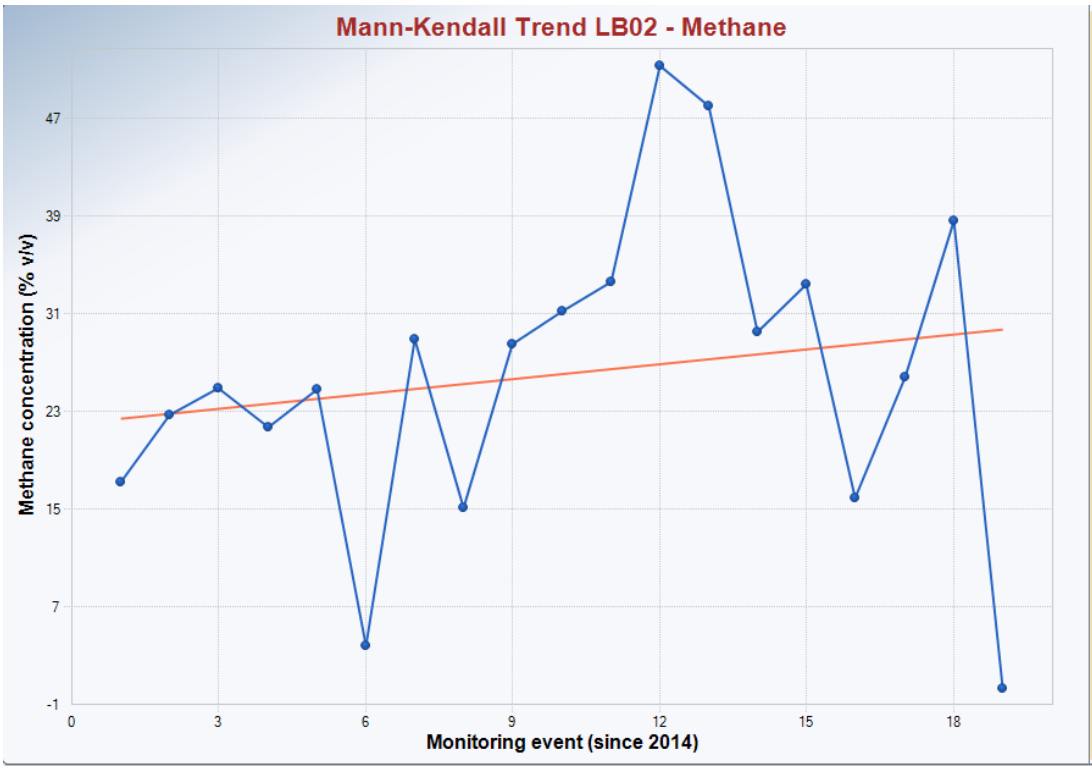
Table 2 Subsurface landfill gas concentration ranges for in-waste bores

LFG Bore	2014 – 2019 concentration ranges (% v/v)		2020 – 2023 concentration ranges (% v/v)		Trends identified
	Methane	Carbon Dioxide	Methane	Carbon Dioxide	
LB02	3.6 – 28.8	2.9 – 15.3	15.7 – 51.2	10.1 – 16.9	Increase in methane concentrations Generally consistent carbon dioxide concentrations
LB03	30.3 – 83.0	0.9 - 16.3	67.8 – 91.2	11.2 - 16.9	Increase in methane concentrations

Flow rates in the in-waste bores were negligible, with flow rates recorded at 0.0 L/hr in all monitoring events between 2020 to 2023.

To assess the overall trend of methane generation within the waste mass, a Mann-Kendall trend analysis was undertaken for LB02 and LB03 for the available dataset. LB02 has reported no statistically significant trend for methane or carbon dioxide concentrations. LB03 reported a statistically increasing significant trend for methane concentrations and a statistically decreasing significant trend for carbon dioxide. The increasing trend for methane is expected to be influenced by an abnormally low methane concentration in March 2017 (30.3% v/v), while the remainder of the monitoring events reported concentrations generally around 70 – 80% v/v.

The 2023 audit report (EHS Support, 2023) details that peak methane generation occurred around 1990. The LFG generation modelling which was undertaken suggests that the LFG generation is decreasing at the site. This is consistent with the National Greenhouse and Energy Reporting (NGER) Method 1 methane generation model for LFG generation in landfills. Therefore the lack of statistically significant decreasing trends present for LB02 and LB03 can be attributed to the relatively short monitoring timeframe (10 years) compared to the LFG generation decrease expected over time (decades).



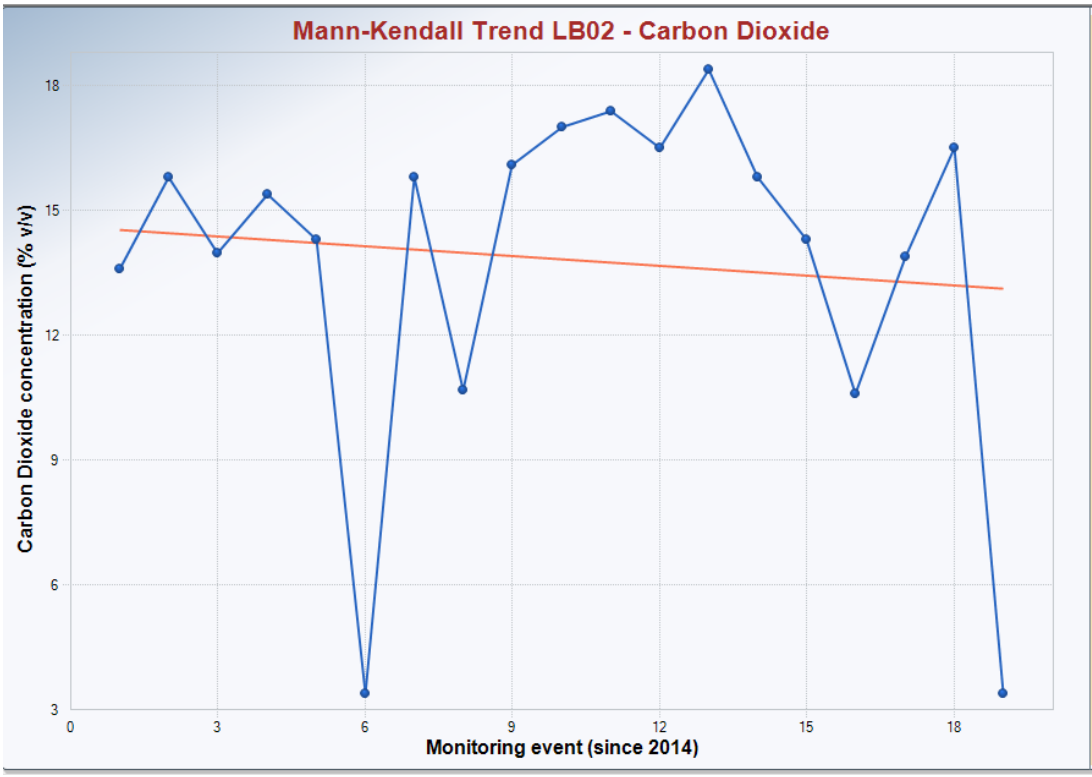
Mann-Kendall Trend Analysis

n	19
Confidence Coefficient	0.9500
Level of Significance	0.0500
Standard Deviation of S	28.5832
Standardized Value of S	1.4694
M-K Test Value (S)	43
Tabulated p-value	0.0720
Approximate p-value	0.0709

OLS Regression Line (Blue)

OLS Regression Slope	0.4019
OLS Regression Intercept	21.8912

Insufficient statistical evidence of a significant trend at the specified level of significance.



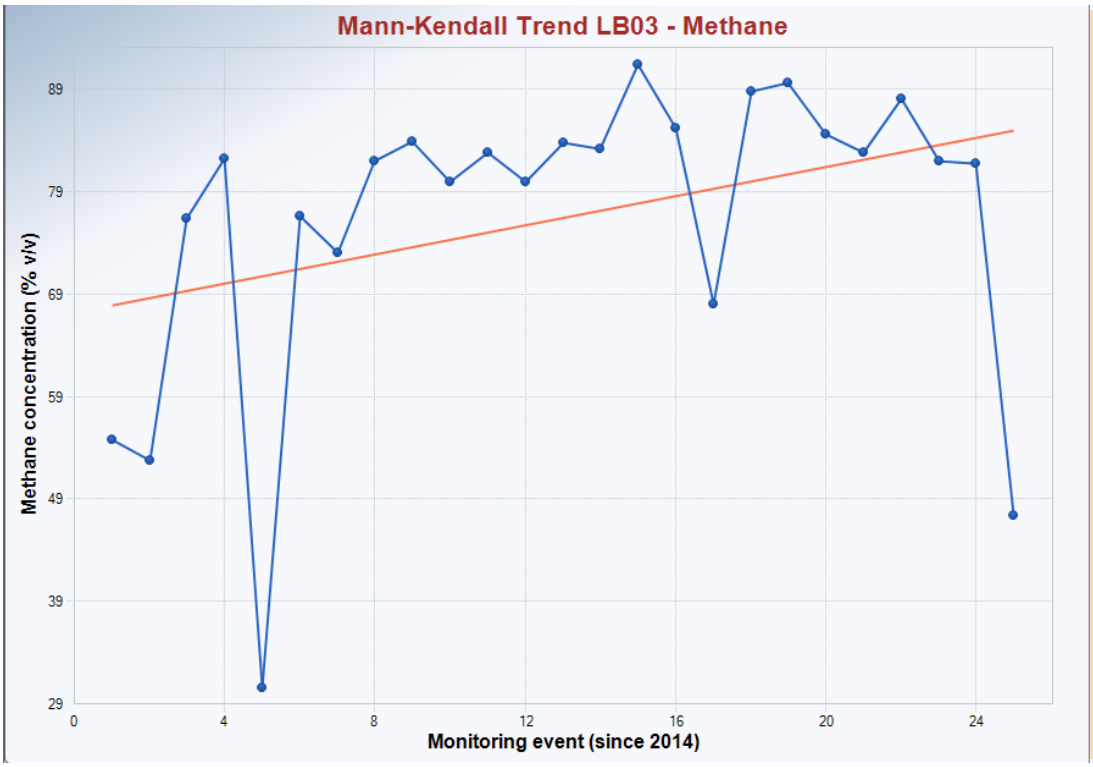
Mann-Kendall Trend Analysis

n	19
Confidence Coefficient	0.9500
Level of Significance	0.0500
Standard Deviation of S	28.4664
Standardized Value of S	0.3513
M-K Test Value (S)	11
Tabulated p-value	0.3650
Approximate p-value	0.3627

OLS Regression Line (Blue)

OLS Regression Slope	-0.0796
OLS Regression Intercept	14.1333

Insufficient statistical evidence of a significant trend at the specified level of significance.



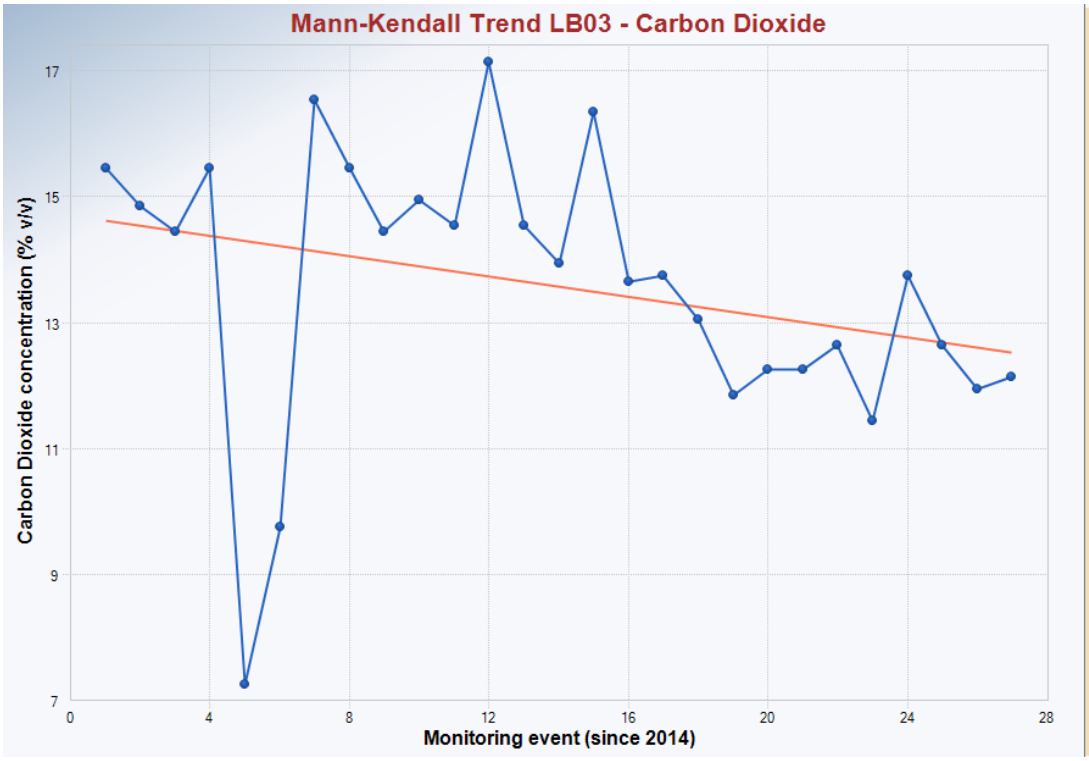
Mann-Kendall Trend Analysis

n	25
Confidence Coefficient	0.9500
Level of Significance	0.0500
Standard Deviation of S	42.7941
Standardized Value of S	2.2199
M-K Test Value (S)	96
Appx. Critical Value (0.05)	1.6449
Approximate p-value	0.0132

OLS Regression Line (Blue)

OLS Regression Slope	0.7082
OLS Regression Intercept	67.0180

Statistically significant evidence of an increasing trend at the specified level of significance.



Mann-Kendall Trend Analysis

n	27
Confidence Coefficient	0.9500
Level of Significance	0.0500
Standard Deviation of S	47.8783
Standardized Value of S	-3.0076
M-K Test Value (S)	-145
Appx. Critical Value (0.05)	-1.6449
Approximate p-value	0.0013

OLS Regression Line (Blue)

OLS Regression Slope	-0.0800
OLS Regression Intercept	14.4456

Statistically significant evidence of a decreasing trend at the specified level of significance.

Perimeter bores – Southern, Eastern and Western Boundary Bores

There are eighteen (18) perimeter bores located on Site:

- GB2 is located at the Go-Kart Track, installed approximately 110 m west of the waste extent
- GW115 is located at 570 Ballarat Road, installed approximately south 50 m of the waste extent
- GB18 is located on the eastern boundary of the Site, installed approximately 120 m of the waste extent
- GW107, GW108 and GB19 to GB29 are located on the southern boundary of the Site, installed either in waste, or within 50 m of the waste extent
- GB30 and GB31 are located on the western boundary of the Site, installed within 60 m of the waste extent

Whilst not installed directly into the waste mass, GW108 is understood to be located in what is likely a former haul road between the two former quarry holes (Quarry Hole 5 and Quarry Hole 6) which were landfilled with waste.

Southern Boundary (GW107, GW108 and GB19 to GB29) & GW115

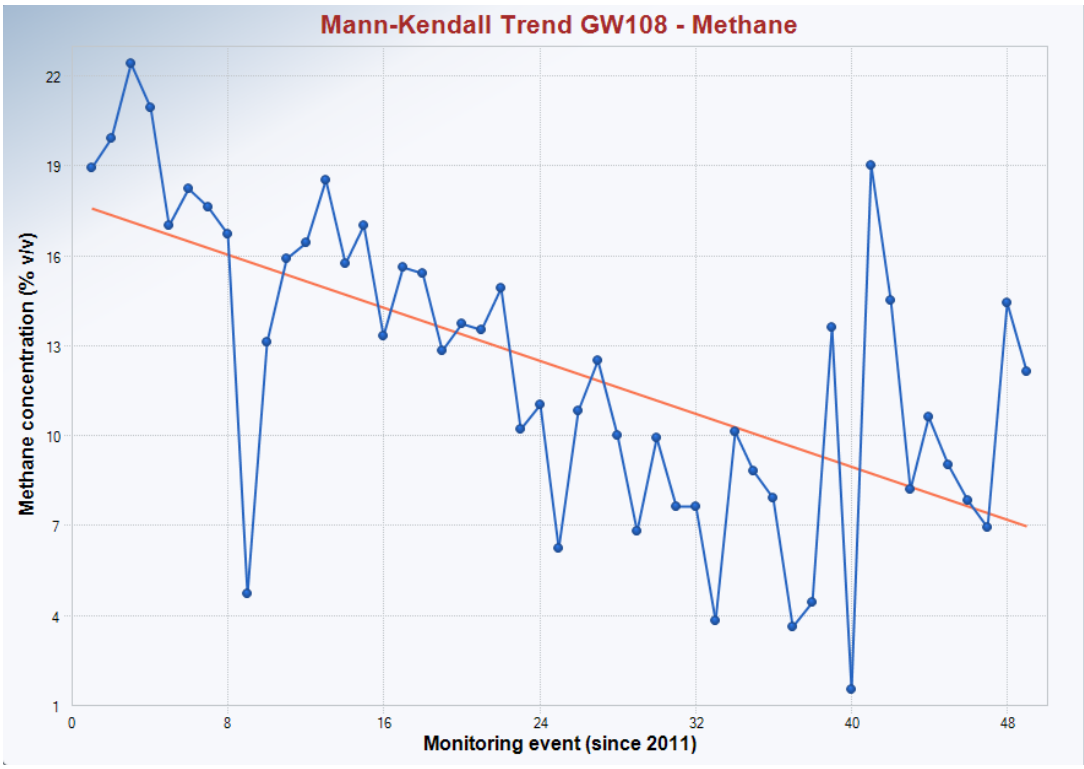
Table 3 below shows the concentration ranges (% v/v) for methane and carbon dioxide for the southern boundary LFG monitoring bores. It should be noted that the concentrations are taken from the stabilised gas concentration measurements.

Table 3 Subsurface landfill gas concentration ranges for southern boundary bores

LFG Bore	2011 – 2019 concentration ranges (% v/v)		2020 – 2023 concentration ranges (% v/v)		Trends identified
	Methane	Carbon Dioxide	Methane	Carbon Dioxide	
GW107	0.0 - 0.1	0.0 - 9.3	3.6 - 7.0	8.1 - 18.0	Increase in both methane and carbon dioxide concentrations
GW108	4.9 - 22.6	10.8 - 18.1	1.7 - 19.2	2.0 - 17.5	Slight decrease in methane concentrations Generally consistent carbon dioxide concentrations
GB19	0.0 - 0.1	1.3 - 2.8	0.0 - 0.2	0.8 - 4.1	Generally consistent methane and carbon dioxide concentrations
GB20	0.0 - 0.1	1.7 - 1.9	0.0 - 0.2	1.8 - 4.4	Generally consistent methane and carbon dioxide concentrations
GB21	0.0 - 0.1	11.4 - 12.0	0.0 - 0.3	4.4 - 14.9	Generally consistent methane and carbon dioxide concentrations
GB22	2.3 - 2.8	8.1 - 8.4	0.0 - 3.1	2.8 - 10.9	Generally consistent methane and carbon dioxide concentrations
GB23	0.0 - 0.2	0.7 - 3.5	0.0 - 0.4	1.3 - 6.8	Generally consistent methane and carbon dioxide concentrations
GB24	0.2 - 0.3	1.0 - 4.9	0.0 - 2.4	2.7 - 11.5	Slight increase in carbon dioxide concentrations Generally consistent methane concentrations
GB25	0.0 - 0.0	1.9 - 2.6	0.0 - 0.2	2.2 - 9.2	Increase in carbon dioxide concentrations Generally consistent methane concentrations
GB26	0.0 - 0.0	0.8 - 2.3	0.0 - 0.2	1.2 - 5.3	Generally consistent methane and carbon dioxide concentrations
GB27	0.0 - 0.0	2.2 - 2.3–	0.0 - 0.–	0.5 - 6.2	Slight increase in carbon dioxide concentrations Generally consistent methane concentrations
GB28	0.0 - 0.0	2.7 - 9.2	0.0 - 0.3	3.0 - 8.5	Generally consistent methane and carbon dioxide concentrations
GB29	0.0 - 0.0	0.5 - 0.9	0.0 - 0.4	0.7 - 1.9	Generally consistent methane and carbon dioxide concentrations
GW115	0.0 - 8.0	0.9 - 9.3	0.0 - 0.0	4.5 - 6.8	Generally consistent methane and carbon dioxide concentrations

Flow rates for the southern perimeter landfill gas bores were all negligible (0 – 0.1 L/hr) during the 2020 to 2023 monitoring periods.

Given the location of GW108, Mann-Kendall trend analysis was undertaken to identify if any statistically significant trends in LFG generation could be identified. The analysis determined that there was a statistically significant decreasing trend in methane concentrations, while carbon dioxide concentrations remained steady. This is consistent with the NGER LFG generation model for the age of the landfill.



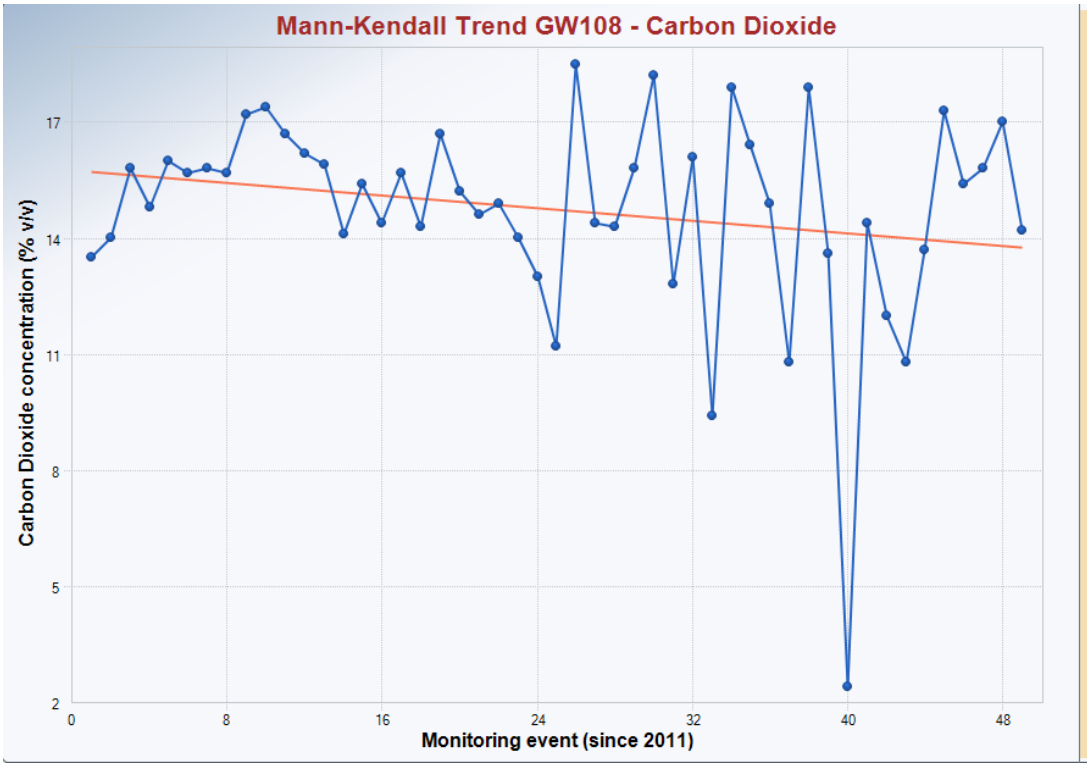
Mann-Kendall Trend Analysis

n	49
Confidence Coefficient	0.9500
Level of Significance	0.0500
Standard Deviation of S	116.0029
Standardized Value of S	-5.1809
M-K Test Value (S)	-602
Appx. Critical Value (0.05)	-1.6449
Approximate p-value	0.0000

OLS Regression Line (Blue)

OLS Regression Slope	-0.2206
OLS Regression Intercept	17.9783

Statistically significant evidence of a decreasing trend at the specified level of significance.



Mann-Kendall Trend Analysis

n	49
Confidence Coefficient	0.9500
Level of Significance	0.0500
Standard Deviation of S	115.9123
Standardized Value of S	-1.2078
M-K Test Value (S)	-141
Appx. Critical Value (0.05)	-1.6449
Approximate p-value	0.1136

OLS Regression Line (Blue)

OLS Regression Slope	-0.0414
OLS Regression Intercept	15.3730

Insufficient statistical evidence of a significant trend at the specified level of significance.

Eastern Boundary (GB18)

Table 4 below shows the concentration ranges (% v/v) for methane and carbon dioxide for the eastern boundary LFG monitoring bore. It should be noted that the concentrations are taken from the steady measurements.

Table 4 Subsurface landfill gas concentration ranges for eastern boundary bores

LFG Bore	2019 concentration ranges (% v/v)		2020 – 2023 concentration ranges (% v/v)		Trends identified
	Methane	Carbon Dioxide	Methane	Carbon Dioxide	
GB18	0.0 - 0.0	2.8 - 3.7	0.0 - 0.2	0.2 - 5.2	Generally consistent methane and carbon dioxide concentrations

Flow rates for GB18 was negligible, with no flow (0.0 L/hr) recorded.

Western Boundary (GB2, GB30 and GB31)

Table 5 below shows the concentration ranges (% v/v) for methane and carbon dioxide for the western boundary LFG monitoring bores. It should be noted that the concentrations are taken from the steady measurements.

Table 5 Subsurface landfill gas concentration ranges for western boundary bores

LFG Bore	2012 – 2019 concentration ranges (% v/v)		2020 – 2023 concentration ranges (% v/v)		Trends identified
	Methane	Carbon Dioxide	Methane	Carbon Dioxide	
GB2	0.0 - 7.7	0.2 - 14.0	0.0 - 0.0	0.0 - 3.9	Decrease in carbon dioxide concentrations Generally consistent methane concentrations
GB30	0.0 - 0.0	1.3 - 2.5	0.0 - 0.1	2.6 - 6.3	Generally consistent methane and carbon dioxide concentrations
GB31	0.0 - 0.0	1.6 - 2.6	0.0 - 0.2	1.8 - 13.7	Slight increase in carbon dioxide concentrations Generally consistent methane concentrations

Flow rates for the western perimeter landfill gas bore have historically been all negligible, with no flow (0.0 L/hr) recorded.

3.1.2 Surface and penetrations emissions

Monitoring network

Surface methane emissions monitoring is undertaken annually across accessible capped areas of the Site.

In accordance with EPA Publication 1684, methane concentrations are monitored continuously along 50 m transects at a height of 50 mm above ground level. For the purposes of this assessment, the entire landfilled area is considered to have a final cap. A number of riser pipes, constructed as part of the landfill gas collection system, were also assessed and considered as penetrations.

Assessment levels

Surface emissions monitoring results are assessed against the methane action levels specified in Schedule 3 of the Environment Protection Regulations 2021 for landfill surface final covers and penetrations, as follows:

– 100 ppm within 50 mm of the landfill surface of the final cap
– 100 ppm within 50 mm of penetrations through the final cap

Prior to the gazettal of the Environment Protection Regulations 2021, action levels for surface methane emissions were specified in the Landfill BPEM (the same as those specified in the Environment Protection Regulations 2021). EPA Publication 1684 notes the following regarding compliance with the Landfill BPEM action levels, *"EPA will accept an average of the surface emissions data to be used for reporting compliance where the maximum concentration below is not exceeded:*

– Final cap, a mean of 100 ppm with no individual result exceeding 200 ppm

Surface methane and penetration emissions results

In the most recent 2023 monitoring event no methane surface emission or penetration exceedances above the action levels were recorded. It was noted that methane was generally elevated (between 10 – 40 ppm) across the

top of the cap. This continues to highlight the effectiveness of the additional soil cover in 2021 on the existing landfill cap in mitigating the vertical migration of LFG to the surface, either as a barrier or acting as an attenuation pathway for biodegradation.

3.1.3 Buildings and underground services monitoring

Building monitoring was completed with accessible buildings on the western and southern perimeters of the Site.

The following buildings were monitored:

– St John's Building (570A Hulett Street)
– Railway Club Buildings (570A Hulett Street)
– Power Plant Building (570A Hulett Street)
– Sunshine Roofing (Corner Hulett Street and Ballarat Road)
– Red Hot Car Sales (572 – 574 Ballarat Road)
– Nick Daniel's BBQ (4 Hulett Street)
– Lamb Engineering (2 Hulett Street)
– Infrabuild Reinforcing (528 Ballarat Road)
– Infrabuild Steel (528 Ballarat Road)
– Westkon Precast (528A Ballarat Road)

Consistently in recent years (2020 to 2023) no exceedances of the Environment Protection Regulations 2021 action level for buildings have been recorded. Monitoring results indicate that ambient concentrations of methane (i.e., < 5 ppm) have been recorded in recent years.

Underground service pits (such as Telstra pits) and stormwater drains were also monitored around the perimeter of the former landfill. All monitored pits and services along Hulett Street were at ambient methane concentrations.

3.2 Assessment of subsurface landfill gas risks

Based on the high concentrations of methane and carbon dioxide recorded in the in-waste leachate bores LB02 and LB03, it appears that the waste in quarry hole 6 is still generating high concentrations of landfill gases. Of note is the negligible flow rates recorded in the bores. This suggests that, although high concentrations of landfill gas are being generated, the rate of generation is still low. An LFG Risk Assessment undertaken by GHD in 2020 assessed the LFG risk to the western and southern boundary properties which are off-site at SEP. This determined that the risk was 'low' however noted that an additional LFG risk assessment would be required should the site be developed in the future. An additional LFG risk assessment should be considered prior to developments at the site.

The placement of the additional soil (i.e., soil cover) on the existing landfill cap is expected to be restricting the upwards or direct emission of landfill gas (in particular, methane) to the surface and, thereby, potentially promoting lateral subsurface migration.

However, historically there is no clear evidence that this is occurring in the southern, western, or eastern perimeter bores. While elevated methane is still being consistently detected in GW108, this to be expected given that GW108 is located over a haul road and is not considered a perimeter bore. Many bores installed within the waste mass, or in close proximity to it (<20 metres) along the southern boundary, have recorded potentially elevated carbon dioxide, but have typically not recorded methane in recent years.

It is also noted that the soil filling works do not extend the entire length of the landfill cap to the southern boundary. It is therefore possible that, while the additional cover material is forcing landfill gas to migrate laterally, it is 'leaking' out of other areas of the landfill cap. These 'leaks' would be expected to be at very low rates as elevated emissions were not detected along the edges of the soil filling areas in recent years surface methane emissions monitoring (refer to 3.1.2).

Overall, in the absence of methane, the risks of carbon dioxide are relatively limited – toxicity and asphyxiation risks from the displacement of oxygen in a building. However, for this to occur, regular high concentrations and large volumes of carbon dioxide would need to migrate into a building or confined space. Based on the recorded

flow rates and gas concentrations along and beyond the landfill boundaries, this is unlikely to be a significant risk currently at the Site.

As landfill gas will be an ongoing risk at the site, proposed control measures (such as vapour barriers and gas alarms) for future land use which may realise an elevated risk of landfill gas (high impact use scenarios) are required. These have been outlined in the TAR and are to be implemented in buildings and structures where landfill gas can accumulate such as in enclosed spaces. The continued monitoring and suggested timeframes of developments will assist in mitigating the landfill gas risks.

3.3 Groundwater and leachate

Groundwater and leachate monitoring is ongoing at and around SEP. A previous hydrogeological study concluded that the risk of potential impacts to the most likely groundwater beneficial uses (primary contact recreation, ecosystem protection) is considered to be low (GHD 2014). However, ongoing monitoring is required to verify this, and detect any sudden changes in groundwater or leachate quality.

Groundwater

The potential for leachate impacts to groundwater can be assessed by considering the Mulvey Ratio (ratio of cations). Groundwater exhibits elevated concentrations of the cations Mg^{2+}, Ca^{2+} and Na^{+} whereas leachate is dominated by K^{+} and NH_4^{+}. The addition of the dominant leachate cations divided by the sum of the dominant groundwater cations is the Landfill/Natural (L/N) ratio, commonly referred to as the Mulvey Ratio (Mulvey and Brisbane, 1996).

$$\frac{L}{N} ratio = \frac{(K^+ + NH_4^+)}{(Mg^+ + Ca^+ + Na^+)} \times 100$$

Natural groundwaters are expected to exhibit L/N ratios of around one, whereas leachate exhibits ratios greater than 10. Leachate breakthrough during the anaerobic phase will be evidenced by an increasing trend in L/N ratios in groundwater. Plate 1 below shows the Mulvey Ratios of groundwater bores and leachate bores within the monitoring network. Which demonstrates that with the exception of GW107 spiking in mid-2022 the leachate impacts to groundwater have remained relatively consistent over time. The Mulvey Ratio for leachate bores LB02 and LB03 could not be calculated from 2020 onward as the bores were reported as dry. The leachate bores have historically reported significantly higher L/N ratios than that of groundwater. It should be noted that while there has not been a significant increasing trend, there has also not been a decrease in Mulvey ratios either.

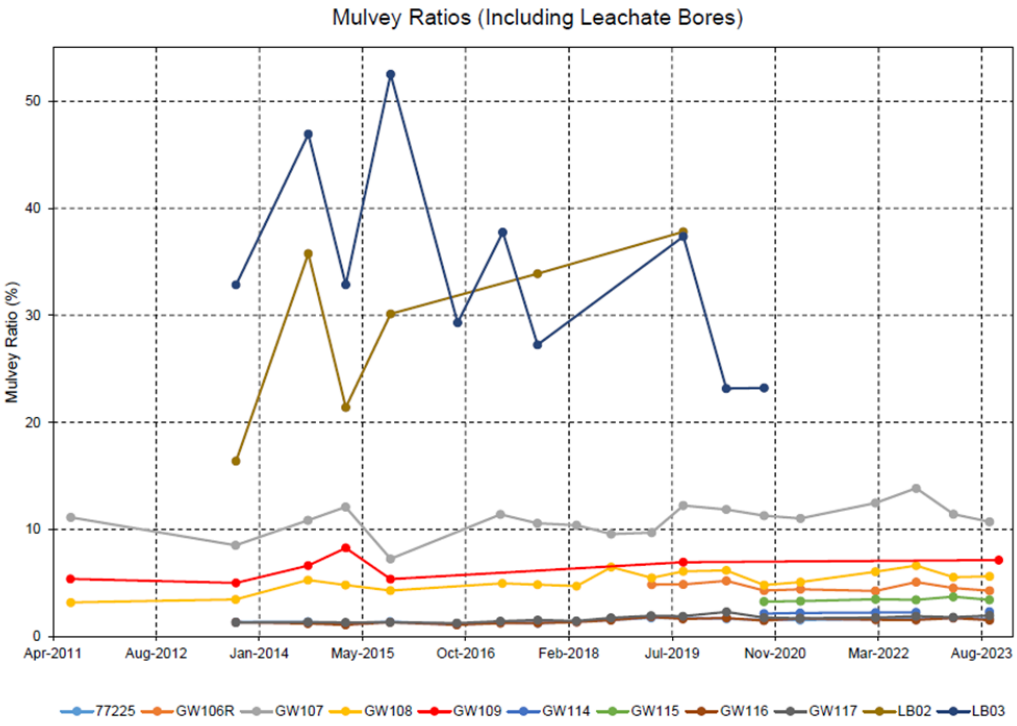
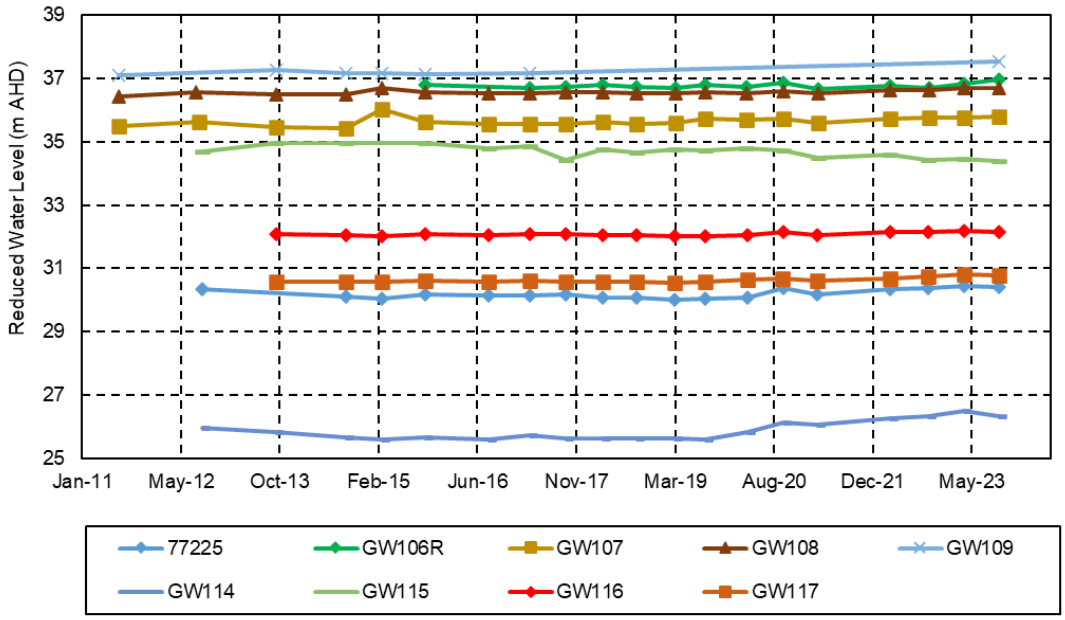


Plate 1 ***Historical Mulvey Ratios – Groundwater bores and leachate bores***

Groundwater water levels over time in monitoring bores screened in the Upper Basalt Aquifer (UBA) are shown in Plate 2. Groundwater levels measured at the site since the TAR was finalised are generally consistent with historical water levels.

Plate 2 ***Groundwater levels, 2011- 2023 (Upper Basalt Aquifer)***



Groundwater environmental values and quality

According to monitoring data collected from the upgradient UBA bore GW114 which is considered representative of background water quality, the UBA is placed in Segment E. The protected environmental values for the UBA include:

– Water dependent ecosystems and species
– Agriculture and irrigation (stock watering)
– Water-based recreation (primary contact recreation)
– Traditional owner cultural values
– Buildings and structures
– Geothermal properties

The background salinity of groundwater and current use of the site indicates that only the water dependent ecosystems and species, water-based recreation (primary contact recreation) and the buildings and structures environmental values have the potential to be realised.

While in the future buildings and structures may be constructed on the site it is also important to consider vapour risks from hydrocarbon contamination in groundwater. A comparison of groundwater data from 2020 onwards indicates that while there are detections of the F1 and F2 TRH fractions (associated with vapour risks) in some groundwater wells, these are below the NEPM 2013 HSL residential (A/B), recreational (C) and commercial / industrial vapour intrusion (D) guidelines.

A comparison to the AS2159 (2009) Piling Design and Installation assessment criteria reports some exceedances of the guideline for chloride in GW107, GW108, GW115, GW117 and LB03. While these exceedances may not preclude the placement of footings and pilings, further investigation is likely required to determine if additional control measures are needed.

Leachate levels

In recent monitoring events both leachate bores have been unable to be gauged due to the landscaping works undertaken on the cap of the site. The standpipe for both bores has also been extended, making comparisons to historical data difficult. When able to be monitored again both bores have reported depths which are significantly less than the original installation depth, indicating that the bores may be blocked. LB02 and LB03 were installed 31 m bgl and 29.6 m bgl respectively, whereas the 2024 March gauging results reported depths of 13.448 m bTOC and 13.856 m bTOC respectively. Because of this leachate levels have not been able to be accurately assessed.

While unable to be assessed, the landfill cap may be effectively reducing the rate of infiltration of water into the landfill, reducing the volume of leachate. Noting that the leachate impact on groundwater does not appear to be decreasing (as shown in Plate 1, it is expected that leachate is still being generated by the landfill.

Groundwater and leachate considerations

While risk to future and current groundwater environmental values of the site is considered low, in general future land use scenarios should aim to limit the generation of leachate. As outlined in the TAR this can include:

– Not allowing water to pool / accumulate on the capping material
– Maintaining a low permeability cap
– Efficient stormwater management systems
– Planting of vegetation to reduce infiltration

Currently the leachate and groundwater quality does not indicate a risk from vapour intrusion however some locations do exceed the AS2159 (2009) Piling Design and Installation threshold for chloride. Further assessment may be required to determine if control measures are needed, however it is possible that piles and foundations may not intersect the water table.

4. Environmental review of Vision Plan

As outlined in section 2, the Vision Plan has divided Sunshine Energy Park into sections based on the proposed future land use.

As outlined in the draft TAR [1] the potential broad future uses for the Site included:

- **Low impact use** — solar park or open recreational parkland with no buildings or deep human inhabited underground confined spaces.
- **Medium impact use** — formal sports fields/sports facilities with limited enclosed structures or underground confined spaces (basement structures), such as clubrooms and a small grandstand.
- **High impact use** — extensive built form with extensive enclosed structures or deep underground confined spaces (basement structures, underground car parks), such as enclosed sports stadium, mixed use industrial, commercial, or residential properties.

The environmental considerations outlined in the TAR for each of the impact use categories are outlined below.

Low impact use:

- The anticipated settlement of the landfill prior to establishment of any activity must be evaluated for on-landfill uses only.
- Ground mounted solar panels may require excavation into the cover system and placement of structural supports. Solar panels pre-installed on racks or pads could be considered as one way of minimising penetration of the cap. It should be noted that the additional cover material which has been placed on the cap may be a sufficient mitigation measure for minimising penetration of the cap.
- Due to the shading effect of solar panels, it is likely that vegetation cannot be established on that part of the site occupied by the solar farm. Alternative arrangements will therefore be required to minimise stormwater infiltration and prevent erosion of the capped surface.
- Below ground buildings and structures are not recommended due to potential vapour risks.
- Buildings on the landfill areas (such as toilet blocks or storage sheds) should have constant ventilation, and not be designed for long-term occupation. Alternatively, buildings such as a demountable can be used, where there is airspace between the landfill surface and the floor of the building (i.e. no connected pathway for surface emissions to migrate directly into the building).
- Underground service pits and trenches can be installed, however any conduits should be have airtight seals, or be vented. Any penetrations passing above the former landfill or around its perimeter and into buildings should be completely sealed.
- Access to landfill gas extraction infrastructure, and all monitoring infrastructure must be maintained (if operational and required to reduce the risk and / or monitor LFG).
- Automated watering systems need to be programmed correctly, to avoid pools of water accumulating on the landfill cap. Drought tolerant species should be encouraged and watering minimised.

Medium impact use (noting that all of the low impact use considerations also apply):

- Ongoing landfill gas extraction and flaring if deemed necessary based on an LFG risk assessment and modelling.
- Buildings on the landfill (club rooms, toilet blocks, storage sheds, etc) should be designed with appropriate gas protection measures and alarm systems that will trigger when unacceptable levels of landfill gas are detected.
- Vapour barriers or airspace between the building floors and top of landfill cap would also be required for buildings on and adjacent to the landfill. Alternatively, buildings can be constructed with underfloor venting to cut out any gas migration pathway from the surface.
- Concrete cast slabs with damp proof membranes or gas resistant membranes, used in conjunction with active or passive venting can also be used. It is noted that over large areas, these measures may be cost prohibitive.
- Landfill Gas Management Plans should be prepared based on the site uses, and occupiers must be educated on the risks and what actions to avoid (i.e. avoid digging into the cap without gas detectors or

protection measures, understand actions if methane detectors alarm, be aware of establishing confined spaces such as enclosed marquees on the former landfill areas, etc).

– Constructing a landfill gas cut-off trench around the perimeter of the landfill (which based on the depth of landfilling would be cost prohibitive)
– Completely sealing underground structures, and implementing active venting of air
– Installation of activated carbon filters in any landfill gas venting systems.

High impact use (noting that all of the medium impact use considerations also apply):

– Any piling or foundations, and all joints located on the landfilled area must be completely sealed.
– The design of buildings must include extra precautions to ensure that explosive or oxygen depleted conditions do not develop within the enclosed spaces of the buildings due to landfill gas accumulation. As noted above, such measures would include:
  - Reinforced concrete cast in-situ floor slab (suspended, non-suspended or raft)
  - Proprietary gas resistant membrane and actively ventilated or positively pressurised underfloor sub-space with monitoring facility
  - In ground venting wells and reduction of gas regime
  - If the cap is penetrated during any activity that creates connectivity to the waste mass, then some form of seal will be required to prevent potential landfill gas migration.
  - Continuous monitoring of LFG using methane and other problematic gases (e.g. hydrogen sulphide) sensors will be required within and underneath building structures. These should be set to provide an alarm when a specific threshold (e.g. the protection of human health) is reached.
  - Any construction works would need to include a thorough and rigorous construction quality assurance procedure with experienced contractors.
  - If irrigation will be part of the development, this would potentially increase infiltration into the waste mass resulting in increased gas production, settlement, and groundwater impacts. A water balance analyses would be required to inform on the design of a ‘smart’ irrigation system capable of accounting for irrigation and rainfall to maintain a healthy grass surface.

Table 4 outlines the proposed use scenarios in the revised draft Vision Plan and associated impact category along with considerations for implementing the scenario. It should be noted that the above considerations should still be included when determining future options for the site.

It should be noted that buildings constructed should align with the relevant LFG guidelines and standards which include but are not limited to:

– Ciria C665 – Assessing risks posed by hazardous ground gases to buildings
– British Standard (BS) 8485:2015 + A1:2019 – Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.

Table 4 Environmental review of revised draft Vision Plan

Use scenario	Environmental data impact on scenario since TAR	Location of scenario complies with TAR	Additional considerations / risks (aside from those outlined in the TAR)	Timeframe considerations
Low Impact Uses				
Conservation and Wildlife Area	No change since TAR.	Yes, complies with low impact use scenario	All low impact use scenario considerations outlined in the TAR This should be considered as this may impact the integrity of the capping material and contribute to leachate generation in the future. Native vegetation should be planted in place of introduced species where possible. Footings for any fences, gates or structure minimise penetration into the landfill capping material. A construction environmental management plan (CEMP) should be implemented during the construction of all use scenarios. The plan should add focus regarding maintaining the integrity of the capping material, as low impact use scenarios are generally located on top of the waste mass. The play precinct can be justified as low impact providing there are no enclosed spaces for LFG to accumulate. An Audit requirement will be triggered for use of the All Ages and Abilities Play Precinct. Footings for any fences, gates or structure minimise penetration into the landfill capping material.	Works can proceed with appropriate low impact use controls implemented – considered low environmental risk
Enclosed Dog Park	No change since TAR.	Yes, complies with low impact use scenario		Works can proceed with appropriate low impact use controls implemented – considered low environmental risk
At Grade Car Park	No change since TAR.	Yes, complies with low impact use scenario		Works can proceed with appropriate low impact use controls implemented – considered low environmental risk
Pump and BMX Tracks	No change since TAR.	Yes, complies with low impact use scenario		Works can proceed with appropriate low impact use controls implemented – considered low environmental risk
Mountain Bike Tracks	No change since TAR.	Yes, complies with low impact use scenario		Works can proceed with appropriate low impact use controls implemented – considered low environmental risk
Sports Fields (Interim Solar Farm Use)	No change since TAR.	Yes, complies with low impact use scenario		Works can proceed with appropriate low impact use controls implemented – considered low environmental risk
Park Entrance Point for Pedestrians and Cyclists	No change since TAR.	Yes, complies with low impact use scenario		Works can proceed with appropriate low impact use controls implemented – considered low environmental risk
Existing Club Rooms (new entry from Carrington Drive)	No change since TAR.	Yes, complies with low impact use scenario		Works can proceed with appropriate low impact use controls implemented – considered low environmental risk
All Ages and Abilities Play Precinct	No change since TAR.	Generally complies with low impact use scenario. As it located within the waste mass footprint, if any structures should be constructed to be well ventilated and not have areas where LFG can accumulate.		Works can proceed with appropriate low impact use controls implemented – considered low environmental risk
Landmark Artwork	No change since TAR.	Yes, complies with low impact use scenario		Works can proceed with appropriate low impact use controls implemented – considered low environmental risk
Medium Impact Uses				
Sports Field and Pavilion	No change since TAR.	Yes, complies with medium impact use scenario.	All medium impact use scenario considerations outlined in the TAR. Footings for any fences, gates or structure minimise penetration into the landfill capping material. A construction environmental management plan (CEMP) should be implemented during the construction of all use scenarios. The plan should add focus regarding maintaining the integrity of the capping material, as medium impact use scenarios are generally located on top of the waste mass.	Works can proceed with appropriate medium impact use controls implemented – considered low environmental risk
High Impact Uses				
Service Delivery and Operations Centre Precinct	No change since TAR.	Complies with high impact use scenario assuming that appropriate design controls and considerations are implemented.	All high impact use scenario considerations outlined in the TAR A construction environmental management plan (CEMP) should be implemented during the construction of all use scenarios. The plan should add focus regarding maintaining the integrity of the capping material, as some sections of the high impact use scenarios are located on top of the waste mass.	Works can proceed with appropriate high impact use controls implemented – considered medium environmental risk given adjacency of buildings to landfill area. Extensive monitoring and risk management measures required.
Sustainability Hub	No change since TAR.	Complies with high impact use scenario assuming that appropriate design controls and considerations are implemented.		Works can proceed with appropriate high impact use controls implemented – considered medium environmental risk given location adjacency of buildings to landfill area. Extensive monitoring and risk management measures required.
Stadium	No change since TAR.	Complies with high impact use scenario assuming that appropriate design controls and considerations are implemented.		Works can proceed with appropriate high impact use controls implemented – considered medium environmental risk given adjacency of stadium to landfill area. Extensive monitoring and risk management measures required.
Ace Karts Expanded Building and Car Park	No change since TAR.	Complies with high impact use scenario assuming that appropriate design controls and considerations are implemented.		Works can proceed with appropriate high impact use controls implemented – considered medium environmental risk given location in landfill area. Extensive monitoring and risk management measures required.

5. Geotechnical considerations

The following sections provide a summary of the draft TAR [1] and incorporates the settlement monitoring results in the discussion on settlement effects. The details of the settlement monitoring instrumentation and comprehensive monitoring results are presented in a separate GHD report [2].

5.1 Geotechnical context

The SEP covers an area of approximately 40 ha with the landfill occupying approximately 22 ha. The extents of the landfill area have been established over several phases of investigations, including work completed by GHD and others. For the purpose of Section 5 and Section 6 of this report, the area underlain by landfill will be identified as ‘landfill area’ and the relatively undisturbed area around the landfill will be known as ‘landfill-free area’.

A transition zone between the landfill and landfill-free area is of particular importance as it defines the boundary between the two areas and also presents unique engineering challenges. This area will be referred to the ‘transition area’. The width of the 'transition area’ depends on the nature of the landfill edge (i.e., depth of landfill, rock batter slope profile and rock structure) and the type of development being proposed. As a general guide, the area within 10 m of the landfill crest would be considered as part of the ‘transition area’.

5.2 ‘Landfill-free area’

The area nominated as landfill-free is not considered to be undisturbed or natural and is likely to have undergone some modification in the past, such as filling or excavation. Limitations and restrictions for development of the landfill-free area are likely to be similar to that of areas underlain by residual basaltic soils and basalt (and possible fill); which are commonplace across the western and northern suburban areas of Melbourne.

As a minimum, consideration will need to be given to the following for development in the landfill-free areas:

– The composition and engineering properties of the existing, historic or recently placed, fill is to be established to assess any limitations or potential bearing/settlement issues. Placed fill (controlled, or not) will undergo a period of self-consolidation and this must be considered in the design of any structure.
– The residual clays of the basaltic Newer Volcanics are sensitive to moisture and have the propensity to shrink or swell under varying moisture conditions. Any development will need to consider the effects of reactive clays and foundations will need to be designed to accommodate the effects of highly reactive clays. Measures can be adopted (as advised in Australian Standard AS 2870–2011) which can aid to mitigate the effects associated with reactive soils.
– Basalt rock provides a generally suitable foundation strata; however, can be highly variable in both weathering and strength and challenging to excavate by conventional means.
– The proximity of any structure or development to the edge of the landfill (transition area) needs to be carefully considered, including the effects of loading a buried, man-made basalt ‘cliff’. This consideration is of particularly relevance to the proposed stadium structure (Area ID 12Table 1).

5.3 ‘Landfill area’

In general terms, the composition of landfill is expected to be characterised by extreme variability and present a number of geotechnical engineering risks including, but not limited to, heterogeneous ground, weak ground, obstructions and settlement.

Settlement

Settlement, in particular differential settlement, is amongst the most challenging geotechnical issue to quantify and address when dealing with landfill sites. Settlement in landfill is caused by rearrangement of the waste material (primary settlement), creep due to self-weight (creep or secondary settlement) and biodegradation.

In 2019 a total of nine magnetic extensometers were installed across the SEP site (denoted as EXT01 to EXT09 inclusive) for the purpose of monitoring the on-going deformation of the landfill mass. In 2024 GHD has prepared a settlement monitoring report [2] documenting the installation of the extensometers and also presenting the settlement monitoring data to the 14 February 2024. Reference should be made to the settlement monitoring report which provides commentary on the nature of the on-going movement and recommendations for further monitoring.

The settlements recorded are limited to the landfill area to the south of the Western Ring Road (M80) and east of Hulett Street, also known as Quarry Hole No.6.

The following is a summary of the settlement monitoring results for the period between 2019 and February 2024:

– A total of nine extensometers (EXT01 to EXT09) have been installed across the Quarry Hole No.6 landfill extents; with spacing ranging from approximately 80 to 200 metres and depth of installation ranging from approximately 18 to 35 m. A plan showing the location of the extensometers, landfill extents and total settlement between 2019 and February 2024 is shown as Figure 1 in Appendix A.
– The extensometers were installed to monitor the deformation of the landfill mass and were anchored into the underlying basaltic rock. A key assumption of the interpretation of results is that the landfill mass is compressible, and the basalt rock is incompressible (i.e., all the settlement occurs within the landfill mass). The settlement recorded is expected to be comprised of two components – primary and creep consolidation settlement, and biodegradation. Primary settlement will occur under the landfill mass self-weight and following and a stress increase (i.e., after the placement of additional fill).
– Site filling was occurring during the installation and is assumed to be largely responsible for the settlement monitored to date. The site filing commenced in 2012 and was completed by end of 2021 with up to 9 to 10 m of fill placed within the central portion of the site.
– Surface settlement recorded across the site, as of 14 February 2024, range from 70 mm to 341 mm, with an average surface settlement of 166 mm. The maximum settlement of 341 mm has been recorded at EXT09 within the central portion of the site.
– Settlement recorded is greatest towards the middle of the landfill area and decrease along the edges. The maximum values correlate to the greatest thicknesses of placed fill. This confirms that the settlement is largely a function of the recently placed fill material.
– In general, the settlement increases with vertical height above the bottom datum (i.e., upper-most anchor is observed to be settling the most).
– Compression rates to up to 10 to 25 mm per month were recorded over the observation period from the July 2019 (commencement of monitoring) to 2020/21. This high rate of settlement is inferred to be associated with the on-going filling and is considered to be an immediate response to the load increase. Current settlement rates are up to 2 mm per month and are inferred to be settlement associated with biodegradation and potentially on-going creep settlement.

The discussion contained in Section 6 is provided based on the measured settlement trends. It is important that monitoring continues to validate the conclusions and confirm the rate of settlement.

6. Geotechnical review of Vision Plan

The draft TAR [1] consisted of a high-level study to inform the planning for future use, assessing environmental, geotechnical, statutory planning and urban development constraints associated with potential uses for the SEP. The options assessment examined three broad future uses:

– Low impact use – solar park or open recreational parkland with no buildings or underground confined spaces.
– Medium impact use – formal sports fields/sports facilities with limited enclosed structures or underground confined spaces, such as clubrooms and a small grandstand.
– High impact use – extensive building form with extensive enclosed structures or deep underground confined spaces, such as enclosed sports stadium, mixed use industrial, commercial or residential properties.

Sections 6.1 to 6.3 outlines the proposed use scenarios in the revised draft Vision Plan [5] with considerations for implementing the scenario.

6.1 Development in ‘landfill-free’ and ‘transition’ areas

In general, development can progress on the areas outside of the ‘landfill area’ with careful consideration given to the transition zones. The landfill (quarry) wall forms a buried cliff structure which has been buttressed by landfill waste. Developing within the transition zone will need to consider the stability of the ‘cliff’ and potential impacts to structures positioned close to the cliff-edge. Geotechnical investigations and assessment will need to be completed to inform the development and engineering strategy within the transition zone.

6.2 Low impact use in ‘landfill area’

The settlement monitoring results to date indicate the landfill mass is continuing to settle, albeit at a reduced rate. Low impact uses are considered to generally be use scenarios which are insensitive to settlement and can accommodate a reasonable magnitude of total and differential settlement.

Lightweight structures or pavements can be managed through suitable design, site preparation and regular maintenance. Ground improvement may be implemented to improve the performance of the structure and reduce the maintenance needs.

Table 5 presents a high-level review of the low impact uses indicated in the revised draft Vision Plan against recommendations presented in the draft TAR with incorporation and consideration of settlement data collected to date.

6.3 Medium and High impact use in ‘landfill area’

The settlement monitoring results indicate the landfill mass is continuing to settle at a reduced rate. An interpretation of the data and associated plots (refer [2]) indicate that the landfill mass may be transitioning into a longer period of secondary settlement with on-going biodegradation.

The landfill mass continues to settle with current rates of settlement of up to 2 mm per month and it is inferred that the on-going movement is generally associated with either creep movement or biodegradation. Medium to high impact uses are considered to be structures and facilities that are sensitive to ground deformation and may suffer performance and functionality issues under excessive movement. The following should be considered in planning for medium and high impact uses within the ‘landfill area’:

– It is generally recommended that no buildings are built on the landfill area until biodegradation has ceased, unless the entire landfill mass can be bypassed by piling (in some areas the depth through the capping material and landfill to bedrock would be over 30 metres). A landfill gas generation model prepared by GHD in 2012 indicated that landfill gas generation was in decline with the model suggesting that biodegradation of the waste will continue for a period of 20 to 30 years (or about 2040 from the date of the modelling). This date may be revised as gas monitoring continues.
– Following cessation of biodegradation (estimated to be in the next 20 to 30 years at this stage) structures and buildings (light or heavy) can be constructed provided the effects of immediate and creep settlement is incorporated into the design. Immediate and creep settlement will occur following the application of additional load on the landfill mass, and ground improvement or deep piling is likely to be required to mitigate settlement issues. The settlement monitoring results indicate deformation of over 300 mm can be expected under loading equivalent to approximately 9 m of surcharge fill (approximately 180 to 200 kPa of applied pressure).
– Heavily loaded buildings will require piling into the underlying natural strata, which may be over 30 m deep. Bored or driven piles through landfill is particularly challenging and obstructions may cause significant construction issues. The composition of the landfill may also present issues with lateral stability of the piles. Long, slender piles with poor lateral support may be subject to buckling or lateral instability and is considered unlikely that the landfill mass will provide sufficient lateral support. The effects of corrosion and accelerated structural deterioration will be an issue for any part of the structure (including piles or ground beams) penetrating into the landfill mass.
– Any structures within the ‘landfill area’ should be designed with input from a suitably experience geotechnical engineer with particular experience in designing for landfill conditions.

Table 5 presents a high-level review of the medium to high impact uses indicated in the revised draft Vision Plan against recommendations presented in the draft TAR with incorporation and consideration of settlement data collected to date.

Table 5 Geotechnical review of revised Draft Vision Plan [5]

Area ID	Use scenario	Location of scenario complies with draft TAR?	Considerations / risks if developed prior to stabilisation of settlement	Timeframe considerations
Low impact use				
01	Conservation and Wildlife Area	**YES,** complies with low impact use scenario. The proposed Conservation and Wildlife Area is located within the landfill area north of Western Ring Road (M80) and within the central area of Quarry Hole No.1.	Settlement monitoring has not been conducted in this area and the magnitude of on-going settlement is not known.	Works can proceed with appropriate design and allowances for on-going settlement, including ground improvement measures.
04	Enclosed Dog Park	**YES**, complies with low impact use scenario. The proposed enclosed dog is located on the central north area of the landfill area and straddles the 'transition' area.	Settlement monitoring has not been conducted in this area and the magnitude of on-going settlement is not known. Foundations will need to be designed for movement. Light-weight flexible structures are anticipated.	Works can proceed with appropriate design and allowances for on-going settlement, including ground improvement measures.
05	At Grade Car Park	**YES**, complies with low impact use scenario. The proposed car park is outside the landfill area and partially located within a transition zone.	Car park is outside extent of landfill and conventional design principles apply. The 'transition zone' is unlikely to impact the performance of the carpark provided an offset from the landfill edge is maintained (nominally 5 to 10 m)	Works can proceed with appropriate design and allowances for on-going settlement, including ground improvement measures.
08	All Ages and Abilities Play Precinct	**YES**, complies with low impact use scenario. The proposed location is on the northern extent of the Quarry Hole No.6.	Settlement will occur at the location of these facilities. The proposed uses are likely to be tolerable to differential movement. Use scenarios will be subject to on-going movement of minimum 2 mm per month (approx. 25 mm per year[2]) on the provision that the load on the landfill mass is not increased. Regular maintenance of surfaces (paved) and drainage may be required.	Works can proceed with appropriate design and allowances for on-going settlement, including ground improvement measures.
09	Pump and BMX Tracks	**YES**, complies with low impact use scenario. The proposed location is on the western extent of the Quarry Hole No.6.	Settlement will occur at the location of these facilities. The proposed uses are likely to be tolerable to differential movement. Use scenarios will be subject to on-going movement of minimum 2 mm per month (approx. 25 mm per year[2]) on the provision that the load on the landfill mass is not increased. Regular maintenance of surfaces (paved) and drainage may be required.	Works can proceed with appropriate design and allowances for on-going settlement, including ground improvement measures.
10	Mountain Bike Tracks	**YES**, complies with low impact use scenario. The proposed location is in the central area of Quarry Hole No.6.		Works can proceed with appropriate design and allowances for on-going settlement, including ground improvement measures.
11	Sports Fields (Interim Solar Farm Use)	**YES**, complies with low impact use scenario. The proposed location is in the southern area Quarry Hole No.6.	Sports field will be subject to on-going movement of minimum 2 mm per month (approx. 25 mm per year[2]) on the provision that the load on the landfill mass is not increased. As the waste approaches biological stabilization (predicted to be about 2040) the creep component of settlement will tend to slow down. Further monitoring will be required to understand the long-term settlement behaviour. Dependent on load and sensitivity to movement, solar farm can potentially be supported on controlled fill layer or designed to tolerate the expected long-term movement.	Works can proceed with appropriate design and allowances for on-going settlement, including ground improvement measures. Design must account for the expected settlement, and appropriate ground improvement techniques should be undertaken to provide a stable foundation for new solar farms.
13	Landmark Artwork	**YES**, complies with low impact use scenario. The proposed location is in the central area of Quarry Hole No.6.	Dependent on load and sensitivity to movement, the Landmark Artwork can potentially be supported on controlled fill layer (shallow ground improvement). The artwork supports should be designed to tolerate settlement over its design life.	Works can proceed with appropriate design and allowances for on-going settlement, including ground improvement measures. Design must account for the expected settlement, and appropriate ground improvement techniques should be undertaken to provide a stable foundation for landmark artwork.
Medium to High Impact Use				
14	Park Entrance Point for Pedestrians and Cyclists	**YES,** all entrance points are located outside the extent of the landfill areas.	Outside extent of landfill and conventional design principles apply. Additional considerations needed for development within the transition area (nominally 10 to 15 m from the landfill edge).	Works can proceed with appropriate design.
07	Sports Field and Pavilion	**YES,** complies with medium impact use scenario. The pavilion and majority of the fields are located outside the northern extent of the Quarry Hole No.6 landfill.	Outside extent of landfill and conventional design principles apply. Additional considerations needed for development within the transition area (nominally 10 to 15 m from the landfill edge).	Works can proceed with appropriate design. Lightweight structures within the 'transition zone' (such as light poles and goals) are likely to be acceptable, subject to geotechnical investigation and assessment and design.
03	Operations Centre	**YES,** main buildings and sheds are indicated to be located outside the extent of the 'landfill area'.	Outside extent of landfill and conventional design principles apply. Additional considerations needed for development within the transition area (nominally 10 to 15 m from the landfill edge).	Works can proceed with appropriate design. Suitable design needed for development within the transition area (nominally 10 to 15 m from the landfill edge).
06	Sustainability Hub	**YES.** main buildings are indicated to be located outside the extent of the 'landfill area'. The proposed Sustainability Hub staddles the 'transition areas' of Quarry Hole No.6 and No.5.	Largely outside extent of landfill and conventional design principles apply. Additional considerations needed for development within the transition area (nominally 10 to 15 m from the landfill edge).	Works can proceed with appropriate design measures and consideration. Design will need to consider the 'basalt cliff' within the 'transition area'.
12	Stadium	**YES,** stadium is located outside the extent of the landfill areas. The proposed Stadium is near the 'transition area' of Quarry Hole No.6.	The structure is anticipated to be heavily loaded and sensitive to settlement. Position the structure entirely outside the landfill area and within the 'landfill-free area' and design using conventional principles. Position footings outside the 'transition zone'. The width of the 'transition zone' will need to be determined form further geotechnical investigations and/or geophysical surveys. The effects of loading near the crest of the buried basalt 'cliff' will need to be considered in the design.	Works can proceed with appropriate design measures and consideration. Design will need to consider the 'basalt cliff' within the 'transition area'.

Table notes:
[2] Estimated monthly and yearly settlement rates are provided based on the settlement monitoring report prepared by GHD [2]. Rates may be adjusted (up or down) based on continued monitoring.

Attachment 12.13.2

7. Closing remarks

This report included a high-level review of the revised draft Vision Plan ([4] & [5]) in comparison to the recommendations outlined in the draft TAR [1] and with consideration of the most recent geotechnical and environmental data.

The settlement monitoring report [2] indicates that the landfill mass compressed under the application of the clean fill loading. The data trends indicate that primary settlement has likely ceased under the applied load, and the landfill mass has entered a phase of secondary (creep) settlement along with ongoing the biodegradation settlement. It is important to note that any additional load will induce a new phase of immediate and primary settlement.

Sections 4 and 6 of the report provides an environmental and geotechnical review of the revised draft Vision Plan. The review indicates that the revised draft Vision Plan either complies or partially complies with the draft TAR.

Development outside the ‘landfill area’ (i.e., within the transition zone or ‘landfill-free area’) can proceed with appropriate design including careful consideration of the impacts of developing at the edge the buried quarry wall.

Low impact development can progress across the ‘landfill area’ provided the impacts of on-going biodegradation and possible addition primary settlement are considered in the design. Designs may need to incorporate shallow ground improvement to limit the impacts associated with differential settlement.

Medium to high impact scenarios should be limited to the areas outside the landfill extents (i.e., within the ‘landfill-free area’). Development of medium to high impact scenarios, where development is not tolerable to differential settlement, within the ‘landfill area’ should not progress until biodegradation has ceased, which is anticipated to be in approximately 20 to 30 years (approximately 2040 subject to confirmation). Settlement monitoring of the landfill mass should continue to allow on-going evaluation of the landfill mass and determination of the cessation of biodegradation.

It is recommended that the Vision Plan is reviewed as it develops, and geotechnical and environmental advice is sought during each phase of the development.

8. References

[1] GHD, “Sunshine Energy Park - Draft Technical Assessment Report,” GHD, Melbourne, Australia , 2019.

[2] GHD Limited, “Sunshine Energy Park - Settlement Monitoring Report,” GHD, Melbourne, Australia, 2024.

[3] Brimbank City Council, “Sunshine Energy Park Vision Plan (DRAFT),” Brimbank City Council, Melbourne, Australia , December 2022.

[4] Brimbank City Council, “Sunshine Energy Park Revised Draft Vision Plan - December 2023.Rev4,” Brimbank, Victoria , 2023.

[5] Brimbank City Council, “Sunshine Energy Park Draft Vision Plan April 2024,” Brimbank City Council, 2024.

[6] Brimbank City Council, “Framework Rehabilitation Plan and Aftercare Management Plan (RAMP),” Brimbank City Council, Melbourne, Australia, 2104.

Appendices

Appendix A

Figures



Legend

- Extensometer
- Site Boundary (digitised 22/03/2024)
- Inferred Quarry Extent (digitised 22/03/2024)

Maximum Measured Settlement (As at February 2024) clipped to inferred quarry extent.

- High : 341.088
- Low : 42.418

Paper Size ISO A4

0 50 100

Meters

Map Projection: Transverse Mercator
Horizontal Datum: GDA2020
Grid: GDA2020 MGA Zone 55

N

GHD

Brimbank City Counil
Sunshine Energy Park
Settlement Monitoring

Extensometer Location Plan

Project No. **12613973**
Revision No. **C**
Date **22/03/2024**

FIGURE 1

Data source: . Created by: jreid6

Appendix B

Revised Draft Vision Plan


Brimbank City Council
DENTON AVE
ST ALBANS ROAD
RAILWAY LINE
PEDESTRIAN & CYCLIST PATH UNDER M80
WESTERN RING ROAD (M80)
JONES CREEK
STONY CREEK
CARRINGTON DRIVE
HULETT STREET
BALLARAT ROAD
Sunshine Energy Park
Draft Vision Plan
April 2024
01. Conservation and Wildlife Area
02. Existing Club Rooms
(new entry from Carrington Drive)
03. Operation Centre
04. Enclosed Dog Park
05. At Grade Car Park
06. Sustainability Hub
07. Sport Fields and Pavilion
08. All Ages and Abilities Play
09. Pump and BMX Tracks
10. Mountain Bike Tracks
11. Sports Fields (Solar Farm interim use)
12. Stadium
13. Landmark Artwork
14. Park Entry Point
(for Pedestrians and Cyclists)
Approximate Landfill Extent
0 50 100 200m

ghd.com

The Power of Commitment

SUNSHINE ENERGY PARK DRAFT VISION PLAN

Summarised feedback from community

Consultation: June - August 2023

Number of responses: 66

Topic	Summarised comments	Officer response
Site access and walking, cycling and public transport connections	1. Provide sufficient carparking for visitors to the park. 2. Pedestrian connections to neighoring residential areas are essential including linkages cross rail corridor and St Albans Road are important. 3. Consider an electric shuttle bus and/or bike hire from main Brimbank City centres to visit site.	1. Carparking allocation will be guided by planning scheme 2. Connections are shown on the Vision Plan and further analysis and feasibility will be included in future stages 3. The connections to and from SEP from major will be determined through structure planning work for this precinct.
Environment sustainability	1. More urban forest and solar farms, less sports facilities, 2. Ensure the design addresses and responds to challenges of the climate change. 3. Concern about the maintenance required to maintain the park to designed outcome. 4. Restoration of original vegetation in western suburbs before European settlement. 5. Stormwater harvesting system for park maintenance use. 6. Consider creating more conservation spaces	1. The Draft Vision Plan includes areas of urban forest and a solar farm. 2. The design of each precinct within the vision plan will consider climate, the carbon footprint and longevity of materials. 3. Management plans will be prepared after design phase. The ongoing maintenance budget will be negotiated as part of funding agreements with funding partners. 4. Planting strategies will be included in next phase of design 5. The neighbouring Upper Stony Creek Wetland which harvests stormwater has been designed to irrigate SEP 6. Increase the precinct to incorpoate more space for conservation
Community gathering and social cohension	1. Concerns about the feasibility of installing community gardens. 2. Space and program for education purpose. 3. Request safety cameras and lighting for night time use .	1. The community gardens proposal would be subject to business case and feasibility study to determine viability. The beds would be above ground. 2. The Sustainability Hub is proposed to have this function 3. Crime Prevention Through Envrionmental Design assessments will be undertaken for each precinct in the design phase
Health and wellbeing	1. Heath hazard of having sports facilities and other community gathering activies over tipping site.	1. The site has been cleared by EPA as being safe for use for recreational purpose. Further detailed technical investigation will be conducted for each proposed activities.
Supporting sports in Brimbank	1. Need more balance between sporting and passive recreation. 2. Ensure balance between private sports clubs and community in utilising public land and public facilities. 3. Need grounds for women and girls football	1.The Sports Development Plan indicates that there is a need for more ovals and sporting facilities. More space for passive recreation can be created by increasing the precinct to the north. 2. The land is zoned PPRZ which means that the land must be available for public use - leases would be possible but would need to meet the objectives of the Vision Plan. 3. GIA has identified the needs for spaces for sports programs for women and girls
SEP as a destination	1. Provide destination playgrounds, water play, outdoor fitness stations and gardens. 2. Provide a destination Mountain Bike track and a pump track. 3. Provide a dog park. 4. Provide public toilets. 5. Provide outdoor stage for community events. 6. Include a sculpture park.	1. The Vision Plan includes a flagship scale playground - this level of playground would need to include fitness equipment, water play and plantings as guided by Creating Better Parks Strategy and Plan 2. The Mountain Bike tracks can be expanded to create a more significant destination and include a pump track - the feasiblity and design of this facility would be investigated as part of this precinct 3. The Creating Better Parks Strategy guides the distribution of dog parks in BCC - a dog park can be considered for this location 4. Public toilets provision is guided by Brimbank Public Toilet Strategy, and would provide recommendations to provide toilets in high use areas. Preference would be for public toilets to located in facilities such as the Stadium and Sustainability Hub and in area where there is passive surviellance and ease of maintenance access. 5&6. To be considered in detail design phase.
Potential partnerships	1. Private enterprise should not have priority access to public land. 2. Funding parterners are required for project of this scale.	1. Proposal submitted by external organisations will be considered as part of a formal EOI process 2. The majority of the Vision Plan can only be implemented with the committed of funding partners and the vision is likely to take up to 30 years to be implemented

Draft Sunshine Energy Park Vision Plan

Stakeholder Engagement Findings Report

16 October 2023



Prepared for:
BRIMBANK CITY COUNCIL

Prepared by:
Sarah Bishop, Letitia Duncan and Angela Walter
ACTIVATE CONSULTING

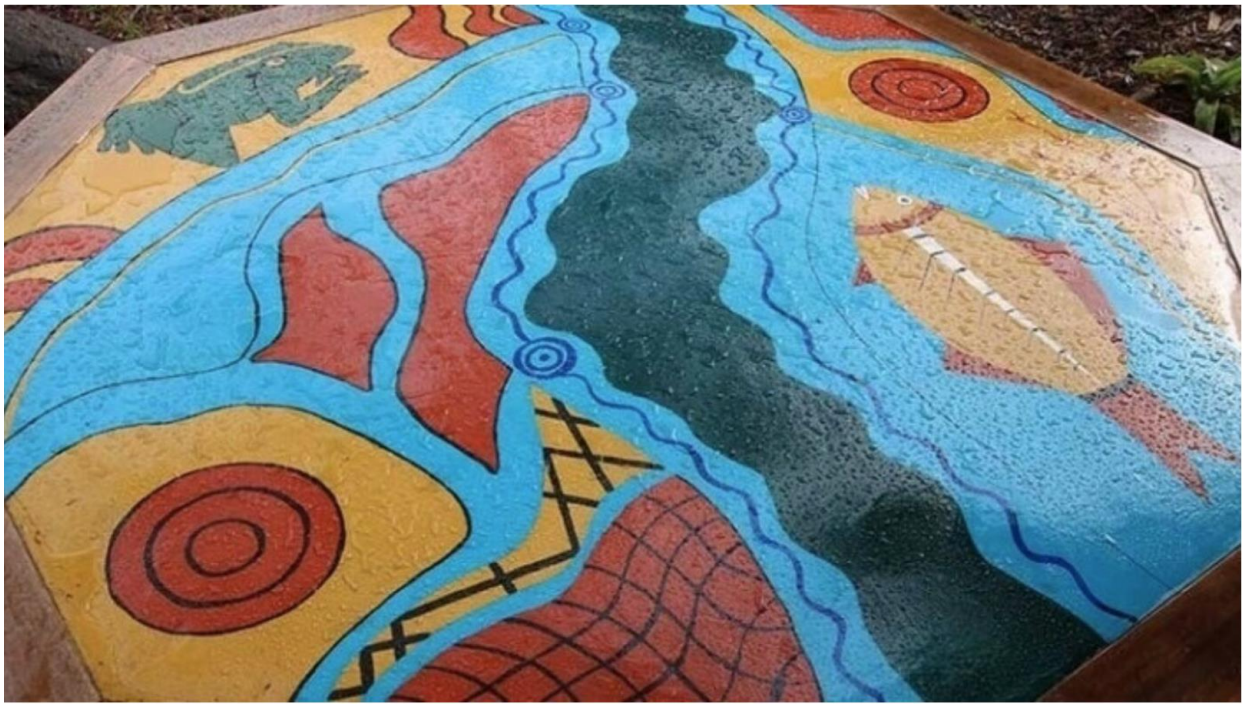
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Activate Consulting respectfully acknowledges and recognises the Kulin Nation, including the Wurundjeri, Bunurong and Boon Wurrung Peoples as the Traditional Owners of the land and waterways in the City of Brimbank and pays respect to their Elders past, present and future.

Activate also acknowledges local Aboriginal and Torres Strait Islander residents of Brimbank and their Elders for their ongoing contribution to the diverse culture of the community.



The Five Elements
Located in Sunvale Community Park, Sunshine
Artists: Lee-Anne Clarke and Mandi Barton, 2019

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1. EXECUTIVE SUMMARY

Sunshine and Albion are set to significantly transform over the next few decades.

The Victorian Government has identified Sunshine as a state priority precinct and has committed to significant infrastructure and development investments in this area. This investment includes the redevelopment of Sunshine and Albion Stations, and the renewal and transformation of Albion Quarter.

To leverage infrastructure and development investments to achieve meaningful and generational change for the local community, in 2021 Brimbank City Council endorsed the Sunshine Priority Precinct Vision 2050. It's a bold plan to support Sunshine as the 'Capital of Melbourne's West'.

One of the 15 key priorities in the precinct vision is to transform the closed Sunshine landfills and former quarry into 54 hectares of new parklands, known as Sunshine Energy Park (SEP).

In December 2022, Council endorsed for consultation a Draft Vision Plan for SEP. The draft vision plan highlights opportunities for extensive tree planting, a solar farm, walking and cycling tracks, a sustainability hub, new sportsgrounds and stadium, new play spaces and an extensive urban forest and wetland system.

It is a long-term Draft Vision that, once approved, will require partnerships and investment from government, business and community to bring this to life over the next 30 years.

A comprehensive stakeholder engagement program ran from 21 June to 31 August 2023 alongside broad community engagement. The targeted stakeholder engagement program sought feedback on the Draft Vision Plan and to identify ideas and potential opportunities from the following stakeholder groups:

- Type 1 – properties (landowners and tenants) adjacent to SEP and the Albion quarter precinct
- Type 2 – properties (landowners and tenants) adjacent to SEP only
- Type 3 – stakeholders, both local and outside the City of Brimbank with a potential interest in SEP
- Advisors - organisations and government with experience of similar projects or related expertise
- Government departments and agencies
- Elected government officials.

This report presents the findings of the stakeholder engagement program.

Approximately 49 stakeholder organisations/ individual stakeholders participated in the targeted engagement program which included formal written submissions as well as meetings and informal interactions – including phone calls, in-person discussions and meetings, email enquiries and general feedback from stakeholder information sessions.

Key findings

Overall Sentiment

The overall sentiment about the draft vision for SEP was very positive. The majority of stakeholders commented that the vision would bring a range of benefits to Sunshine and Brimbank including open green spaces; a focus on the environment and sustainability; improved social cohesion; and much-needed sporting facilities and spaces for people to be active.

Many stakeholders commented on how SEP could play a critical role in the transformation of the area and Albion Quarter and contribute to Sunshine becoming the capital of Melbourne's west.

Some of the words used by stakeholders to describe the vision included:

- Positive
- Transformative
- Exciting
- Brilliant idea
- Clever
- Strategic
- Impressive
- Comprehensive
- Innovative
- Well-planned
- Remarkable
- Fantastic

The below outlines the key themes that emerged from stakeholder feedback.

Walking, cycling and public transport connections
The most frequent topic raised by stakeholders was the importance of improved and new connections to SEP including walking paths, cycling paths and connections to public transport and key destinations within the area. This was seen as an essential factor for the success of SEP, ensuring easy access for everyone. It was also considered important for people to be able to access SEP without a car and ease pressure on parking, especially if there are large sporting events.

Environmental sustainability
The next most frequent topic raised by stakeholders involved support for SEP's environmental and sustainability focus. There were many positive comments about the solar farm, sustainability hub, circular economy, green spaces, wetlands and green roof on the sports stadium and the contribution these could make to local wildlife, climate resilience and minimising waste. There were some questions and concerns raised about gardening and growing produce under powerlines, and the location of the wetlands.

Community gathering and social cohesion
Many stakeholders commented on the benefits SEP would have on community building and creating a space for people to meet, gather and connect. Some stakeholders felt SEP provided an opportunity for culturally enriching events and spaces and a place for people to come together and learn.

Health and wellbeing
Many stakeholders pointed to the overall health and wellbeing benefits SEP could provide in relation to being in nature, being active in open space, and having a place to relax, socialise and enjoy.

SEP Stadium and sporting destination
Potential partners and local stakeholders were very interested in the sports facilities proposed for SEP and how this could be used to nurture sport participation in Brimbank. The proposed stadium was of particular interest and a range of opportunities and partnerships proposed to create a successful multi-purpose facility including spaces for sports like basketball, tennis, netball, volleyball and badminton. Stakeholders also embraced the idea of using the stadium for other community purposes like hosting conventions and exhibitions and cultural opportunities including musical performances.

SEP as a destination
Some stakeholders mentioned that SEP provided a great opportunity for Sunshine and Brimbank as it could create a destination, attracting not only community but visitors to the local area, contributing to the visitor economy. Having a facility like this in Sunshine would also help contribute to attracting investment and attracting and retaining talent for employment opportunities in the local area.

Potential partnerships
Potential partnerships were raised with a several stakeholders including Victoria University, Basketball Victoria, NBL, Sunshine Private Hospital, Sunshine Hospital, Volleyball Victoria as well as community groups like Bike West.

2. PROJECT AND ENGAGEMENT OVERVIEW

Project background

Sunshine and Albion are set to significantly transform over the next few decades.

The Victorian Government has identified Sunshine as Melbourne's only combined national employment and innovation cluster, metropolitan activity centre, state priority precinct, and transport superhub. Its Precinct Opportunity Statement states that 'Sunshine will become the centre of Melbourne's West', with a target to almost triple the existing residential and employee population. This is being supported with significant investment in infrastructure, such as the already committed redevelopment of Sunshine and Albion Stations.

To leverage infrastructure and development investments to achieve meaningful and generational change for the local community, in 2021 Brimbank City Council endorsed the Sunshine Priority Precinct Vision 2050. It's a bold plan to support Sunshine as the 'Capital of Melbourne's West' with strong support from the community, education and business sectors.

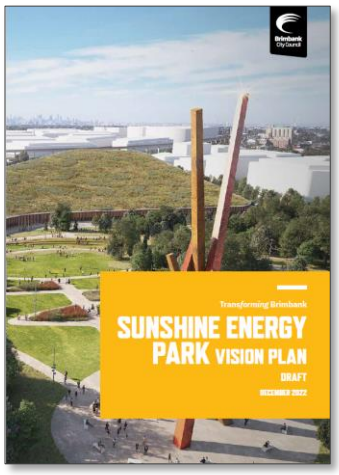
For more information on the Transforming Brimbank vision and projects visit:
www.brimbank.vic.gov.au/council/transforming-brimbank

One of 15 key priorities of the Sunshine Priority Precinct Vision 2050 is to transform the closed Sunshine landfills and former quarry into a 54-hectare urban parkland and community asset in the heart of Sunshine – called Sunshine Energy Park (SEP).

Combined with the State Government's redevelopment of Albion Station, and the identified future renewal of Albion Quarter, the area will transform from what is currently primarily industrial use to a vibrant mixed-use precinct for innovation, jobs and housing.

In December 2022, Council endorsed for consultation a Draft Vision Plan for SEP which highlights opportunities for:

- extensive tree planting
- a solar farm
- cycling and walking tracks
- sustainability hub
- sports fields and stadium
- play spaces, and
- an extensive urban forest and wetland system.



It is a long-term Draft Vision that, once approved, will require partnerships and investment from government, business and community to bring to life over the next 30 years.

As such, Brimbank City Council implemented a comprehensive engagement program to seek feedback on the Draft Vision Plan and identify ideas and potential opportunities. This engagement program consisted of two streams: broad community engagement and targeted stakeholder engagement. The feedback will be used to help inform a Final Draft Vision Plan.

This report presents the findings of the stakeholder engagement program.

Engagement purpose and objectives

Brimbank City Council's overall engagement program aimed to engage the community and key stakeholders in the development of the Sunshine Energy Park (SEP) Vision Plan to ensure this once in a generation opportunity reflects the needs and aspirations of current and future communities.

The stakeholder engagement also aimed to generate general awareness about the broader transformation of the precinct, encourage stakeholders (particularly surrounding landowners) to think about their longer-term plans, and explore potential opportunities.

The objectives of the stakeholder engagement component were to:

- reach, inform and engage key identified stakeholders on the Draft SEP Vision Plan
- gather feedback on the Draft Vision Plan and identify any potential collaboration opportunities to realise shared goals
- raise awareness and generate interest in the overall transformation of the Albion precinct (including SEP, Albion Quarter, Albion station) – a sense of optimism and opportunity
- provide a positive engagement experience with key identified stakeholders to build trusted, ongoing relationships
- document/capture useful input and feedback to help inform the final SEP Vision Plan and demonstrate stakeholder sentiment around the Draft Vision.

Engagement approach

The engagement program ran from 21 June to 11 August 2023. An extended timeframe was provided to allow for the school holiday period and so a series of in-person meetings could be held with stakeholders. This section describes the stakeholder engagement component only which ran until 31 August.

The Draft Sunshine Energy Park Vision Plan document was the primary engagement resource used with stakeholders, however a short explainer video was also produced to help capture attention and generate initial interest.

As shown in Table 2.1, stakeholders were grouped into broad categories based on their relationship to the SEP site, broader Albion precinct and/or purpose of engagement.

Table 2.1 Broad stakeholder categories

Category	Description
Type 1 – Properties (land owners and tenants) adjacent to SEP and the Albion quarter precinct	Commercial and industrial land and businesses in the area within the Albion Quarter Structure Plan (either side of Albion Station, including areas of significant development potential north of Ballarat Road). These are stakeholders that may be directly impacted by, or interested in, changes at SEP and/or the future transformation of the Albion Quarter.
Type 2 – Properties (land owners and tenants) adjacent to SEP only	Mainly commercial and industrial land and businesses, but also some residential properties in the areas surrounding SEP. It also included current community tenants using buildings on the SEP site. These are stakeholders that may be directly impacted by, or interested in, changes at SEP.
Type 3 – Stakeholders, both local and outside the City of Brimbank, with a potential interest in SEP	Key stakeholders involved in the Sunshine Priority Precinct Vision 2050 process, identified potential partner organisations, traditional owner groups and local community interest groups. These are stakeholders that may have a direct interest in changes or

Category	Description
	opportunities at SEP.
Advisors	Other organisations which have successfully implemented elements of the Draft SEP Vision Plan in their own locations. These are stakeholders that may be able to share valuable insights and learnings to Council that influence elements of the Draft Vision Plan.
Government departments and agencies	Victorian Government departments and agencies relevant to the SEP site or identified opportunities on the site. These are stakeholders that may be potential partners, funders or collaborators on projects on the SEP site in the future.
Elected government officials	Ministers and local members of State and Federal Government relevant to the Draft SEP Vision Plan by either location or portfolio. These are stakeholders that may be potential partners, funders or collaborators on projects on the SEP site in the future.

Advisors, Government departments and agencies and Elected government officials were contacted individually, informed of the Draft SEP Vision Plan and direct meetings were held where relevant.

Type 1, 2 and 3 stakeholder groups were written to (via email and/or mail), invited to attend an online information session and/or a direct meeting. Segmenting the Type 1, 2 and 3 stakeholder groups enabled the engagement process and information to be targeted to their particular circumstances and information needs. For example, representatives from the Department of Transport and Planning attended information sessions and meetings for Type 1 stakeholders so they were able to discuss and answer questions about the Albion Station redevelopment and future transformation of Albion Quarter all in the one forum.

Throughout the engagement period feedback was captured in two ways:

- Formal written statements – via email or post
- Meetings and informal interactions – including phone calls, in-person discussions and meetings, email enquiries and general feedback at information sessions.

All participants were encouraged to submit formal written statements.

3. WHO WE HEARD FROM

Approximately 49 stakeholder organisations/ individual stakeholders participated in the engagement.

Stakeholder reach and participation

A total of 86 stakeholder organisations/ individual stakeholders were directly contacted via email, mail or phone. A further 319 letters were sent to surrounding residents. In total, approximately 49 participated in the engagement, and 18 formal written statements were received. These are outlined in Table 2.2 below.

Table 2.2 Engagement methods and participation

Engagement Methods	Participation Count
Formal written statement submitted	18 stakeholders (13 approved to share publicly)
Stakeholder Information sessions: • Type 1 stakeholders – 12 July • Type 2 stakeholders – 20 July • Type 3 stakeholders – 24 July • Type 3 stakeholders – 26 July	16 stakeholder groups represented (22 individuals attended)
Stakeholder meetings • Type 1 stakeholders • Type 2 stakeholders • Type 3 stakeholders	26 stakeholder groups represented (51 individuals participated)
Stakeholder enquiries and discussions via phone or email only	3 stakeholder groups represented (3 individuals)
Meetings with Advisors	2 advisor organisations represented
Meetings with Government departments and agencies	3 departments/ agencies represented
Meetings with Elected government officials	7 Plus, upcoming meetings were scheduled with approx. 6 additional elected officials at time of reporting – not included in total below.
Total **Some stakeholders participated in more than one activity and submitted a formal written statement.*	**73** **Approx 49* stakeholder organisations/ individual stakeholders** (with some participating in multiple engagement activities)

Formal written statements

Of the 18 stakeholders that provided formal written statements, the following 13 have given permission for their submission to be made public:

- Albion & Ardeer Community Club Inc
- Australian Unity – Sunshine Private Hospital
- BikeWest
- Brimbug
- Cadence
- Friends of Kororoit Creek

- Henkell Brothers
- Islamic Guidance Society of Australia / Khalid bin Al-Waleed Mosque (Albion Mosque)
- NBL
- Tennis Victoria
- Victoria University
- Volleyball Victoria
- Western Pigeon Federation of Victoria

4. FORMAL WRITTEN STATEMENTS

This section presents the 13 written statements approved to be shared publicly and an assessment of each against the following categories:

A. Stakeholder support for the Draft Vision
B. Stakeholder recommended changes to the Draft Vision
C. Stakeholder feedback for consideration in the implementation of the Vision

Statements have been presented verbatim.

4.1 Albion and Ardeer Community Club Inc

Statement

Brimbank City Council

Many tks for forwarding information about the Council vision proposals, for Sunshine Energy Park.

AACC strongly supports the proposals and vision. Importantly, the proposals appear to be supportive, and well connected. to the Council adopted 'Vision 2050' transformation advocacy, which, as you will be aware, the local community strongly supports.

As we know, the State Government has committed to a reconstruction of the Albion Railway Station, and, for one thing, we see that it very important that these works do connect to the Energy Park area, and that a Draft Vision for the Park can greatly assist in integrated planning for the area, including the 'Albion Quarter' proposed urban redevelopment.

We see the key elements being, therefore: 1. A strong commitment to heritage protection and enhancement, particularly the John Darling Mill site ... 2. Preventing commuter traffic from a focus on the westside of Albion Station ... (while supporting car-parking on the east side) ... 3. Revitalisation, beautification and enhancement of Stony Creek, in the area ...eg the Steve Bracks vision for a Green Corridor, from Silo/Energy Park in the north, to Silo in the south.... 4 High quality non-vehicular access northwest from the Station to Energy Park ... (eg facilitation bike and suchlike traffic towards Sunshine City Centre).

Happy to discuss, if that would assist ... cheers,

Assessment

A. Stakeholder support for the Draft Vision
• Strong support for the vision, it's connection to Sunshine Priority Precinct Vision 2050, and role it can play in achieving integrated planning for the area.
B. Stakeholder recommended changes to the Draft Vision
C. Stakeholder Feedback for consideration in the implementation of the Vision
• Create good connections between Albion Park Station and SEP. • Ensure a strong commitment to heritage protection and enhancement. • Consider the creation of a green corridor from SEP to the Silo in the south. • Plan for high-quality, non-vehicular access northwest from the station to SEP.

4.2 Australian Unity – Sunshine Private Hospital

Statement

Thank you for the opportunity for the Australian Unity Healthcare team to participate with the Engagement Team in considering the master planning of the Sunshine Energy Park. (SEP)

As discussed the proposal could contribute positively to the health and wellbeing of the wider community as well as being an important place for recreation and relaxation for the staff, patients and visitors to the Sunshine Private Hospital.

We encourage Council to consider connecting the SEP to established or proposed walk and cycle ways, to ensure that there is sufficient parking for visitors, and to consider ways to integrate FOGO waste streams with the community gardens.

The Sunshine Private Hospital is currently serviced by a 2 MW substation with capacity to expand to a 4 MW substation. As part of our commitment to pursuing a net zero future we would be interested in participating with Council as an end-user in the proposed solar energy generation within the SEP.

Brimbank's diverse cultural heritage could also be reflected by using part of the park for a permanent Sculpture Park which could commission pieces to be used in public places or displayed within the SEP. An example of this is the McClelland Gallery and Sculpture Park at Langwarrin within the City of Frankston.

Finally we applaud Council and its staff for seeking to improve Sunshine with the innovative proposal.

Assessment

A. Stakeholder support for the Draft Vision
• Strong support for the draft vision, praising it as an innovative proposal and pleased that it will contribute positively to the health and wellbeing of the community and to hospital staff, patients and visitors.
B. Stakeholder recommended changes to the Draft Vision
• Consider connecting the SEP to established or proposed walking and cycling paths, to ensure that there is sufficient parking for visitors. • Consider ways to integrate FOGO waste streams with the community gardens. • Consider a Sculpture Park within SEP to reflect Brimbank's diverse cultural heritage.
C. Stakeholder Feedback for consideration in the implementation of the Vision
• Consider Sunshine Private Hospital as an end-user in the proposed solar energy generation within the SEP.

4.3 BikeWest

Statement

BikeWest's submission is a 12-page report (see Appendix 6.1). Below is an excerpt from the submission relating specifically to Sunshine Energy Park.

Sunshine Energy Park

The Sunshine Energy Park (SEP) Vision Plan proposes mountain bike trails to allow for mountain biking as well as a pump track. BikeWest strongly endorses this proposal as it aligns with our previous collaborate work with Maribyrnong Council on their recently adopted Bike Sports Strategy with a strong focus on local places for local people. This does not preclude visitors from further afield but facilitates local use as a starting point. Survey data by BikeWest about Quarry Park indicates visitors come from all parts of Melbourne including international backpackers who hire bikes and travel to Quarry Park. Given the ease of access from Albion train station we envisage the SEP attracting visitors from many parts of Melbourne including international visitors.

The Sunshine Energy Park Vision Plan also correctly that currently mountain bike riding is a heavily male dominated sport. This is also observed at Quarry Park and something BikeWest is attempting to address in collaboration with Westside Cycle Club and local schools and we are pleased to see Brimbank Council acknowledge the issue. BikeWest hopes that Brimbank Council will take this opportunity to collaborate with both BikeWest and Westside Cycle Club. BikeWest is also assisting the facilitation of a pilot program by the US high school mountain bike organisation, NICA. This project should be launched in the west of Melbourne in 2024 (#MoreKidsOnBikes). Future mountain bike trails in Sunshine would help expand this program (https://nationalmtb.org/)

The proposed pump track also presents the opportunity to include a broad range of users due to their inherently flexible design and appeal. The pump track at Quarry Park is in constant use throughout the year. In the UK most local governments are installing pump tracks and the experience of Velosolutions with their Wishawhill Wood pump track provides a perfect example of tapping into latent demand (https://www.youtube.com/watch?v=n4auyR3mjTs

The design of the trails may take cues from the world's best practice urban bike park, the Tom Dumoulin Bike Park. The Tom Dumoulin Bike Park (TDBP) is an innovative, high-quality, world-class facility designed to cater for road cyclists, mountain bikers and BMX riders, for all ages and abilities. The park occupies an area of 6 hectares with different surface types making it possible for riders to tackle tracks with different levels of technical difficulty. It offers an ideal way of gaining experience and perfecting skills in a safe, innovative environment. The innovative design means that a total of fifty different courses can be set out, six of which can be ridden on simultaneously. Over 2000 people regularly use this park at the same time. While the TDBP occupies a larger area than that proposed for the mountain bike trails and pump track, a smaller version drawing upon the flexible design would greatly add to the flexibility and benefit of the trails.

Sustainability Hub

BikeWest is also very excited to see Brimbank Council's focus on sustainability and the circular economy. This presents another opportunity for collaboration with both BikeWest and the Inner West Community Bike Hub (IWCBH). BikeWest works closely with the IWCBH on bicycle maintenance programs for school students (Footscray High School) and promoting reuse, refurbishment and recycling of bikes. The IWCBH promotes social inclusion as well through the sale of cheap, high quality bikes and has donated over 300 bikes to refugees. BikeWest recommends strongly that Brimbank Council approach the IWCBH to discuss what opportunities exist for the establishment of a new bike hub in the SEP.

Summary

BikeWest is excited by the opportunities presented in the Sunshine Energy Park Vision Plan and strongly

endorses the inclusion of the mountain bike trails, pump track and sustainability hub (resource recovery centre). Given our expertise and experience in developing the Maribyrnong Bike Sports Strategy we look forward to colaboarting with Brimbank Council to help see their vision come to fruition.

Assessment

A. Stakeholder support for the Draft Vision
• Strong support for the draft vision in particular the mountain bike trails, pump track and sustainability hub (resource recovery centre).
B. Stakeholder recommended changes to the Draft Vision
• Consider a bike hub as part of the sustainability centre (in collaboration with BikeWest and the Inner West Community Bike Hub (IWCBH).
C. Stakeholder Feedback for consideration in the implementation of the Vision
• Consider collaborating with BikeWest and Westside Cycle Club in future SEP projects, including a pilot mountain bike project already underway in Brimbank (#MoreKidsOnBikes). • Consider best practice design of urban bike parks when designing for SEP (e.g. The Tom Dumoulin Bike Park) and take into account research and studies from around the world to ensure a bike park and pump track design that will be heavily utilised and accommodate a range of riders of all ages and abilities.

4.4 Brimbug

Statement

On behalf of Brimbug, and following the Zoom presentation, I would say that the vision plan for the Sunshine Energy park would be a great asset to Brimbank and our surrounding communities and we fully support the concept.

From a cycling prospective, it is imperative that a well plan bike connection from the Western Ring Road, Stony creek, Jones creek and Kororiot creek paths are established and improved, so as many people can come, visit and play at the Park without the use of cars with a good connection to public transport.

The inclusion of a BMX track amongst other sporting activities, will attract young riders and create a culture to become a cyclists in a safe environment.

Assessment

A. Stakeholder support for the Draft Vision
• Strong support for the draft vision stating it would create a great asset for Brimbank and surrounding communities as well as culture of learning to ride in a safe environment.
B. Stakeholder recommended changes to the Draft Vision
C. Stakeholder Feedback for consideration in the implementation of the Vision
• Consider planning good bike connections from the Western Ring Road, Stony Creek, Jones Creek and Kororoit Creek to SEP, so people can access the park by riding or via public transport and without the need for a car.

4.5 Cadence

Statement

I am writing to express my support for the Sunshine Energy Park Vision Plan, which is currently open for public consultation.

The comprehensive vision outlined for this 54-hectare urban parkland is impressive. It encompasses a wide array of opportunities ranging from cultural heritage and ecological restoration to community engagement and sustainable development.

The deliberate integration of features that promote connection to Country, sports, recreation, education, events, recycling, energy production, horticulture, habitat creation and social interaction is a testament to the careful consideration of community needs and aspirations.

Furthermore, the park's strategic location, adjacent to major sporting corridors, residential areas, employment centres, and educational institutions, positions Sunshine Energy Park as a central contributor to the goal of making Sunshine the capital of Melbourne's west.

The park's adjacency to the Albion Quarter offers a unique opportunity to enhance pedestrian connectivity within the precinct, spanning the rail corridor, and regionally through an upgraded and re-built Albion Station. These connections will play a pivotal role in shaping the park's identity and its seamless integration

into the community fabric.

In today's context, accessibility by rail is a crucial aspect for any major sporting precinct. It's paramount that the development of Sunshine Energy Park includes highly visible, safe, and visually appealing links to Albion Station.

I am pleased to endorse the visionary plan put forward for Sunshine Energy Park and I commend the efforts of Council in creating a space that is both environmentally sustainable and culturally enriching.

This project carries the potential to make a substantial contribution to the overall health, well-being, social cohesion, and economic prosperity of the Brimbank community and beyond.

As this vision continues to evolve, I eagerly anticipate its ongoing engagement with stakeholders, its pursuit to securing funding, and ultimately effecting the transformation that will resonate for generations to come.

Thank you for Council's dedication to creating a brighter, more sustainable future for the Brimbank community.

Assessment

A. Stakeholder support for the Draft Vision

• Strong support for the draft vision stating it is visionary, impressive and considers the community's needs and aspirations along with its strategic location, enabling it to contribute to making Sunshine the Capital of Melbourne's West.
• Other supporting comments include:
  ○ The project will make a substantial contribution to the overall health, well-being, social cohesion, and economic prosperity of the Brimbank community and beyond
  ○ The plan integrates features that promote connection to Country, sports, recreation, education, events, recycling, energy production, horticulture, habitat creation and social interaction.

B. Stakeholder recommended changes to the Draft Vision
C. Stakeholder Feedback for consideration in the implementation of the Vision
• Enhance pedestrian connectivity within the precinct, spanning the rail corridor, and regionally through an upgraded and re-built Albion Station. • Ensure SEP includes highly visible, safe, and visually appealing links to Albion Station.

4.6 Friends of Kororoit Creek

Statement

Thank you for the opportunity to give our feedback on the Sunshine Energy Park – an exciting project! As discussed in our meetings – some written feedback on the points we went over.

The FOKC would like the SEP to be conservation led:

• Retaining or creating “wild” spaces within the development – with no paths, less manicuring – to provide stress free habitat for wildlife. Careful surveying of what flora and fauna is currently present in the space. More trees along paths to shade people.

• We’d love to see the wetlands be as big and useful as possible – making sure they are in the best position in the development. A wetland would be a fantastic draw for nature lovers, birdwatchers, and a haven for local wildlife like many of our endangered bird and frog species.

• The roof of the large arena to be utilised as a conservation space – a grassland with indigenous grasses and wildflowers providing habitat for local insect and bird populations. We discussed whether it would be viable in a space that size to release any lizard species - where they would be relatively protected and could be monitored closely. Could borrow the idea from the Friends of Iramoo and have the plantings grouped in a way that create an animal or cool pattern from above.

• The Ceres style area could be a great opportunity to provide a space for local environmental friends group to have a base - meeting rooms, storage, nursery to raise plants and run workshops. An Indigenous designed information area with a special place for Smoking Ceremonies and Welcome to Country.

• Educational signage in multiple languages, events and workshops about local species and environments that people need to understand the importance of more clearly e.g. - possums, bats, grasslands, containing cats, snakes and their vital role in the ecosystem, the Climate Emergency etc.

• Enhancing and restoring the sections of Jones Creek adjacent to the site – our waterways are a huge asset. People should be encouraged to cycle and walk along Kororoit Creek and Jones Creek to get to the park. It would be brilliant to restore and enhance the section of Stony Creek that runs from Anderson Rd in central Sunshine up towards the SEP site – this would be a fantastic way to travel to and from the site. Cities and towns that make the most of and celebrate their waterways are the best cities and towns!

• Could there be an electric shuttle bus and/or bike hire from main Brimbank city centres to the park? Particularly for big sporting events. Parking needs to be looked at so that the residents of Albion and Sunshine aren’t inundated with cars.

• Deep engagement with the Wurundjeri Woi-Wurrung Cultural Heritage Aboriginal Corporation, Brimbank City Council Conservation team and Melbourne Water and continued engagement with local environmental and cultural groups.

Assessment

A. Stakeholder support for the Draft Vision
• Support for the draft vision stating it is an exciting project with a range of opportunities for the environment and nature.
B. Stakeholder recommended changes to the Draft Vision
• Consider retaining or creating “wild” spaces within SEP – with no paths, less manicuring – to provide stress free habitat for wildlife. Careful surveying of what flora and fauna is currently present in the space. • Plant more trees along paths within SEP to provide shade. • Consider creating a conservation space on the roof of the large arena with indigenous grasses and wildflowers to provide habitat for local insect (lizards) and bird populations. • Consider creating spaces/ meeting rooms for local environmental friends groups (at the resource recovery centre) for meetings, storage, nursery to raise plants and run workshops. • Consider the inclusion of an Indigenous designed information area with a special place for Smoking Ceremonies and Welcome to Country. • Consider educational signage in multiple languages in SEP. • Consider spaces to host events and workshops that educate people about local species and the environment. • Consider enhancing and restoring the sections of Jones Creek adjacent to the site and Stony Creek that runs from Anderson Road in central Sunshine to encourage people to cycle and walk to SEP. • Consider an electric shuttle bus and/or bike hire from main Brimbank city centres to the park, particularly for big sporting events to reduce the number of people coming to SEP by car.
C. Stakeholder Feedback for consideration in the implementation of the Vision
• Take a conservation-led approach to SEP. • Consider enlarging the wetlands, making it a drawcard for visitors and a habitat for local wildlife/ endangered species. • Ensure deep engagement with the Wurundjeri Woi-Wurrung Cultural Heritage Aboriginal Corporation, Brimbank City Council Conservation team, Melbourne Water and continued engagement with local environmental and cultural groups.

4.7 Henkell Brothers

Statement

As a stakeholder in the Sunshine area, by way of our commercial land holdings, we were very pleased to see the vision for the Sunshine Energy Park.

The repositioning of the Sunshine area has been a hot topic of conversation for a number of years with much attention given to the public transport links and development of the commercial business district. However the true strengths of a community are in its ability to give back and the Sunshine Energy Park precinct is something that can only propel the community forward. The creation of much needed, ascetically pleasing community space and sporting facilities will be a very welcome addition. And to be able to create it on a parcel of land that has long been underutilised is a very clever and strategic move.

Assessment

A. Stakeholder support for the Draft Vision
• Strong support for the draft vision stating it is clever and strategic and will create much-needed ascetically pleasing community space and sporting facilities in traditionally underutilised land.
B. Stakeholder recommended changes to the Draft Vision
C. Stakeholder Feedback for consideration in the implementation of the Vision

4.8 Islamic Guidance Society of Australia / Khalid bin Al-Waleed Mosque (Albion Mosque)

Statement

We, at the Islamic Guidance Society of Australia (IGSA) welcome the new initiative, The Sunshine Energy Park (SEP) in Albion. Having it Nestled right next door to our mosque and centre will offer a refreshing and engaging experience within our community, the Brimbank community at large. This park has the potential to be a dynamic fusion of recreational spaces and sustainability initiatives.

The well-planned pathways, lush greenery, and thoughtful design, together will be creating an ideal backdrop for both relaxation and outdoor pursuits. The park's emphasis on green technologies and renewable resources underscores its dedication to much needed ecological mindfulness. There is no doubt that SEP will be setting an impressive example of uniting the beauty of nature with forward-thinking approaches. The local community, including institutions like ours, will effectively utilise SEP's open spaces as a serene location for community gatherings, events and outdoor activities. Albion (Khalid bin Al-Waleed) Mosque will consider using the park for religious observances, providing a peaceful setting for prayers or gatherings during peak seasons such as our annual Festivals; Eid El-Fitr and Eid ul-Adha congregational sermons. Additionally, the park's sustainable focus aligns well with the values of our community stewardship that both our faith and mosque promote. This collaboration could involve educational programs on environmental awareness and energy conservation. Overall, SEP presents a valuable space for the local community to come together, celebrate and engage in meaningful activities.

Assessment

A. Stakeholder support for the Draft Vision
• Strong support for the draft vision and its overall direction in relation to creating a space for community to relax, enjoy nature, come together, celebrate and be sustainable 'uniting the beauty of nature with forward-thinking approaches'.
B. Stakeholder recommended changes to the Draft Vision
C. Stakeholder Feedback for consideration in the implementation of the Vision
• Consider collaboration to deliver educational programs on environmental awareness and energy conservation. • Support the local community, including Albion Mosque, to utilise SEP's open spaces for community gatherings, events, religious events and outdoor activities.

4.9 NBL

Statement

The National Basketball League (NBL) provides its support for the Draft Vision and development of Sunshine Energy Park (SEP). The NBL was privileged to receive a briefing on the SEP Draft Vision from the engagement team at Brimbank City Council and stands ready to partner with Council and/or the State in capacities including but not limited to provision of indoor and/or outdoor basketball or netball court surface materials as well as the fulfilment of elite and semi-elite basketball content at the newly developed basketball courts and show court.

As indicated in Basketball Victoria's most recent Facilities Masterplan document, the State of Victoria needs more indoor basketball and multi-use high-ball courts to meet rapidly rising demand for basketball, especially in Melbourne's western metropolitan growth corridors.

Furthermore, NBL audience data demonstrates that the Sunshine region is home to a very significant number of registered basketball families and players, and that these numbers have grown by a minimum of 5% annually for the past 12 successive years.

The NBL provides its strong support for the development of SEP, and is pleased to be consulted for further information should it be required, and be considered for future partnership opportunities.

Assessment

A. Stakeholder support for the Draft Vision
• Strong support for the draft vision in particular sporting opportunities or potential partnerships in relation to the presented as part of the sporting complex / courts within SEP.
B. Stakeholder recommended changes to the Draft Vision
C. Stakeholder Feedback for consideration in the implementation of the Vision
• Consider further consultation or potential opportunities with the NBL in delivering court surface materials as well as the fulfilment of elite and semi-elite basketball content. • Consider the growing popularity of basketball, especially in Melbourne's western metropolitan growth corridors.

4.10 Tennis Victoria

Statement

Tennis Victoria sees the option for 4 or more multi-lined (eg. Tennis & Netball) acrylic (cushioned) courts within the proposed indoor multi-sport stadium as a great opportunity to continue the work in Brimbank City Council to create safe, inclusive and thriving Victorian tennis communities, enabling more people to play more often. A strategic focus of Tennis Victoria is to optimize the use, management and access to facilities, thereby creating a sustainable future for venues.

We suggest that if the venue is to be managed/staffed, that it does not become a venue with a home club, rather a venue that can be booked for casual and social play, and specific recreation groups. If the venue is to be staffed, renting of equipment (balls and racquets of varying compression levels and sizes) would reduce barriers to participation and provide a truly accessible tennis option for the community.

This indoor tennis venue may particularly allow for engagement from the Blind and Low Vision Tennis Community, who currently have limited appropriate participation spaces. Many players who participate in blind and low vision tennis currently train outdoors which provide less suitable conditions due to wind, glare/light and noise.

As the council is already well across, the benefits of the Tennis Australia Book- A-Court system has seen the accessibility of casual tennis participation grow significantly in recent years. Once seen as a “members only” sport, the opening of courts to non-members, and the ability to book your court online and play your own way has seen more people come to our game. We see the potential for the venue to be on the same platform as all other tennis venues (ClubSpark), and linked to the national Play.Tennis website, as a key consideration for systems setup at the venue.

We see the inclusion of tennis courts as part of this broader facility plan as a compliment to the Thriving Tennis Community that currently exists in Brimbank City Council thanks to the efforts of council staff and budgeted investment, community participation and interest, and of course, the tireless work of club volunteers and coaches who bring our sport to life everyday.

Assessment

A. Stakeholder support for the Draft Vision
B. Stakeholder recommended changes to the Draft Vision
• Consider 4 or more multi-lined (eg. Tennis & Netball) acrylic (cushioned) courts within the proposed indoor multi-sport stadium.
C. Stakeholder Feedback for consideration in the implementation of the Vision
• Consider creating a staffed venue that allows for casual and social play where people can hire equipment to increase accessibility to the space and reduce barriers. • Consider using the Book-A-Court system to further support and encourage casual and social play.

4.11 Victoria University

Statement

Thank you for the invitation to provide feedback and input in response to Council's release of the draft Sunshine Energy Park Vision Plan, 2022.

I would like to commend the Council for taking the initiative to outline a bold vision for the transformation of Sunshine Energy Park. As a major industrial site with proximity to the soon to be redeveloped Albion Station, and being located close to the Sunshine Priority Precinct, the site has potential to become a major open space and environmental asset for the communities of Brimbank and Melbourne's west and to be a destination of local, regional and state significance.

We have appreciated the opportunities to meet with Council staff and representatives of the relevant Government departments to discuss the vision for Sunshine Energy Park and to consider the relationship between the future Park and Victoria University, which we consider to be one of great potential.

I confirm that VU supports the directions outlined in the Energy Park Vision Plan with many aspects consistent with VU's aspirations for the region. Further feedback is provided in the Attachment to this letter (see Appendix 6.2).

In line with our recently renewed MOU partnership, we seek to collaborate with Council to realise the full potential of the Sunshine Energy Park over the coming years.

Assessment

A. Stakeholder support for the Draft Vision
• Strong support for the draft vision, stating SEP had the potentially to become a major open space and environmental asset for Brimbank and Melbourne's west and to be a destination of local, regional and state significance.
B. Stakeholder recommended changes to the Draft Vision
C. Stakeholder Feedback for consideration in the implementation of the Vision
• Continue to partner with Victoria University in local project including the delivery of SEP.

4.12 Volleyball Victoria

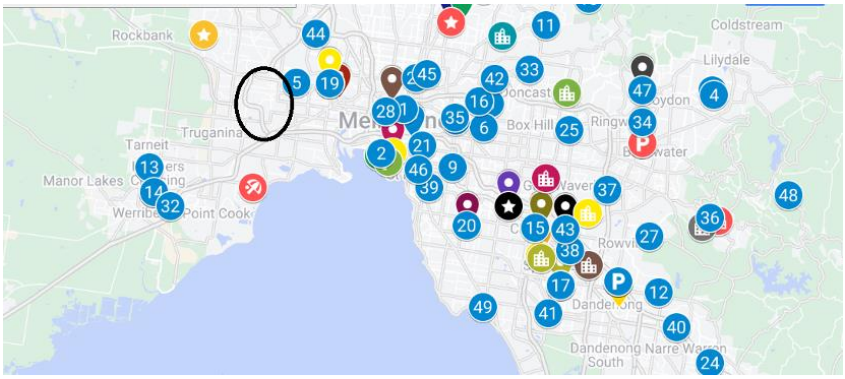
Statement

Volleyball Victoria's submission is an 11-page slide pack (see Appendix 6.3). Below is an excerpt from the submission relating specifically to growth of Volleyball in Victoria, the Volleyball gap in western metro region, the opportunity in Brimbank and Sunshine Energy Park.

Growth of Volleyball in Victoria

- Victorian State League team entries have increased 22% in 2023 from the previous year, and a whopping 88% from 2019 pre-covid numbers.
- School based participation has also risen significantly.
  - 1-day Indoor Victorian Schools Cup event has grown 71%, from 139 team entries pre-covid (2019), to 238 entries in 2023.
  - 1-day Victorian Beach Schools Cup event has risen 80% from 178 in 2019 to 322 in 2022.
- Registration for the 2023 Victorian State Youth Beach trials have risen 62% from the previous year,
- Athletes trailing for Victorian Indoor Youth State representation have risen 45% from 2022.
- Volleyball is now ranked as the 4th most participated sport in Victorian Secondary Schools in 2022 (up from 9th prior to Covid in 2019). (source: SSV)

Volleyball Gap in Western Metro Region



- A gap exists across the western metro region.
  - Volleyball Victoria developing a Western Region Growth Strategy to unlock the potential for the sport.
  - Why – limited access, and organised opportunities
- Facilities – community-based affiliates - structured services
  - VVI – advocating for a strategic foundation for places to play grass roots programs, facility advocacy, capacity building through new affiliates
  - LG – development of fit for purpose facilities to support recreational play, training, competition

Brimbank Opportunity and Volleyball Demand

- Fill the GAP - majority of existing volleyball services found in neighbouring LGA areas – Altona, Maribyrnong, Braybrook, Footscray.
  - Desperate need to address barriers to play & unlock interest & potential across the Western suburbs through additional volleyball services and accredited operators
- Active affiliation being sort by existing groups across the LGA (Derrimut Knights & Aegies Gym teams)
  - VVI could provide tools to support the implementation of governance and operational structures for new affiliates
  - Support needed by LG to help new affiliates access suitable venues for competition and training purposes + seek grass roots funding to building capacity, compliance & strengthen community delivery
- Increasing volleyball options align with the "Community Vision 2040, Council Plan 2021-2025 & Health & Wellbeing Municipal Plan 2021-2025 strategic directions to encourage "healthy lifestyles", ensure that "services & facilities" are responsive to community needs, and recognise and celebrate the LGA "culture & diversity", through leadership, services, development funding, partnerships and advocacy.

- Registered VVI members currently travel on average 15-20km to access VVI competition and training
- Support needed for emerging affiliates through
  - access to infrastructure
  - capacity building, governance and compliance support and mentoring
- Local demand for greater access to more courts and competition pathways
  - Derrimut Knights Volleyball Club
  - Aegis Gym Volleyball Club
- Surrounding VVI affiliates supporting the inner west are at capacity OR resource constrained
  - Western Region Volleyball Club – Maribyrnong, Braybrook College, Caroline Springs and Melton venues – wait list and trials
  - Volley Friends United Melbourne – MSAC and Altona Sports Centre – limited and poor facility access

Sunshine Energy Park

- Opportunity to unlock interest in volleyball and diversify recreational options that more accurately reflect the local community
  - Indoor & outdoor solutions incorporating multi-sports design. ie Traditional Sports + Volleyball + Foot volley + Newcomb + Speak Takraw etc.
  - Local solutions help support integration, strengthen social cohesion and networking through a shared interest, as well we address barriers to sport such as cost, transport, culture, language as noted in the Vic Sports "Youth Sports Participation Strategy", Regional Priority Precinct
  - Show court potential to host state, national and international competition
  - Currently no suitable location in the inner west to host Victorian State League or National/International volleyball competition.
- Development of transport links
  - Help address transport and travel barrier to play especially amongst the youth

Assessment

A. Stakeholder support for the Draft Vision
• Support for the sporting opportunities and potential partnerships in relation to the sporting complex / stadium within SEP. • Support for the development of transport links to help address transport and travel barriers to sport, especially amongst youth.
B. Stakeholder recommended changes to the Draft Vision
C. Stakeholder Feedback for consideration in the implementation of the Vision
• Consider further consultation or potential opportunities with Volleyball Victoria to close the current gap in volleyball facilities in the western Melbourne region. • Consider the growing popularity of Volleyball in Victoria, especially in schools (now 4th most played sport in Victorian Secondary Schools).

4.13 Western Pigeon Federation of Victoria

Statement

The WPF executive committee thoroughly enjoyed meeting you both. We particularly liked your enthusiasm and passion for improving the Western suburbs bringing a world-class sporting and community hub was encouraging and we are proud to support such a remarkable initiative.

Furthermore, we would be delighted to an extended an invitation to you, the council, and the planning committee to view our processes and procedure in preparing the thoroughbreds of the sky to get ready for a race on a basketing night which is now conducted on a Thursday evening at around 6:30PM.

Collectively our members are of the opinion that the initiatives you have shown us with a purpose-built facility for the WPF to help us remain on the site were well received and encouraging. To that end, we would be very happy to support your proposal.

We believe our presence on the site in the areas that you nominated and possibly Plan B if the wetlands area is not supported by our climate we could be moved to the top left-hand corner to help eradicate “rif raf” to that end space; providing security and prudential oversight to the area.

We have provided photos of the Western Pigeon Federation of Victoria in full swing basketing on Friday 18 August 2023 for our race from Hillston approx. 500km North of Melbourne in central NSW.





As you can see, we utilise both buildings and the car park in their entirety.

The larger building is used for our members to basket the racing pigeons and the smaller building is used to house the transporter and specially designed units to hold the bird.

The car park is quite full, and our members require close access to be able to carry their special purpose transporting baskets from their cars to the building.

The Western Pigeon Federation of Victoria is seen as the “AFL House” of the Western Region catering for organisation as far out as Bacchus Marsh, Geelong, and the Macedon Ranges. We work closely with other Victoria Racing Pigeon Organisations who often visit our building and also support the Melbourne Pigeon Society which show cases exotic pigeons and hold their annual show in out building.

We believe our outreaching boundary will support and encourage people to visit the area if the vision becomes a reality.

Please don't hesitate to reach out further either to me, <name removed for privacy> or <name removed for privacy> should you need any further clarification on a particular point about specific needs.

We look forward to working with you and seeing your plans come into reality.

Assessment

A. Stakeholder support for the Draft Vision
• Strong support for the draft vision stating it would be a world-class sporting and community hub with particular support for a purpose built WPF facility on the site.
B. Stakeholder recommended changes to the Draft Vision
• Consider a purpose built WPF facility on the site in the areas nominated or possibly at the top left-hand corner of the site.
C. Stakeholder Feedback for consideration in the implementation of the Vision
• Current car park is usually full on event days. • Members require close access from their cars to the building to be able to carry their special purpose pigeon transporting baskets. • The WPF hosts visitors from other racing clubs and supports events run by the Melbourne Pigeon Society.

5. OVERALL FINDINGS

As noted in Section 2, throughout the engagement period feedback was captured in two ways:

- Formal written statements – via email or post
- Meetings and informal interactions – including phone calls, in-person discussions and meetings, email enquiries and general feedback at information sessions.

All participants were encouraged to submit formal written statements, however many did not.

To give the fullest understanding of the stakeholder engagement, this Overall Findings section will report on insights from both the formal written statements and the meetings and informal interactions. These are reported separately so a clear distinction can be made between the two.

Please note: the outcomes and findings from engagement with Elected government officials and Advisors will be reported separately by Brimbank City Council officers.

5.1 Type 1 - Properties (land owners and tenants) adjacent to SEP and the Albion quarter precinct

	Written statements (n= 3)	Meetings and informal interactions
Sentiment	• Potential to make a substantial contribution to the overall health, well-being, social cohesion, and economic prosperity of the Brimbank community and beyond. • The creation of much needed, ascetically pleasing community space and sporting facilities will be a very welcome addition. And to be able to create it on a parcel of land that has long been underutilised is a very clever and strategic move. • Creating a space that is both environmentally sustainable and culturally enriching. • An impressive and comprehensive vision, encompassing a wide array of opportunities. • A careful consideration of community needs and aspirations. • Central contributor to the goal of making Sunshine the capital of Melbourne's west. • The site has potential to become a major open space and environmental asset for the communities of Brimbank and Melbourne's west and to be a destination of local, regional and state significance.	• Positive and excited about what is planned. • View SEP as a vital part of transforming Sunshine into the CBD of the west. • Strong support for: ○ Sustainability and environment aspects of SEP ○ Training and education pathways for sport at SEP ○ Community spaces – a place for people in the west to gather ○ Use of stadium as a convention venue and for cultural activities ○ The green space on top of the stadium. • A sense of optimism about the impact this will have on the area. • Enthusiastic to be involved in planning for the future. • Ready and waiting for change to happen.
Issues identified	• It's paramount that the development of Sunshine Energy Park includes highly visible, safe, and visually appealing links to Albion Station.	• Ease of movement and connections, including pedestrian and cycling, is critical for the success of SEP. • Identified SEP's safe and easy integration with public transport as key for activating this area and needed for major sports facilities. • Consider it vital that the Albion Station platform extends underneath Ballarat Road to enable easy pedestrian connections through SEP. • Concern about the current "appeal" of Sunshine but that SEP could be used to improve this. • Uncertainty around funding and

	Written statements (n= 3)	Meetings and informal interactions
		delivery of state and federal transport projects (including the Airport Rail link). • Concern around growing food and tending to gardens under powerlines.
Opportunities identified	• A unique opportunity to enhance pedestrian connectivity within the precinct. • The relationship between the future park and Victoria University has great potential.	• Opportunity of SEP to help activate the broader area • Mentioned that SEP would help attract people to the area including: ○ Residents ○ Staff (attracting and retaining) ○ Investors ○ Visitors (visitor economy) • Opportunity to think outside of the square with people movement through this area, including scooters, trams and moving walkways. • Creating an east-west pedestrian connection with Albion Station would connect SEP through Albion Quarter to Victoria University. • The creation of a mass transport 'metro loop' that travels along the southern border of SEP, connecting the stadium to all the other critical place components of the broader Sunshine Priority Precinct. • Possible opportunity for SEP to partner with Victoria University's sports and exercise science disciplines and leverage existing sporting partnerships of Victoria University's. • Possible opportunities for the SEP stadium to be used as a convention venue for local organisations such as Victoria University. • Opportunity to expand/partner with Ace Karts to activate the area surrounding their current operations. • Opportunity for local education providers to leverage the sports grounds and facilities in SEP. • The walking, cycling and public transport connection improvements identified as part of SEP will support surrounding landowners to transition/activate their land.
Other		• Some scepticism about State and Local Government commitments to projects

	Written statements (n= 3)	Meetings and informal interactions
		in this area. • Victoria University has a strong interest in electric vehicles/ sustainable transport. Their industry partners are currently looking for collaboration opportunities to develop a prototype charging station, as well as how to manufacture and service those type of vehicles.

5.2 Type 2 - Properties (land owners and tenants) adjacent to SEP only

	Written statements (n= 3)	Meetings and informal interactions
Sentiment	• The proposal could contribute positively to the health and wellbeing of the wider community as well as being an important place for recreation and relaxation. • Seeking to improve Sunshine with this innovative proposal. • This park has the potential to be a dynamic fusion of recreational spaces and sustainability initiatives. • The well-planned pathways, lush greenery, and thoughtful design, together will be creating an ideal backdrop for both relaxation and outdoor pursuits. • The park's emphasis on green technologies and renewable resources underscores its dedication to much needed ecological mindfulness. • SEP presents a valuable space for the local community to come together, celebrate and engage in meaningful activities. • Improving the western suburbs and bringing a world-class sporting and community hub... we are proud to support such a remarkable initiative.	• Positive and supportive of the draft vision plan and the opportunities this presents. • Cautiously optimistic for what can be achieved at this space. • Many stakeholders were keen to be involved. • Many were keen for Council to make it happen.
Issues identified		• The need to improve connections to the park – pedestrian, cycling and public transport. • Interested in the impacts of growing food and tending to gardens under power lines and what the recommendations are. • The need to review parking in the area – striking the right balance. • Traffic movement concerns in the area through Carrington Drive and Hulett Street. • Ensuring existing SEP tenants are included and involved in the plans. • If moved, the new location of the Western Federation Pigeon Club would need vehicle access for a semi-trailer to

	Written statements (n= 3)	Meetings and informal interactions
		transport their birds and parking nearby for their members, who regularly carry heavy crates with their birds in. • Concern was raised regarding the proposed location of the wetlands - and discussed avoiding creating the wetlands near former landfill.
Opportunities identified	• Consider connecting the SEP to established or proposed walk and cycle ways, to ensure that there is sufficient parking for visitors. • Consider ways to integrate FOGO waste streams with the community gardens. • Brimbank's diverse cultural heritage could also be reflected by using part of the park for a permanent Sculpture Park. • Sunshine Private Hospital would be interested in participating with Council as an end-user in the proposed solar energy generation within the SEP. • Could involve educational programs on environmental awareness and energy conservation. • Utilise SEP's open spaces as a serene location for community gatherings, events and outdoor activities. • Opportunity to relocate Western Pigeon Federation to the top left hand corner of SEP and create a purpose-built facility; providing security and prudential oversight to the area.	• To provide holistic health and wellbeing opportunities at SEP – aligning with the hospital and education precinct goals. • Create additional outdoor spaces for community to gather including – BBQs, picnics and recreational sport. • Mentioned that SEP would help attract people to the area including: ○ Residents ○ Staff (attracting and retaining) ○ Investors ○ Visitors (visitor economy) • Improving the people movement options and creating points of interest and destinations on the paths between the key areas. • Creating a sustainable precinct – through shared use of energy produced in the solar farm and the possibility of shared food waste at the Sustainability Hub. • Keen for traffic improvements in Hulett Street and Carrington Drive. • The pigeon club would welcome a drive-in facility as part of the draft vision plan for SEP. Possibly even a turning circle and a pit that the semi could reverse into - allowing the truck to be filled at ground level. This would allow for a smaller footprint for the club. • Opportunity to explore the energy creation aspects (solar panel farm) and the food waste opportunities at the Sustainability Hub for the hospitals. • Having somewhere for their patients to go outside and be in nature would be wonderful for their mental health.

5.3 Type 3 - Stakeholders – local and outside of Brimbank with a potential interest in SEP

Local community groups	Written statements (n= 5)	Meetings and informal interactions
Sentiment	• Strong support for the vision and it's connection to Sunshine Priority Precinct Vision 2050. • Strongly endorses the inclusion of mountain bike trails, pump track and Sustainability Hub. • Excited to see Brimbank Council's focus on sustainability and the circular economy. • The vision plan for the Sunshine Energy Park would be a great asset to Brimbank and our surrounding communities and we fully support the concept. • The inclusion of a BMX track amongst other sporting activities, will attract young riders and create a culture to become a cyclists in a safe environment. • An exciting project!	• Positivity that what's proposed will cater to a variety of needs. • Excited that caring for country and local waterways is a driving value of the draft vision plan.
Issues identified	• It is very important that the Albion Station has good connection to SEP. • Need to establish high-quality, non-vehicular access northwest from the station to SEP. • it is imperative that a well planned bike connection from the Western Ring Road, Stony Creek, Jones Creek and Kororoit Creek paths are established and improved, so as many people can come, visit and play at the Park without the use of cars with a good connection to public transport. • Particularly for big sporting events. Parking needs to be looked at so that the residents of Albion and Sunshine aren't inundated with cars.	• Public transport connections are critical for participation levels. • Ease of walking/cycling to the parklands is needed. • Some parking is also needed. • Love the green roof on the stadium, but fear this is probably the first thing that would go if there were funding cuts. Would be great to make this non-negotiable. • Questioned the location of the wetlands on the draft vision.
Opportunities identified	• The vision for SEP can greatly assist in integrated planning for the area and the proposed urban	• Would be great to do surveys to see what wildlife are currently calling SEP home.

Local community groups	Written statements (n= 5)	Meetings and informal interactions
	development of Albion Quarter. • Strong commitment to heritage protection and enhancement. • Creation of a green corridor from SEP to the Silo in the south. • SEP has the potential to attract visitors from many parts of Melbourne, including international students. • Opportunity for collaboration with both BikeWest and the Inner West Community Bike Hub (IWCBH) and discuss what opportunities exist for the establishment of a new bike hub in the SEP. • Opportunity to collaborate with both BikeWest and Westside Cycle Club ongoing. • Retaining or creating “wild” spaces within the development. • Careful surveying of what flora and fauna is currently present in the space. • More trees along paths to shade people. • The wetlands be as big and useful as possible – making sure they are in the best position in the development. • The roof of the large arena to be utilised as a conservation space – a grassland with indigenous grasses and wildflowers providing habitat for local insect and bird populations – and possibly lizard species. • Group plants in a way that create an animal or cool pattern from above. • The Ceres style area could be a great opportunity to provide a space for local environmental friends group to have a base - meeting rooms, storage, nursery to raise plants and run workshops.	• Would be wonderful to include Jones Creek (current drain) as part of the plan and naturalise this. This could become a walkway/path to SEP. • Loved the idea of the Sustainability Hub and thought this could become a gathering space for local friends of groups - for collaboration and education opportunities. • Would also be wonderful to incorporate wildlife habitat onto the grassed roof of the stadium - and incorporate wilderness and grasslands into the vision.

Local community groups	Written statements (n= 5)	Meetings and informal interactions
	• An Indigenous designed information area with a special place for Smoking Ceremonies and Welcome to Country. • Educational signage in multiple languages, events and workshops about local species and the environment. • Enhancing and restoring the sections of Jones Creek adjacent to the site... People should be encouraged to cycle and walk along Kororoit Creek and Jones Creek to get to the park. • Restore and enhance the section of Stony Creek that runs from Anderson Road in central Sunshine up towards the SEP site – this would be a fantastic way to travel to and from the site. • Could there be an electric shuttle bus and/or bike hire from main Brimbank city centres to the park? • Deep engagement with the Wurundjeri Woi-Wurrung Cultural Heritage Aboriginal Corporation, Brimbank City Council Conservation team and Melbourne Water and continued engagement with local environmental and cultural groups.	

Potential Partners	Written statements (n= 4)	Meetings and informal interactions
Sentiment	• Thrilled at the inclusion of a Sustainability Hub. • Support the Draft Vision and development of SEP.	• Excited and encouraging of the vision and proposed stadium facilities. • A few of the potential partners were keen to explore opportunities to collaborative – and were open to multiuse facilities.
Issues identified		• Public transport connections are critical for their participants • Ease of walking/cycling to the

		parklands is needed • Some parking is also needed • Identified the need to plan the size, location, seating capacity and logistics for the stadium / sportsgrounds to meet the requirements of each sport – and to map this out early in the process.
Opportunities identified	• The NBL... stands ready to partner with Council and/or the State in capacities including but not limited to provision of indoor and/or outdoor basketball or netball court surface materials as well as the fulfilment of elite and semi-elite basketball content at the newly developed basketball courts and show court. • Tennis Victoria sees the option for 4 or more multi-lined (eg. Tennis & Netball) acrylic (cushioned) courts within the proposed indoor multi-sport stadium. • This indoor tennis venue may particularly allow for engagement from the Blind and Low Vision Tennis Community, who currently have limited appropriate participation spaces. Many players who participate in blind and low vision tennis currently train outdoors which provide less suitable conditions due to wind, glare/light and noise. • Volleyball Victoria sees the opportunity to unlock interest in volleyball and diversify recreational options that more accurately reflect the local community. • Show court potential to host state, national and international competition. <There is> Currently no suitable location in the inner west to host Victorian State League or National/International volleyball competition.	• It would be good to offer indoor tennis courts for those with low or no vision. Currently they must travel into the city to play indoors. • Could use Rebound Ace (a cushioned indoor sports surface) for the indoor tennis courts – which would work for netball too – as a multi-lined facility. • There's an opportunity to include pop-up Paddle tennis courts to activate the space (these can be hired e.g. Australian Open uses them). • Generally, basketball works well with badminton and volleyball, as they all have similar flooring needs. • Basketball Victoria is happy to work together on a multipurpose facility - possibly with netball, badminton and/or volleyball. Gymnastics can also work well with these sports. • Three on three street basketball is very popular and could be used to activate this space. • Volleyball doesn't currently have a fit for purpose venue in western Melbourne. • Would be great to have recreational volleyball courts near picnic and toilet facilities - for community and family gatherings. • Two volleyball courts can fit in the space required for one basketball/ netball court. • You can fit 2-3 badminton courts on a basketball court. • Badminton is popular during the day - so this might work well with sharing courts with other sports that are more active in the evenings.

Other	• Victoria needs more indoor basketball and multi-use high-ball courts to meet rapidly rising demand for basketball, especially in Melbourne's western metropolitan growth corridors. • Volleyball is experiencing a boom in participation.... Volleyball Victoria membership has more than doubled in the past 5 years. • Volleyball is now ranked as the 4th most participated sport in Victorian Secondary Schools (in 2022 – up from 9th in 2019). • A gap in volleyball facilities exists across the western metro region (of Melbourne). • Surrounding VVI (Volleyball Victoria) affiliates supporting the inner west are at capacity (with waitlists and trial) or resource constrained.	• Stadiums with 8 courts and upwards can host regional basketball competitions and national championships - which draw big crowds. • Basketball Victoria's junior competition attracts crowds of 5000 to stadiums across Melbourne on Friday nights. • Volleyball's popularity in Australia has grown significantly post-covid. Growth has increased across recreational, social and competitive volleyball. Team entries are up 88% on pre-covid numbers. • Volleyball is low contact and low risk – and is increasingly popular with schools. • Volleyball is being used as a gateway for sports participation post-covid and attracting kids that don't feel confident playing AFL or rugby. • Volleyball has low entry costs, so is great for all of the community to join in. • Badminton is also popular with international students and retirees.

5.4 Government departments and agencies

	Meetings and informal interactions
Sentiment	• Positive about the health and wellbeing improvement of having quality open space near the hospital - for staff, visitors and patients. • Health benefits of open space well known and there is a lack of open space in the hospital precinct. • SEP vision supports the community and using the wetlands to support irrigation needs of the park (incl. Sporting fields) is consistent with community's desire to make open space drought proof.
Issues identified	• Keen for there to be better outcomes of the staff of both hospitals in terms of safety getting to and from the hospitals.
Opportunities identified	• Opportunities to improve the active transport options and public transport for hospital staff. • Opportunities to improve staff wellbeing (and also patients and visitors) by having an open space asset such as SEP close by.

6. APPENDICIES

6.1 BikeWest Submission

BIKEWEST
EST. 2017

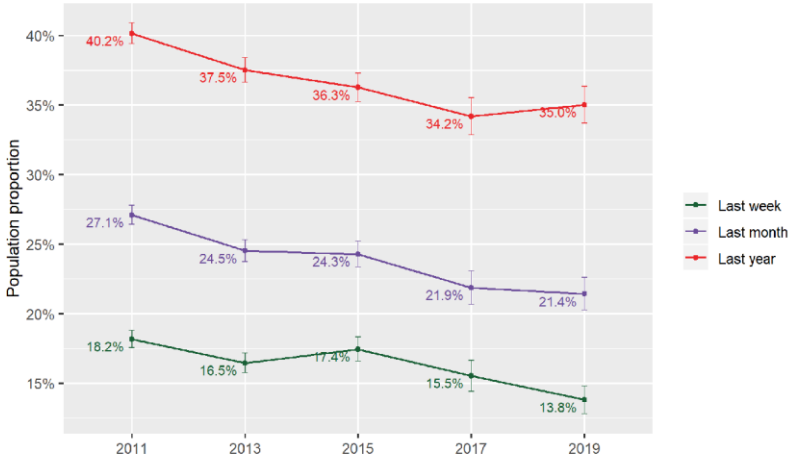
Sunshine Energy Park Vision Plan Submission

Prepared by
[redacted]
BikeWest

Introduction

Cycling in Australia is in an extended period of decline and has been trending downwards for many decades, especially road and track cycling. While there have been some notable successes in the sport of cycling, eg Phil Anderson and Cadel Evans, in terms of participation, cycling as an organised sport is in poor health as evidenced by the very low participation numbers (Figure 1).

Figure 1: Cycling participation trend[1]



There are many reasons for this, disjointed and poorly aligned governance being one, but a lack of easily accessible facilities is another major factor. This is highlighted by the plight of velodromes in the west of Melbourne. Over the past century, velodromes have been removed from Hanson Reserve, West Footscray, Yarraville Oval, Yarraville, Western Reserve, Footscray, Loft Reserve Newport, and Williamstown Cricket Ground, Williamstown. Currently, there are no velodromes between Brunswick and Geelong for a population forecast to be the size of Adelaide by 2041 (Figure 2).

[1] Austroads 2019 Australian Cycling Participation: Results of the 2019 National Cycling Participation Survey

Figure 2: Velodromes in Melbourne



While track cycling has decreased in popularity over the past few decades leading to the removal of velodromes becoming a self-fulfilling prophecy, these have been superseded to some extent by MTB trails and riding. However these trails are usually1-4 hours drives away from the west of Melbourne making them inaccessible for the majority of the population if they do not have access to a car. Given approximately 25% of the population of Victoria do not have a driver's licence[2], this makes access to these venues especially difficult as they are far from population centres. This is especially the case for young people.

A lack of local safe places to ride has led to situation where 1 in 3 kids do not know how to cycle. Currently the only public cycling specific facilities between Brunswick and Geelong include the highly successful Quarry Park MTB trails in Footscray, the Brimbank Bicycle Education Centre in Green Gully and the dilapidated, poorly designed and hence poorly used BMX track in Altona.

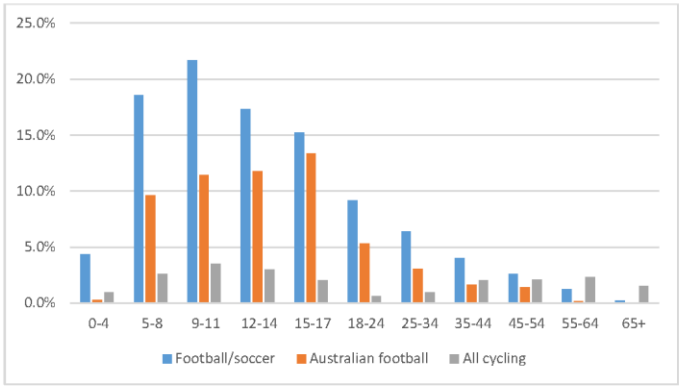
This lack of facilities effectively provides an insurmountable barrier to large sections of the community from getting on their bikes. This culminates in many of the issues with infrastructure and inclusive programs that can encourage more people of all ages, abilities and genders to take up cycling and enjoy its many benefits are not available to a large section of the population.

Why Cycling?

While there are many different sports available to the general public, considerable evidence suggests there is a significant latent demand for cycling due to the popularity of cycling among younger and older age groups. This age profile differs from other sports where barriers to participation do not exist due to the easy access to local facilities. The peak participation in organised/structured cycling occurs in the 10-17 age bracket with a gradual decline through the twenties, thirties and forties (Figure 3).

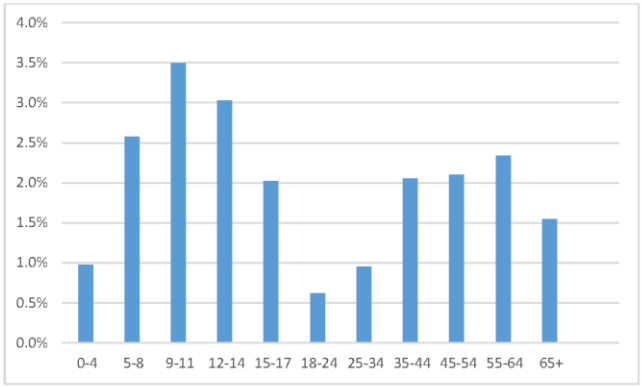
[2] https://www.bitre.gov.au/sites/default/files/is_084.pdf

Figure 3: Participation Age Profile: Soccer, Australian Football and Cycling[3]



Cycling has both a lower participation rate than football and Australian football as well as a very different age profile. The low participation rates for organised cycling of those in their twenties, thirties and forties indicates enormous potential for growth should the barriers be overcome (Figure 4)

Figure 4: Cycling Age Profile Participation Rates[4]

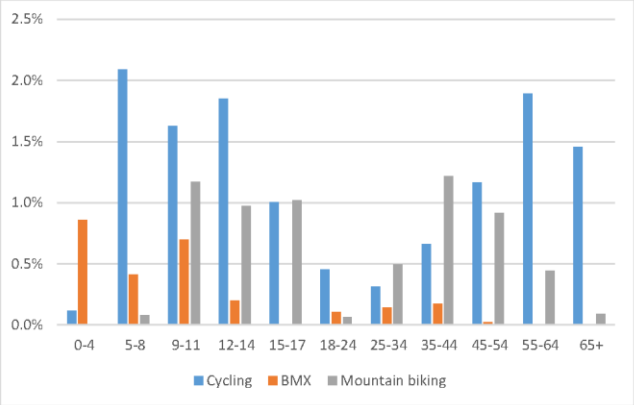


Cycling participation rates are more complicated due to the various sub disciplines including road cycling, BMX and Mountain biking. As expected BMX is more popular under the age of twelve, while MTB is more popular with teens and those in their forties. Road cycling is more popular among the over 55 age group leading to the common term, MAMIL (middle aged man in lycra). Due the preponderance of MAMILs, significant portions of the population perpetuates the myth that they

[3] AusPlay: How Australians' participation in sport and physical activity is adapting to COVID-normal — July 2022 update
[4] ibid

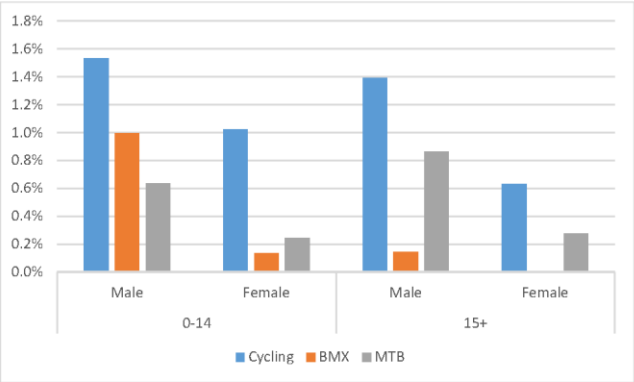
are the only people who cycle or who would like to cycle. This has become a self-fulfilling prophecy where MAMILs are the few people who have the money to invest in expensive equipment and sufficiently high level of risk tolerance to cycle in dangerous settings. This is indicative of failure of cycling governing bodies over decades as well as local and state governments to provide appropriate facilities and programs to reduce the barriers of entry to cycling for other age groups (Figure 5).

Figure 5: Road Cycling, BMX and MTB participation rates[5]



Cycling has higher participation rates for males than females across all the different sub-disciplines for both 14 and under and over 15 age groups. This is another indicator of failure of cycling authorities as there is no reason for participation rates for males and females to be similar as is the case in northern European countries (Figure 6).

Figure 6: Cycling Participation Rates: Male and Female[6]



[5] AusPlay: How Australians' participation in sport and physical activity is adapting to COVID-normal — July 2022 update
[6] Ibid

Latent Demand

As implied, considerable amounts of research suggests there is large latent demand for cycling. A study in Portland, Oregon, concluded two thirds of the population would cycle more if they felt comfortable, safe, and cycling were easy and convenient[7]. Geller [8] identified four types of cyclists, ranging from the "strong and fearless", the "enthused and confident", the "interested but concerned," and the "no way no how" (Figure 7). This conclusion is supported by the experience of Seville, Spain which introduced extensive cycling facilities which have led to a boom in cycling[9] and recently in Melbourne where 75-79% of people Brimbank indicated they would cycle if it was safe to do so[10]. While some of these studies refer to active transport, the general trend is the same. There is significant latent demand for children, especially girls, as well as community members in their twenties, thirties and forties.

Figure 7: Level of Interest in Cycling in the population (Geller, 2005 p39)



This suggests there exists an enormous potential to increase the number of cyclists if they felt confident and safe and infrastructure made it easy and convenient.

Health and Physical Activity

Low levels of physical activity are a major risk factor for ill health and mortality from all causes and contribute to excess weight and obesity leading to the diseases such as cardiovascular disease, Type 2 diabetes, some musculoskeletal conditions and some cancers. Being physically active improves

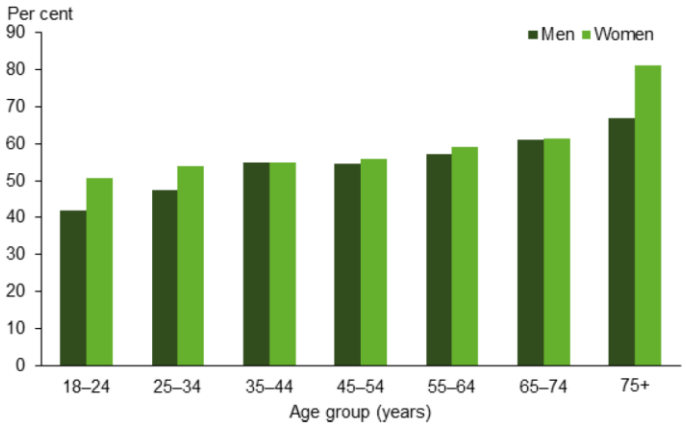
[7] GELLER, R. The Importance of Cycling: What Portland can do to Maximize its Potential. 2005. Portland Office of Transporation www.portlandonline.com/transportation.
[8] Ibid
[9] WALKER, P. 2015. How Seville transformed itself into the cycling capital of southern Europe. The Guardian, 29 January
[10] Pearson, L., Dipnall, J., Gabbe, B., Braaf, S., White, S., Backhouse, M. and Beck, B., 2022. The potential for bike riding across entire cities: quantifying spatial variation in interest in bike riding. Journal of Transport & Health, 24, p.101290.

mental and musculoskeletal health and reduces risk factors such as overweight and obesity, high blood pressure and high blood cholesterol[11].

Currently more than 1 in 2 people aged 18 and over (56%) do not meet physical activity guidelines with a higher proportion of women (58%) than men (53%) not meeting their physical activity guidelines[12].

Physical inactivity increases with age (**Figure 8**). For those aged 18–24, 42% of men and 51% of women do not meet physical activity guidelines. For those aged 75 and over, 67% of men and 81% of women do not meet physical activity guidelines.

Figure 8: Physical Inactivity among Australians [13]



Overall 9 out of 10 young Australians do not move enough[14]. The Department of Health recommends children aged 5-18 should do 60 minutes of exercise everyday with more activity the better[15]. Options for increasing physical activity generally focus on increasing the amount of walking and joining exercise groups or gyms[16]. A much neglected option in Australia has been to increase physical activity through cycling[17].

[11] AIHW. 2017. Overweight and Obesity [Online]. Canberra: Australian Institute of Health and Welfare. Available: http://www.aihw.gov.au/overweight-and-obesity/
[12] AIHW. 2017. Overweight and Obesity [Online]. Canberra: Australian Institute of Health and Welfare. Available: http://www.aihw.gov.au/overweight-and-obesity/
[1313] Ibid
[14] ABS. 2013. Australian Health Survey: Physical Activity 2011-2012 [Online]. Canberra: Australian Bureau of Statistics. Available: http://www.abs.gov.au/AUSSTATS/abs@.nsf/DetailsPage/4364.0.55.0042011-12?OpenDocument
[15] DOH 2014. Make Your Move - Sit Less. Be Active for Life. In: DEPARTMENT OF HEALTH, A. G. (ed.). Canberra: Australian Government.
[16] Ibid
[1717] HOLLAND, J. 2011. A Missed Opportunity? Bicycle Route Infrastructure in Growth Areas. Planning News, 37, 21-24.

Numerous studies have documented the many health benefits generated by cycling in terms of reduced risk for cardiovascular diseases, stroke, cancer, and type 2 diabetes, and consequently mortality[18][19].

Cycling is mainly an aerobic activity, which means that your heart, blood vessels and lungs all get a workout. People who cycle will breathe deeper, perspire and experience increased body temperature, which will improve your overall fitness level. The specific health benefits of regular cycling include:

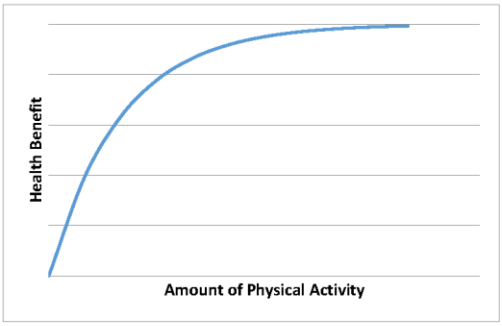
- increased cardiovascular fitness
- increased muscle strength and flexibility
- improved joint mobility
- decreased stress levels
- improved posture and coordination
- strengthened bones
- decreased body fat levels
- prevention or management of disease
- reduced anxiety and depression[20] (DHHS, 2017)

A meta- analysis of the extant literature on the health benefits of cycling was undertaken by both Oja et al. (2011) and the World Health Organization WHO (2014). Both studies found a strong inverse relationship between all-cause mortality and cycling as a form of physical activity.

Cycling has the potential to encourage [21] moderate and vigorous intensity exercise, an option not available to walking. As the Australian Health Guidelines state, some physical activity each week should be moderate or vigorous in intensity. Vigorous intensity physical activity generally provides increased health benefits[22]. However, the AMA emphasise that it is important to recognise that some of the largest gains in health and wellbeing are made by people who shift from being physical inactive (sedentary) to moderate amounts of physical activity as illustrated in Figure 9. This suggests sedentary people who take up bicycle riding for the first time are likely to derive the most benefit. These are the cyclists identified as "Interested but Concerned" and make up 60% of the population.

[18] BÖRJESSON, M. & ELIASSON, J. 2012. The benefits of cycling: Viewing cyclists as travellers rather than non-motorists. In: PARKIN, J. (ed.) Cycling and sustainability Bingley, UK: : Emerald Group Publishing.
[19] DEENIHAN, G. & CAULFIELD, B. 2014. Estimating the health economic benefits of cycling. Journal of Transport & Health, 1, 141-149.
[20]
[21] SAHLQVIST, S., SONG, Y. & OGILVIE, D. 2012. Is active travel associated with greater physical activity? The contribution of commuting and noncommuting active travel to total physical activity in adults. Preventive Medicine, 55, 206-211.
[22] AMA 2014. AMA Position Statement Physical Activity. Australian Medical Association.

Figure 9: Marginal Benefit of Physical Activity[23]



Demand for Cycling in Brimbank

The City of Brimbank is forecast to increase by 18% from 2021 to 2041, to over 231,000. This will lead to lead to an increase in latent demand f cycling even with unchanged participation rates. However, without addressing this latent demand this will leave an increasing number of young people and women effectively excluded from cycling due to the lack of suitable cycling facilities and clubs.

The reasons for an increasing number of children and women not cycling are complex, but the levels of cycling among children and women will not change unless women, children and their parents feel they are safe, and they have the skills to build their confidence. The only way this will change is through investment in facilities and education programs aimed at these groups.

Urgent action is needed to establish safe cycling infrastructure and programs that will support more people of all ages to get on their bikes with the main issues being:

- the dearth of bicycle facilities in Brimbank and the western suburbs more broadly;
- the increasing popularity of cycling among some age groups and cultural groups which is not translating into the younger generation or women taking up cycling;
- the latent demand for cycling suggested to be up to 75-79% of the population would cycle if it was safe and they felt confident[24];
- the lack of physical activity of people especially children and associated health costs, and
- the increasing population in Brimbank

Structured and Unstructured Sport

The difference between Structured and Unstructured Sport is structured sport is part of a formal competition, is played on a formal sports space, and has a club or overarching controlling entity involved. Unstructured sport (including cycling) is an informal version of that. Unstructured sport can

[23] WEN, C. P., WAI, J. P. M., TSAI, M. K., YANG, Y. C., CHENG, T. Y. D., LEE, M. C., CHAN, H. T., TSAO, C. K., TSAI, S. P. & WU, X. 2011. Minimum amount of physical activity for reduced mortality and extended life expectancy: a prospective cohort study. The Lancet, 378, 1244-1253.
[24] Pearson, L., Dipnall, J., Gabbe, B., Braaf, S., White, S., Backhouse, M. and Beck, B., 2022. The potential for bike riding across entire cities: quantifying spatial variation in interest in bike riding. Journal of Transport & Health, 24, p.101290.

take place on a formal sports space, but not be part of a competition. Unstructured sport can include cycling, such as downhill or cross-country MTB, but when conducted as a competition it is structured sport. It is essentially any activity that can be a structured sport but is outside a competition, which may or may not be undertaken on the formal sport space

Unstructured sport is increasing with Australians are embracing a more mixed approach to getting active. In 2021, fewer people are getting active exclusively through sporting clubs or organised venues. Instead Australians are more likely to supplement club or venue use with more unstructured activities that can be done in a COVID-safe way.

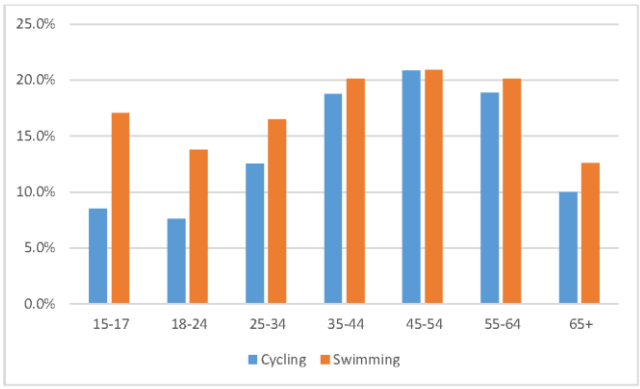
Physically-distanced or home-based activities are being sustained or increasing with the experience from Covid showing massive increases in cycling with infrastructure unable to cope with the increase leading to conflict with pedestrians on Shared User Paths.

There is growing evidence that the new participation "normal" includes a greater mix of organised sport and the types of activities that can be done in a physically-distanced way.

Australians are not abandoning club sport – there are indications players are returning – and clubs will continue to play an important part in the mix of activities.

When unstructured cycling is included in participation rates, cycling has relatively similar rate as swimming. This participation rate highlights the potential for cycling, as with poor cycling facility provision is considered when compared to swimming provision. With good provision cycling provision rates, especially unstructured cycling would dramatically increase.

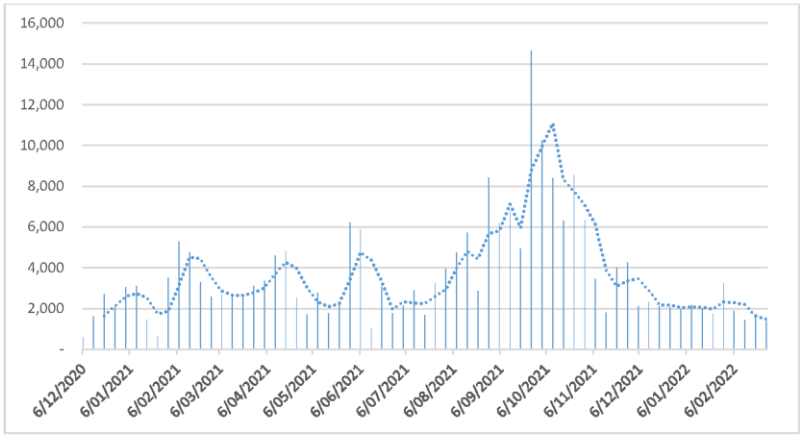
Figure 10: Unstructured Swimming and Cycling Rates[25]



Evidence of the popularity of unstructured cycling in local settings is shown by the usage rates at Quarry Park MTB trails in Footscray.

[25] AusPlay: How Australians' participation in sport and physical activity is adapting to COVID-normal — July 2022 update

Figure 11: Quarry Park Weekly Usage Totals[26]



Key Issues

Local provision of cycling facilities is key to the success of bike sports in Brimbank as well as providing programs for these facilities in conjunction with schools and supporting local clubs.

Another key issue is the expected backlash from local park user groups as any change in park usage or shared areas inevitably provokes a NIMBY backlash. Council need to be prepared in advance of this backlash with strong evidence of support from the direct local community as well as the wider Brimbank community.

Key Opportunities

Despite Brimbank being a middle ring city local government area, there are many underutilised public areas as well as opportunities for provision of small cycling facilities such as pump tracks. The proposed Sunshine Energy Park is a key example.

Sunshine Energy Park

The Sunshine Energy Park (SEP) Vision Plan proposes mountain bike trails to allow for mountain biking as well as a pump track. BikeWest strongly endorses this proposal as it aligns with our previous collaborate work with Maribyrnong Council on their recently adopted Bike Sports Strategy with a strong focus on local places for local people. This does not preclude visitors from further afield but facilitates local use as a starting point. Survey data by BikeWest about Quarry Park indicates visitors come from all parts of Melbourne including international backpackers who hire bikes and travel to Quarry Park. Given the ease of access from Albion train station we envisage the SEP attracting visitors from many parts of Melbourne including international visitors.

[26] Maribyrnong Council data

The Sunshine Energy Park Vision Plan also correctly that currently mountain bike riding is a heavily male dominated sport. This is also observed at Quarry Park and something BikeWest is attempting to address in collaboration with Westside Cycle Club and local schools and we are pleased to see Brimbank Council acknowledge the issue. BikeWest hopes that Brimbank Council will take this opportunity to collaborate with both BikeWest and Westside Cycle Club. BikeWest is also assisting the facilitation of a pilot program by the US high school mountain bike organisation, NICA. This project should be launched in the west of Melbourne in 2024 (#MoreKidsOnBikes). Future mountain bike trails in Sunshine would help expand this program (https://nationalmtb.org/)

the proposed pump track also presents the opportunity to include a broad range of users due to their inherently flexible design and appeal. The pump track at Quarry Park is in constant use throughout the year. In the UK most local governments are installing pump tracks and the experience of Velosolutions with their Wishawhill Wood pump track provides a perfect example of tapping into latent demand (https://www.youtube.com/watch?v=n4auyR3mjTs

The design of the trails may take cues from the world's best practice urban bike park, the Tom Dumoulin Bike Park. The Tom Dumoulin Bike Park (TDBP) is an innovative, high-quality, world-class facility designed to cater for road cyclists, mountain bikers and BMX riders, for all ages and abilities. The park occupies an area of 6 hectares with different surface types making it possible for riders to tackle tracks with different levels of technical difficulty. It offers an ideal way of gaining experience and perfecting skills in a safe, innovative environment. The innovative design means that a total of fifty different courses can be set out, six of which can be ridden on simultaneously. Over 2000 people regularly use this park at the same time. While the TDBP occupies a larger area than that proposed for the mountain bike trails and pump track, a smaller version drawing upon the flexible design would greatly add to the flexibility and benefit of the trails.

Sustainability Hub

BikeWest is also very excited to see Brimbank Council's focus on sustainability and the circular economy. This presents another opportunity for collaboration with both BikeWest and the Inner West Community Bike Hub (IWCBH). BikeWest works closely with the IWCBH on bicycle maintenance programs for school students (Footscray High School) and promoting reuse, refurbishment and recycling of bikes. The IWCBH promotes social inclusion as well through the sale of cheap, high quality bikes and has donated over 300 bikes to refugees. BikeWest recommends strongly that Brimbank Council approach the IWCBH to discuss what opportunities exist for the establishment of a new bike hub in the SEP.

Summary

BikeWest is excited by the opportunities presented in the Sunshine Energy Park Vision Plan and strongly endorses the inclusion of the mountain bike trails, pump track and sustainability hub (resource recovery centre). Given our expertise and experience in developing the Maribyrnong Bike Sports Strategy we look forward to colaboarting with Brimbank Council to help see their vision come to fruition.

6.2 Victoria University Submission

VICTORIA UNIVERSITY

THE NEW WAY TO DO UNI

Sunshine Energy Park - Engagement Team
Brimbank City Council
Brimbank Community and Civic Centre - 301 Hampshire Road, Sunshine
www.brimbank.vic.gov.au

Attention: Sarah Bishop, Activate Consulting
Aidan Mullen, Executive Manager Transforming Brimbank
Sarah Price, Precinct Delivery Manager (Sunshine)

31 August 2023

Dear Sarah Bishop,

Re: Response to Follow-up request - Sunshine Energy Park and Albion Quarter Structure Plan (Email, 3 August 2023)

Thank you for your email acknowledging the many opportunities to integrate and complement the Victoria University (VU) site and programming in both the Vision Plan for Sunshine Energy Park and the Albion Quarter Structure Plan.

I am pleased to provide more information on the VU Masterplan, proposals for the vacant parcel of land in between the Campus and Sydney Tools, and data insights on travel modes and destinations for students.

- **VU Masterplan**

  The Sunshine Campus will be the central focus for skills, future jobs and innovation in Paramedicine and future trades industries for Melbourne's West, located at the interchange of key state and regional transport networks. Therefore two particular initiatives for investment are a current priority for VU:

  - **The Centre of Excellence in Paramedicine**

  Victoria University aims to build a new Centre of Excellence in Paramedicine at its Sunshine Campus. The Centre will be a state of the art training and leadership hub supporting students and paramedics and aims to be operational by the end of 2026. The Victorian Government allocated $10 million towards the project in 2023/24 State Budget and Victoria University is currently completing a business case in collaboration with key stakeholders, including Ambulance Victoria.

PO Box 14428, Melbourne VIC 8001 AUSTRALIA
+61 3 9919 4000 www.vu.edu.au

Victoria University ABN 83776954731
CRICOS Provider No. 00124K (Melbourne),
02475D (Sydney), RTO 3113

- **Brimbank Tech School**

The Victorian Government has provided funding for a Brimbank Tech School and has selected Victoria University to host the tech school at our Sunshine Campus. The school will welcome students from across 16 secondary schools in the Brimbank local government area. The school will be a place of local innovation and support high levels of student engagement and achievement in STEM-related disciplines. Its aim is to offer students real world experiences, fostering the types of problem-based learning skills required in future-focused industries.

Tech schools develop strong connections with partner schools, industry, community and local government, promoting dialogue about how to effectively engage students in STEM disciplines and future career pathways. These connections also support teacher professional learning.

A feasibility study has been completed for the project and accepted by the Department of Education. The preferred site of the school is adjacent to residential buildings on its east side, with access to a pedestrian footpath on its west side adjacent Fordham Building (F), linking the building to the rest of the campus. The site provides the building with high visibility from Ballarat Road, offering opportunities to showcase learning spaces through visual connections between the footpath and internal lab spaces.

- **Vacant land between VU and Sydney Tools**

The vacant land between VU and Sydney tools is noted as Green Wedge in the Whole of Institution masterplan

With respect to the green wedge (Phoenix Reserve) the masterplan notes development over it and the Sydney Tool land parcel. However there are no current plans or funding to progress work at this stage.

- **Data insights on travel modes and destinations for students**

2023 Base Data relating to staff and students at VU's Sunshine Campus indicate:

- There are 4,527 students enrolled on Sunshine Campus in 2023
- All students are enrolled in TAFE/VET courses
- College of Trades 85%, College of Health and Community 12%, students are enrolled in College of Education Skills & Jobs 3%.

In 2022, a total of 4,843 students attended the Sunshine Campus for all or part of their course. Those students are drawn from the following LGAs:

VICTORIA UNIVERSITY

Victoria University ABN 83776954731
CRICOS Provider No. 00124K (Melbourne), 02475D (Sydney), RTO 3113

LOCAL GOVERNMENT AREA	NO. OF STUDENTS
Melton (C)	1091
Brimbank (C)	732
Wyndham (C)	634
Hume (C)	486
Moonee Valley (C)	335
Hobsons Bay (C)	274
Maribyrnong (C)	224
Macedon Ranges (S)	159
Moreland (C)	109
Moorabool (S)	100
Whittlesea (C)	99
Not Available	78
Greater Geelong (C)	66
Melbourne (C)	48
Darebin (C)	45
Mitchell (S)	24
Banyule (C)	23
Casey (C)	23
Other	293
Grand Total	**4843**

Road and rail networks have a key influence on the students' mode of transport. Data related to student modes of travel may be skewed to reflect influences of a 'new normal' resulting from COVID and subsequent lock downs, but 2021 data relating to student travel indicates:

- Student travel to Sunshine Campus by car, as driver, was 80%
- Student travel to Sunshine Campus by train was 20%

We hope this information assists in informing the finalisation of the Vision Plan, and helps provide a compelling case for potential funding and partnerships to bring the vision to life. VU supports the directions outlined in the energy park Vision Plan *(please see attached document 'VUSupport for_Energy Park draft Vision Brimbank CC')* with many aspects consistent with VU's aspirations for the region and we look forward to continuing to collaborate with Council.

Kind regards,

[redacted]

Precincts, Communities and Government Relations

Victoria University

Phone [redacted]

Email [redacted]

3

VICTORIA UNIVERSITY

Victoria University ABN 83776954731
CRICOS Provider No. 00124K (Melbourne), 02475D (Sydney), RTO 3113

6.3 Volleyball Victoria Submission





Growth



Volleyball in Victoria – recent participation data analysis;

- Volleyball Victoria (VV) membership data has **more than doubled** in the past 5 years.
- Victorian State League team entries have **increased 22%** in 2023 from the previous year, and a whopping **88% from 2019 pre-covid** numbers.
- School based participation has also risen significantly.
  - **1-day Indoor Victorian Schools Cup** event has **grown 71%,** from 139 team entries pre-covid (2019), to 238 entries in 2023.
  - **1-day Victorian Beach Schools Cup** event has **risen 80%** from 178 in 2019 to 322 in 2022.
- Registration for the 2023 Victorian State Youth Beach trials have **risen 62%** from the previous year,
- Athletes trailing for Victorian Indoor Youth State representation have **risen 45%** from 2022.
- Volleyball is now ranked as the **4th most participated sport in Victorian Secondary Schools in 2022** (up from 9th prior to Covid in 2019). (source: SSV)

volleyballvictoria.org.au

Equity & Inclusion

Secondary

Rank & Sport	Total	Boys	Girls
1 Basketball	36,876	58%	42%
2 Australian Football	31,676	67%	33%
3 Netball	30,540	27%	73%
4 Volleyball	28,790	49%	51%
5 Football	25,856	66%	34%
6 Track & Field	17,496	53%	47%
7 Cricket	14,028	74%	26%
8 Tennis	13,888	60%	40%
9 Badminton	12,348	55%	45%
10 Cross Country	10,182	55%	45%

"Volleyball brings people together, regardless of any differences in language, ability, culture and beliefs".

- Significant multicultural interest at recreational, social & competitive levels of play across the globe = strong volleyball literacy and interest across multicultural groups in Australia.
- Volleyball consistently reported as one of the most gender qual sports in Australia
- Strong and active inclusion principles and profile
  - All abilities – sitting volleyball, standing Beach Volleyball, Volleyball for seniors,
  - Appeal across broad student and community spectrum – there is a place for EVERYONE to play
  - Inclusive and fair play clubs pathways and delivery
    - Melbourne Spikers Volleyball Club – LGBTIQA+ volleyball club providing 35+yrs of volleyball access regardless of sexual orientation or gender identify

volleyballvictoria.org.au

Brimbank Community

Top Ten Overseas Countries of Birth

	Number	% of total population	Change 2016 - 2021 (persons)
Vietnam	25,391	13.0	▲ 3,686
India	8,209	4.2	▼ 1,075
Philippines	5,759	3.0	▲ 13
Malta	4,086	2.1	▼ 438
North Macedonia	3,033	1.6	▼ 42
Italy	2,819	1.4	▼ 372
New Zealand	2,601	1.3	▼ 672
China	2,202	1.1	▼ 193
Croatia	2,035	1.0	▼ 250
Greece	2,031	1.0	▼ 191

- A colourful and diverse multicultural hub
- 48.2% people born overseas (2022)
- Wide range of culturally, linguistically diverse (CALD) communities, growth corridors, socioeconomic demographics
- Reputation for affordability attracting, first homeowners, migrants, and refugees
- There is a need to offer a creative range of culturally relevant recreational pursuits to activate overarching health & well-being outcomes for the LGA
- Volleyball is a high profile, top tier sport in each of the top 3 overseas Countries of Birth for Brimbank
- Volleyballs strong growth &familiarity offer an important opportunity to both physically activate the community and retain youth within the sporting sphere

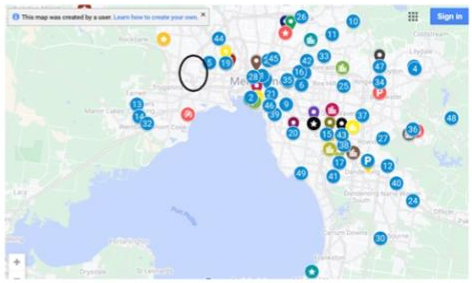
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Volleyball Gap

- A GAP exists across the western metro region.
  - VVI developing a Western Region Growth Strategy to unluck the potential for the sport.
  - WHY – limited access, and organised opportunities

FACILITIES – COMMUNITY BASED AFFILIATES - STRUCTURED SERVICES

- VVI – advocating for a strategic foundation for places to play
  - grass roots programs, facility advocacy, capacity building through new affiliates
- LG – development of fit for purpose facilities to support recreational play, training, competition



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Brimbank Opportunity

- Fill the GAP - majority of existing volleyball services found in neighbouring LGA areas – Altona, Maribynong, Braybrook, Footscray.
  - Desperate need to address barriers to play & unlock interest & potential across the Western suburbs through additional volleyball services and accredited operators
- Active affiliation being sort by exiting groups across the LGA (Derrimut Knights & Aegies Gym teams)
  - VVI could provide tools to support the implementation of governance and operational structures for new affiliates
  - Support needed by LG to help new affiliates access suitable venues for competition and training purposes + seek grass roots funding to building capacity, compliance & strengthen community delivery
- Increasing volleyball options align with the "Community Vision 2040, Council Plan 2021-2025 & Health & Wellbeing Municipal Plan 2021-2025 strategic directions to encourage "healthy lifestyles", ensure that "services & facilities" are responsive to community needs, and recognise and celebrate the LGA "culture & diversity", through leadership, services, development funding, partnerships and advocacy.

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Volleyball Demand

Registered VVI members currently travel on average 15-20km to access VVI competition and training

Support needed for emerging affiliates through

- access to infrastructure
- capacity building, governance and compliance support and mentoring

Local demand for greater access to more courts and competition pathways

- Derrimut Knights Volleyball Club
- Aegis Gym Volleyball Club

Surrounding VVI affiliates supporting the inner west are at capacity OR resource constrained

- Western Region Volleyball Club – Maribyrnong, Braybrook College, Caroline Springs and Melton venues – wait list and trials
- Volley Friends United Melbourne – MSAC and Altona Sports Centre – limited and poor facility access



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Strategic Development

Strategic multisport design & development of high ball assets to capture the growing opportunities presented by volleyball.

Indoor

- Consideration of choice of flooring
- Court positioning = 2 volleyball courts for every 1 basketball/netball court with perpendicular set up
- Court marking and adequate run of space – volleyball, like tennis is played beyond the court boundaries
- Lighting design suitable for sport played high in the air
- Post hole installed, purchase and storage of quality equipment
- Ability to host high-level national and international competition - media master planning, fixed and flexible seating, universal design and treatment rooms, adequate transport & car parking, referee stands

Outdoor

- Grass and sand courts offering significant outdoor recreational community benefit

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SEP Opportunity

- Opportunity to unlock interest in volleyball and a diversify recreational options that more accurately reflect the local community
  - Indoor & outdoor solutions incorporating multi-sports design. ie Traditional Sports + Volleyball + Foot volley + Newcomb + Speak Takraw etc.
  - Local solutions help support integration, strengthen social cohesion and networking through a shared interest, as well we address barriers to sport such as cost, transport, culture, language as noted in the Vic Sports "Youth Sports Participation Strategy", Regional Priority Precinct
  - Show court potential to host state, national and international competition
  - Currently no suitable location in the inner west to host, Victorian State League or National/International volleyball competition.
- Development of transport links
  - Help address transport and travel barrier to play especially amongst the youth

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Brimbank Opportunity

"A transformed BRIMBANK that is beautiful , thriving, healthy and connected"



Jsing a shared enjoyment of sport to assimilate and facilitate social wellbeing and belonging

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Gender Impact Assessment Report

Name of policy, program or service	Sunshine Energy Park Vision
Step 1: Discuss The Issues Summary of the gender issues which were considered	Participation • Women and girls participate less in formal sport and recreation – need to research what sport and recreation activities will attract women and girls • Need to explore who mountain biking appeals to and who will benefit more from this feature Demographics • Need to understand the gender and intersectional demographics of the surrounding area Access and Inclusion • Need to consider how to make facilities accessible and inclusive to women and girls and gender diverse people • Consider location of facilities and other amenities like parks/playgrounds • Inclusion of CTEP principles into design of parkland, into elements such as lighting, with the safety of woman and children in mind
Step 2: Gather Evidence Outline of the evidence you have gathered based on internal data, desktop research and/or stakeholder engagement	**<u>Participation</u>** • Geelong City Council undertook a gender impact assessment on its Armstrong Creek Playground. Council undertook a literature review and found that mountain biking is more popular with girls than they thought. They consulted with local mountain biking organisations to discuss membership, types of events and participation rates. It became clear that boys and girls participate equally in mountain biking activities and competitions up to the age of approximately 13. It is not until then that participation drops off dramatically for girls and remains unequal amongst adults, due to both social and structural gender stereotypes. • Studies repeatedly show that males dominate the field of mountain biking • A 2010 survey by the IMBA (International Mountain Biking Association) showed that 60% of women believed that the perception of mountain biking as "hard-core" was deterring women from participating • Women and girls currently participate more in activities that are not provided in sports facilities, such as recreational walking and outdoor gym/fitness **<u>WHISE - Creating Safe and Inclusive Public Spaces for Women</u>** • Mixed use areas where people can walk, play, eat and exercise at different times of the day ensure that the area is used at all times. • For example, a playground area that also incorporates fitness equipment can be used by early morning walkers, by parents with small children during the day, by teenagers doing sport after school and in the early evening. **<u>Access and Inclusion</u>** • Research shows that many women and girls do not feel comfortable participating in traditional sporting and physical activity spaces. Careful consideration of the placement of facilities, creating gender-sensitive and safe spaces, consideration of formal and/or informal on-site child-care and targeted programming is essential to this Vision **<u>Gender Equity in Design Guidelines – City of Whittlesea</u>** Site Planning

	• Playground facilities should be within a reasonable distance and visible from all playing fields. Consider including clear lines of sight to social / multipurpose spaces in the pavilion to assist with passive surveillance and supervision. • Where there are multiple playing fields, all users and spectators should have ease of access to change facilities, social / multipurpose space and other amenities. • Women aged 15 years and older who speak a language other than English at home tend to participate less often in physical activity. There is a greater percentage of women who have low proficiency in English, than there are men, in the surrounding three suburbs of Albion, North Sunshine and St Albans South. Providing culturally appropriate spaces, programming and communications (including signage) needs to be considered. • There are more older women than men (over 70 years) in the surrounding suburbs of Albion, North Sunshine and St Albans South and their needs should be considered in final designs • There is a larger percentage of women with a disability (than men) in the surrounding three suburbs of Albion, North Sunshine and St Albans South (and greater than the Brimbank average) and their needs should be considered in final designs • Over 6.5% of the households in Sunshine North and St Albans South are single parent families with children under the age of 15, compared with 6% in Brimbank overall and 4.4% in Greater Melbourne, and there needs to be consideration of low-cost and no-cost access options to spaces and activities.
Step 3: Make a Recommendation Recommendation of how the policy, program or service will meet the needs of people of different genders and/or promote gender equality	**1. Recommended that these considerations are highlighted in the final Vision document** The reimagining of Sunshine Energy Park will have significant health, wellbeing, social, environmental, economic and cultural outcomes, and in order to ensure that these are realised by all parts of community the diversity, age and gender demographics of the Brimbank community has been considered. For example, • Research shows that many women and girls do not feel comfortable participating in traditional sporting and physical activity spaces. Careful consideration of the placement of facilities, creating gender-sensitive and safe spaces, consideration of formal and/or informal on-site child-care and targeted programming is essential to this Vision • Women and girls currently participate more in activities that are not provided in sports facilities, such as recreational walking and outdoor gym/fitness, and this is considered in the Vision • Women aged 15 years and older who speak a language other than English at home tend to participate less often in physical activity. There is a greater percentage of women who have low proficiency in English, than there are men, in the surrounding three suburbs of Albion, North Sunshine and St Albans South. Providing culturally appropriate spaces, programming and communications (including signage) needs to be considered. **2. Playground facilities should be within a reasonable distance and visible from all playing fields. Consider including clear lines of sight to social / multipurpose spaces in the pavilion to assist with passive surveillance and supervision.**

	3. Where there are multiple playing fields, all users and spectators should have ease of access to change facilities, social / multipurpose space and other amenities. **4. Final design should focus on equitable allocation of facilities and activities that benefit women and men equally. Given that men will predominantly benefit from mountain biking trails it is suggested that additional walking paths and outdoor fitness equipment are included in the final design.** **5. Consideration should be made on the gendered outcomes around the provision of mountain biking tracks. Women participate significantly less in this activity than men an therefore there needs to be consideration of either (or both) of programming for women's participation or alternative fitness activities preferred by women (such outdoor gym equipment).**

12.14	**Proposed Additional Accessible Parking in front of Brimbank Community & Civic Centre**
Directorate	Infrastructure and City Services
Director	Chris Leivers
Manager	Adrian Ashford
Attachment(s)	Nil

Purpose

To provide a report in response to the Notice of Motion adopted at the Council meeting of 17 October 2023, seeking advice on the feasibility, costing and options for the redesignation of the existing parking bays at the entrance to the Brimbank Community and Civic Centre (BCCC) to accommodate an additional accessible parking bay.

Officer Recommendation

That Council:

a. Notes this report has been provided in response to a Notice of Motion endorsed by Council in October 2023;

b. Notes the findings of the feasibility, costings and options report;

c. Endorses Option C in this report, which would retain the existing parking bays along Hampshire Road (comprising of one accessible bay and two short term parking bays).

Background

This report has been drafted in response to a Notice of Motion adopted at the Council meeting of 17 October 2023.

The Brimbank Disability Advisory Committee (DAC) has been established to provide input and advice to Council and to champion accessibility and inclusivity for people with disability. The DAC has advocated for additional accessible parking at the entrance to the Brimbank Community and Civic Centre (BCCC).

As part of the construction of the BCCC (opened in July 2016), three parking bays were provided along Hampshire Road to provide short term parking (15 minutes) and opportunities for loading and unloading.

Since the opening of the BCCC, people with a disability have raised concerns at the lack of parking at the entrance. In November 2016, one of the car parking bays along Hampshire Road (outside the BCCC) was converted to an accessible car parking bay and additional accessible car parking bays were constructed outside Visy Hub.

On 12 September 2023, DAC members encountered misuse and disregard for the existing accessible bay, creating a barrier for people with a disability wanting to enter the building. This is an ongoing issue that has been raised at previous DAC and Brimbank Disability Network Group meetings.

At Council's meeting held on October 17, 2023, the following motion was moved:

That Council receive a feasibility, costing and options report for the redesignation of the existing parking bays at the entrance to the Brimbank Community and Civic Centre (BCCC) to accommodate an additional accessible park.

Matters for Consideration

Options

A. Convert one existing short term car parking bay to an accessible car parking bay. This would allow for two accessible car parking bays and one short term parking bay. To accommodate these works, modifications to the kerbing and streetscape along Hampshire Road would be required as the parking bays would need to be widened to comply with the Australian Standards. The existing accessible car parking bay would also be required to be modified as it currently does not comply with the Australian standards. The cost estimate for this option is $85,000.

B. The existing short term parking bays (x2) are converted to accessible car parking bays. This would require modifications to the kerbing and streetscape as the parking bays would need to be widened to comply with the Australian Standards. The existing accessible bay would also need to be modified as it currently does not comply with the Australian standards. This would result in three accessible car parking bays with no provisions for short term parking for members of the community who are not a holder of a disabled parking permit. The cost estimate for this option is $100,000.

C. Existing parking bays along Hampshire Road (comprising of one accessible bay and two short term parking bays) remain as they are, with enforcement to ensure appropriate use. The current parking conditions allow for short term parking for members of the community to access the BCCC and library while also providing a parking space for someone with a disability. Holders of a disabled parking permit are permitted to park for longer periods within the short-term parking bays. There is no additional cost for this option.

Analysis

As part of the construction of the BCCC, three parking bays were constructed along Hampshire Road to provide short term parking opportunities for members of the community accessing the BCCC and Library. In November 2016, one car parking bay was converted to an accessible car parking bay to allow for parking opportunities for people with a disability. As part of these works, additional accessible parking spaces were also constructed outside Visy Hub.

There are currently eight accessible carparks within close proximity of the BCCC and further accessible car parking bays in the shopping precinct. A Parking Occupancy survey from 2019 for the Sunshine Town Centre showed that the occupancy rate for disabled bays was 74% across the Centre.

Anecdotal evidence suggests there is high demand for short term parking in this location and that these parks are highly valued by those accessing shops and services in the area, including by members of the community with mobility issues that do not have a permit to park in bays designated as disabled parking.

Council officers have undertaken a feasibility costings and options study for the conversion of the existing car parking bays to allow for an additional accessible car parking bay. To ensure the accessible car parking bay is constructed in accordance with the Australian standards, the street furniture along Hampshire Road would need to be removed to allow for the parking bay to be widened and the pram ramps constructed. The existing accessible car parking bay would also be required to be upgraded to the current Australian Standards. In addition, service relocation works would be required to accommodate the installation of the accessible car parking bays.

The cost to convert one short term car parking bay, upgrade the existing accessible car parking bay and associated works is estimated at $85,000, resulting in two accessible car parking bays and one short term car parking bay.

As part of the study, an alternative option was considered where the existing two short term car parking bays are converted to accessible car parking bays. This would result in three accessible car parking bays, limiting the car parking outside the BCCC to only disabled parking permit holders. The cost to undertake these works is estimated at $100,000.

The third option is for the car parking arrangement to remain as it is, which provides one accessible car parking bay and two short term car parking bays. Note, Disabled parking permit holders are permitted to stay for longer durations within the short-term car parking bays.

Implementation

Given the estimated $85,000 cost of converting one short term parking bay to disabled parking, or $100,000 to convert two short-term parking bays to accessible parking bays, and noting there seems to be sufficient disabled parking bays in the Sunshine Town Centre to accommodate the demand at most times, it is recommended that the existing parking restrictions remain.

Community Engagement

Report back to the DAC and Brimbank Disability Network Group meeting with the outcome of the Council decision.

Resource And Risk Implications

No additional resources are required.

Community: Ongoing concerns from DCA due to lack of accessible car parking outside the BCCC if an additional accessible car parking bay is not provided.

There are no Environmental, Financial, Regulatory or Safety impacts.

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.

This report complies with the *Local Government Act 2020*.

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

12.15	**Contract No. 243458T Construction of Tennis Pavilion - Lionheart Reserve, Taylors Lakes**
Directorate	Infrastructure and City Services
Director	Chris Leivers
Manager	Dominic Di Martino
Attachment(s)	1. CONFIDENTIAL - Tender Evaluation Report [**12.15.1** - 11 pages]

Purpose

For Council to consider awarding Contract No. 24/3458T Construction of Tennis Pavilion – Lionheart Reserve, Taylors Lakes to South.Rd Construct Pty Ltd.

Officer Recommendation

That Council:

a. Awards Contract No. 24/3458T Construction of Tennis Pavilion – Lionheart Reserve, Taylors Lakes for the tendered amount of $3,662,968.00 excluding GST to South.Rd Construct Pty Ltd.

b. Authorises the Chief Executive Officer to approve any variations or contingencies relating to Contract No. 24/3458T, in line with delegation.

c. Authorises the Chief Executive Officer to sign Contract No. 24/3458T Construction of Tennis Pavilion – Lionheart Reserve, Taylors Lakes on behalf of Council as per the Delegation of Authority by Council.

Background

The Contract forms part of the Capital Works Program approved by Council as part of the Annual Budget 2023/2024 and Draft Annual Budget 2024/2025.

Lionheart Reserve Tennis Pavilion has been designed using Councils Sports Facility Development Plan's key principles of participation, community development, affordability, equitable usage, flexibility, sustainability, and value for money.

The proposed works include the demolition of the existing outdated tennis pavilion to make way for a new single-story facility catering for tennis, football, and cricket.

Matters for Consideration

Analysis

An Expression of Interest was advertised Wednesday 18 October 2023 and closed Wednesday 1 November 2023 with ten tenders received. Tenders were assessed by the Tender Evaluation Panel (TEP) against evaluation criteria described in the tender documents.

A short list of five tenderers was nominated via the evaluation process to be issued the full contract documentation and a pricing schedule to provide a formal tender submission for the construction contract.

The construction tender for the Contract was issued to the five shortlisted tenderers January 2024 and closed Tuesday 6 February 2024 with three submissions received. Tenders were assessed by the Tender Evaluation Panel (TEP) against the evaluation criteria described in the tender documents. The Tender Evaluation Report is at **Confidential Attachment 1.**

The TEP has rated South.Rd Construct Pty Ltd as the preferred tenderer, for the tendered amount of $3,662,968.00 excluding GST.

The TEP considers South.Rd Construct Pty Ltd has the expertise and capacity to complete the works under the Contract.

Implementation

Subject to Council approval, the Contract will commence following signing of the Contract.

Community Engagement

Key stakeholders were consulted in order to determine the user requirements of the Contract. The information collected was used to develop the design and tender.

Resource And Risk Implications

Resource requirements can be met within the Annual Budget 2023/2024 and Draft Annual Budget 2024/2025.

Community: potential impact on community, including public trust and customer service impact
• Yes – Deliver the project in the Contract efficiently and effectively benefiting the community.

Financial: significant financial impacts
• Yes – If Council is to award Contract No. 24/3458T Council Officers advise there will be some need and opportunity to reallocate funding in the 2024/25 Capital Works Program due to reduced expenditure with the Project budget 2023/24 allocation. Council Officers will present a report to Council as part of the quarterly financial report outlining reallocation and indicating reallocations that have been made throughout the year to enable Council's adopted Capital Works Program to be delivered.

Regulatory: legal, legislative or regulatory implications including the rights/obligations of stakeholders
• The process meets the requirements of the Local Government Act and Council tender and procurement processes.

Safety: health, safety or duty of care impacts
• Yes – OH&S is a mandatory requirement in the Contract.

There are no environmental 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.

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.

12.16	**Contract No. 24/3475 - Provision of Hard Waste Collection Services**
Directorate	Infrastructure and City Services
Director	Chris Leivers
Manager	Tom Razmovski
Attachment(s)	1. CONFIDENTIAL - Tender Evaluation Report [**12.16.1** - 13 pages]

Purpose

For Council to consider awarding Contract No. 24/3475 Provision of Hard Waste Collection Services (Contract), for a three-year period.

Officer Recommendation

That Council:

a. Awards Contract No. 24/3475 – Provision of Hard Waste Collection Services to WM Waste Management Services Pty Ltd for an initial term of three (3) years commencing 1 July 2024 for an estimated amount of $5,139,980.00 (including GST), with the option to extend for three (3) further 1 year period(s), in accordance with the tendered schedule of rates for nominated resource recovery options within the range 20% to 25%.

b. Assigns the Chief Executive Officer delegated authority to approve the Contract extension options, subject to the performance and competitive pricing of the contractor.

c. Authorises the signing of Contract No. 24/3475 – Provision of Hard Waste Collection Services.

d. Approves ongoing funding for the initial term of three (3) years commencing 1 July 2024 in Council's Annual Operational Budget, noting a budget provision for this service of $1,335,600.00 (excl. GST) has been included in the draft Budget, and appropriate amounts will be allocated in subsequent years.

Background

Council, at its Ordinary Council Meeting on 16 October 2018, endorsed an 'At-Call' Hard Waste Collection Service Model as the new Hard Waste Collection Service. The 'At-Call' Hard Waste Collection Service Model was fully implemented from 1 July 2019 following a tender process and transition period. The initial Contract was for a three-year term with options to extend for a further three, one-year periods and will conclude on 30 June 2024, with no further extension periods available.

The Contract forms part of the Operational Program approved by Council as part of the Annual Budget 2024/2025.

The services under this Contract are for the collection of hard waste from residential properties in the City of Brimbank, including four cubic metres of hard waste, two cubic metres of green waste, mattresses and car tyres (limits apply).

Matters for Consideration

Analysis

The tender for the Contract was advertised on 20 January 2024 and closed on 13 February 2024.

Four (4) tenders were received. Tenders were assessed by the Tender Evaluation Panel (TEP) against the evaluation criteria described in the tender documents.

The TEP considers WM Waste Management Services has the expertise and capacity to complete the works under the Contract.

The Tender Evaluation Report is at **Confidential Attachment 1**.

Implementation

Subject to Council approval, the Contract will be implemented for a three-year period from 1 July 2024 to 30 June 2027.

Community Engagement

Consultation in relation to the Hard Waste Collection Services Model was conducted as part of the development of the Waste, Recycling and Litter Strategy 2018-2028 (Strategy).

Further consultation was undertaken with relevant Council departments to ensure the Contract services align with, and best support community users and meet Council's requirements.

Collaboration

There was no need or opportunities for collaboration with other Councils or public bodies for this tender.

Resource And Risk Implications

The total estimated Contract spend over the three (3) year initial period is $5,139,980.00 (including GST).

The 2024/25 Budget has not yet been adopted although a budget provision for this service of $1,335,600.00 (excl. GST) has been included in the draft budget for approval.

Community: potential impact on community, including public trust and customer service impact
• Yes - This is a long-standing and well-utilised service provided to residential properties.

Environmental: impacts on environmental sustainability, including water/waste management, climate change, and contaminated land
• Yes - The provision of this service is an integral part of the suite of Council's waste and recycling collection services provided to residential properties. The approach taken with this Tender has been to seek to increase the level of material recovered and recycled through this service.

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 impacts.
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.

13 Notices Of Motion

Nil.

14 Notices Of Rescission

Nil.

15 Urgent Business

16 Confidential Business

Nil.

17 Meeting Closure