

# Ordinary Meeting of Council Agenda

to be held on Tuesday 1 September 2015 at 7.00pm  
Richmond Town Hall

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- Entrance ramps and lifts (off Moor Street at Fitzroy, entry foyer at Richmond)
- Hearing loop (Richmond only), the receiver accessory may be accessed by request to either the Chairperson or the Governance Officer at the commencement of the meeting, proposed resolutions are displayed on large screen and Auslan interpreting (*by arrangement, tel. 9205 5110*)
- Electronic sound system amplifies Councillors' debate
- Interpreting assistance (*by arrangement, tel. 9205 5110*)
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## **Order of business**

- 1. Statement of recognition of Wurundjeri Land**
- 2. Attendance, apologies and requests for leave of absence**
- 3. Declarations of conflict of interest (Councillors and staff)**
- 4. Confidential business reports**
- 5. Confirmation of minutes**
- 6. Petitions and joint letters**
- 7. Public question time**
- 8. General business**
- 9. Delegates' reports**
- 10. Questions without notice**
- 11. Council business reports**
- 12. Notices of motion**
- 13. Urgent business**

## 1. Statement of Recognition of Wurundjeri Land

*"Welcome to the City of Yarra."*

*"Yarra City Council acknowledges the Wurundjeri as the Traditional Owners of this country, pays tribute to all Aboriginal and Torres Strait Islander people in Yarra and gives respect to the Elders past and present."*

## 2. Attendance, apologies and requests for leave of absence

Anticipated attendees:

### Councillors

- Cr Phillip Vlahogiannis (Mayor)
- Cr Geoff Barbour
- Cr Roberto Colanzi
- Cr Misha Coleman
- Cr Jackie Fristacky
- Cr Sam Gaylard
- Cr Simon Huggins
- Cr Stephen Jolly
- Cr Amanda Stone

### Council officers

- Vijaya Vaidyanath (Chief Executive Officer)
- Ivan Gilbert (Group Manager – CEO's Office)
- Andrew Day (Director - Corporate, Business and Finance)
- Chris Leivers (Director - Community Welling)
- Jane Waldoock (Assistant Director - Planning and Place Making)
- Guy Wilson-Browne (Director – City Works and Assets)
- Mel Nikou (Governance Officer)

## 3. Declarations of conflict of interest (Councillors and staff)

## 4. Confidential business reports

### Item

- 4.1 Contractual matters
- 4.2 Contractual matters
- 4.3 Contractual matters
- 4.4 Matters prejudicial to Council and/or any person
- 4.5 Matters prejudicial to Council and/or any person
- 4.6 Personnel matters

## **Confidential business reports**

The following items were deemed by the Chief Executive Officer to be suitable for consideration in closed session in accordance with section 89 (2) of the *Local Government Act* 1989. In accordance with that Act, Council may resolve to consider these issues in open or closed session.

### **RECOMMENDATION**

1. That the meeting be closed to members of the public, in accordance with section 89 (2) of the *Local Government Act* 1989, to allow consideration of:
  - (a) contractual matters; and
  - (b) matters prejudicial to Council and/or any person; and
  - (c) personnel matters.
2. That all information contained within the Confidential Business Reports section of this agenda and reproduced as Council Minutes be treated as being and remaining strictly confidential in accordance with the provisions of sections 77 and 89 of the *Local Government Act* 1989 until Council resolves otherwise.

## **5. Confirmation of minutes**

### **RECOMMENDATION**

That the minutes of the Ordinary Council Meeting held on Tuesday 18 August 2015 be confirmed.

## **6. Petitions and joint letters**

## **7. Public question time**

Yarra City Council welcomes questions from members of the community.

Public question time is an opportunity to ask questions, not to make statements or engage in debate.

Questions should not relate to items listed on the agenda. (Council will consider submissions on these items separately.)

Members of the public who wish to participate are to:

- (a) state their name clearly for the record;
- (b) direct their questions to the chairperson;
- (c) ask a maximum of two questions;
- (d) speak for a maximum of five minutes;
- (e) refrain from repeating questions that have been asked previously by themselves or others; and
- (f) remain silent following their question unless called upon by the chairperson to make further comment.

**8. General business**

**9. Delegates' reports**

**10. Questions without notice**

## 11. Council business reports

Item	Page	Rec. Page	Report Presenter
11.1 Swan Street Structure Plan Implementation Update	8	14	Sherry Hopkins – Coordinator Strategic Planning
11.2 Victoria Street Tram Stop Concept Design	31	40	Alistair McDonald - Acting Manager Sustainability & Strategic Transport
11.3 Proposed Rezoning of Residential Growth Zone Areas - Amendment C197	45	49	Sherry Hopkins – Coordinator Strategic Planning
11.4 Proposed Discontinuance of part of the Road abutting 45 Gordon Street, Clifton Hill	60	62	Bill Graham – Coordinator Valuations
11.5 New Year's Eve and Australia Day Arrangements - 2015/2016	76	81	Siu Chan – Coordinator Arts, Culture and Venues
11.6 Fitzroy WW1 Memorial in Edinburgh Gardens Precinct, North Fitzroy	87	93	Siu Chan – Coordinator Arts, Culture and Venues
11.7 2014/15 Annual Financial Statements and Performance Statement adoption 'in principle'	135	137	Phil Mason – Chief Financial Officer

### Public submissions procedure

The public submission period is an opportunity to provide information to Council, not to ask questions or engage in debate.

When the chairperson invites verbal submissions from the gallery, members of the public who wish to participate are to:

- (a) state their name clearly for the record;
- (b) direct their submission to the chairperson;
- (c) speak for a maximum of five minutes;
- (d) confine their remarks to the matter under consideration;
- (e) refrain from repeating information already provided by previous submitters; and
- (f) remain silent following their submission unless called upon by the chairperson to make further comment.

## 12. Notices of motion

Item		Page	Rec. Page	Report Presenter
12.1	Notice of Motion No. 8 of 2015 - Re Properties Acquired for Proposed East-West Link	197	197	Stephen Jolly - Councillor

## 13. Urgent business

Nil

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## 11.1 Swan Street Structure Plan Implementation Update

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Trim Record Number: D15/106567

Responsible Officer: Coordinator Strategic Planning

### Purpose

1. The purpose of the report is to update Council on the implementation of the Swan Street Structure Plan.

### Background

2. Swan Street Structure Plan (the Structure Plan) was adopted Dec 2013. The Plan provides a strategic framework for managing growth and change. Key features include:
  - (a) retail and higher density residential along Swan Street;
  - (b) new retailing at corner of Burnley Street and Swan Street;
  - (c) protection for heritage areas;
  - (d) promoting employment and protection of employment land;
  - (e) reinforcing the 'Cremorne vibe'; and
  - (f) site specific rezoning.
3. In April 2014, Council resolved to expedite the Strategic Redevelopment Site's (SRS's) identified in the Structure Plan to provide for housing and employment growth.
4. This was followed by the release of Plan Melbourne by the State Government and the establishment of the Metropolitan Planning Authority to oversee its implementation.
5. As part of Plan Melbourne, Cremorne was identified as a key location for intensification and designated an Urban Renewal Area.
6. Council officers worked closely with the Metropolitan Planning Authority on preparing an implementation package for the Structure Plan with a particular focus on investigating how to bring the Plan into the scheme through an effective package of controls.
7. This work translated into the implementation package presented to a Council briefing in August 2014 and included a Framework Plan, zoning changes and associated statutory controls to be incorporated into the Yarra Planning Scheme through a single planning scheme amendment.
8. Since officers last briefed Councillors on this matter, work on the implementation package has shifted direction.
9. The notion of translating the Structure Plan into the Yarra Planning Scheme through a single amendment has now been replaced by a two-stage approach.
10. The first stage progresses Council's 2014 resolution to expedite redevelopment of the Strategic Redevelopment Sites (SRS) identified in the Structure Plan. It is proposed these amendments will run consecutively with the proposed rezoning of Commercial 2 Zoned land at the east end of Swan Street to form Stage 1 of the Structure Plan's implementation.
11. The second stage focusses on progressing work on the key sites identified for *Further Investigation* identified in the Structure Plan (Attachment 1).

### Stage one of implementation

#### Rezoning existing Commercial 2 Zone land at the east end of Swan Street

##### Proposal:

12. Rezoning land at the east end of Swan Street from Commercial 2 Zone to Commercial 1 Zone. (Attachment 2) Land includes:

- (a) a cluster of sites located on the south side of Swan Street between Brighton Street and Coppin Street of which a number are partially zoned Commercial 1 Zone and partially Commercial 2 Zone. The existing zoning arrangement appears to represent an historical zoning anomaly and rezoning would correct this;
  - (b) all Commercial 2 Zone land on the north and south sides of Swan Street between Coppin Street and Burnley Street (except the northeast corner of Swan Street and Burnley Street which is currently zoned Commercial 1 Zone); and
  - (c) land on the south side of Swan Street extending east from Burnley Street to Loyola Grove (excepting Ryans Reserve).
13. The proposed rezoning facilitates outcomes sought through the Structure Plan by promoting economic and employment benefits, providing for housing growth and strengthening the role of Swan Street Activity Centre.
  14. Built form guidance provided in the Structure Plan would be translated through application of a Design and Development Overlay (DDO) that would be applied to Commercial 2 land to be rezoned and the existing Commercial 1 Zone along Swan Street.
  15. Application of a DDO along the length of Swan Street would recognise important built form characteristics along Swan Street and provide clear guidance on the type of built form outcomes that are to be achieved.
  16. Characteristics such as building massing and design, building heights and setbacks would be reflected in the DDO control together with general amenity considerations and improvements sought for the public realm.
  17. A DDO that is incorporated into the Yarra Planning Scheme would significantly strengthen Council's decision making capacity allowing for greater consistency and certainty regarding built form outcomes along Swan Street.
  18. A comprehensive rationale is to be outlined in relevant report when seeking Council's authorisation of the amendment. (Attachment 2).

### **Second Stage - Further investigation Areas (FIA's)**

19. The second stage of implementation concentrates on the three areas identified as '*Further Investigation Areas*' (FIA's) in the Swan Street Structure Plan. The FIA's are listed below and further work on these areas will be progressed concurrently with stage 1.
  - (a) The Rosella Complex;
  - (b) 658 Church Street; and
  - (c) The Bryant and May Complex.
20. The FIA's provide a prime opportunity for achieving integrated forms of redevelopment that are complimentary to Cremorne's existing character and sense of place, providing a vibrancy and diverse mix of activities and uses.
21. Council and the Metropolitan Planning Authority jointly initiated a workshop on the FIA's in March that was facilitated by the Office of the Victorian Government Architect (OVGA). The workshop was attended by owners and their representatives with the purpose being to promote a better understanding of the context and potential offered by the FIA's and to establish a dialogue with owners regarding their redevelopment aspirations.
22. Whilst the workshop marked a positive beginning in discussions with stakeholders about both the complexity and opportunities offered by the FIA's, it was also very instructive in highlighting the challenges that lie ahead in the redevelopment of these areas.
23. Various schemes discussed at the workshop did not offer a homogenous view of redevelopment of the FIA's. Schemes were clearly at different stages with a significant diversity of views and aspirations expressed by stakeholders regarding potential redevelopment.

24. It was evident that achieving good housing and employment outcomes on the FIA's would not be achieved through a simple rezoning exercise due to the range of issues associated with each FIA that require resolution.
25. A report was prepared by the OVGA summarising the workshop and includes a number of recommendations for consideration. (Attachment 3).
26. The recommendations provide a broad list of suggested actions directed towards establishment of a strategic planning framework, additional research and suggested process for investigating future development outcomes on the FIA's.
27. The Swan Street Structure Plan provides a comprehensive planning framework to guide and manage future change in Cremorne.
28. Further strategic work is required to provide clarity on the outcomes sought for the FIA's and how they would be achieved. Details are provided in the report on further research required.
29. Significant challenges also lie ahead in crafting the land use and development tools to deliver these outcomes.

**Strategic Redevelopment Sites (SRS) to be considered as part of Stage 1 of Implementation.**

30. Three SRS's identified in the Structure Plan have separately submitted a Section 96A application comprising, a combined planning scheme amendment and planning permit application. These applications are currently under consideration by Council officers.
31. Whilst the issues linked to each of the Section 96A applications share similar themes, they are expressed differently because of the unique character and context of each site.
32. Common issues emerging in the detail of the applications mostly relate to building heights and massing, public realm outcomes, traffic and transport, provision of public open space and amenity considerations.
33. Generally, these issues speak to the complexity of managing change in highly constrained urban environments, particularly where land is converted from former industrial to a mix of uses.
34. A brief description of each application is provided below.

**Site 1 - 167 Cremorne Street Cremorne**

35. The proposal is for:
  - (a) the rezoning of the site from a Commercial 2 Zone to Comprehensive Development Zone with an Incorporated Development Plan. Existing overlays would continue to apply and an Environmental Audit Overlay is proposed to be applied over the land; and
  - (b) a development proposal that provides a mix of uses comprising:
    - (i) commercial, retail and residential uses;
    - (ii) includes communal open space and public realm improvements, and
    - (iii) car parking and bicycle spaces provided on site.

Status of the application

36. The application was submitted on 20 February 2015 and a preliminary assessment was undertaken by officers. A request for further information was forwarded to the applicant on 14 April and officers are currently awaiting revised plans.

**Site 2 - 462-482 Swan Street, Burnley**

37. The proposal is for:
  - (a) the rezoning of the site from a Commercial 2 Zone to Commercial 1 Zone with a Design and Development Overlay and Environmental Audit Overlay. Existing overlays over the site would continue to apply; and

- (b) a development proposal for a mixed use development comprising:
  - (i) retail, residential and commercial uses, including a supermarket at ground floor level;
  - (ii) communal open space and public realm improvements; and
  - (iii) car parking spaces and bicycle parking spaces provided on site.

Status of the application

- 38. The application was submitted on 28 January 2015 and a preliminary assessment was undertaken.
- 39. A request for further information was forwarded to the applicant on 25 February.
- 40. Revised plans were submitted in June and the proposal has now been referred to relevant internal and external stakeholders for comment.

**Site 3 - 17-23 Harcourt Parade**

- 41. The proposal is for:
  - (a) the rezoning of the site from a Commercial 2 Zone to a Comprehensive Development Zone with associated schedule and incorporated plan. Existing overlays would continue to apply and an Environmental Audit Overlay is proposed to be applied; and
  - (b) a development proposal for a mixed use development comprising:
    - (i) retail, commercial and residential uses; and
    - (ii) car parking spaces and bicycle parking spaces provided on site.

Status of the application

- 42. The application was submitted on 21 April 2015 and a preliminary assessment was undertaken. The applicant has been advised that the application will not be progressed until appropriate information is submitted and key issues are resolved to officer's satisfaction.

**Key Issues for Implementation of the Swan Street Structure Plan**

Economic and Employment Role for Cremorne

- 43. Yarra's Economic Development Strategy identifies Cremorne as a major employment area for Yarra. Cremorne's important contribution includes being a hub for knowledge intensive jobs particularly associated with the creative sector.
- 44. This important employment contribution is in contrast with the area's nomination as an urban renewal area in Plan Melbourne which has subsequently raised development expectations.
- 45. Council has a commitment to the retention and growth of employment in Cremorne. The tension between housing and employment generations is further exacerbated by the lack of direction by the State to define the level and type of change to be pursued through the designation of this area as an urban renewal area, leaving it open for the market to interpret.
- 46. Plan Melbourne is currently under review by the State which may present Council with the opportunity to seek clarification on the State Government's expectations regarding urban renewal and to influence the type of outcomes urban renewal areas are to deliver.

Transport and Access

- 47. Cremorne is a transport rich location with access to different modes of public transport such as bus, tram and train. Whilst the area is flanked by major arterial roads, the internal fine grain street network provides the preconditions for Cremorne to evolve as a more sustainable precinct.
- 48. To achieve this outcome, connections that improve pedestrian and cycling access should be pursued as part of public realm improvements associated with the redevelopment of the SRS's.

49. Research into the cumulative impacts of redevelopment of the SRS's on traffic and transport is critical together with strategies for managing any detrimental impacts. However, measures designed to mitigate against impacts should form part of an overall transport strategy that reinforces sustainable transport outcomes in Cremorne.

#### Public Open Space

50. Yarra's Open Space Strategy indicates there is a lack of open space opportunities in Cremorne. Whilst significant open space is located to the west, Punt Road provides a very real barrier to accessing these opportunities.
51. In recognition of limited public open space, Yarra's Open Space Strategy indicates that a land contribution is the preferred option in Cremorne.
52. However, delivering open space outcomes on the SRS's in Cremorne remains a significant challenge because of the highly constrained nature of these sites and their peripheral location.
53. On sites such as the Malting's where constraints preclude the delivery of public open space, achieving good public realm outcomes that support pedestrian movements and enhance connectivity to the broader street network are critical considerations.
54. Guidance on the selection of appropriate locations for public open space is taken from Yarra's Open Space Strategy. The challenge ahead lies with identifying opportunities for open space that provide good access and are more centrally located within Cremorne.

#### Development Contributions

55. Contributions are currently collected on a site by site basis using a permit condition requiring a Section 173 Agreement as the mechanism for gaining contributions. In the absence of a development contributions scheme this is Council's only available option for collecting contributions.
56. A community infrastructure plan for Cremorne is currently under preparation and is anticipated to be completed by the end of the year. It is anticipated the Plan will establish what future needs exist, priorities for future community infrastructure and preferred locations. A streetscape master plan is being prepared for Swan Street and Church Street which will also provide direction regarding future infrastructure needs.

#### VicTrack Land

57. VicTrack have recently initiated discussions with Council regarding the future of VicTrack assets nearby Burnley Station, East Richmond Station and at Stephenson Street. An overview has been provided for the Executive and Councillor's.

### **Consultation**

58. Extensive community consultation was undertaken during the preparation of the Swan Street Structure Plan. The Plan is to be primarily implemented through amendments to the planning scheme in the form of land rezoning and introduction of new statutory tools and local planning policy.
59. Community consultation is regularly undertaken when pursuing an amendment to the Yarra Planning Scheme. Given the complexity of Stage 1 of the Plan's implementation, opportunities for community input will be provided through different forums and at various stages in any amendment and planning permit process.
60. As part of Stage 2 of the Plan's implementation, owners and their representatives were invited to the OVGA workshop focussing on the FIA's. Engagement with these stakeholders will continue as work on the FIA's progresses.

### **Financial Implications**

61. The cost of some additional strategic research to be commissioned has been included in the Strategic Planning 2015/16 budget.

### **Economic Implications**

62. The economic implications of implementation of the Swan Street Structure Plan are likely to include:
- (a) stimulation of reinvestment in underutilised locations leading to commercial and retail activity and growth in local employment; and
  - (b) flow on effects for the local economy as the area accommodates a growing visitor, worker and resident population who are likely to utilise local businesses and services.

### **Sustainability Implications**

63. Opportunities for encouraging more sustainable and compact urban forms will be pursued through built form controls and directing change to locations that promote sustainable transport.
64. Employment and housing growth delivered through future redevelopment would assist in accommodating predicted population growth in this area.

### **Social Implications**

65. The Swan Street Structure Plan includes a number of social implications in relation to the study area, such as:
- (a) managing the demand for additional housing in the area;
  - (b) the nexus between good design, appropriate land use activities and connections to a sense of place; and
  - (c) the influence of the public realm on perceptions of safety.

### **Human Rights Implications**

66. There are no known restrictions or infringements on the substantive rights outlined in the *Charter of Human Rights and Responsibilities Act 2006*.

### **Communications with CALD Communities Implications**

67. Notification to, and consultation about, any proposed amendment with community members will include advice about ways to access and utilise the interpreter service used by Council. Where required, these supports are planned to assist members of the CALD community to understand the proposal and participate in associated processes. The process would also involve steps outlined in the Council engagement strategy to assist CALD communities.

### **Council Plan, Strategy and Policy Implications**

68. The Council Plan 2013-2017 recognises that much of Yarra's significant residential development occurs in busy residential areas and close to or in activity centres. In addition the Council Plan highlights the need for growth to be balanced with sustainable development, including the retention of valued heritage assets.
69. The Swan Street Structure Plan aligns with the local planning policy framework.

### **Legal Implications**

70. The Swan Street Structure Plan should assist Council to administer its responsibilities as Responsible Authority for the Yarra Planning Scheme. The implementation of the Plan is required through the Yarra Planning Scheme in the form of statutory tools, zoning changes and local planning policy, and informing capital works (public realm improvements).

### **Conclusion**

71. The Swan Street Structure Plan is proposed to be implemented through a 2 stage process that has been outlined in this report.
72. This approach is designed so that Stage 1 and Stage 2 may be progressed concurrently to expedite the process; however this will be dependent on available resources.

## RECOMMENDATION

1. That Council:
  - (a) endorse the two stage approach to the implementation of the Swan Street Structure Plan comprising the following actions:
    - (i) retain significant employment areas of Cremorne and Church Street corridor through the continued retention of Commercial 2 Zoning that currently applies to the land;
    - (ii) pursue development outcomes on the Strategic Redevelopment Sites included in Stage 1 of implementation through progressing consideration of Section 96A applications submitted for these sites; and
  - (b) progress the *Further Investigation Areas* through:
    - (i) commissioning a transport study of Cremorne to understand the cumulative impacts of proposed redevelopment and to identify appropriate measures for mitigation;
    - (ii) undertaking detailed economic research to inform development outcomes;
    - (iii) preparation of an Urban Design Framework for each Further Investigation Area; and
    - (iv) preparation of statutory tools and local policy to guide redevelopment outcomes in accordance with the urban design framework prepared for each site.

**CONTACT OFFICER:** Janet Keily  
**TITLE:** Senior Strategic Planner  
**TEL:** 9205 5027

### Attachments

- 1 Swan Street Structure Plan -Framework Plan
- 2 Swan Street East zone change proposal map
- 3 Cremorne Workshop.OVGAFinal report 1

Attachment 1 - Swan Street Structure Plan -Framework Plan

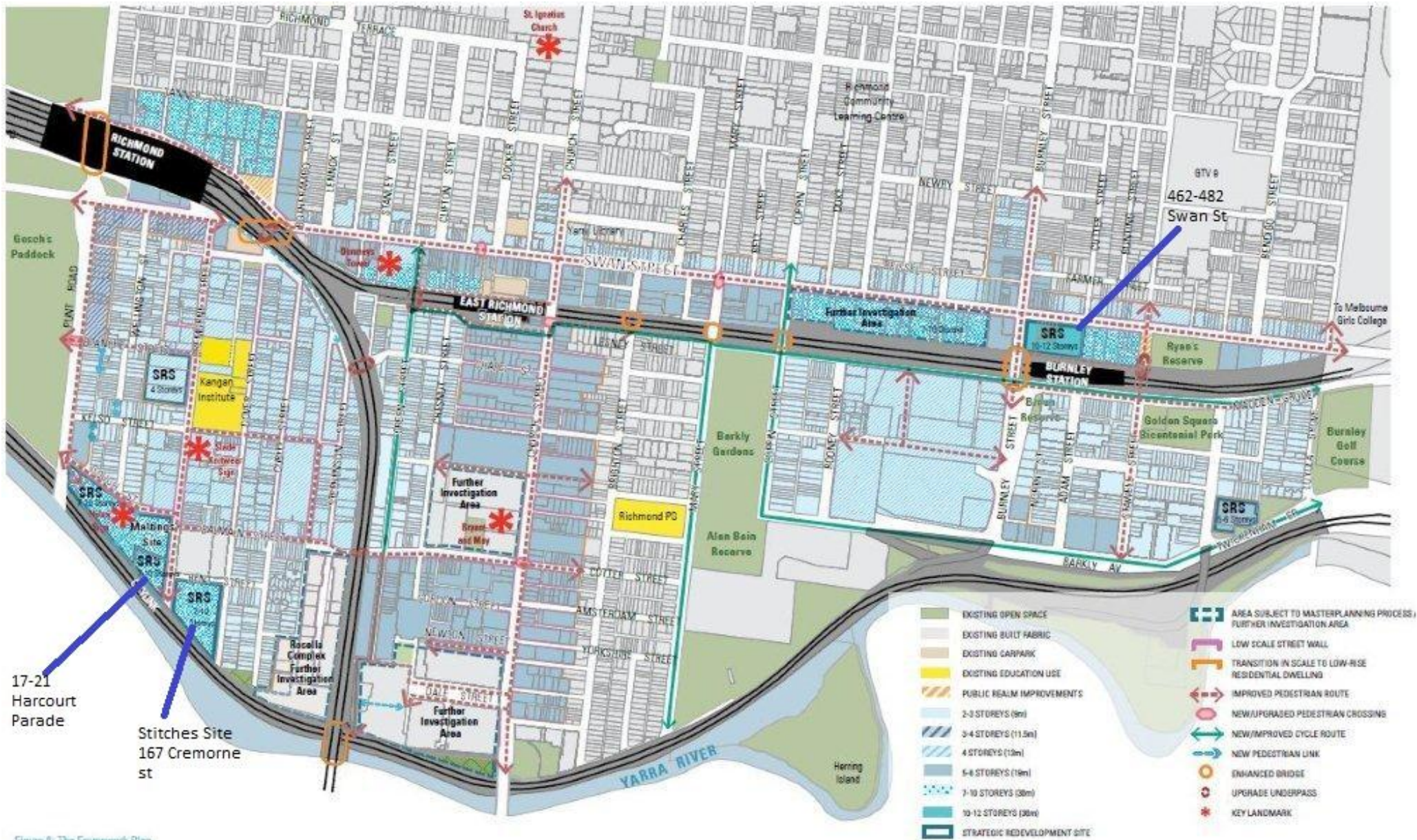
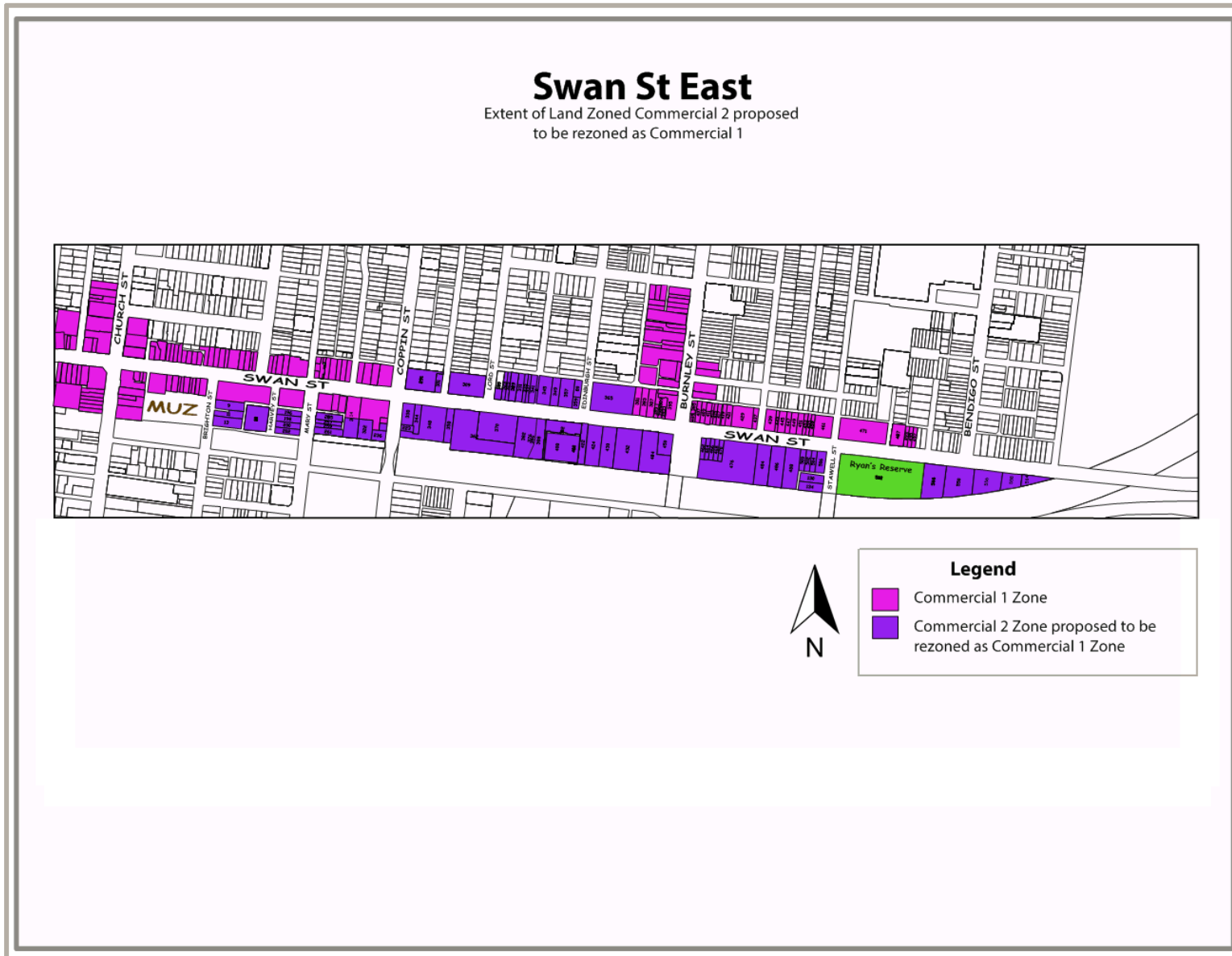


Figure 8: The Framework Plan

Attachment 2 - Swan Street East zone change proposal map



# CREMORNE: DESIGN OPPORTUNITIES WORKSHOP

Office of the Victorian Government Architect  
Report



## Cremorne Design Opportunities Workshop

### Introduction

Cremorne is a vibrant and genuinely mixed-use part of the City of Yarra. Contributing a strong economic base to Yarra's employment and economy as well as including established residential areas, Cremorne has continued to transition incrementally in recent years, with clustering of creative industries and new residential development adding to this vibrancy and mix.

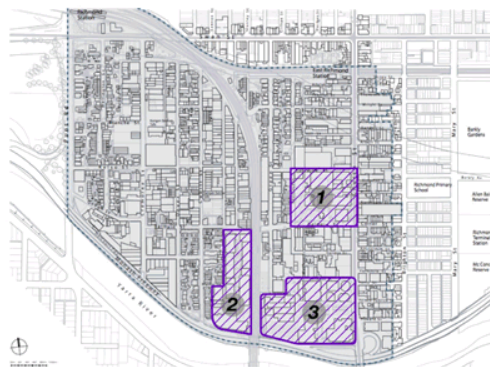
Cremorne has been identified in Plan Melbourne as an urban renewal precinct for inner Melbourne. Extensive strategic work had been undertaken by the City of Yarra (CoY) prior to this, including the Cremorne and Church Street Urban Design Framework (Adopted September 2007) and the Swan Street Structure Plan (adopted December 2013).

Since being designated as an urban renewal area, the Metropolitan Planning Authority (MPA) and CoY, the public agencies tasked with enabling urban renewal of this area have been working together to implement the Structure Plan through proposed changes to the Yarra Planning Scheme, with particular focus on strategic and larger development sites, which were identified as 'Further Investigation Areas' in the Swan Street Structure Plan. The focus has been on translating the Structure Plan into a Framework Plan to enable rezoning of these sites and provide parameters and guidance to ensure these sites contribute to the long-term urban renewal of Cremorne.

### Focus of the Workshop

Building on the strategic work already in place, MPA and CoY invited the Office of the Victorian Government Architect (OVGA) to design a workshop to facilitate discussions between the public agencies and private landowners, developers and investors of three key development sites. The role of the OVGA is to champion quality design in the built environment, providing leadership and strategic advice to Government about what good design is, how it contributes to liveability and how it builds legacy. The OVGA utilised the expertise of the Victorian Design Review Panel (multidisciplinary experts from industry) in the Cremorne workshop to facilitate discussion and perform a role of independent and informed broker.

The scope of the workshop was limited to three key sites at the request of the public agencies. These were Bryant and May (1), the Rosella site (2), and 658 Church Street (3), as shown in the map below, which depicts the boundary of the Cremorne and Church Street Urban Design Framework.



## Attachment 3 - Cremorne Workshop.OVGAfinal report 1

Many landowners are currently procuring design and development consultancy to investigate the potential development opportunities for their sites. It was deemed timely to bring all parties together to discuss how a collective vision for the area could be delivered.

### Urban Renewal

The sites present the opportunity for high quality and value generating development that contributes to the future place identity of Cremorne. Due to the proximity of these sites to one another, a coordinated approach to the design and delivery of these sites will help to optimise renewal opportunities and deliver broader benefits for the wider area (including social, economic, environmental and physical). Integrated design thinking and high quality design is key to realising these projects. Clarity of vision and process will facilitate the best possible outcomes for the area.

Urban renewal calls for a different approach to site-based development. New development has the opportunity to contribute to and build on the assets and character of an existing place to define a new value proposition for an area. With the inclusion of further residential uses, the existing employment role needs to be maintained and enhanced. Cremorne has significant heritage assets, a thriving employment base including creative clusters. The opportunities of bringing forward the larger strategic sites must be understood in the context of Cremorne as a whole. A more strategic and holistic approach and shared vision can unlock otherwise missed opportunities for the place and individual investors. In urban renewal, each stage of development should seek to capitalise on, and contribute to site assets, the economic base and neighbourhood character.

### Aims of workshop

The workshop sought to build on the strategic work undertaken to date and broker conversations between key parties and determine what needs to be progressed to unlock the selected key development sites. The agenda included:

- Presentation of the strategic context, policy and position of the public agencies charged with delivering urban renewal in Cremorne.
- Developing a shared understanding of the contextual issues and drivers for the three key sites with the landowners and design team.
- Discussion of the opportunities of each of the sites, including design considerations and development potential and definition of high level design principles and parameters.
- Definition of key tasks / pieces of strategic work required to inform the development of these strategic development sites in a way that secures the long-term renewal of Cremorne.

Prior to the workshop, the draft Swan Street Urban Renewal Area Draft Framework Plan, developed by the MPA and CoY, was circulated to all attending parties, to inform the discussion. The OVGA and Victorian Design Review Panel reviewed all the strategic information and undertook a site tour the day prior to the workshop.

The agenda included:

- Welcome and introduction
- A warm up exercise describing the character of Cremorne.
- Presentation of the Swan Street Structure Plan and Plan Melbourne by CoY and MPA.



## Attachment 3 - Cremorne Workshop.OVGAfinal report 1

- Presentation of the current thinking and/ or design work for each of the sites by the site owners and/ or design teams, followed by questions and answers.
- Group exercises in response to the presented information, including what information or strategic pieces of work were required to inform individual development proposals and potential tools which could enable the desired urban renewal objectives (not just development).

Appendix A provides a copy of the workshop agenda, the attendance list and notes gathered from each of the tables.

This report summarises the outcomes of the day, key issues to resolve and OVGA recommendations following consideration of the process. These recommendations are for consideration of CoY and the MPA in their future discussions and may inform the development of more detailed guidance for the renewal of Cremorne and each of these key sites.

## Workshop summary

### Cremorne character

A short exercise asked all tables to define what qualities contributed to the character of Cremorne and could drive the future redevelopment of key strategic sites. There was agreement between the groups about the qualities that contribute to the Cremorne character. Appendix A captures the notes from each table.

In summary:

- Cremorne is strongly defined as a neighbourhood by the city infrastructure that marks its boundaries – roads, rail and the river. The rail line through its centre further separates the Cremorne neighbourhood into discrete pockets. Its sense of isolation is, in one sense, a strength in terms of neighbourhood identity and place character, but this is also viewed as a challenge that will become more pronounced as the needs of an increased population puts pressure on the neighbourhood. The old factories, housed in larger sites in robust landmark buildings and previously separated from the broader neighbourhood, have begun to open out to the neighbourhood through broadening of use. The 'walled compound' nature of these sites, is questionable if the use mix moves toward residential development in the future.
- Cremorne's character is one of genuine mixed use, with diverse building typologies and architectural approaches side by side, offering a broad range of opportunity for businesses, industry and residential use. Its significant heritage fabric is a key asset to be celebrated.
- The grain of the neighbourhood is compact and dense. Built form clearly defines the street section with minimal setbacks and tight footpaths contributing to the urban character of streets and spaces. There is a lack of green landscape or spaces in the neighbourhood, with limited street trees, no significant areas of park and access to the river edge undermined by the freeway. There are many smaller fallow/empty sites and sites previously cleared throughout the neighbourhood, currently used as surface car parking. These, if seen collectively, could contribute to a network of public spaces.
- The area was described as gritty, highly textured, eclectic, and youthful; a place which has successfully transitioned and continues to do so. More recent change has occurred at the smaller scale and contributed to the layering of place, but more significant change on these strategic sites must be managed carefully so as to contribute and not detract from the character and future value of Cremorne.

These discussions aligned with the many statements in the Swan Street Structure Plan. It was clear that all parties recognised the inherent values of the place.

**Attachment 3 - Cremorne Workshop.OVGAfinal report 1**

**Strategic renewal sites**

Following presentations by the landowners or design teams representing each site, the groups captured the strength and opportunities of each site, which is captured in Appendix A. These, the following discussion and OVGA/ VDRP observations are summarised below:

**Bryant and May (Presented by the landowners)**

The Bryant and May site, with its robust building set within ‘grounds’ and its strategic location within the broader neighbourhood, has the opportunity to contribute strongly to the ‘village character’ and public space network of Cremorne. The main building, which is well maintained and an important landmark in the area and beyond, is a valued heritage asset and will be an important component in any future scheme. However, the site offers broader opportunities for carefully considered, high quality new buildings and intervention that contribute to an active street interface. There is an opportunity to deliver dwelling diversity as well as commercial employment uses through the reuse of the old buildings and new built form.

Cremorne currently lacks high quality green spaces; an asset which will be required as the residential population increases in the area. To achieve this, the current surface car parking on the Bryant and May site could be reconceived as a green space of scale, contributing a valuable asset to Cremorne. The ground condition will make undergrounding parking challenging so a more strategic based approach to car parking was seen as a strategy to pursue - for all sites. Shared parking structures could unlock the need for every development to accommodate parking within their individual boundaries.

The provision of social infrastructure on the Bryant and May site forms part of the site’s history and that of its users. There is potential for community infrastructure to be accommodated on this site and be central to a future vision for the neighbourhood. The opportunity to make the heritage buildings more accessible through public/ community uses and the introduction of new streets and spaces was supported as a concept.

OVGA observations

The Bryant and May site, due to the prominence of its heritage building and size of land-holding is critical to unlocking the potential of Cremorne. While the vision expressed in words was supported and it is recognised that no or limited design work has been commissioned to date, it would be good to conceptualise the potential of this site as soon as possible.

**Rosella site (Presented by the design team, Ellenberg Fraser)**

The Rosella site has high heritage value with an established street presence, robust factory forms, high landscape amenity in its internal street as well as a diverse business base – all of which are assets that generate strong future value. However, the site is also constrained in terms of its vehicular and pedestrian connectivity and adjacency to the elevated railway lines. Addressing these constraints will need careful consideration when residential use is introduced to the site as part of the mix.

An ambition for a future link across the elevated rail lines was discussed with an aim to connect east-west, and further into the riverside bike path and public spaces assets to the east. All development along the rail corridor should have regard to the future potential of east-west links in the development of proposals. The proposed location of the residential car park against the railway line was seen as a sensible location by some but also questioned due to the location behind a heritage façade. The potential to reduce parking rates and pursuing shared parking structures was also discussed.



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The capacity of the neighbourhood street network and proposed site based response to traffic management was questioned, relative to the increase in residential and employment population on top of the existing traffic for business uses. The concept of a 'shared' pedestrianised internal street was seen to have merit but the resultant loop streets in the current proposal would require further testing. The entry from Balmain Street to the rail-side multi-storey car parking area was questioned due to the location of the railway bridge and associated functional and spatial constraints.

It was noted that the proposed demographic for the project was limited and did not include residential accommodation for families. The suggestion to consider achieving improved diversity in apartment types was made.

In the presentation, an ambition was stated to have a strong links - virtual and physical - between the Rosella site and 658 Church Street, to facilitate knowledge sharing and reinforce the concept of a creative cluster. However, it was not clear how this was being realised in the design proposal.

It was suggested that the monolithic brick wall along Gwynne Street would benefit from careful design and programmatic intervention to contribute to a better interface with the residential street.

OVGA observation

The context analysis presented by the Ellenberg Fraser team was strong and clear and the exemplars shown were relevant. However, the massing and built form proposition presented did not appear to flow from this analysis and the qualities of the identified exemplar projects did not seem to be translated into the design approach of the heritage building.

**658 Church Street (Presented by the design team, Tract)**

The eastern end of the 658 Church Street site was described as a gateway site. It was suggested that the campus typology – buildings set within a landscape – would be carried through into future propositions, and the area would seek to retain its separate identity to the more close-knit, street-based urban fabric in the other parts of Cremorne.

The central proposition in the masterplan was to re-envision the central green, which is currently not well utilised and reframe it as a key green space for the broader community of Cremorne. While supported in principle, questions were raised about the implication for the road network and traffic and it was strongly felt that the built form and massing propositions (although indicative only) did not seem to optimise the opportunity afforded by the central green, nor positively address this public space.

OVGA observation

There were some concerns expressed about the rationale behind some aspects of the presented massing and built form strategy, including the diagonal orientation of the larger towers, interface with the park, the choice of typologies, the general relationship of the buildings to the public realm, overshadowing and the seemingly corporate nature of the response.



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**Neighbourhood strategy (Presented by the design team, OMA)**

The analysis of the neighbourhood and proposed high level strategies presented by OMA were commended, although some of the propositions for how they may be translated on site were challenged. There was interest in:

- Improving high quality linkages north-south and east-west, increasing permeability of the neighbourhood and breaking down the barrier imposed by the railway line.
- Strong linkage of Cremorne to the Yarra River, including the concept of a north-south linear parkland proposition.
- Introduction of a connected park/ public space along the river. It was acknowledged this was a long-term proposition, but the value of this was recognised. The riverside linear park would require decking over the freeway to unlock the riverside asset.
- The concept of 'pixelated planning', achieving true mixed use horizontally and vertically and at fine grain scale – and the potential to establish planning controls to enable diversity of uses. This idea of leveraging off the existing condition of mixed use was well recognised.

Other ideas included reinstatement of a railway station from Cremorne Gardens, and the opportunity this may unlock for higher density development around this transport node. The rationale to consider redistribution of height within the precinct was presented. It was proposed that taller buildings may be better located set back from the river, with height north of Balmain Street, in order to maximise views toward the river and reduce overshadowing on what could be a future public space asset. The expansion of potential transport options was also suggested by considering the opportunity of a ferry.

The presentation also questioned whether a large linear piece of open space as a connector through the neighbourhood, or a patchwork of smaller spaces was more appropriate.

It was recognised that the big ideas would require an extremely high level of collaboration and cooperation by all landowners and commitment to a shared vision. The business case for this sort of approach would have to be understood by all parties.

OVGA observations

The highly conceptual nature of the propositions was questioned. Identified challenges included the timing for the big ideas such as the riverside linear park, the relationship of the propositions for public space and built form to ownership patterns, and whether the massing diagrams reflected the Cremorne character. While it was acknowledged that the propositional nature of the presentation was to enable discussion, and came from a strategic analysis and fresh eyes to the precinct, it was not a resolved design proposal and did not illustrate the proposition for the southern Rosella site.



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### Strategic information required and tools to unlock renewal

The table participants then all discussed the strategic information that would assist in informing site-based responses and the potential tools which could enable urban renewal objectives to be realised. These are captured below.

The following strategic studies were identified as being needed to inform future work.

- A study which estimates future yields and populations (including residential, employment and other) to inform strategic modelling such as traffic, needs for community infrastructure, green space etc. This study would need to take into account a much wider geographical area than the area discussed in this workshop.
- A study of existing employment densities and types to define the benchmark and set future targets.
- A review of all the future development sites, large and small, and consideration of where shared parking structures could be located to unlock the requirements of parking on each site.
- A traffic capacity study to inform the level of population which can be accommodated relative to the existing / upgraded urban road network.
- A public realm plan, to identify where better connectivity, higher quality public realm and more diverse public space typologies are required, and a program of public and private investment to bring forward important infrastructure projects.
- A review of best practice planning controls available (including internationally) to accommodate a true mixed-use outcome. What are the best ways to secure the desired use mix over time.
- A ground conditions survey to understand the geology and impact on built form and car parking.
- Having clarity about the planning and program for Richmond Station was seen as highly important as this could well unlock a different approach and future for Cremorne.

To enable urban renewal of Cremorne, strategies were discussed including the potential to consider:

- 3D digital tools to test scenarios (eg MPA's Urban Circus model).
- Planning and legal tools which allow change of use and maintains and encourages the mix of employment and residential uses. Delivery of robust building forms which could accommodate a change of use over time.
- Innovation factored into feasibility calculations of landowners eg disassociating ground floor uses in feasibilities. Potential to consider community uses in locations in the short term, until increased populations support broader retail or commercial uses.
- A proposed staging plan that defines success in 5, 10, 20 and 50 years.
- Introduction of an equitable contributions plan, and consideration of how to capture uplift in the re-zoning to generate revenue for required infrastructure.
- Establishment of height controls or plot ratios that enables development of appropriate scale but maintains the diversity of character and form which is Cremorne (not Forest Hill).
- A social infrastructure tool, which clearly defines the contribution of each development to the development of a mixed-use neighbourhood that can serve its population.

## Attachment 3 - Cremorne Workshop.OVGAfinal report 1

### OVGA recommendations

The OVGA recommendations have been informed by the workshop notes, their understanding of the area and their experience of urban renewal in Melbourne and elsewhere.

#### Defining a well-resolved design and planning framework for strategic sites in Cremorne

The OVGA recommend that the public agencies, as a matter of priority, invest time and multi-disciplinary expertise in developing a clear urban design and planning framework for each strategic site. This should prescribe massing, built form, heights, use parameters and qualitative outcomes. This will be informed by the different site assets, context, relationships, and capacity of each area to accommodate change informed by the outcomes of the strategic studies, such as traffic, parking, and community infrastructure (see below).

The Urban Design and Planning Frameworks should translate the principles contained in the Swan Street Structure Plan and Draft Planning Framework and those that came out of the workshop into a three-dimensional annotated propositions, and specify the range of typologies and desired place qualities. Benchmark projects, particularly those that illustrate successful integration of heritage fabric and contemporary additions/ interventions, should form part of the guidance.

While some workshop participants were consistent in seeking to have minimal planning controls in terms of height, we advocate that a higher level of prescription is necessary in this context based on the Cremorne context. Public agencies are in a strong position to give certainty to the private market regarding development and design expectations.

We are concerned that allocating broad height limits across entire sites without clear direction about what is envisioned may deliver the standard development model. There is the risk that high-level planning documents will be translated inappropriately and without the nuance desired. As above, an urban design framework approach to planning significant sites within Cremorne is recommended to be a key part of the statutory planning toolkit, but we also encourage investigation of other innovative models used in other parts of Australia and internationally.

The OVGA could offer the multi-disciplinary expertise of the Victorian Design Review Panel to work with the public agencies to develop the framework, or alternatively offer review of the work as it progresses.

#### Undertaking strategic investigations to inform the future capacity of the area to change

At the same time as developing site-based guidance, it is recommended strategic investigations be progressed as a matter of urgency, so that they may inform the guidance on each site. This work should ideally also identify strategic projects across Cremorne that may be required or enable the proposed increases in density.

- A traffic strategy that proposes how existing and anticipated future traffic will be accommodated in Cremorne. This will be informed by the estimated future populations, including commercial, residential and other uses.
- A precinct wide strategy for car parking for Cremorne, including enabling low car parking ratios (justified due to strategic location of Cremorne related to public transport), car-sharing opportunities and consideration of strategies which unlock parking from development sites in favour of shared parking structures in strategic locations. This will require mapping all sites, large and small, to determine potential opportunity sites.
- A community infrastructure plan that identifies the location, size and range of community and civic use, including existing and future relative to projected populations.



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- A cycle and pedestrian network plan to complement the reduced car use anticipated. This could include identifying key routes and linkages through the area, upgrading lanes to these roads and auditing cycle parking.

It is suggested that once the development potential of the strategic sites is better defined, and future populations estimated, an increase in community and transport infrastructure may be required to support change of use and the increase in populations. This will be realised spatially, and may require public agencies securing key sites or negotiating outcomes with private owners to deliver essential services and amenity.

These may include consideration of:

- A future open space network, including the location, function and role of a range of high amenity public green spaces and streets through the precinct to uplift amenity for incoming residential populations, and existing and new businesses. The concept of introducing a green armature through the precinct, to provide connections for vehicles, bikes and pedestrians may be a deliberate strategy.
- A number of strategic physical interventions to overcome the barriers that exist in the urban environment (particularly east-west) in order to deliver the right level of permeability and a legible neighbourhood. These may include a connection under or over the rail at the south end of the neighbourhood, stronger connections between Punt Road and Church Street (and sites 658 Church Street to Rosella) as well as a pedestrian cycle bridge across the Yarra River and connection into the Capital City Trail.
- An investment strategy to deliver a high quality public realm and legible street hierarchy throughout the neighbourhood. The strategy should consider stronger connections to public transport and extend into areas beyond the boundaries of Cremorne. Connections to the major sporting precinct of the city and the river should be elevated.
- The development of technical specifications for streets so that new developments can contribute to a coherent pedestrian network. Development of guidelines for how the ground floor units contribute to the street should reflect the future functionality and character of streets (eg in dimensions, materiality, architectural strategy etc).
- An expanded public transport provision through and around Cremorne to respond to the needs of a growing residential and business population.
- A strategy for technology-advanced environments and implementation of a precinct wide sustainability strategy.

**Establishment of processes and tools to support renewal**

We would also recommend that the public agencies establish:

- A process to support high quality architecture and robust building types which respond to the diverse nature of existing built form in Cremorne and can adapt over time, and clear guidelines establishing a contemporary but responsive approach to utilising heritage buildings.
- A suite of planning and legal tools to enable mixed use.
- Targets, incentives and/ or guidelines establishing the expectations regarding the housing diversity (including typological diversity) to attract a balanced community to live in Cremorne. This may form part of CoY’s wider housing strategy.
- Targets, incentives and/ or guidelines regarding the retention, and expansion of the (creative) employment base of Cremorne.



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**Implementing a clear process going forward**

We recognise the substantial investment from landowners/ developers to date in terms of consultancy, and encourage a clear process and program of review and decision making be established to incentivise further investment and critical thinking, and provide certainty and clarity to the private market. The earlier key design issues are raised and addressed, the better the outcome for the project and the precinct as a whole.

**Establishing an independent process of design review**

During the presentations, it became evident that there was a disconnect between the contextual analysis and the design propositions. While the analysis appeared to be sound, it was unclear how the typologies and forms proposed were developed in response to the analysis.

We therefore strongly recommend that the strategic sites in Cremorne be reviewed through the Victorian Design Review Panel or other independent expert and formal process of design review – to ensure the aspirations for the area are realised, and high quality design is achieved to support and celebrate the character of Cremorne. This could be informed by the public agency work as above or each project could be considered on its merits, within the current planning parameters and understanding of the context and aspirations of the public agencies.

**Researching what attracts and retains creative industry**

The OVGA recommend Yarra City Council engage with the existing businesses and employees about what it is about the Cremorne area that attracts creative industry. This should help to define the qualities of the place that cannot be lost in future propositions. We encourage reviewing the existing research on the qualities of place that contribute to successful creative clusters, (eg Charles Llandry). Qualities such as strong local identity, mix of uses, robust built form typologies, diversity of high quality public spaces will be important to maintaining what is desirable about Cremorne as it continues to evolve. We caution against adopting corporate typologies as they could undermine the potential of the area to retain and attract creative businesses. While we recognise that Cremorne has a layered morphology, and can accommodate further change, the transition to date has been at a much smaller scale. The current propositions will have significant impact on the place, (potentially positive or negative), so we suggest that a rigorous review is undertaken to ensure that all new development contributes positively to place and context.

**Working with transport agencies**

We encourage working with the transport agencies to understand what could be unlocked or contributed to the renewal of Cremorne. The role of Cremorne Street as feeder and the future plans for Richmond Station are crucial discussions, which if resolved will fundamentally change the opportunities within Cremorne.

The OVGA and MPA could broker further discussions with the transport authorities if useful.

**Adopting a collaborative approach on adjacent sites**

The OVGA recommend that the Rosella site would benefit from collaborative consideration by the different landowners given they rely on shared access and their value is interlinked. While we recognise the different ambitions of parties and expect a different approach on each site, the proposals need to generate a balanced approach to the site and should collectively develop a great place and a value proposition.

**Pursuing a precinct wide sustainability strategy**

Due to the scale of Cremorne, there is real potential to consider a precinct wide sustainability strategy, to respond to the opportunities of increased development and populations.



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### **Ensuring expert heritage input in adaptation of heritage fabric**

Individually and collectively, the heritage buildings in Cremorne are key assets of the place. Their adaptation for other uses presents challenges and opportunities which need highly expert input both from the design and statutory agency side, to negotiate and realise creative and contemporary responses. Heritage Management Plans will be required as part of this process, but we also recommend that all design teams should work with highly expert heritage designers in the development of development propositions.

### **A public space for people on the Yarra River**

While a long-term proposition, the OVGA sees great value in considering how access to the river could be enabled over time, providing a linear green connection along its length over the freeway. This should be considered as a much wider city strategy.

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### Reflection on the workshop

A key aim of the workshop was to generate an open dialogue between parties who will together deliver the urban renewal of Cremorne. There was generally a positive and open discourse with all parties sharing information, but the quality/ variety of this ranged from a high level strategic study, to a vision in words, to site based responses. This disparity perhaps reflected the stage that each landowner was at in terms of realising development on their sites.

However, the discussion identified much common ground, in terms of the important qualities of Cremorne to retain, the importance of considering relationships between sites and the important issues which need resolution to inform the development potential of each site. There was an appetite to undertake strategic investigations into projected populations and traffic modelling to inform the development potential of Cremorne and specific sites, and to get more clarity and certainty from the public agencies about what the parameters for development were for the area and each site.

The focus of the workshop was limited to three key sites (under multiple ownerships). The OVGA suggests that the other strategic sites be brought into this conversation, as they will all contribute to the future character, identity, mix and functionality of Cremorne. A wider scope will also be required for strategic issues such as transport, public space, education and health. While we acknowledge the need to focus discussion to move the project forward, we are concerned that key opportunities for the whole of Cremorne may be missed if the scope is not extended.

The workshop design was also limited to the time that people could commit to in a day, and this also limited the ability for groups to feedback in more detail, find consensus on issues and define design principles for each site. We recommend that the dialogue with all parties in the room be continued, and see this workshop as another key step in the process to implement the Structure Plan.

In future workshops, it would be useful to be more prescriptive in terms of the information presented to ensure a consistent baseline of information to respond to.

In summary, a great deal of good strategic work has been undertaken to date by the public agencies, and now significant landowners are seeking to bring forward their sites. This workshop was a key step in brokering a collective conversation, to complement the negotiations occurring with individual landowners. It reinforced the importance of defining a collective vision for the renewal of Cremorne and we would strongly advocate for a continued dialogue between parties.

The workshop reinforced the important leadership role of the public agencies to steer the urban renewal of Cremorne, ensuring that the broader strategic economic, social and environmental objectives are delivered and each site-based development contributes to the realisation of a sustainable inner-city mixed-use area.

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## 11.2 Victoria Street Tram Stop Concept Design

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Trim Record Number: D15/108299

Responsible Officer: Assistant Director Planning and Place Making

### Purpose

1. For Council to consider a request from The Project Team (PTV, VicRoads and Yarra Trams) to provide “in principle” support for the concept designs for the proposed Victoria Street Easy Access Tram Stops and tram track renewal between Regent Street and Church Street, Richmond. Stops 19 and 20 are proposed to be upgraded at North Richmond Train Station and the Nicholson/Lennox Street intersection. Easy Access Tram Stops would provide level access for compatible tram services that would not require passengers to navigate steps and kerbs.

### Background

2. Tram routes 12 and 109 collectively represent one of Melbourne’s busiest tram routes. Route 12 operates between Victoria Gardens in Richmond and Fitzroy Street in St Kilda via the CBD. Route 109 operates between Station Pier in Port Melbourne to Box Hill, via the CBD. In Yarra the routes extend from Hoddle Street to the Yarra River in Richmond. In the proposed works area, trams carry approximately 10,000 combined passengers in both directions each weekday.
3. Trams operating along Victoria Street are currently accessed from the road level. This means that passengers have to step up or step down when boarding or alighting from a tram. They also have to step up or step down from the kerb when moving towards or away from a tram at the tram stops. The lack of level access means that the tram stops do not comply with the Disability Discrimination Act (DDA). In terms of passenger facilities, there is a single passenger shelter and seat at the outbound tram stop at the North Richmond Train Station while the other stops do not provide any seating or shelter.
4. New E Class trams operate along Victoria Street, these are longer and can carry more passengers than the B Class trams that previously operated along this route. E Class trams do not contain internal steps so are compatible with the proposed DDA compliant easy access stops.
5. Victoria Street is a major arterial road and is under the authority of VicRoads. At the proposed tram stop locations Victoria Street currently comprises:
  - (a) two lanes of traffic in the peak flow direction during clear way operation;
  - (b) one lane of traffic and a row of on-street parking in the non-peak flow direction;
  - (c) clearways operate between 7:00-9:15am and 4:30-6:30 Monday to Friday; and
  - (d) during non-clearway times a lane of traffic and a row parking is provided in each direction.
6. The speed limit along this section of Victoria Street is 40km/hr from 8am-7pm Monday to Saturday and 60km/hr at other times. There are approximately 20,000 vehicles using Victoria Street each weekday.

### Proposed Works

7. Yarra Trams needs to renew the existing tram tracks in Victoria Street between Regent Street and Church Street which have been in place for 30 years and are now at end of their design life. Yarra Trams are also proposing to install Easy Access Stops when renewing the tram track, so that there is less net disruption to the community than if the work were undertaken separately.
8. Easy Access Tram stops were piloted in Bridge Road in 2013. These stops consist of a raised platform on the kerbside lane to provide level access for passengers waiting on the footpath to access the tram. Vehicles using the kerbside lane are able to drive over a hump

through the tram stop but need to obey existing laws in regard to vehicles yielding to passengers alighting and boarding trams. The stops are compliant the State Government's public transport obligations under the Commonwealth DDA. The stops generally help people with disabilities and also able bodied passengers with prams or trolleys to board and alight trams more quickly, thus reducing tram travel times and improving reliability.

9. The Project Team developed concept plans for the construction of Easy Access Stops in Victoria Street works for consultation with the community. The plans quantified parking impacts and assessed vehicle space requirements for access to side streets and properties. The proposed Easy Access Stop designs allow existing clearway traffic operations to be maintained.
10. VicRoads officers have proposed that a 24 hour 40km/hr speed limit would be implemented along Victoria Street between Hoddle Street and Burnley Street as part of this project. This would better reflect the busy strip shopping centre nature of the road, improve safety and somewhat reduce the potential parking loss as shorter tram platform ramps would be installed.
11. The proposed concept designs for the upgraded Easy Access Tram Stops at Nicholson Street/Lennox Street would utilise the existing signalised intersection to allow passengers to cross the street. The proposed upgraded stops at the North Richmond Train Station would require the relocation of the existing pedestrian operated signals from under the railway line to the western leg of the of James Street intersection.
12. The proposed Easy Access Tram Stops would require the removal of some existing on-street parking. The conceptual design for the works indicates a net loss of:
  - (a) 8 spaces for the tram stop at North Richmond Train Station; and
  - (b) 9 parking spaces at the Nicholson/Lennox Street intersection tram stop.
13. Following a footpath trading review it is also proposed to improve access between the footpath and trams along with improved facilities for waiting passengers via additional passenger storage space and new place making features. The PTV/VicRoads/Yarra Trams Project Team has indicated that it is willing to work with the traders to improve the look and operation of the area to retain some footpath trading facilities adjacent to the proposed stops. This could include the design of new footpath trading stalls and awnings that could improve access to the tram stops and provide improved passive surveillance. Council Officers would be involved and the design of the trading stalls and awning design.
14. Jonas Street is one way and serves north bound traffic only. If a car exits Jonas Street it could drive off the kerb at the proposed Easy Access Stop. It's proposed that the one-way direction of Jonas Street between Victoria Street and Elizabeth Street be reversed so that it is southbound only. This would make Jonas Street left in only from Victoria Street.
15. As part of the Victoria Street Streetscape Masterplan, officers have proposed a road closure at Jonas Street to provide new open space. The draft masterplan is currently being consulted. The Jonas Street road closure would be subject to a separate Council approval. The proposed tram stop works will be designed to complement the potential road closure.
16. In 2013, PTV undertook a similar project to install new DDA compliant tram stops on Bridge Road at Union Street and Bosisto Street, Richmond. Council has identified a number of important learnings from the project:
  - (a) tram stops should ideally be located adjacent to signalised pedestrian crossings to:
    - (i) allow pedestrians to cross the road in a safe and convenient manner;
    - (ii) minimise parking losses; and
    - (iii) reduce the barrier effect of raised platforms for pedestrians crossing the street mid-block; and
  - (b) tram stops should ideally be located at major intersections to provide improved connections to other public transport services; allow access to the surrounding road network for pedestrians and provide passive surveillance after dark;

- (c) a full time 40km/hr speed limit should be introduced to reduce the required length of Easy Access Stop ramps as higher speed limits lengthen ramps. This would decrease the impact of the tram stops on parking;
- (d) effective community consultation and communication is paramount to ensure that:
  - (i) issues and opportunities are identified early in the project;
  - (ii) all stakeholders are aware of the existing constraints and rationale for the project; and
  - (iii) community expectations for the project delivery and outcomes are understood and met; and
- (e) provision of bicycle facilities such as sharrows over the raised stops should be considered to minimise conflict between cars and bicycles at tram stops;
- (f) shelters and other tram stop facilities should be provided where there is sufficient footpath space, so long as it doesn't interfere with adjacent properties for waiting passengers; and
- (g) tactiles, line marking or colour treatments are required to delineate the road carriageway from the footpath for people with visual impairment given there is no vertical separation between the two areas. Some members of the community and the Disability Advisory Committee have requested that bollards be provided to physically separate the footpath and carriageway.

**Consultation and Tram Stop Locations**

- 17. The PTV/VicRoads/Yarra Trams Project Team hand delivered English/Vietnamese bilingual brochures to all affected businesses on Victoria Street and undertook a mail out to the surrounding properties with details of tram stop options prior to Christmas in 2014. They staffed a stall at the Lunar New Year Festival in February 2015. They consulted with the DAC and Victoria Street Traders in February and June 2015.
- 18. The Project Team has since door knocked properties that are directly affected on Victoria Street and consulted further with the Victoria Street Traders. A bilingual interpreter was used by the Project team throughout the process.
- 19. VicRoads' summary of the proposed tram stop options is provided below. A map and community consultation information is provided in Attachment 1.

Concept Design Option	Consultation Comments
<b>Stop 19 at North Richmond Train Station</b>	
<p><b>Outbound</b></p> <p>The outbound stop located at the North Richmond Train Station was the only option presented to the community.</p> <p>An upgraded stop at the North Richmond Train Station results in the loss 3 out bound car spaces.</p>	<p>The outbound location has neutral or widespread support by all groups.</p>
<p><b>City bound</b></p> <p>Two location options were presented for the city bound stop:</p> <ul style="list-style-type: none"> <li>1. At the existing location under the railway line; or</li> <li>2. To the east of James Street.</li> </ul> <p>Both options result in the relocation of the pedestrian operated signal to the west near James Street.</p>	<p>Option 1 has widespread by residents, DAC with neutral support from traders. Option 2 has little support from any group.</p>

<p>Installation of Easy Access Stops under the existing railway line was the preferred option.</p> <p>Having the tram stops adjacent to the railway station will help with interchange between the two modes.</p> <p>The North Richmond Train Station tram stop results in the removal of 5 city bound car spaces.</p>	
<p><b>Stop 20 at Nicholson/Lennox Street intersection</b></p>	
<p><b>Outbound</b></p> <p>Two location options were presented to the community for the outbound stop:</p> <ol style="list-style-type: none"> <li>3. At the existing location to west of the Nicholson/Lennox Street intersection; or</li> <li>4. Between Little Nicholson Street and William Street.</li> </ol> <p>The preferred location are options 3 resulting in the removal of 2 car spaces</p>	<p>Option 3 got the unanimous support from the community.</p>
<p><b>City bound</b></p> <p>Two location options were presented to the community for the city bound stop:</p> <ol style="list-style-type: none"> <li>5. At the existing location to the east of the Nicholson/Lennox Street intersection; or</li> <li>6. between William Street and Little Lithgow Street adjacent to the pedestrian operated signal</li> </ol> <p>The preferred location is option 5 and results in the removal of 7 car spaces city bound.</p>	<p>There were mixed support for Option 5 and 6 with traders offering little support for option 5 but widespread support from other groups.</p>

**Pedestrian Impacts**

20. The existing pedestrian operated traffic signal at North Richmond Railway Station would be relocated approximately 35m eastwards to the James Street intersection at the foot of the proposed tram stop ramp.
21. Pedestrians would be able to utilise the existing signalised pedestrian crossing at the Nicholson/Lennox Street intersection.
22. The Project Team have offered to help redesign the footpath trading stalls adjacent to the proposed City bound tram stops at Nicholson/Lennox intersection. This would provide additional footpath space for access to the stops, and improve amenity for passengers whilst maintaining some street trading facilities.
23. The construction of the proposed tram stops and track renewal would prevent pedestrians from crossing Victoria Street for a length of 700m for 7 days. The footpaths along Victoria Street would remain open for pedestrians.
24. Footpath infrastructure associated with the tram stops such as shelters, totem poles, bins, seats and footpath surfaces would need to be improved and updated. This would take place after the construction works have been completed.

**Cyclist Impacts**

25. Victoria Street is not a 'Priority Route' for cyclists although it is an important destination for cyclists; opportunities to improve cycling facilities are being investigated by the Project Team.

26. The Elizabeth Street bicycle route is located one block south of Victoria Street and provides a good quality east-west routes for cyclists. It is a well utilised route providing a consistent buffered bicycle lane that is well connected to the surrounding network.
27. As there is insufficient width on Victoria Street to provide a bicycle facility, it is proposed to mark an advisory bicycle symbol sporadically along Victoria Street between Church St and Regent Street.
28. The proposed tram stop ramps would preclude the provision of bicycle lanes as there would be insufficient carriageway width. The installation of sharrows may be appropriate to improve cyclist priority. VicRoads is undertaking a trial of sharrows at the Bridge Road tram stops and if successful propose to implement them also on Victoria Street.

### **Parking Impacts**

29. In total 17 parking spaces would need to be removed to deliver the Easy Access Tram Stops. Adjacent to the North Richmond Train Station 8 spaces would be removed (3 spaces outbound and 5 city bound). At Nicholson/Lennox Street intersection 9 spaces would be removed (2 spaces outbound and 7 city bound).
30. The proposed location for the stops are also the locations with the least impact on metered parking.
31. The proposed works are consistent with the Yarra Parking Management Strategy 2013-2017 which states that on-street parking can be reduced to promote public transport as an alternative transport mode.
32. Off-street casual car parking is currently available within The Hive shopping complex and at a vacant property both of which are located at the corner of Nicholson/Lennox Street and Victoria Street.
33. Recent parking surveys show that there is adequate parking provision within the area to cope with the proposed reduction of on-street parking associated with the Easy Access Tram Stops.

### **Construction Dates**

34. The PTV/VicRoads/Yarra Trams Project Team strongly prefer the works to be completed in 2015.
35. The Victoria Street Traders have requested that the works take place after the Lunar New Year Festival (held on Sunday 24 January 2016) when many people of Vietnamese ancestry take holidays and business slows on Victoria Street. The traders have requested that the works are undertaken between Monday 8<sup>th</sup> February and Monday 22<sup>nd</sup> February 2016. It should be noted that the Chinese New Year is on the 8<sup>th</sup> February and that the weekend before this is typically a busy time. Valentine's Day is on Sunday 14<sup>th</sup> February which is also a relatively busy weekend for restaurants and shops.
36. The Disability Advisory Committee has indicated that they want the works to be constructed as soon as possible to improve facilities for people with disabilities.
37. Yarra Trams has nominated the following preferred potential date for construction of the tram stops:
  - (a) Saturday 21<sup>st</sup> – Saturday 28<sup>th</sup> November 2015.
38. The Project Team has indicated that a significant amount of tram related works are already scheduled for delivery early in 2016 and a number of other events occur at this time.
39. YarraTrams has advised that it cannot schedule the work to exactly fit with the preferred period identified by RABA due to commitments for the St. Kilda Festival on Sunday 14<sup>th</sup> February and White Night on Saturday 20<sup>th</sup> February. These works and events present issues with resourcing construction works and tram operation staff during this time.

40. As such the Project Team has nominated the following post Lunar Festival dates:
  - (a) Saturday 6<sup>th</sup> February – Saturday 13<sup>th</sup> February;
  - (b) Sunday 7<sup>th</sup> February – Sunday 14<sup>th</sup> February 2016;
  - (c) Sunday 21<sup>st</sup> February – Sunday 28<sup>th</sup> February 2016; or
  - (d) Sunday 28<sup>th</sup> February – Sunday 6<sup>th</sup> March 2016.
41. Yarra Trams have advised that 7 days are required to undertake the works and that these timelines cannot be condensed further. Yarra Trams are not able to undertake the works in the precise time window specified by the traders for the reasons outlined above. On this basis it is recommended that the new tram stops are installed from Sunday 21<sup>st</sup> February – Sunday 28<sup>th</sup> February 2016. This will mean that construction works occur after the Lunar Festival and the Chinese New Year and Valentine's day weekends.
42. Yarra Trams needs a minimum of 8 weeks following Council's in principle support for the works to mobilise its team and complete detailed design work.

### **Business Impacts**

43. The Victoria Street Traders have been consulted about the proposal and have raised concerns with Council and The Project Team regarding;
  - (a) impacts on footpath trading at the proposed stop locations either through the removal of trading permits, a reduction in the amount of area that can be utilised for trading, or the enforcement of footpath trading requirements. The issue of footpath trading is centred on the city bound stop at the Nicholson/Lennox Street intersection;
  - (b) impacts on business over the 7 day construction period given that tram services will not operate, traffic will be redirected, pedestrians will not be able to cross Victoria Street for 730m, and parking and loading bans will exist on Victoria Street for the duration of the works. It should be noted that alternative arrangements will be provided for loading during the construction period;
  - (c) the scheduling of the works given that the Project Team has suggested construction dates in November whilst traders have suggested that a better construction period would be directly after the January 2016 Lunar New Year Festival and busy Chinese New Year weekend, preferring works to occur between Monday 8<sup>th</sup> of February and Monday 22<sup>nd</sup> February 2016;
  - (d) the location of tram infrastructure such as poles and shelters potentially interfering with business; and
  - (e) reduced access to some side streets and properties.
44. It is also noted that there would additional impacts on two businesses during footpath construction works, where businesses will not be able to have any footpath trading for a period of up to 2 weeks. It is noted that temporary measures will be made to ensure that customers will be able to access the businesses. This would be additional to the time described in clause (b) above. It is expected that footpath works would be undertaken sequentially, meaning that different sections of footpath would be shut down over a period of several weeks.

### **Construction Implications**

45. It is likely that the tram stop and tram track renewal works would take 7 days to complete and would require the full time shut down of Victoria Street between Church Street and Ferguson to minimise total disruption to traffic and businesses. The works would involve including:
  - (a) ban of all private and delivery vehicles in the works area (alternative arrangements will be made for deliveries);
  - (b) parking banned in the works area;
  - (c) no north-south pedestrian crossings for 730m between Ferguson Street and Church Street during the duration of the works; and

- (d) heavy machinery would be required to break out the existing tracks and lay new tracks, which will involve large amounts of noise, dust and vibrations.

- 46. Alternative routes will be provided for vehicular traffic and alternative public transport services will be put in place.

### **Jonas Street Reconfiguration**

- 47. Jonas Street is currently one-way northbound with the option of a left or right turn exit on Victoria Street. The Project Team has suggested that the current one-way direction of Jonas Street be switched to be southbound given the proposals for an Easy Access Tram Stop in this area. This would remove the potential for cars existing Jonas Street to drive off the raised Victoria Street tram stop. Access into Jonas Street would therefore be a left turn in only from Victoria Street.

### **Financial Implications**

- 48. Parking ticket machines operate along this section of Victoria Street. The average annual revenue for each parking space is approximately \$2,650 or a total of \$45,000 for the 17 parking spaces that would need to be removed with the proposed tram stop works.

### **Sustainability Implications**

- 49. The Yarra Strategic Transport Statement Revised Actions 2012-2016 calls for the advocacy for improved accessibility for public transport. Providing improved accessibility to trams would reduce boarding times improving the reliability of Route 12 and 109.

### **Social Implications**

- 50. The Yarra Access and Inclusion Plan 2014 – 2017 states that Yarra should be advocating on issues of independently accessible public transport.
- 51. Faster, more reliable and accessible public transport travel services along Victoria Street would provide a benefit to Yarra residents along this route.

### **Human Rights Implications**

- 52. Construction of the Easy Access Stops would increase the accessibility of the Route 12 and 109 tram services to people with mobility issues and vision impairments.

### **Communications with CALD Communities Implications**

- 53. The Project Team consulted with the community using English/Vietnamese bilingual brochures and used interpreters when they knocked or consulted with businesses.

### **Council Plan, Strategy and Policy Implications**

- 54. The upgrade of the tram stops on Route 12 and 109 is consistent with Council's policies on supporting sustainable transport.

### **Legal Implications**

- 55. The Project Team have received advice that no planning permit is required for the works.
- 56. There are no legal implications for Council.

### **Other Issues**

- 57. The tram tracks between Church Street and South Audrey Street are also scheduled for renewal in the first half of 2016. As part of this process the tracks will be slightly realigned to allow the installation of Easy Access Stops without further track work at a later date. Yarra Trams are mandated to provide DDA compliant across the whole network. There are no firm timeframes to provide additional DDA compliant stops along the rest of Routes 12 and 109 in Yarra.

## Options

### Construction Works Timeframe

58. The tram track renewal works are required as a safety measure, and are located within the road, under the authority of VicRoads. Council may wish to indicate its preferred construction period.
59. Option 1: Council endorses the Victoria Street Traders suggestion for the construction works to take place shortly after the Lunar Festival which is held on Sunday 24<sup>th</sup> January 2016, consistent with advice from Yarra Trams that work could occur between Sunday 21<sup>st</sup> February – Sunday 28<sup>th</sup> February 2016:
  - (a) Council would request that the works be undertaken after the 2016 Lunar New year Festival during dates identified as appropriate by the PTV/VicRoads/Yarra Trams Project Team which is from Sunday 21<sup>st</sup> February – Sunday 28<sup>th</sup> February 2016.
60. This timeframe is slightly outside the two week period specified by the traders but is after the Lunar Festival and busy Chinese New Year/Valentine's Day weekend trading periods.
61. Option 2: Council endorses the Project Team's and DAC's preferred dates for construction which are Saturday 21<sup>st</sup> – Saturday 28<sup>th</sup> November 2015.
62. Council endorses the 2015 preferred dates nominated by the Project Team and preferred by DAC.
63. This option is not favoured by the traders.

### Tram Stop Works

64. Option A: Council provides in principle support for the Easy Access Tram Stop concept designs and associated works in Victoria Street between Regent Street and Church Street as preferred by the PTV/VicRoads/Yarra Trams Project Team.
65. The tram stops would be located as shown as Outbound (only option considered) and Option 1 at North Richmond Station; and as Option A and Option C at Lennox Street under Attachment 1.
66. The Project Team would proceed to detailed design to deliver DDA compliant Easy Access Tram stops and track renewal works along Victoria Street.
67. The Project Team would contact directly affected stakeholders to work through construction and access arrangements during the tram track renewal and stop construction works.
68. There would be a reduction in space provided for footpath trading.
69. The Project Team would work with traders and officers on new street stall and awning designs to be used for footpath trading on Victoria Street.
70. The Project Team would undertake all necessary works associated with the reversal of traffic flow along Jonas Street to be southbound.
71. This would result in the loss of 17 metered parking spaces in Victoria Street.
72. The pedestrian crossing at the station would be relocated to east of Jonas Street.
73. Option B: Council does not provide in principle support for the tram stop concept designs and associated works.
74. The Project Team would proceed with the track renewal works only along Victoria Street.
75. The Project Team would contact directly affected stakeholders to work through construction and access arrangements during the tram track renewal works.
76. The new tracks would be designed to allow future DDA compliant stops to be retrofitted.

## Conclusion

77. The Victoria Street tram tracks between Regent Street and Church Street are at the end of their service life and need to be replaced.

78. Tram track renewal works will take 7 days to complete and require the complete closure of the carriageway for all users. Alternative arrangements will be made over this time for deliveries. The footpath will remain open, though pedestrians will not be able to cross between Church Street and Regent Street.
79. The PTV/VicRoads/Yarra Trams Project Team is also proposing to use this renewal project as an opportunity to install new two Easy Access Tram stops that are DDA compliant.
80. The proposed tram stop locations under the North Richmond Station and at the Lennox Street intersection are in much the same position as the existing stops.
81. The proposed tram stop upgrade works along Victoria Street would represent an improvement for public transport users in Yarra. This project would ensure that those members of the community with a permanent or temporary disability have a greater opportunity to participate in society through improved access to public transport.
82. VicRoads officers have proposed that a 24 hour 40km/hr speed limit would be implemented along Victoria Street between Hoddle Street and Burnley Street as part of this project. This would better reflect the busy strip shopping centre nature of the road, improve safety and somewhat reduce the potential parking loss as shorter tram platform ramps would be installed.
83. Simultaneous construction of tram track renewal and the proposed two Easy Access Tram Stop works would result in less net disruption to the community.
84. The proposed relocation of the pedestrian operated signals adjacent to the North Richmond Station and the proposed change of traffic direction of traffic flow in Jonas Street is acceptable.
85. The proposed removal of 17 on-street parking spaces and the loss of \$45,000 in annual parking revenue is considered to be unavoidable in the delivery of this project.
86. Businesses in the area typically support the proposal with the exception of businesses near the city bound stop at the Nicholson/Lennox Street intersection. This primarily relates to potential impacts on existing footpath trading. It is proposed that officers work with the traders to minimise these impacts and generally improve the look and functionality of the street by redesigning trading stalls and awnings.
87. The Project Team favour that track renewal and tram stop works occur in November 2015. The Disability Advisory Committee would like the works to be completed as soon as possible to improve access for people with disabilities.
88. The Victoria Street Traders have nominated a preferred construction period after the Lunar New Year Festival which occurs in late January 2016 and after the busy Chinese New Year weekend of 6-7<sup>th</sup> February. A number of other tram projects and major events are scheduled between early and mid-February which place significant demands on construction and tram operation related resources.
89. In consideration of this, the Project Team has identified three week-long construction works windows in late February/early March, of which the window of Sunday 21<sup>st</sup> February – Sunday 28<sup>th</sup> February 2016 is the best fit with the traders' preferences and the Project Team.
90. It is recommended that Council advise the PTV/VicRoads/Yarra Trams Project Team of its in-principle support for Option A (the proposed simultaneous construction of two new Easy Access Tram Stops as shown on Attachment 1 as Outbound and Option 1 at North Richmond Station; and as Option A and Option C at Lennox Street), and request that the works be undertaken as per Option 1 (Sunday 21<sup>st</sup> February – Sunday 28<sup>th</sup> February 2016)

## RECOMMENDATION

1. That Council support in principle the proposed Route 12 and 109 tram stop upgrade works in Victoria Street at North Richmond Train Station and the Nicholson/Lennox intersection on Victoria Street, and the tram track renewal works, subject to the PTV/VicRoads/Yarra Trams Project Team:
  - (a) undertaking works between Sunday 21st February – Sunday 28th February 2016;
  - (b) contacting directly affected stakeholders to discuss the construction dates and the impacts on property and vehicle access during the works;
  - (c) implementing a permanent all-day 40km/hr speed limit along Victoria Street from Hoddle Street to Burnley Street;
  - (d) liaising with affected businesses that have footpath trading to design and provide new footpath trading booths and awnings before construction works begin to minimise disruption;
  - (e) confining construction works within road carriageway on Victoria Street so as not to impact on the footpath along Victoria Street;
  - (f) undertaking footpath and associated tram stop facilities works at a later date to minimise disruption;
  - (g) designing the tram stop upgrade at Jonas Street to accommodate the proposed open space plaza at Jonas Street (as described in the draft Victoria Street Streetscape Masterplan);
  - (h) undertaking all necessary improvements to Jonas Street to support the reversal of traffic flow to be southbound;
  - (i) committing to undertake a before and after analysis of the project to quantify the impacts of the project on adjacent businesses, tram speeds and traffic; and
  - (j) installing sharrows at the tram stops if the Bridge Road trial is successful.

**CONTACT OFFICER:** Simon Exon  
**TITLE:** Acting Manager Sustainability & Strategic Transport  
**TEL:** 9205 5781

### Attachments

- 1 VicRoads Victoria Street Easy Access Tram Stops - Council Letter

## Attachment 1 - VicRoads Victoria Street Easy Access Tram Stops - Council Letter



Vijaya Vaidyanath  
CEO – City of Yarra  
PO BOX 168  
RICHMOND, VIC 3121

Contact: Mark Rowland  
Phone: 9811 8179  
File No: Qd #2947661  
Your Ref:

07 May 2015

Dear Ms. Vaidyanath

### **Victoria Street, Richmond Tram Track Renewal and Stop Upgrades**

I write seeking assistance from City of Yarra officers to finalise the details for the tram track renewal and stop upgrades scheduled for Victoria Street, Richmond later this year.

The project is being delivered in partnership by Public Transport Victoria (PTV), Yarra Trams and VicRoads. The assistance we require from Council relates to planned parking changes, local area traffic management, urban design, and alterations to footpaths.

Community consultation and stakeholder engagement for this project included door knocking traders, letterbox drops to residents and property owners, holding an information stall at the Victoria Street Lunar Festival and providing online information and feedback, as well as briefings with the Richmond Asian Business Association (RABA) and Council's Disability Advisory Committee. (A consultation map is provided in **Attachment A**, illustrating the considered options).

This letter follows our briefing to the City of Yarra Mayor, ward councillors and Council officers; and a secondary briefing including the Hon. Richard Wynne MP and RABA, regarding the outcomes of the community and stakeholder consultation and design process. The recommended outcome is to upgrade the two pairs of tram stops (North Richmond Station and at the Lennox/Nicholson Street intersection) remaining in their existing locations. The upgrade will comply with Disability Discrimination Act (DDA) requirements, improving access for all public transport users especially the elderly, people with prams and the vision and mobility impaired.

The opportunity to upgrade the stops has come about due to required tram track renewal, which will require a closure of Victoria Street. Completing the tram stop upgrades at the same time will minimise disruption to the area. (A map of the track renewal scope is provided in **Attachment B** for your information.)

### **Moving Forward**

The project team would like to continue to work closely with City of Yarra officers and key stakeholders to finalise the plans and mitigate potential impacts of the works.

The track renewal and main stop construction works will require a seven day road closure of Victoria Street, from Church Street to Hoddle Street. Pedestrian access will be maintained along the footpaths during this time, however crossing of Victoria Street will not be possible. Some early and post

**Attachment 1 - VicRoads Victoria Street Easy Access Tram Stops - Council Letter**

- 2 -

construction works will also be required, during which time road and traffic lane closures will be kept to a minimum.

The project team has nominated the following time periods that works can be scheduled for, and seek feedback from Council and RABA on their preferred timing:

- Saturday 19 to Saturday 26 September 2015 (the first 7 days of school holidays - traffic conditions would be lighter and easier to manage with road closures and diversions)
- Saturday 24 to Saturday 31 October 2015
- Any week in month of November 2015

The project team looks forward to receiving feedback from the City of Yarra.

Should you have any specific details or queries please feel free to contact myself on 03 9811 8200 or Mark Rowland, A/Manger Project Delivery on 9811 8179.

Yours sincerely

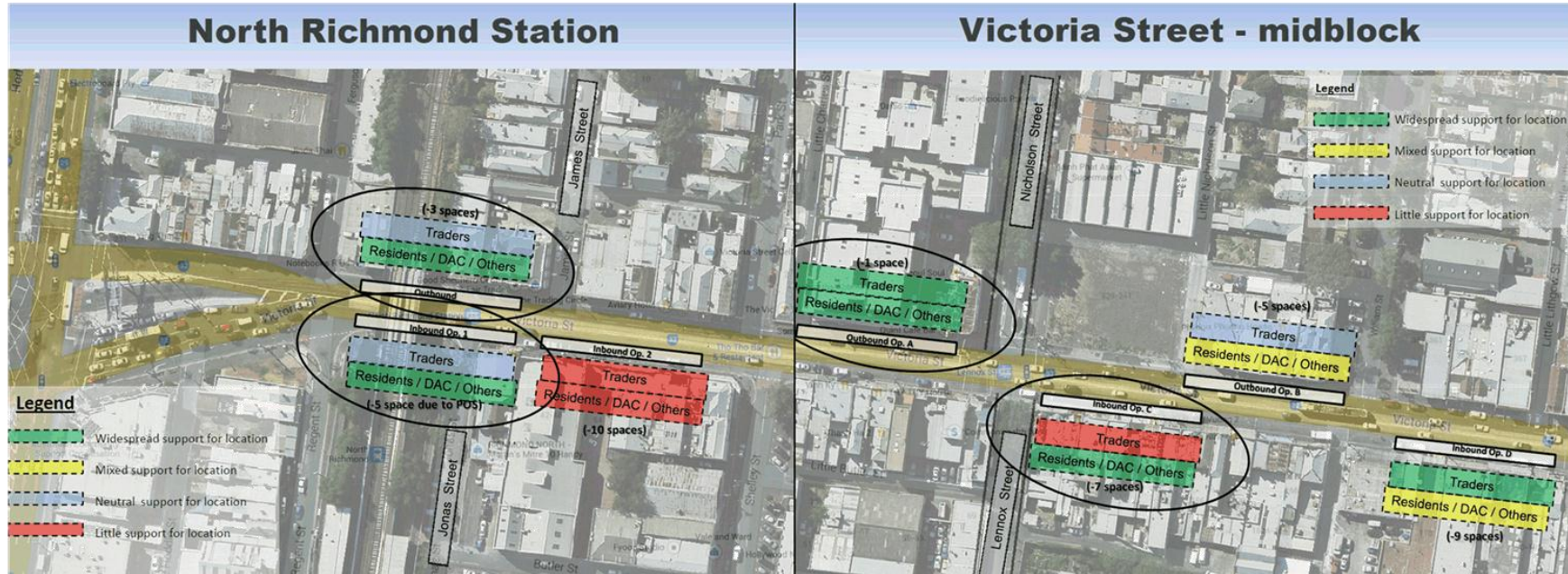


**BRENDAN PAUWELS  
PROJECT DIRECTOR METROPOLITAN PROJECTS (CENTRAL)**

**CC.  
Hon Richard Wynne  
Cr Phillip Vlahogiannis (Mayor)  
Cr Misha Coleman  
Cr Amanda Stone  
Cr Geoff Barbour  
Cr Stephen Jolly  
Cr Simon Huggins**

Attachment 1 - VicRoads Victoria Street Easy Access Tram Stops - Council Letter

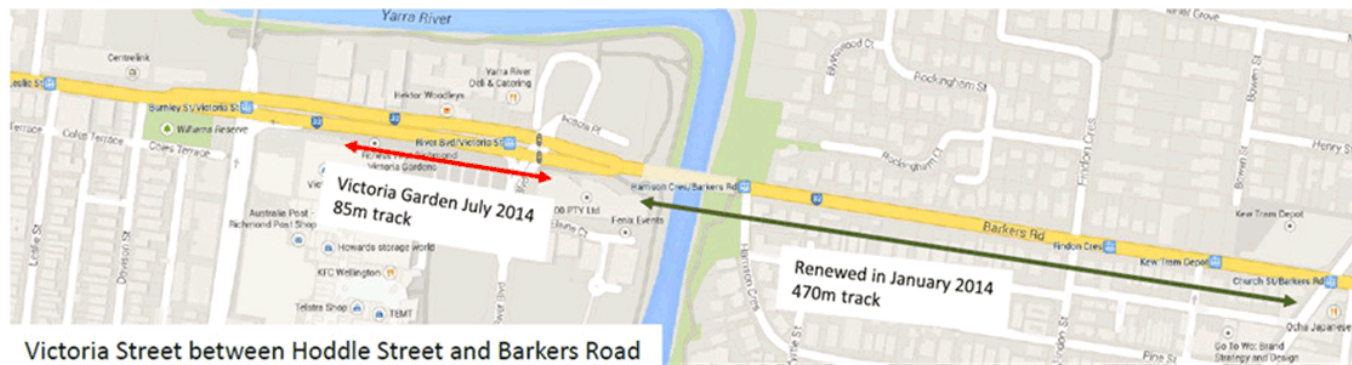
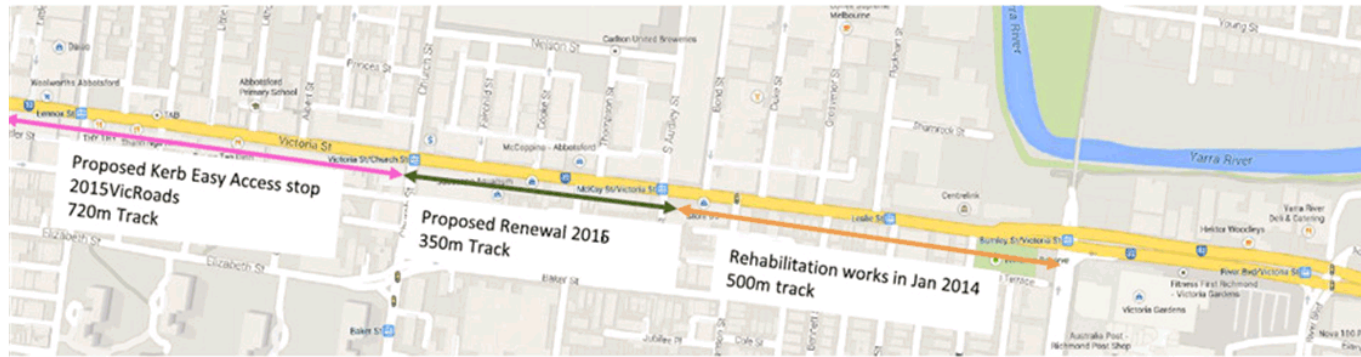
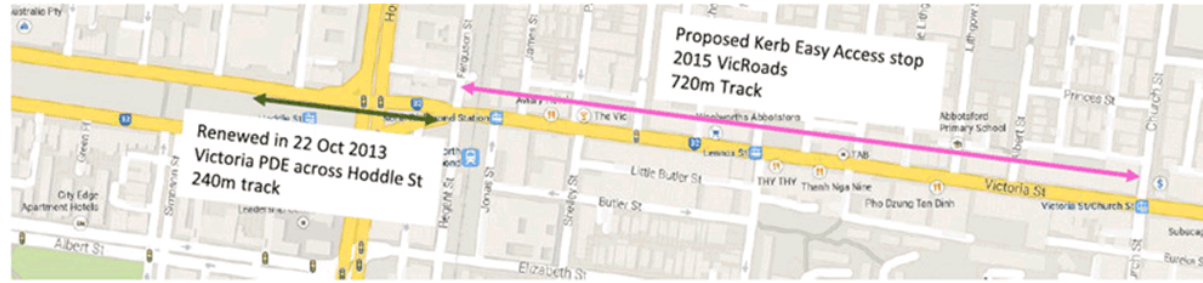
Attachment A – Proposed Stop Location, Heat Map



Stop Location Selected for upgrade

# Attachment 1 - VicRoads Victoria Street Easy Access Tram Stops - Council Letter

Attachment B Tram Track Renewal Scope



Victoria Street between Hoddle Street and Bakers Road

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## 11.3 Proposed Rezoning of Residential Growth Zone Areas - Amendment C197

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Trim Record Number: D15/110586

Responsible Officer: Assistant Director Planning and Place Making

### Purpose

1. The purpose of this report is to consider the rezoning of some areas previously identified as candidate sites for Residential Growth Zone (RGZ) Areas. These sites are currently in the General Residential Zone 3, with a discretionary 9m height and are shown in *Attachment 1* as the dark crimson areas mainly along Burnley Street, Hoddle Street, Nicholson Street, Queens Parade, and Punt Road.

### Background

2. Councillors will recall the lengthy and difficult process of implementing the suite of new residential zones, undertaken by Council in the first half of 2014.
3. Following a broad consultation period and numerous discussions and direction from the office of the then Minister for Planning, Council resolved on the 29<sup>th</sup> April 2014 to endorse the introduction of the new residential zones as exhibited, with some changes and corrections.
4. With regard to the candidate RGZ areas, Council specifically resolved to:
  - 1 (j) *endorse application of the General Residential Zone (revised schedule 3 – discretionary 9m height) for the proposed Residential Growth Zone areas in the interim and pending consideration of the RGZ by the Residential Zones Standing Advisory Committee (RZSAC).*
  - 2 (a) *refer application of the proposed Residential Growth Zone (RGZ) for the sites identified in the Council report, to the RZSAC for consideration to enable consultation with landowners, occupiers and neighbours of these sites;*
5. Amendment C176 was submitted to the Minister for Planning in May 2014. The candidate RGZ sites were referred to the RZSAC and a hearing was held in September 2014, with Council and the community attending. A report has never been finalised from the Committee, and Council was given no direction or recommendations about the appropriateness or otherwise of the application of the proposed RGZ.
6. In line with Council's resolution on 29 April 2014, as an interim measure the candidate RGZ sites were proposed to be zoned GRZ3 with a discretionary 9m height.
7. The current Minister for Planning approved Council's request for the implementation of the residential zones (Amendment C176) on 30 April 2015. In his letter of approval he addressed the issue of the proposed Residential Growth Zone, and stated that Council was no longer required to proceed with the introduction of the RGZ. A copy of the Minister's letter is included as *Attachment 2*.
8. The approval of Amendment C176 introduced the Neighbourhood Residential Zone (NRZ) and General Residential Zone (GRZ) across Yarra with a number of different schedules for each.
9. Given the Minister's direction on the use of the RGZ in Yarra, a more appropriate zoning of these sites should now be considered.

### Proposed Rezoning – Amendment C179

10. It is proposed that the candidate RGZ sites be considered for rezoning to the zones that were exhibited during the consultation that occurred in early 2014 as this represents Council's preference for the zoning of the sites.
11. There is also an expectation from some sections of the community that, as the RGZ was no longer to be considered, the GRZ3 zone that was applied to these candidate sites in the interim should be reconsidered.

12. The proposed zones, as exhibited during consultation in 2014 are shown in *Attachment 3*. This map shows that most of the candidate RGZ areas were initially proposed to be either in the NRZ or GRZ (main road locations).
13. In total there are 17 areas or sites that were previously proposed as candidate RGZ sites that have been considered for potential rezoning. Details of the proposed rezoning of all these sites are included in *Attachment 4 – List of Candidate RGZ Sites to be rezoned*.
14. Of these, 11 areas are proposed to be rezoned as follows:
  - (a) 892-900 Nicholson Street, & 3-9 Miller Street, Fitzroy North – to NRZ1;
  - (b) 27-75 Alexandra Parade, 38 York Street, 2-8 York Place, 2-6 Curtain Place, 6-18 & 13-23 Rae Street, Fitzroy North – to GRZ4;
  - (c) 6-84 Alexandra Parade, Fitzroy – to NRZ1;
  - (d) 310-364 Nicholson Street, Fitzroy North – to GRZ4;
  - (e) 104-248 Queens Parade, Fitzroy North – to NRZ1;
  - (f) 43-61 Queens Parade, Clifton Hill – to NRZ1;
  - (g) 406 Wellington Street & 56-94 Alexandra Parade, Clifton Hill – to GRZ4;
  - (h) 95-185 Hoddle Street, Richmond – to GRZ4;
  - (i) 199-327 Punt Road, Richmond – to GRZ4;
  - (j) 47 Murphy Street, 86-134 & 97-115 Burnley Street, Richmond – to GRZ4; and
  - (k) 185-367 & 244-342 Burnley Street, Richmond – to GRZ4.
15. In each of the above areas, the proposed rezoning reflects the zone that was exhibited for that area as part of the consultation for the new residential zones in February 2014.
16. NRZ1 is the Neighbourhood Residential Zone, Schedule 1 which is the main NRZ now applying in Yarra, with a maximum building height of 8 metres.
17. GRZ4 is the General Residential Zone, Schedule 4 which was exhibited for these main road sites with a maximum building height of 11.5 metres.

**Areas / Sites not proposed to be rezoned**

18. There are six areas or sites that were identified as candidate RGZ sites where the GRZ3 is not proposed to be changed as outlined in *Attachment 4*. Of these:
  - (a) two sites are Office of Housing sites at Elizabeth Street and 10-26 Bromham Place, and 280 Highett Street, so the current zoning GRZ3 is appropriate;
  - (b) the third site at 1 South Terrace is owned by the Brotherhood of St Laurence who made a submission to Council requesting a GRZ or RGZ for their site. It is proposed that the current GRZ3 zoning remain;
  - (c) the fourth site is the bus depot site at 9-49 Scotchmer Street, Fitzroy North which was rezoned from Mixed Use Zone to the GRZ3. No change is proposed to this zoning; and
  - (d) the fifth site is an area of land at 10-52 Burnley Street and 171 Buckingham Street, Richmond, located at the north western end of Burnley Street. This area is affected by a Design and Development Overlay (DDO7) that includes built form controls and preferred building heights. Given that there is already a DDO in place, it would not be appropriate to propose a zone that conflicts with the established built form controls in this area.
19. The sixth site is located at 45 Gibdon Street, Burnley. This site is identified as a Strategic Redevelopment Site in the Swan Street Structure Plan. The owners are in discussions with officers about future zone and overlay provisions for this site, so any change in land zoning at this time would be premature.

### **Strategic assessment of the amendment**

20. The Department of Environment, Land, Water and Planning (DELWP) requires planning scheme amendments to be assessed against strategic guidelines. A response to each guideline is located in the Explanatory Report (**Attachment 5**). Proposed amendment C197 meets these requirements.

### **Previous Consultation – New Residential Zones**

21. Yarra consulted widely on the introduction of the draft new residential zones in February and March 2014. The consultation included a brochure and letter sent to all property owners and occupiers (over 47,000), having a designated web page on the zones with an interactive module allowing access to site specific information on the zones and a feedback option, three information sessions, press releases, local paper notices and Council Ward meetings.
22. Following consideration of the more than 300 submissions, Council endorsed the application of the NRZ and GRZ and, in accordance with directions from the office of the then Minister for Planning, nominated some areas as potential RGZ locations.
23. Council's proposal for the new zones was then submitted to the then Minister for Planning for approval, and the potential RGZ locations were referred to the Residential Zones Special Advisory Committee (RZSAC) hearing in September 2014. Residents whose properties were included in this potential zone made submissions to the Panel and were represented at the hearing.

### **Consultation**

24. If Council resolves to proceed with this proposed amendment, and authorisation is received, Council would be required to give notice of the amendment for a 28 day exhibition period in accordance with the provisions of section 19 of the Act. This would include giving notice to the owners and occupiers of the properties involved, as well as prescribed Ministers and public authorities.
25. The relevant section of Council's website would be updated to include information on the amendment and all amendment documentation, and notice of the amendment would also be provided in local papers.
26. All property owners and occupiers, and any other stakeholders would be given the opportunity to make submissions in support of or opposing the zone changes.

### **Financial Implications**

27. The costs of preparing and processing an amendment would be met by the Strategic Planning Budget.

### **Economic Implications**

28. The proposed rezonings (as outlined) may result in a reduction in potential dwelling yield on some sites, particularly in the NRZ areas, however this is not considered to be significant as there is still ample housing capacity in other preferred locations across the city.

### **Sustainability Implications**

29. There are no immediate sustainability implications.

### **Social Implications**

30. The NRZ and GRZ aim to limit change and preserve existing character.
31. Diversity is a significant characteristic of the City of Yarra. This is expressed in housing types, ethnicity, building form and public spaces. The selection of new zones may have an impact on future diversity and the social character of the City.

### **Human Rights Implications**

32. There are no known human rights implications from the proposed rezonings.

### **Communications with CALD Communities Implications**

33. Any future consultation related to the amendment would be required to consider the CALD community's consultation needs.

### **Council Plan, Strategy and Policy Implications**

34. The proposed rezoning is consistent with the Council Plan 2013-2017 and its policy direction "Making Yarra More Liveable".

### **Legal Implications**

35. There are no known legal implications.

### **Options**

36. Council has the following 2 options to consider regarding the zoning of sites previously proposed as RGZ sites it is recommended that Council pursue Option 1.

#### Option 1

37. Council may commence the process to rezone 4 areas from GRZ3 to NRZ1 and 7 areas from GRZ3 to GRZ4. This would allow a maximum building height of 8 metres in the NRZ1 and 11.5 metres in the GRZ4.

#### Option 2

38. Council has the option of retaining the existing GRZ3 for the 11 areas, which has a preferred building height of 9 metres.
39. However there is an expectation in the community that the appropriateness of the interim zoning of these sites to GRZ3 needs to be addressed, and it is on this basis that proposed Amendment C197 has been drafted.
40. It is recommended that Council pursue Option 1.

### **Further Information**

41. In considering the report at the Council meeting on 18 August, Council resolved:  
*"That the report be deferred to the next Council Meeting on 1 September 2015, in order to look into any impacts the current application in South Terrace will have with the rezoning."*
42. The current planning application for the site at 1 and 1A South Terrace, Clifton Hill was received in July 2014, and proposes the construction of a 3 storey building for use as a residential aged care facility.
43. At that time the site was zoned General Residential Zone with a 9 metre preferred height, which remains the current zone.
44. Amended plans, under Section 57A of the Planning and Environment Act 1987, have been lodged with Council (4 storeys, with a maximum building height of 13.8 metres from natural ground level) however supporting documentation and reports are yet to be received. Once the full documentation has been received the amended application will be re-advertised.
45. The transitional arrangements that apply to an application made before the date that the Neighbourhood Residential Zone was introduced to the Yarra Planning Scheme (30 April 2015) would not apply in this case because the amended proposal is treated like a new application, received after 30 April 2015. The amended application would be assessed against the zone that applies at the time of a decision being made.
46. Submissions have sought to include this site in a Neighbourhood Residential Zone with a mandatory maximum height of eight metres. The effect of this change in zoning would be to prohibit the development proposed in the current planning application.
47. If Council was of a mind to pursue the rezoning of the site, it is likely that a decision on the amended planning application would be made well before approval and gazettal of any rezoning of the site. As such it would be assessed under the provisions of the current General Residential Zone 9 metre preferred height.

## Conclusion

48. It is considered appropriate that the zoning of the sites previously identified as candidate Residential Growth Zone sites be reviewed, based on the direction from the Minister for Planning that Council was no longer required to proceed with draft Amendment C179 that proposed to apply the RGZ in Yarra.
49. The General Residential Zone was applied to these sites as an interim measure while the suitability of the RGZ was considered. As the RGZ is now not required to be implemented, it is appropriate that Council's original proposal for the zoning of these sites be considered.
50. Proposed Amendment C197 would implement the proposed zoning of these sites as Council had originally proposed, before being directed by the office of the then Minister for Planning to provide some RGZ zoned land in the implementation of the new residential zones.

## RECOMMENDATION

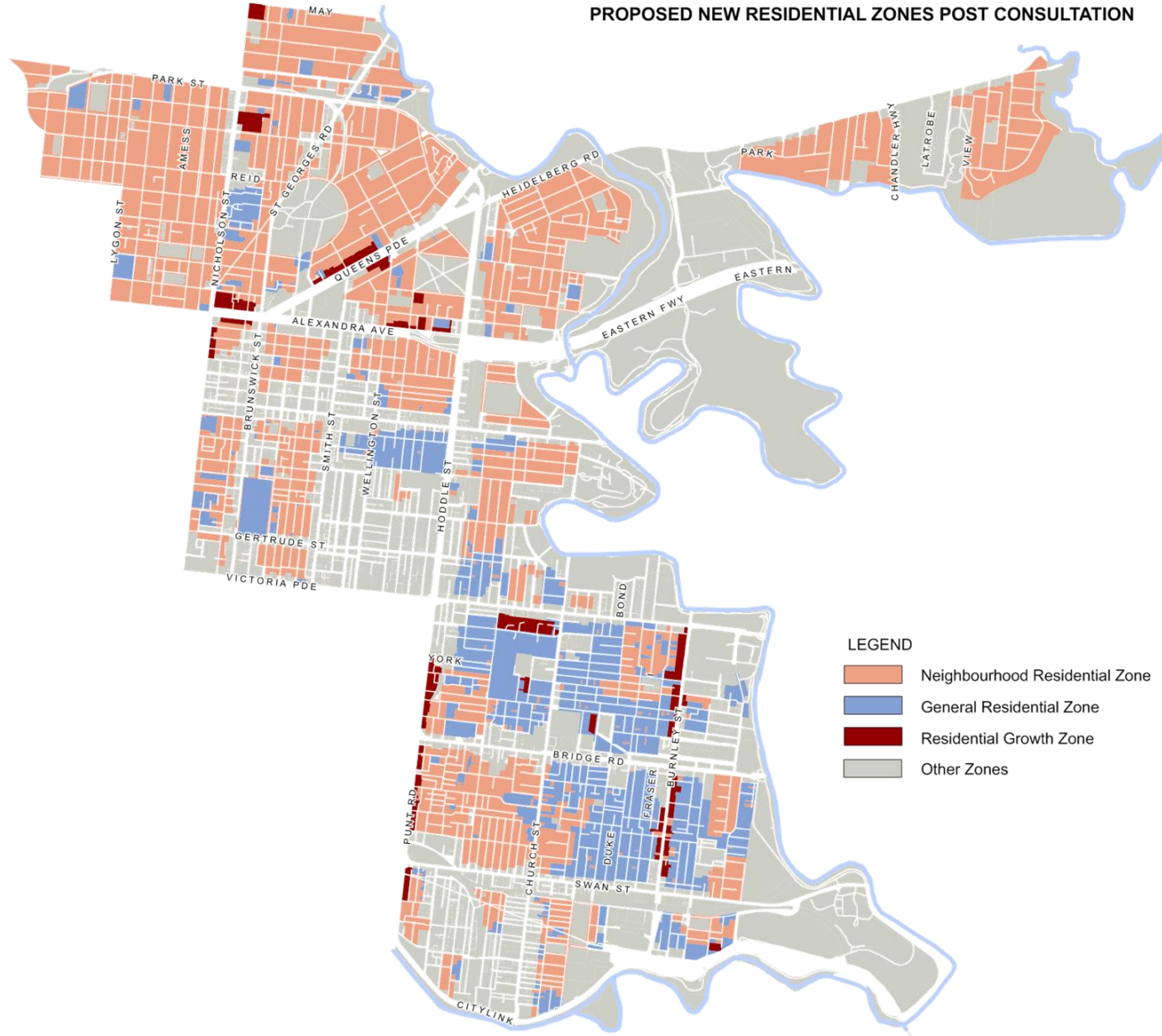
1. That Council seek authorisation from the Minister for Planning pursuant to section 8A of the Planning and Environment Act 1987 to prepare Amendment C197 to the Yarra Planning Scheme to rezone the following sites:
  - (a) 892-900 Nicholson Street, & 3-9 Miller Street, Fitzroy North – to NRZ1;
  - (b) 27-75 Alexandra Parade, 38 York Street, 2-8 York Place, 2-6 Curtain Place, 6-18 & 13-23 Rae Street Fitzroy North – to GRZ4;
  - (c) 6-84 Alexandra Parade, Fitzroy – to NRZ1;
  - (d) 310-364 Nicholson Street, Fitzroy North – to GRZ4;
  - (e) 104-248 Queens Parade, Fitzroy North – to NRZ1;
  - (f) 43-61 Queens Parade, Clifton Hill – to NRZ1;
  - (g) 406 Wellington Street & 56-94 Alexandra Parade, Clifton Hill – to GRZ4;
  - (h) 95-185 Hoddle Street, Richmond – to GRZ4;
  - (i) 199-327 Punt Road, Richmond – to GRZ4;
  - (j) 47 Murphy Street, 86-134 & 97-115 Burnley Street, Richmond – to GRZ4; and
  - (k) 185-367 & 244-342 Burnley Street, Richmond – to GRZ4.
2. If authorisation is received, Council will exhibit Amendment C197 in accordance with section 19 of the Act.

**CONTACT OFFICER:** Sherry Hopkins  
**TITLE:** Coordinator Strategic Planning  
**TEL:** 9205 5374

## Attachments

- 1 Proposed New Residential Zones post consultation, including RGZ
- 2 Minister for Planning Letter - Amendments C176 & C179
- 3 Proposed Residential Zones for Consultation February 2014
- 4 List of Candidate RGZ Sites
- 5 Explanatory Report

Attachment 1 - Proposed New Residential Zones post consultation, including RGZ

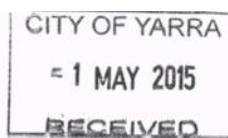


**Attachment 2 - Minister for Planning Letter - Amendments C176 & C179**



Hon Richard Wynne MP

Minister for Planning



1 Spring Street  
Melbourne Victoria 3000  
Telephone: 03 8392 6175  
DX210292

Ref: BMIN15000548R

Cr Phillip Vlahogiannis  
Mayor  
City of Yarra  
PO Box 168  
RICHMOND VIC 3121

Dear Cr Vlahogiannis

**YARRA PLANNING SCHEME AMENDMENT C176 AND DRAFT AMENDMENT C179 REFORMED RESIDENTIAL ZONES**

I refer to the above amendments to apply the reformed residential zones in the City of Yarra.

**Amendment C176**

I have approved Yarra Planning Scheme Amendment C176, pursuant to Section 20(4) of the *Planning and Environment Act 1987*.

The amendment: applies the Neighbourhood Residential Zone, with three Schedules, to the majority of residential zoned land within the municipality; introduces four new Schedules to the General Residential Zone and; updates map references to the Commercial 1 and 2 Zone.

I have approved the amendment as requested by Council, however I have removed the density ratio proposed by Neighbourhood Residential Zone Schedule 1. This has been done as only a whole number can be used under the provisions of the Neighbourhood Residential Zone. I have increased the default maximum from two dwellings to five dwellings on a lot.

I have made this change to enable the achievement of Council's strategic intent of allowing up to two dwellings on the majority of residential properties whilst still allowing some flexibility for greater numbers on larger sites where existing character is respected. The Neighbourhood Residential Zone's height limit and standard Clause 54 and 55 requirements such as site coverage and side and rear setback requirements will further ensure that sites are developed in an appropriate manner.

Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2014. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Privacy Coordinator, Department of Environment, Land, Water and Planning, PO Box 500, East Melbourne, Victoria 8002



**Attachment 2 - Minister for Planning Letter - Amendments C176 & C179**

I would like to encourage Council as part of a future strategic planning exercise, to review its application of the Neighbourhood Residential Zone for larger sites where a limit of five dwellings may constrain future site development in strategic locations. Council may wish to consider use of a different zone or schedule to enable increased numbers of dwellings for such sites.

**Draft Amendment C179**

In light of my approval of Amendment C176, Council is no longer required to proceed with draft Amendment C179.

I am aware that Council was advised by the previous government that applying the Residential Growth Zone was a pre-requisite to application of the Neighbourhood Residential Zone. I have formed the view that this is not the case.

I have also written to the Residential Zones Standing Advisory Committee to advise them that I no longer require their advice in relation to draft Amendment C179.

If you have any queries, please contact Rachael Joiner, Director, Statutory Planning Services & Impact Assessment, Department of Environment, Land Water and Planning on (03) 8392 6731.

Yours sincerely

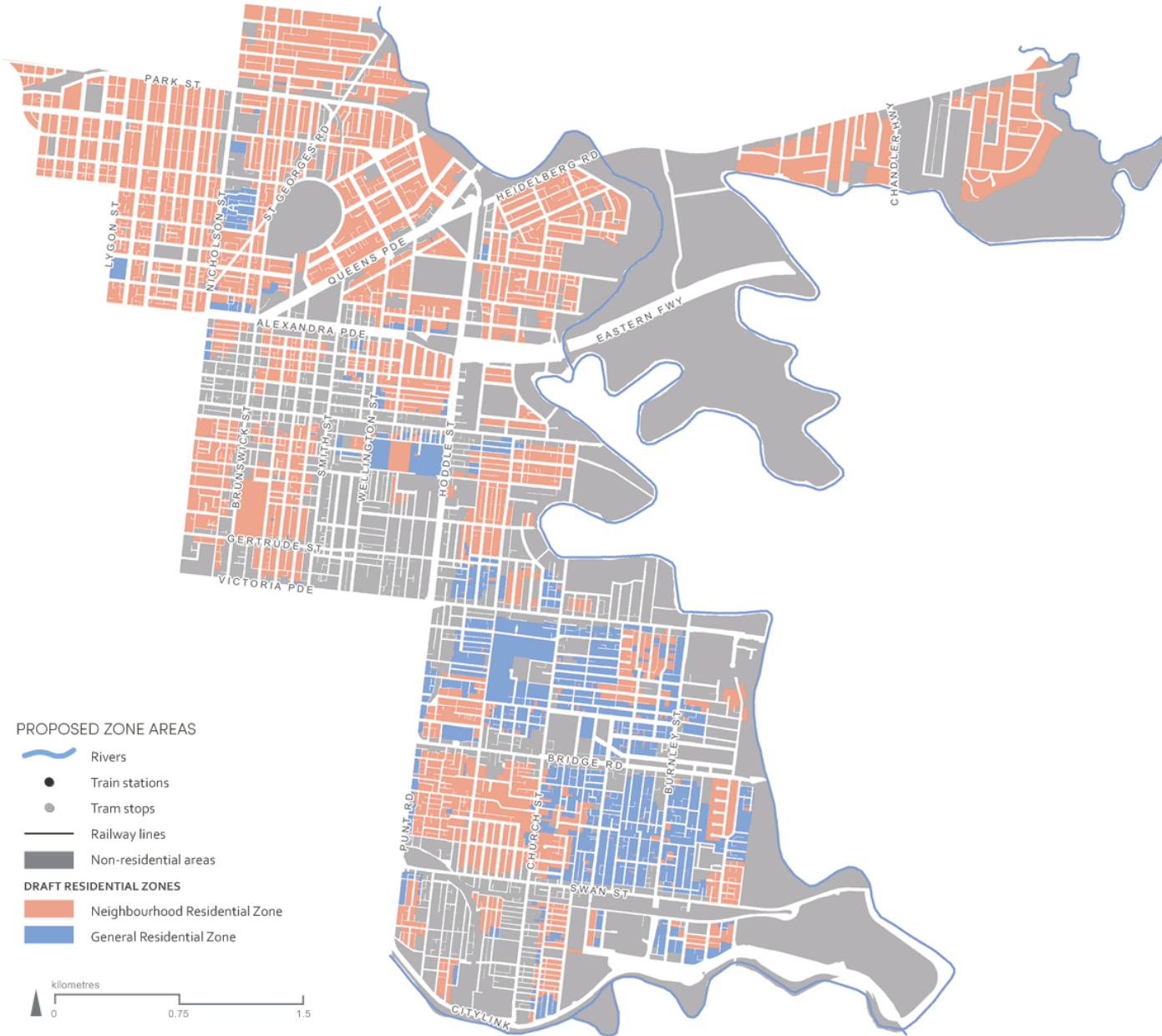


**HON RICHARD WYNNE MP**  
Minister for Planning

19/4 / 2015

Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2014. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Privacy Coordinator, Department of Environment, Land, Water and Planning, PO Box 500, East Melbourne, Victoria 8002

### Attachment 3 - Proposed Residential Zones for Consultation February 2014



**Attachment 4 - List of Candidate RGZ Sites**

<b>Location &amp; Yarra Planning Scheme Map No.</b>	<b>Exhibited zone 2014</b>	<b>Heritage Overlay?</b>	<b>Preferred rezoning</b>	<b>Change required? Comments</b>
<b>Map 1</b>				
1. 892–900 Nicholson Street & 3-9 Miller Street	NRZ	Yes	NRZ1	Yes
2. 9–49 Scotchmer Street (bus depot)	MUZ	No	GRZ3	No. Bus Depot was previously zoned MUZ but was identified as a potential RGZ. Zoned GRZ3 in the interim.
3. 27–75 Alexandra Parade, 38 York Street, 2-8 York Place, 2-6 Curtain Place, 6-18 Rae Street, 13-23 Rae Street	GRZ + NRZ	Yes (part)	GRZ4 (11.5m)	Yes
4. 6-84 Alexandra Parade	NRZ	Yes	NRZ1	Yes
5. 310–364 Nicholson Street	GRZ (11.5m)	Yes	GRZ4 (11.5m)	Yes
<b>Map 2</b>				
6. 104-248 Queens Parade	NRZ	Yes	NRZ1	Yes
7. 43 – 61 Queens Parade	NRZ	Yes	NRZ1	Yes
8. 406 Wellington Street & 56-94 Alexandra Parade	GRZ (11.5m)	Yes	GRZ4 (11.5m)	Yes
9. 1 South Terrace (Brotherhood of St L.)	NRZ	Yes	GRZ3	No. Submission by Brotherhood for GRZ or RGZ supported by Council so no change required.
<b>Maps 6, 7 &amp; 8</b>				
10. 95 – 185 Hoddle Street	GRZ (11.5m)	Yes (part)	GRZ4 (11.5m)	Yes
11. Elizabeth Street & 10-26 Bromham Place, Office of Housing	GRZ	No	GRZ3	No.
12. 199 – 327 Punt Road	GRZ (11.5m)	Yes	GRZ4 (11.5m)	Yes
13. 10 – 52 Burnley Street & 171 Buckingham Street	GRZ (11.5m)	No	GRZ3	No. DDO7 applies to these sites and controls built form outcomes.
14. 47 Murphy Street, 86-134 & 97–115 Burnley Street	GRZ (11.5m)	No (2 sites)	GRZ4 (11.5m)	Yes
15. 280 Highett Street – vacant site	GRZ (9m pref)	No	GRZ3	No. Office of Housing site / Dept Housing?

**Attachment 4 - List of Candidate RGZ Sites**

<b>Map 9</b>				
16. 185– 67 & 244-342 Burnley Street	GRZ (11.5m)	No (4 sites)	GRZ4 (11.5m)	Yes
17. 45 Gibdon Street	GRZ (10.5m)	Yes	Under discussion	No. A rezoning request has recently been submitted.

## **Attachment 5 - Explanatory Report**

*Planning and Environment Act 1987*

# **YARRA PLANNING SCHEME**

## **AMENDMENT C197**

### **EXPLANATORY REPORT**

#### **Who is the planning authority?**

This amendment has been prepared by the Yarra City Council, which is the planning authority for this amendment.

The Amendment has been made at the request of the Yarra City Council.

#### **Land affected by the Amendment**

The Amendment applies to eleven areas located along main roads in the City of Yarra that were previously identified as potential sites for application of the Residential Growth Zone. The sites are generally located in Alexandra Parade, Nicholson Street, Queens Parade, Hoddle Street, Punt Road and Burnley Street.

#### **What the amendment does**

The Amendment proposes to make the following changes to the Yarra Planning Scheme:

- Apply the Neighbourhood Residential Zone, Schedule 1 to the following sites:
  - 892-900 Nicholson Street, Fitzroy North
  - 8-84 Alexandra Parade, Fitzroy North
  - 104-248 Queens Parade, Fitzroy North
  - 43-61 Queens Parade, Clifton Hill
- Apply the General Residential Zone, Schedule 4 to the following sites:
  - 27 Alexandra Parade, Fitzroy North
  - 310-364 Nicholson Street, Fitzroy North
  - 406 Wellington Street, Clifton Hill
  - 56-94 Alexandra Parade, Clifton Hill
  - 95-185 Hoddle Street, Richmond
  - 199-327 Punt Road, Richmond
  - 46-86 & 244-342 Burnley Street, Richmond
  - 97-115 & 185-367 Burnley Street, Richmond
- Amend Planning Scheme Maps 1, 2, 6, 7, 8 and 9 accordingly.

#### **Strategic assessment of the Amendment**

#### **Why is the Amendment required?**

The amendment is required to implement the new residential zones into the Yarra Planning Scheme. The sites subject to this amendment are all currently zoned General Residential Zone Schedule 3, and in April 2014, were identified as potential sites for the Residential

## **Attachment 5 - Explanatory Report**

Growth Zone (RGZ). The GRZ3 was applied to the sites as an interim measure while the suitability of the RGZ was being considered.

Yarra Council does not consider the RGZ as an appropriate zone for these sites and wishes to implement its preferred zoning for these sites, as outlined by Amendment C197.

Amendment C197 is in alignment with:

- The Department of Transport, Planning and Local Infrastructure's Practice Note 78;
- The City of Yarra's Municipal Strategic Statement and Local Planning policies that currently provide guidance in relation to housing and land use considerations
- Development trends which have been occurring throughout the municipality;
- The City of Yarra Residential Zones Implementation for the City of Yarra – Discussion Paper December 2013; and
- Extensive community consultation undertaken by the City of Yarra throughout 2014.

### **How does the Amendment implement the objectives of planning in Victoria?**

Amendment C197 is considered to implement the objectives of planning in Victoria by achieving a balanced approach towards housing provision within Yarra, providing increased housing capacity that is accessible and diverse, and minimising development in areas of heritage significance where minimal change is anticipated.

More specifically, the amendment gives effect to and is consistent with the following objectives of planning in Victoria identified in Section 4(1) of the Planning and Environment Act 1987:

- To provide for the fair, orderly, economic and sustainable use and development of land.
- To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.
- To facilitate development in accordance with the above objectives.
- To balance the present and future interests of all Victorians.

### **How does the Amendment address any environmental, social and economic effects?**

No significant environmental or social impacts are anticipated. Additional provisions relating to site coverage and density will ensure positive amenity and environmental outcomes and assist in implementing Council's Environment Strategy 2013-2017.

Any economic impacts within Yarra will largely be determined by the implementation of the zones across the wider Metropolitan Melbourne area. The Amendment provides for a range of housing types across the municipality and more certainty for the community and developers regarding future development.

### **Does the Amendment address relevant bushfire risk?**

The amendment does not impact on bushfire risk.

### **Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?**

The amendment complies with the requirements of Ministerial Direction 9: Metropolitan Planning Strategy.

Ministerial Direction 11: Strategic Assessment of Amendments. The amendment accords with the requirements of this Ministerial Direction as outlined in this report.

## **Attachment 5 - Explanatory Report**

### **How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?**

The amendment provides for the fair, orderly, economic and sustainable use and development of land and as such gives effect to the State Planning Policy Framework (SPPF). In particular, the amendment is consistent with Clause 11 (Settlement) providing for a diversity of choice, economic viability, a high standard of urban design and amenity, protection of environmentally sensitive areas and natural resources, accessibility and land use and transport integration. The amendment is also consistent with:

- Objective 12.04-1 – to protect and conserve environmentally sensitive areas.
- Clause 15 Built Environment and Heritage – the amendment contributes positively to local urban character and sense of place and minimises detrimental impacts on neighbouring properties.
- Clause 16 Housing – amendment provides for housing diversity that meets community needs and directs higher and medium density housing to locations with access to services including activity centres and public transport.
- Clause 17 Economic Development – amendment encourages consolidation of commercial uses within activity centres complemented by residential development to support a sustainable economy and supports development that meets the community's needs for accessible services.
- Clause 18 Transport – amendment supports integrated land-use and transport through reinforcement of growth areas on existing public transport networks and facilitation of future public transport provision.

### **How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?**

The amendment supports and will help to implement the following objectives and strategies of the LPPF and MSS which includes a number of strategies that are relevant to the distribution of housing growth and residential heritage, built form and character across Yarra, in particular:

- Clause 21.04 – 'Land Use' to accommodate forecast increases in population by:
  - Direct higher density residential development to Strategic Redevelopment Sites identified at Clause 21.08 and other sites identified through any structure plans or urban design frameworks (1.2)
  - Support residential population increases in established neighbourhoods (1.3)
  - Encourage the retention of dwellings in established residential areas that are suitable for families with children (2.4)
- Clause 21.05 -1 – 'Built Form' to protect and enhance Yarra's heritage places by:
  - Protecting the subdivision pattern within heritage places (14.4)
  - Protecting buildings, streetscapes and precincts of heritage significance from the visual intrusion of built form both within places and from adjacent areas (14.6)
- Clause 21.05 -2 - "Built Form – to reinforce the existing urban framework of Yarra by:
  - Maintaining and strengthening the preferred character of each Built Form Character Type within Yarra. (16.2)

Local policy at Clause 22.02 - Development Guidelines for sites subject to the Heritage Overlay – provides guidance for the protection and enhancement of the City's identified places of cultural and natural heritage significance.

### **Does the Amendment make proper use of the Victoria Planning Provisions?**

The amendment makes proper use of the Victoria Planning Provisions through the application of appropriate zoning controls.

## **Attachment 5 - Explanatory Report**

### **How does the Amendment address the views of any relevant agency?**

The exhibition or the amendment will provide the opportunity for relevant agencies to comment on the proposed amendment.

### **Does the Amendment address relevant requirements of the Transport Integration Act 2010?**

The amendment will not have a significant impact on or undermine the functionality of the existing transport system.

### **Resource and administrative costs**

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

Facilitation of the amendment has resulted in additional costs to the City of Yarra in relation to resources and administration. These costs are absorbed within the existing budget of the Local Planning Authority.

### **Where you may inspect this Amendment**

The Amendment is available for public inspection, free of charge, during office hours at the following places:

Yarra City Council

Richmond Town Hall

333 Bridge Road

Richmond 3121

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at [www.dtpli.vic.gov.au/publicinspection](http://www.dtpli.vic.gov.au/publicinspection) .

### **Submissions**

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by (date)

A submission must be sent to the following (either by mail or email):

[StrategicPlanning@yarracity.vic.gov.au](mailto:StrategicPlanning@yarracity.vic.gov.au)

Yarra City Council,

Strategic Planning

PO Box 168

Richmond 3121

### **Panel hearing dates**

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- Directions Hearing: To commence in the week of.....
- Panel Hearing: To commence in the week of.....

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**11.4 Proposed Discontinuance of part of the Road abutting 45 Gordon Street, Clifton Hill**

---

Trim Record Number: D15/107737

Responsible Officer: Chief Financial Officer

**Purpose**

1. This report seeks Council's authority to commence statutory procedures pursuant to the *Local Government Act 1989 (Act)* to consider discontinuing a 5.5 square metre section of the laneway abutting 45 Gordon Street, Clifton Hill (**Road**), shown as Lot 1 on title plan attached as Attachment 1 to this report and shown red on the plan attached as Attachment 2 to this report (**Site Plan**), being part of the land contained in certificate of title volume 2121 folio 033 (**Road**).

**Background**

2. The Owners (**Owners**) are the registered proprietors of the property known as 45 Gordon Street, Clifton Hill, being the land shaded green on the Site Plan (**Owners' Property**) which abuts the Road on its northern boundary.
3. The Road only abuts the Owners' Property.
4. The improvements constructed on the Owner's Property encroach over the whole of the Road portion to be discontinued.
5. The Owners have requested that Council discontinue the Road and sell the discontinued Road to the Owners (**Proposal**).
6. The Owners have agreed to pay Council's costs and disbursements associated with the proposed discontinuance of the Road, together with the market value for the sale of the discontinued Road.

**Discussion**

Road

7. The Road is shown on title as a 'road' and historically has been used as a right of way. The Road is therefore a 'road' for the purposes of the Act which Council has the power to consider discontinuing. Upon being discontinued, the Road will vest in Council.

Adjoining Owners

8. Although the Road does not directly abut any property other than the Owners' Property, the following properties abut the Laneway adjacent to the Road as shown hatched in blue on the Site Plan (**Adjoining Properties**):
  - (a) 17 Ramsden Street, Clifton Hill;
  - (b) 19 Ramsden Street, Clifton Hill;
  - (c) 21 Ramsden Street, Clifton Hill;
  - (d) 23 Ramsden Street, Clifton Hill;
  - (e) 25 Ramsden Street, Clifton Hill;
  - (f) 27 Ramsden Street, Clifton Hill;
  - (g) 29 Ramsden Street, Clifton Hill; and
  - (h) 31 Ramsden Street, Clifton Hill.
9. The registered proprietors of the Adjoining Properties are various private owners (**Adjoining Owners**).

10. On 6 March 2015, the Owners wrote to the Adjoining Owners seeking their consent to the Proposal. At the date that this report was drafted, all of the Adjoining Owners have signed and returned the letter from the Owners except for the owners of 29 Ramsden Street, Clifton Hill.
11. Copies of the signed responses received from the Adjoining Owners are attached as Attachment 5 to this report.

Site Inspection

12. A site inspection of the Road was conducted by Dean Loney of DML Land Surveys, on 10 March 2015. The site inspection report notes that:
  - (a) the Road is obstructed by fencing and the house constructed on the Owner's Property;
  - (b) the Road is constructed of bluestone;
  - (c) the Road is not used for pedestrian or vehicular access;
  - (d) the Road is not required for public access;
  - (e) the Road is small and its discontinuance will have little or no effect on how the Laneway is currently used; and
  - (f) the existing sewer infrastructure in the Road will be easily accessible for maintenance and operations after the proposed discontinuance of the Road.
13. A copy of the site inspection report is attached as Attachment 3 to this report.

Public Authorities

14. The following public statutory authorities have been advised of the proposed discontinuance of the Road and have been asked to respond to the question of whether they have any existing assets in the Road which should be saved under section 207C of the Act: City West Water (**CWW**), Melbourne Water, Citipower, APA Group, Telstra, Optus; and Yarra City Council.
15. Melbourne Water, Citipower, APA Group, Telstra, Optus and Yarra City Council have advised that they have no assets in or above the Road and no objection to the proposed discontinuance of the Road.
16. In a letter dated 12 February, CWW advised that CWW has sewer assets in close proximity to the Road but that it did not object to the proposed discontinuance and sale of the Road, subject to the following conditions:
  - (a) the sewer main and surface fittings must remain accessible to CWW for maintenance and operational purposes for all times;
  - (b) any proposed fences must be located a minimum distance of 800 millimetres clear of existing CWW underground sewer assets;
  - (c) any proposed fence lines must be located a minimum distance of 1.0 metres from sewer manholes and/or sewer inspection shafts; and
  - (d) any proposal to build over a sewer asset will require CWW's written consent (i.e. Build-Over Application approval).
17. A copy of the letter from CWW is attached as Attachment 4 to this report.

Public Notice

18. Before proceeding with the discontinuance of the Road, Council must give public notice of the Proposal in accordance with section 223 of the Act. The Act provided that a person may, within 28 days of the date of the public notice, lodge a written submission regarding the Proposal.
19. Where a person has made a written submission to Council requesting that he or she be heard in support of the written submission, Council must permit that person to be heard before a meeting of Council, giving reasonable notice of the day, time and place of the meeting.

20. After hearing submissions made, Council must determine whether the Road is not reasonably required as a road for public use, in order to decide whether the part of the Road should be discontinued.

### **Economic Implications**

21. The Owners have agreed to acquire the Road for its market value (plus GST).
22. In addition to the market value of the Road (plus GST), the Owners have agreed to pay Council's costs and disbursements associated with the proposed discontinuance and sale of the Road.

### **Communications with CALD Communities Implications**

23. Correspondence issued as part of this process considered CAULD Communities.

### **Conclusion**

24. If the Road is discontinued and sold to the Owners, Council will require the Owners to:
  - (a) agree to observe CWW's conditions in respect of the Road; and
  - (b) consolidate the title to the former Road with the title to the Owner's Property within 6 months of the date of sale of the Road to the Owners, at the Owner's expense.

### **Proposal**

25. It is proposed that Council should commence the statutory procedures pursuant to clause 3 of Schedule 10 of the Act to discontinue the Road and sell the Road to the Owners.

### **RECOMMENDATION**

1. That Council acting under clause 3 of schedule 10 of the *Local Government Act 1989 (Act)*:
  - (a) resolves that the required statutory procedures be commenced to discontinue the part of the Road abutting 45 Gordon Street, Clifton Hill which is shown marked 'Lot 1' on the title plan attached to this report as Attachment 1 (**Road**);
  - (b) directs that, under sections 207A and 223 of the Act, public notice of the proposed discontinuance be given in the "Melbourne Leader" and Melbourne Times Weekly" newspapers.
  - (c) resolves that the public notice required to be given under sections 207A and 223 of the Act should state that if the Road is discontinued Council proposes to sell the Road to the Owners of 45 Gordon Street, Clifton Hill for market value; and
  - (d) authorises Bill Graham Valuations Co-ordinator to undertake the administrative procedures necessary to enable Council to carry out its functions under section 223 of the Act in relation to this matter.
2. Further, should no submissions be received, Council:
  - (a) resolves that, having followed all the required statutory procedures pursuant to section 189, 207A and 223 of the Act pursuant to its power under clause 3 of Schedule 10 of the Act, and being of the opinion that the Road, is not reasonably required for public use, it discontinues the Road;
  - (b) directs that a notice pursuant to the provisions of clause 3(a) of Schedule 10 of the Act is to be published in the *Victoria Government Gazette*;
  - (c) directs that, once discontinued, the Road be sold to the Owners for no less than the market value as determined by the Act; and
  - (d) directs that the CEO sign any transfers of the Road and any other documents required to be signed in connection with the discontinuance of the Road and its subsequent sale to the Owners.

**CONTACT OFFICER: Bill Graham**  
**TITLE: Coordinator Valuations**  
**TEL: 9205 5270**

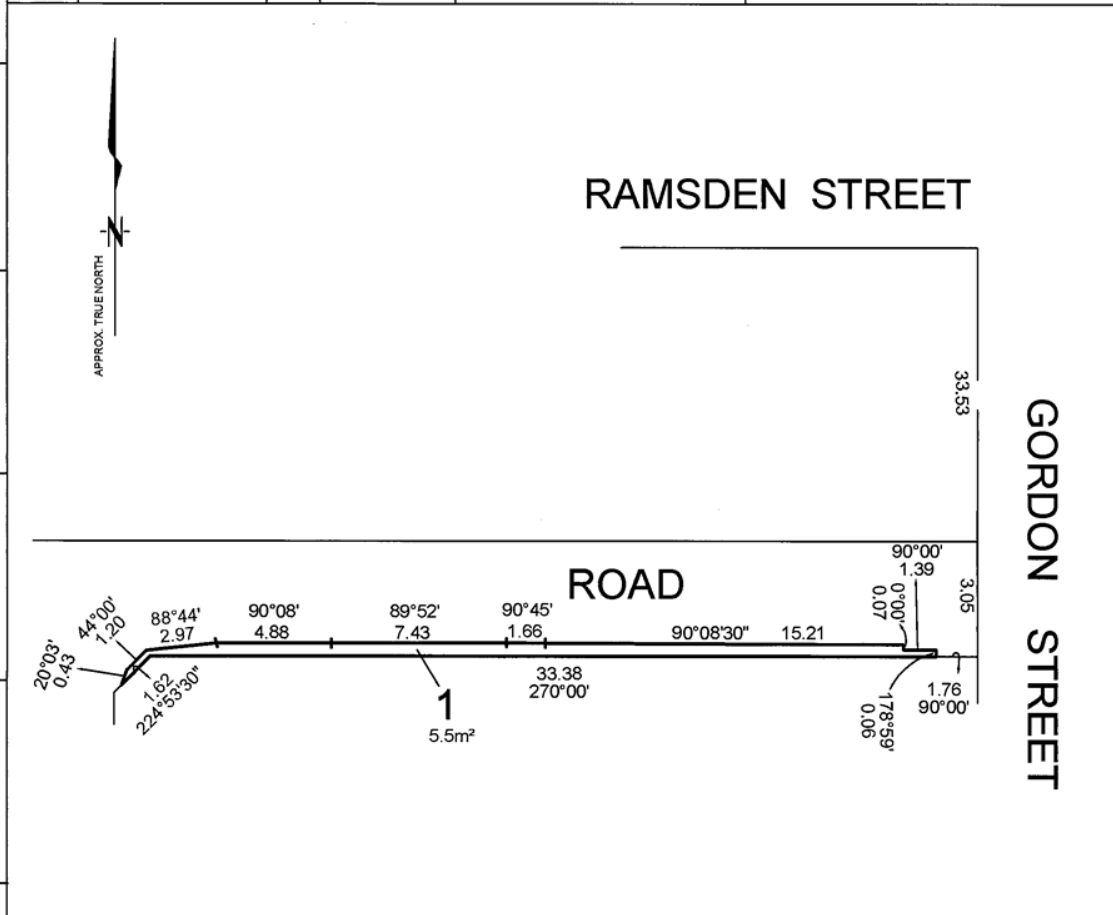
**Attachments**

- 1 Title Plan
- 2 Site Plan
- 3 Site Inspection Report
- 4 City West Water Response
- 5 Adjoining Owner's Responses

Attachment 1 - Title Plan

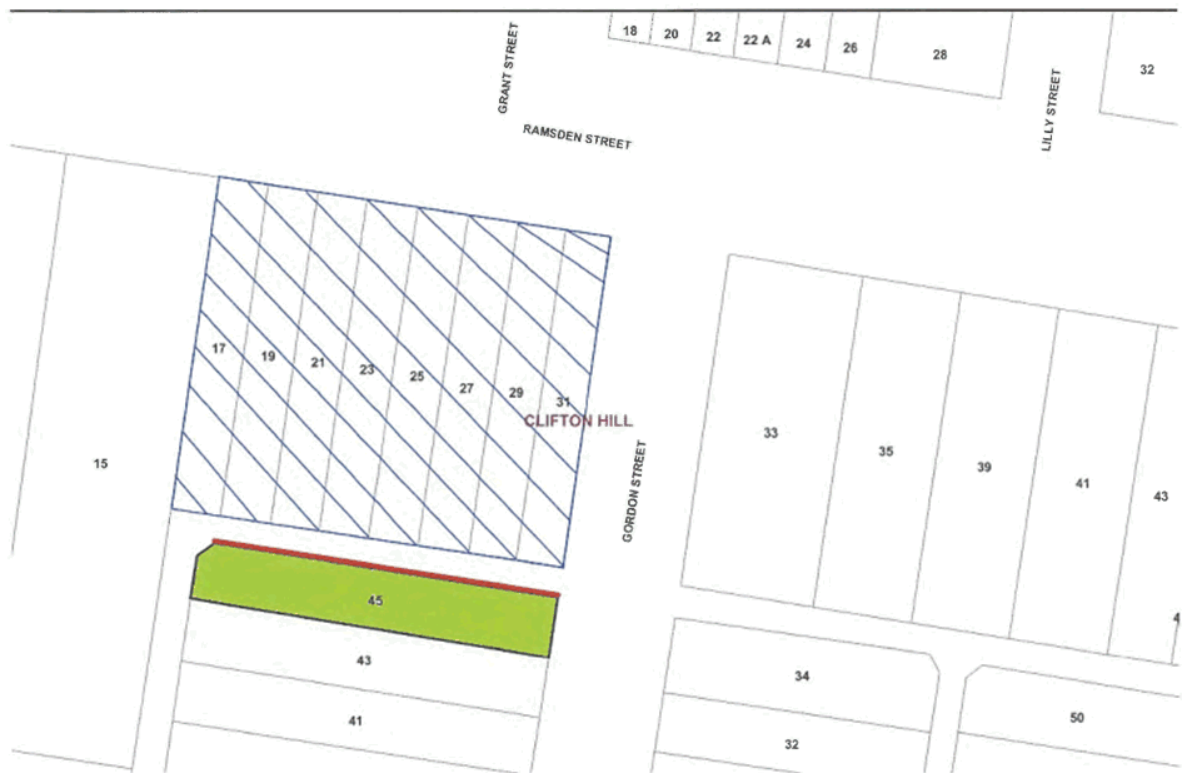
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<b>TITLE PLAN</b>		<b>EDITION 1</b>		<b>TP</b>		
<b>Location of Land</b> Parish: JIKA JIKA Township: - Section: - Crown Allotment: 4 (PART) Crown Portion: Title Reference : Vol.2121 Fol.033 (PART) Last Plan Reference: TP938619J			<b>Notations</b> DEPTH LIMITATION DOES NOT APPLY			
<b>Easement Information</b> LEGEND    A - Appurtenant Easement    E - Encumbering Easement    R - Encumbering Easement (Road)				THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY.  Checked by:  Assistant Registrar of Titles  Date		
<b>Easement Reference</b>	<b>Purpose</b>	<b>Width (Metres)</b>	<b>Origin</b>			<b>Land Benefited/in Favour of</b>



<p>PO Box 136, Lower Plenty 3093                  E: enquiries@dmlsurveys.com.au                  www.dmlsurveys.com.au                  M: 0422 741 385                  1800 650 950 950 950 950 950</p>	ORIGINAL SCALE    SHEET SIZE 1:250    A4	REF: 2013-71 Road Closure
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Attachment 2 - Site Plan



**Attachment 3 - Site Inspection Report**



Maddocks

Ref: MAN:MVP:~~6193199~~  
6268408

Maddocks  
Lawyers  
140 William Street  
MELBOURNE 3000

**Yarra City Council  
Proposed discontinuance of road abutting 1 Gough Place, Cremorne**

DATE OF INSPECTION: 10 / 03 /2015

PHOTOGRAPHS OF THE ROAD: AERIAL PHOTO & 4 SITE PHOTOS (No.) Enclosed

IS THE ROAD OPEN AND AVAILABLE FOR USE BY THE PUBLIC? Yes  No

WHAT OBSTRUCTIONS ARE OVER OR IN THE ROAD?

Fencing	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Vegetation*	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Rubbish	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Services*#	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Other*	<input type="checkbox"/> Yes	<input type="checkbox"/> No	(# Including fire hydrants/plugs.)		

\* Provide Details: From my on site inspection of the subject area of road/laneway intending on being discontinued, the area is currently occupied by fencing and the house at No.45 Gordon Street, Clifton Hill, whom will be the eventual beneficiary of the subject road discontinuance and subsequent land transfer.

THE MATERIAL WITH WHICH THE ROAD IS CONSTRUCTED:

<input type="checkbox"/> Nil	<input type="checkbox"/> Bitumen
<input checked="" type="checkbox"/> Bluestone	<input type="checkbox"/> Other _____

EVIDENCE OF THE ROAD BEING USED:

<input checked="" type="checkbox"/> Nil	<input type="checkbox"/> Gates opening onto the road
<input type="checkbox"/> Tyre marks	<input type="checkbox"/> Garages opening onto the road
<input type="checkbox"/> Worn grass	<input type="checkbox"/> Other <u>Occupied by fencing &amp; house of No.45 Gordon Street</u>

TYPE OF TRAFFIC:

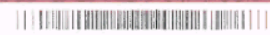
Pedestrian     Vehicular     Animal     Nil

WHAT IS THE ROAD PROVIDING ACCESS TO?

<input type="checkbox"/> Adjoining properties @	<input type="checkbox"/> Reserve/Park
<input type="checkbox"/> Main Road	<input type="checkbox"/> Shops
<input checked="" type="checkbox"/> Other <u>No.45 Gordon Street, Clifton Hill</u>	

[6193199: 13586588\_1]

Attachment 3 - Site Inspection Report



Maddocks

@ Specify which properties

Not Applicable

DETAILS OF OTHER SUITABLE MEANS OF ACCESS NEARBY.

Not Applicable

DETAILS OF FENCES, BUILDINGS AND/OR LANDSCAPING PLACED ON OR OVER ANY PORTION OF THE ROAD BY ABUTTING PROPERTY OWNERS, AND THE EXTENT OF SUCH ENCROACHMENT.

Initial investigations indicate no significant encroachment from abutting properties into the subject road/laneway, accept for the subject No.45 Gordon Street, Clifton Hill, which will be resolved from this road discontinuance

IS THE ROAD REQUIRED FOR PUBLIC ACCESS?  
OTHER OBSERVATIONS:

Yes

No

As mentioned above the proposed section of road closure is quite small and we envisage that this will have little to no effect on how the road/laneway is currently used. The existing sewer infrastructure would still be easily accessible for maintenance and operational after the proposed road closure

Signed: Dean Loney (Surveyors Board of Vic. Reg. No.1927 Date: 15/03/2015

Title/Position: Licensed Land Surveyor Company: DML Land Surveys Pty. Ltd.

ATTACH ADDITIONAL PAGES IF THERE IS NOT ENOUGH SPACE ON THIS FORM

Attachment 3 - Site Inspection Report



PO Box 136, Lower Plenty 3093  
E: enquiries@dmlsurveys.com.au  
www.dmlsurveys.com.au  
M: 0422 741 385  
ABN 65 540 850 590 ACN 148 349 689

**AERIAL PHOTO**



**PHOTO 1**



**Attachment 3 - Site Inspection Report**

**PHOTO 2**



**PHOTO 3**



**Attachment 3 - Site Inspection Report**

**PHOTO 4**



**Attachment 4 - City West Water Response**



City West Water™

12 February 2015

JONATHON MEEHAN  
MADDOCKS LAWYERS  
140 WILLIAM STREET  
MELBOURNE VIC 3000

**City West Water Corporation**

ABN: 70 066 902 467

1 McNab Avenue  
Footscray Vic 3011 Australia

Locked Bag 350 Sunshine Vic 3020  
DX 30311 Sunshine

**citywestwater.com.au**

**Telephone** (03) 9313 8422

**Facsimile** (03) 9313 8417

Dear Jonathon,

**Re: PROPOSED SALE OF PART OF RIGHT OF WAY**  
**Location: ABUTTING 45 GORDON STREET, CLIFTON HILL**  
**CWW Reference: 15/39**

I refer to your email received by City West Water (CWW) regarding the proposed sale of part of right of way at the above location and request for comment from CWW. Enclosed for your information are copies of CWW's requirements for working in the vicinity of water and sewer assets and a plan of the general area. As you will see on the plan provided, CWW has sewer assets in close proximity the proposed area to be discontinued.

Please note that CWW will not object to this proposal subject to the following:

1. Sewer mains and surface fittings must be accessible to CWW for maintenance and operational purposes at all times.
2. Any proposed fences must be located a minimum distance of 800mm clear of existing CWW sewer assets.
3. Any proposed fence lines must be located a minimum distance of 1.0m from sewer manholes and/or sewer inspection shafts.
4. Any proposal to build over a sewer asset will require CWW's written consent (i.e. Build-Over Application approval).

Should you require any further information, please do not hesitate to contact me on 9313 8754.

Yours Sincerely,

Mark Abraham  
Technical Officer, Other Authorities Works

**Attachment 4 - City West Water Response**

City West Water  
 QES Management System  
 Issue Date: 17/09/2012



City West Water

City West Water  
 A.B.N 70 066 902 467  
 Locked Bag 350  
 Sunshine Vic 3020  
 Phone: 9313 8422  
 Fax: 9313 8417

**CITY WEST WATER'S REQUIREMENTS WHEN WORKING IN THE VICINITY OF WATER AND SEWER ASSETS**

**IMPORTANT INFORMATION**

The attached plans have been provided by City West Water (CWW) in response to your request for the location of CWW assets. Please read all the information and conditions below and any notice on the plans.

1. The assets referred to in this document are sewer and water assets owned and/or controlled by CWW. Please note that some assets may belong to Melbourne Water, South East Water and Yarra Valley Water.
2. Due to the nature, depth and age of CWW's assets and records, it is impossible to ascertain the exact location of all underground assets. CWW does not guarantee and makes no representation or warranty as to the accuracy or scale of information provided.
3. If asset relocation or protection works are undertaken by CWW as part of the required solution, payment for the cost of this work shall be borne by the principal developer, council, client or contractor requiring these works.
4. Unless otherwise stated in this document, all water and sewerage works must be carried out in accordance with the Water Code of Australia WSA 03-2011-3.1 (MRWA Edition) and the Sewerage Code of Australia 02-2003-2.1 (MRWA Edition).

**DUTY TO AVOID DAMAGE**

1. It is the responsibility of the owner and any consultant engaged by the owner (including, but not limited to; architect, building surveyor, consulting engineer, contractor and the developer) to ensure that all CWW's underground assets are protected from the impact of any works.
2. It is the responsibility of the owner or person/s constructing the works to:
  - a. obtain 'Dial Before You Dig' plans showing CWW's assets in the vicinity of the proposed works no more than 30 days prior to commencement of works
  - b. locate all underground assets that may be damaged or interfered with by the proposed works via non-destructive or hand excavation prior to commencement of works
  - c. contact CWW's Network Operations Department (Ph. 9313 8211) if any of CWW's assets will be affected or interfered with in any way by the proposed works
3. If any damage is caused to CWW's assets as a result of works, or if any of CWW's assets are interfered with (including being built over, buried, altered or if any cover or support is removed) without CWW's consent, CWW will seek recovery for the costs of repairing such damage or interference.
4. There are statutory offences under the *Water Act 2007* and the *Road Management Act 2004* for damaging or interfering with CWW's assets and for building over or removing cover or support of CWW's assets without prior written consent.

## Attachment 4 - City West Water Response

City West Water

QES Management System  
Issue Date: 17/09/2012**STANDARD WORK CONDITIONS AND REQUIREMENTS**

1. When undertaking works in the vicinity of CWW's underground assets, the minimum clearances and cover in the table below must be maintained at all times:

Clearance	Conditions	
150mm	Water main ≤ DN375 Sewer main (any size)	Vertical clearance when crossing an asset
500mm	Water main > DN375	
300mm	Water main < DN225	Horizontal clearance when running beside an asset
600mm	Water main ≥ DN225 Sewer main (any size)	
600mm	Water and sewer	Depth of cover when operating vibrating equipment e.g. jackhammers/vibrating plates
1000mm	Water main	Depth of cover when operating mechanical excavators and vibrating equipment e.g. sheep's-foot roller
1500mm	Sewer main	
300mm	Clearance from the back of kerb to the outer wall of the asset. <b>No CWW asset is to be located underneath a roadway kerb and channel without prior written approval from CWW.</b>	

**Minimum cover over assets**

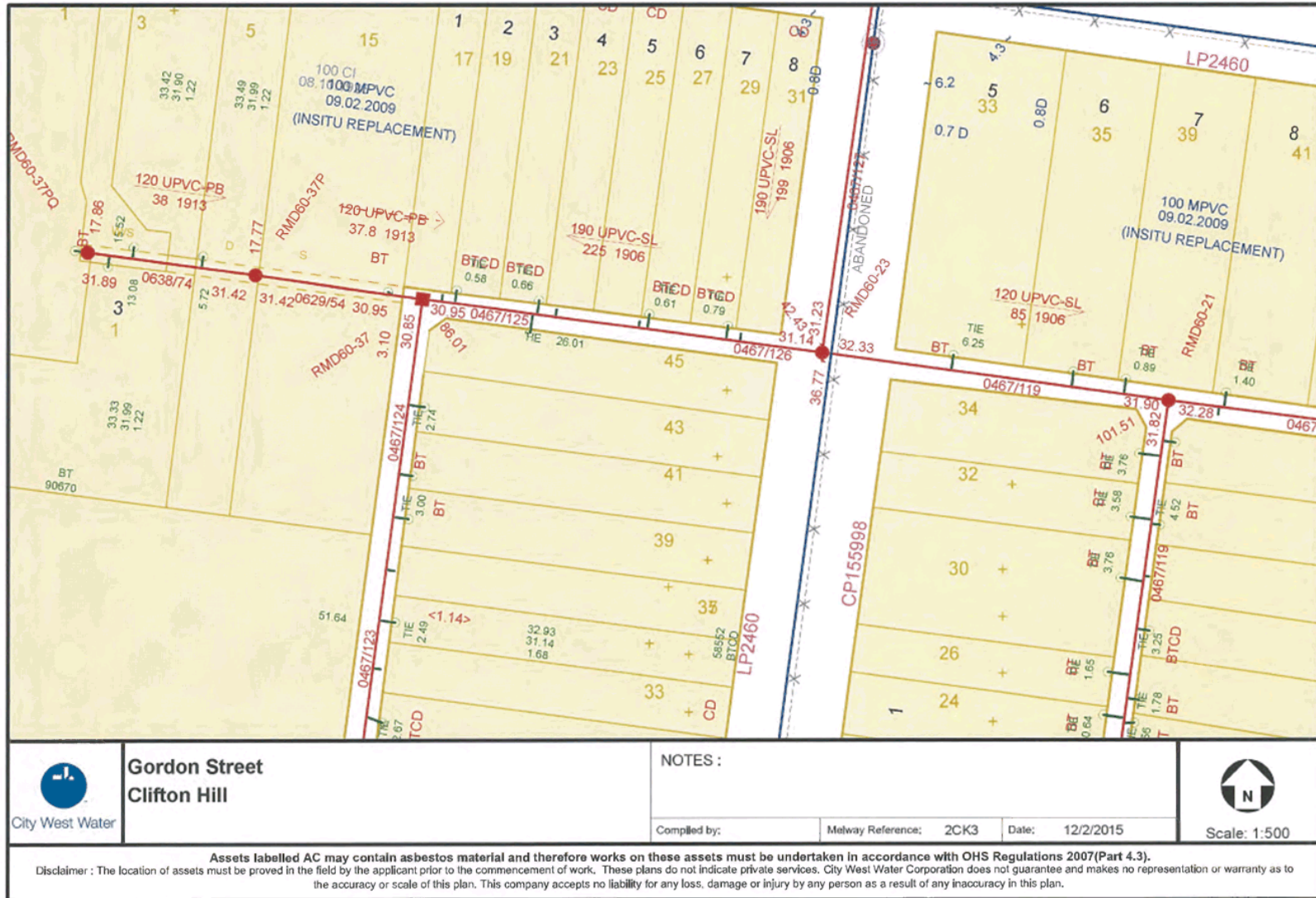
1200mm	VicRoads roadways (assessed on an individual basis)
750mm	Major roadways (assessed on an individual basis)
600mm	Sealed roadways
450/600mm	Nature strip, reserve (Residential/Commercial)

**IMPORTANT:** CWW's Network Operations Department (Ph. 9313 8211) must be contacted 14 days prior to any works in the vicinity of water mains 300mm or greater in diameter as additional work conditions may apply.

- All new and existing surface fittings (i.e. manhole covers, valve covers, hydrants, etc.) must match the proposed finished surface level.
- No hydrants are to be located in road pavements without prior written approval from CWW. Hydrants must be converted below ground and relocated clear of the roadway.
- No water main which is currently located in a nature/median strip is to be relocated underneath any pavement without prior written approval from CWW.
- All water and sewerage works must be undertaken by CWW or accredited consultants and contractors listed at: [www.citywestwater.com.au](http://www.citywestwater.com.au). All CWW procedures and applications remain applicable.
- Should any of CWW's assets be exposed during the course of the works, 150mm of embedment material similar to existing (unless otherwise specified by CWW) must be placed around the pipe and the trench backfilled and compacted in accordance with requirements relating to asset location.
- CWW have a target for planned water supply interruptions to be completed in less than **150 minutes**. It is the expectation of CWW that consultants and contractors will assist in decreasing the disruption times and thus reduce the impact of works.

**NOTE:** If you feel that any of these requirements cannot be met, please contact City West Water on 131 691 for advice on how best to resolve the situation.

Attachment 4 - City West Water Response



Attachment 5 - Adjoining Owner's Responses

6 March 2015

To our neighbours at 17, 19, 21, 23, 25, 27, 29, and 31 Ramsden Street, Clifton Hill, Vic:

Although our house renovation/extension was completed in 2001, we have never been able to obtain a formal occupancy permit. The extension was built in alignment with the original house and fence line of the property, established over 100 years ago.

A recent surveyor's report, however, has indicated that the original front part of the house, the original shed at the back, the north wall of our house extension, and our paling fence extend beyond our title and overlap the laneway by amounts ranging from 30 to 190mm.

In order to settle this issue, the City of Yarra requires us to purchase the thin piece of laneway that our property overlaps but is not within our title - extending in a straight line from the Gordon Street footpath to the laneway bend at the back of our shed.

We cannot claim "adverse possession" because our north boundary does not overlap a neighbour's property (in which case a claim of adverse possession would be possible), but overlaps a laneway to which this simple process does not apply. Legal proceedings are being managed by the City of Yarra's lawyers, Maddocks (at our expense). We are required to employ a surveyor to re-establish the boundary (again) and also pay to get the property title re-drawn to reflect reality.

To begin, we must obtain permission from each property owner whose rear fence parallels the laneway in order to purchase the thin piece of laneway that our property overlaps.

We ask you to sign the form below, giving us permission to proceed. This process will not cost you anything, and there will be no change to our house, fence, shed or the laneway. We are simply purchasing what is already there, and getting the title re-drawn.

Thanks in advance for your cooperation. Please call if you have any questions.



We, the undersigned, grant S [redacted] Street, Clifton Hill Vic. 3068 permission to purchase the thin piece of laneway land along their north wall and to amend their title to align with the existing house, fence, and shed structures.

Name of property owner/s: [redacted]

Address: [redacted], Clifton Hill, Vic. 3068

Signature/s: [redacted]

Witness: [redacted]

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## 11.5 New Year's Eve and Australia Day Arrangements - 2015/2016

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Trim Record Number: D15/86875

Responsible Officer: Director Community Wellbeing

### Purpose

1. To seek Council direction on the management of New Year's Eve and Australia Day as important public events in the City.

### Background

2. Following the significant public order issues that arose from New Year's Even (NYE) 2013 in Edinburgh Gardens, Council implemented a range of measures in 2014 and 2015 to manage behaviour in public spaces more effectively.
3. The 2013 NYE highlighted the need for Council to take on a stronger management role of our public realm on key dates where large crowds may be expected and large volumes of alcohol may be consumed; these were identified as New Year's Eve and Australia Day.
4. The changes made by Council in 2014 have been very effective and there were no major incidents in our City during the course of these two events in 2014/2015.

#### New Year's Eve 2014

5. For 2014 NYE Council's Local Law No. 8 (LL8) was varied to prohibit consumption of alcohol in Council's Open Spaces over the New Year period. This change was an important underpinning to the safe and effective management of all parks and reserves across Yarra on NYE 2014.
6. At the time Council noted the challenges in managing alcohol consumption effectively when there may be significant crowds involved and also at a time when local authorities are the most stretched for resources. Council also noted the position of the adjoining municipalities in relation to alcohol and, adopting a shared approach, removed the pressure from Yarra significantly.
7. Council lobbied the State Government to allow licensed venues to extend their trading hours for that evening, but no extensions were granted.
8. Council determined it would take on a place management role and not provide an entertainment program.
9. Council set up an Event Control Centre that included the participation of local authorities, Council officers and contractors to effectively monitor and respond quickly to any issues arising across the City.
10. Officers monitored the entire municipality and noted that the most significant gatherings (mainly local families) at Quarries Park (Clifton Hill) at 9.30 pm and Edinburgh Gardens (North Fitzroy) at midnight to view the fireworks.
11. Council registered one noise complaint in Abbotsford for the entire municipality. Council noted one unauthorised gathering also occurred in Yarra Bend Park, but this is managed by Parks Victoria. Apart from these, residents and visitors were able to have peaceful enjoyment of their neighbourhoods.
12. In 2014, there were no arrests in public open spaces, no reported assaults or damage to public or private property.
13. Victoria Police and other stakeholders publicly commended Council's effective management of the New Year period which avoided the significant risk and public disorder issues from previous years.
14. A full debrief with all stakeholders was conducted in mid-January 2015. The key observations and recommendations arising from this process are outlined below:

- (a) the number and placement of toilets bins and lighting was considered more than sufficient and will be reviewed and refined on the basis of this experience;
- (b) there was some negative feedback around the amount of lighting in Edinburgh Gardens and this will be reviewed in consideration of the recent installation of new fixed lighting in the park;
- (c) additional lighting will be required for:
  - (i) the 'dog walking' area at Edinburgh Gardens; and
  - (ii) Quarries Park in terms of general lighting for crowd protection and access to sports lighting in case of an incident;
- (d) the use of Variable Message Boards around the municipality was seen as an effective means of providing information;
- (e) fixed signage was less effective and additional work is being undertaken to improve location and maintenance for 2015;
- (f) the sensitive use of security guards was effective in ensuring that people arriving with alcohol were advised of local law provisions that applied;
- (g) Council's local laws staff worked well in an integrated manner with the control centre and security guards to ensure effective reconnaissance across the municipality;
- (h) Victoria Police reported that 20 warnings were issued under LL8 but no infringements were issued; and
- (i) a small unauthorised event occurred in Yarra Bend Park and was controlled by Victoria Police.

#### Australia Day 2015

- 15. Australia Day 2015 was Monday 26 January 2015. The long weekend created by Australia Day presented a challenge for Council to effectively manage public safety in its open space reserves.
- 16. LL8 was not changed for the weekend, i.e. the provisions for responsible consumption and possession of liquor in an open container in public places between the hours of 9.00 am to 8.59 pm applied.
- 17. Due to the cool weather it was estimated that approximately 2,500 people attended Edinburgh Gardens on Australia Day, and a total of 3,500 over the course of the weekend.
- 18. The only incident that occurred was on the Monday with around 100 people playing loud music and drinking at around 8pm. This group was requested to turn the music down and refused a reasonable request. An infringement notice was issued with police support.

#### Local Law 8 Provisions for future NYE and Australia Day

- 19. The following arrangements are recommended in relation to the consumption of alcohol:
  - (a) 31 December to 01 January:
    - (i) no public consumption of alcohol in public places for the period 9.00 am 31 December to 9.00 am 01 January; and
  - (b) Australia Day 26 January:
    - (i) normal Local Law 8 provisions to apply to allow responsible drinking of alcohol in parks and reserves between the hours of 9.00am and 9.00pm.
- 20. Other local law provisions related to prohibiting 'amplified music' without a permit will be enforced vigorously.
- 21. Open space reserves will be advertised as 'glass free' for the long weekend.

### NYE Entertainment Options

22. There are varied approaches with regard to NYE entertainment across local government authorities. Whilst Yarra Council has not commissioned special events for the celebration of NYE, this opportunity could be considered.
23. Officers have explored a number of entertainment options and these all have their own merits, as well as challenges. One of the key questions that need to be addressed is the purpose of such a program and the benefits it would return for the investment needed.
24. A special stand-alone event would require a significant amount of infrastructure and incur costs; these would be difficult to accommodate in the current budget allocated for the two events.
25. The City of Yarra has over 50 licensed live music venues and these are great places for the community to celebrate events such as NYE. In utilising these venues, the community will be able to enjoy entertainment from some of Australia's greatest musical talent; they will also be investing in local businesses. This approach will allow the local parks and gardens to retain a focus on meeting the needs of the broader community.
26. Officers have already begun preliminary discussions with Yarra's venues to encourage them to open for the night and to program entertainment for the community. These conversations have been very positive thus far.
27. Officers will also investigate options to commission artistic lighting treatments for Edinburgh Gardens (subject to budget). This would provide ambient lighting of the dark spaces in the park as well as create an atmosphere that is more conducive to the quiet enjoyment of the park for picnics and family gatherings. This was a recommendation of the Community Reference Group.

### **Consultation**

28. Following Council's coordinated management of the 2014 NYE a formal debrief with stakeholders was conducted. The NYE debrief process included key gathering feedback from external and internal representatives, including;
  - (a) Victoria Police - Bernie Edwards;
  - (b) Victoria Police - Fiona Bock;
  - (c) Risk and Safety Manager - Coleby Consulting;
  - (d) Vic Roads - Nomer Angeles;
  - (e) Spotless Cleaning - Mike Yavuz;
  - (f) Director Community Programs - Craig Kenny;
  - (g) Director Infrastructure – Guy Wilson-Browne;
  - (h) Executive Manager Governance - Ivan Gilbert;
  - (i) Executive Manager Customer Service & Communications - Jo Mulcahy;
  - (j) Coordinator Strategic Advocacy & Communications – Brooke Colbert;
  - (k) Senior Coordinator Arts Culture & Venues - Siu Chan;
  - (l) Risk and Audit Advisor – Kathy Duffy;
  - (m) Special Events Coordinator - Jay Rogan;
  - (n) Manager of Open Space - Justin Hanrahan;
  - (o) Manager of Compliance - Stewart Martin;
  - (p) Coordinator of Open Space Maintenance - Jason Hocking; and
  - (q) Manager Contract Services - Kim O'Connor.

### **Financial Implications**

29. Council has allocated \$200,000 in the 2015/16 budget towards the management of all of Yarra's public spaces for two key dates: New Year's Eve 2016 and the Australia Day Weekend.
30. This budget covers all Council's expenses for the coordination and safety management of the City for events that have been identified by Victoria Police to be potentially high risk because of anticipated crowds and the social problems that may arise from this. Expenditure items include, but are not limited to, staffing, signage, safety management, risk assessment, hires (temporary toilets, lighting, fencing etc.), waste management, park and street cleaning as well as security.

### **Economic Implications**

31. Working with local venues to open and program for NYE would benefit the local economy.

### **Sustainability Implications**

32. Environmentally sustainable initiatives will be used in the management of these events, including waste management and the use of environmentally friendly options in the procurement of goods and services.

### **Social Implications**

33. Yarra's parks and open spaces are important public spaces. There is considerable diversity in community opinion around how they should be used for community enjoyment and to facilitate community building.
34. Key public holiday dates such as New Year's Eve and the Australia Day weekend all have their own characteristics. It is worth noting that our culturally and linguistically diverse community celebrate key dates in our public spaces in a number of ways, including St Patrick's Day gatherings in Edinburgh Gardens, Lunar New Year in Victoria Street Richmond. The nature of these and similar celebrations is often very enthusiastic, noisy and colourful.
35. There is a desire to avoid the outcomes of the 2013 New Year's Eve where intoxicated persons harassed and caused distress to some local residents trying to gain access to private residences to use toilet facilities.

### **Human Rights Implications**

36. There are no Human Rights implications as a result of this report of the recommendations contained within.

### **Communications with CALD Communities Implications**

37. Communications with the CALD community is vital in relation to Council's successful management of these events. All collateral related to Council's plan will consider and utilise the most effective tools in communicating with Yarra's diverse community.

### **Council Plan, Strategy and Policy Implications**

38. Edinburgh Gardens Conservation Management Plan 2003
  - (a) 6.4.2 Use and Public Access

“...Given that the Edinburgh Gardens is one of a small group of nineteenth century public gardens in the City of Yarra use for public and private recreation, it is fundamental to its cultural significance that its use for this purpose is continued...Given the Garden's overall high level of significance, it is essential that only events which do not pose an unacceptable risk to its significant fabric are permitted.”

### **Legal Implications**

39. Council's legal obligations have not changed since it considered this issue in August 2014.

40. Council has been advised by the Victoria Police and by industry safety management professionals regarding the risks associated with allowing alcohol to be consumed during an event such as New Year's Eve. Council is not able to avoid or transfer risk associated with not heeding this comprehensive advice.
41. Council is bound by the *Occupational Health and Safety Act 2004* in relation to its duty of care to its staff, contractors and 'others' that may be put at risk. "Officers" under the Act refers to both Senior Managers and Elected Members.
42. If Council does not respect these obligations it could be subject to potential legal action by Worksafe or other relevant authorities.
43. Council officers have sought legal advice from Council's solicitors in relation to the wording of the recommendation in order to ensure the provisions of Local Law No.8 are correctly applied on New Year's Eve.

### **Other Issues**

44. From 1 July 2015, the Victorian Government has extended the freeze on granting new late night liquor licences for venues seeking to trade beyond 1am, in the municipalities of Melbourne (including the district known as Docklands), Stonnington, Yarra and Port Phillip. This freeze has been extended until 30 June 2019.
45. However the new Decision-Making Guidelines issued by the Minister for Consumer Affairs, Gaming and Liquor Regulation makes provisions for extension of Liquor Licenses for New Year's Eve.
46. Venues will be able to apply for any extensions to 3am and must satisfy the Commission that; the application has local council support; a venue management plan is in place, and; any existing food service conditions on the licence can be complied with.

### **Options**

47. Council must pass a resolution to change the conditions as set out by LL8 relating to alcohol consumption; if this change is not made, alcohol consumption will be permitted until 8.59pm in all of Yarra's parks and reserves.
48. If the Local Law is not amended, Council and the Victoria Police would not be in a position to effectively enforce the application of LL8 should there be large crowds of intoxicated people; this was highlighted in 2013 NYE.

### **Conclusion**

49. The City of Melbourne adopted an alcohol free city approach over 10 years ago and this has been successfully maintained and managed. It has not diminished the city's reputation as a fun and vibrant place to be on NYE.
50. Relevant experts, in conjunction with local authorities urge Council to take a consistent and long term approach to this issue. Council has worked hard to demonstrate to the community its capacity to manage public safety and public assets on these challenging days. Addressing the alcohol consumption issue will provide certainty and allow the community to focus on the positives of these community celebrations.
51. Officers are resolved to work with local businesses and the community to provide a safe and appropriate places for the community to come together and celebrate.

## **RECOMMENDATION**

1. That:

- (a) notwithstanding anything set out in paragraph of its Resolution made on 20 October 2009 relating to Local Law No. 8, the areas set out in the Attachment 1 are no longer declared as prescribed areas after 9am on 31 December; and before 9am on 1 January in each year;
- (b) Council notes that, in the light of the above, clauses 9, 10, 23 and 24 of Local Law No. 8 will be given full force and effect after 9am on 31 December and before 9am on 1 January in each year, thereby making it unlawful for a person to either consume liquor or possess liquor in an open container in a public place during these times;
- (c) Council will not introduce a major entertainment program for New Year's Eve or Australia Day, but rather will work with the existing entertainment venues in the City to encourage a diverse range of entertainment options for residents; and
- (d) Council will continue to manage its public places in a manner that prioritises community safety and promote the quiet enjoyment of Council's parks and open spaces.

**CONTACT OFFICER:** Siu Chan  
**TITLE:** Senior Coordinator Arts, Culture and Venues  
**TEL:** 9205 5045

### **Attachments**

- 1 Prescribed Areas

## Attachment 1 - Prescribed Areas

## Attachment 1: Prescribed Areas

Reserve Name	Street Address	Suburb	Post Code	Melway Ref
VICTORIA PARK	ABBOT ST	ABBOTSFORD	3067	2C K7
COULSON RESERVE	HEIDELBERG RD	CLIFTON HILL	3068	30 E12
DARLING GARDENS	NORTH TCE / HODDLE ST / SOUTH TCE	CLIFTON HILL	3068	2C H3
GEORGE KNOTT RESERVE	HEIDELBERG RD	CLIFTON HILL	3068	30 F12
QUARRIES PARK	DWYER ST / WRIGHT ST	CLIFTON HILL	3068	2D C3
RAMSDEN ST OVAL	FIELD ST / RAMSDEN ST	CLIFTON HILL	3068	2D C4
RAMSDEN STREET RESERVE	FIELD ST / RAMSDEN ST	CLIFTON HILL	3068	2D C4
WALKER ST OVAL	WALKER ST	CLIFTON HILL	3068	2D D2
WALKER ST SOCCER	WALKER ST	CLIFTON HILL	3068	2D D2
YAMBLA ST OVAL	YAMBLA ST / WHITE ST	CLIFTON HILL	3068	2D B2
YAMBLA ST SOCCER	YAMBLA ST / WHITE ST	CLIFTON HILL	3068	2D B2
FAIRFIELD PARK	HEIDELBERG RD / YARRA BEND RD	FAIRFIELD	3078	30 J12
EDINBURGH GARDENS OVAL (ALFRED CRESENT OVAL)	ALFRED CRES	FITZROY	3065	2C D1
EDINBURGH GARDENS	CNR ST GEORGES RD / BRUNSWICK ST	FITZROY NORTH	3068	2C D1
W T PETERSON COMMUNITY OVAL	BRUNSWICK ST	FITZROY NORTH	3068	2C C2
BURNLEY PARK	PARK GVE / YARRA BLVD	RICHMOND	3121	2H H10
BURNLEY PARK OVAL	PARK GRV / YARRA BLVD	RICHMOND	3121	2H H10
K BARTLETT RES, BASTOW SOCCER 1	F R SMITH DR	RICHMOND	3121	59 B1
K BARTLETT RES, BASTOW SOCCER 2	F R SMITH DRV	RICHMOND	3121	59 B1
K BARTLETT RES, FLETCHER SOCCER 1	YARRA BLVD	RICHMOND	3121	59 B1
K BARTLETT RES, FLETCHER SOCCER 2	YARRA BLVD	RICHMOND	3121	59 B1
K BARTLETT RES, LOUGHNAN OVAL	F.R.SMITH DVE / YARRA BVD	RICHMOND	3121	59 B1
K BARTLETT RESERVE (EXCL. SPORT FIELD & PAVILLION)	YARRA BOULEVARD / F.R.SMITH DVE	RICHMOND	3121	59 B1
RYAN RESERVE	SWAN ST / STAWELL ST	RICHMOND	3121	2H F11
COLLINGWOOD TOWN HALL PARK (ST PHILLIPS RES)	HODDLE ST / STANTON ST	ABBOTSFORD	3067	2C H10
MAUGIE ST RESERVE	MAUGIE ST / LULIE ST	ABBOTSFORD	3067	2C K6
YARRA RIVER PARKLANDS - FLOCKHART	FLOCKHART ST	ABBOTSFORD	3067	2D E12

## Attachment 1 - Prescribed Areas

Reserve Name	Street Address	Suburb	Post Code	Melway Ref
RESERVE				
MCILWRAITH ST RESERVE (PRINCESS HILL PS)	MCILWRAITH ST (B/W PARK & PIGDON ST)	CARLTON NTH	3054	29 J11
PIGDON ST MEDIAN STRIP LYGON TO BOWEN	PIGDON ST	CARLTON NTH	3054	29 H11
CONDELL ST PARK	CONDELL ST (B/W GEORGE & NAPIER ST)	FITZROY	3065	2C C9
GARRYOWEN PARK	LEICESTER ST	FITZROY	3065	2C A5
SMITH RESERVE	ALEXANDRA PDE / GEORGE/ NAPIER/ CECIL STS	FITZROY	3065	2C C5
BATSON (RUSHALL STATION) RESERVE	RUSHALL CRS	FITZROY NORTH	3068	30 D11
EDWARDS PLACE	FALCONER ST / SCOTCHMER ST	FITZROY NORTH	3068	30 C12
INNER CIRCLE - HOLDEN BYRNE RESERVE	HOLDEN ST / BYRNE ST	FITZROY NORTH	3068	30 C11
LANGDON RESERVE	MILLER ST / NICHOLSON ST	FITZROY NORTH	3068	30 A10
MERRI CK PARKLANDS - BUNDARA ST RESERVE	OFF ST GEORGES RD AND BUNDARA ST	FITZROY NORTH	3068	30 D10
MERRI CK PARKLANDS - RUSHALL STATION RESERVE	B/W RAILWAY LINE AND MERRI CREEK	FITZROY NORTH	3068	30 D11
RAINES RESERVE	QUEENS PDE	FITZROY NORTH	3068	2C H1
TRIANGLE PARK (ALEXANDRA PDE/ QUEENS/ NAPIER ST)	NAPIER ST / ALEXANDRA PDE	FITZROY NORTH	3068	2C C4
BROOKES CRESCENT RESERVE	BROOKES CRES NTH	FITZROY NORTH	3068	2C A1
ANNETTES PLACE ( RIVER ST RESERVE)	RIVER ST	RICHMOND	3121	2H H4
DAME NELLIE MELBA MEMORIAL RESERVE	COPPIN ST	RICHMOND	3121	2H C7
GOLDEN SQUARE	MADDEN GVE	RICHMOND	3121	2H F11
WILLIAMS RESERVE	VICTORIA ST / BURNLEY ST	RICHMOND	3121	2H F2
YARRA RIVER PARKLANDS - O' CONNELL RESERVE	BRIDGE RD	RICHMOND	3121	2H H7
YARRA RIVER PARKLANDS- CRN BRIDGE AND YARRA BOULEVARD	CRN BRIDGE AND YARRA BOULEVARD	RICHMOND	3121	2H H7
CAIRNS RESERVE	LYNDHURST ST,	RICHMOND	3121	2H A8
BOWEN ST PARK	BOWEN ST	RICHMOND	3121	2G H5
DIGHTS FALLS RESERVE	TRENERRY CRS	ABBOTSFORD	3067	2D A6
GAHANS RESERVE	PARK ST / VERE ST	ABBOTSFORD	3067	2C J10

## Attachment 1 - Prescribed Areas

Reserve Name	Street Address	Suburb	Post Code	Melway Ref
ALPHINGTON PARK	BW PARKVIEW & VIEW ST	ALPHINGTON	3078	31 C12
COATE PARK	COATE AVE	ALPHINGTON	3078	31 A12
CURTAIN SQUARE	CURTAIN ST / RATHDOWN ST	CARLTON NTH	3054	2B J2
INNER CIRCLE - HARDY GALLAGHER RESERVE	GARTON ST TO WILSON ST	CARLTON NTH	3054	29 H10
INNER CIRCLE - LYGON TO NICHOLSON	PARK ST NICHOLSON TO LYGON	CARLTON NTH	3054	30 A11
ALPHINGTON PARK OVAL	PARKVIEW RD	FAIRFIELD	3078	31 B12
ATHERTON RESERVE	NAPIER ST	FITZROY	3065	2C B10
INNER CIRCLE - MARK ST RESERVE	CAPITAL CITY TRAIL (BW ST GEORGES RD & ALFRED CR)	FITZROY NORTH	3068	30 C11
INNER CIRCLE - JANET MILLMAN RESERVE	PARK ST (B/W NICHOLSON & ST GEORGES )	FITZROY NORTH	3068	30 B11
INNER CIRCLE - ST GEORGES RD TO BENNETT ST	PARK ST (BENNETT TO ST GEORGES RD)	FITZROY NORTH	3068	30 C11
INNER CIRCLE - THOMAS KIDNEY RESERVE	PARK ST / RUSHALL ST TO BENNETT ST	FITZROY NORTH	3068	30 D11
ALLEN BAIN RESERVE	MARY ST	RICHMOND	3121	2H B12
BARKLY GARDENS	MARY ST	RICHMOND	3121	2H B11
CIRCUS SITE	SWAN ST	RICHMOND	3121	2H J10
CITIZENS PARK	CHURCH ST / HIGHETT ST	RICHMOND	3121	2H B5
CITIZENS PARK OVAL	CHURCH ST / HIGHETT ST	RICHMOND	3121	2H B5
MCCONCHIE RESERVE	MARY ST	RICHMOND	3121	2M B2
MERRI CK LINEAR RESERVE (ST GEORGES RD TO HOLDEN)	ST GEORGES RD TO HOLDEN	FITZROY NORTH	3068	30 D10
YARRA LINEAR RESERVE (DIGHTS FALLS- JOHNSON ST)		ABBOTSFORD	3121	2D B6
YARRA LINEAR RESERVE (WALMER ST FOOTBRIDGE)	WALMER ST FOOTBRIDGE TO VICTORIA ST	ABBOTSFORD	3121	2D F12
YARRA LINEAR RESERVE ST HELIERS - GIPPS ST	ST HELIERS TO GIPPS ST FOOTBRIDGE	ABBOTSFORD	3121	2D D9
MAYORS PARK (EXCLUDES COLLINGWOOD LEISURE CENTRE)	TURNBULL ST/HEIDELBERG RD/HODDLE ST	CLIFTON HILL	3068	2C J1
MERRI CK PARKLANDS - HALL RESERVE	THE ESPLANADE	CLIFTON HILL	3068	2D E1
ALPHINGTON PARK WETLAND	PARKVIEW RD	FAIRFIELD	3078	31 C12
MERRI CK LINEAR RESERVE (HOLDEN ST TO QUEENS PDE)	HOLDEN ST TO QUEENS PDE	FITZROY NORTH	3068	30 D11

## Attachment 1 - Prescribed Areas

Reserve Name	Street Address	Suburb	Post Code	Melway Ref
MERRI CK LINEAR RESERVE (MORELAND BOUNDARY TO OTTERY RES)	SUMNER PARK TO OTTERY RES	FITZROY NORTH	3068	30 C9
MERRI CK LINEAR RESERVE (QUEENS PDE TO HEIDELBERG)	QUEENS PDE TO HEIDELBERG	FITZROY NORTH	3068	30 E12
SWAN ST (YARRA BOULEVARD) RESERVE	SWAN ST / YARRA BLV (OPP AMRAD)	RICHMOND	3121	2H K10
YARRA LINEAR RESERVE (BRIDGE RD- RAILWAY LINE)		RICHMOND	3121	2H H7
YARRA LINEAR RESERVE (RAILWAY LINE- SWAN ST)		RICHMOND	3121	2H J10
YARRA LINEAR RESERVE (VICTORIA ST- BRIDGE RD)		RICHMOND	3121	2H H3
YARRA RIVER PARKLANDS - LOYS Paddock	SNOW ST	RICHMOND	3121	2M F1
BATH ST RESERVE	BATH ST / TRENERRY CR	ABBOTSFORD	3067	2C K7
BREARLY RESERVE (EXISTING RED GUM IN THE RESERVE)	TURNER ST / BATH ST	ABBOTSFORD	3067	2C K 7
BROWNS RESERVE	NICHOLSON ST	ABBOTSFORD	3067	2C K10
CLARKE STREET RESERVE	CLARKE STREET	ABBOTSFORD	3067	2D B10
EDDY CRT RESERVE	VERE ST	ABBOTSFORD	3067	2C J9
STUDLEY ST RESERVE	STUDLEY ST	ABBOTSFORD	3067	2C K9
RUDDER GRANGE	ALPHINGTON ST	ALPHINGTON	3078	31 A12
NICHOLSON & PRINCES STS PARK	NICHOLSON & PRINCES STS	CARLTON NTH	3054	2B K4
SHAKESPEARE STREET RESERVE	SHAKESPEARE ST	CARLTON NTH	3054	2B H1
CLIFTON RESERVE	CNR CLIFTON ST/ ROW	CLIFTON HILL	3068	2D D1
GRAY ST RESERVE	GRAY ST (CNR TRENERRY)	CLIFTON HILL	3068	2D B5
YAMBLA ST RESERVE	YAMBLA ST / WRIGHT ST	CLIFTON HILL	3068	2D B2
ALEXANDER ST RESERVE	ALEXANDER ST	COLLINGWOOD	3066	2C G6
CAMBRIDGE STREET RESERVE	CAMBRIDGE ST	COLLINGWOOD	3066	2C E11
MCNAMARA STREET RESERVE	KEELE ST / GOLD ST	COLLINGWOOD	3066	2C G6
FRANK KING PARK (BELL STREET)	BELL ST	FITZROY	3065	2C A8
GEORGE ST RESERVE	GEORGE ST / CHARLES ST	FITZROY	3065	2C C10
GREEVES STREET RESERVE	GREEVES ST / YOUNG ST	FITZROY	3065	2C B8
KING WILLIAM RESERVE	CNR KING WILLIAM ST, EAST OF FITZROY ST	FITZROY	3065	2C A9

## Attachment 1 - Prescribed Areas

Reserve Name	Street Address	Suburb	Post Code	Melway Ref
WHITLAM PLACE	MOOR ST / NAPIER ST	FITZROY	3065	2C B9
BATMAN ST RESERVE	BATMAN ST	FITZROY NORTH	3068	30 A12
LIVERPOOL ST PARK	LIVERPOOL ST	FITZROY NORTH	3068	30 A11
OTTERY RESERVE	ST GEORGES RD / MILLER ST	FITZROY NORTH	3068	30 D10
PIEDMONTES CORNER	CNR SCOTCHMER ST / ST GEORGES RD	FITZROY NORTH	3068	30 B12
PORTER ST RESERVE	HOLDEN ST / PORTER ST	FITZROY NORTH	3068	30 B11
RUSHALL STATION PATHWAY	ADJACENT TO TRAIN LINE	FITZROY NORTH	3068	30 D12
ALEXANDER RESERVE (BEN ALEXANDER PLAYGROUND)	B/W BERRY ST & HODGSON TCE	RICHMOND	3121	2H A6
ATHOL J BROWN RESERVE	CRN BURNLEY ST & MADDEN GVE	RICHMOND	3121	2H E11
BARKLY AVE & GIBDON ST	BARKLY AVE & GIBDON ST WEST SIDE	RICHMOND	3121	2H E12
CHARLES EVANS RESERVE	CUBITT ST	RICHMOND	3121	2L H1
DURHAM ST RESERVE	DURHAM ST	RICHMOND	3121	2M A2
EGAN PLACE RESERVE	EGAN ST / EGAN PLACE	RICHMOND	3121	2G J4
MURPHY ST RESERVE	MURPHY ST / COPPIN ST	RICHMOND	3121	2H C5
STEPHENSON ST RESERVE	STEPHENSON ST / DOVER ST	RICHMOND	3121	2G H10
TWICKENHAM CRS & GIBDON ST	TWICKENHAM CRS & GIBDON ST EAST SIDE	RICHMOND	3121	2H G12
TWICKENHAM RESERVE	TWICKENHAM CR NEAR LOYOLA GV	RICHMOND	3121	2H G12
URBAN ART SQUARE	BRIDGE RD / HODDLE ST	RICHMOND	3121	2G G5
WHITE STREET PARK	WHITE ST	RICHMOND	3121	2G J10

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**11.6 Fitzroy WW1 Memorial in Edinburgh Gardens Precinct, North Fitzroy**


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Trim Record Number: D15/108505

Responsible Officer: Director Community Wellbeing

### **Purpose**

1. To provide Council with a report on the Edinburgh Gardens WW1 Sportsman's Memorial, detailing options for full restoration, relocation possibilities within Edinburgh Gardens and potential sources of external funding for such works.

### **Background**

2. Council received a petition in July 2015, lead petitioner Robert Soutter, requesting Council to consider a relocation and a full restoration of the WW1 Sportsman's Memorial in Edinburgh Gardens.
3. The Sportsman's War Memorial (Memorial) was erected in memory of members of the local sporting clubs who died in the First World War. The memorial was unveiled on 9 December 1919. The unveiling was performed by Brigadier-General Lloyd, with a guard of honour that included returned members of the sporting clubs and members of the local branch of the Sailors and Soldiers League.
4. The Memorial appears to have been funded solely through public subscription amongst members of the various sporting clubs. A letter from D.J. Chandler, a Councillor affiliated with the cricket club, requesting "permission to erect a suitable Memorial to members of that and other affiliated Sports Clubs..." was received by the City of Fitzroy at the time.
5. The Memorial is architecturally significant as being the only example of this type of memorial in Victoria. In addition it was completed by a local architect, Edward Twentyman, who was also strongly involved with the Fitzroy Cricket Club and the Edinburgh Gardens. Structurally the memorial is unique with the concrete cast in one section.
6. The Memorial is unique in its design. Consultation of published books on war memorials both in Australia and the United Kingdom have failed to uncover any similar designs. In relation to other war memorials, the pergola relates to the memorial gateway which was a common form of remembrance across Australia.
7. In general the purpose of war memorials required them to be inspiring, conspicuous, enduring and able to serve as a focal point for Anzac and Remembrance Day ceremonies. The Memorial was designed as a canopied passage, as a grand entrance way to the sporting grounds.
8. There have been a number of changes since the erection of the Memorial that has had an impact of its original intent.
9. When the Memorial was constructed the VFL football ground was fully enclosed by fencing. In the decades since the oval was last used for this purpose, the environment and context has been altered as the land has been transitioned into a publically accessible park.
10. The Bowling Club which now abuts the Memorial was built c. 1967 and an extension of this building was constructed in the 1990s on approval from the former City of Fitzroy, further encroaching on the monument.
11. It is unclear when the substation was built but it probably dates from the 1960s or 1970s. It blocks the Memorial at one end and therefore the functionality of the Memorial as a gateway into the grounds is completely compromised.
12. Both of the abutting buildings have a negative impact on the structural and physical appearance of the Memorial.
13. After the addition of these buildings the Memorial became hidden and was left to deteriorate for a number of years.

14. To Council's knowledge, there were 13 pieces of ornamentation related to the original Memorial of which only 7 (four are reproductions) now remain. These include:
  - (a) ceramic wreath (restored in 2002 and since then, on display at Fitzroy Town Hall in protective case);
  - (b) six brass shields (only one remains and is currently in storage to protect it from theft or vandalism);
  - (c) four funerary urns (originals destroyed or stolen). Four reproductions were installed in 2011 following a restoration grant;
  - (d) the marble plaque fixed to the concrete structure with the dedication inscription: "This memorial has been erected by / The Fitzroy Cricket, Football, Bowling, Baseball and Tennis Clubs / To perpetuate the memory of members who fell in the Great War 1914-1918."; and
  - (e) honour board (listing the community members who funded memorial), not believed to have ever been attached to the memorial but located nearby in the Fitzroy Cricket Club. According to a member of the Fitzroy Historical Society the Honour Board was moved to the gatehouse building near the grandstand around 20 years ago. The gatehouse was later burnt down through vandalism; it is presumed that the board was also destroyed by the fire.

#### Consultation and works in 2000

15. Council undertook works to restore the Memorial in 2000, which included a conditions assessment of the Memorial, removal of overgrown plants which had covered a good part of the Memorial and a panel of experts and relevant stakeholders to determine the future direction of the Memorial.
16. A Best Practice Forum was held on 5 September 2000 at Collingwood Town Hall investigating future options for the Memorial. Numerous experts and stakeholders participated including Bart Ziinno (History Phd Candidate, Melbourne University), Kathy Peters (Historian), David Crotty (Historian/curator, Melbourne University), Sue Hunt (Heritage Advisor at Council), David Wixted (Heritage Alliance) and Andrew Thorn (ARTCARE, conservator), and the relevant Arts & Cultural Services staff.
17. The forum explored four options which included:
  - (a) to restore work in its current location;
  - (b) document the monument and demolish;
  - (c) relocate the work to another site and restore work; and
  - (d) demolish the original monument and erect a reproduction at a new site.
18. The decisions unanimously reached in the forum were documented, but unfortunately not the process or debate which led to the conclusions.
19. The recommendations included:
  - (a) to leave the Memorial pergola in its present location for the time being;
  - (b) to clear the surrounding vegetation to improve access and visibility;
  - (c) for Council to investigate the relocation of the substation built immediately next to the Memorial;
  - (d) the removal of the remaining two plaques attached to the columns to place in storage for safe keeping; and
  - (e) Council to investigate the missing board which documented the members of the sporting clubs killed during the war and lastly for a contractor to be engaged by Council to restore the memorial to its original state including stabilising the structure, reinstating the urns and implementing maintenance plan.

20. The National Trust of Australia (Victoria branch) made a written submission prior to the best practice forum. Rohan Storey, Conservation Officer at the time, provided a statement on behalf of the Trust stating that while the National Trust Australia typically only advised on places formally classified by the Trust, they were willing to provide general advice to Council.
21. The Trust acknowledged that the Memorial had been altered through the construction of the building at one end (the substation), as it blocked the original front of the harbour and the path under it which once led to the football ground. They advised that the structure should not only be repaired to a stable condition, but its original setting and function should be restored through the demolishing of the substation and the reinstating of the path through the memorial.
22. In addition the Trust stated that due to its close proximity to the bowling club (the result of an extension approved by the City of Fitzroy in the 1990s), and despite the Burra Charter and heritage practice normally not recommending the relocation of heritage places - as it removes them from their original context - in this case the Trust recommended relocating the Memorial to a nearby location.
23. The Trust asserted that by moving the monument a few metres to the south, it would achieve the main aims of making the Memorial a feature of a main entrance to the Edinburgh Gardens again while also reinstating its prominence and preserving its close relationship to the sporting clubs.

#### Edinburgh Gardens Conservation Management Plan 2002-2003

24. In October 2002, Council commissioned John Patrick with Allom Lovell and Associates to prepare a *Master Plan* and *Conservation Management Plan* for Edinburgh Gardens. Extensive community consultation was conducted in the formulation of both these documents which still serves as an important reference for Council in the ongoing management of the Gardens.
25. The *Conservation Management Plan* did not recommend a relocation of the Memorial. Rather it suggests the conservation of the Memorial and reinstatement of the original decorative elements - or reconstruction if they cannot be found. It suggested the dignity of the Memorial should be restored by upgrading the landscape setting, including removal of the adjacent substation to a less visually intrusive location at the rear of the grandstand, reinstatement of the path entrance under the structure and replanting.

#### Recent Restoration/Conservation

26. In 2002, as dictated by the Best Practice Forum and the *Conservation Management Plan*, the Memorial was cleared of trees, bushes and vines which had grown around and over the structure.
27. The initial removal of some trees at the time had exposed one of the brass shields on a column. Unfortunately it was stolen soon after, probably due its increased visibility. When the remaining foliage was removed, the last remaining shield was removed by Council and has been in storage for safe keeping ever since. This represents the only remaining shield out of the original six.
28. After the second last shield was stolen, Council sought public information from the community about the missing ornamentation from the memorial, including the lost shield. Unfortunately, this was without success.
29. In 2003, the original porcelain wreath (of green painted ivy leaves and red berries) was restored. This was once mounted on the memorial and was found to be in very poor condition: covered in dirt, chipped and broken into four parts. It was considered too delicate and vulnerable to put back on the memorial and has been on internal display in Council's town halls since.
30. In 2005-2006, Council successfully applied for and received \$7000 from the Federal Government through the Restoring Community War Memorials Grants Program.

31. Conservation consultancy ARTCARE was engaged to undertake restoration works and this included concrete stabilization treatment, chemical cleaning and the cleaning/restoration of the last metal shield and the marble epitaph on the top of the memorial. The initial application outlined the production of the four missing urns which crowned the memorial, however this was postponed as early photographs of the memorial were uncovered and showed clearly the form of the original urns, which were too expensive to reproduce at the time.
32. Specific community groups that had contact with the site were notified of the works including Fitzroy Victoria Bowling & Sports Club, Fitzroy Reds Football Club, Fitzroy Juniors Football Club, Edinburgh Cricket Club, Yarra Pubs Association Cricket and Fitzroy/Carlton Auskick. On completion of works the information was published in the Melbourne Yarra Leader.
33. In 2010-2011, Council applied for and received another grant of \$7200 from the same Restoring Community War Memorials Grants Program, to undertake further restoration on the monument.
34. The application proposed the replication and reinstallation of the missing bronze shields, which necessitated finding the original names of the soldiers listed.
35. Discussions with individuals with local history knowledge, historians and particularly from those sports clubs connected to the memorial, could confirm only a total of 19 names of the 39 originally represented. This has become an ongoing research project for these clubs and for Council.
36. In view of the above, the grant funds were therefore used to replace the missing funerary urns from the top of the memorial as well as engaging a conservator to clean and apply acrylic render to the structure.
37. Cleaning of the structure removed surface dirt and micro flora from the exterior surfaces. The entire surface was then coated with acrylic render to match the existing render. This was followed by the installation of four urns to replace those missing.
38. The structure became more visible and, though still boxed in on two sides by other buildings, now more clearly defined.
39. Council's Open Space team then undertook some sensitive landscaping around the site to add to a sense of place and the significance of the site. Further to this, paint was also supplied to the Bowling Club to paint their wall next to the monument, to further blend with the memorial.
40. It has been noted that although the structure and surrounding wall were regularly graffitied, this decreased dramatically during the restoration and since completion has largely ceased.

#### 2015 Structural Assessment of the Memorial

41. Council commissioned a new structural assessment of the Memorial in August 2015. The primary purpose of the assessment is to re-evaluate the condition of the Memorial structure and to assess whether the structure might survive a move.
42. The report indicates the Memorial to be in general good condition except for the western beam B1, this is the one that abuts the substation.
43. The western beam B1 has significant carbonation and as a result has significant corrosion of its bottom reinforcement. This beam will require the corroded reinforcement and the carbonated concrete to be replaced; probably the reconstruction of the entire beam will be required.
44. The report indicates the Memorial can be relocated, but given the limitations of the surrounding area and the weight of the Memorial, the relocation will require the Memorial to be cut into sections and reconstructed. There will be significant damage to the original structure and works done to repair this in the new location.

## Consultation

45. No external consultation with community members has been conducted in the preparation of this report. This would be required should a relocation of the Memorial be contemplated as previous consultations have not recommended a relocation of the Memorial.
46. Council convened the forum in 2000 specifically to review the location of the Memorial and this suggested the Memorial should remain in its original and current location.
47. Council undertook rigorous consultation in the development of the *Edinburgh Gardens Conservation Management Plan* which stated the Memorial should remain in its original and current location.
48. Should Council revisit the issue of the location of the Memorial, it would need to involve a range of stakeholders, which would include bodies such as the National Trust, Heritage Council of Victoria, local historical societies, the sporting clubs who commissioned the Memorial, the various returned services bodies and residents. This should be a thoroughly considered exercise.

## Financial Implications

49. The Memorial structure is managed by Arts and Cultural Services, as one of the items in Council's Art and Heritage Collection. The Collection consists of over 700 items valued at \$4.3m in 2013.
50. Council allocates \$37,000 to the maintenance of all these items per year and given the budget limitations, only urgent works are usually accommodated, with programmed maintenance conducted on a staged basis.
51. Past restoration and conservation of specific works have been achieved either through grants, or through extraordinary gestures. An example of this is the repair of Mr Poetry following damage by a truck, which resulted in the structure being deemed a public safety issue.
52. Minor landscape maintenance and improvements can be accommodated with the existing Recreation and Open Space operating budget. More significant landscape improvements would be required if the Memorial was to be relocated and are unfunded.
53. The Victorian Government has grants of up to \$20,000 available through the Restoring Community War Memorials and Avenues of Honour Grants Program; this is a rolling deadline program.
54. The Victorian Government has grants of up to \$20,000 available through the Victorian Veterans Council - Anzac Centenary Community Grants Program. This closes on 3 September.
55. The Federal Government has grants through the Department of Veteran's Affairs called Major Commemorative Grants, the next round closes 3 January 2016, with no published ceiling for the level of grants made. However, it is unclear whether this project would meet the Major Commemorative Grants guidelines as it supports "the restoration of existing national/state/territory or otherwise significant war memorials".
56. It is anticipated that these grants will be sufficient to fund the replacements of the ornamentations (replicas of the shields and the ceramic wreath) but not for major works such as a relocation of the Memorial or the substation. The costs of these are yet to be confirmed, but they are likely to be in the order of several hundred thousand.

## Economic Implications

57. The cost to re-locate the Memorial is unknown at this time. Investigation of potential costs can be undertaken following Councils direction on whether relocation should be entertained.

## Sustainability Implications

58. There are no significant sustainability implications related to this report.

### **Social Implications**

59. The Memorial is of great social importance to many people. It was built in the memory of those who lost their lives in WW1 and it was designed so that the memory of this remains living in the community.
60. Since being built in 1919, Anzac Day ceremonies have been documented as having taken place at the site of the Memorial and we understand these continue to do so by local groups.

### **Human Rights Implications**

61. There are no human rights implications related to this report.

### **Communications with CALD Communities Implications**

62. No recent external consultation with community members has been conducted in the preparation of this report. Previous consultation in relation to the Memorial is captured above.

### **Council Plan, Strategy and Policy Implications**

63. Edinburgh Gardens Conservation Management Plan.
64. City of Yarra Collection Management Policy.

### **Legal Implications**

65. There are no legal implications related to this report.

### **Other Issues**

66. The Memorial is not singularly recognised in the Victorian Heritage Register. The grandstand is the only part of the Gardens on the Victorian Heritage Register.

### **Options**

67. Over the last 15 years Council has made a concerted effort to restore the Memorial but the buildings that have been built around the Memorial limits its original intent as an entrance to the gardens.
68. With sufficient funds the following works could be considered:
  - (a) replicating the ceramic wreath and replacing it on the Memorial;
  - (b) replicating the bronze shields and replacing them on the Memorial; only 19 of the original 39 names of the soldiers are known, so further research will need to be undertaken. The replication can be done progressively with the names known or this can be put on hold until the full list is confirmed; and
  - (c) restoring the Memorial to function as a canopied passage to the gardens by:
    - (i) moving the substation; or
    - (ii) relocating the Memorial slightly to the south.
69. Should relocating the Memorial south of its existing location be subject to further consultation, consideration should be given to adjusting the orientation of the Memorial or alterations to the adjacent path network to enable visitors to walk through the long axis of the memorial as originally intended.
70. Any new location for the Memorial should consider levels of the surrounding turf and garden beds, the adjacent concrete path edges and clearances around adjacent trees.

### **Conclusion**

71. Whilst the Memorial is not formally recognised by the Victorian Heritage Register as a structure of individual significance, its value to the community is not in doubt.
72. Council has taken a range of actions to improve the Memorial over the last 15 years and whilst this work has greatly improved the condition of the Memorial, it has not achieved the desired effect of returning the Memorial to its original state.

73. The Memorial was designed to be an enduring reminder of the local lives lost in the first world war by way of a walk through pergola as the public entered into the gardens and this functionality is now lost in the current layout with the substation abutting one end.
74. Council had adopted a preferred approach to move the substation, but due the costs involved, this is yet to be achieved.
75. The structural report indicates it is feasible for the Memorial to be relocated.
76. To date Council had adopted a position the Memorial will be left in its original position where it was originally built. This position can be revisited, however, any decision to relocate the Memorial needs further consultation with interested stakeholders and relevant experts.
77. Council should also note the scale of the works involved in such a decision and the costs of this are probably not going to be met entirely by grants available through the Victorian Government and the Federal Government and other sources of funds will be required.

## **RECOMMENDATION**

1. That:
  - (a) Council notes the work that has been done to maintain the Edinburgh Gardens WW1 Sportsman's Memorial over the last 15 years;
  - (b) Council notes restoring the Memorial to function according to its original intent is complicated by the addition of buildings that now surround the Memorial;
  - (c) Council notes that some works will need to be done to stabilise one of the beam of the Memorial and further minor works could be done to restore more of the original ornamentation on the Memorial irrespective of where the Memorial is located;
  - (d) Council instructs Officers to revisit the subject of the location of the Memorial and consult all stakeholders as required; and
  - (e) officers bring a future report to Council on the preferred location for the Memorial and options for improving the functionality of the Memorial.

**CONTACT OFFICER:** Siu Chan  
**TITLE:** Senior Coordinator Arts, Culture and Venues  
**TEL:** 9205 5045

## **Attachments**

- 1 Sportsmen's War Memorial Pergola pre-restoration photos
- 2 Sportsmen's War Memorial post-restoration images 2012-15
- 3 WWI Sportsman's War Memorial Edinburgh Gardens Structural Report - BHS Consultants - August 2015

**Attachment 1 - Sportsmen's War Memorial Pergola pre-restoration photos**

The Fitzroy Cricket, Football,  
Bowling, Baseball and Tennis  
Clubs 1914 – 1918  
War Memorial Pergola

- Edinburgh Gardens, North Fitzroy,  
Melbourne

**Attachment 1 - Sportsmen's War Memorial Pergola pre-restoration photos**



**Attachment 1 - Sportsmen's War Memorial Pergola pre-restoration photos**



Attachment 1 - Sportsmen's War Memorial Pergola pre-restoration photos



**Attachment 1 - Sportsmen's War Memorial Pergola pre-restoration photos**



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**Attachment 1 - Sportsmen's War Memorial Pergola pre-restoration photos**



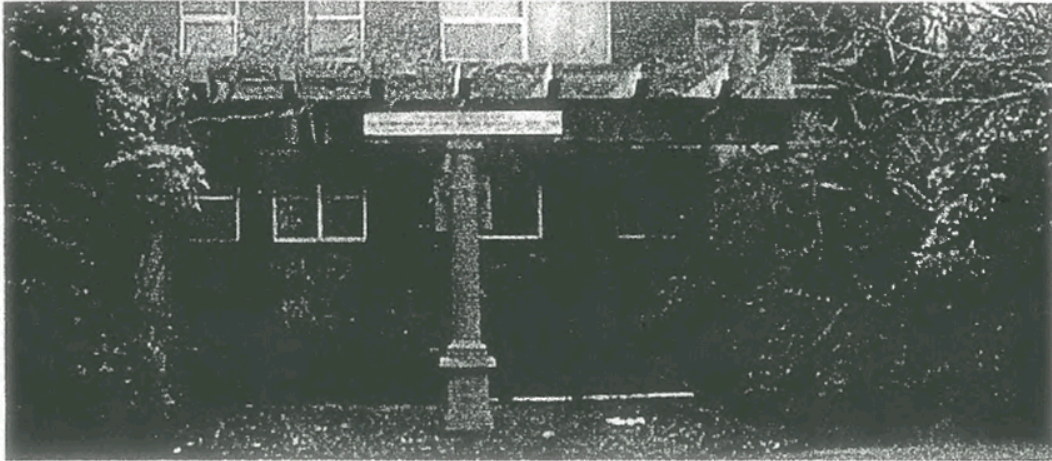
Attachment 1 - Sportsmen's War Memorial Pergola pre-restoration photos

War Memorial : Catalogue no; 06 War Memorial 1914-1918

MONUMENT TYPE: War Memorial

CATALOGUE NO 06

VCCCM REPORT PAGE NO :



INSPECTION DATE : 28-07-98

INSPECTED BY : at

TITLE : War Memorial 1914-1918

MAKER : unknown

ARTIST INTERVIEW : unknown

MAKERS MARK AND LOCATION :

DATE :

CITY/AREA : Fitzroy

LOCATION : Edinburgh Gardens

OWNER : City of Yarra

GPS POSITION :

HEIGHT : c 4.500 metres

WIDTH : c 7.900 metres

DEPTH : 5.590 metres

dimensions Estimated or Measured: VCCCM dimensions

DESCRIPTION :

## Attachment 1 - Sportsmen's War Memorial Pergola pre-restoration photos

War Memorial : Catalogue no; 06

War Memorial 1914-1918

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A cast concrete pergola structure with marble inscription panel fixed to the top central beam, commemorating the First World War.;

**MATERIAL COMPONENTS :**

Reinforced concrete  
marble

**Surface and paint finish sequences :****INSCRIPTIONS :**

This memorial has been erected by  
The Fitzroy Cricket, Football, Bowling, Baseball and Tennis Clubs  
To perpetuate the memory of members who fell in the Great War 1914-1918.

**ENVIRONMENT :**

The monument is positioned on the southern wall of the Bowling Club and thus is shaded from most of the sun. The surrounding trees and overgrowth ensure that the concrete structure receives very little light.

**CONDITION :****Concrete**

The concrete structure displays one main defect relating to stresses and corrosion. The horizontal beams will naturally deflect downwards in their centres creating tension forces along their lower edges. These tension forces have caused spalling of the underside of the beams in several places, exposing the mild steel reinforcement within. Some of these spalls have obviously delaminated in the past as there are a number of cement repairs to the beams. In other cases the concrete has not yet detached but very obvious cracks have developed.

While the tension cracks are of concern they serve more importantly to allow water to enter the concrete and cause corrosion of the steel reinforcement. This will lead to expansion resulting in further delamination of the concrete.

Lesser cracks occur in the vertical columns and piers due again to compression. These cracks are of less concern structurally however any opportunity for water to enter the structure should be considered a serious defect requiring urgent remediation.

The concrete is covered in biological growth due to its sheltered location but this is not damaging or visually disturbing.

An early photograph held at Fitzroy Library is reproduced on the next page. It can be seen that the urns along the top of the structure have since been removed.

**Marble**

The marble is in sound structural condition but has become exceedingly stained by biological agents. The early photograph shows this plaque to be located on the western end of the structure. It has been relocated to accommodate the rather obtrusive rendered building at this end of the monument.

**PREVIOUS CONDITION (VCCCM SURVEY)**

**Attachment 1 - Sportsmen's War Memorial Pergola pre-restoration photos**

War Memorial :

Catalogue no; 06

War Memorial 1914-1918

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The 1995 Report refers to missing urns evident in the photograph held at Fitzroy Library (Reg no 1198). A section of this photograph is reproduced below. The report also raises concerns about the structural stability of the monument through the destabilizing effect of corrosion. While this is ultimately true, the structure is not in imminent danger of collapse and a greater degree of delamination would ensue before the steel became corroded through and the beams weakened.



Fitzroy Library photograph 1198

**CONDITION OF SERVICES :** None required

**GRAFFITI / VANDALISM :**

None evident

**PROPOSED TREATMENT :**

While the structure is very poorly sited due to subsequent development, it is unlikely that it would find another location within Edinburgh Gardens. It is equally unlikely that the site could be improved through removal of surrounding buildings.

To stabilize the monument and improve its appearance and accessibility to the public a number of actions should be considered.

#### **Stabilization**

- Remove all previous repairs to expose steel reinforcement.
- Inject all cracks with limewater to increase alkalinity around steel.
- Inject all cracks with epoxy resin to coat steel with resin and to fill cracks.
- Surface grout and reconstruct surface to match surrounding concrete.

#### **Visual improvement**

- Remove all undergrowth from within the columns of the Pergola
- Prune all vegetation around perimeter to improve visual aspect and to increase air circulation
- Poulitice clean marble plaque to make legible.

**Attachment 1 - Sportsmen's War Memorial Pergola pre-restoration photos**

- Pressure clean concrete to reduce biological growth.
- Redevelop the Pergola to provide it with some useful function. This will include development of the plantings to enhance the visual aspect. Improved usability may simply require a few seats to provide a resting place or be as developed as an outdoor chess board or similar attraction that will provide entertainment for passers by.
- Remove the building to the west and direct a pathway through the monument to restore its function
- Replace the missing urns.

**TREATMENT COST :** \$ 10-15,000

**TREATMENT PRIORITY :** 1.

**MAINTENANCE SCHEDULE:** Light pressure clean.  
Prune adjoining plants.

**MAINTENANCE COST :** \$ 400

**MAINTENANCE FREQUENCY:** 2-4 YEARS

**PREVIOUS TREATMENT :**

**IMPLICATIONS FOR NO TREATMENT :**

The structure is deteriorating at a slow rate and will not collapse within the next five years, given the surface indicators.

**NEAREST WATER POINT :** 30 m

**ELECTRICITY :** generator

**SCAFFOLD REQUIRED :** 2.4 x 1.8 x 3.0

**TREATMENT DATE :**

**TREATMENTS :**

Attachment 1 - Sportsmen's War Memorial Pergola pre-restoration photos



Jack Cooper, Killed in action  
1917.



Arthur Harrison, Killed in action  
1917.

back almost every Magpie advance. For Fitzroy, Gordon Rattray and Len Wigraff both wasted chances and it was left to the brilliant Freake to kick the goal to put Fitzroy back in front — this time by just one point.

Collingwood answered with a behind which levelled the scores. The Woodsmen kicked another goal, but immediately Wigraff replied with a major score for Fitzroy. By three-quarter time Fitzroy had struggled to a one point lead.

Fitzroy took the initiative at the start of the last quarter, but again wasted easy chances until Rattray found Parratt, who notched up Fitzroy's sixth goal. Within minutes Collingwood had answered through Curtis. Both teams were playing desperate football. Both were making mistakes in front of goal.

Minutes before the final bell, scores were again level. Then according to the *Argus*, after a 'meteoric dash' by Parratt through a pack of players on Fitzroy's forward line, he snapped a goal. A minute later Freake ran into an undefended goal and booted Fitzroy's eighth goal. Time had run out for Collingwood. Just before the bell Reynolds kicked the Magpies' seventh goal. But Collingwood's answer was too late, and Fitzroy had won one of the most exciting finals of the era by just one goal.

Final scores: Fitzroy, 8 goals 10 behinds (58) to Collingwood, 7 goals 10 behinds (52).

1917: Grand Final

Fitzroy met Collingwood in the grand final on 22 September. If the 28 000 people at the M.C.G. were expecting a top game they were to be disappointed.

Fitzroy suffered a complete reversal of its earlier stunning form. At quarter-time it trailed by 12 points and at half-time also by 12 points.

An early third term revival by Fitzroy was soon stopped by Collingwood men, who, in the end, ran out winners by thirty-five points.

Only the poor kicking of Collingwood saved Fitzroy from a more humiliating defeat. One of the major reasons for Fitzroy's defeat was the failure of Tom Heaney at centre-forward and the poor form of

its other forward line stars, Freake and Parratt.

Final scores: Collingwood, 9 goals 20 behinds (74) to Fitzroy, 5 goals 9 behinds (39).

At the end of the season the Club was saddened to hear that its 1912 captain, and a former committee man, Jack Cooper, had been killed in action overseas. Cooper played 135 games for Fitzroy between 1907 and 1915 and had been captain of the Victorian Team. Another former player, Arthur Harrison, had also been killed in action.

1918: The War Ends

As news was reaching Australia that the war might soon end, Essendon and St Kilda decided to return to the competition. However, since the end of the previous season a number of Fitzroy players had left the Club for military service and war work, including Percy Parratt, Gordon Rattray, and Jim Toohey. Their departure left a large hole in Fitzroy's attack and defence. As a result, the Club started the season with many new untried players and suffered the humiliation of defeat by St Kilda by six points in the first game of the season. It was to be a poor year for Fitzroy. The team won 6 of the 14 home and away games and finished in fifth position on the ladder. It was the first year since 1913 that it had finished outside the four.

The Club also suffered the loss of John McMahon, its first president, who died on 1 April 1918. Added to this blow was news that another former player, Harold Collins, had been killed in action.

To honour its war dead, Fitzroy announced that in co-operation with the cricket club and other local clubs which used the ground, a permanent memorial to Club members would be built. The memorial, which still stands, was built adjacent to the main entrance to the grandstands at the Brunswick Street ground.

By the time the annual report was released in early 1919 the armistice had been signed. The Club made the point of praising the role played by Australia in the war, telling members that 'Australians have always played the game, and in this war of wars have proved themselves the greatest of sportsmen.'

21/07/00

16:50

M L PHERTON&CO PTY 03 95870730

P.02

Attachment 1 - Sportsmen's War Memorial Pergola pre-restoration photos



21/07/00

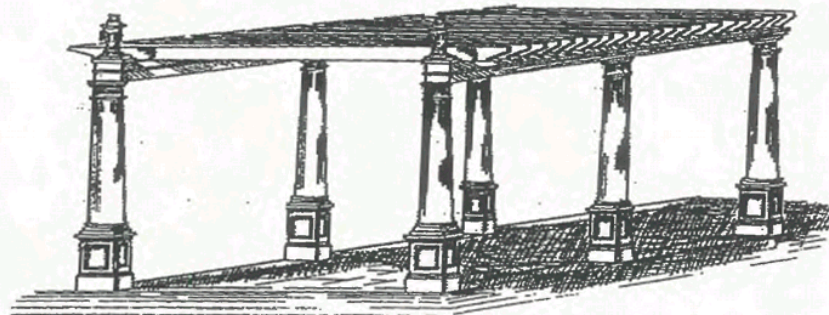
16:51

W L AHERTON&CO PTY 03 95870730

P.03

Fitzroy pointed out that once again players had only been paid out-of-pocket expenses in 1918, 'thus illustrating in no uncertain manner their belief in helping their comrades who were away fighting in other lands. Pride is felt by your Club in knowing that, in men and money, it has worthily done its share in the world's greatest struggle.'

FITZROY FOOTBALL CLUB.



Design of Fitzroy Sportsmen Memorial to be erected to perpetuate the memory of members who have made the Supreme Sacrifice in the World War, 1914-18.

Sketch of War Memorial, reproduced in 1918 Annual Report.

**Attachment 2 - Sportsmen's War Memorial post-restoration images 2012-15**

**Post restoration 2011**



**Attachment 2 - Sportsmen's War Memorial post-restoration images 2012-15**

After ground resurfacing, and also the installation of a new path and plants:



**Attachment 2 - Sportsmen's War Memorial post-restoration images 2012-15**



**Attachment 3 - WWI Sportsman's War Memorial Edinburgh Gardens Structural Report - BHS Consultants - August 2015**

**B H S**  
CONSULTANTS

**STRUCTURAL ASSESSMENT OF  
WORLD WAR I  
SPORTSMAN'S MEMORIAL  
EDINBURGH GARDENS, NORTH FITZROY**



Consulting Civil &  
Structural Engineers  
Project Management  
Building Evaluation  
Expert Witness  
Heritage Structures  
Asset Management

**DIRECTORS:**

David Hogg  
Joseph Spano

**CONSULTANT:**

David Beauchamp

**PREPARED FOR  
CITY OF YARRA  
AUGUST 2015**



**BEAUCHAMP HOGG SPANO CONSULTANTS PTY LTD**  
ACN 088 069 710 11 Amsterdam Street Richmond VIC 3121  
Phone: (03) 9421 2345 Fax: (03) 9421 2346 Email: bhs@bhsc.com.au

## Attachment 3 - WWI Sportsman's War Memorial Edinburgh Gardens Structural Report - BHS Consultants - August 2015

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### STRUCTURAL ASSESSMENT OF WORLD WAR I SPORTSMAN'S MEMORIAL EDINBURGH GARDENS, NORTH FITZROY

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#### 1.0 INTRODUCTION

At the request of Ann Limbrey from the City of Yarra, a structural condition assessment of the World War One Sportman's Memorial in Edinburgh Gardens North Fitzroy, has been carried out. It is understood that the City of Yarra are investigating a proposal to relocate and refurbish the 'Memorial'. The purpose of the assessment is to assist the Council with their decision making process in relation to proposed works to the Memorial. Reference is made to the previous Structural Audit & Footing Investigation Report dated July 2002 by our office which included a footing and geotechnical investigation at the existing Memorial site.

The basic methodology adopted for this structural condition assessment included:

- A visual inspection of the Memorial – note the west face of the western primary beam is concealed by the existing adjacent substation
- Limited intrusive investigations by Protecon (Vic) Pty Ltd including two approximate 50mm diameter cores each approximately 100mm deep and three approximate 200mm by 200mm by 60mm deep break out exposures of primary beam bottom reinforcement
- Recording conditions and structure where exposed
- Study observations, measurements and photographs recorded
- Make assessment and prepare report

This report is released subject to the following qualifications and conditions:

- The report may only be used and reproduced in full by the named addressee for the purpose for which it was commissioned and in accordance with the corresponding Conditions of Engagement.
- The report is based on an inspection and assessment of the structure where exposed or access was able to be gained.
- The report contains an assessment based on the conditions observed at intrusive investigations site. These conditions may or may not be representative across the whole structure / site.
- A geotechnical investigation is yet to be carried out at a proposed location of the Memorial near the northern end of the west boundary to the Fitzroy Tennis Club.
- This report does not exhaustively address the building's compliance with current codes and regulations.
- This report does not address the presence of contaminate building materials.
- This report does not contain an exact specification for remedial works required to conserve or restore the building.

#### 2.0 OBSERVATIONS & FINDINGS

##### 2.1 TYPE OF CONSTRUCTION

The Memorial structure includes:

- Primary perimeter beams B1 and B2, and 7 number secondary pergola beams PB1 supported on six number columns – refer attached sketch SK01 in Appendix A

## Attachment 3 - WWI Sportsman's War Memorial Edinburgh Gardens Structural Report - BHS Consultants - August 2015

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- The construction of the primary framing beams was confirmed to be of reinforced concrete from the intrusive investigations (cores and exposures) carried out – note it is expected that the pergola beams and columns are of the same construction and that the concrete was all cast on site and there would be reinforcement bars connecting primary beams to the columns and pergola beams to the primary beams
- B1 beams on west and east sides are 920mm deep by 260mm wide except for the approximate central third which is 1500mm by 260mm wide beam – all dimensions inclusive of rendered finishes
- B2 beams on the north and south sides are 480mm deep by 260mm wide
- PB1 beams spanning between B2 beams are 280mm deep by 140mm wide
- The bottom reinforcement was exposed to the inside edge of both B1 beams and the northern B2 beam, and found to consist of 12.7mm diameter (or half inch bars) – the limited extent of exposures did not confirm the total number of bottom bars with exposures stopping after two bars were found in the western B1 and one bar (in significantly better condition) was found in both the eastern B1 and northern B2 beams
- No ligature reinforcement to any of the beams was found at the exposures
- Circular support columns with a square head and pedestal
- The footings to the columns in geotechnical report M5042 carried out by AGS-Schult dated 22 July 2002 prepared for, and included in, the BHS previous Structural Audit and Footing Investigation Report indicates that the footings are concrete and founded on natural silty clay soils.

### 2.2 SITING

The Memorial is currently unsatisfactorily sited to the east side of the Substation and south side of the Bowls Club Pavilion. It is understood that the Substation and the Pavilion were later structures which obscure the Memorial from the public unlike the original intent of such a Memorial.

### 2.3 STRUCTURAL CONDITION

The following structural condition has been assessed from the visual and intrusive investigations – refer Appendix B for photographs:

- The western B1 has a series of longitudinal cracks along the eastern side face and underside of the beam.
- The other beams are generally free of similar structural cracking.
- The exposure to the western B1 found a rendered coat of approximately 10mm over the structural concrete to the beam, and a concrete cover (or thickness of structural concrete over the first bottom bar) of 20mm from the side and 30mm from the bottom.
- The exposure to the eastern B1 found a rendered coat of approximately 12mm over the structural concrete to the beam, and a concrete cover of 40mm from the side and 40mm from the bottom. This amount of cover is significantly better than for the western B1.
- The exposure to the northern B2 found a rendered coat of approximately 20mm over the structural concrete to the beam, and a concrete cover of 37mm from the side and 25mm from the bottom. The bottom cover is minimal and likely to lead to problems if consistent along the beam.
- The bottom bar reinforcement to the western B1 beam was corroded and has a result had lost cross sectional area. The current diameter was 11.5mm instead of the original 12.7mm which is 9.5% reduction in diameter and 18% reduction in cross sectional area – the latter translating to a 20% reduction in the structural strength of the beam assuming all reinforcement in this beam is corroded to the same degree.
- The bottom bar reinforcement to the eastern B1 and northern B2 beams was

## Attachment 3 - WWI Sportsman's War Memorial Edinburgh Gardens Structural Report - BHS Consultants - August 2015

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found to have minor surface corrosion and no loss of cross sectional area – that is the diameter of the bars was measured as 12.7mm.

- The core sample taken from the western B1 just above the reinforcement exposure, was tested for extent of carbonation and found it to have 30mm penetration into the structural concrete.
- The core sample taken to the northern B1 was found to have zero carbonation into the structural concrete.
- The exposure to the structural concrete of the western B1 was significantly easier to create than it was to the eastern B1 and northern B2 beams. The aggregate density and the compaction of the concrete to the latter two was found to be higher than the former and of course the former had a series of longitudinal cracks which meant sections of the concrete were already delaminated.

### 3.0 DISCUSSION OF FINDINGS

- The Protecon (Vic) Pty Ltd report of the intrusive investigations is attached to Appendix C of this report.
- The Memorial is generally in good condition except for the western B1 beam.
- The structural concrete to the western B1 beam is carbonated from the external surface of the concrete beam to 30mm below the surface. The reinforcement bars exist within this carbonated zone. The depth of the carbonated zone will increase with time. Carbonation of concrete refers to the reduction in the alkalinity of the concrete, the latter which is required to maintain a passive environment for the reinforcement to exist in without corroding. Concrete with a high porosity is susceptible to carbonation as carbon dioxide from the air can more easily penetrate into the concrete which results in the reaction which reduces its alkalinity. Once the alkaline environment reduces, the reinforcement will corrode which will result in the reinforcement expanding in size, which in turn creates bursting stresses in the concrete, and the concrete to spall away. This spalling defect was found to the western B1 and it was also observed that this beam has been previously repaired and is spalling again. Once the symptoms of spalling are observed in reinforced concrete structures, this usually means the carbonation and reinforcement corrosion is well advanced.
- The concrete to the western beam B1 appears to be of lesser quality than concrete found at exposure sites to the eastern B1 beam and the northern B2 beam. The reason for this may have been variability in the concrete batched / delivered for this beam, its original higher exposure to the prevailing westerly weather direction prior to Substation construction, and / or related to water being trapped at the beam since the construction of the Substation (as the other three beams which could be argued to be as exposed to the weather as much as the west beam are also able to dry out).
- The Protecon report states the western beam being in danger of collapse if it did not have the substation east wall built partially under it. It is my opinion that pieces of spalled concrete would have likely fallen had the substation not have been there, however the beam itself would have likely remained self supporting as there are still gaps between the underside of the beam and the top of the substation wall.
- The western B1 beam requires significant repair including the removal and replacement of all the corroded reinforcement and carbonated concrete. Given the degree of carbonation, this is likely to mean a rebuild of the western B1 beam regardless of whether the Memorial remain in its existing position or be relocated to another place in the Edinburgh Gardens.

## Attachment 3 - WWI Sportsman's War Memorial Edinburgh Gardens Structural Report - BHS Consultants - August 2015

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### 4.0 FEASIBILITY OF RELOCATION OF MEMORIAL

Given the above findings and observations on site the following comments are made in relation to the feasibility of relocating the Memorial:

- The Memorial can be relocated however it would need to be done in sections. The total weight of the structure is estimated to be approximately 20,000kgs (20 tonnes) broken down as follows:
 

– Pergola beams PB1	500kgs each
– Beams B1	4000kgs each
– Beams B2	2500kgs each
– Columns	600kgs each
- Given the location of trees and structures within the Gardens it is expected that the sections would need to be broken down to individual elements, that is beam by beam, column by column etc, as the maximum weight of an element would be 4000kgs for Beam B1.
- The thought of relocating all the beams in one operation has been considered however the total aggregate weight of all the beams is approximately 16,500kgs which would therefore require a significant mobile crane to lift and travel it to a new location, which is unlikely to be able to be done given the location of trees and existing structures in the Gardens as noted above. Also there are complications with the stability of the beams B1 in particular if such an operation was to be considered.
- The western B1 beam will not need to be relocated as it is recommended it be rebuilt in the new location once columns, B2 beams and eastern B1 beam are in place.
- The relocation of the Memorial element by element would mean saw cutting the interface of the various elements to disconnect them from each other and allow them to be lifted and transported individually. This work would create some damage to the existing structure which would require repair at the new location.
- The relocated elements would need to be reconnected to each other to reinstate the integrity of the structure. Again this would cause some damage and would require local repairs.
- The entire Memorial would finally need to be coated with a suitable product to provide protection to the elements against the ingress of water, chloride and carbon dioxide to prevent or minimise the risk of carbonation and corrosion reinforcement in the future. Such coatings are equivalent to adding concrete thickness to the cover over reinforcement except they will require more maintenance than if the structure had been constructed with more concrete cover over reinforcement. There are a number of products on the market and most of them are clear coatings.
- From the geotechnical investigation report associated with our previous Structural Audit and Footing Investigation, and the authors work for the reconstruction of the northern courts to the Fitzroy Tennis Club, the soil geology near the west boundary of the Fitzroy Tennis Club is expected to include fill and silty soils overlying natural silty clays. These clays are highly reactive basaltic clays which mean they shrink when they are dry and swell when they are wet. The shrink / swell characteristic of this soil results in volume changes in the soil, which leads to movements to light buildings / structures depending on the stiffness and founding depth of the footing system. New isolated pad footings to a minimum of 1.5 metre depth are expected to be adequate for the Memorial, however this will need to be confirmed with the geotechnical investigation for the proposed new location of the Memorial which has been commissioned but not yet completed.

## Attachment 3 - WWI Sportsman's War Memorial Edinburgh Gardens Structural Report - BHS Consultants - August 2015

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### 5.0 CONCLUSIONS

The Memorial is assessed to be in general good condition except for the western beam B1. The western beam B1 has significant carbonation and as a result has significant corrosion of its bottom reinforcement. This beam will require the corroded reinforcement and the carbonated concrete to be replaced. It is my opinion that this would involve the reconstruction of the entire beam.

It is understood that the Council is considering a proposal to relocate the Memorial to the path outside the west boundary of the Fitzroy Tennis Club which will give it greater exposure to the public and locate it closer to the sports clubs that the fallen soldiers the Memorial is for belonged to. It is my opinion that the Memorial is able to be relocated however this would need to be done element by element, that is beam by beam, column by column. This is partly due to the weight of the structural elements and aggregate weight of the entire structure, partly due to the required crane size and travel logistics involved with moving the elements; and partly due to trees, paths and structures within the Gardens to be negotiated in such a relocation.

The relocation works would result in some localised damage to the structure as elements were freed from one another to allow them to be relocated, and then discrete structural connectivity details constructed in order to reinstate the structural integrity of the Memorial. Once all structural works and repairs to render finishes were carried out, the structure would need a protective coating to minimise carbonation of the concrete in the future and its associated defects of corroding reinforcement and spalling concrete.

If you have any queries or require further assistance, please contact the undersigned at our office.



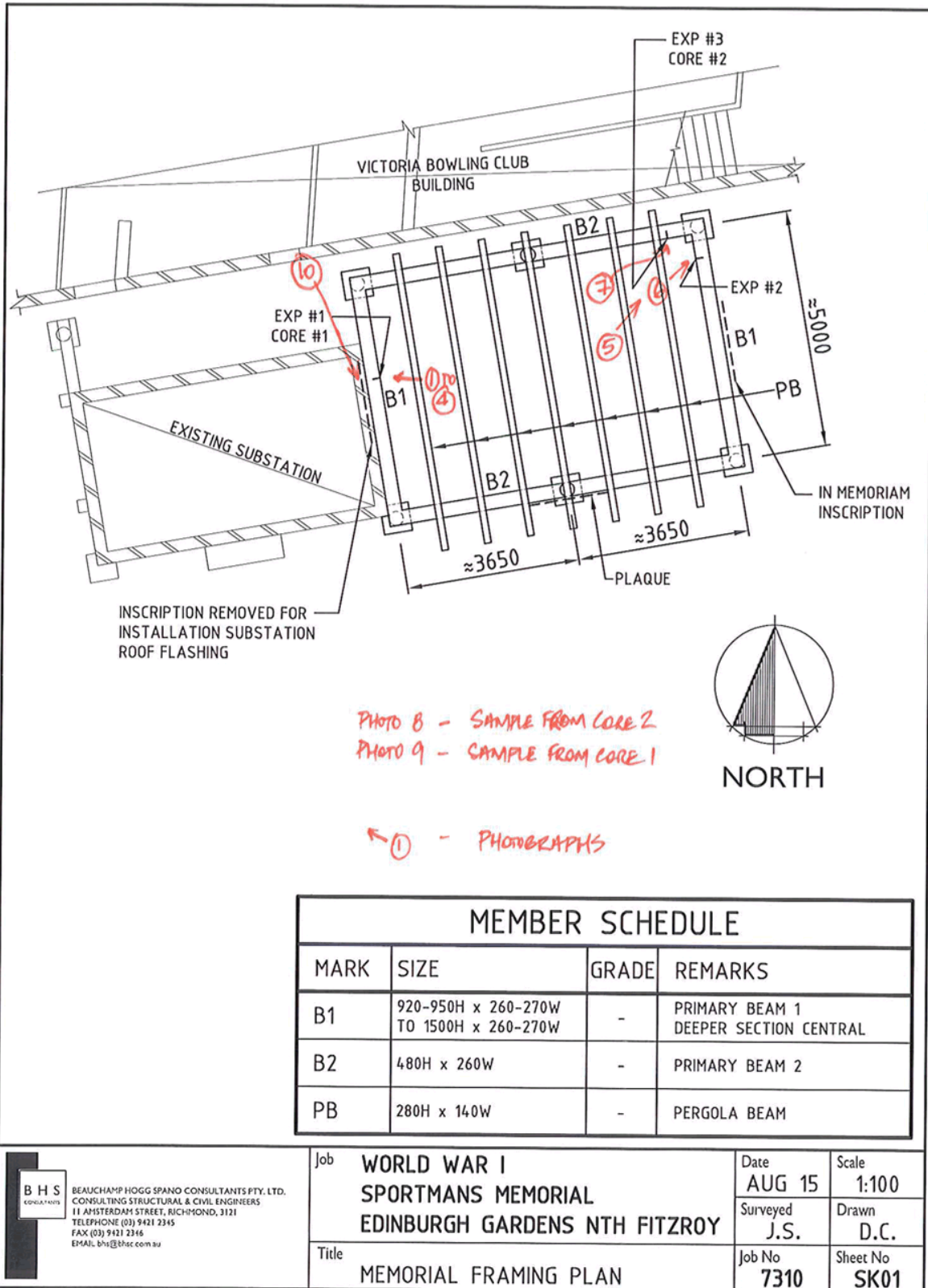
BEAUCHAMP HOGG SPANO CONSULTANTS  
JOE SPANO  
BECivil, MIEAust, CPEng, RBP EC#1433

**Attachment 3 - WWI Sportsman's War Memorial Edinburgh Gardens Structural Report - BHS  
Consultants - August 2015**

## **Appendix A**

- **Building / Site photograph and observation location  
Drawing SK01**

**Attachment 3 - WWI Sportsman's War Memorial Edinburgh Gardens Structural Report - BHS Consultants - August 2015**



**Attachment 3 - WWI Sportsman's War Memorial Edinburgh Gardens Structural Report - BHS Consultants - August 2015**

## **Appendix B**

- **Photographs of existing conditions and site observations**

**Attachment 3 - WWI Sportsman's War Memorial Edinburgh Gardens Structural Report - BHS Consultants - August 2015**



7310 rpt ph01.JPG



7310 rpt ph02.JPG

**Attachment 3 - WWI Sportsman's War Memorial Edinburgh Gardens Structural Report - BHS Consultants - August 2015**



7310 rpt ph03.JPG



7310 rpt ph04.JPG

**Attachment 3 - WWI Sportsman's War Memorial Edinburgh Gardens Structural Report - BHS Consultants - August 2015**



7310 rpt ph05.JPG



7310 rpt ph06.JPG

**Attachment 3 - WWI Sportsman's War Memorial Edinburgh Gardens Structural Report - BHS Consultants - August 2015**



7310 rpt ph07.JPG



7310 rpt ph08.JPG

**Attachment 3 - WWI Sportsman's War Memorial Edinburgh Gardens Structural Report - BHS Consultants - August 2015**



7310 rpt ph09.JPG



7310 rpt ph10.JPG

## **Appendix C**

- **Protecon Site Investigation Report**

**Attachment 3 - WWI Sportsman's War Memorial Edinburgh Gardens Structural Report - BHS Consultants - August 2015**

# PROTECON

## Concrete Preservation Technology

Mickjaq Pty Ltd as trustee of the Norton  
Family Trust trading as Protecon (Vic)  
ABN 81 230 982 785 ACN 076 954 599  
Member Australian Concrete Repair Association  
Member Australian Institute of Waterproofing  
Builders Licences DB-L 21371 CB-L 30410

Unit 13 18-20 Powlett Street Moorabbin 3189

Phone 9555 0111  
Fax 9555 0688  
Mobile 0417 185 491  
email norton@protecon.com.au

22 August 2015

Joe Spano  
BHS Consultants  
11 Amsterdam Street  
Richmond 3121

## Re: Site Investigation Report War Monument – Edinburgh Park North Fitzroy

### Introduction:

Protecon (Vic) were asked to complete some destructive investigation work on the World War One monument located on the southern boundary of the bowling club grounds, in conjunction with Joe Spano of BHS Consultants.

The work included core holes and phenolphthaleine carbonation testing, and physical breakout of the western main beam which is in poor condition, and two other beams in relatively good condition. The work was completed on Friday 14 August 2015.

### Works Log:

1100 Core in western main beam hit steel and damaged core. Broke out cracked concrete on the bottom eastern edge of the western main beam to expose 12 mm diameter moderately corroded reinforcing steel (photo)

1140 Moved to eastern main beam and saw cut breakout to steel. Same configuration but this steel (in good concrete) was in very good condition.

1210 Same excavation done on northern connecting beam and same configuration and in good condition.

1220 Cored northern beam adjacent excavation between grid to get carbonation test analysis. Test showed nil carbonation.

1240 Cored western main beam (in poor condition) and tested for carbonation. Test revealed carbonated to 30 mm

### Repair:

The following day the demolition sites were repaired with polymer modified repair mortar and painting will be completed week of 24 August after adequate curing time has elapsed.

**Attachment 3 - WWI Sportsman's War Memorial Edinburgh Gardens Structural Report - BHS Consultants - August 2015**

2.

**Conclusion:**

In our opinion the western main beam is severely compromised by carbonation damage (concrete cancer) and if not supported by the newly constructed sub-station adjacent, it would be in danger of collapse.

The corresponding eastern main beam is in a far lesser state of degradation and is sound. The lateral beams are in very good condition and sounding of the traversing planks indicated they are in good condition.

Yours sincerely,  
PROTECON (VIC)

Glenn Norton  
Victorian Manager

**Attachment 3 - WWI Sportsman's War Memorial Edinburgh Gardens Structural Report - BHS Consultants - August 2015**



**Attachment 3 - WWI Sportsman's War Memorial Edinburgh Gardens Structural Report - BHS Consultants - August 2015**



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## 11.7 2014/15 Annual Financial Statements and Performance Statement adoption 'in principle'

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Trim Record Number: D15/112229

Responsible Officer: Director Corporate, Business and Finance

### Purpose

1. To receive the recommendations of Council's Audit Committee, adopt the 2014/15 Annual Financial Statements and Performance Statement 'in principle' and nominate two Councillors to certify those statements in their final form.

### Background

2. The 2014/15 draft Annual Financial Statements and Performance Statement (**attachments 1 and 2**) accompanying this report reflect the financial results and Council Plan outcomes for the 2014/15 financial year.
3. Council's Audit Committee considered the 2014/15 draft Annual Financial Statements and Performance Statement at its meeting on 25 August 2015.
4. Comment and explanation on the draft Annual Financial Statements and Performance Statement was provided by Council officers in relation to a range of presentation and disclosure issues raised by the Committee.
5. Following the Audit Committee's detailed consideration of the 2014/15 draft Annual Financial Statements and Performance Statement, the Audit Committee resolved as follows:
  - (a) *to recommend to Council the final 2014/15 draft Annual Financial Statements and Performance Statement subject to the completion of outstanding audit issues required by the auditor in their closing report and any minor amendments to the draft statements as agreed; and*
  - (b) *to recommend the 'in principle' adoption of the 2014/15 draft Annual Financial Statements and Performance Statement by Council at its Meeting on 1 September 2015.*

### Consultation

6. The 2014/15 draft Annual Financial Statements and Performance Statement have been prepared in accordance with Australian Accounting Standards, the *Local Government Act 1989*, the Local Government (Planning and Reporting) Regulations 2014, and in accordance with industry best practice reporting principles, in particular the *Local Government Model Financial Report 2015*, issued by the Department of Transport, Planning and Local Infrastructure.
7. Advice has been provided by representatives of HLB Mann Judd - External Auditors, as appointed by the Victorian Auditor-General's Office, during the course of the year-end audit cycle in relation to the presentation of the Annual Financial Statements and Performance Statement.
8. The Audit Committee has also provided feedback in relation to disclosure of information presented in the Annual Financial Statements and Performance Statement.

### Financial Implications

9. The 2014/15 draft Annual Financial Statements reflect an operating surplus of \$9.933 million. This result represents an unfavourable variance of \$1.001 million to the adopted budgeted result of \$10.934 million surplus. Major variations to budget include additional agency staff expenditure, some of which was income related and therefore offset the expenditure; additional leave liability and WorkCover costs; and additional depreciation expense as a result of capitalisation of the 2013/14 capital works program. Income from developers contributions were favourable to budget due to additional developments works undertaken across the municipality. Revenue from parking operations and compliance was unfavourable to budget which related to both infringements and parking fees. The surplus also includes capital program expenditure (\$0.56 million net) which could not be capitalised as an asset which was transferred to operating expenditure.

10. Operating revenue of \$164.461 million was \$2.214 million favourable compared to the budget of \$162.247 million. The major favourable components were developers' contributions, fees and charges, operating grants; offset in part by unfavourable parking revenue.
11. Operating expenditure of \$154.528 million was \$3.215 million unfavourable to the budget of \$151.313 million. This is due to additional agency costs, some of which is income related and therefore offset the expenditure; employee leave liability and WorkCover costs; and additional depreciation expense as referenced in Paragraph 9.

#### **Economic Implications**

12. No further economic implications.

#### **Sustainability Implications**

13. No further sustainability implications.

#### **Social Implications**

14. No further social implications.

#### **Human Rights Implications**

15. No further human rights implications.

#### **Communications with CALD Communities Implications**

16. No further CALD community implications.

#### **Council Plan, Strategy and Policy Implications**

17. The 2014/15 Performance Statement records Council's performance over a range of performance indicators as required by the *Local Government Act 1989* and the Local Government (Planning and Reporting) Regulations 2014 as part of the new Local Government Performance Reporting Framework (LGPRF). Council Plan targets were determined in the 2014/15 Adopted Budget.

#### **Legal Implications**

18. Council is required to certify the draft Annual Financial Statements and Performance Statement 'in principle' each year in order to lodge the statements to be external audit certified. Certified annual accounts are also required to be lodged with the Minister by 30 September this year.

#### **Other Issues**

19. The draft Annual Financial Statements and Performance Statement are subject to audit and some changes may be required in consultation with the Victorian Auditor-General's Office. It is not anticipated, however, that there will be any material change to the reported financial performance or financial position as presented in the accompanying draft.

#### **Options**

20. No further options.

#### **Conclusion**

21. A detailed variance analysis of the financial results for 2014/15 is included in the Financial Statements report attachment. Council is required to adopt 'in principle' the financial statements each year which will be lodged with the Minister after full audit clearance from the Victorian Auditor General.

## RECOMMENDATION

1. That Council:
  - (a) notes the accompanying 2014/15 Annual Financial Statements and Performance Statement, and receives the endorsement of Council's Audit Committee;
  - (b) adopts the 2014/15 Annual Financial Statements and Performance Statement 'in principle' prior to them being provided to the Victorian Auditor-General's Office for audit sign off;
  - (c) nominates the Mayor, Councillor Vlahogiannis, Audit Committee member and Councillor Colanzi, Audit Committee member, as the two Councillors to certify the Annual Financial Statements and Performance Statement;
  - (d) authorises the nominated Councillors to accept any further recommended changes by the Victorian Auditor-General's Office; and
  - (e) designates Philip Mason, Chief Financial Officer, as Principal Accounting Officer to certify the Annual Financial Statements and Performance Statement, as required by the *Local Government Act* 1989 and Local Government (Planning and Reporting) Regulations 2014.

**CONTACT OFFICER:** Philip Mason  
**TITLE:** Chief Financial Officer  
**TEL:** 9205 5449

### Attachments

- 1 Annual Financial Statements
- 2 Performance Statement

**Attachment 1 - Annual Financial Statements**

**YARRA CITY COUNCIL  
FINANCIAL REPORT  
FOR THE YEAR ENDED 30 June 2015**

**Attachment 1 - Annual Financial Statements**

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## Attachment 1 - Annual Financial Statements

### Comprehensive Income Statement for the Year Ended 30 June 2015

	Note	2015 \$'000	2014 \$'000
<b>Income</b>			
Rates and charges	3	91,462	84,934
Parking revenue	4	26,995	26,199
User charges, fees, and other fines	5(a)	22,883	21,519
Government grants	6	12,785	11,485
Contributions-monetary	7	7,630	5,865
Reimbursements	8	750	660
Net gain on disposal of non-current assets	9	(146)	28
Other income	5(b)	2,103	6,636
<b>Total Income</b>		<b>164,462</b>	<b>157,326</b>
<b>Expenses</b>			
Employee expenses	10	71,232	65,971
Materials and services	11	59,215	55,912
Bad and doubtful debts	12	1,683	2,844
Depreciation	13	20,466	18,954
Borrowing costs	14	1,435	457
Other Expenses	15	496	515
<b>Total Expenses</b>		<b>154,527</b>	<b>144,653</b>
<b>Surplus/(deficit)</b>		<b>9,935</b>	<b>12,673</b>
<b>Other comprehensive income</b>			
Net asset revaluation increment/(decrement)	28	59,161	21,208
<b>Comprehensive result for the year</b>		<b>69,096</b>	<b>33,881</b>

*The above comprehensive income statement should be read in conjunction with the accompanying notes*

## Attachment 1 - Annual Financial Statements

Yarra City Council 2014/2015 Financial Report

Page 2

### Balance Sheet as at 30 June 2015

	Note	2015 \$'000	2014 \$'000
<b>ASSETS</b>			
<b>Current assets</b>			
Cash and cash equivalents	16	22,435	21,719
Receivables	17	11,223	11,283
Accrued income	18	553	242
Prepayments	19	185	194
Inventories	20	135	145
Non-current assets held for sale	21	640	651
<b>Total current assets</b>		<u>35,171</u>	<u>34,234</u>
<b>Non-current assets</b>			
Investments	21(a)	235	205
Receivables	17	20	20
Property, infrastructure, plant and equipment	22	1,570,430	1,500,301
<b>Total non-current assets</b>		<u>1,570,685</u>	<u>1,500,526</u>
<b>TOTAL ASSETS</b>		<u>1,605,856</u>	<u>1,534,760</u>
<b>LIABILITIES</b>			
<b>Current liabilities</b>			
Payables	23	15,886	14,613
Trust funds	24	1,915	2,481
Income in advance	25	112	325
Employee benefits	26	11,843	11,398
Fire services levy	24(a)	3,641	3,299
<b>Total current liabilities</b>		<u>33,397</u>	<u>32,116</u>
<b>Non-current liabilities</b>			
Employee benefits	26	1,297	1,165
Other Liabilities	24	585	-
Interest-bearing liabilities	27	32,500	32,500
<b>Total non-current liabilities</b>		<u>34,382</u>	<u>33,665</u>
<b>TOTAL LIABILITIES</b>		<u>67,779</u>	<u>65,781</u>
<b>NET ASSETS</b>		<u>1,538,077</u>	<u>1,468,981</u>
<b>Represented by:</b>			
Accumulated surplus		571,739	564,646
Asset revaluation reserves	28 (a)	946,159	886,998
Other reserves	28 (b)	20,179	17,337
<b>TOTAL EQUITY</b>		<u>1,538,077</u>	<u>1,468,981</u>

*The above balance sheet should be read in conjunction with the accompanying notes*

## Attachment 1 - Annual Financial Statements

Yarra City Council 2014/2015 Financial Report

Page 3

**Statement of Changes in Equity  
for the Year Ended 30 June 2015**

	Note	Total 2015 \$'000	Accumulated Surplus 2015 \$'000	Asset Revaluation Reserves 2015 \$'000	Other Reserves 2015 \$'000
<b>2015</b>					
Balance at beginning of the financial year		1,468,981	564,646	886,998	17,337
Surplus (deficit) for the year		9,935	9,935	-	-
Asset revaluation	28	59,161	-	59,161	-
Transfers to other reserves	28	-	(5,437)	-	5,437
Transfers from other reserves	28	-	2,595	-	(2,595)
<b>Balance at end of the financial year</b>		<b>1,538,077</b>	<b>571,739</b>	<b>946,159</b>	<b>20,179</b>

		Total 2014 \$'000	Accumulated Surplus 2014 \$'000	Asset Revaluation Reserves 2014 \$'000	Other Reserves 2014 \$'000
<b>2014</b>					
Balance at beginning of the financial year		1,435,100	554,785	865,790	14,525
Surplus (deficit) for the year		12,673	12,673	-	-
Asset revaluation	28	21,208	-	21,208	-
Transfers to other reserves	28	-	(4,028)	-	4,028
Transfers from other reserves	28	-	1,216	-	(1,216)
<b>Balance at end of the financial year</b>		<b>1,468,981</b>	<b>564,646</b>	<b>886,998</b>	<b>17,337</b>

*The above statement of changes in equity should be read in conjunction with the accompanying notes*

## Attachment 1 - Annual Financial Statements

### Statement of Cash Flows for the Year Ended 30 June 2015

	Notes	2015 Inflows/ (Outflows) \$'000	2014 Inflows/ (Outflows) \$'000
<b>Cash flows from operating activities</b>			
Receipts from ratepayers		92,466	85,193
Parking revenue		24,629	24,575
User charges, fees and fines/Deposits and Trust Funds		24,412	20,636
Government grants - Operating		11,811	12,064
Government grants - Capital		1,323	-
Contributions		7,630	5,865
Reimbursements		1,112	1,665
Fire Services Levy Received		13,059	13,401
Fire Services Levy Paid		(9,402)	(10,102)
Interest received from other entities		434	373
Rent		1,669	1,147
Payments to suppliers		(72,057)	(69,407)
Payments to employees		(70,185)	(64,682)
Borrowing costs		(1,435)	(457)
Net GST refund		5,551	5,452
Net cash provided by operating activities	29	31,016	25,723
<b>Cash flows from investing activities</b>			
Payments for property, infrastructure, plant and equipment		(30,910)	(42,944)
Proceeds from sale of property, plant and equipment	9	610	660
Net cash (used in) investing activities		(30,300)	(42,284)
<b>Cash flows from financing activities</b>			
New Borrowings		-	32,500
Repayment of Borrowings		-	(13,137)
Net cash provided financing activities		-	19,363
Change in cash and cash equivalents		716	2,801
Cash at the beginning of the financial year		21,719	18,918
<b>Cash and cash equivalents at the end of the financial year</b>	30	<b>22,435</b>	<b>21,719</b>

The above statement of cash flows should be read in conjunction with the accompanying notes

## Attachment 1 - Annual Financial Statements

**Statement of Capital Works  
for the Year Ended 30 June 2015**

	<b>2015 \$'000</b>	<b>2014 \$'000</b>
<b>Capital Works Areas</b>		
Roads, Footpaths, Kerb and Channel	6,853	8,240
Drains	581	709
Transport and Road Safety	2,011	1,186
Information Systems	1,675	2,073
Open Space Improvements	4,998	3,237
Buildings	13,395	26,426
Plant and Equipment	1,947	1,910
Library	718	431
<b>Total Capital Works</b>	<b><u>32,178</u></b>	<b><u>44,212</u></b>
<b>Types of Capital Works:</b>		
Asset - Renewal	17,128	22,737
Asset - Upgrade	2,219	2,268
Asset - New	12,831	19,207
<b>Total Capital Works</b>	<b><u>32,178</u></b>	<b><u>44,212</u></b>

*The above Statement of Capital works should be read in conjunction with the accompanying notes*

## Attachment 1 - Annual Financial Statements

### Notes to the Financial Report for the Year Ended 30 June 2015

#### Introduction

- (a) The City of Yarra was established by an Order of the Governor in Council on 22 June 1994 and is a body corporate. The Council's main office is located at 333 Bridge Road Richmond.
- (b) The purpose of the Council is to:
- provide for the peace, order, and good government of its municipal district;
  - promote the social, economic and environmental viability and sustainability of the municipal district;
  - ensure that resources are used efficiently and effectively and services are provided in accordance with the Best Value Principles to best meet the needs of the local community;
  - improve the overall quality of life of people in the local community;
  - promote appropriate business and employment opportunities;
  - ensure that services and facilities provided by the Council are accessible and equitable;
  - ensure the equitable imposition of rates and charges; and
  - ensure transparency and accountability in Council decision making.

External Auditor - Victorian Auditor-General

Internal Auditor - Crowe Horwath

Solicitors - Maddocks

Bankers - National Australia Bank

Website address - [www.yarracity.vic.gov.au](http://www.yarracity.vic.gov.au)

This financial report is a general purpose financial report that consists of a Comprehensive Income Statement, Balance Sheet, Statement of Changes in Equity, Statement of Cash Flows, and notes accompanying these financial statements. The general purpose financial report complies with Australian Accounting Standards and Interpretations, other authoritative pronouncements of the Australian Accounting Standards Board, the *Local Government Act* 1989, and the Local Government (Planning and Reporting) Regulations 2014.

## Attachment 1 - Annual Financial Statements

## Notes to the Financial Report for the Year Ended 30 June 2015

## Note 1 Significant Accounting Policies

## (a) Basis of Accounting

This financial report has been prepared on an accrual and going concern basis.

The financial report has also been prepared under the historical cost convention except where specifically stated in Note 1(b) and 1(g).

Unless otherwise stated, all policies applied are consistent with those of the prior year. Where appropriate, comparative figures have been amended to accord with current presentation and disclosure made of material changes to comparatives.

## (b) Recognition and measurement of assets

*Acquisition*

The purchase method of accounting is used for acquisitions of assets. The purchase method of accounting represents the fair value of the assets provided as consideration at the date of acquisition plus any incidental costs attributable to the acquisition.

The following classes of assets have been recognised in Note 22. In accordance with Council policy, the threshold limits listed below have been applied when recognising assets within an applicable asset class and unless otherwise stated are consistent with the prior year:

	2015 Threshold limit
<b>Class of Asset</b>	
<b>Land &amp; Buildings</b>	
Land	Nil
Land under roads acquired after 30 June 2008	Nil
Buildings	\$10,000
Land improvements	\$10,000
<b>Heritage Assets</b>	
Heritage assets	Nil
<b>Plant &amp; Equipment</b>	
Plant & machinery	\$500
Furniture, equipment & computers	\$500
Library books	Nil
Library audio and visual	Nil
<b>Infrastructure</b>	
Roads - substructure	\$50,000
- seal	\$15,000
Footpaths - substructure	\$25,000
- seal	\$15,000
Kerb and channel	\$25,000
Drains	\$25,000
Bridges	\$25,000
Lanes - substructure	\$50,000
- seal	\$15,000
<b>Other</b>	
Mobile garbage bins/recycling crates	\$500
Irrigation & sprinkler systems	\$500
Street furniture	\$500
Parks & gardens furniture & equipment	\$500
Playground equipment	\$500
Fencing	Nil
Trees	Nil

**Revaluation**

Subsequent to the initial recognition of assets, land, buildings, and infrastructure assets are measured at fair value, being the amount for which the assets could be exchanged between knowledgeable willing parties in an arms length transaction.

At each balance date, the Council reviews the carrying value of the individual classes of assets within land, buildings, and infrastructure assets to ensure that each asset materially approximates its fair value. Where the carrying value materially differs from the fair value the class of assets is revalued.

In addition, Council undertakes a formal revaluation (either by experienced council officers or independent experts) of land and buildings and infrastructure assets every 2 years.

Where assets are revalued, the revaluation increments are credited directly to the applicable asset revaluation reserve except to the extent that an increment reverses a prior year decrement for that class of asset that had been recognised as an expense in which case the increment is recognised as revenue up to the value of the expense. Revaluation decrements are recognised as an expense except where prior increments are included in the Asset Revaluation Reserve for that class of asset in which case the decrement is taken to the reserve to the extent of the remaining increments. Within the same class of assets, revaluation increments and decrements within the year are offset.

## Attachment 1 - Annual Financial Statements

## Note 1 Significant Accounting Policies (continued)

## (b) Recognition and measurement of assets (continued)

**Land Under Roads**

Any land under roads acquired after 30 June 2008 will be brought to account using the deemed cost basis. No land under roads have been acquired since 30 June 2008. Council does not recognise land under roads that it controlled prior to 30 June 2008 in its financial report.

## (c) Change in Accounting Policy

**AASB 13 Fair Value Measurement**

AASB 13 establishes a single source of guidance for fair value measurements. The fair value measurement requirements of AASB 13 apply to both financial instrument items and non-financial instrument items for which other A-IFRS require or permit fair value measurements and disclosures about fair value measurements, except for share-based payment transactions that are within the scope of AASB 2 Share-based Payment, leasing transactions that are within the scope of AASB 17 Leases, and measurements that have some similarities to fair value but not fair value (e.g. net realisable value for the purposes of measuring inventories or value in use for impairment assessment purposes).

AASB 13 defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions. Fair value under AASB 13 is an exit price regardless of whether that price is directly observable or estimated using another valuation technique. Also, AASB 13 includes extensive disclosure requirements.

AASB 13 requires prospective application from 1 January 2013. In addition, specific transitional provisions were given to entities such that they need not apply the disclosure requirements set out in the Standard in comparative information provided for periods before the initial application of the Standard. In accordance with these transitional provisions, Council has not made any new disclosures required by AASB 13 for the 2012 comparative period (please see note 22).

Other than the additional disclosures, the application of AASB 13 has not had any material impact on the amounts recognised in the financial statements.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities

Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.

Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For the purpose of fair value disclosures, Council has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

In addition, Council determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

**AASB 10 Consolidated Financial Statements**

AASB 10 provides a new approach to determine whether an entity has control over an entity, and therefore must present consolidated financial statements. The new approach requires the satisfaction of all three criteria for control to exist over an entity for financial reporting purposes:

(a) The investor has power over the investee;

(b) The investor has exposure, or rights to variable returns from its involvement with the investee; and

(c) The investor has the ability to use its power over the investee to affect the amount of investor's returns.

Based on the new criteria prescribed in AASB 10, the Council has reviewed the existing arrangements to determine if there are any entities which the Council holds investments in that need to be consolidated. The Council has concluded that no entities have met the control criteria.

**AASB 119 Employee Benefits**

As per AASB 119 Employee Benefits, provision for annual leave liability has been classified into benefits expected to be settled within 12 months, and benefits expected to be settled greater than 12 months.

## (d) Depreciation of property, plant and equipment and infrastructure.

Buildings, infrastructure, plant and equipment, and other assets (except trees) having limited useful lives are systematically depreciated over their useful lives to the Council in a manner which reflects consumption of the service potential embodied in those assets. Estimates of remaining useful lives and residual values are made on a regular basis with major asset classes reassessed annually. Depreciation rates and methods are reviewed annually.

Where assets have separate identifiable components that have distinct useful lives and/or residual values a separate depreciation rate is determined for each component. Straight line depreciation is provided based on the residual useful life as determined each year.

Major depreciation periods used are listed below and are consistent with the prior year unless otherwise stated:

	<b>Periods 2015</b>
<b>Land &amp; Buildings</b>	
Buildings	100 years
<b>Heritage Assets</b>	
Heritage Assets	100 years
<b>Plant &amp; Equipment</b>	
Plant & machinery	7-10 years
Furniture, equipment & computers	3-10 years
<b>Infrastructure</b>	
Roads - substructure	120 years
- seal	20 years
Footpaths - substructure	75 years
- seal	30 years
Kerb and channel	50 years
Drains	120 years
Bridges	120 years
Lane - substructure	120 years
- seal	50 years
<b>Other</b>	
Mobile garbage bins/recycling crates	10 years
Irrigation & sprinkler systems	10 years
Street furniture	20 years
Parks & gardens furniture & equipment	20 years
Playground equipment	10 years
Fencing	10 years
Library books	6-7 years
Library audio and visual	4 years

## Attachment 1 - Annual Financial Statements

**Note 1 Significant Accounting Policies (continued)****(e) Repairs and maintenance**

Routine maintenance, repair costs, and minor renewal costs are expensed as incurred. Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold the cost is capitalised and is subject to depreciation. The carrying value of the replaced asset is expensed.

**(f) Leases****Finance leases**

Leases of assets where substantially all the risks and rewards incidental to ownership of the asset, are transferred to the Council are classified as finance leases. Council does not have any finance leases.

**Operating leases**

Lease payments for operating leases are recognised on a straight line basis.

**(g) Employee costs and benefits****Wages and salaries and annual leave**

Liabilities for wages and salaries, including non-monetary benefits, annual leave and accumulated sick leave expected to be wholly settled within 12 months of the reporting date are recognised in the provision for employee benefits in respect of employee services up to the reporting date, classified as current liabilities and measured at their nominal values.

Liabilities that are not expected to be wholly settled within 12 months of the reporting date are recognised in the provision for employee benefits as current liabilities, measured at present value of the amounts expected to be paid when the liabilities are settled using the remuneration rate expected to apply at the time of settlement.

**Long service leave**

All unconditional vested LSL representing 7+ years of continuous service is :

- (i) disclosed in accordance with AASB 101, as a current liability even where the Council does not expect to settle the liability within 12 months as it will not have the unconditional right to defer the settlement of the entitlement should an employee take leave within 12 months;
- (ii) measured at:
  - nominal value under AASB 119 where a component of this current liability is expected to fall due within 12 months after the end of the period; and
  - present value under AASB 119 where the entity does not expect to settle a component of this liability within 12 months.

LSL representing less than 7 years of continuous service is:

- (i) disclosed in accordance with AASB 101 as a non-current liability; and
- (ii) measured at present value under AASB 119 where the entity does not expect to settle this non-current liability within 12 months.

**Superannuation**

The amount charged to the Comprehensive Operating Statement in respect of superannuation represents contributions made or due by Yarra City Council to the relevant superannuation plans in respect to the services of Yarra City Council's staff (both past and present). Superannuation contributions are made to the plans based on the relevant rules of each plan and any relevant compulsory superannuation requirements that Yarra City Council is required to comply with (refer Note 33).

**(h) Revenue recognition****Rates, grants, contributions and user fees and charges**

Rates, grants, contributions and user fees and charges are recognised as revenue when the municipality obtains control over the assets comprising these receipts.

Control over assets acquired from rates is obtained at the commencement of the rating year or, where earlier, upon receipt of the rates. A provision for doubtful debts on rates has not been established as unpaid rates represent a charge against the rateable property that will be recovered when the property is next sold.

Control over granted assets is normally obtained upon their receipt (or acquittal) or upon earlier notification that a grant has been secured, and are valued at their fair value at the date of transfer.

Where grants or contributions recognised as revenue during the financial year were obtained on condition that they would be expended in a particular manner or used over a particular period and those conditions were undischarged at balance date, the unused grant or contribution is disclosed in Note 6.

These notes also disclose the amount of unused grant or contribution from prior years that were expended on Council's operations during the current year.

A liability is recognised in respect of revenue that is reciprocal in nature to the extent that the requisite service has not been provided at balance date.

## Attachment 1 - Annual Financial Statements

**Note 1 Significant Accounting Policies (continued)****(h) Revenue recognition (continued)****User charges, fees, and fines**

User charges, fees, and fines (including parking fees and fines) are recognised as revenue when the penalty has been applied, the service has been provided, or payment is received, whichever first occurs.

A provision for doubtful debts is recognised when collection in full is no longer probable.

**Sale of property, plant and equipment**

The gain or loss on sale of an asset is determined when control of the asset has irrevocably passed to the buyer.

**Other Income**

Other income is measured at the fair value of the consideration received or receivable and is recognised when Council gains control over the right to receive the income.

**Interest and rentals**

Interest and rentals are recognised as revenue when the payment is due, the value of the payment is notified, or the payment is received, whichever first occurs.

**(i) Cash and cash equivalent assets**

For the purposes of the Statement of Cash Flows, cash assets include cash on hand and highly liquid investments with short periods to maturity that are readily convertible to cash on hand at the Council's option and are subject to insignificant risk of changes in values, net of outstanding bank overdrafts.

**(j) Investments and other financial assets****Initial recognition and measurement**

Financial assets are recognised when the entity becomes a party to the contractual provisions to the instrument. For financial assets, this is equivalent to the date that the Council commits itself to either the purchase or sale of the asset. Financial instruments are initially measured at fair value plus transaction costs.

**Classification and subsequent measurement**

Investments are classified in the following categories:

- financial assets at fair value through profit or loss;
- loans and receivables;
- held-to-maturity; and
- available-for-sale financial assets.

The classification depends on the purpose for which the investments were acquired. The Council determines the classification of its investments at initial recognition.

Financial instruments are subsequently measured at fair value, other than those that do not have a quoted market price in an active market and whose fair value cannot be reliably measured, which are measured at cost. All investments held by the Council are in unlisted entities, and are hence measured at cost.

**(k) Borrowing**

Borrowings are initially measured at fair value, being the cost of the interest bearing liabilities, net of transaction costs. The measurement basis subsequent to initial recognition depends on whether the Council has categorised its interest-bearing liabilities as either financial liabilities designated at fair value through the profit and loss, or financial liabilities at amortised cost. The Council has categorised all its interest-bearing liabilities as financial liabilities at amortised cost.

**Borrowing costs**

Borrowing costs are recognised as an expense in the period in which they are incurred, except where they are capitalised as part of a qualifying asset constructed by Council. Except where specific borrowings are obtained for the purpose of specific asset acquisition, the weighted average interest rate applicable to borrowings at balance date, excluding borrowings associated with superannuation, is used to determine the borrowing costs to be capitalised.

Borrowing costs include interest on bank overdrafts, interest on borrowings, and finance lease charges

**(l) Allocation between current and non-current**

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be realised or paid. The asset or liability is classified as current if it is expected to be settled within the next twelve months, or Council does not have an unconditional right to defer settlement beyond twelve months.

**(m) Agreements equally proportionately unperformed**

The Council does not recognise assets and liabilities arising from agreements that are equally proportionately unperformed.

**(n) Rounding**

Unless otherwise stated, amounts in the report have been rounded to the nearest thousand dollars.

**(o) Trust funds and deposits**

Amounts received as deposits and retention amounts controlled by Council are recognised as Trust Funds until they are returned or forfeited (refer to Note 24).

**Attachment 1 - Annual Financial Statements****(p) Inventories**

Inventories of saleable items and consumable stores have been valued at the lower of cost or net realisable value.

**(q) Impairment of assets**

At each reporting date, the Council reviews the carrying value of its assets to determine whether there is any indication that these assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, is compared to the assets carrying value. Any excess of the assets carrying value over its recoverable amount is expensed to the comprehensive income statement, unless the asset is carried at the revalued amount in which case, the impairment loss is recognised directly against the revaluation surplus in respect of the same class of asset to the extent that the impairment loss does not exceed the amount in the revaluation surplus for that same class of asset.

**(r) Non-current assets classified as held for sale**

A non-current asset classified as held for sale (including disposal groups) is measured at the lower of its carrying amount and fair value less costs to sell, and are not subject to depreciation. Non-current assets, disposal groups and related liabilities and assets are treated as current and classified as held for sale if their carrying amount will be recovered through a sale transaction rather than through continuing use. This condition is regarded as met only when the sale is highly probable and the asset's sale (or disposal group sale) is expected to be completed within 12 months from the date of classification.

**(s) Pending accounting standards**

Certain new AAS's have been issued that are not mandatory for the 30 June 2015 reporting period. Council has assessed these pending standards and has identified that no material impact will flow from the application of these standards in future reporting periods.

**Attachment 1 - Annual Financial Statements****Note 2 Budget comparison**

The Annual Financial Report shows the audited actual results for the year.

The budget comparison notes compare Council's financial plan, expressed through its annual budget, with actual performance. The *Local Government (Planning and Reporting) Regulations 2014* requires explanation of any material variances. Council has adopted a materiality threshold of the lower of 10% or \$250K where further explanation is warranted. Explanations have not been provided for variations below the materiality threshold unless the variance is considered to be material because of its nature.

The budget figures detailed below are those adopted by Council on Day Month Year. The Budget was based on assumptions that were relevant at the time of adoption of the Budget. Council sets guidelines and parameters for revenue and expense targets in this budget in order to meet Council's planning and financial performance targets for both the short and long-term. The budget did not reflect any changes to equity resulting from asset revaluations, as their impacts were not considered predictable.

These notes are prepared to meet the requirements of the *Local Government Act 1989* and the *Local Government (Planning and Reporting) Regulations 2014*.

## Attachment 1 - Annual Financial Statements

**Note 2 Budget comparison (cont)**  
**(a) Income and expenditure**

	Budget 2014/15 \$'000	Actual 2014/15 \$'000	Variance \$'000	Variance %	Note
<b>Revenues from ordinary activities</b>					
Rates and charges	91,458	91,462	4	-	
Parking Revenue	29,059	26,995	(2,064)	(7.10)	1.1
Charges, Fees, Other Fines, and Rent	23,417	24,553	1,136	4.85	1.2
Operating Grants	10,013	11,462	1,449	14.47	1.3
Capital Grants	1,475	1,323	(152)	(10.31)	1.4
Reimbursements & Contributions	5,653	8,379	2,726	48.23	1.5
Interest on Investments	722	434	(288)	(39.88)	1.6
Net gain (loss) on disposal of non current assets	450	(146)	(596)	(132.53)	1.7
<b>Total revenues</b>	<b>162,247</b>	<b>164,462</b>	<b>2,214</b>		
<b>Expenses from ordinary activities</b>					
Employee Expenses	68,319	71,232	(2,913)	(4.26)	1.8
Materials and Services	59,849	59,215	634	1.06	1.9
Bad and Doubtful Debts	2,094	1,683	411	19.63	1.10
Depreciation	19,142	20,466	(1,324)	(6.92)	1.11
Borrowing Costs	1,413	1,435	(22)	(1.57)	
Other Expenses	496	496	-	-	
<b>Total expenses</b>	<b>151,313</b>	<b>154,527</b>	<b>(3,215)</b>		
<b>Net Result before Transfers to Reserves</b>	<b>10,934</b>	<b>9,935</b>	<b>(999)</b>		
Transfers to Reserves	-	(5,437)	(5,437)	100.00	1.12
Transfers from Reserves	-	2,595	2,595	100.00	1.13
<b>Net Result after Transfers to Reserves</b>	<b>10,934</b>	<b>7,093</b>	<b>(3,841)</b>		

## Attachment 1 - Annual Financial Statements

## Note 2 Budget comparison (cont)

**(b) Material Variance Explanation**

Note	Item	Explanation
1.1	Parking Revenue	Parking Revenue unfavourable to budget by \$2.064M (7.1%) mainly due to lower parking infringements than the budget level which is a combination of enforcement and compliance. Meter fees were also unfavourable partly due to the removal of parking bays in Victoria Parade and Wellington Street.
1.2	Charges, Fees, Other Fines and Rent	Charges, Fees, Other Fines and Rent are \$1.136M (4.85%) favourable to budget mainly due to increased income for enforcement activity in Construction.
1.3	Operating Grants	Operating Grants favourable to budget by \$1.449M (14.47%) mainly due to additional grant income received in advance from the Victorian Grants Commission for part of the 2015/16 grants program. Additional funding was also received for Family and Children Services, Aged Services and Sustainability and Strategic Transport.
1.4	Capital Grants	Capital Grants unfavourable to budget by \$0.152M (10.31%) mainly due to reduced revenue received for the North Fitzroy Community Hub which is expected to be received in 2015-16.
1.5	Reimbursements and Contributions	Reimbursements and Contributions favourable compared to budget by \$2.726M (48.23%) mainly due to an increase in resort and recreation fees received from property developers.
1.6	Interest on Investments	Interest Received unfavourable compared to budget by \$0.288M (39.88%) due to Council's low cash balances in the first half of the year and lower interest rates than budgeted.
1.7	Net gain (loss) on disposal of non current assets	Net gain (loss) on disposal of non current assets is \$0.596M (132.53%) unfavourable compared to budget due to delayed vehicle trade-ins which are now expected to occur early 2015/16.
1.8	Employee Expenses	Employee Costs are unfavourable to budget by \$2.913M (4.26%) partly due to additional agency staff costs, some of which related to additional income, and vacancies which have since been filled. Additional costs were incurred for long service leave provision due to lower discount interest rates and also workcover premium and superannuation cost increases.
1.9	Materials and Services	Materials and services costs are favourable to budget by \$0.634M (1.06%) mainly due to reduced expenditure in planning appeals, consultants, printing, software development and materials.
1.10	Bad and Doubtful Debts	Bad and Doubtful Debts favourable to budget by \$0.411M (19.61%) due to additional parking and general debtor fees expected to be recovered.
1.11	Depreciation	Depreciation was unfavourable to budget by \$1.324M (6.92%) due to the high level of capitalisation processed from the 2013/14 capital works program.
1.12	Transfers to Reserves	Transfers to Reserves was \$5.437M due to development contributions received for the year.
1.13	Transfer from Reserves	Transfers from Reserves was \$2.595M which related to expenditure on Open Space capital works funded by reserve.

## Attachment 1 - Annual Financial Statements

## Note 2 Budget comparison (cont)

## (c) Capital Works

	Budget 2014/15 \$'000	Actual 2014/15 \$'000	Variance \$'000	Variance %	Note
<b>Capital Works Areas</b>					
Roads, Footpaths, Kerb and Channel	8,186	6,703	(1,483)	(18.12)	2.1
Drains	1,037	581	(456)	(43.97)	2.2
Bridges	400	157	(243)	(60.75)	2.3
Transport and Road Safety	2,782	2,005	(777)	(27.93)	2.4
Information Systems	1,858	1,675	(183)	(9.85)	
Open Space Improvements	6,054	4,856	(1,198)	(19.79)	2.5
Buildings	17,367	14,009	(3,358)	(19.34)	2.6
Plant and Equipment	2,147	1,474	(673)	(31.35)	
Library	705	718	13	1.84	
<b>Total Capital Works</b>	<b>40,536</b>	<b>32,178</b>	<b>(8,358)</b>		2.7
<b>Types of Capital Works:</b>					
Asset - Renewal	19,320	17,128	(2,192)	(11.35)	
Asset - Upgrade	3,358	2,219	(1,139)	(33.93)	
Asset - New	17,858	12,831	(5,027)	(28.15)	
<b>Total Capital Works</b>	<b>40,536</b>	<b>32,178</b>	<b>(8,358)</b>		

## Attachment 1 - Annual Financial Statements

## Note 2 Budget comparison (cont)

## (d) Explanation of material variations

**Material Variance Explanation**

<u>Note</u>	<u>Item</u>	<u>Explanation</u>
2.1	Roads, Footpaths, Kerb and Channel	Roads, Footpaths, Kerb and Channel assets are \$1.483M (18.12%) lower than budget due to project carry forwards and some project deferrals.
2.2	Drains	Drains assets are \$0.456M (43.97%) lower than budget partly due to project deferrals which included Wellington Street drainage and West Garth street drainage.
2.3	Bridges	Bridges assets are \$0.243M (60.75%) lower than budget due to lower expenditure required on the Gipps Street (Collins Bridge) than originally expected.
2.4	Transport and Road Safety	Transport and Road Safety assets are \$0.777M (27.93%) lower than budget due to projects carried forward including the Brunswick Street and George's road bicycle path improvement project.
2.5	Open Space Improvements	Open Space Improvements are \$1.198M (19.79%) favourable compared to budget mainly due to projects being carried forward including Rushall crescent shared path, Fairfield park pedestrian assets and 635 Church street western Streetscape .
2.6	Buildings	Buildings assets are \$3.358M (19.34%) lower than budget mainly due to the carry forward of funds relating to the North Fitzroy Hub project which was delayed.
2.7	Total Capital Works	Total Capital program expenditure of \$32.74M represents 80.8% completion of the 2014/15 capital works program budget. This includes the expenditure component of \$0.56M (net) transferred to operating.

## Attachment 1 - Annual Financial Statements

<b>Note 3</b>	<b>Rates and charges</b>	<b>2015</b>	<b>2014</b>
		<b>\$'000</b>	<b>\$'000</b>
	Council uses Net Annual Value (NAV) as the basis of valuation of all properties within the municipal district. The NAV of a property is its imputed rental value.		
	The valuation base used to calculate general rates for 2014/15 was \$2,017.530 million (2013/14 \$1,823.094 million) with the increase in the rate base resulting from the return of supplementary valuations for properties constructed and/or building works completed since the return of the previous general revaluation of land for rating purposes as at 1 January 2014.		
	The 2014/15 rate in the NAV dollar of 4.423 cents generated a 5.4% increase in rate income. The 2013/14 rate in the NAV dollar was 4.561 cents.		
	Residential	62,156	56,805
	Commercial	20,139	22,198
	Industrial	6,542	3,825
	Supplementary rates and rate adjustments	2,260	1,759
	Garbage bin charge	49	55
	Interest on rates	316	292
		<u>91,462</u>	<u>84,934</u>
	A general revaluation of land for rating purposes within the municipal district was undertaken as at 1 January 2014 and was first applied to the rating period commencing 1 July 2014.		
	The date of the next general revaluation of land for rating purposes within the municipal district is 1 January 2016 and the valuation will be first applied in the rating year commencing 1 July 2016.		
<b>Note 4</b>	<b>Parking revenue</b>		
	Infringements & costs	13,764	12,694
	PERIN court recoveries	1,900	1,831
	Fees - parking meters/ticket machines	9,704	10,129
	Permits	1,627	1,545
		<u>26,995</u>	<u>26,199</u>
<b>Note 5(a)</b>	<b>User charges, fees and other fines</b>		
	Leisure centres and golf course fees	8,809	9,096
	Child care/children's program fees	2,385	2,217
	Town planning fees	2,125	1,657
	Insurance refunds	10	61
	Registration fees	1,277	1,134
	Pre schools	560	551
	Aged services fees	364	240
	Road occupation permit fees	2,325	1,847
	Library fees and fines	94	65
	Footpath advertising & display	541	493
	Building services fees	626	286
	Valuation fees/supplementary charges	629	302
	Kerb market fees	208	197
	Land information certificates	91	91
	Local laws fines	1,217	980
	Sales Right of Way	-	1,029
	Victorian Electoral Commission fines	-	58
	Other fees and charges	1,622	1,215
		<u>22,883</u>	<u>21,519</u>
<b>Note 5(b)</b>	<b>Other income</b>		
	Interest	434	373
	Rent	1,669	1,147
	Other *	-	5,116
		<u>2,103</u>	<u>6,636</u>

\* This amount refers to land assets identified during the 2014 revaluation process for Council assets and recognises additional land parcels that were not previously recorded as Council assets.

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<b>Note 6</b>	<b>Government grants</b>	<b>2015</b>	<b>2014</b>
	Government grants were received in respect of the following:	<b>\$'000</b>	<b>\$'000</b>
	Commonwealth funded grants	8,182	6,749
	State funded grants	4,603	4,736
	<b>Total</b>	<b>12,785</b>	<b>11,485</b>
	<b>Operating Grants</b>		
	<i>Recurrent - Commonwealth Government</i>		
	Victoria Grants Commission - general purpose	2,592	839
	Family Services	3,255	3,161
	Aged Services - Home Care Services	839	927
	<i>Recurrent - State Government</i>		
	Aged Services Assessment and Planning	2,713	2,524
	School crossing supervisors	210	183
	Library	538	513
	Maternal and child health	466	516
	Recreation	4	35
	Community safety	83	190
	Other	244	299
	<b>Total recurrent operating grants</b>	<b>10,944</b>	<b>9,187</b>
	<i>Non-recurrent - Commonwealth Government</i>		
	Environmental planning	173	420
	<i>Non-recurrent - State Government</i>		
	Community health	38	235
	Family and children	244	50
	Other	63	191
	<b>Total non-recurrent operating grants</b>	<b>518</b>	<b>896</b>
	<b>Total operating grants</b>	<b>11,462</b>	<b>10,083</b>
	<b>Capital Grants</b>		
	<i>Recurrent - Commonwealth Government</i>		
	Roads to recovery	150	202
	<i>Recurrent - State Government</i>		
	<b>Total recurrent capital grants</b>	<b>150</b>	<b>202</b>
	<i>Non-recurrent - Commonwealth Government</i>		
	Buildings	1,173	1,200
	Plant, machinery and equipment	-	-
	<b>Total non-recurrent capital grants</b>	<b>1,173</b>	<b>1,200</b>
	<b>Total capital grants</b>	<b>1,323</b>	<b>1,402</b>
	<b>Total grants</b>	<b>12,785</b>	<b>11,485</b>
	<b>Conditions on grants</b>		
	<i>Grants recognised as revenue during the year which were obtained on the condition that they be expended in a specified manner that had not occurred at balance date were:</i>		
	Community Development	305	179
	Aged & Disability	419	194
	Victoria Grants Commission	1,057	-
	Walk to School	10	-
		<b>1,791</b>	<b>373</b>
	<i>Grants recognised as revenue in prior years which were expended during the current year in the manner specified</i>		
	Community Development	179	80
	Aged & Disability	194	-
	Victorian Grants Commission	-	1,034
		<b>373</b>	<b>1,114</b>
	<i>Net increase/(decrease) in restricted assets resulting from grant revenues for the year</i>	<b>1,418</b>	<b>(741)</b>

**Attachment 1 - Annual Financial Statements**

	2015 \$'000	2014 \$'000
<b>Note 7 Contributions monetary</b>		
Government capital contributions	231	268
Transport planning	33	9
Resort and recreation fees*	5,437	4,028
Road inspection	566	347
Road reinstatements	137	106
Library resources	159	110
Domestic waste	551	405
Environmental sustainability	-	108
Other	516	484
	7,630	5,865

\* Resort and recreation fees received during the year are transferred to reserves pursuant to section 18 of the Subdivision Act 1988, (Resort and Recreation Reserve) (Note 28(b)).

<b>Note 8 Reimbursements</b>		
Road maintenance/works (other)	750	660
	750	660

<b>Note 9 Net gain on disposal of non-current assets</b>		
<b>Plant &amp; Equipment</b>		
Proceeds from sale of assets	610	660
Written down value of assets sold/disposed	756	632
Profit/(loss) on sale/disposal of property, plant and equipment	(146)	28

**Attachment 1 - Annual Financial Statements**

	<b>2015</b>	<b>2014</b>
	<b>\$'000</b>	<b>\$'000</b>
<b>Note 10</b>		
<b>Employee expenses</b>		
Wages and salaries	53,149	47,032
WorkCover	947	865
Casual staff	4,027	3,942
Superannuation	3,741	4,893
Fringe benefits tax	588	434
Oncosts	1,381	1,856
Overtime	1,202	1,169
Temporary staff costs	6,197	5,780
	<u>71,232</u>	<u>65,971</u>
<b>Note 11</b>		
<b>Materials and services</b>		
Materials and services	19,745	17,418
Contract payments	19,799	19,134
Building maintenance	5,409	5,643
General maintenance	1,685	1,007
Utilities	3,026	2,655
Information technology	1,652	1,502
Insurance	1,881	1,974
Consultants	6,018	6,579
	<u>59,215</u>	<u>55,912</u>
<b>Note 12</b>		
<b>Bad and doubtful debts</b>		
Parking infringement debtors	1,683	2,560
Other debtors	-	284
	<u>1,683</u>	<u>2,844</u>

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	2015 \$'000	2014 \$'000
<b>Note 13 Depreciation</b>		
Buildings	2,419	2,416
Heritage assets	46	53
Plant and machinery	1,517	1,462
Furniture, equipment, and computers	2,514	1,982
Roads	5,014	4,424
Footpaths	3,369	3,053
Kerb and channel	2,238	2,217
Drains	996	829
Bridges	50	55
Lanes	1,062	1,182
Mobile garbage bins/recycling crates	40	39
Irrigation and sprinkler systems	49	52
Street furniture	383	380
Parks and gardens furniture and equipment	248	198
Playground equipment	12	11
Fencing	43	65
Library books	376	457
Library audio visual	90	79
<b>Total depreciation</b>	<u>20,466</u>	<u>18,954</u>
<b>Note 14 Borrowing costs</b>		
Interest - on Borrowings	<u>1,435</u>	<u>457</u>
	<u>1,435</u>	<u>457</u>
<b>Note 15 Other expenses</b>		
Auditors' remuneration - VAGO - audit of the financial statements, performance statement and grant acquitals	66	72
Auditors' remuneration - Internal	145	171
Councillors' allowances	285	272
	<u>496</u>	<u>515</u>

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	2015 \$'000	2014 \$'000
<b>Note 16 Cash and cash equivalents</b>		
Cash at bank*	1,724	2,008
Cash on hand	11	11
Term deposit investments*	20,700	19,700
	<u>22,435</u>	<u>21,719</u>
*Council has assets of \$17.090m (\$14.248m in 2013/14) that are subject to restriction (refer to Note 32).		
Trust funds and deposits	2,500	2,481
Total restricted funds (note 32)	17,090	14,248
Total unrestricted cash and cash equivalents	<u>2,845</u>	<u>4,991</u>
<b>Intended allocations</b>		
Although not externally restricted the following amounts have been allocated for specific future purposes by Council:		
- Cash held to fund carried forward capital works	<u>6,447</u>	<u>2,400</u>
<b>Note 17 Receivables</b>		
<b>Current</b>		
Rates debtors	3,431	3,134
Parking infringement debtors	21,851	19,721
Provision for doubtful debts - parking infringements	(18,150)	(16,433)
Other debtors	4,422	4,513
Provision for doubtful debts - other debtors	(1,203)	(2,272)
Workcover	137	97
GST recoverable from ATO	735	2,523
	<u>11,223</u>	<u>11,283</u>
<b>Non-current</b>		
Park Place Child Care Centre Inc. - Loan	20	20
<b>Total Receivables</b>	<u>11,243</u>	<u>11,303</u>
<b>(a) Ageing of Receivables</b>		
At balance date other debtors representing financial assets were past due but not impaired. These amounts relate to a number of independent customers for whom there is no recent history of default. The ageing of the Council's trade & other receivables (excluding statutory receivables) was:		
Current		
Past due by up to 30 days	6,677	6,713
Past due between 31 and 180 days	668	671
Past due between 181 and 365 days	751	755
Past due by more than 1 year	3,147	3,164
<b>Total trade &amp; other receivables</b>	<u>11,243</u>	<u>11,303</u>
<b>(b) Movement in provisions for doubtful debts</b>		
Balance at the beginning of the year	18,705	15,861
New Provisions recognised during the year	1,683	2,844
Amounts already provided for and written off as uncollectible	(1,035)	-
<b>Balance at end of year</b>	<u>19,353</u>	<u>18,705</u>

**Attachment 1 - Annual Financial Statements**

	<b>2015</b>	<b>2014</b>
	<b>\$'000</b>	<b>\$'000</b>
<b>Note 18    Accrued income</b>		
Government grants and other income	509	226
Interest	44	16
	<u>553</u>	<u>242</u>
<b>Note 19    Prepayments</b>		
Vehicle registrations	137	128
Contributions and insurance	48	66
	<u>185</u>	<u>194</u>
<b>Note 20    Inventories</b>		
Merchandise	131	140
General	4	5
	<u>135</u>	<u>145</u>
	No Inventories were written down to their net realisable value in 2015 (2014-nil)	
<b>Note 21    Non-current assets held for sale</b>		
Motor Vehicles held for sale at cost	640	651
	<u>640</u>	<u>651</u>
	No Assets were written down to their fair value in 2015 (2014-nil)	
<b>Note 21 (a) Investments</b>		
Council's carrying value of investment in RFK P/L (trading as Community Chef) and Regional Kitchen P/L is at cost	230	200
Other Unlisted Investment	5	5
	<u>235</u>	<u>205</u>

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**Note 22 Property, infrastructure, plant and equipment**

<b>Summary</b>	<b>2015 \$'000</b>	<b>2014 \$'000</b>
<i>Balance at beginning of financial year</i>	1,500,301	1,450,002
Acquisition of assets	32,178	44,212
Depreciation (Note 13)	(20,466)	(18,954)
Disposal of non current assets (Note 9) - WDV of disposals	(756)	(632)
Found assets (Note 5b)	-	5,116
Asset held for sale reclassified from current assets	11	(651)
Increment/(decrement) on revaluation June 2015 (Note 28)	59,161	21,208
<i>Balance at end of financial year</i>	<u>1,570,430</u>	<u>1,500,301</u>

**Property, infrastructure, plant and equipment**

- at Cost	103,294	107,728
- at Valuation	1,778,160	1,690,635
Less: accumulated depreciation	311,024	298,062
	<u>1,570,430</u>	<u>1,500,301</u>

**Land and buildings**

Land		
- at Valuation	719,255	719,255
	<u>719,255</u>	<u>719,255</u>

**Land Improvements**

- Land Improvements at cost	6,402	-
	<u>6,402</u>	<u>-</u>

**Buildings**

- at Cost	11,819	-
- at Valuation	241,182	241,182
Less: accumulated depreciation	71,446	69,027
	<u>181,555</u>	<u>172,155</u>

*Valuations of land and buildings were undertaken by Westlink Consulting under the supervision of William J Graham, City Valuer, A.V.L.E (Vals), Qualified Valuer. The valuation of buildings was replacement cost less accumulated depreciation and was first applied as at 30 June 2014.*

Details of the Council's land and buildings and information about the fair value hierarchy as at 30 June 2015 are as follows:

	<b>Level 1 \$'000</b>	<b>Level 2 \$'000</b>	<b>Level 3 \$'000</b>
Land - Non specialised	-	55,303	-
Land - Specialised	-	-	670,354
Buildings - Non specialised	-	-	-
Buildings - Specialised	-	-	181,555
<b>Total</b>	<u>-</u>	<u>55,303</u>	<u>851,909</u>

## Attachment 1 - Annual Financial Statements

	2015 \$'000	2014 \$'000
<b>Note 22 Property, infrastructure, plant and equipment (continued)</b>		
<b>Heritage assets</b>		
Heritage assets		
- at Cost	98	43
- at Valuation	4,528	4,528
Less: accumulated depreciation	149	103
	<u>4,477</u>	<u>4,468</u>
 <i>Valuations of Heritage assets were undertaken by Warren Joel (of Byjoel valuations) and Warwick Reeder (of Reeders Fine Art Pty Ltd). The valuations were applied as at 30 June 2013.</i>		
<b>Plant and equipment</b>		
Plant and machinery		
- at Cost	13,122	12,652
Less: accumulated depreciation	5,827	5,306
	<u>7,295</u>	<u>7,346</u>
Furniture, equipment and computers		
- at Cost	30,938	28,684
Less: accumulated depreciation	24,615	22,101
	<u>6,323</u>	<u>6,583</u>
Library Books and Audio Visual		
- at Cost	6,046	5,328
Less: accumulated depreciation	4,205	3,740
	<u>1,841</u>	<u>1,588</u>
<b>Infrastructure</b>		
Road Substructure		
- at Cost	-	1,469
- at Valuation	316,994	279,299
Less: accumulated depreciation	66,933	51,938
	<u>250,061</u>	<u>228,830</u>
Road Seal		
- at Cost	-	7,415
- at Valuation	41,928	36,828
Less: accumulated depreciation	8,739	11,812
	<u>33,189</u>	<u>32,431</u>

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	2015 \$'000	2014 \$'000
<b>Note 22 Property, infrastructure, plant and equipment (continued)</b>		
Footpaths substructure		
- at Cost	-	1,278
- at Valuation	74,622	69,534
Less: accumulated depreciation	11,956	12,339
	<u>62,666</u>	<u>58,473</u>
Footpaths seal		
- at Cost	-	10,035
- at Valuation	48,752	45,443
Less: accumulated depreciation	7,504	12,198
	<u>41,248</u>	<u>43,280</u>
Kerb and channel		
- at Cost	-	2,974
- at Valuation	131,307	108,924
Less: accumulated depreciation	23,878	22,607
	<u>107,429</u>	<u>89,291</u>
Drains		
- at Cost	-	3,544
- at Valuation	99,789	97,372
Less: accumulated depreciation	45,885	44,306
	<u>53,904</u>	<u>56,610</u>
Bridges		
- at Cost	157	-
- at Valuation	4,970	4,970
Less: accumulated depreciation	2,399	2,349
	<u>2,728</u>	<u>2,621</u>
Lanes - substructure		
- at Valuation	35,195	31,714
Less: accumulated depreciation	5,193	6,403
	<u>30,002</u>	<u>25,311</u>
Lanes - seal		
- at Valuation	53,988	45,934
Less: accumulated depreciation	8,786	11,100
	<u>45,202</u>	<u>34,834</u>
<b>Other</b>		
Mobile garbage bins/recycling crates		
- at Cost	2,571	2,512
Less: accumulated depreciation	2,259	2,219
	<u>312</u>	<u>293</u>

Valuation of bridges were undertaken by Jim Vokolos, B.Eng (civil), Qualified Engineer. The valuations were applied as at 30 June 2013.

Valuation of road infrastructure was undertaken by Jim Vokolos, B.Eng (Civil), Qualified Engineer. The valuations are at replacement costs less accumulated depreciation and were first applied as at 30 June 2015.

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	2015 \$'000	2014 \$'000
<b>Note 22 Property, infrastructure, plant and equipment (continued)</b>		
Irrigation and sprinkler systems		
- at Cost	1,547	1,547
Less: accumulated depreciation	<u>1,466</u>	<u>1,417</u>
	81	130
Street furniture		
- at Cost	15,083	14,428
Less: accumulated depreciation	<u>11,060</u>	<u>10,677</u>
	4,023	3,751
Parks and gardens furniture and equipment		
- at Cost	7,199	7,199
Less: accumulated depreciation	<u>5,934</u>	<u>5,686</u>
	1,265	1,513
Playground equipment		
- at Cost	1,107	1,107
Less: accumulated depreciation	<u>1,085</u>	<u>1,073</u>
	22	34
Fencing		
- at Cost	1,829	1,829
Less: accumulated depreciation	<u>1,705</u>	<u>1,662</u>
	124	167
Trees and Tree Infrastructure		
- at Cost	1,611	1,611
- at Valuation	<u>5,651</u>	<u>5,651</u>
	7,262	7,262
Council valuation of trees was performed by Stewart Campbell, Senior Arborist, Advanced Certificate of Arboriculture, Advanced Certificate of Management and was applied in 2004		
Works in progress - at Cost	<u>3,764</u>	<u>4,075</u>
<b>Total property, infrastructure, plant and equipment</b>	<u>1,570,430</u>	<u>1,500,301</u>

Details of the Council's infrastructure assets and information about the fair value hierarchy as at 30 June 2015 are as follows:

	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000
Roads	-	-	283,250
Bridges	-	-	2,728
Footpaths Lanes and Kerb and channel	-	-	286,546
Drainage	-	-	53,904
<b>Total</b>	<u>-</u>	<u>-</u>	<u>626,428</u>

**Attachment 1 - Annual Financial Statements****Note 22 Property, infrastructure, plant and equipment (cont)****Valuation basis*****Non-specialised land and buildings***

Non-specialised land and buildings are valued using the market based direct comparison method. Under this valuation method, the assets are compared to recent comparable sales or sales of comparable assets which are considered to have nominal or no added improvement value.

For non-specialised land and buildings, an independent valuation was performed by William J Graham, City Valuer, A.V.L.E (Vals), Qualified Valuer, to determine the fair value using the market based direct comparison method. Valuation of the assets was determined by analysing comparable sales and allowing for share, size, topography, location and other relevant factors specific to the asset being valued. From the sales analysed, an appropriate rate per square metre has been applied to the subject asset. The effective date of the valuation is 30 June 2014.

To the extent that non-specialised land and buildings do not contain significant, unobservable adjustments, these assets are classified as Level 2 under the market based direct comparison approach.

***Specialised land and buildings***

The market based direct comparison method is also used for specialised land although is adjusted to reflect the specialised nature of the assets being valued. For Council specialised buildings, the depreciated replacement cost method is used, adjusting for the associated depreciations. Specialised assets contain significant, unobservable adjustments, therefore these assets are classified as Level 3 fair value measurements.

An adjustment is made to reflect a restriction on the sale or use of an asset by Council. The adjustment is an allowance made to reflect the difference in value between unrestricted assets and those held by the Council which are impacted by external restraints on their use.

An independent valuation of Council's specialised land and buildings was performed by William J Graham, City Valuer, A.V.L.E (Vals), Qualified Valuer. The valuation was performed using either the market based direct comparison method or depreciated replacement cost, adjusted for restrictions in use. The effective date of the valuation is 30 June 2014.

**Attachment 1 - Annual Financial Statements**

**Reconciliation of Level 3 fair value**

2015	Specialised Land and Land Improvements	Specialised Buildings	Infrastructure \$000
Opening Balance	663,952	172,155	571,680
Depreciation	-	(2,419)	(12,726)
Impairment Loss	-	-	-
Revaluation			59,161
Acquisitions (Disposals)	6,402	11,819	8,315
Transfers	-	-	-
Closing Balance	670,354	181,555	626,430

**Description of significant unobservable inputs into level 3 valuations**

	Valuation Technique	Significant Unobservable Inputs	Range	Sensitivity
Specialised Land and Land Improvements	Market based direct comparison approach (refer above)	Extent and impact of restriction of use	15-30%	Increase or decrease in the extent of restriction would result in a higher or lower value.
Specialised Buildings	Depreciated Replacement Cost	Direct cost per square metre	185 - 25,000 psm	Increase or decrease in the direct cost per square metre adjustment would result in a higher or lower value.
		Useful life of specialised buildings (yrs.)	40-150	Increase or decrease in the estimated useful life of the asset would result in a higher or lower value.
Infrastructure	Depreciated Replacement Cost	Cost per unit	Range	Increase or decrease in the cost per unit would result in a higher or lower value.
Pavement and Lane			18 - 232	
Footpath and Kerb and channel			42 - 322	
Drainage -Pits			1,845 - 3,023	
Drainage Pipe		175 - 1,278		
		Useful life of infrastructure (yrs.)	20 - 120	Increase or decrease in the estimated useful life would result in a higher or lower value.

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## 22. Property, Infrastructure, Plant and Equipment (cont.)

2015	Balance at beginning of financial year	Acquisition of assets	Transfer To/From current assets	Found assets	Depreciation	WDV of disposals	Revaluation	Capitalisation	Balance at end of financial year
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Property, Plant and Equipment</b>									
Land Specialised	719,255	-	-	-	-	-	-	6,401	725,656
Buildings Specialised	172,155	-	-	-	(2,419)	-	-	11,819	181,555
Heritage assets	4,468	-	-	-	(46)	-	-	55	4,477
Plant and equipment	7,346	-	11	-	(1,518)	(756)	-	2,212	7,295
Furniture, equipment and computers	6,583	-	-	-	(2,515)	-	-	2,255	6,323
Mobile garbage/bins crates	293	-	-	-	(41)	-	-	60	312
Irrigation and sprinkler systems	130	-	-	-	(50)	-	-	-	80
Street furniture	3,751	-	-	-	(383)	-	-	655	4,023
Parks and gardens furniture and equipment	1,513	-	-	-	(248)	-	-	-	1,265
Playground equipment	34	-	-	-	(12)	-	-	-	22
Fencing	167	-	-	-	(43)	-	-	-	124
Trees and Tree Infrastructure	7,262	-	-	-	-	-	-	-	7,262
Library books	1,344	-	-	-	(376)	-	-	595	1,563
Library Audio Visual	245	-	-	-	(89)	-	-	123	279
Road substructure	228,830	-	-	-	(2,801)	-	22,972	1,060	250,061
Road seal	32,431	-	-	-	(2,211)	-	1,909	1,060	33,189
Bridges	2,621	-	-	-	(49)	-	-	157	2,729
Footpaths substructure	58,473	-	-	-	(942)	-	4,727	408	62,666
Footpaths seal	43,280	-	-	-	(2,428)	-	(12)	408	41,248
Lanes substructure	25,311	-	-	-	(242)	-	4,933	-	30,002
Lanes seal	34,833	-	-	-	(820)	-	11,188	-	45,202
Kerb and channel	89,291	-	-	-	(2,238)	-	17,765	2,610	107,428
Drains	56,610	-	-	-	(995)	-	(4,321)	2,610	53,905
Works in progress	4,075	32,178	-	-	-	-	-	(32,489)	3,764
<b>Total property, plant &amp; equipment</b>	<b>1,500,301</b>	<b>32,178</b>	<b>11</b>	<b>-</b>	<b>(20,466)</b>	<b>(756)</b>	<b>59,161</b>	<b>-</b>	<b>1,570,430</b>

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22 Property, Infrastructure, Plant and Equipment (cont.)

2014	Balance at beginning of financial year	Acquisition of assets	Transfer to current assets	Found assets	Depreciation	WDV of disposals	Revaluation	Capitalisation	Balance at end of financial year
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Property, Plant and Equipment</b>									
Land Specialised	677,786	-	-	5,116	-	-	30,746	5,607	719,255
Buildings Specialised	155,043	-	-	-	(2,416)	-	(9,539)	29,067	172,155
Heritage assets	4,479	-	-	-	(53)	-	-	43	4,468
Plant and equipment	6,660	-	(651)	-	(1,462)	(632)	-	3,431	7,346
Furniture, equipment and computers	5,747	-	-	-	(1,982)	-	-	2,817	6,583
Mobile garbage/bins crates	297	-	-	-	(39)	-	-	35	293
Irrigation and sprinkler systems	182	-	-	-	(52)	-	-	-	130
Street furniture	3,805	-	-	-	(380)	-	-	326	3,751
Parks and gardens furniture and equipment	1,712	-	-	-	(198)	-	-	-	1,513
Playground equipment	44	-	-	-	(11)	-	-	-	34
Fencing	232	-	-	-	(65)	-	-	-	167
Trees and Tree Infrastructure	7,262	-	-	-	-	-	-	-	7,262
Library books	1,504	-	-	-	(457)	-	-	296	1,344
Library Audio Visual	189	-	-	-	(78)	-	-	134	245
Road substructure	230,700	-	-	-	(2,327)	-	-	457	228,830
Road seal	32,241	-	-	-	(2,098)	-	-	2,288	32,431
Bridges	2,675	-	-	-	(55)	-	-	-	2,621
Footpaths substructure	58,988	-	-	-	(936)	-	-	421	58,473
Footpaths seal	40,734	-	-	-	(2,117)	-	-	4,662	43,280
Lanes substructure	25,574	-	-	-	(263)	-	-	-	25,311
Lanes seal	35,752	-	-	-	(919)	-	-	-	34,833
Kerb and channel	90,480	-	-	-	(2,217)	-	-	1,028	89,291
Drains	56,386	-	-	-	(829)	-	-	1,054	56,610
Works in progress	11,529	44,212	-	-	-	-	-	(51,667)	4,075
<b>Total property, plant &amp; equipment</b>	<b>1,450,002</b>	<b>44,212</b>	<b>(651)</b>	<b>5,116</b>	<b>(18,954)</b>	<b>(632)</b>	<b>21,208</b>	<b>-</b>	<b>1,500,301</b>

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		2015	2014
		\$'000	\$'000
<b>Note 23</b>	<b>Payables</b>		
	Trade creditors	9,584	7,903
	Superannuation	141	163
	Accrued expenses	6,161	6,547
		<u>15,886</u>	<u>14,613</u>
	Council's standard terms of payment are 30 days.		
<b>Note 24</b>	<b>Trust funds</b>		
	Refundable building deposits	24	166
	Other refundable deposits	38	214
	Other trust items	2,235	1,703
	Refundable contract deposits	-	148
	Refundable civic facilities deposits	107	169
	Leased properties security deposit	29	14
	Strategic Transport Development	20	20
	Unclaimed monies	47	47
		<u>2,500</u>	<u>2,481</u>
	Refundable deposits - Deposits are taken by council as a form of surety in a number of circumstances, including in relation to building works, tender deposits, contract deposits and the use of civic facilities		
	Retention Amounts - Council has a contractual right to retain certain amounts until a contractor has met certain requirements or a related warrant or defect period has elapsed. Subject to the satisfactory completion of the contractual obligations, or the elapsing of time, these amounts will be paid to the relevant contractor in line with Council's contractual obligations.		
<b>Note 24(a)</b>	<b>Fire services levy</b>		
	Fire services levy	3,641	3,299
		<u>3,641</u>	<u>3,299</u>
	Fire Service Levy - Council is the collection agent for fire services levy on behalf of the State Government. Council remits amounts received on a quarterly basis. Amounts disclosed here will be remitted to the state government in line with that process.		
<b>Note 25</b>	<b>Income in advance</b>		
	Leisure Centre fees	112	325
		<u>112</u>	<u>325</u>

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	2015 \$'000	2014 \$'000
<b>Note 26 Employee benefits</b>		
<b>Current</b>		
<b>Current provisions expected to be wholly settled within 12 months</b>		
Annual leave	3,577	3,589
Long service leave (Notes 1(g))	998	1,063
<b>Current provisions expected to be wholly settled after 12 months</b>		
Annual leave	866	850
Long service leave (Notes 1(g))	6,402	5,896
<b>Total current provisions</b>	<u>11,843</u>	<u>11,398</u>
<b>Non-current</b>		
Long service leave (Notes 1(g))	<u>1,297</u>	<u>1,165</u>
	<u>1,297</u>	<u>1,165</u>
LSL representing less than 7 years of continuous service is measured at present value.		
Aggregate carrying amount of employee entitlements		
<b>Current</b>	11,843	11,398
<b>Non-current</b>	<u>1,297</u>	<u>1,165</u>
	<u>13,140</u>	<u>12,563</u>
Sum of full-time equivalent staff numbers	715	701
<i>The following assumptions were adopted in measuring the present value of long term employee benefits</i>		
Weighted average increase in employee costs (as per Enterprise Bargaining Agreement)	4.0%	4.0%
Weighted average discount rates	2.69%	3.30%
<b>Note 27 Interest-bearing liabilities</b>		
The maturity profile for Council's borrowings* and other liabilities is as follows:		
Not later than one year	-	-
Later than one year and not later than five years	32,500	32,500
Later than five years	-	-
	<u>32,500</u>	<u>32,500</u>
<b>Current</b>		
LASF defined benefit plan liability	-	-
<b>Non-current</b>		
Loans - secured*	32,500	32,500
	<u>32,500</u>	<u>32,500</u>
<b>Total</b>	<u>32,500</u>	<u>32,500</u>
* Borrowings are secured by way of mortgages over the general rates of the Council.		
Aggregate carrying amount of interest-bearing liabilities		
<b>Current</b>	-	-
<b>Non-current</b>	<u>32,500</u>	<u>32,500</u>
<b>Total</b>	<u>32,500</u>	<u>32,500</u>

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## Note 28 Reserves

	Balance at beginning of Year	Increment (decrement)	Balance at end of Year
	\$'000	\$'000	\$'000
(a) Asset revaluation reserves			
<b>2015</b>			
<b>Property</b>			
Land	521,925	-	521,925
Buildings	55,883	-	55,883
Heritage buildings	2,860	-	2,860
	580,668	-	580,668
<b>Infrastructure</b>			
Road Substructure	96,506	22,972	119,478
Road Seal	8,784	1,909	10,693
Footpaths Substructure	35,974	4,727	40,701
Footpaths Seal	28,782	(12)	28,770
Drains	7,930	(4,321)	3,609
Bridges	1,000	-	1,000
Lane Substructure	11,303	4,933	16,236
Lane Seal	34,448	11,188	45,636
Kerb and channel	81,590	17,765	99,355
Trees	13	-	13
	306,330	59,161	365,491
<b>Total Asset revaluation reserves</b>	<b>886,996</b>	<b>59,161</b>	<b>946,159</b>

The asset revaluation reserve is used to record the increased (net) value of Council's assets over time.

**2014****Property**

Land	491,178	30,746	521,925
Buildings	65,421	(9,538)	55,883
Heritage buildings	2,860	-	2,860
	559,459	21,208	580,668

**Infrastructure**

Road Substructure	96,506	-	96,506
Road Seal	8,784	-	8,784
Footpaths Substructure	35,974	-	35,974
Footpaths Seal	28,782	-	28,782
Drains	7,930	-	7,930
Bridges	1,000	-	1,000
Lane Substructure	11,303	-	11,303
Lane Seal	34,448	-	34,448
Kerb and channel	81,590	-	81,590
Trees	13	-	13
	306,330	-	306,330

**Total Asset revaluation reserves**

	865,790	21,208	886,996
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	Balance at beginning of Year	Transfer to accumulated surplus	Transfer from accumulated surplus	Balance at end of Year
	\$'000	\$'000	\$'000	\$'000
(b) Other reserves				
<b>2015</b>				
Resort and recreation (a)	14,248	(2,595)	5,437	17,090
Parking (b)	79	-	-	79
Community Infrastructure Fund (c)	3,010	-	-	3,010
<b>Total Other reserves</b>	<b>17,337</b>	<b>(2,595)</b>	<b>5,437</b>	<b>20,179</b>
<b>2014</b>				
Resort and recreation (a)	11,436	(1,216)	4,028	14,248
Parking (b)	79	-	-	79
Community Infrastructure Fund (c)	3,010	-	-	3,010
<b>Total Other reserves</b>	<b>14,525</b>	<b>(1,216)</b>	<b>4,028</b>	<b>17,337</b>

(a) Resort and Recreation reserve relates to contributions received as Public Open Space Levies pursuant to the provisions of Section 18 of the Subdivision Act 1988. The reserve will be used to fund eligible open space capital works projects.

(b) Parking reserve relates to contributions received in lieu of the provision of parking spaces required for property developments. This reserve will be used in the provision of additional car parking spaces as required.

(c) Council resolved to provide funding for a Community Infrastructure Fund which includes funding for an indoor sporting facility in the future. Council's Long Term Financial Plan (LTFP) has allocated further fund transfers to the Community Infrastructure Fund in future years.

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<b>Note 29 Reconciliation of operating result to net cash from operations</b>	<b>2015</b>	<b>2014</b>
	<b>\$'000</b>	<b>\$'000</b>
Surplus	9,935	12,673
Depreciation	20,466	18,954
(Net gain)/loss on disposal of non current assets (refer to Note 9)	146	(28)
Change in assets and liabilities:		
(Increase)/decrease in receivables	60	(1,317)
(Increase)/decrease in prepayments	9	53
(Increase)/decrease in accrued income	(311)	(175)
Increase/(decrease) in payables	1,659	(5,522)
Increase/(decrease) in accrued expenses	(385)	1,955
Increase/(decrease) in other liabilities	(1,121)	(2,064)
(Increase)/decrease in inventories	11	6
Increase/(decrease) in employee benefits	577	1,188
(Increase)/Decrease in investment in associates	(30)	-
Net cash provided by operating activities	<u>31,016</u>	<u>25,723</u>

**Note 30 Reconciliation of cash at year-end to cash and cash equivalents**

Cash and Cash equivalents (refer to Note 16)	22,435	21,719
	<u>22,435</u>	<u>21,719</u>

**Note 31 Financing arrangements**

Bank overdraft*	10,000	10,000
Used facilities	(44)	(27)
Purchasing cards	500	500
Unused facilities	<u>10,456</u>	<u>10,473</u>

\*Bank Overdraft is not used until "net" cash position is negative.

Borrowings are secured by way of mortgages over the general rates of the Council.

**Note 32 Restricted assets**

Council has Cash assets (refer to Note 16) that are subject to restriction. As at the reporting date Council had restrictions in relation to reserve funds (recreational lands reserve).

Resort and recreation (Note 28)	17,090	14,248
	<u>17,090</u>	<u>14,248</u>

**Attachment 1 - Annual Financial Statements**

**Note 33 Superannuation**

Yarra City Council (the Council) makes the majority of its employer superannuation contributions in respect of its employees to the Local Authorities Superannuation Fund (the Fund). This Fund has two categories of membership, accumulation and defined benefit, each of which is funded differently. The defined benefit section provides lump sum benefits based on years of service and final average salary. The defined contribution section receives fixed contributions from Council and the Council's legal or constructive obligation is limited to these contributions.

Obligations for contributions to the Fund are recognised as an expense in Comprehensive Operating Statement when they are made or due.

	<b>2015</b>	<b>2014</b>
	<b>\$'000</b>	<b>\$'000</b>
<b>Defined benefit funds</b>		
Employer contributions to Local Authorities Superannuation Fund (Vision Super)	539	539
	<u>539</u>	<u>539</u>

As provided under Paragraph 34 of AASB 119, Council does not use defined benefit accounting for its defined benefit obligations under the Fund's Defined Benefit category. This is because the Fund's Defined Benefit category is a multi-employer sponsored plan.

As a multi-employer sponsored plan, the Fund was established as a mutual scheme to allow for the mobility of the workforce between the participating employers without attaching a specific liability to particular employees and their current employer. Therefore, there is no proportional split of the defined benefit liabilities, assets or costs between the participating employers as the defined benefit obligation is a floating obligation between the participating employers and the only time that the aggregate obligation is allocated to specific employers is when a call is made. As a result, the level of participation of Council in the Fund cannot be measured as a percentage compared with other participating employers. While there is an agreed methodology to allocate any shortfalls identified by the Fund Actuary for funding purposes, there is no agreed methodology to allocate benefit liabilities, assets and costs between the participating employers for accounting purposes. Therefore, the Actuary is unable to allocate benefit liabilities, assets and costs between employers for the purposes of AASB 119.

**Accumulation Funds**

Employer contributions to Local Authorities Superannuation Fund (Vision Super)	2,960	2,784
Employer contributions to other Funds*	1,677	1,444
	<u>4,637</u>	<u>4,228</u>

The Fund's accumulation category, Vision MySuper/Vision Super Saver, receives both employer and employee contributions on a progressive basis. Employer contributions are normally based on a fixed percentage of employee earnings (for the year ended 30 June 2015, this was 9.25% required under Superannuation Guarantee legislation). Our commitment to defined contribution plans is limited to making contributions in accordance with our minimum statutory requirements. No further liability accrues to the employer as the superannuation benefits accruing to employees are represented by their share of the net assets of the Fund.

Effective from 1 July 2014, the Superannuation Guarantee contribution rate is legislated to increase to 9.5%. This will progressively increase to 10% by 2022.

\*Other Superannuation Funds include:-

Hesta, AGEST, AMP Super, ANZ Super Advantage, Aust. Ethical Super, ARF, AXA, BT Financial, Colonial First State, Construction First State, Health Super, Host Plus, Just Super, LG Super, MJ Pease, MLC Masterkey, MTAA Super, REST Super, Spectrum Super, Sunsuper, Superannuation Trust Aust., VIC Super, Virgin Super, and YMCA Super Fund.

**Attachment 1 - Annual Financial Statements****Note 34 Contingent liabilities and contingent assets****(a) arising from Public Liability**

As a local authority we manage parks, reserves, roads, and other land holdings and, as a result, receive potential claims arising from incidents which occur on land managed by Council. There are a number of outstanding claims against Council in this regard. Council carries \$400 million of public liability insurance and an excess of \$20,000 on this policy in 2014/2015. Therefore, the maximum liability of Council in any single claim is the extent of its excess. The primary insurer is MAV Insurance. There are no claims of which Council is aware which would fall outside the terms of Council's policy.

**(b) arising from Professional Indemnity**

As a local authority with statutory regulatory responsibilities, including the responsibility of issuing permits and approvals, Council receives potential claims for damages arising from actions of Council or its officers. Council carries \$300 million of professional indemnity insurance and an excess of \$20,000 on this policy in 2014/15. Therefore, the maximum liability of Council in any single claim is the extent of its excess. The primary insurer is MAV Insurance. There are no instances or claims of which Council is aware which would fall outside the terms of Council's policy.

**(c) arising from Legal Matters**

The Council is presently involved in several confidential legal matters, which are being conducted through Council's solicitors. This includes a legal matter involving the Metropolitan Fire and Emergency Services Board (MFESB) and Council concerning possible soil contamination issues at the Burnley Depot site.

As these matters are yet to be finalised, and the financial outcomes are unable to be reliably estimated, no allowance for these contingencies has been made in the financial report.

**(d) arising from LAS Defined Benefits Fund**

Council has an ongoing obligation to share in the future experience of the Fund. Favourable or unfavourable variations may arise should the experience of the Fund differ from the assumptions made by the Fund's actuary in estimating the Fund's accrued benefits liability.

Council has obligations under a defined benefit superannuation scheme that may result in the need to make additional contributions to the scheme to ensure that the liabilities of the fund are covered by the assets of the fund. As a result of the increased volatility in financial markets the likelihood of making such contributions in future periods has increased.

As part of its wider review of the superannuation industry, the regulator, APRA, has issued SPS 160 about the future funding of defined benefit plans and what Trustees must do to ensure that a plan is in a satisfactory financial position. The standard became mandatory from 1 July 2013.

Under the standard, APRA uses the Vested Benefits Index (VBI) as its primary measure of fund solvency. The VBI measures the market value of assets in a defined benefit portfolio against the benefits that members would have been entitled to if they had all resigned on the same day.

The process that will apply to VBI estimates from 1 July 2013 is as follows. The independent Actuary to the Fund will calculate the VBI at 30 June each year. Vision Super will produce interim quarterly VBI estimates based on the actual quarterly assets and membership.

At 30 June each year it is necessary for the VBI to be 100% or greater each year. For the purposes of the interim quarterly estimates, it is permissible for the VBI to be 97% or greater. This is because APRA allows the Trustee to set a Shortfall Limit that is less than 100%; thereby allowing a fund to avoid the need for an automatic call in certain circumstances. The Actuary has recommended, and the Trustee accepted, a Shortfall Limit for LASF of 97%.

The estimated VBI at 30 June 2015 was 105.8%. As this is greater than 100%, there is no action required by employers at this stage.

## Attachment 1 - Annual Financial Statements

**Note 35 Commitments**

The Council has entered into the following contracts:

2015	Not later than 1 year (\$ '000)	Later than 1 year and not later than 2 years (\$ '000)	Later than 2 years and not later than 5 years (\$ '000)	Later than 5 years (\$ '000)	Total (\$ '000)
<b>Operating</b>					
Street cleaning services	3,761	3,064	9,175	-	16,000
Garbage collection and recycling	5,165	-	-	-	5,165
Open space management	5,991	1,087	-	-	7,078
Consultancies	662	570	1,440	-	2,672
Information systems & technology	1,954	578	-	-	2,532
Home Care	2,692	2,016	865	-	5,573
Parking meter maintenance	122	-	-	-	122
Maintenance	1,257	455	-	-	1,712
Animal pound services	47	11	-	-	58
Professional services	2,531	2,293	1,741	-	6,565
Community services	242	-	-	-	242
<b>Capital</b>					
Construction works	3,225	-	-	-	3,225
Plant and equipment	806	97	-	-	903
<b>Total</b>	<b>28,455</b>	<b>10,171</b>	<b>13,221</b>	<b>-</b>	<b>51,847</b>

2014	Not later than 1 year (\$ '000)	Later than 1 year and not later than 2 years (\$ '000)	Later than 2 years and not later than 5 years (\$ '000)	Later than 5 years (\$ '000)	Total (\$ '000)
<b>Operating</b>					
Street cleaning services	2,475	2,549	8,115	5,824	18,963
Garbage collection and recycling	4,669	4,809	10,055	-	19,533
Open space management	5,446	5,446	5,238	-	16,130
Consultancies	204	204	408	-	816
Information systems & technology	1,704	1,777	3,590	-	7,071
Insurances	1,184	1,184	3,907	-	6,275
Home Care	1,545	1,591	3,327	-	6,463
Cleaning contracts for Council buildings	970	999	2,088	-	4,057
Family Services	150	154	490	-	794
Parking meter maintenance	380	380	-	-	760
Animal pound services	53	53	-	-	106
Professional services	479	493	509	-	1,481
Bioremediation	496	511	867	-	1,874
Community services	1,931	-	-	-	1,931
<b>Capital</b>					
Construction works	3,990	-	-	-	3,990
Plant and equipment	300	300	900	-	1,500
<b>Total</b>	<b>25,976</b>	<b>20,450</b>	<b>39,494</b>	<b>5,824</b>	<b>91,744</b>

\*2014 contract commitments include budget estimates for schedule of rates and various panel contracts

## Attachment 1 - Annual Financial Statements

**Note 36 Financial instruments****(a) Objectives and policies**

The Council's principal financial instruments comprise cash assets, term deposits, receivables (excluding statutory receivables), payables (excluding statutory payables) and bank borrowings. Details of the significant accounting policies and methods adopted, including the criteria for recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset, financial liability and equity instrument is disclosed in Note 1 of the financial statements. Risk management is carried out by senior management under policies approved by the Council. These policies include identification and analysis of the risk exposure to Council and appropriate procedures, controls and risk minimisation.

**(b) Market risk**

Market risk is the risk that the fair value or future cash flows of our financial instruments will fluctuate because of changes in market prices. The Council's exposures to market risk is primarily through interest rate risk with only immaterial exposure to other price risks and no exposure to foreign currency risk.

**Interest rate risk**

Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. Our interest rate liability risk arises primarily from long term loans and borrowings at fixed rates which exposes us to fair value interest rate risk / Council does not hold any interest bearing financial instruments that are measured at fair value, and therefore has no exposure to fair value interest rate risk. Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Council has minimal exposure to cash flow interest rate risk through its cash and deposits that are at floating rate.

Investment of surplus funds is made with approved financial institutions under the *Local Government Act 1989*. We manage interest rate risk by adopting an investment policy that ensures:

- diversification of investment product,
- monitoring of return on investment,
- benchmarking of returns and comparison with budget.

There has been no significant change in the Council's exposure, or its objectives, policies and processes for managing interest rate risk or the methods used to measure this risk from the previous reporting period.

Interest rate movements have not been sufficiently significant during the year to have an impact on the Council's year end result.

**(c) Credit risk.**

Credit risk is the risk that a contracting entity will not complete its obligations under a financial instrument and cause us to make a financial loss. We have exposure to credit risk on some financial assets included in our balance sheet. To help manage this risk:

- we have a policy for establishing credit limits for the entities we deal with;
- we may require collateral where appropriate; and
- we only invest surplus funds with financial institutions which have a recognised credit rating specified in our investment policy.

Receivables consist of a large number of customers, spread across the ratepayer, business and government sectors. Credit risk associated with the Council's financial assets is minimal because the main debtor is secured by a charge over the rateable property.

There are no material financial assets which are individually determined to be impaired.

We may also be subject to credit risk for transactions which are not included in the balance sheet, such as when we provide a guarantee for another party. Details of our contingent liabilities are disclosed in note 34.

The maximum exposure to credit risk at the reporting date to recognised financial assets is the carrying amount, net of any provisions for impairment of those assets, as disclosed in the balance sheet and notes to the financial statements. Council does not hold any collateral.

**(d) Liquidity risk**

Liquidity risk includes the risk that, as a result of our operational liquidity requirements or we will not have sufficient funds to settle a transaction when

To help reduce these risks Council:

- have a liquidity policy which targets a minimum and average level of cash and cash equivalents to be maintained;
- have readily accessible standby facilities and other funding arrangements in place;
- have a liquidity portfolio structure that requires surplus funds to be invested within various bands of liquid instruments;
- monitor budget to actual performance on a regular basis; and
- set limits on borrowings relating to the percentage of loans to rate revenue and percentage of loan principal repayments to rate revenue.

There has been no significant change in Council's exposure, or its objectives, policies and processes for managing liquidity risk or the methods used to measure this risk from the previous reporting period.

With the exception of borrowings, all financial liabilities are expected to be settled within normal terms of trade. Details of the maturity profile for borrowing Unless otherwise stated, the carrying amounts of financial instruments reflect their fair value

## Attachment 1 - Annual Financial Statements

Note 36 Financial instruments (continued)

(e) Fair value

Unless otherwise stated, the carrying amount of financial instruments reflect their fair value

Fair value hierarchy

Council's financial assets and liabilities are not valued in accordance with the fair value hierarchy , Council's financial assets and liabilities are measured at amortised cost.

(f) Sensitivity disclosure analysis

Taking into account past performance, future expectations, economic forecasts, and management's knowledge and experience of the financial markets, Council believes the following movements are 'reasonably possible' over the next 12 months:

- A parallel shift of + 2% and -1% in market interest rates (AUD) from year-end rate.

These movements will not have a material impact on the valuation of Council's financial assests and liabilities, nor will they have a material impact on the results of Council's operations.

## Attachment 1 - Annual Financial Statements

	2015 \$'000	2014 \$'000
<b>Note 37 Operating lease commitments</b>		
At the reporting date, the Council had the following obligations under non-cancellable operating leases for equipment, land and buildings for use within Council activities (these obligations are not recognised as liabilities).		
Not later than one year	334	421
Later than one year and not later than five years	79	413
Later than five years	-	-
	413	834

**Note 38 Related party transactions**

- (i) As defined by Accounting Guideline No. 5 from the Department of Planning and Community Development (DPCD), Responsible Persons in relation to a Council are the Councillors and the Chief Executive Officer. Names of persons holding the position of a Responsible Person at the City of Yarra during the reporting year are:

<b>Councillors</b>	Councillor Jackie Fristacky (Mayor)	01 July 2014 - 13 Nov 2014
	Councillor Jackie Fristacky	13 Nov 2014 - 30 Jun 2015
	Councillor Geoff Barbour	01 July 2014 - 30 Jun 2015
	Councillor Roberto Colanzi	01 July 2014 - 30 Jun 2015
	Councillor Misha Coleman	01 July 2014 - 30 Jun 2015
	Councillor Sam Gaylard	01 July 2014 - 30 Jun 2015
	Councillor Simon Huggins	01 July 2014 - 30 Jun 2015
	Councillor Stephen Jolly	01 July 2014 - 30 Jun 2015
	Councillor Amanda Stone	01 July 2014 - 30 Jun 2015
	Councillor Phillip Vlahogiannis	01 July 2014 - 13 Nov 2014
	Councillor Phillip Vlahogiannis(Mayor)	13 Nov 2014 - 30 Jun 2015
<b>Chief Executive Officer</b>	Vijaya Vaidyanath	01 July 2014 - 30 Jun 2015

**Attachment 1 - Annual Financial Statements**

**Note 38 Related party transactions (continued)**

**(ii) Remuneration of Responsible Persons**

Remuneration of Responsible Persons was within the following bands:	<b>2015</b>	<b>2014</b>
	<b>No</b>	<b>No</b>
\$1 - \$9,999	-	-
\$10,000 - \$19,999	-	-
\$20,000 - \$29,999	7	8
\$40,000 - \$49,999	1	-
\$50,000 - \$59,999	1	-
\$70,000 - \$79,999	-	1
\$280,000 - \$289,999	-	1
\$330,000 - \$339,999	1	-
	<u>10</u>	<u>10</u>
	<b>\$'000</b>	<b>\$'000</b>
Total remuneration (including redundancy payments) for the reporting year for Responsible Persons included above amounted to:	620	557

**(iii)** No retirement benefits have been made by the Council to a Responsible Person (2014-Nil).

**(iv)** No loans have been made, guaranteed, or secured by the Council to a Responsible Person during the reporting year (2014-Nil).

**(v) Other transactions**

No transactions other than remuneration payments or the reimbursement of approved expenses were entered into by Council with Responsible Persons, or related parties of such Responsible Persons, during the reporting year (2014-Nil).

**(vi) Senior Officers remuneration**

Senior Officers include any officer who has management responsibilities and reports directly to the Chief Executive Officer or receives annual remuneration of \$136,000 or greater.

The number of Senior Officers, whose total remuneration exceeded \$136,000 during the reporting year, are shown below in their relevant income bands:

	<b>2015</b>	<b>2014</b>
	<b>No.</b>	<b>No.</b>
<b>Income range:</b>		
\$136,000 - \$139,999	3	12
\$140,000 - \$149,999	16	10
\$150,000 - \$159,999	9	-
\$160,000 - \$169,999	5	4
\$170,000 - \$179,999	4	1
\$180,000 - \$189,999	1	1
\$190,000 - \$199,999	1	-
\$200,000 - \$209,999	1	1
\$210,000 - \$219,999	-	3
\$230,000 - \$239,999	1	-
\$240,000 - \$249,999	2	-
\$270,000 - \$279,999	1	-
	<u>44</u>	<u>32</u>
	<b>\$'000</b>	<b>\$'000</b>
Total remuneration for the reporting year for Senior Officers included above, amounted to:	7,179	4,960

Attachment 1 - Annual Financial Statements

**Note 39 Financial ratios (performance indicators)**

	2015 \$,000	2015 (%)	2014 \$,000	2014 (%)	2013 \$,000	2013 (%)
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**(a) Debt servicing costs ratio** (to identify the capacity of Council to service its outstanding debt)

<u>Debt servicing costs</u>	1,435	= 0.87%	457	= 0.29%	325	= 0.22%
Total revenue	164,462		157,326		144,663	

Debt servicing costs refer to the payment of interest on loan borrowings, finance lease interest and bank overdraft. The ratio expresses the amount of interest paid as a percentage of Council's total revenue. Total revenue includes other items' separately detailed in the income statement.

**(b) Debt commitment ratio** (to identify Council's debt redemption strategy)

<u>Debt servicing &amp; redemption costs</u>	1,435	= 1.57%	457	= 0.54%	325	= 0.41%
Rate revenue	91,462		84,934		79,698	

The strategy involves the payment of loan principal and interest and finance lease principal and interest. The ratio expresses the percentage of rate revenue utilised to pay interest and redeem debt principal.

**(c) Revenue ratio** (to identify Council's dependence on rate income)

<u>Rate revenue</u>	91,462	= 55.61%	84,934	= 53.99%	79,698	= 55.09%
Total revenue	164,462		157,326		144,663	

The level of Council's reliance on rate revenue is determined by assessing rate revenue as a proportion of the total revenue of Council.

Attachment 1 - Annual Financial Statements

**Note 39 Financial ratios (performance indicators) (continued)**

	2015	2015	2014	2014	2013	2013
	\$'000		\$'000		\$'000	

**(d) Debt exposure ratio** (to identify Council's exposure to debt)

Total indebtedness	<u>67,779</u>	= 1:8.1	<u>65,781</u>	= 1:7.9	<u>44,475</u>	= 1:9.8
Total realisable assets	549,669		520,776		439,399	

For the purposes of the calculation of financial ratios, realisable assets are those assets which can be sold and which are not subject to any restriction on realisation or use.  
Any liability represented by a restricted asset (Note 32) is excluded from total indebtedness.

The following assets are excluded from total assets when calculating Council's realisable assets:  
land - other controlled; buildings on other controlled land; restricted assets; heritage assets;  
roads and lanes; footpaths; kerb and channel; drains; trees; and bridges.

This ratio enables assessment of Council's solvency and exposure to debt. Total indebtedness refers to the total liabilities of Council. Total liabilities are compared to total realisable assets which are all Council assets not subject to any restriction and are able to be realised. The ratio expresses the multiple of total liabilities for each dollar of realisable assets.

**(e) Working capital ratio** (to assess Council's ability to meet current commitments)

Current assets	<u>35,171</u>	= 1.05:1	<u>34,234</u>	= 1.07:1	<u>29,349</u>	= 0.96:1
Current liabilities	33,397		32,116		30,477	

The ratio expresses the level of current assets the Council has available to meet its current liabilities.

**(f) Adjusted working capital ratio** (to assess Council's ability to meet current commitments)

Current assets	<u>35,171</u>	= 1.09:1	<u>34,234</u>	= 1.36:1	<u>29,349</u>	= 1.22:1
Current liabilities	32,400		25,157		24,096	

Current liabilities have been reduced to reflect the long service leave that is shown as a current liability because Council does not have an unconditional right to defer settlement of the liability for at least 12 months after the reporting date, but is likely to fall due within 12 months after the end of the period.

**Note 40 Events occurring after balance date**

There were no events that occurred after balance date that impact on the financial result.

## Attachment 1 - Annual Financial Statements

### Certification of the Financial Report

In my opinion, the accompanying financial report has been prepared in accordance with the *Local Government Act 1989*, the *Local Government (Planning and Reporting) Regulations 2014*, Australian Accounting Standards and Interpretations, and other mandatory professional reporting requirements.

**Philip Mason FCPA**  
Principal Accounting Officer  
2 September 2015  
Richmond

In our opinion, the accompanying financial report presents fairly the financial transactions of Yarra City Council for the year ended 30 June 2015 and the financial position of the Council as at that date.

As at the date of signing, we are not aware of any circumstances which would render any particulars in the financial report to be misleading or inaccurate.

On 1 September 2015, we were authorised by the Council to certify the financial report in its final form on behalf of the Council.

**Phillip Vlahogiannis**  
Mayor  
2 September 2015  
Richmond

**Roberto Colanzi**  
Councillor  
2 September 2015  
Richmond

**Vijaya Vaidyanath**  
Chief Executive Officer  
2 September 2015  
Richmond

**Attachment 2 - Performance Statement**



**YARRA CITY COUNCIL**  
**Performance Statement**  
For the year ended 30 June 2015

**Attachment 2 - Performance Statement**

**Performance Statement**

For the year ended 30 June 2015

Ref Reg	
17(1)	<p><b>Description of municipality</b></p> <p>The City of Yarra is an inner metropolitan municipality which is home to a diverse community of people. Yarra is one of Australia's smallest inner city municipalities at 19.5 square kilometres, and features lively arts and entertainment precincts, vibrant shopping and café strips, and numerous sports and recreational facilities.</p> <p>Created in June 1994, the City of Yarra merged the former municipalities of: Collingwood; Richmond; Fitzroy; (including the annexed part of Carlton North); Northcote (Alphington &amp; Fairfield: South of Heidelberg Road only).</p> <p>Yarra has a population of 86,506 (at 30 June 2014) and a diverse community profile. Over the previous decade, the City's population had been growing at an average rate of 3.6%, almost double the rate of growth for Victoria. It is estimated that Yarra will continue to grow, with the population predicted to reach 110,512 by 2031<sup>1</sup>.</p>

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<sup>1</sup> Population and household forecasts, 2011 to 2036, prepared by .id, August 2013

**Attachment 2 - Performance Statement**

**Sustainable Capacity Indicators**

For the year ended 30 June 2015

Ref Reg	Indicator/measure	Results 2015	Material Variations
15(3) Sch3	<b>Own-source revenue</b> <i>Own-source revenue per head of municipal population</i> [Own-source revenue / Municipal population]	\$1,657	Yarra's own-source revenue includes revenue from parking, leisure facilities and other services including childcare.
16(1) 17(2)	<b>Recurrent grants</b> <i>Recurrent grants per head of municipal population</i> [Recurrent grants / Municipal population]	\$148	No material variations
	<b>Population</b> <i>Expenses per head of municipal population</i> [Total expenses / Municipal population]	\$1,786	No material variations
	<i>Infrastructure per head of municipal population</i> [Value of infrastructure / Municipal population]	\$18,154	No material variations
	<i>Population density per length of road</i> [Municipal population / Kilometres of local roads]	276	No material variations
	<b>Disadvantage</b> <i>Relative socio-economic disadvantage</i> [Index of Relative Socio-economic Disadvantage by decile]	8	No material variations

**Definitions**

"adjusted underlying revenue" means total income other than—

- (a) non-recurrent grants used to fund capital expenditure; and
- (b) non-monetary asset contributions; and
- (c) contributions to fund capital expenditure from sources other than those referred to in paragraphs (a) and (b)

"infrastructure" means non-current property, plant and equipment excluding land

"local road" means a sealed or unsealed road for which the council is the responsible road authority under the *Road Management Act 2004*

"population" means the resident population estimated by council

"own-source revenue" means adjusted underlying revenue other than revenue that is not under the control of council (including government grants)

"relative socio-economic disadvantage", in relation to a municipality, means the relative socio-economic disadvantage, expressed as a decile for the relevant financial year, of the area in which the municipality is located according to the Index of Relative Socio-Economic Disadvantage (Catalogue Number 2033.0.55.001) of SEIFA

"SEIFA" means the Socio-Economic Indexes for Areas published from time to time by the Australian Bureau of Statistics on its Internet website

"unrestricted cash" means all cash and cash equivalents other than restricted cash.

## Attachment 2 - Performance Statement

## Service Performance Indicators

For the year ended 30 June 2015

Ref Reg	Service/ <i>indicator</i> / <i>measure</i>	Results 2015	Material Variations
15(1) Sch3 16(1) 17(2)	<b>Governance</b> <b>Satisfaction</b> <i>Satisfaction with council decisions</i> [Community satisfaction rating out of 100 with how council has performed in making decisions in the interest of the community]	65.8	This measure of satisfaction with council decisions is a new measure recorded for the first time in 2014, and is categorised as 'good.'  Council conducts an independent Annual Customer Satisfaction Survey. Results should not be directly compared to the Community Satisfaction Survey coordinated by Local Government Victoria.
	<b>Statutory Planning</b> <b>Decision making</b> <i>Council planning decisions upheld at VCAT</i> [Number of VCAT decisions that did not set aside council's decision in relation to a planning application / Number of VCAT decisions in relation to planning applications] x100	86.8%	No material variations
	<b>Roads</b> <b>Satisfaction</b> <i>Satisfaction with sealed local roads</i> [Community satisfaction rating out of 100 with how council has performed on the condition of sealed local roads]	72.4	Satisfaction with road maintenance and repairs of sealed local roads increased to the highest level of satisfaction recorded for this service to date, up from 69.4 in the previous year.  Council conducts its own Annual Customer Satisfaction Survey. Results should not be directly compared to the Community Satisfaction Survey coordinated by Local Government Victoria.
	<b>Libraries</b> <b>Participation</b> <i>Active library members</i> [Number of active library members / Municipal population] x100	30.6%	No material variations
	<b>Waste Collection</b> <b>Waste diversion</b> <i>Kerbside collection waste diverted from landfill</i> [Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100	37.2%	Council also offers a bundled service to residents for collection of green waste upon request. This is in addition to other kerbside waste diverted from landfill.
	<b>Aquatic facilities</b> <b>Utilisation</b> <i>Utilisation of aquatic facilities</i> [Number of visits to aquatic facilities / Municipal population]	11.8	No material variations
	<b>Animal management</b> <b>Health and safety</b> <i>Animal management prosecutions</i> [Number of successful animal management prosecutions]	4	No material variations

**Attachment 2 - Performance Statement**

<b>Food safety</b>		
<b>Health and safety</b>		
<i>Critical and major non-compliance notifications</i> [Number of critical non-compliance notifications and major non-compliance notifications about a food premises followed up / Number of critical non-compliance notifications and major non-compliance notifications about food premises] x100	99.3%	No material variations
<b>Home and community care</b>		
<b>Participation</b>		
<i>Participation in HACC service</i> [Number of people that received a HACC service / Municipal target population for HACC services] x100	15.8%	No material variations
<b>Participation</b>		
<i>Participation in HACC service by CALD people</i> [Number of CALD people who receive a HACC service / Municipal target population in relation to CALD people for HACC services] x100	12.7%	No material variations
<b>Maternal and child health</b>		
<b>Participation</b>		
<i>Participation in the MCH service</i> [Number of children who attend the MCH service at least once (in the year) / Number of children enrolled in the MCH service] x100	83.4%	No material variations
<b>Participation</b>		
<i>Participation in the MCH service by Aboriginal children</i> [Number of Aboriginal children who attend the MCH service at least once (in the year) / Number of Aboriginal children enrolled in the MCH service] x100	74.4%	No material variations

**Definitions**

"Aboriginal child" means a child who is an Aboriginal person

"Aboriginal person" has the same meaning as in the Aboriginal Heritage Act 2006

"active library member" means a member of a library who has borrowed a book from the library

"annual report" means an annual report prepared by a council under sections 131, 132 and 133 of the Act

"class 1 food premises" means food premises, within the meaning of the *Food Act 1984*, that have been declared as class 1 food premises under section 19C of that Act

"class 2 food premises" means food premises, within the meaning of the *Food Act 1984*, that have been declared as class 2 food premises under section 19C of that Act

"Community Care Common Standards" means the Community Care Common Standards for the delivery of HACC services, published from time to time by the Commonwealth

"critical non-compliance outcome notification" means a notification received by council under section 19N(3) or (4) of the *Food Act 1984*, or advice given to council by an authorized officer under that Act, of a deficiency that poses an immediate serious threat to public health

"food premises" has the same meaning as in the *Food Act 1984*

"HACC program" means the Home and Community Care program established under the Agreement entered into for the purpose of the Home and Community Care Act 1985 of the Commonwealth

## Attachment 2 - Performance Statement

"HACC service" means home help, personal care or community respite provided under the HACC program

"local road" means a sealed or unsealed road for which the council is the responsible road authority under the *Road Management Act 2004*

"major non-compliance outcome notification" means a notification received by a council under section 19N(3) or (4) of the *Food Act 1984*, or advice given to council by an authorized officer under that Act, of a deficiency that does not pose an immediate serious threat to public health but may do so if no remedial action is taken

"MCH" means the Maternal and Child Health Service provided by a council to support the health and development of children within the municipality from birth until school age

"population" means the resident population estimated by council

"target population" has the same meaning as in the Agreement entered into for the purposes of the Home and Community Care Act 1985 of the Commonwealth

"WorkSafe reportable aquatic facility safety incident" means an incident relating to a council aquatic facility that is required to be notified to the Victorian WorkCover Authority under Part 5 of the *Occupational Health and Safety Act 2004*.

Attachment 2 - Performance Statement

**Financial Performance Indicators**

For the year ended 30 June 2015

Ref Reg	Dimension/ indicator/ measure	Results	Forecasts				Material Variations
		2015	2016	2017	2018	2019	
15(2) Sch3	<b>Operating position</b>						
16(1)	<b>Adjusted underlying result</b> <i>Adjusted underlying surplus (or deficit)</i>	6.0%	6.6%	6.9%	7.1%	7.3%	No material variations. The underlying surplus and underlying revenue include adjustment for non-recurrent capital grants.
16(2)	[Adjusted underlying surplus (deficit)/						
17(2) 17(3)	Adjusted underlying revenue] x100						
	<b>Liquidity</b>						
	<b>Working capital</b> <i>Current assets compared to current liabilities</i>	105.3%	102.2%	110.7%	121.5%	131.2%	Council is currently reviewing the Long Term Financial Strategy (LTFS) with a focus on cash balances into the future, reviewing operational expenditure, current assets and current liabilities which should see some improvement in the working capital ratio in future years.
	[Current assets / Current liabilities] x100						
	<b>Unrestricted cash</b> <i>Unrestricted cash compared to current liabilities</i>	0%	0%	0%	0%	0%	The cash balance at 30/06/2015 of \$22.3M is fully represented by the POS Reserve and funding for carry forward Capital Works Projects. Council is reviewing the Long Term Financial Strategy (LTFS) which will focus on cash balances and cash holdings in future years.
	[Unrestricted cash / Current liabilities] x100						

**Attachment 2 - Performance Statement**

<b>Obligations</b>						
<b>Loans and borrowings</b>						
<i>Loans and borrowings compared to rates</i>	35.6%	33.6%	32.0%	30.3%	28.6%	Council has borrowings of \$32.5M which was required to settle the 'unfunded defined benefit superannuation liability'; a strategic property acquisition at 345 Bridge Road Richmond; funding for components of the energy performance contract and for the Connie Benn Centre operations. The loan is a bond under the Local Government Funding Vehicle (LGFV) which is due to be repaid at the end of 7 years.
[Interest bearing loans and borrowings / Rate revenue] x100						
<i>Loans and borrowings repayments compared to rates</i>	1.6%	1.6%	1.5%	1.4%	1.3%	No material variations
[Interest and principal repayments on interest bearing loans and borrowings / Rate revenue] x100						
<b>Indebtedness</b>						
<i>Non-current liabilities compared to own source revenue</i>	24.0%	22.0%	20.9%	20.0%	19.1%	No material variations
[Non-current liabilities / Own source revenue] x100						
<b>Asset renewal</b>						
<i>Asset renewal compared to depreciation</i>	83.7%	107.3%	111.0%	106.8%	92.2%	No material variations
[Asset renewal expenses / Asset depreciation] x100						
<b>Stability</b>						
<b>Rates concentration</b>						
<i>Rates compared to adjusted underlying revenue</i>	55.5%	56.7%	56.5%	57.2%	57.9%	No material variations
[Rate revenue / Adjusted underlying revenue] x100						

**Attachment 2 - Performance Statement**

<b>Rates effort</b>							
<i>Rates compared to property values</i>	0.23%	0.24%	0.25%	0.26%	0.27%	No material variations	
[Rate revenue / Capital improved value of rateable properties in the municipality ] x100							
<b>Efficiency</b>							
<b>Expenditure level</b>							
<i>Expenses per property assessment</i>	\$3,153	\$3,166	\$3,237	\$3,282	\$3,327	No material variations	
[Total expenses / Number of property assessments]							
<b>Revenue level</b>							
<i>Average residential rate per residential property assessment</i>	\$1,619	\$1,643	\$1,667	\$1,691	\$1,716	No material variations	
[Residential rate revenue / Number of residential property assessments]							
<b>Workforce turnover</b>							
<i>Resignations and terminations compared to average staff</i>	11.2%	10.5%	10.5%	10.4%	10.4%	No material variations	
[Number of permanent staff resignations and terminations / Average number of permanent staff for the financial year] x100							

**Definitions**

"adjusted underlying revenue" means total income other than—

- (a) non-recurrent grants used to fund capital expenditure; and
- (b) non-monetary asset contributions; and
- (c) contributions to fund capital expenditure from sources other than those referred to in paragraphs (a) and (b)

"adjusted underlying surplus (or deficit)" means adjusted underlying revenue less total expenditure

"asset renewal expenditure" means expenditure on an existing asset or on replacing an existing asset that returns the service capability of the asset to its original capability

"current assets" has the same meaning as in the AAS

"current liabilities" has the same meaning as in the AAS

"non-current assets" means all assets other than current assets

"non-current liabilities" means all liabilities other than current liabilities

## Attachment 2 - Performance Statement

"non-recurrent grant" means a grant obtained on the condition that it be expended in a specified manner and is not expected to be received again during the period covered by a council's Strategic Resource Plan

"own-source revenue" means adjusted underlying revenue other than revenue that is not under the control of council (including government grants

"population "means the resident population estimated by council

"rate revenue" means revenue from general rates, municipal charges, service rates and service charges

"recurrent grant "means a grant other than a non-recurrent grant

"residential rates" means revenue from general rates, municipal charges, service rates and service charges levied on residential properties

"restricted cash" means cash and cash equivalents, within the meaning of the AAS, that are not available for use other than for a purpose for which it is restricted, and includes cash to be used to fund capital works expenditure from the previous financial year

"unrestricted cash" means all cash and cash equivalents other than restricted cash.

## Attachment 2 - Performance Statement

### Other Information

For the year ended 30 June 2015

Ref Reg	
	<p><b>1. Basis of preparation</b></p> <p>Council is required to prepare and include a performance statement within its annual report. The performance statement includes the results of the prescribed sustainable capacity, service performance and financial performance indicators and measures together with a description of the municipal district and an explanation of material variations in the results. This statement has been prepared to meet the requirements of the <i>Local Government Act 1989</i> and Local Government (Planning and Reporting) Regulations 2014.</p>
	<p>Where applicable the results in the performance statement have been prepared on accounting bases consistent with those reported in the Financial Statements. The other results are based on information drawn from council information systems or from third parties (e.g. Australian Bureau of Statistics).</p>
	<p>The performance statement presents the actual results for the current year and for the prescribed financial performance indicators and measures, the results forecast by the council's strategic resource plan. The Local Government (Planning and Reporting) Regulations 2014 requires explanation of any material variations in the results contained in the performance statement.</p>
	<p>The forecast figures included in the performance statement are those adopted by council in its strategic resource plan on 23 June 2015 and which forms part of the council plan. The strategic resource plan includes estimates based on key assumptions about the future that were relevant at the time of adoption and aimed at achieving sustainability over the long term. Detailed information on the actual financial results is contained in the General Purpose Financial Statements. The strategic resource plan can be obtained by contacting council.</p>

**Attachment 2 - Performance Statement**

**Certification of the performance statement**

Ref Reg	
18(1)	In my opinion, the accompanying performance statement has been prepared in accordance with the <i>Local Government Act 1989</i> and the Local Government (Planning and Reporting) Regulations 2014.
18(2)	<p>_____</p> <p>Philip Mason FCPA  <b>Principal Accounting Officer</b>  <b>Dated:</b> <i>(Date)</i></p>
18(2)	<p>In our opinion, the accompanying performance statement of the Yarra City Council for the year ended 30 June 2015 presents fairly the results of council's performance in accordance with the <i>Local Government Act 1989</i> and the Local Government (Planning and Reporting) Regulations 2014.</p> <p>The performance statement contains the relevant performance indicators, measures and results in relation to service performance, financial performance and sustainable capacity.</p> <p>At the date of signing, we are not aware of any circumstances that would render any particulars in the performance statement to be misleading or inaccurate.</p> <p>We have been authorised by the council and by the Local Government (Planning and Reporting) Regulations 2014 to certify this performance statement in its final form.</p> <p>_____</p> <p><i>(Councillor 1 Name)</i>  <b>Councillor</b>  <b>Dated:</b> <i>(Date)</i></p> <p>_____</p> <p><i>(Councillor 2 Name)</i>  <b>Councillor</b>  <b>Dated:</b> <i>(Date)</i></p> <p>_____</p> <p>Vijaya Vaidyanath  <b>Chief Executive Officer</b>  <b>Dated:</b> <i>(Date)</i></p>

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**12.1 Notice of Motion No. 8 of 2015 - Re Properties Acquired for Proposed East-West Link**

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Trim Record Number: D15/112186

Responsible Officer: Group Manager Chief Executive's Office

I, Councillor Stephen Jolly, hereby give notice that it is my intention to move the following motion at the Ordinary Meeting of Council to be held on 1 September 2015:

“That Council:

- (a) notes with disappointment that the bulk of Yarra residents who had their homes acquired for the East-West Link have decided not to take up the offer to have their properties returned;
- (b) acknowledges that for many, the long process has been difficult and stressful and most have understandably decided to move on;
- (c) notes with this being the case the Government will soon have to decide what to do with these homes which are now in State hands;
- (d) notes that there is a huge shortage of public housing and emergency accommodation in Yarra and beyond;
- (e) calls on the State Government to either transfer these homes to public housing stock or to discuss options with the Council about how these properties could be used to as emergency accommodation; and
- (f) request the Mayor and Chief Executive Officer to relay this proposal to each of: - the Premier, Local Member and Minister for Housing, and to request meetings with these Members of Parliament so that Council can discuss the matters in more detail.”

**RECOMMENDATION**

1. That Council:

- (a) notes with disappointment that the bulk of Yarra residents who had their homes acquired for the East-West Link have decided not to take up the offer to have their properties returned;
- (b) acknowledges that for many, the long process has been difficult and stressful and most have understandably decided to move on;
- (c) notes with this being the case the Government will soon have to decide what to do with these homes which are now in State hands;
- (d) notes that there is a huge shortage of public housing and emergency accommodation in Yarra and beyond;
- (e) calls on the State Government to either transfer these homes to public housing stock or to discuss options with the Council about how these properties could be used to as emergency accommodation; and
- (f) request the Mayor and Chief Executive Officer to relay this proposal to each of: - the Premier, Local Member and Minister for Housing, and to request meetings with these Members of Parliament so that Council can discuss the matters in more detail.