



Ordinary Meeting of Council Agenda

**to be held on Tuesday 13 November 2018 at 7.00pm
Fitzroy Town Hall**

Arrangements to ensure our meetings are accessible to the public

Council meetings are held at either the Richmond Town Hall or the Fitzroy Town Hall. The following arrangements are in place to ensure they are accessible to the public:

- Entrance ramps and lifts (off Moor Street at Fitzroy, entry foyer at Richmond).
- Interpreting assistance is available by arrangement (*tel. 9205 5110*).
- Auslan interpreting is available by arrangement (*tel. 9205 5110*).
- A hearing loop is available at Richmond only and the receiver accessory is available by arrangement (*tel. 9205 5110*).
- Proposed resolutions are displayed on large screen.
- An electronic sound system amplifies Councillors' debate.
- Disability accessible toilet facilities are available at each venue.

Recording and Publication of Meetings

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

www.yarracity.vic.gov.au

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."

1A. Presentation to Officers in Receipt of Recent Awards

2. Attendance, apologies and requests for leave of absence

Anticipated attendees:

Councillors

- Cr Daniel Nguyen (Mayor)
- Cr Misha Coleman (Deputy Mayor)
- Cr Danae Bosler
- Cr Mi-Lin Chen Yi Mei
- Cr Jackie Fristacky
- Cr Stephen Jolly
- Cr Mike McEvoy
- Cr James Searle
- Cr Amanda Stone

Council officers

- Vijaya Vaidyanath (Chief Executive Officer)
- Ivan Gilbert (Group Manager – Chief Executive's Office)
- Lucas Gosling (Director - Community Wellbeing)
- Gracie Karabinis (Acting Group Manager – People, Culture and Community)
- Chris Leivers (Director – City Works and Assets)
- Margherita Barbante (Acting Director - Corporate, Business and Finance)
- Bruce Phillips (Director - Planning and Place Making)
- Rhys Thomas (Senior Governance Advisor)

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

4. Confidential business reports

Item	Page	Rec. Page	Report Presenter
4.1	Personnel matters		
4.2	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) 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 30 October 2018 be confirmed.

6. Petitions and joint letters

7. Public question time

Yarra City Council welcomes questions from members of the community.

Public question time procedure

Ideally, questions should be submitted to Council in writing by midday on the day of the meeting via the form available on our website. Submitting your question in advance helps us to provide a more comprehensive answer. Questions that have been submitted in advance will be answered first.

Public question time is an opportunity to ask questions about issues for which you have not been able to gain a satisfactory response on a matter. As such, public question time is not:

- a time to make statements or engage in debate with Councillors;
- a forum to be used in relation to planning application matters which are required to be submitted and considered as part of the formal planning submission;
- a forum for initially raising operational matters, which should be directed to the administration in the first instance;

If you wish to raise matters in relation to an item on this meeting agenda, Council will consider submissions on these items in conjunction with and prior to debate on that agenda item.

When you are invited by the meeting chairperson to ask your question, please come forward and take a seat at the microphone and:

- state your name clearly for the record;
- direct your questions to the chairperson;
- ask a maximum of two questions;
- speak for a maximum of five minutes;
- refrain from repeating questions that have been asked previously by yourself or others; and
- remain silent following your question unless called upon by the chairperson to make further comment or to clarify any aspects.

8. General business

9. Delegates' reports

10. Questions without notice

11. Council business reports

Item		Page	Rec. Page	Report Presenter
11.1	Property assessment 150 - 152 Hoddle Street, Abbotsford	8	22	Chris Leivers – Director City Works and Assets
11.2	Rushall Reserve - Shared Path; Progress Update	23	26	David Walmsley – Manager City Strategy
11.3	Proposed Discontinuance of Road adjacent to 506-510 Church Street, Cremorne.	27	29	Bill Graham – Coordinator Valuations
11.4	Yarra Planning Scheme Amendment C245 - additional items - Derby Street Collingwood and Queens Parade North Fitzroy	36	40	David Walmsley – Manager City Strategy
11.5	Gleadell Street Market Policy	89	93	Stewart Martin – Manager Compliance and Parking
11.6	Review Priority of Access Policy	106	110	Sarah O'Donnell – Coordinator Children's Services
11.7	2018/19 September Report (Incorporating Financial and Annual Plan Progress Reports)	117	122	Shane Looney – Corporate Planner
11.8	Naming of right of way 1,600	173	177	Rhys Thomas, Senior Governance Advisor
11.9	Report on Assemblies of Councillors	178	179	Ivan Gilbert - Executive Manager Chief Executive's Office

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

Public submissions procedure

When you are invited by the meeting chairperson to make your submission, please come forward and take a seat at the microphone and:

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

12. Notices of motion

Nil

13. Urgent business

Nil

11.1 Property assessment 150 - 152 Hoddle Street, Abbotsford

Executive Summary

Purpose

This report is in response to Council's resolution calling for a comprehensive report on the building at 150-152 Hoddle Street, Abbotsford, colloquially known interchangeably as either the *Sailors and Soldiers Building* and *Soldiers Memorial Hall - RSL*.

Key Issues

The building at 150-152 Hoddle St, Abbotsford has been identified as appropriate to progress to the next state of the Property Strategy Assessment Framework which involves further investigation and due diligence.

There are a number of uses to which the building could be put, including use for general community purposes, or targeted community services, including by the RSL. Some of the uses proposed in recent years during the period in which the building has been vacant include:

- (a) Community, arts and cultural uses (as per the 2013 Expression of Interest process);
- (b) art exhibition space;
- (c) child care facility;
- (d) affordable housing proposal
- (e) church meeting hall;
- (f) community meeting spaces and flexible areas; and
- (g) family violence hub.

Council's ability to sell or lease land is limited under Sections 189 (sale), 190 (long term lease) and 223 (submissions) of the Local Government Act. Both sections 189 and 190 require a similar process which includes public notification and the consideration of submissions which is detailed in section 223. In summary, this involves:

- (a) public notice for a minimum of four weeks;
- (b) obtain an independent valuation of the land (in the case of sale only);
- (c) invite submissions to the sale/lease;
- (d) hear submissions to the sale/lease at a meeting of Council or a sub-committee; and
- (e) decide on the sale/lease.

Members of the RSL have made representations relating to the future use of the site.

In effect Council has a range of options:

- (a) undertake the restoration and reinstatement of the building and:
 - (i) use it for community services/purposes; or
 - (ii) lease the building to other service providers or organisations.
- (b) undertake an Expression of Interest (EOI) to restore and reinstate the building as part of a long term lease for the building. The EOI could have a:
 - (i) broad scope that opens it to a range of potential uses, including but not limited to affordable housing, RSL activities, Arts, Cultural and Social hubs; or
 - (ii) narrow scope that targets specific outcomes.

- (c) Sell the property with or without conditions on the need to protect and retain the fabric of the building.

Financial Implications

The options considered in this paper have very considerable differing financial implications. The way Council approaches this project could be at a direct cost to Council, or could provide a financial return to Council, pending the approach Council wishes to pursue.

PROPOSAL

A broad based Expression of Interest (EOI) process would also provide the opportunity for Council to assess the adequacy of proposals to use the building before undertaking a formal notification process required by the Local Government Act. Such an EOI process could provide the Council and community the opportunity to openly consider and test, a range of potential development options prior to locking in to the required statutory processes.

For any proposal, Officers recommend Council require respondents to confirm that they not only have the capacity to refurbish the building, but also have the financial and operational capacity to manage the building and successfully provide the services they have indicated would be provided as part of their submission. This should also form part of the EOI selection criteria.

Proposal:

- (a) Council note the report in respect of the building at 150-152 Hoddle St, Abbotsford.
- (b) Council acknowledge the keen community interest in this site.
- (c) Council seek Expression of Interest responses to a broad scope that opens it to a range of potential uses, including but not limited to affordable housing, RSL activities, Arts, Cultural and Social hubs (as per para. 57 (b) (i)).
- (d) As a first step in this process, Officers report back to Council with a draft Expression of Interest brief (and proposed criteria) and a proposed time frame for conducting the Expression of Interest, as well as information relating to:
 - any zoning, heritage or cultural obligations/constraints; and
 - structural constraints on the restoration of the building

11.1 Property assessment 150 - 152 Hoddle Street, Abbotsford

Trim Record Number: D18/184812

Responsible Officer: Director City Works and Assets

Purpose

1. This report is in response to Council's resolution calling for a comprehensive report on the building at 150-152 Hoddle Street, Abbotsford, colloquially known interchangeably as either the *Sailors and Soldiers Building* and *Soldiers Memorial Hall - RSL*.

Background

2. On 16 October 2018, Council resolved:

That in the matter of the "Soldiers and Sailors" Building at 150 - 152 Hoddle Street, Collingwood (also known as the Soldiers Memorial Hall - RSL), Council:

- (a) note recent representations made by members of the Tramways and East Melbourne RSL;*
- (b) note Council's now adopted Property Strategy and the associated Property Assessment Framework, which is to formally guide the process of reviewing all properties, over a period; and*
- (c) request officers to bring forward a comprehensive report to the first Council meeting in November:*
 - (i) detailing the history of the ownership and occupancy of that property;*
 - (ii) noting that Council has received a number of representations/suggestions concerning the future possible uses of the site, including but not limited to, affordable housing, RSL activities, Arts, Cultural and Social hubs;*
 - (iii) referencing Council's Property Strategy and noting the Property Assessment Framework requires Officers to report back to Council outlining the range of potential opportunities for the future management of Council properties and to also include options for Council consideration re future potential development and use of such properties; and*
 - (iv) detailing the statutory requirements on the Council should it proceed with any future arrangements concerning development, occupancy and/or use of Council properties.*

History

3. Council's accessible records in relation to this site are limited to relatively recent history. However the City of Yarra Heritage Review 2007 undertaken by Graham Butler and Associates contained a detailed chronology, history and description of the Soldiers and Sailors. Most of this history has been taken from that document.
4. The 1901 Melbourne and Metropolitan Board of Works detail plan 1313 shows a Manchester Unity hall on the site. On 17 May 1911 the land owner, William Davies died and probate was granted to Lilian Mary Emma Davies on 10 August 1911.
5. According to the Title, on 22 May 1920 Emma Davies sold the site to The Mayor, Councillors & Citizens of the City of Collingwood for 1,050 pounds.
6. The Certificate of Title shows the owner as the Mayor Councillors and citizens of the City of Collingwood. No other changes in ownership are recorded on the Title.
7. In 1920/21 the property was rated as Returned Soldiers Hall rooms and managed by the Memorial Hall Committee which appears to have effectively acted as a committee of management.

8. The Memorial Hall Committee was made up of five Councillors, five members from each of the local Mothers' and Fathers' Associations and five diggers representing the Collingwood branch of the Returned Sailors and Soldiers League. Assistance was provided by the local Friendly Societies, sporting organisations and the Mayoress's Committee.
9. On 18 August 1923, The Argus showed picture of a fund raising jumble sale by the Mothers, Sisters & Wives Association. The fund raising was to finance the Memorial Hall furniture.
10. In 1923 the foundation stone was laid, which means that the existing building must have been demolished. The architect was B.W. Tapner, winner of the Royal Victorian Institute of Architects (RVIA) student competition in 1881, but had only designed a few houses since. Tapner was a Collingwood Mayor and Councillor for the years of 1920 to 1923. In 1922 he became head of the Finance Committee which voted to spend the money to build the Hall.
11. On 28 June 1924, The Argus published an image of the finished building which it stated cost £5000. On 24 August 1924 the Herald Sun stated that the building that was a memorial to the *"soldiers of the district who took part in the Great War, is to be at the disposal of citizens for social purposes."*
12. City of Collingwood rate books show that the building was occupied by the Memorial Hall Committee from 1921 to 1936 and by the Soldiers Memorial Hall from 1941 to 1946.
13. Prior to 1924 the site was recorded as having been used for the purposes of 'Returned Soldiers Hall'. This would have been prior to when the Memorial Hall was constructed. From 1924 to 1946 onwards, the rate books note that the building is a Memorial Hall under the management of the Memorial Hall Committee.
14. On 9 July 1950, the then Collingwood Council entered into an in perpetuity peppercorn lease with Returned Soldiers', Sailors' and Airmen's Imperial League of Australia to use the building subject to a number of conditions.
15. A condition of the lease included that the Collingwood RSL continues to operate with financial members.
16. RSL Victoria Office have advised that the Collingwood RSL Branch which appears to have occupied the building from 1950 onwards was formally discontinued in 2010, although it appears the building was vacated some time earlier.
17. The Collingwood Town Hall Urban Design Framework which was prepared in 2008/2009 identified the building at 150-152 Hoddle St, Abbotsford as 'disused'.
18. Documented reports and quotes for underpinning works undertaken in 2005 appear to indicate that the building was vacant. Verbal advice has been provided that the building was vacant in 2002, and possibly earlier.
19. Officers understand that, due to the conditions of the lease with the Collingwood RSL, the 1950 lease has already terminated.
20. Notwithstanding the above, members of the RSL have made representations re the future use of the site.

Uses of the building

21. From 2005 onwards, Council has received a number of documented and verbal proposals to use the site (for both temporary and more permanent uses), including:
 - (a) Community, arts and cultural uses (as per the 2013 Expression of Interest process);
 - (b) art exhibition space;
 - (c) child care facility;
 - (d) affordable housing proposal
 - (e) church meeting hall;
 - (f) community meeting spaces and flexible areas;

- (g) family violence hub
 - (h) use as a facility to meet the needs of Returned Service men and women;
 - (i) use of the outdoor area since 2017 for raised garden beds by Collingwood College; and
 - (j) 2018 filming application.
22. A number of the earlier proposals were not pursued on the basis they were premature due to work being undertaken to prepare the Collingwood Town Hall Urban Design Framework.
23. Some of these proposals have not been presented to, or formally been considered, by Council.

Planning controls

24. The site at 150-152 Hoddle St, Abbotsford is within a Public Use Zone Schedule 6 (Local Government). Hoddle Street is zoned Road Zone Schedule 1 (RDZ1). Immediately south of the site is a General Residential Zone Schedule 2 (GRZ2) occupied by St Phillips Church. Further south and on the north side of Vere Street, the land is zoned Neighbourhood Residential Zone Schedule 1. The PUZ6 continues at the rear of the Vere Street properties owned by Council and included the Collingwood Town Hall. To the east is the Hurstbridge and South Morang rail lines, Gahan Reserve and a residential area zoned NRZ1. The zones are displayed in Figure 1.

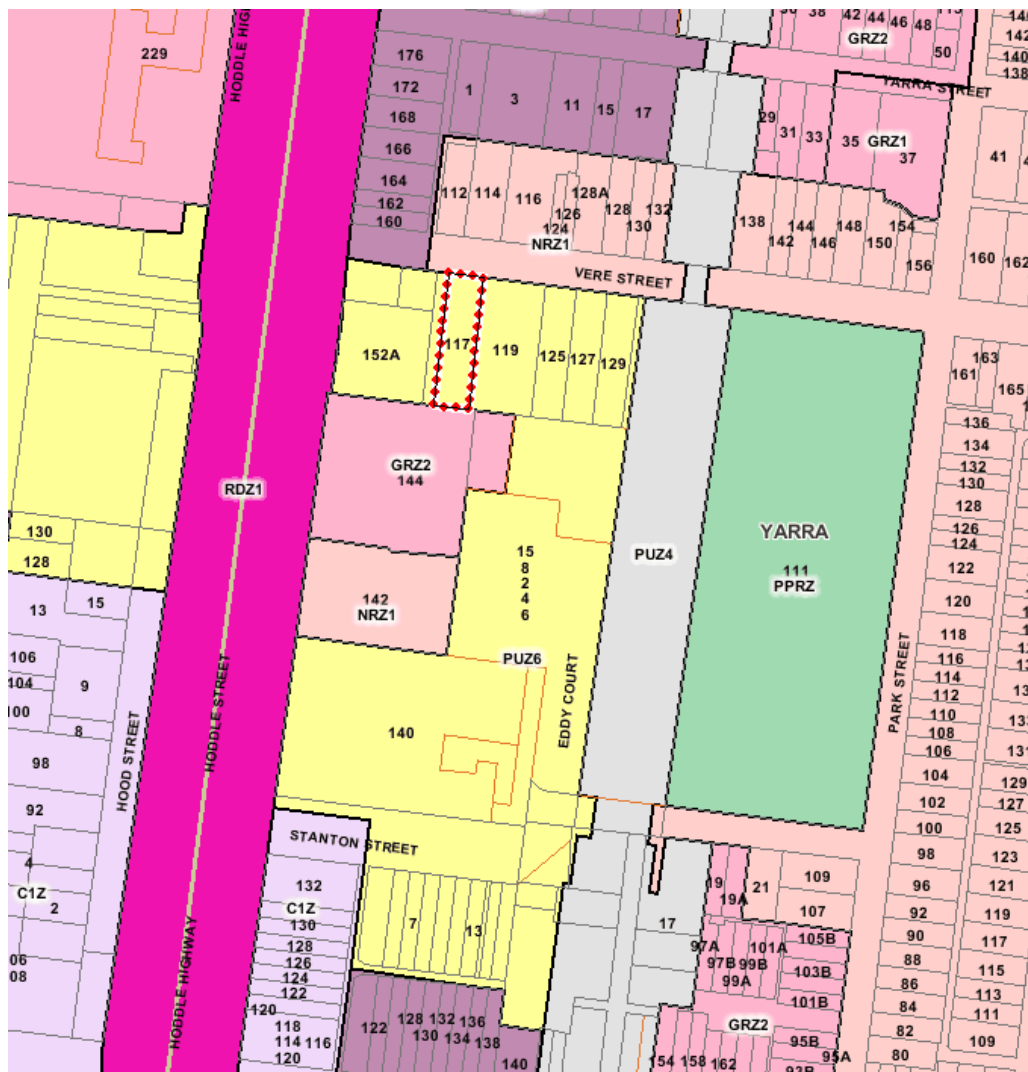


FIGURE 1: ZONING MAP

25. The site at 150-152 Hoddle St, Abbotsford is partly also covered by the Design and Development Overlay Schedule 2 (Main Roads and Boulevards) and an area of potential Aboriginal Cultural Heritage Sensitivity.
26. The Aboriginal Heritage Act 2006 provides protection for all Aboriginal places (identified as Aboriginal Cultural Heritage Sensitivity), objects and human remains regardless of their inclusion on the Victorian Aboriginal Heritage Register or whether they are located on public or private land. The Act also provides clear guidance to planners and developers about when, and how, Aboriginal cultural heritage needs to be considered, and in some situations work cannot proceed until compliance is met. Some activities proposed in areas of Cultural Heritage Sensitivity, including excavation, may require an approved Cultural Heritage Management Plan before the activity can start.
27. The site is also covered by the Heritage Overlay and is graded as a significant building in the Charles Street Precinct (HO313).

Collingwood Town Hall Urban Design Framework

28. The Collingwood Town Hall Precinct Urban Design Framework (UDF) was adopted by Council on 17 August 2010. The UDF underwent broad community consultation from 20 April to 15 May 2009 including:
 - (a) Individual discussions with State Government agencies;
 - (b) the draft UDF being placed on Council's website, with an invitation to make submissions;
 - (c) publication of a fact sheet which provided a summary of the key elements of the draft UDF; information regarding public display and information day/s and inviting submissions;
 - (d) availability of the fact sheet in all libraries and the Collingwood and Richmond Town Halls;
 - (e) mail out of fact sheet to the owners and occupiers of land directly affected by the draft UDF and those in the immediate neighbourhood inviting their submissions regarding the draft UDF and inviting them to attend the public information session;
 - (f) notices in the Yarra Leader and Melbourne Times, as well as press releases advising of the exhibition of the draft UDF and the proposed information day;
 - (g) display of material in the Collingwood Town Hall foyer during the consultation period; and
 - (h) an information day on 7 May 2009 in the Town Hall foyer to provide the opportunity to interested persons to ask questions and seek further information. The information day was well attended.
29. The purpose of the UDF was stated as:

This urban design framework (UDF) has been prepared to guide development in the Precinct surrounding the Collingwood Town Hall (the Precinct). The City of Yarra has considerable land holdings around the Town Hall. Much of this land is underdeveloped or vacant, offering considerable potential to enliven the Precinct by facilitating appropriate day time and after hour's uses and activities. Specifically the UDF provides a framework to:

- *Provide a vision for the long term development of the Precinct.*
- *Realise the opportunity to create a community/civic/employment hub.*
- *Realise opportunities for creating a very successful people place.*
- *Provide an alternative opportunity for the City of Yarra to possibly develop a centralised municipal office.*

- *Explore opportunities for affordable and other forms of housing in the Precinct.*
- *Guide Council investment in capital works to enhance the public domain within the Precinct.*
- *Guide policy development for land use, activities and appropriate built form responses, to be implemented through appropriate statutory planning mechanisms.*

30. The issue and opportunity identified in the land ownership section is the “...*extensive area of public land provides the opportunity for a significant comprehensive development.*”

2013 Expression of Interest

31. Council, in 2013, explored interest in restoring the building at 150-152 Hoddle St, Abbotsford and developing the Council owned properties at 117-123 Vere Street. An Expression of Interest (EOI) was put to market; two competitive responses were received.
32. Council at the time, took into account representations made by various parties over an extended period about potential community and/or social uses for the site and noted the principal objectives for the site at the time were to:
- (h) provide a range of spaces for community, art and cultural activities;
 - (i) provide affordable community housing in alliance with a housing association or housing provider registered under the Housing Act 1983;
 - (j) prioritise housing for people with strong synergies with the local arts community as well as the aged and people with disabilities who have ongoing connections to the area; and
 - (k) maximise the financial return and long term financial benefits to Council and the community.
33. However Council did not proceed with a proposal, rather calling for consultation on the principle of a PPP. This consultation was undertaken and the results reported back to Council in September 2015, resulting in a Council resolution authorising ‘... officers to explore potential external government/not-for-profit partnerships for the redevelopment of 117-123 Vere Street and 152A Hoddle Street Abbotsford.’
34. Whilst officers have done some exploratory work for the precinct and specific sites, Council has not formally considered this project again since.

Opportunities for future management

35. On 6 March 2018, Council adopted the Property Strategy, Strategy, a framework to guide the ongoing assessment and management of its property portfolio.
36. On 26 June 2018, Council approved a budget allocation, amongst other things, for
Master Planning – Vere Street / Soldiers and Sailors Abbotsford and Fitzroy Town Hall Precinct (project code 29)”
37. Whilst the Property Strategy review process under the Assessment Framework is an ongoing program to progressively address all properties, the properties in the Collingwood Town Hall Precinct identified to progress to the next phase of the process are:
- (a) Collingwood Town Hall Precinct:
 - (i) *150-152 Hoddle St - Soldiers and Sailors – Memorial Hall;*
 - (ii) *117 Vere Street – Factory; and*
 - (iii) *119 – 123 Vere Street – Factory.*
38. The application of the Assessment Framework process included:
- (a) the review and compilation of a full data base of Council properties;

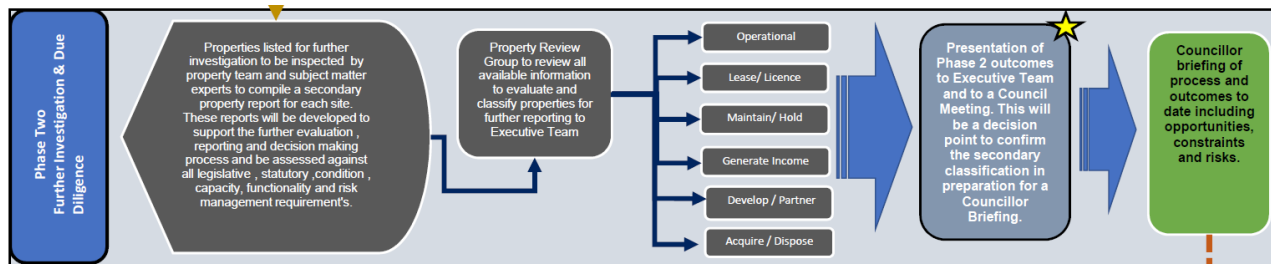
- (b) categorisation of the property port-folio into succinct groupings (*i.e. Recreation and Open Space, Public Amenities, Council Offices, Libraries, Leisure Centres, currently Committed Properties, etc.*);
 - (c) consideration of site specific assessment reports and high level criteria including such as: - ownership, functionality, development potential, condition/risks, vacancy/use, strategic value, etc.;
 - (d) refinement of the overall property register to discount some property types such as public open space, community amenities or facilities that are currently committed and fit for purpose;
 - (e) that given the geographic or strategic relationships that exist, properties have been assessed in a singular or precinct basis;
 - (f) the identification of an initial register of properties which would be presented to Council at the completion of Phase one; and
 - (g) to advance the initial register to the second phase of the process for further due diligence and site specific investigations as to the future treatment or use.
39. The site at 150-152 Hoddle St, Abbotsford is a level parcel, rectangular in shape, has a north/west orientation, and a frontage of 30.48 metres to Hoddle Street and to a right of way along the eastern boundary and a north and south side boundary of 30.17 metres. Vehicular access is available via a right of way at the rear, although the property lacks on-site car parking. The land has an area of 919 square metres. Officers have assumed Council's goal is to retain and reinstate the building although this will require substantial structural work to stabilise the structure.
40. In June 2013 Westlink Consulting valued the site and observed:
- Internally, this building provides very poor quality accommodation and is in need of complete internal refurbishment. In our opinion, the building adds little to no value to the land.*
- Given the buildings age (approximately 90 years), and the findings of the above Geotechnical Investigation, along with the fact that there are still areas where the masonry walls, both externally and internally, are showing signs of distress, it may prove more economic to completely demolish the building and construct a purpose built (sic) facility that is fully code compliant rather than expend a large amount of money on an asset that, having resolved the foundation issue, will continue to require significant expenditure in the short to medium term as other areas deteriorate.*
41. A structural assessment of the building was undertaken by BDC Structural Engineers in June 2014. This report found that there was substantial water damage to the building and in parts the ceiling and wall plaster had collapsed.
42. The report concluded:
- In this instance the egress of roof water together with inappropriate surface water control around the building is detrimental to the foundation.*
- The site evidence is conclusive that foundation subsidence of some of the internal walls has taken place due to a combination of the following factors:*
- *The soil saturation resulting from roof leaks.*
 - *Poor perimeter surface water collection*
 - *The existence of highly reactive clay soil.*
 - *The lack of 'full height' brickwork articulation.*
 - *The existence of numerous large trees too close to the foundation.*

It is the writer's opinion that damage to the internal walls of the building has resulted from the combination of highly reactive soil type and a history of saturation of the founding soil.

43. The report made a number of recommendations to make the roof watertight and deal with stormwater from and around the building.

Property Strategy Assessment Framework

44. As discussed above the building at 150-152 Hoddle St, Abbotsford has been identified as appropriate to progress to the next state of the Property Strategy Assessment Framework which is further investigation and due diligence.
45. This phase is detailed in the following diagram from the Assessment Framework.



46. The Assessment Framework provides that properties listed for further investigation to be inspected by property team and subject matter experts to compile a secondary property report for each site. These reports will be developed to support the further evaluation, reporting and decision making process and be assessed against all legislative, statutory, condition, capacity, functionality and risk management requirements.
47. There are a number of uses to which the building could be put, including use for general community purposes, or targeted community services, including by the RSL. Some of the uses already proposed are summarised in paragraph 21 above.
48. To inform the potential redevelopment of the properties at 150-152 Hoddle St, and 117-123 Vere Street, officers undertook a Community Infrastructure Assessment in January 2016, in order to understand the needs and opportunities within the Collingwood Town Hall precinct.
49. The assessment provided the following inventory of community facilities within the Collingwood Town Hall Precinct.

Facility Name	Address	Neigh'hood	Service Class	Services delivered	Condition
Sculpture Gallery	117 Vere St	Abbotsford	General community (Art Space)	Art Space - sculpture gallery	Poor condition, requiring works
Factory Buildings	119-123 Vere St	Abbotsford	Support infrastructure	Miscellaneous	This building is in poor condition. No services currently delivered - used only as storage.
Sailors and Soldiers Hall	150-152 Hoddle St	Abbotsford	Support infrastructure	Building vacant - not fit for purpose	This building is in poor overall condition. There are renewal requirements for the fit out. There is currently no electrical or mechanical services, internal ceilings walls doors and windows require renewal.

Facility Name	Address	Neigh'hood	Service Class	Services delivered	Condition
Collingwood Library	7-11 Stanton St	Abbotsford	General community and meeting space	Library, community meeting space	The building is old and requires significant upkeep; poor entrance needs more meeting space.
Collingwood MCH	Park St (Gahan Reserve)	Abbotsford	Early years	Maternal and Child Health	Stand-alone service in a park, the building is old and the service would benefit from being located in an integrated community facility.
Collingwood Senior Citizens Centre	Eddy Crt	Abbotsford	Aged and disability	Senior citizens centre, PAG, meals on wheels, community meeting space	The building, although ageing, is meeting community needs and requires routine maintenance.
Collingwood Town Hall	140 Hoddle St	Abbotsford	General community, office and meeting space	Community venue - municipal, staff accommodation	Good condition - nearing the end of extensive refurbishment.
Stanton St Hall (Vic Track Land, Council building)	17 Stanton St	Abbotsford	General community and meeting space	Community venue – boxing, table tennis and U3A use/lease this space in this facility	The building is in good condition – was renovated in 2012.
Willowview Activity Centre	6 Eddy Crt	Abbotsford	Aged and disability, general community and meeting space	Day care, activities for older residents, community meeting space	Meeting service requirements, no immediate need for works.

50. The assessment then identified the following mainly Council service needs in the precinct and suggestions for how they can be better met. This assessment effectively identifies service needs that could be accommodated in a restored and redeveloped building at 150-152 Hoddle St, Abbotsford.

Service Need	How is this currently met?	How could this be better met?
Community meeting space (flexible, multi-purpose)	Library meeting room – 60 people Supports small community gatherings, workshops and meetings. Stanton Street Hall – supports boxing, table tennis and U3E	Community spaces located within the Soldiers and Sailors Hall (restored) – potentially 550sqm Maintain Stanton Street Hall as a community space and investigate further usage.
Art/Creative space	Yarra Sculpture Gallery - is an artist run space managed by the Contemporary Sculptors Association.	Space – display and exhibition space - located on the ground floor of 117 Vere Street suited to artists and others working in

Service Need	How is this currently met?	How could this be better met?
		creative industries. Additionally, the Soldiers and Sailors Hall could provide performance, meeting, training or workshop spaces.
Maternal and Child Health	Stand-alone building in Gahan Reserve Currently utilisation of rooms 50% (week day only) 20 hours per week, 2 rooms	In an integrated community facility, potentially with a community room that can be used for MCH activity purposes. Depending on how the space is designed (including storage), could be utilised out of MCH hours for other health services/support.
Library	Collingwood library, least utilised Yarra library. Trends in library service see usage moving towards online borrowing, using spaces within the library for activity/makerspace and using portable devices. These trends vis-à-vis the present Collingwood library building suggest that possibly a new type of library service, in a different location, could better meet community needs.	Library collection and drop-off service, open longer hours than present library, community/public space with Wi-Fi and flexible activity spaces delivered as part of the community rooms.
Affordable housing (not a Council service but relevant to support this proposal)	No affordable housing	Up to five level proposal (containing 1, 2 or 3 bedroom apartments over 117-123 Vere Street. The Soldiers and Sailors site has some capacity to provide affordable housing, however the main building does not readily lend itself to residential accommodation.

51. Given the competing interests in the future use of the building at 150-152 Hoddle St, Abbotsford from various community focused groups, Council's service provision needs and external service providers, a transparent and robust approach may be for Council to publically call for proposals to restore and use the building. This would provide Council with the opportunity to review and assess different proposals for the site.
52. Clearly there are a range of potential uses and options for the building and as outlined above Council, over an extended period, has been approached by a number of parties interested in using the building for a range of community and social uses.
53. A key consideration now for Council is how to identify the best use for the building and whether a better outcome would be achieved by inviting potential users to develop proposals for the restoration, redevelopment and use of the building.
54. There are a number of mechanisms that could be used to achieve such an end. Indeed, an Expression of Interest (EOI) process in response to a Council brief and call for submissions could be a most effective and transparent means of identifying appropriate uses for the site and obtaining broad responses or proposals.

55. Council also has the ability to narrow or broaden the desired outcome through the brief as part of the EOI process.

Options

56. In effect Council has a range of options:

OPTION A undertake the restoration and reinstatement of the building and:

- (i) use it for community services/purposes; or
- (ii) lease the building to other service providers or organisations.

OPTION B undertake an EOI to restore and reinstate the building as part of a long term lease for the building. The EOI could have a

- (i) broad scope that opens it to a range of potential uses, including but not limited to affordable housing, RSL activities, arts, cultural and social hubs; or
- (ii) narrow scope that targets specific outcomes.

OPTION C Sell the property with or without conditions on the need to protect and retain the fabric of the building.

57. Given the state of the building, its heritage significance and its prominent position in the Collingwood Town Hall Precinct any EOI should require that all proposals:

- (a) provide satisfactory evidence of a financial capacity to undertake and complete the identified works and restoration and a demonstrated capacity to undertake and supervise the works;
- (b) undertake all necessary preliminary assessments of the building to restore the integrity of the building and make it fit for purpose. The outcome of this would produce a scope of works costed by a Quantity Surveyor and a conservation management plan to be agreed by Council;
- (c) have Council approval of the final design;
- (d) include an assessment of the requirements to upgrade all services to the building;
- (e) have prior approval by Council of the tender to undertake the works;
- (f) have clearly identified inspection and hold points during the construction of the building to ensure the restoration is undertaken to Council's satisfaction;
- (g) demand completion of the restoration within a specified time frame;
- (h) provide for the ongoing maintenance of the building; and
- (i) are consistent with the directions of the Collingwood Town Hall Urban Design Framework.

58. An EOI process could be conducted as a prelude to undertaking the statutory process for lease and/or sale required by the Local Government Act. The EOI could use a two-step process involving:

- (a) step 1 - initial concepts or proposals; and
- (b) step 2 – detailed proposals from a short list selected in step 1.

59. Alternatively the EOI could simply call for a detailed response to Council's requirements as part of the EOI response.

60. An EOI would also provide the opportunity for Council to assess the adequacy of the responses before undertaking a formal notification process required by the Local Government Act. Such an EOI process could provide the Council and community the opportunity to openly consider and test, a range of potential development options prior to locking in to the required statutory processes.

61. For any proposal, Officers would recommend Council require respondents to confirm that they not only have the capacity to refurbish the building, but also have the financial and operational capacity to manage the building and successfully provide the services they have indicated would be provided as part of their submission. This should also form part of the EOI criteria.

Statutory requirements

62. Council's ability to sell or lease land is limited under Sections 189 (sale), 190 (long term lease) and 223 (submissions) of the Local Government Act. Both sections 189 and 190 require a similar process which includes public notification and the consideration of submissions which is detailed in section 223. In summary, this involves:
- (a) public notice for a minimum of four weeks;
 - (b) obtain an independent valuation of the land (in the case of sale);
 - (c) invite submissions to the sale/lease;
 - (d) hear submissions to the sale/lease at a meeting of Council or a sub-committee; and
 - (e) decide on the sale/lease.
63. If Council accepted a proposal for occupancy of the building, the options available are:
- (a) provide a long term lease of the property (section 190 limits the maximum lease to 50 years). Leases covered by section 190 include:
 - (i) leases for more than one year where the rent is \$50,000 or more;
 - (ii) the current market rental value is \$50,000 or more a year;
 - (iii) the lease is for 10 or more years; or
 - (iv) the lease is a building or improving lease
 - (b) sell the property (section 189); and
 - (c) gift the property (section 189).
64. Officers anticipate any responses to an EOI would see the respondent seeking a long term lease term, in order to be able to enable sufficient return on investment.
65. Council could consider a lease for the property in two stages. For example, the first stage dealing with the construction period up to say five years and the second stage for the ongoing occupancy of the building for the remaining 45 years or less. This would set some parameters for the occupancy and seek to avoid a situation where a long term lease is offered, and the site is not appropriately activated (according to Council's expectations).

External Consultation

66. No external consultation with the broader community has occurred specifically in relation to this report or its recommendations.

Internal Consultation (One Yarra)

67. The relevant internal departments have been consulted in preparation of this paper.

Financial Implications

68. The options considered in this paper have very considerable differing financial implications. The way Council approaches this project could be at a direct cost to Council, or could provide a financial return to Council, pending the approach Council wishes to pursue.

Economic Implications

69. The Property Strategy formalises assessment and evaluation principles, thus ensuring due consideration of economic implications.

Sustainability Implications

70. Council has the ability to substantially influence the sustainability of new development proposed for these sites. Sustainability criteria could be included as part of the criteria for any EOI.

Social Implications

71. Council has the ability to control the community outcomes for the sites and precinct.

Human Rights Implications

72. There are no human rights implications.

Communications with CALD Communities Implications

73. At this stage there are no communication with CALD community implications.

Council Plan, Strategy and Policy Implications

74. Council's adopted Property Strategy provides a framework for the assessment of these properties. This has been outlined above.

Legal Implications

75. At this stage there are no legal implications. However legal advice may be required in the development of an EOI or in the sale or lease of the property.

Conclusion

76. The building at 150-152 Hoddle St, Abbotsford requires substantial investment to restore it to a standard suitable for any occupation and any productive use. Further assessment may be required to ensure that the building can be restored.
77. Putting this historic building to a productive use is the best means of ensuring its continued viability and preservation. The development of a conservation management plan is an appropriate means of achieving this outcome.
78. There are a number of potential services that could use the building. An important consideration for Council, is its adopted Collingwood Town Hall Urban Design Framework and how the reuse of the building supports and implements the UDF.
79. Given the processes outlined, including rezoning of the land and potentially an EOI, it is likely to be several years before any work could commence on the site.
80. Council then has the option of:
- (a) Seeking an Expression of Interest responses to a broad scope that opens it to a range of potential uses, including but not limited to affordable housing, RSL activities, Arts, Cultural and Social hubs (as per para. 57 (b) (i)); or
 - (b) Seeking an Expression of Interest responses to a narrow scope (as per para. 57 (b) (ii)) for uses that provides for;
 - (i) supports services and assistance to returned services veterans;
 - (ii) arts or cultural or social uses; or
 - (iii) other specific uses as determined by Council.

RECOMMENDATION

1. That:
 - (a) Council note the report in respect of the building at 150-152 Hoddle St, Abbotsford;
 - (b) Council acknowledge the keen community interest in this site;
 - (c) Council seek Expression of Interest responses to a broad scope that opens it to a range of potential uses, including but not limited to affordable housing, RSL activities, arts, cultural and social hubs (identified as Option B(i) in paragraph 56 above); and
 - (d) As a first step in this process, Officers report back to Council with a draft Expression of Interest brief (and proposed criteria) and a proposed time frame for conducting the Expression of Interest, as well as information relating to:
 - (i) any zoning, heritage or cultural obligations/constraints; and
 - (ii) structural constraints on the restoration of the building.

CONTACT OFFICER: Michael Ballock
TITLE: Executive Planner Strategic Projects
TEL: 9205 5669

Attachments

There are no attachments for this report.

11.2 Rushall Reserve - Shared Path; Progress Update

Trim Record Number: D18/174883

Responsible Officer: Open Space Planner

Purpose

1. To provide Council with a progress update on the Rushall Reserve shared path project.

Background

2. There have been many reports to Council on this matter over the past 3-4 years.
3. At the Council meeting of 24 April 2018 officers reported to Council on the increased project cost, and increased cost risk associated with the requirement to relocate the Metro Trains Melbourne (MTM) signal cable assets to allow room for the shared path. Council noted the increased costs and reaffirmed its commitment to the shared path project.
4. The Council resolution of 24 April also requested officers to report back to Council following a number of actions. The Council resolution is below –

That Council:

- (a) *notes the updated officer report on the proposed Shared Path at Rushall Reserve;*
- (b) *notes the current cost escalation to an estimated minimum of \$906,245 due to costs associated with relocating Metro Trains Melbourne infrastructure; constituting a shortfall from the budgeted amount;*
- (c) *reaffirms its commitment to complete this long planned and vital shared path, connecting the Merri Creek Trail to the Capital City Trail and improving access to Rushall Reserve for local residents and recreational visitors in a growing city;*
- (d) *authorise officers to proceed with a planning permit application to construct a path at this location;*
- (e) *seeks advice from officers as to how to achieve this project given the revised costings, whether a staged approach, other external sources of funding, or any other means can be explored, and that this be presented to Council;*
- (f) *requests a report on the progress towards Rushall Reserve amenity improvements endorsed by Council on 2 August 2016 regarding fencing along the embankment, additional seating, drinking fountain/bowl, improved signage and tree planting;*
- (g) *authorises the Mayor and CEO to urgently seek a meeting with the Victorian Minister for Public Transport,*
 - (i) *requesting the Minister's commitment for the State to cover the costs of the rail infrastructure changes to ensure that the project can continue as per the current design and associated costings and budgetary allocations made by Yarra; and*
 - (ii) *objecting to the quantum of the costs being sought by Metro Trains Melbourne;*
- (h) *authorises the Mayor and CEO to urgently seek meetings with the Mayor and CEO of Darebin and the relevant State Members of Parliament (Brunswick, Northcote and Richmond) to seek support; and*

- (i) requests a briefing from the Mayor and CEO following receipt of advice from the Minister for Public Transport.

Progress Update

Meetings held:

5. A letter from the Mayor, Cr Daniel Nguyen, was sent requesting a meeting with the Minister for Public Transport, the Hon Jacinta Allan. The Minister referred the request to Public Transport Victoria (PTV) to provide a response. Further efforts to seek a meeting directly with the Minister have not been successful.
6. On 23 August 2018 Council Officers met with Public Transport Victoria (PTV) technical officers to discuss the scope and costs associated with the MTM signal cable relocation works. The feedback provided by PTV was -
 - the costs estimated by MTM are 'reasonable' based on the safety requirements involved;
 - that there is a significant risk of cost increases noted in the scope of works;
 - that if Council wished to secure 'fixed costs' for the project this would involve further investigation and cost outlay, and result in a higher than currently estimated overall cost;
 - that the cable relocation solution proposed would not benefit MTM in the long term, as this option does not represent an improvement in the asset, only the replacement of like for like in a location to suit the path alignment;
 - replacement of the existing signal cable assets is not included in MTM's renewal program over the MR4 lease period (lease currently runs until 1 December 2024); and
 - to approach Active Transport Victoria to seek funding assistance. (NB. There has been no response from Active Transport Victoria as yet).
7. A meeting between the Mayor, CEO and Director Planning and Place Making, and the Mayor, Cr Kim Le Cerf, and Executives of Darebin Council, took place on 28 June 2018.
8. A meeting with the State Member for Brunswick, the Hon. Jane Garrett, has been sought but not taken place.
9. A meeting with the State Member for Northcote, (the Hon. Lidia Thorpe), took place on 6 August 2018. Ms Thorpe listened to the information and took the request on notice.

Planning Application:

10. A planning application was lodged with Council's planning department on 29 June 2018 (PLN18/0456). Planning signs were on display at the Reserve from Monday 20th August until Tuesday 11th September. Council received 48 responses: 45 of which were objections to the planning application.

Possible Staging and Alternate Funding:

11. Council also requested consideration of a staged project delivery, and seeking of alternative funding.
12. The relocation of the signal cable would be in the first stage of works to provide physical room for the installation of a path and fencing. This is also the item that would likely cost the most to implement, and contains the most financial risk in terms of cost overrun.
13. No other sources of funding have so far been obtained.

Other Amenity Improvements:

14. In summary,
 - Council officers are progressing the provision of a drinking fountain (with dog bowl) and further seating in Rushall reserve.

- Discussions are also underway with Melbourne Water in relation to revegetation on the Merri Creek in Rushall Reserve.
- Fencing and signage elements of the project relate directly to the construction of the proposed shared path and would take place as part of that project if it proceeds.

External Consultation

15. The planning permit process has provided an opportunity for residents and park users to give further feedback on the shared path proposal via submissions. The planning application is still to be considered at Council, along with associated submissions. This will occur in December.
16. Park users will be notified of the plans to provide a drinking fountain, further seating and revegetation of the area adjacent to the Merri Creek.

Internal Consultation (One Yarra)

17. Internal consultation has been undertaken with Streetscapes and Natural Values with respect to opportunities for revegetation planting along Merri Creek.

Financial Implications

18. There is no funding allocated to the Rushall Reserve shared project this financial year.
19. Funding for the provision of further seating, a drinking fountain and revegetation are being sourced from existing budgets for park furniture and revegetation. External funding is also being sought from Melbourne Water to assist with the revegetation.
20. PTV technical officers have assessed the cost of the signal cable relocation as provided by MTM. They note that the cost is 'reasonable', and that there is significant risk of further costs associated with the cable relocation.
21. No external funding for the signal cable relocation works project has been able to be sourced.

Economic Implications

22. There are no economic implications.

Sustainability Implications

23. During the planning permit process concerns have been raised into the stability of the existing rock escarpment along the banks of the Merri Creek. The path would be located at the top of the escarpment, which is listed as 'geologically significant' by Agriculture Victoria. Further advice is being sought on the stability of the rock formation.
24. The removal of weed species and revegetation of the Merri Creek riverbank is supported by Melbourne Water, and would add to the flora and fauna quality of the reserve and Merri Creek environs.

Social Implications

25. Feedback from the community has indicated an attachment to the existing seats in their existing locations. This can be accommodated and further seating provided.

Human Rights Implications

26. There are no known human rights implications.

Communications with CALD Communities Implications

27. No consultation with CALD communities has occurred with respect to this report.

Council Plan, Strategy and Policy Implications

28. As outlined in the previous report to Council of 24 April 2018.

Legal Implications

29. As outlined in the previous report to Council of 24 April 2018.

Options

30. This is an update report only.

Conclusion

31. The relocation of the rail signal infrastructure is a necessary part of the project to allow room for the shared path in its proposed alignment.
32. The option provided by Metro Trains Melbourne does not constitute an upgrade to their asset, only a relocation of the infrastructure to allow for the path. The replacement of this cable is not within the MTM currently forecasted asset renewal program.
33. PTV technical officers state that the cost provided for the Metro Train Melbourne cable relocation is considered 'reasonable', given the safety requirements and scope of the MTM works. Further, there remains a high risk of further costs that might materialise during works, and these would be passed on to Council.
34. No other funding has been accessed to pay for the MTM rail signal infrastructure works. At this point the funds would need to be found from the Council budget.
35. Council officers will progress with the Rushall Reserve amenity improvements including additional seating, drinking fountain/bowl and tree planting.
36. The planning permit application for the shared path needs to be determined.

RECOMMENDATION

1. That Council note:
 - (a) the officer update report in relation to the Rushall Reserve shared path as sought by Council in its resolution dated 24 April, 2018;
 - (b) the advocacy and meetings held as resolved by Council; and
 - (c) that no external funds have been identified at this point in time that can be allocated to this possible project.
2. That officers be authorised to continue progression of the amenity improvements in the Reserve as outlined in this report.

CONTACT OFFICER: Kevin Ayrey
TITLE: Landscape Architect
TEL: 9205 5770

Attachments

There are no attachments for this report.

11.3 Proposed Discontinuance of Road adjacent to 506-510 Church Street, Cremorne.

Trim Record Number: D18/186200

Responsible Officer: Acting Director Corporate, Business and Finance

Purpose

1. For Council to consider whether the road located adjacent to the properties known as 506-510 Church Street, Cremorne, shown as lot 1 on the title plan attached as Attachment 1 to this report, being part of the contained in conveyance book 81 umber 496 (**Road**), should be discontinued pursuant to the *Local Government Act 1989* (**Act**) and sold to the owner 506 Church Street, Cremorne (**Proposal**).

Background

2. The Road is shown as the area highlighted pink on the site plan attached as Attachment 2 to this report (**Site Plan**).
3. 510 Church Street Pty Ltd ACN 618 093 164 (**Applicant**) is the registered Owner of the properties 506-510 Church Street, Cremorne shown as the area outlined blue on the Site Plan (**Applicant's Property**).
4. At its meeting on 22 May 2018, Council resolved to commence the statutory procedures required to discontinue the Road.
5. A public notice of the proposed discontinuance was given pursuant to sections 207A and 223 of the Act.
6. Copies of the public notice of the proposed discontinuance was published in the Weekly Review Melbourne Times newspaper, The Age newspaper, Council's social media and affixed at the Road.
7. Council did **not** receive any submissions regarding the proposed discontinuance of the Road.

Road

8. The Road is shown on title as a 'road'. The Road is therefore a 'road' for the purposes of the Act which Council has the power to consider discontinuing. If the Road is discontinued, the Road will vest in Council.
9. The Road is not listed on Council's Register of Public Roads.

Adjoining Owners

10. The Applicant is also the registered proprietor of the properties at 508-510 Church Street, Cremorne (**Adjoining Property**), which adjoins the Road.
11. The Adjoining Properties are shown outlined blue on the Site Plan.
12. As there are no other owners of properties adjoining the Road; the Applicant was not required to obtain the consent of any other adjoining owner to the Proposal.

Site Inspection

13. A site inspection of the Road was conducted by Reeds Consulting Surveyors on the 14 December 2017. The site inspection report, which is attached as Attachment 3 to this report, notes that:
 - (a) the Road is constructed of concrete;
 - (b) the Road opens onto the existing car park on the adjoining property at 508-510 Church street, Cremorne;
 - (c) there is no evidence of any vehicular or pedestrian traffic on the Road;

- (d) the Road does not provide access to any adjoining properties;
- (e) the Road appears to be used as part of a private car park;
- (f) the Road is not required for public access: and
- (g) the Road has an area 22 square metres.

Public/Statutory Authorities

- 14. The following public/statutory authorities have been advised of the Proposal and have been asked to respond to the question of whether they have any existing assets in the Road which should be saved under section 207C of the Act: City West Water, Yarra Valley Water, Melbourne Water, CitiPower, United Energy, Multinet Gas, Telstra, Optus, APA Gas and Yarra City Council.
- 15. All authorities have advised that they have no assets in or above the road and no objection to the Proposal.

External Consultation

- 16. No external consultation was required for this report.

Internal Consultation (One Yarra)

- 17. No internal consultation was required for this report.

Financial Implications

- 18. There are no financial implications arising from this report.

Economic Implications

- 19. The Applicant has agreed to acquire the Road for its market value (plus GST).
- 20. Council has prepared a valuation of the Road and determined that the market value is **\$175,000** (plus GST).
- 21. In addition to the market value of the Road (plus GST), the Applicant has agreed to pay Council's costs and disbursements associated with the proposal to discontinue the Road and sell the discontinued Road to the Applicant.

Sustainability Implications

- 22. There are no sustainability implications arising from this report.

Social Implications

- 23. There are no social implications arising from this report.

Human Rights Implications

- 24. There are no human rights implications arising from this report.

Communications with CALD Communities Implications

- 25. All notices and correspondence issued in respect of this proposal will contain a reference to Yarralink Interpreter Service.

Council Plan, Strategy and Policy Implications

- 26. There is no Council Plan, Strategy or Policy Implications.

Legal Implications

- 27. If the Road is discontinued and sold to the Applicant, Council will require the Applicant to consolidate the title to the former Road with the title to the Applicant's Property within 6 months of the date of transfer of the Road to the Applicant, at the Applicant's expense.

Other Issues

- 28. There are no other issues

Options

29. There are no options associated with this report.

Proposal

30. It is proposed that Council should discontinue the Road pursuant to clause 3 of Schedule 10 of the Act and sell the Road to the Applicant as it is not reasonably required for public use.

RECOMMENDATION

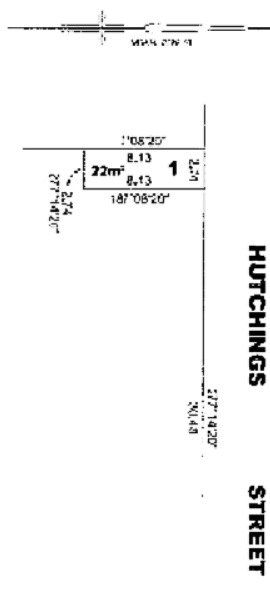
1. That Council, acting under clause 3 of schedule 10 of the *Local Government Act 1989* (**Act**):
 - (a) resolves, having followed all the required statutory procedures pursuant to sections 207A and 223 of the Act pursuant to its power under clause 3 of Schedule 10 of the Act, and being of the opinion that the road adjacent to 506-510 Church Street, Cremorne (shown market lot 1 on the title plan attached as Attachment 1 to this report (Road)) is not reasonably required for public use, to discontinue the Road;
 - (b) directs that a notice pursuant to the provisions of clause 3 of Schedule 10 of the Act is to be published in the Victoria Government Gazette;
 - (c) directs that, once discontinued the Road be transferred to the adjoining owner of 506-510 Church Street, Cremorne (Applicant) for no less than the market value (plus GST) as determined by the Act, being the amount of \$175,000 (plus GST);
 - (d) directs that the CEO sign any transfer of transfers of the Road and any other documents required to be signed in connection with the discontinuance of the Road and its subsequent transfer to the Applicant;
 - (e) any easements, rights or interests required to be created or saved over the Road by any authority be done so and not be affected by the discontinuance and sale of the Road; and
 - (f) directs that the Applicant be required to consolidate the title to the Road with the title to the property known as 506-510 Church Street, Cremorne, by no later than 6 months after the date of transfer of the discontinued Road.

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

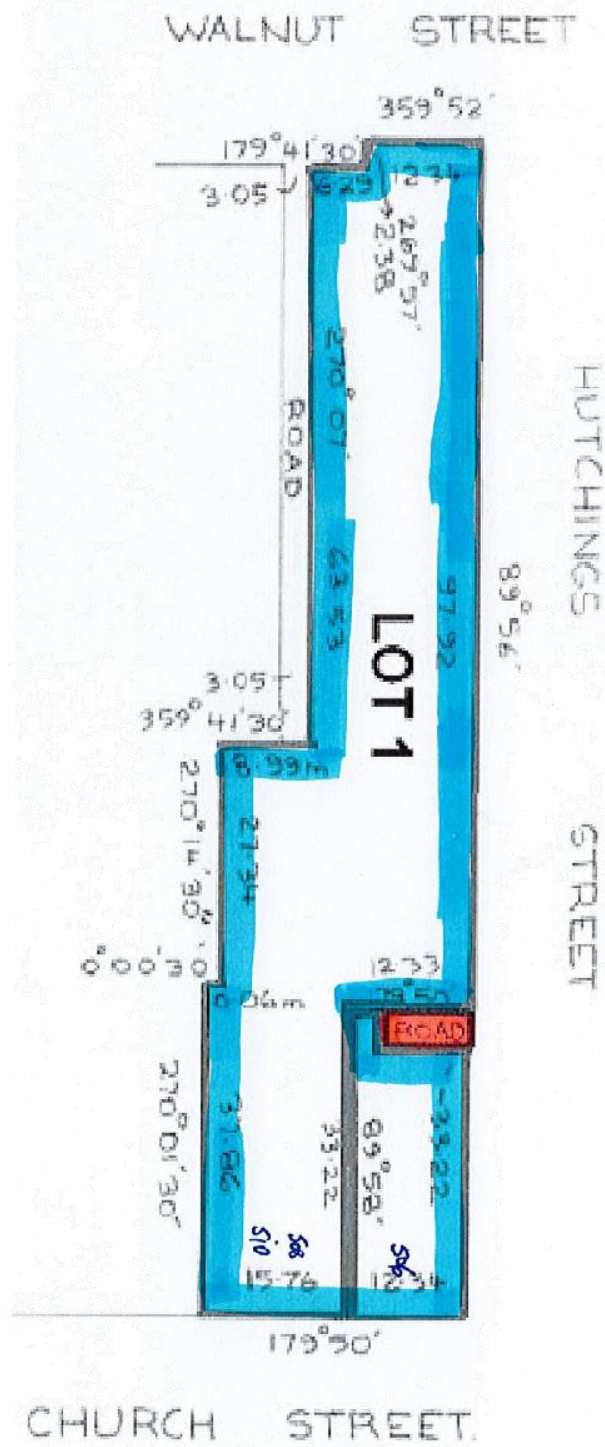
Attachments

- 1 [↓](#) Title Plan
- 2 [↓](#) Site Plan
- 3 [↓](#) Site Inspection Report

Attachment 1 - Title Plan

TITLE PLAN		EDITION 1													
LOCATION OF LAND PARISH: DKA DKA TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - MGA COORDINATES: E UTM: 56 DEPTH LIMITATION: 150 METRES ZONE: 56 GDA 84		NOTATIONS <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> THIS PLAN HAS BEEN PREPARED BY LAND USE VICTORIA FOR TITLE DIAGRAM PURPOSES. </div> <div style="width: 45%;"> CHECKED BY: DATE: AUTHORITY: </div> </div>													
TP956666W															
															
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">REF: 13025</td> <td style="width: 15%;">VERSION: 6</td> <td style="width: 20%;">DATE: 11/12/17</td> <td style="width: 15%;">SCALE: 1:200</td> <td style="width: 15%;">ORIGINAL SHEET: 80/4</td> <td style="width: 15%;">SHEET: 1 OF 1</td> </tr> <tr> <td colspan="3" style="border: 1px solid black; padding: 2px;"> REEDS CONSULTING <small>Specialising in the preparation of title diagrams for the Victorian Land Use Victoria Authority</small> </td> <td colspan="2" style="border: 1px solid black; padding: 2px;"> PREPARED BY: GREG THOMPSON </td> <td style="border: 1px solid black; padding: 2px;"> CHECKED BY: GREG THOMPSON DATE: 11/12/17 </td> </tr> </table>				REF: 13025	VERSION: 6	DATE: 11/12/17	SCALE: 1:200	ORIGINAL SHEET: 80/4	SHEET: 1 OF 1	REEDS CONSULTING <small>Specialising in the preparation of title diagrams for the Victorian Land Use Victoria Authority</small>			PREPARED BY: GREG THOMPSON		CHECKED BY: GREG THOMPSON DATE: 11/12/17
REF: 13025	VERSION: 6	DATE: 11/12/17	SCALE: 1:200	ORIGINAL SHEET: 80/4	SHEET: 1 OF 1										
REEDS CONSULTING <small>Specialising in the preparation of title diagrams for the Victorian Land Use Victoria Authority</small>			PREPARED BY: GREG THOMPSON		CHECKED BY: GREG THOMPSON DATE: 11/12/17										

Attachment 2 - Site Plan



Attachment 3 - Site Inspection Report

Maddocks

Ref: MAN:MZY:7276438

Maddocks
Lawyers
Collins Square, Tower Two
Level 25, 727 Collins Street
MELBOURNE 3000

Yarra City Council
Proposed discontinuance of road adjacent to 506-510 Church Street, Cremorne

DATE OF INSPECTION:

14 / 12 /2017

PHOTOGRAPHS OF THE ROAD: Attached at Annexure A

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

WHAT OBSTRUCTIONS ARE OVER OR IN THE ROAD?

Fencing ☐ Yes ☒ No Vegetation* ☐ Yes ☐ No
 Rubbish ☒ Yes ☐ No Services*# ☐ Yes ☒ No
 Other* ☐ Yes ☐ No (# Including fire hydrants/plugs.)

* Provide Details:

There is a large recycle bin on the Southern portion of the road. The Eastern and Southern boundaries are bounded by a brick building.

THE MATERIAL WITH WHICH THE ROAD IS CONSTRUCTED:

☐ Nil
 ☐ Bitumen
☐ Bluestone
 ☒ Other - Concrete 15 years +

Note: This concrete is the same as the concrete car park on the adjoining title to the West

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

TYPE OF TRAFFIC:

☐ Pedestrian ☐ Vehicular ☐ Animal ☒ Nil

[7276438: 20535773_1]

Attachment 3 - Site Inspection Report



Maddocks

WHAT IS THE ROAD PROVIDING ACCESS TO?

☒ Adjoining properties @☐ Reserve/Park☐ Main Road☐ Shops☐ Other _____

@ Specify which properties

A blocked up window on the Eastern boundary (Rear of brick building at 506 Church Street). No doors from this brick building access the road.

DETAILS OF OTHER SUITABLE MEANS OF ACCESS NEARBY.

The Northern boundary of the road is open to Hutchings Street and the Western boundary opens to existing carpark on the adjoining title.

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.

There are no encroachments

IS THE ROAD REQUIRED FOR PUBLIC ACCESS?
OTHER OBSERVATIONS:

Yes

☐ No☒

The road appears to be part of a private carpark. It also appears to be used as a car park (1 car) for 506 Church Street.

Signed:

Date: 15 / 12 / 2017

Title/Position: Survey Manager LS

Company: Reeds Consulting P/L

Reeds Consulting Ref:23025

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

[7276438: 20535773_1]

Attachment 3 - Site Inspection Report



Maddocks



[7276436: 20535773_1]

Attachment 3 - Site Inspection Report



Maddocks



[7276438: 20535773_1]

11.4 Yarra Planning Scheme Amendment C245 - additional items - Derby Street Collingwood and Queens Parade North Fitzroy

Executive Summary

Purpose

This report proposes Council add two items to Amendment C245 (which Council resolved to prepare and seek Authorisation on 18 September 2018):

- (a) Include 18-22 Derby Street, Collingwood (HO102) and 33-45 Derby Street, Collingwood (HO336) in extensions to existing heritage overlay precincts.
- (b) Change the extent of HO93 to include all of the road reserve and ensure protection for the heritage significant trees and landscape infrastructure in Queens Parade, between Alexandra Parade and Delbridge Street, North Fitzroy.

These additional items relate to interim controls, for Derby Street, Collingwood, in Amendment C261 and fixing an anomaly to protect street landscaping and trees in Queens Parade, North Fitzroy.

Key Issues

The proposed Amendment would add two small areas to the Heritage Overlay. Council has separately requested interim controls from the Minister for Planning, in Amendment C261. DELWP have requested Council prepare an Amendment for permanent controls as a pre-requisite for those interim controls. This can be done by adding the item to C245.

Heritage overlay provisions for Queens Parade and the associated activity centre include protection for the street trees and landscape features which are a significant part of the established character of the area. Recent investigations found that the HO93 which applies to the street landscape, does not cover the whole road reserve. More importantly the HO93 area does not include a significant proportion of the street trees and associated street landscape features.

Financial Implications

There are no significant financial implications from these items.

PROPOSAL

That Council modify Amendment C245 by adding two items dealing with:

- a) Additional Heritage Overlay areas in Derby Street Collingwood; and
- b) Changing the extent of HO93 in Queens Parade, North Fitzroy

11.4 Yarra Planning Scheme Amendment C245 - additional items - Derby Street Collingwood and Queens Parade North Fitzroy

Trim Record Number: D18/181510

Responsible Officer: Manager City Strategy

Purpose

1. This report proposes Council add two items to Amendment C245 (which Council resolved to prepare and seek “Authorisation” on 18 September 2018). These relate to:
 - (a) the inclusion of 18-22 Derby Street, Collingwood (HO102) and 33-45 Derby Street, Collingwood (HO336) in extensions to existing heritage overlay precincts.
 - (b) to change the extent of HO93 to include all of the road reserve and ensure protection for the heritage significant trees and landscape infrastructure in Queens Parade, between Alexandra Parade and Delbridge Street, North Fitzroy.
2. These additional items relate to interim controls, for Derby Street, Collingwood, in Amendment C261 and an anomaly about protecting street landscaping and trees in Queens Parade, North Fitzroy linked to the exhibited Amendment C231.

Background

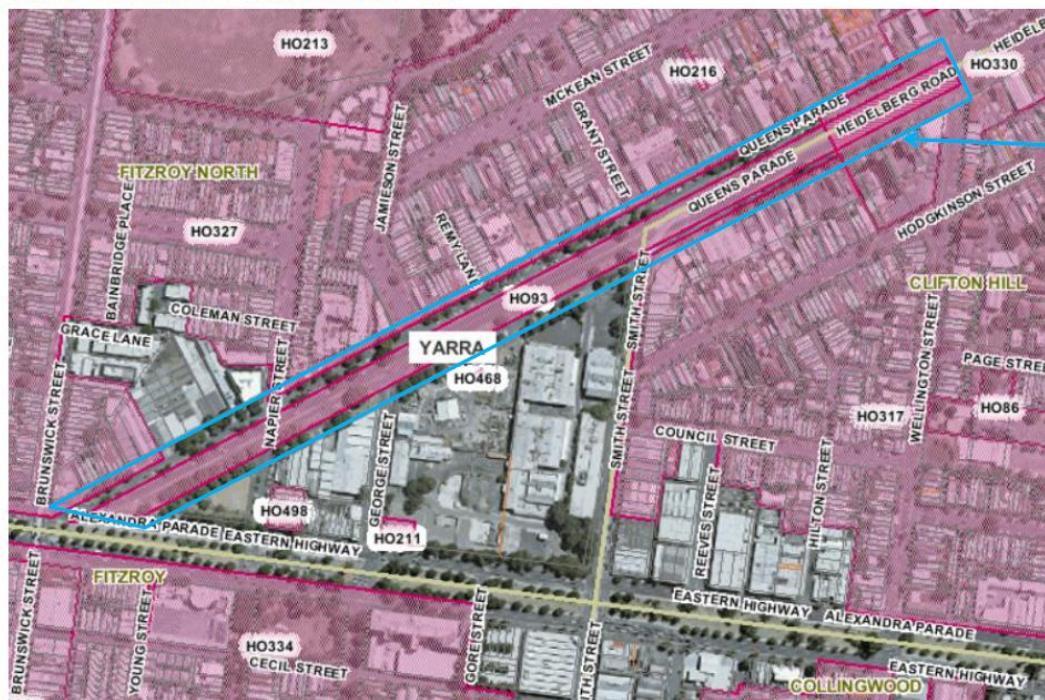
3. Amendment C245 forms part of ongoing work over recent years to fill gaps and correct anomalies in the heritage provisions for the municipality.
4. On 18 September 2018, Council resolved to seek *authorisation* from the Minister of Planning to prepare Amendment C245 to the Yarra Planning Scheme in accordance with section 8A of the *Planning and Environment Act 1987*.
5. This report now proposes to include Derby Street, Collingwood properties in Amendment C245 similar to interim heritage controls sought through Amendment C261.
6. Amendment C261 proposed the introduction of new site specific HO controls over the two places on an interim basis with permanent controls to be sought through the full Amendment process. These proposals are supported by a report, ***Collingwood Mixed Use Pocket, Heritage Analysis & Recommendations*** prepared by GJM Heritage which is Attachment 1. This report identified that numbers 33 to 45 Derby Street should be included in the Heritage Overlay as an extension of HO336 and graded contributory.
7. Separate advice from a heritage consultant (Robyn Riddett from Anthemion Group) identified that the three terraced buildings at 18 to 22 Derby Street should also be included in a heritage overlay schedule and graded as ‘contributory’.
8. The map below shows the two areas. Figure 22 is an extract from page 23 of Attachment 1.



Figure 22. Heritage Overlay map showing the areas recommended for further assessment. 18-22 Derby Street are shaded in yellow and 33-45 Derby Street are shaded in blue.

9. Through separate investigations, Council officers have identified an anomaly in HO93, which protects street trees and landscaping in Queens Parade. The current extent of HO93 covers the central section of Queens Parade but excludes parts of the road reserve which cover the adjoining service roads. Importantly, HO93 does not cover all the heritage significant trees and landscape infrastructure. The revised HO93 would include all the road reserve and ensure all the heritage street landscape is protected.
10. The extent of the revised HO93 is shown on the map below. It is consistent with the 1998 citation which is Attachment 2.

HO93 – Queens Parade Clifton Hill



Pale blue outline shows proposed revised boundary for HO93

External Consultation

11. Amendment C245 will include the normal notification and consultation which forms part of public exhibition and review under the Planning and Environment Act 1987.

Internal Consultation (One Yarra)

12. Internal staff inputs include comments from sustainable transport and statutory planning sections.

Financial Implications

13. There are no significant financial implications.

Economic Implications

14. There are no significant economic implications.

Sustainability Implications

15. The additional items will help preserve heritage significant buildings and street landscapes.

Social Implications

16. These items are part of the urban character and social identity of the City of Yarra.

Human Rights Implications

17. There are no anticipated human rights implications.

Communications with CALD Communities Implications

18. This will be part of the Amendment exhibition and notification process.

Council Plan, Strategy and Policy Implications

19. The value of creating a liveable Yarra to Council and the community is acknowledged in the Council Plan 2017-2021.
20. The additional heritage protection proposed for these additional items will contribute to a liveable Yarra.

Legal Implications

21. There are no particular legal implications from these additional items.

Other Issues

22. The Derby Street, Collingwood properties are linked to the interim provisions in C261. The State Department of Environment Land Water and Planning has indicated the interim provisions are conditional on the Council preparing a full exhibited Amendment which includes these properties.

Options

23. Council can either resolve to add the items or alternatively consider them in a separate and later amendment.
24. It is important that Council include 18-22 Derby Street, Collingwood and 33-45 Derby Street, Collingwood into C245 as Department of Environment Land Water and Planning (DELWP) will not consider the interim Amendment request (C261) until Council has demonstrated that it is seeking permanent controls.
25. Adding the items to C245 would:
 - ensure that related interim controls can be approved by the Minister;
 - fix a mapping error; and
 - make an efficient use of resources by ameliorating the need for additional amendment process.

Conclusion

26. This report proposes adding two items to Amendment C245. These items would improve protection for heritage features, buildings and landscapes. The Derby Street, Collingwood item is linked to interim controls for the same properties in Amendment C261.

RECOMMENDATION

1. That Council note the officer report seeking additional provisions be added to the Amendment request of AmC245.
2. That Council add the following items to Amendment C245:
 - (a) Include 18-22 Derby Street, Collingwood (HO102) and 33-45 Derby Street, Collingwood (HO336) in extensions to existing heritage overlay precincts; and
 - (b) Change the extent of HO93 to include all of the road reserve and ensure protection for the heritage significant trees and landscape infrastructure in Queens Parade, between Alexandra Parade and Delbridge Street, North Fitzroy.
3. That officers be authorised to modify the amendment documents attached to the C245 Council report, 18 September 2018 by adding those items in 2 above.

CONTACT OFFICER: Peter Mollison
TITLE: Senior Strategic Planner
TEL: 9205 5023

Attachments

- 1 [!\[\]\(13dd0e1ab3baa23f7c1ed52b3eec2756_img.jpg\)](#) Colingwood mixed use pocket - heritage analysis and recommendations
- 2 [!\[\]\(5ed985c65f50e5350eeeb77f03c2e095_img.jpg\)](#) HO93 - citation - street trees and landscape

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations



Collingwood Mixed Use Pocket Heritage Analysis & Recommendations



Figure 1. Aerial photograph of the Collingwood Mixed Use Pocket – shaded in red (©nearmap, 4 April 2018)

6 June 2018

Prepared for the City of Yarra

GJM Heritage

a: Level 3, 124 Exhibition Street [GPO Box 2634], Melbourne, VIC 3001

t: 0481 284 130

e: enquiries@gjmheritage.com

w: www.gjmheritage.com

gard'ner jarman martin

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Colingwood Mixed Use Pocket: Heritage Analysis & Recommendations

© GJM Heritage (2018)
All Rights Reserved

Personnel:

Jim Gard'ner, Director	GJM Heritage Registered Architect
Renae Jarman, Director	GJM Heritage Heritage Planner
Ros Coleman, Associate	GJM Heritage Architectural Historian
Jessi Briggs, Associate	GJM Heritage Architectural Historian

Photographic credits:

All photos were taken by GJM Heritage unless otherwise stated.

Document versions

Project no.	Version	Issued to	Date issued
2017-004	0.1 Draft	Amruta Pandhe	27 April 2018
	0.2 Draft	Amruta Pandhe	18 May 2018
	1.0 Final	Amruta Pandhe	6 June 2018

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Collingwood Mixed Use Pocket: Heritage Analysis & Recommendations

Table of Contents

1. Introduction	1
1.1 Collingwood Mixed Use Pocket	1
1.1.1 Location	1
1.1.2 Brief History of Collingwood	1
1.2 Scope of the Heritage Analysis & Recommendations Report	2
1.3 Methodology	2
2. Analysis of the Planning Context	4
2.1 Activity Centre Planning and Heritage	4
2.2 Yarra Planning Scheme – Heritage Provisions	4
2.2.1 Heritage Policy	4
2.2.2 Landmarks and Tall Structures	7
2.2.3 Built Form and Design Policy	7
2.2.4 Heritage Overlay	8
3. Heritage in Design and Development Overlays – Panel Findings	9
3.1 Moreland Amendment C134	9
3.2 Boroondara Amendment C108	10
3.3 Whitehorse Amendment C175	11
4. Description & Zoning	12
4.1 Description	12
4.1.1 Peel Street and South	12
4.1.2 North of Peel Street	12
4.1.3 Recent Development	12
4.2 Zoning	13
5. Existing Heritage Status & Recommended Changes	14
5.1 Existing Heritage Character	14
5.2 Victorian Heritage Register	15
5.3 Heritage Overlay	17
5.4 Recommended Changes to Heritage Controls	19
5.4.1 Amendments to the VHR - Former Foy & Gibson Complex	19
5.4.2 18-22 Derby Street	22
5.4.3 33-45 Derby Street	22
5.4.4 Other mapping and grading corrections	24
6. Potential Future Character Considerations	26
6.1 Southern Sub-Precinct – Peel Street and South	26
6.2 Northern Sub-Precinct – North of Peel Street	27

gard'ner jarman martin

ii

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Collingwood Mixed Use Pocket: Heritage Analysis & Recommendations

6.3	Across the Collingwood Mixed Use Pocket	28
7.	Recommended Built Form Parameters	29
7.1	Industrial Buildings Subject to the Heritage Overlay	29
7.2	Fine Grained Commercial Buildings Subject to the Heritage Overlay	30
7.3	Fine Grained Residential Buildings Subject to the Heritage Overlay	31
7.4	Prominent Buildings Subject to the Heritage Overlay	32
7.5	Infill Sites within the Heritage Overlay	32
7.6	Development Abutting Land Subject to the Heritage Overlay	33
8.	Built Form Recommendations	34
8.1	Additional Guidance	35
	Appendix 1: Collingwood Slope Precinct Citation - HO318	37
	Appendix 2: Victoria Parade Precinct Citation – HO336	40

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Collingwood Mixed Use Pocket: Heritage Analysis & Recommendations

1. Introduction

1.1 Collingwood Mixed Use Pocket

The City of Yarra (Council) is endowed with a large number of heritage places that are recognised on the Heritage Overlay of the Yarra Planning Scheme or the Victorian Heritage Register (VHR) and are highly valued by the local community. These heritage places range from broad precincts to individual buildings and structures and encompass residential areas, commercial high streets, major civic and institutional buildings, and remnants of Yarra's industrial past. As well as helping define the character of the City these places contribute to the what makes the municipality a desirable and attractive place for visitors and locals alike.

Areas such as the Collingwood Mixed Use Pocket contribute to the character of the municipality and contain precincts and individual buildings that are valued by the community and are recognised through their inclusion in the Heritage Overlay of the Yarra Planning Scheme. However, the Mixed Use Zoning (MUZ) applied to these areas presents a challenge: how do we balance the retention of the recognised heritage places with the need to ensure the long-term viability of these areas and meet the growth objectives of the Yarra Planning Scheme?

1.1.1 Location

The suburb of Collingwood is bounded by Alexandra Parade to the north, Victoria Parade to the south, Smith Street to the west and Hoddle Street to the east. The Collingwood Mixed Use Pocket is located in the southwest quadrant of the suburb and is generally bounded by Little Wellington Street to the north, immediately north of the properties fronting Victoria Parade to the south, Little Oxford Street the west and Wellington Street to the east.

1.1.2 Brief History of Collingwood

Adapted from the City of Yarra Gaps Study 2012 prepared by Lovell Chen.

In 1838-9, eighty-eight allotments in what became Fitzroy, Collingwood and Richmond were made available as part of the first land sales outside of the town reserve of Melbourne. The low, flat area near the Yarra River, which became known as the Collingwood Flats, was considered to be less desirable than the more elevated, 'healthy' areas of Fitzroy and Richmond in the late 1830s and 1840s.

Early street layout in Collingwood had an unplanned character, as the subdividers of the original large allotments laid out roads to suit their own purposes. Langridge Street was known as Elizabeth Street between Wellington and Rupert streets in the 1850s, and terminated at Wellington Street. Charles Hutton, the owner and subdivider of the land east of Smith Street in East Collingwood, had created Peel and Derby streets as thoroughfares to Smith Street, and it was only later that Langridge Street was created to form an extension to Gertrude Street.

East Collingwood, as the suburb was originally known, began to develop a manufacturing industry from the 1840s, with the numbers of factories increasing significantly after the gold rushes commenced. By 1870, 43 factories were recorded as operating in Collingwood, the most of any suburb outside of the town of Melbourne. The late nineteenth century saw the construction of major industrial complexes on the Collingwood Slope such as the Foy & Gibson woollen mills and factories. Major distilleries and breweries such as the Yorkshire Brewery were also established at this time. The western edge of Collingwood is defined by Smith Street, one of the City of Yarra's major commercial high streets which was developed along the tram route to serve the local community and now is a major retail and hospitality destination.

The area continued to be popular for light manufacturing and service industries into the mid-twentieth century. In the post-Second World War period commercial buildings and offices were developed at a time when the larger factories were closing and starting to be repurposed for residential and other uses. As industrial activities have declined there has been an increase in apartment development and residential uses from the end of the twentieth century to the present day. This gentrification of the area has also seen an increase in restaurants, cafes and other hospitality uses.

Collingwood continues to develop rapidly with particular pressure from residential development.

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Collingwood Mixed Use Pocket: Heritage Analysis & Recommendations

The citations for HO318 – Collingwood Slope Precinct and HO336 – Victoria Parade Precinct are provided at Appendices 1 and 2 respectively.

1.2 Scope of the Heritage Analysis & Recommendations Report

This report forms part of a suite of analysis that considers the Victoria Street and Bridge Road commercial corridors and associated mixed use pockets as well as the Smith and Brunswick Street commercial corridors (including the Gertrude and Johnston Street commercial strips) and associated mixed use pockets including the Collingwood Mixed Use Pocket. The Collingwood Mixed Use Pocket has been considered outside of the wider study area because of its discrete nature and the high level of development pressure that is impacting on the heritage values of the precinct.

The purpose of this advice is to ensure that the Built Form Framework being developed by Hansen Partnership for the Collingwood Mixed Use Pocket takes proper account of the heritage values of the recognised heritage precincts and individual buildings within the study area, and results in planning controls that reflect fully integrated decision-making.

The analysis within this report considers:

- The suitability of the extent of the Heritage Overlays for places and precincts within the Collingwood Mixed Use Pocket.
- The heritage grading of each property within the Heritage Overlay in the *City of Yarra: Review of Heritage Overlay Areas 2007 – Appendix 8, Revised May 2017* (Appendix 8).
- The currency of the existing Statements of Significance for places and/or precincts to ensure they provide adequate guidance for the management of important heritage features.
- Places not currently included on the Victorian Heritage Register (VHR) but which may warrant nomination to the VHR.
- Built form parameters necessary to appropriately manage increased mixed use development within the context of the heritage places and/or precincts.

1.3 Methodology

The key background documents on which the heritage analysis is based are:

- Yarra Planning Scheme Heritage Overlay Schedule and Maps
- Relevant Statements of Significance for heritage places and precincts within the study area and associated heritage studies
- Appendix 8.

The above documents have been reviewed in the context of the following clauses from the Yarra Planning Scheme and the relevant Planning Practice Notes (PPNs) published by the Department of Environment, Land, Water and Planning:

- The relevant provisions of the Yarra Planning Scheme are:
 - Clause 15.03 'Heritage'
 - Clause 21.05-1 'Heritage'
 - Clause 22.02 'Development Guidelines for Sites Subject to the Heritage Overlay'
 - Clause 22.03 'Landmarks and Tall Structures'
 - Clause 22.10 'Built Form and Design Policy'
 - Clause 43.01 'Heritage Overlay'
 - Clause 43.01 'Schedule to the Heritage Overlay'
 - Clause 55.07 'Apartment Developments'
- PPN 1: *Applying the Heritage Overlay* (January 2018) (PPN1)
- PPN 59: *The role of mandatory provisions in the planning schemes* (June 2015) (PPN59)
- PPN 60: *Height and setback controls for activity centres* (June 2015) (PPN60).

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Collingwood Mixed Use Pocket: Heritage Analysis & Recommendations

The following Planning Panels Victoria (Panel) reports are relevant as they consider the appropriateness of Design and Development Overlays (DDOs) (containing both mandatory and discretionary provisions) within activity centres (or in the case of Melbourne Amendment C240, the Capital City Zone) that are also subject, in part, to the Heritage Overlay:

- Boroondara C108 'Neighbourhood Centres and Commercial Corridors' (26 February 2014)
- Banyule Planning Scheme Amendment C93 'Implementation of the Ivanhoe Structure Plan' (1 July 2014)
- Moreland Planning Scheme Amendment C134 'Brunswick Activity Centre' (15 May 2015)
- Melbourne Planning Scheme Amendment C240 'Bourke Hill' (4 May 2015)
- Bayside Planning Scheme Amendments C113, C114 and C115 'Mandatory provisions for the Sandringham Village, Bay Street and Church Street Activity Centres' (14 January 2015)
- Whitehorse Planning Scheme Amendment C175 'Box Hill Metropolitan Activity Centre' (6 October 2017).

We have approached the preparation of this analysis as follows:

1. Completion of a desktop review of the above listed documents. The extent of the Heritage Overlays were cross-checked against Google Streetview. This preliminary review familiarised the project team with the heritage fabric of the study area prior to fieldwork being undertaken.
2. Completion of fieldwork by Jim Gard'ner, Renae Jarman and Ros Coleman. All buildings and structures within the study area were inspected from the public realm. The purpose of the fieldwork was to:
 - Review the suitability of the extent of the existing Heritage Overlays and to identify if gaps existed.
 - Review the suitability of the existing Statements of Significance for heritage places and precincts against the extant heritage fabric and to identify where the statements require updating to ensure heritage features can be properly considered in proposals for change.
 - Review the extant heritage fabric against the heritage gradings contained within Appendix 8 and to identify any inconsistencies and inaccuracies.
 - Review the heritage buildings and streetscapes within the study area to identify the architectural and streetscape heritage features (e.g. parapets, roof forms, view lines, corner sites) that are relevant to a consideration of built form recommendations.
3. Participation in workshops with Council and Hansen Partnership. The workshops:
 - Reviewed the existing built form characteristics and subdivision patterns of the area.
 - Identified the desired future character of the Collingwood Mixed Use Pocket against heritage analysis and state and local planning policy drivers.
 - Reviewed the key views of landmarks identified in Clause 22.03 – Landmarks and Tall Structures policy and other precinct-based landmarks such as the Foy & Gibson chimneys.
 - Tested built form parameters for new development against the existing heritage fabric within the Collingwood Mixed Use Pocket through modelling prepared by Hansen Partnership.
4. Finalisation of heritage recommendations for new built form parameters having considered the above.

All photographs were taken by GJM unless otherwise stated.

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Collingwood Mixed Use Pocket: Heritage Analysis & Recommendations

2. Analysis of the Planning Context

2.1 Activity Centre Planning and Heritage

The *Planning & Environment Act 1987* and the Victoria Planning Provisions (VPP) requires planning and responsible authorities to take a balanced approach to strategic and statutory planning functions that consider potentially competing objectives in an integrated manner to deliver a net community benefit for current and future generations.

The objectives of planning in Victoria as set out in Section 4(1) of the Planning and Environment Act are:

- *To provide for the fair, orderly, economic and sustainable use and development of land.*
- *To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.*
- *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*
- *To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*
- *To protect public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community.*
- *To facilitate development in accordance with the objectives set out in the points above.*
- *To balance the present and future interests of all Victorians.*

Clause 10.04 of the VPP addresses 'integrated decision making', and states:

Society has various needs and expectations such as land for settlement, protection of the environment, economic well-being, various social needs, proper management of resources and infrastructure. Planning aims to meet these by addressing aspects of economic, environmental and social well-being affected by land use and development.

Planning authorities and responsible authorities should endeavour to integrate the range of policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations.

Mixed Use Zoned land that is also subject to extensive Heritage Overlay controls – such as the Collingwood Mixed Use Pocket – is an example of where the tension between competing planning objectives must be resolved in a balanced way. The Collingwood Mixed Use Pocket has excellent public transport connections, vibrant retail, commercial and hospitality uses within walking distance and a high demand for housing choice. It is also well served for active transport including the Langridge Street and Wellington Street cycle paths.

The area also contains intact heritage fabric that is highly valued by the local community. A balance between the demand for more intensive development with the protection of the heritage buildings and precincts is therefore required. To achieve this, it is considered necessary that the DDO – and the background work that underpins it – specifically includes heritage considerations which frames the design objectives in terms of mandatory and discretionary controls.

2.2 Yarra Planning Scheme – Heritage Provisions

Council has well-established heritage provisions within its planning scheme at Clauses 21.05-1 and 22.02. Clause 22.10 is also of relevance to the protection of the heritage values of the Collingwood Mixed Use Pocket as this provision includes design guidelines for development abutting land subject to the Heritage Overlay to avoid visually dominate surrounding heritage places.

2.2.1 Heritage Policy

The relevant objective within Clause 21.05-1 'Heritage' of the Municipal Strategic Statement (MSS) is *Objective 14: To protect and enhance Yarra's heritage places*. The relevant strategies to implement this objective are:

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Collingwood Mixed Use Pocket: Heritage Analysis & Recommendations

- *Strategy 14.1 - Conserve, protect and enhance identified sites and areas of heritage significance including pre-settlement ecological heritage.*
- *Strategy 14.3 - Protect the heritage skyline of heritage precincts.*
- *Strategy 14.4 - Protect the subdivision pattern within heritage places.*
- *Strategy 14.6 - Protect buildings, streetscapes and precincts of heritage significance from the visual intrusion of built form both within places and from adjoining areas.*

Objective 14 and its associated strategies are considered to be generally compatible with appropriately sited and scaled higher density development within the Collingwood Mixed Use Pocket. Strategy 14.3 to 'Protect the heritage skyline of heritage precincts' would not be achieved unless new upper level development was to be of such low scale that it was fully concealed when viewed from the opposite side of the street as defined by the sightline tests described in Figures 2 and 3 of Clause 22.02. Avoiding any new visible built form above the parapets of buildings within the Heritage Overlay - although achieving the 'best' heritage outcome - would not enable a level of development that may reasonably be expected to be achieved within an inner urban mixed use precinct that offers good access to public transport, employment opportunities and activity centres, nor meet other strategic directions of the Yarra Planning Scheme. A balance therefore needs to be struck between achieving the outcome sought by Strategy 14.3 and meeting the development objectives of the Yarra Planning Scheme. An acceptable heritage outcome would be one where, although new built fabric is visible above the parapets or roofline of these buildings, the development is set back and massed to retain the primacy of the heritage streetscape, avoiding visually domination of the existing buildings.

Clause 22.02 'Development Guidelines for Sites Subject to the Heritage Overlay' provides detailed guidance within the Local Planning Policy Framework (LPPF) on development within the Heritage Overlay, including demolition. The relevant objectives of Clause 22.02 are:

- *To conserve Yarra's natural and cultural heritage.*
- *To conserve the historic fabric and maintain the integrity of places of cultural heritage significance.*
- *To retain significant view lines to, and vistas of, heritage places.*
- *To preserve the scale and pattern of streetscapes in heritage places.*
- *To encourage the preservation, maintenance, restoration and where appropriate, reconstruction of heritage places.*
- *To ensure the adaptation of heritage places is consistent with the principles of good conservation practice.*
- *To ensure that additions and new works to a heritage place respect the significance of the place.*
- *To encourage the retention of 'individually significant' and 'contributory' heritage places.*
- *To protect archaeological sites of cultural heritage significance.*

Again, these objectives do not preclude higher density development within the Collingwood Mixed Use Pocket with the possible exception of 'To preserve the scale ... of streetscapes in heritage places'.

The demolition policy provided at Clause 22.02-5.1 encourages the retention of 'individually significant' and 'contributory' buildings within a heritage precinct. Removal of part of a heritage place or contributory element is contemplated if (in general terms) it can be demonstrated that the removal of the part will not adversely affect the significance of the building, or – for a contributory building – the part is not visible from the street, abutting a park or public open space.

Further, with the exception of those heritage places included on the VHR – and therefore regulated under the *Heritage Act 2017* – internal controls do not apply to heritage places within the study area.

In most circumstances, the planning scheme effectively limits the control of heritage fabric within the study area to that which is visible from the public realm, including street facades, rear laneway views (where they exist) and visible roof and chimney elements.

In relation to 'New Development, Alterations and Additions', Clause 22.02-5.7.1 sets out the following policy:

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Collingwood Mixed Use Pocket: Heritage Analysis & Recommendations

General

Encourage the design of new development and alterations and additions to a heritage place or a contributory element to a heritage place to:

- *Respect the pattern, rhythm, orientation to the street, spatial characteristics, fenestration, roof form, materials and heritage character of the surrounding historic streetscape.*
- *Be articulated and massed to correspond with the prevailing building form of the heritage place or contributory elements to the heritage place.*
- *Be visually recessive and not dominate the heritage place.*
- *Be distinguishable from the original historic fabric.*
- *Not remove, cover, damage or change original historic fabric.*
- *Not obscure views of principle façades.*
- *Consider the architectural integrity and context of the heritage place or contributory element.*

Encourage setbacks from the principal street frontage to be similar to those of adjoining contributory buildings; where there are differing adjoining setbacks, the greater setback will apply.

Encourage similar façade heights to the adjoining contributory elements in the street. Where there are differing façade heights, the design should adopt the lesser height.

Minimise the visibility of new additions by:

- *Locating ground level additions and any higher elements towards the rear of the site.*
- *Encouraging ground level additions to contributory buildings to be sited within the 'envelope' created by projected sight lines (see Figure 1).*
- *Encouraging upper level additions to heritage places to be sited within the 'envelope' created by projected sight lines (for Contributory buildings refer to Figure 2 and for Individually significant buildings refer to Figure 3).*
- *Encouraging additions to individually significant places to, as far as possible, be concealed by existing heritage fabric when viewed from the front street and to read as secondary elements when viewed from any other adjoining street.*

Discourage elements which detract from the heritage fabric or are not contemporary with the era of the building such as unroofed or open upper level decks or balconies, reflective glass, glass balustrades and pedestrian entrance canopies.

To achieve a reasonable level of development capacity, discretion would need to be applied in relation to the requirements for the full or partial concealment of rear additions described in Figures 2 and 3 of Clause 22.02. This sightline-based guidance in the heritage policy is designed to preserve and enhance the character and appearance of predominantly one and two-storey dwellings within more typical narrow residential streets and cannot be readily applied to a mixed use precinct without unreasonably constraining development.

Likewise, the policy to 'Discourage elements which ... are not contemporary with the era of the building such as unroofed or open upper level decks or balconies, reflective glass, glass balustrades and pedestrian entrance canopies' may not achieve appropriate urban design and architectural outcomes in areas such as the Collingwood Mixed Use Pocket. In such areas, an 'interpretative' design approach for new upper level development is likely to be more recessive than a 'respectful' or 'historicist' one that would lead to the new additions inappropriately mimicking the historic form and potentially being more visually intrusive. Infill development should continue to demonstrate a 'respectful' approach that references the materiality, window proportions and relationship between solid and void of the heritage buildings.

Clause 22.02-5.7.2 provides the following specific policy relevant to the Collingwood Mixed Use Pocket:

Corner Sites and Sites with Dual Frontages

Encourage new building and additions on a site with frontages to two streets, being either a corner site or a site with dual street frontages, to respect the built form and character of the heritage place and

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Collingwood Mixed Use Pocket: Heritage Analysis & Recommendations

adjoining or adjacent contributory elements to the heritage place.

Encourage new buildings on corner sites to reflect the setbacks of buildings that occupy other corners of the intersection.

...

Industrial, Commercial and Retail Heritage Place or Contributory Elements

Encourage new upper level additions and works to:

- *Respect the scale and form of the existing heritage place or contributory elements to the heritage place by being set back from the lower built form elements. Each higher element should be set further back from lower heritage built forms.*
- *Incorporate treatments which make them less apparent.*

The above two specific policies will help to effectively inform development proposals and statutory planning decision-making to ensure that the heritage values within the Collingwood Mixed Use Pocket are maintained while accommodating more intensive levels of development.

2.2.2 Landmarks and Tall Structures

Clause 22.03 – ‘Landmarks and Tall Structures’ identifies a number of landmark buildings and advertising signs to which views should be protected, however none of these landmarks are located within the Collingwood Mixed Use Pocket nor are views afforded from within the precinct.

The relevant policies include:

- *Maintain the prominence of Yarra’s valued landmark signs.*
- *Protect views to the silhouette and profile of Yarra’s valued landmarks to ensure they remain as the principal built form reference.*
- *Ensure the profile and silhouette of new tall structures adds to the interest of Yarra’s urban form and skyline.*

The two tall chimneys at the northern end of the Foy & Gibson Complex and the malt tower of the former Yorkshire Brewery, although not identified within Clause 22.03 can be considered precinct-based landmarks.

2.2.3 Built Form and Design Policy

Clause 22.10 ‘Built Form and Design Policy’ applies to all new development not included in a Heritage Overlay and includes specific design guidelines for development abutting land subject to the Heritage Overlay, in particular:

New development that is higher than adjacent buildings should adopt a secondary setback for the higher building component which:

- *Aligns to the street pattern;*
- *Retains existing view lines to nearby heritage places and other key features.*

and

The height of new development abutting land in a Heritage Overlay should:

- *Adopt a façade height to the street frontage which is no higher than the adjacent building within the Heritage Overlay;*
- *Design and site taller structures so that they do not visually dominate surrounding heritage places; and*
- *Match the floor levels of the adjacent heritage building.*

This policy only affects land not subject to the Heritage Overlay and seeks to moderate new built form to avoid adversely impacting the setting, or views to, the abutting heritage place.

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Colingwood Mixed Use Pocket: Heritage Analysis & Recommendations

2.2.4 Heritage Overlay

The head heritage provision of the VPP, Clause 43.01 'Heritage Overlay', has the following purpose:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To conserve and enhance heritage places of natural or cultural significance.*
- *To conserve and enhance those elements which contribute to the significance of heritage places.*
- *To ensure that development does not adversely affect the significance of heritage places.*
- *To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.*

Clause 43.01-4 sets out decision guidelines - in addition to those included in Clause 65 - that the Responsible Authority must consider before determining a permit application. These are:

- *The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.*
- *Any applicable statement of significance, heritage study and any applicable conservation policy.*
- *Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.*
- *Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.*
- *Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.*
- *Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.*
- *Whether the proposed subdivision will adversely affect the significance of the heritage place.*
- *Whether the proposed subdivision may result in development which will adversely affect the significance, character or appearance of the heritage place.*
- *Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place.*
- *Whether the lopping or development will adversely affect the health, appearance or significance of the tree.*

While some of these considerations are not obviously consistent with the addition of higher density development behind heritage buildings, the first purpose and first decision guideline encompasses the whole SPPF and LPPF (integrated decision-making). Therefore, a balance must be struck between achieving the objectives of the Heritage Overlay and meeting the objectives of other parts of the VPPs including the purpose of the Mixed Use zoning. It is noted that new rear development can often be accommodated behind heritage buildings in mixed use precincts without substantially compromising the identified significant values of these heritage places.

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Colingwood Mixed Use Pocket: Heritage Analysis & Recommendations

3. Heritage in Design and Development Overlays – Panel Findings

Planning Panels Victoria has recently considered eight Planning Scheme Amendments that are of relevance to this project: Banyule Amendment C93, Bayside Amendments C113, C114 and C115, Boroondara C108, Moreland Amendment C134, Melbourne Amendment C240 and Whitehorse Amendment C175.

All amendments considered the appropriateness of mandatory controls in the context of PPN59 and provide guidance in which circumstances they should be applied. In response to submissions they also considered the issue of whether or not the DDO control should include objectives to protect heritage or whether this should be the sole domain of the Heritage Overlay provisions.

These reports provide useful guidance on the form and wording of DDO controls affecting places subject to the Heritage Overlay. In summary, Panel has concluded that:

- The Heritage Overlay identifies what is significant within an Activity Centre.
- Heritage is an appropriate issue for DDOs to provide guidance on to inform future development.
- Mandatory controls should be used in exceptional circumstances and their application should be guided by PPN59 and PPN60.
- Formulae defining the proportion of new built form that can be viewed above the street wall is an appropriate mechanism for informing the design and massing of new built form.

The approach taken in the formulation of the built form controls to manage development affecting heritage places is to complement existing policy. Clause 22.02 - 'Development Guidelines for Sites Subject to the Heritage Overlay' and relevant parts of Clause 22.10 – 'Built Form and Design Policy' have been taken as the starting point for the development of these complementary controls and policy.

Where existing policy is considered to be satisfactory, no additional policy has been recommended; however, where additional policy is considered appropriate to inform appropriate development outcomes, these have been identified. Specific policy has been recommended where it is considered necessary to provide guidance to recognise the current role of these commercial strips and mixed use pockets and enable their future development while protecting their heritage values and streetscape character.

A discussion of the most relevant of these Panel reports – Moreland Amendment C134, Boroondara Amendment C108 and Whitehorse Amendment C175 is provided below.

3.1 Moreland Amendment C134

Sydney Road, Brunswick is a Major Activity Centre with highly intact, predominantly Victorian streetscapes covered by the Heritage Overlay. The Statement of Significance for Moreland HO149 – Sydney Road Precinct¹ notes the precinct is of historical, architectural and social significance to the City of Moreland.

Gazetted on 11 August 2016, Moreland Amendment C134 introduced DDO18, DDO19 and DDO20. DDO18 also provides a preferred minimum 5m setback for development above the street wall and to establish a preferred ratio of ¾ : ¼ street wall to new built form through the following design objective:

- *Be designed to ensure that it occupies no more than one quarter of the vertical angle defined by the whole building in the view from an eye-level of 1.7 metres on the opposite side of the street, as illustrated in Figure 1 below.*

¹ Retrieved from Victorian Heritage Database, 16 June 2017
(<http://vhd.heritagecouncil.vic.gov.au/places/56076#sthash.7LcbbSiM.dpuf>)

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Colingwood Mixed Use Pocket: Heritage Analysis & Recommendations

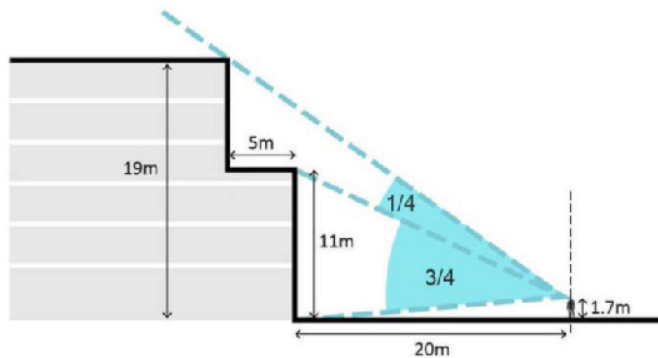


Figure 2. Upper level setbacks along Sydney Road (Figure 1 in Moreland DDO18, retrieved 2 June 2017).

DDO18 also provides a useful model for dealing with upper level development where the existing heritage building has a street wall height of less than the 11m street wall height provided in that control:

- Where an existing building with a street wall height of less than 11 metres is to be retained for heritage reasons new development may occupy more than one quarter of the vertical angle defined by the whole building outlined in Figure 1 above.

A similar approach can be adopted for development behind a consistent street wall (where one exists) within the Colingwood Mixed Use Precinct.

Where a consistent street wall does not exist the upper level setback and depth of retention of the heritage building should be guided by the heritage significance of the individual building and its component elements.

3.2 Boroondara Amendment C108

The Panel considering Boroondara Amendment C108 discussed the use of mandatory street wall height, upper level setbacks and overall heights across 31 Neighbourhood Activity Centres and three commercial corridors (Camberwell Road/Burwood Road and Canterbury Road).

In its report dated 26 February 2014 Panel noted its strong support for the protection of heritage assets in Boroondara and recommended reinstatement of policy in the exhibited Amendment that encouraged new development on or adjoining a heritage place to be moderated. In particular, the Panel recommended that policy guidance be included that:

The combination of the height, setbacks and design treatment of new buildings should ensure a heritage place on or adjoining the site is not overwhelmed or dominated.

The Panel report recognised that mandatory provisions that prescribed standards without a capacity for departures have been supported in areas of consistently high heritage value with consistent character. While acknowledging the heritage values and 'main street' character of the Neighbourhood Activity Centres subject to C108, the Panel also recognised that new development will be visible behind the retained façades – particularly from oblique views – and that invisibility of upper level development is either unreasonable or not necessary to achieve the primacy of the street wall.

In conclusion, the Panel accepted some use of mandatory controls within Boroondara's neighbourhood centres, but not in the commercial corridors:

The Panel recognises that Plan Melbourne foreshadows stronger policy support for the use of mandatory provisions in neighbourhood centres (and residential areas) to increase certainty. The Panel considers the combination of the street wall and upper level setbacks is critical in neighbourhood centres to maintain the established main street character and in these situations mandatory controls can be justified. However, we consider development with elements that exceed the nominated height and/or

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Collingwood Mixed Use Pocket: Heritage Analysis & Recommendations

adopt alternative setbacks should not be precluded as they may produce better outcomes in some circumstances. The overall maximum height limits should therefore remain discretionary to allow for such circumstances.

It was the Panel's conclusion that mandatory street wall heights which reflected the dominant character of the neighbourhood centres were acceptable (either 8m or 11m, depending on the context). It also found that if mandatory upper level setbacks were to be adopted, they should be sufficient to ensure that in most cases the upper storey will be clearly distinguishable from the street wall of the heritage building and be a recessive element in neighbourhood centre streetscapes. To achieve this Panel identified 5m as being an appropriate mandatory minimum setback for upper level development in the context of Boroondara's neighbourhood activity centres. The Collingwood Mixed Use Pocket could be considered analogous to a neighbourhood activity centre.

3.3 Whitehorse Amendment C175

Whitehorse Planning Scheme Amendment C175 sought to implement the *Box Hill Metropolitan Activity Centre Built Form Guidelines* (Hansen Partnership, 2016) by rezoning land, introducing Built Form Guidelines as a reference document and applying a new DDO to introduce built form controls. In its consideration of this amendment the Panel Report dated 6 October 2017 stated:

The Panel would have benefited from a more sophisticated analysis of the heritage precinct that utilised three-dimensional modelling, sight lines and view-sheds to help understand the rationale for the proposed heritage related controls. Without this basic information, it is difficult to determine whether the proposed controls are appropriate...

and concluded that in the absence of this modelling:

- *The Built Form Responses regarding Heritage should not proceed in their current form.*

The absence of three-dimensional modelling, and sight line and view-shed analysis in relation to those areas of the Box Hill Activity Centre that are subject to the Heritage Overlay appears to have been critical in Panel recommending that the proposed built form controls not be applied to address heritage.

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Collingwood Mixed Use Pocket: Heritage Analysis & Recommendations

4. Description & Zoning

4.1 Description

The built form character of the Collingwood Mixed Use Pocket differs dramatically north and south of Peel Street, with the northern portion dominated by the Foy & Gibson Woollen Mills and Factory Complex.

4.1.1 Peel Street and South

The built form between Victoria Parade and Peel Street (including the buildings on the north side of Peel Street) is varied and is typified by a mix of single, two and occasionally three-storey industrial buildings and offices dating from the late nineteenth to the late twentieth centuries. The Mixed Use Pocket includes a significant number of remnant single and two-storey dwellings dating from the mid-late nineteenth century that are subject to the Heritage Overlay including intact terraces on Cambridge and Derby Streets. Single, two-storey and taller buildings frequently abut each other, although generally the difference in height between adjacent buildings is no more than two storeys.

Heritage-listed institutional buildings including the former St Saviours Church of England Mission Church on the corner of Mason and Oxford Streets and the former Cambridge Street State School on the corner of Mason and Cambridge Streets are located at the southern end of the precinct. The Vine Hotel and the Sir Robert Peel Hotel occupy key corner sites on Wellington Street at the intersection with Derby and Peel Streets respectively.

4.1.2 North of Peel Street

The character of the area changes dramatically north of Peel Street and is dominated by the Foy & Gibson Complex which was developed from the 1880s until the 1920s. The large complex of woollen mills, factory, warehouse and office buildings range in height from single storey to five-storeys in height and are constructed of brick with rendered parapets and dressings. Parts of the Foy & Gibson Complex has been converted to apartments with two-storey rooftop additions. The twin chimneys at the northern end of the complex are a local landmark.

North of Stanley Street the Collingwood Mixed Use Pocket has been largely developed as medium rise apartment development with a row of single storey houses dating from the mid-nineteenth to the early twentieth century on the north side of Napoleon Street.

4.1.3 Recent Development

Although the current built form of the Collingwood Mixed Use Pocket is typically finer grained single or two-storeys in scale south of Peel Street with larger industrial buildings of up to five-storeys within the Foy & Gibson Complex, there are a number of developments of greater height either approved, under construction or recently completed. On the eastern side of Cambridge Street two 10-storey developments are currently under construction at 72-90 Cambridge Street and 73-77 Wellington Street. On the corner of Cambridge and Langridge Streets, construction of a 14-storey development is underway at 61-71 Wellington Street. A seven-storey building is currently being constructed at 95 Wellington Street and a nine-storey building is being constructed at 47 Peel Street. VCAT recently approved a major development of up to 11-storeys at 1-57 Wellington Street which abuts land subject to the Heritage Overlay to the north, south and west. It is noted that none of these sites are subject to heritage controls.

Outside the Collingwood Mixed Use Pocket, but within the general vicinity, is a 10 to 12-storey building approved at 2-16 Northumberland Street and an eight-storey building under construction at 7-15 Little Oxford Street. The Former Yorkshire Brewery site at 1-21 Robert Street is also outside the Collingwood Mixed Use Pocket and has been redeveloped with residential towers of up to 14-storeys.

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Colingwood Mixed Use Pocket: Heritage Analysis & Recommendations

4.2 Zoning

The land within the Collingwood Mixed Use Pocket is included within the MUZ with two parcels of land subject to the Public Use Zone (PUZ) – the former Cambridge Street State School, 19 Cambridge Street (PUZ2 – Education) and the public housing units at 3 Cambridge Street (PUZ3 – Health & Community).

There are no changes proposed to the zoning within the Collingwood Mixed Use Pocket.

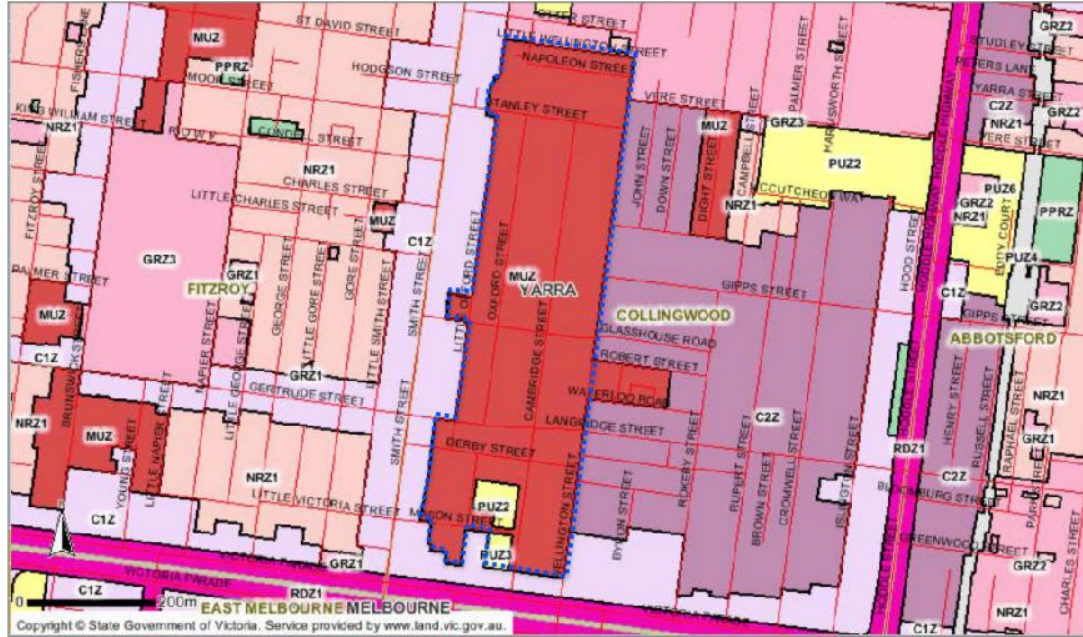


Figure 3. Zoning map showing the Collingwood Mixed Use Pocket – outlined in blue (Planning Maps Online, retrieved 24 April 2018)

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Colingwood Mixed Use Pocket: Heritage Analysis & Recommendations

5. Existing Heritage Status & Recommended Changes

5.1 Existing Heritage Character

The Colingwood Mixed Use Pocket has rich and varied heritage fabric interspersed with non-heritage properties. It includes substantial parts of two heritage precincts, a number of individual Heritage Overlay places, and two major industrial complexes that are included on the VHR. These heritage places include several distinct building types:

- Nineteenth century single and two-storey residences
- Two-storey shop / residence commercial buildings
- Small-scale (one to two-storey) factory buildings (former Dyason & Co. Cordial Factory and the former Fruit Preserving Factory Complex)
- Institutional buildings (former St Saviours Church of England Mission Church and former Cambridge Street State School)
- Hotels (Sir Robert Peel Hotel and The Vine Hotel)
- Large-scale industrial buildings and structures (the Foy & Gibson Complex)

The majority of these structures share the following characteristics:

- Masonry (brick) construction with less than 40% of the wall comprised with openings such as windows and doors
- Painted render or face brick façades
- Parapeted front facades with pitched and hipped roofs to dwellings and shop/residences, and saw-tooth roofs on larger industrial buildings
- No setback from the street frontages (except in the case of residential dwellings, which are commonly set back and have a front verandah)
- Visible chimneys.
- Roofing materials include corrugated steel, slate and terracotta tiles.

Single storey dwellings generally have visible roof forms extending the depth of the front two rooms, while the roofs of two-storey terraced houses are generally hidden behind plain or elaborately decorated parapets.

The shop / residences such as those found on Cambridge and Derby Streets feature shopfront glazing to the ground floor.

The factory and industrial buildings that date from the late nineteenth and early twentieth century range in scale from single to five-storeys in height and are constructed of brick with bluestone bases and rendered parapets and dressings. These buildings normally feature larger vehicle and goods entrances on the ground floor. The roofs of these buildings are generally hidden by parapets although the more recent single to two-storey roof-top additions are partially visible from the public realm.

The former St Saviours Church of England Mission Church on the corner of Mason and Oxford Streets is distinctive for its construction in squared rubble bluestone.

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Colingwood Mixed Use Pocket: Heritage Analysis & Recommendations

5.2 Victorian Heritage Register

Large parts of the former Foy & Gibson Complex between Little Oxford Street in the west and Cambridge Street in the east are included on the VHR as follows:

Victorian Heritage Register				
VHR	Name	Address	Heritage Overlay	Date
H0896	Part of former Foy & Gibson Complex (Furnishings Warehouse and Clothing Factory)	79-93 Oxford Street	HO127	1887
H0897	Part of former Foy & Gibson Complex (Powerhouse and Motor Garage)	95-101 Oxford Street	HO128	1908
H0755	Part of former Foy & Gibson Complex	68-158 Oxford Street and 103-115 Oxford Street and 107-131 Cambridge Street and 7 Stanley Street and 158- 172 Oxford Street	HO129	1887

Clause 43.01-2 of the Victoria Planning Provisions does not create a permit trigger under the Heritage Overlay to develop a heritage place which is included in the VHR, other than an application to subdivide a heritage place of which all or part is included on the VHR.

Therefore, a DDO applied to the parts of the former Foy & Gibson Complex included within extent of the VHR registrations (VHR H0755, H0896 & H0897) should not include controls or policy that is intended to protect the significance of those heritage places as these matters fall outside Council's jurisdiction. All heritage decisions in relation to works and development on properties in the VHR will be made by the Executive Director under the provisions of the *Heritage Act 2017*. Having said that, the DDO applying to places included on the VHR may include built form controls or policy aimed at protecting the heritage values of adjacent land that is subject to the Heritage Overlay.

While not included within Clause 22.03 – Landmarks and Tall Structures, the twin chimney stacks at the northern end of the former Foy & Gibson Complex are clearly visible from a number of vantage points from within the Collingwood Mixed Use Pocket, particularly along Oxford and Stanley Streets.

0 200m EAST MELBOURNE MELBOURNE

Copyright © State Government of Victoria. Service provided by www.land.vic.gov.au.

16

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Collingwood Mixed Use Pocket: Heritage Analysis & Recommendations

5.3 Heritage Overlay

The Heritage Overlay, affecting both individual properties and heritage precincts, applies to approximately half the land area of the Collingwood Mixed Use Pocket.

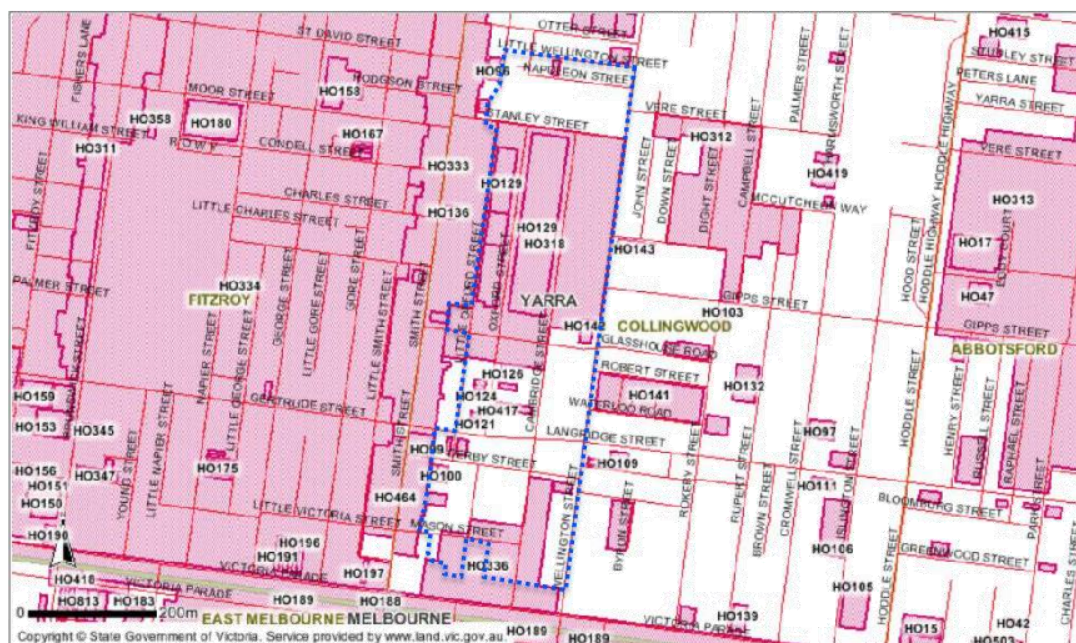


Figure 7. Heritage Overlay map showing the Collingwood Mixed Use Pocket – outlined in blue (Planning Maps Online, retrieved 24 April 2018)

The current Heritage Overlay controls for the Collingwood Mixed Use Pocket are as follows:

Individual Heritage Overlays				
Heritage Overlay	Name	Address	Appendix 8 grading	Date
HO98	Derby House	1 Derby Street	individually significant	1876
HO100	Terrace	3-7 Oxford Street	individually significant	1876
HO101	Johnston House	8 Derby Street	individually significant	1871
HO102	Terrace	10-16 Derby Street	individually significant	1868-69
HO115	Houses	12 Napoleon Street	individually significant	1850-60
HO121	House	37 Oxford Street	individually significant	1869
HO122	Houses	39-41 Oxford Street	individually significant	1869
HO123	Terrace	50-52 Oxford Street	individually significant	1864-77
HO124	Terrace	51-55 Oxford Street	individually significant	1858-64
HO125	Terraces	57-63 Oxford Street	individually significant	1873-78
HO126	Terrace	58-62 Oxford Street	individually significant	1858-64
HO142	Sir Robert Peel Hotel	125 Wellington Street	individually significant	1912

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Colingwood Mixed Use Pocket: Heritage Analysis & Recommendations

Precinct Heritage Overlays				
Heritage Overlay	Name	Address (within Colingwood Mixed Use Pocket)	Appendix 8 grading	Date
HO318	Colingwood Slope Precinct	Little Oxford, Oxford, Cambridge, Wellington, Stanley and Peel Streets	various	1850-1940
HO336	Victoria Parade Precinct	Cambridge and Mason Streets	various	1850-1940
HO464	Smith Street South Precinct, Fitzroy and Colingwood	Rear part of 32-36 Smith Street only	Not contributory	2000s



Figure 8. Sir Robert Peel Hotel (corner of Peel and Wellington Streets) (HO142) (City of Yarra)

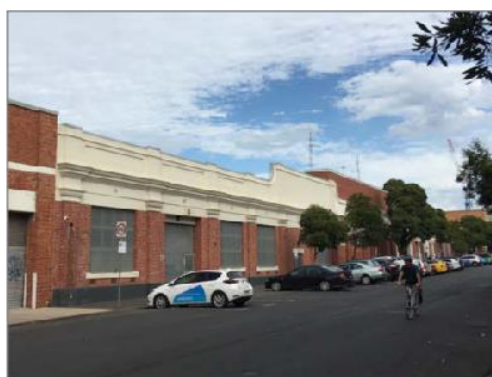


Figure 9. former Foy & Gibson Complex (east side of Cambridge Street) (HO318)



Figure 10. former Dyason & Co. Cordial Factory, 44 Oxford (HO417)



Figure 11. former Cambridge Street State School, 19 Street Cambridge Street (HO336)

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Collingwood Mixed Use Pocket: Heritage Analysis & Recommendations



Figure 12. Single storey houses, 51-63 Oxford Street (HO124 and HO125)



Figure 13. Cambridge Terrace, 50-62 Cambridge Street (HO336)

5.4 Recommended Changes to Heritage Controls

There are a number changes recommended to the heritage controls for the Collingwood Mixed Use Precinct, both to the extent of the Heritage Overlay and potentially to the registered extents of places included on the VHR, which are discussed below. It is also recommended that the Statement of Significance for the Collingwood Slope Precinct and Victoria Parade Precinct and site-specific Heritage Overlays be updated to accurately capture the important heritage features of the various heritage places.

It is recommended that updated Statements of Significance be prepared for all buildings of atypical form such as the former Dyason & Co. Cordial Factory, Sir Robert Peel Hotel, The Vine Hotel, the former St Saviours Church of England Mission Church and the former Cambridge Street State School to inform any future redevelopment.

5.4.1 Amendments to the VHR - Former Foy & Gibson Complex

The former Foy & Gibson Complex is one of the most important and intact industrial complexes of the late nineteenth and early twentieth centuries in Victoria and is the dominant feature of the Collingwood Mixed Use Pocket between Stanley Street in the north and Peel Street to the south.

While the majority of the complex is included on the VHR as part of three separate registrations (VHR H0755, H0896 & H0897) there are large parts of the complex that are not included within the extent of registration. The buildings that are not included on the VHR but which form an integral part of the former Foy & Gibson Complex are as follows²:

1. The Whiteware Factory (1912), 125 Oxford Street
2. The Spinning Mills Building / Warehouse (1919-23), 120 Cambridge Street
3. The Weighbridge Building (date unknown), 111 Wellington Street (note: 111 Wellington Street forms part of the cadastral block identified in Planning Maps Online as 120 Cambridge Street)
4. The Woollen Mills Weaving Building (1912-23), 117 Wellington Street (identified as 113 Wellington Street in Appendix 8).

² The dates are taken from Andrew C Ward & Associates, *Foy and Gibson's Manufacturing Complex: submission to the Historic Buildings Council* (August 1989)

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Colingwood Mixed Use Pocket: Heritage Analysis & Recommendations



Figure 14. 125 Oxford Street (©Google, Aug 2017)



Figure 15. 120 Cambridge Terrace (City of Yarra)



Figure 16. 111 Wellington Street
(City of Yarra)



Figure 17. 117 Wellington Street (City of Yarra)

There are also anomalies within the existing extent of registration with part of the complex between Little Oxford Street and Oxford Street apparently included within both VHR H0755 and H0897. Current heritage practice would be to treat the whole of the former Foy & Gibson Complex as a single heritage place, which would enable the impact of works and development to be considered more holistically against the heritage values of the whole complex rather than smaller portions of the heritage place.

It is recommended that a nomination be made by Council under section 27 of the *Heritage Act 2017* to combine the existing three registrations (VHR H0755, H0896 & H0897) and include the following additional land and buildings:

1. 125 Oxford Street
2. 120 Cambridge Street
3. 111 Wellington Street
4. 117 Wellington Street (excluding the post-Second World War addition at the northern end)

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Colingwood Mixed Use Pocket: Heritage Analysis & Recommendations

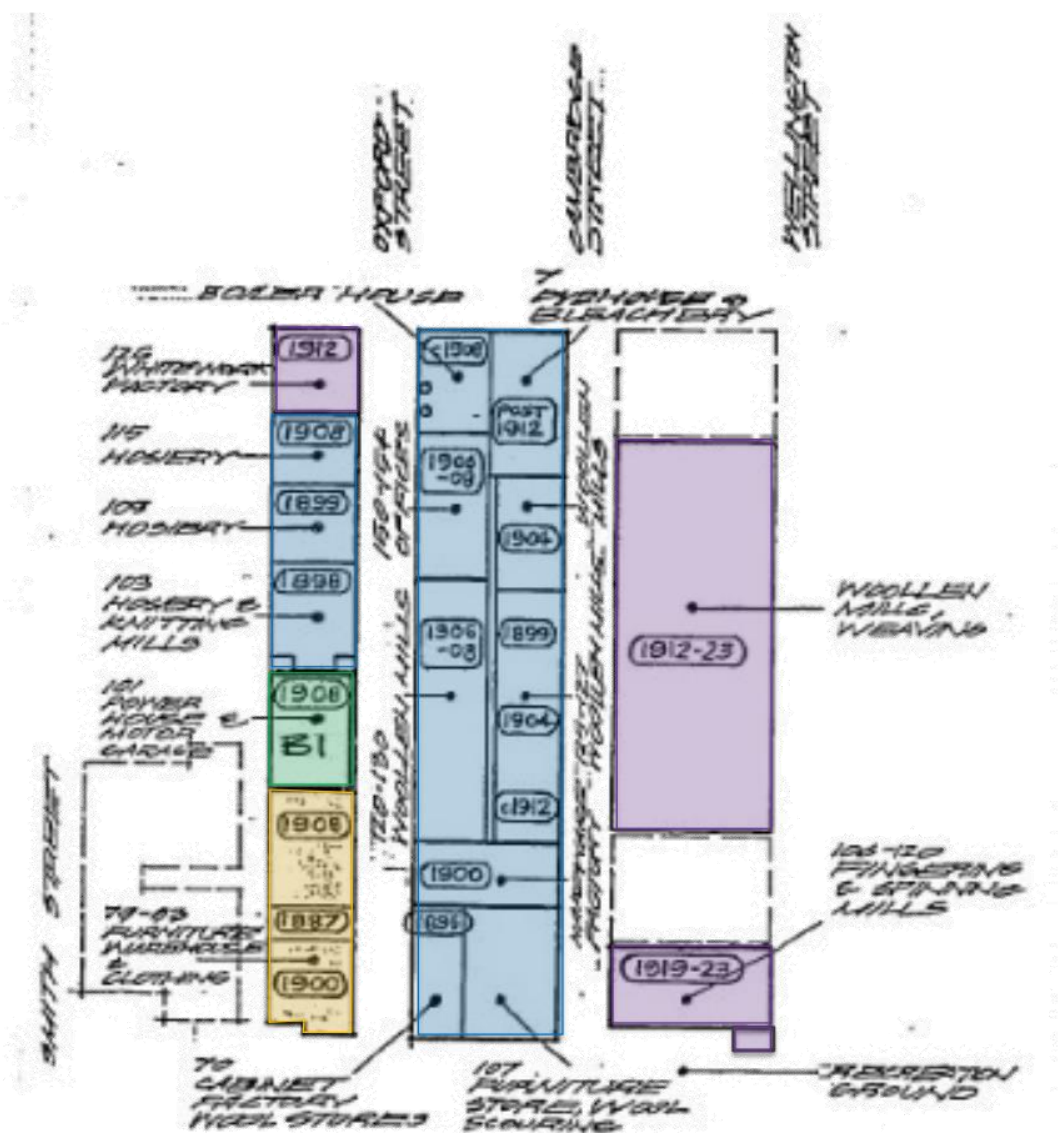


Figure 18. Existing extent of VHR Registration with proposed additional land and building shaded in purple (Adapted from Andrew C Ward & Associates, *Foy and Gibson's Manufacturing Complex: submission to the Historic Buildings Council* (August 1989))

Key:	Blue	VHR H0755
	Yellow	VHR H0896
	Green	VHR H0755 and VHR H0897
	Purple	recommended extension to the extent of registration

gard'ner jarman martin

21

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Colingwood Mixed Use Pocket: Heritage Analysis & Recommendations

5.4.2 18-22 Derby Street

The terrace of three two-storey brick houses at 10 to 14 Derby Street is included on the Heritage Overlay as HO102 and is graded 'individually significant'. The three terraced buildings at 18 to 22 that make up the remainder of the land between Little Oxford Street and the Oxford Street Reserve have a similar parapeted form and date from a similar period (c.1860-70) but are not included within HO102. Numbers 18, 20 and 22 are finished in render rather than exposed biochromatic brickwork. These three buildings form a small group of reasonably intact mid-nineteenth century terraced dwellings that may warrant inclusion on the Heritage Overlay.

Number 18 is a two-storey dwelling set back from Derby Street by the depth of the verandah. Its neighbour at number 20 shares the same form and detailing but no longer has a verandah with the setback from the street converted to a small garden. Number 22 at the end of the terrace is a shop / residence with a splayed corner and return that faced what was Oxford Street and is now a small reserve.

While more heavily altered than 10 to 14 Derby Street these three buildings should be assessed to determine whether or not they meet the threshold for inclusion on the Heritage Overlay. The extent of these properties is shown on Figure 22.



Figure 19. 10-22 Derby Street

5.4.3 33-45 Derby Street

Opposite the northern end of HO336 – Victoria Parade Precinct, numbers 33 to 45 Derby Street continue the consistent two-storey scale, parapeted built form of the eastern side of Cambridge Street, which is subject to the Heritage Overlay.

The shop / residence at the southwest corner of the intersection of Cambridge and Derby Street (45 Derby Street) shares an almost identical form to Cambridge Terrace (50-62 Cambridge Street and 47 Derby Street) on the opposite side of Cambridge Street. This building has a splayed corner mirroring the shop / residence on the opposite corner. Instead of the buff brick details that articulate the red brick façade of Cambridge Terrace, 45 Derby Street has a rendered parapet and dressings.

39, 41 and 43 Derby Street are three late-nineteenth century shop / residences with reasonably intact first floors and architectural detailing. All three have lost their original shopfronts with numbers 39 and 41 having been infilled with masonry. Number 43 Derby Street is wider (two bays wide) than its immediate neighbours and is constructed of (overpainted) brick. This building retains its parapet, rendered cornice, string course and corbelled pilasters at first floor level. Number 41 has a rendered façade, retains its original two-over-one first floor window joinery and continues the same architectural detailing as number 43. Number 39 Derby Street is constructed of brick with a balustraded cement render parapet and has more elaborate cornice, string course and decorative elements than numbers 41 and 43. 39 Derby Street also retains a historic painted sign on the frieze. The retained chimneys of these three buildings are visible from Derby Street.

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Colingwood Mixed Use Pocket: Heritage Analysis & Recommendations

Number 33 Derby Street is occupied by three buildings, a plain single storey parapeted showroom (Australian Galleries) dating from the mid-late twentieth century to the east of the cadastral block, a single storey garage with plain parapet in the centre and a highly intact two storey rendered Italianate terraced house at the western end. The Italianate house is likely date to a similar period (c.1860-70) to the terraces on the northern side of Derby Street.

The buildings between 33 Derby Street and Oxford Street are post-Second World War single and two storey commercial buildings.

It is recommended that numbers 33 to 45 Derby Street be considered for inclusion on the Heritage Overlay as an extension of HO336. The extent of the area recommended for further consideration is shown on Figure 22.



Figure 20. 39-45 Derby Street



Figure 21. 33-45 Derby Street

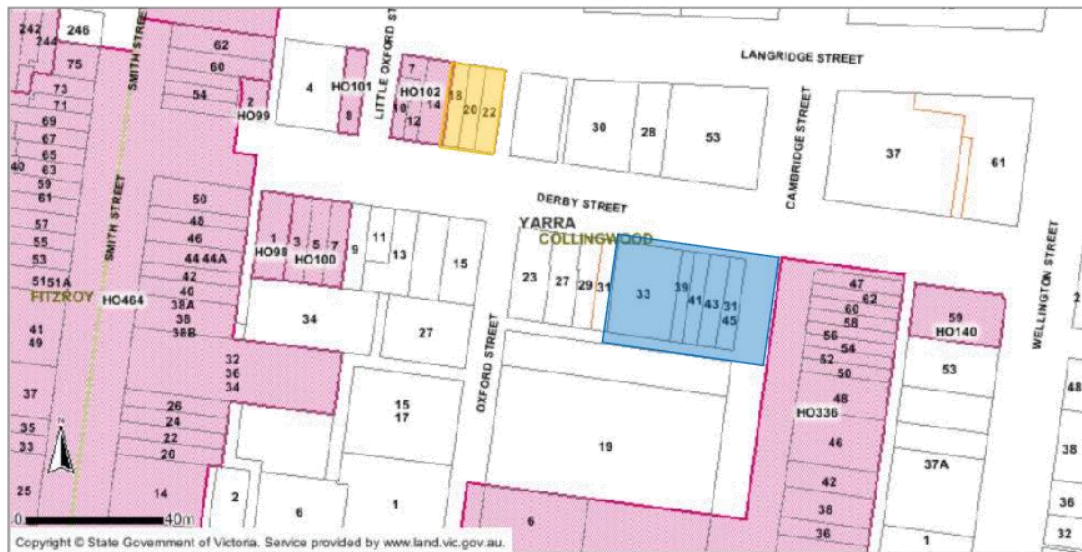


Figure 22. Heritage Overlay map showing the areas recommended for further assessment. 18-22 Derby Street are shaded in yellow and 33-45 Derby Street are shaded in blue.

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Colingwood Mixed Use Pocket: Heritage Analysis & Recommendations

5.4.4 Other mapping and grading corrections

In addition to those properties identified above that should be assessed against the criteria for inclusion on the Heritage Overlay, this review has identified the following errors or inconsistencies in either the grading of properties in Appendix 8 or the mapping of the Heritage Overlay.

Former Cambridge Street State School, 19 Cambridge Street

The extent of HO336 does not extend to the northern end of the two-storey brick building of the Former Cambridge Street State School, 19 Cambridge Street (see Figure 23). This should be corrected through an amendment to the extent of HO336 as shown on Figure 22 and a minimum 10m curtilage allowed for north of the end of the heritage building to ensure the setting of the building can be appropriately managed.



Figure 23. Aerial photograph and the extent of HO336 showing the northern section of the former Cambridge Street State School building projecting beyond the Heritage Overlay. The recommended additional extent of Heritage Overlay shaded in blue.
(Planning Maps Online, retrieved 27 April 2018)

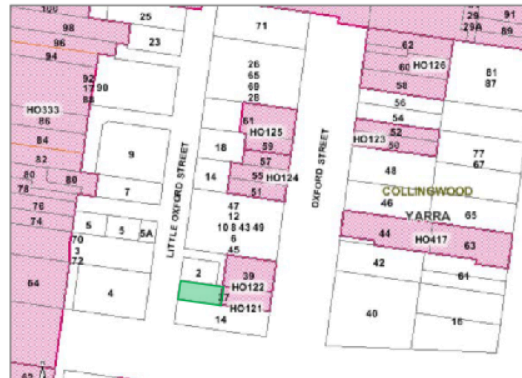


Figure 24. Heritage Overlay map showing the recommended additions to the extent of HO121 (shaded in green).
(Planning Maps Online, retrieved 2 May 2018)

37 Oxford Street (HO121)

The cadastral block for 37 Oxford Street extends from Oxford Street to Little Oxford Street, however the extent of HO121 only applies to the half of the site facing Oxford Street, leaving original or early nineteenth century fabric outside the extent of the Heritage Overlay. It is therefore recommended that the mapping of the extent of HO121 be corrected to align with the entry in Appendix 8 as shown on Figure 24.

Former Foy & Gibson Weighbridge Building, 111 Wellington Street

The former weighbridge building associated with the Foy & Gibson complex is included within Appendix 8 as 'individually significant' but is excluded from the mapped extent of the HO318 (see Figure 25). While it is recommended that this building be included within a revised extent of VHR registration for the former Foy & Gibson Complex, the Heritage Overlay Map should be amended in the short term to correct this error and provide protection for this heritage place until such time as it is considered for the VHR.

The proposed extension of HO318 is shown on Figure 26.

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Colingwood Mixed Use Pocket: Heritage Analysis & Recommendations



Figure 25. Aerial photograph and the extent of HO318 and HO142 showing 111 Wellington Street excluded from the extent of the Heritage Overlay
(Planning Maps Online, retrieved 27 April 2018)

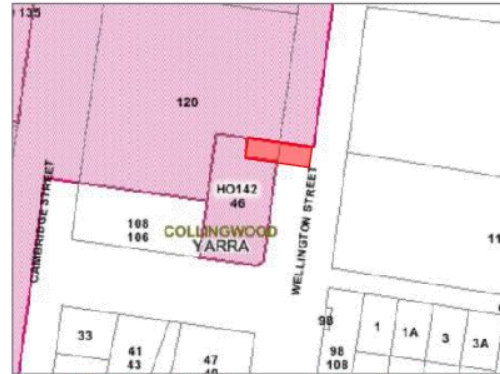


Figure 26. Heritage Overlay map showing the showing the recommended additions to the extent of HO318 in red
(Planning Maps Online, retrieved 27 April 2018)

Former Foy & Gibson Woollen Mill, 117 Wellington Street

The former Woollen Mills Weaving Building at 117 Wellington Street (identified as 113 Wellington Street in Appendix 8) is graded 'contributory'. Given the intact condition of this building and historic function associated with the broader Foy & Gibson Complex is recommended that this building be included within a revised extent of registration on the VHR for the former Foy & Gibson Complex.



Figure 27. 117 Wellington Street (City of Yarra)

Recent Developments (20 Peel Street)

We also note that Appendix 8 has not been updated to reflect recent developments that have resulted in the demolition of graded buildings. In cases such as 18-22 Peel Street, Appendix 8 should identify these properties as 'not contributory'.

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Colingwood Mixed Use Pocket: Heritage Analysis & Recommendations

6. Potential Future Character Considerations

The Collingwood Mixed Use Pocket contains two distinct historic character areas: the area of fine grained, smaller scale residential and commercial development along and south of Peel Street, and the area of large-scale late-nineteenth and early twentieth century industrial buildings associated with the former Foy & Gibson Complex north of Peel Street.

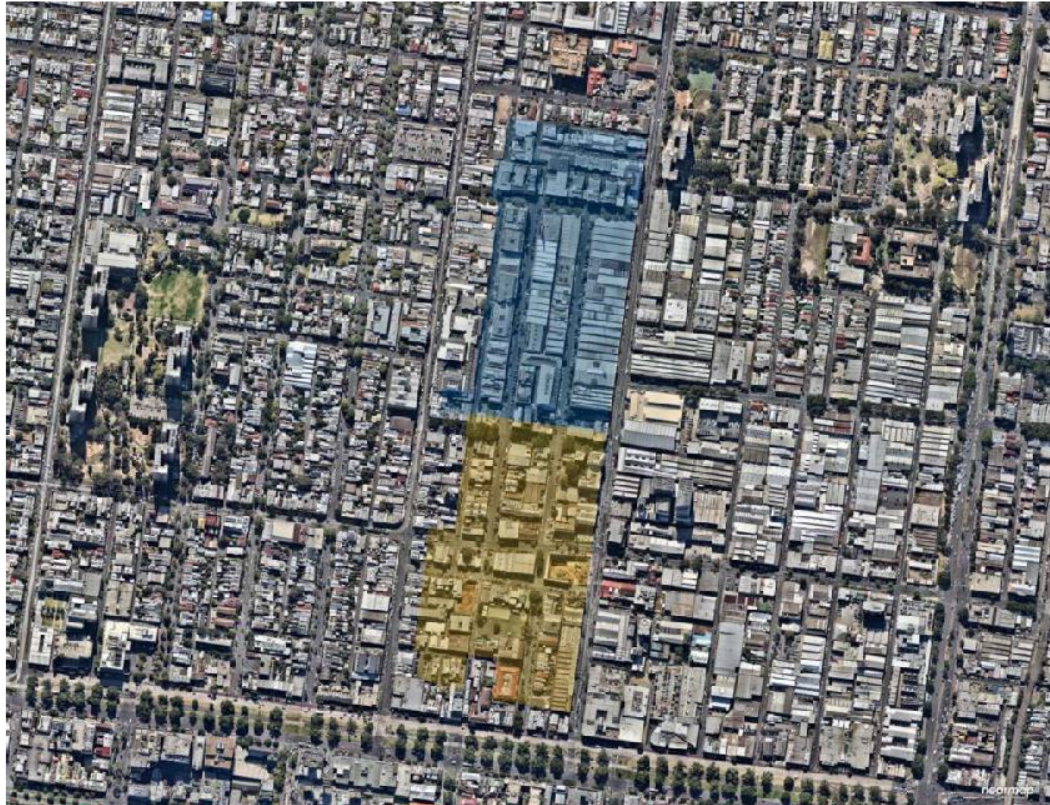


Figure 28. Aerial photograph of the Collingwood Mixed Use Pocket – land north of Peel Street shaded in blue and land south shaded in yellow (©nearmap, 4 April 2018)

The development pattern of the Collingwood Mixed Use Pocket illustrates the full history of Melbourne's inner suburban development from small mid-nineteenth century cottages to later terraced housing and commercial buildings, and from industries that flourished from the 1870s until the post-Second World War to the contemporary apartment and mixed-use development being constructed today. The current pattern of development has the potential to overwhelm the low-scale heritage character of the area, but if well designed and located these new developments can integrate appropriately into the mixed context of heritage and non-heritage buildings.

6.1 Southern Sub-Precinct – Peel Street and South

The Collingwood Mixed Use Pocket between Victoria Parade and Peel Street (including the buildings on the north side of Peel Street) is diverse in character, use and scale. It includes sites that range from narrow allotments to larger former industrial sites (such as 1-57 Wellington Street) and includes a substantial area not subject to the Heritage Overlay. The heritage-listed buildings on Oxford Street do not form a contiguous group, whereas those on Cambridge Street, particularly those south of Derby Street, form a substantially intact row. The existing heritage places on Derby Street include small groups and individual buildings, which may be

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Colingwood Mixed Use Pocket: Heritage Analysis & Recommendations

extended if 18-22 and 33-45 Derby Street are assessed as meeting the threshold for inclusion on the Heritage Overlay. Of the group of single storey houses included within HO336 on the southern side of Mason Street the pair of terraces at 13 and 15 Mason Street have small front gardens while numbers 17-21 are built to the street boundary.

On those sites that are neither located on, nor abut, land subject to the Heritage Overlay, there are no heritage considerations that would influence future character. In these locations, which make up the majority of the southern sub-precinct, new built form controls should be informed by urban design, amenity and other planning considerations recognising the varied nature of the sub-precinct which currently includes three storey commercial buildings sited immediately adjacent to mid-nineteenth century single storey cottages.

On sites subject to the Heritage Overlay or which abut heritage places, new development should respect the scale and subdivision patterns of the fine-grained nineteenth and early twentieth century heritage buildings, which includes single storey cottages, two-storey terraced houses, shop / residences, and the former Dyason & Co. Cordial Factory running between Oxford and Cambridge Streets. Rear additions should be set back and scaled to avoid dominating the heritage buildings, and infill development should respect the scale, materiality and parapet heights of the adjacent heritage buildings. Outside the Heritage Overlay it is recognised that there will be a juxtaposition between the emerging built form and the traditional nineteenth and early twentieth century heritage forms. However, development on sites abutting land subject to the Heritage Overlay should transition between the scale and setbacks of the heritage buildings and the development sites adjacent. While development immediately adjacent to the Heritage Overlay should be encouraged to match the scale of the heritage building as sought by Clause 22.10, the area already accommodates a juxtaposition of height of up to two-storeys between heritage buildings and later twentieth century development, and this relationship should serve as a precedent for future development.

Any redevelopment of key commercial and institutional heritage buildings within this precinct – such as The Vine Hotel, the Sir Robert Peel Hotel, the former Cambridge Street State School and the former St Saviours Church of England Mission Church – should be informed by the updated Statements of Significance and should ensure the prominence of these heritage buildings and their three-dimensional form is retained.

The remaining development sites on Peel Street should respect the scale of the fine-grained heritage properties and transition between these and the larger, more robust forms of the former Foy & Gibson Complex to the north. The recent development at 20 Peel Street being a successful example of this transition.

6.2 Northern Sub-Precinct – North of Peel Street

The land extending from north of Peel Street to Stanley Street is almost entirely occupied the former Foy & Gibson Complex, while the area north of Stanley Street has been largely redeveloped with apartments of up to eight storeys in height (only one pair of mid-nineteenth century single storey cottages included in the Heritage Overlay at 12 Napoleon Street [HO115] remain in this area).

The northern part of the Colingwood Mixed Use Pocket has already seen development of up to eight-storeys in scale which has respected the existing context and maintained the Foy & Gibson Complex as the major character-defining element in this sub-precinct. This scale of development can continue without any adverse impact on the heritage values of the sub-precinct as long as the scale of new built form steps down to respect the scale of 12 Napoleon Street and the heritage-listed buildings that abut the MUZ at 2 Stanley Street (HO137), the row of single storey cottages at 33-47 Bedford Street (HO96) and the former St George's Presbyterian Church at 215 Wellington Street (HO144).

A model of redevelopment of the former Foy & Gibson Complex has been established through the adaptive reuse of the existing building, the construction of light-weight roof-top additions, and new infill buildings of up to six-storeys in height (107 Cambridge Street) with upper levels set well back from the street edge. The four to six-storey development at 20 Peel Street by Jackson Clements Burrows Architects provides a model for new development that respects the traditional building pattern of the area and successfully transitions between the

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Collingwood Mixed Use Pocket: Heritage Analysis & Recommendations

smaller scale, fine grained residential parts of the mixed use pocket to the more massively scaled former Foy & Gibson Complex.

The continued redevelopment of the former Foy & Gibson Complex should continue the precedent established of roof top additions or new medium-rise development set back from the street edge to retain the three-dimensional form of the industrial buildings.

6.3 Across the Collingwood Mixed Use Pocket

Across the Collingwood Mixed Use Pocket infill development within the Heritage Overlay should reflect the existing street wall or parapet heights with new built form constructed to the street boundary with a street wall height no higher than the taller of the adjoining properties. Single-storey development should be discouraged. However, recognising the existing juxtaposition between lower (single and two storey) and higher (three and four storey) built form some variation on a site by site basis is likely to be acceptable in heritage terms. Infill facades should respect the materiality and relationship between solid and void established by the 'contributory' and 'individually significant' buildings. Where residential buildings within the heritage overlay are set back from the street boundary, new adjacent development should reflect these setbacks.

New upper-level development within the Heritage Overlay or immediately adjacent to heritage places should be set back from the street wall to retain the legibility of the three-dimensional form of the heritage buildings and to retain the prominence of the heritage fabric in the streetscape. New upper-level development should be designed so as not to dominate the heritage buildings when viewed from the opposite side of the street or in oblique views.

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Collingwood Mixed Use Pocket: Heritage Analysis & Recommendations

7. Recommended Built Form Parameters

Due to the highly varied character of the heritage buildings subject to the Heritage Overlay within the Collingwood Mixed Use Pocket, separate recommended built form parameters are discussed below for each heritage building typology. The recommended built form parameters draw on the existing provisions of Clauses 22.02 & 22.10 and the industrial heritage policy recently prepared by GJM Heritage as well other policy matters.

7.1 Industrial Buildings Subject to the Heritage Overlay

There are a number of former industrial buildings within the Collingwood Mixed Use Pocket ranging from small scale local factories, such as the former Dyason & Co. Cordial Factory running between Cambridge and Oxford Street, to the major industrial complex of Foy & Gibson, that is made up of a number of large single and multistorey buildings and associated structures.

Former industrial buildings in the Mixed Use Pocket include:

36-42 Cambridge Street	HO336	Former Fruit Preserving Factory complex
44 Oxford Street	HO141	Part former Dyason & Co. Cordial Factory
63 Cambridge Street	HO141	Part former Dyason & Co. Cordial Factory
79-93 Oxford Street	VHR H0896 (HO127)	Part former Foy & Gibson Complex
95-101 Oxford Street	VHR H0897 (HO128)	Part former Foy & Gibson Complex
68-158 Oxford Street / 103-115 Oxford Street / 158-172 Oxford Street / 107-131 Cambridge Street / 7 Stanley Street	VHR H0755 (HO129)	Part former Foy & Gibson Complex
125 Oxford Street	HO318	Part former Foy & Gibson Complex
120 Cambridge Street	HO318	Part former Foy & Gibson Complex
111 Wellington Street	-	Part former Foy & Gibson Complex – missing from HO318 due to a mapping error
117 Wellington Street	HO318	Part former Foy & Gibson Complex
8-10 Peel Street	HO318	Factory / warehouse

Where these places are not included within the VHR, guidelines should deliver outcomes that:

- Retain roof forms, lanterns, skylights, vents or chimneys that contribute to the significance of the building, particularly where these are visible from the public realm.
- Encourage the retention of side elevations visible from the public realm.
- Discourage building over or extending into the air space above the front or principal part of a significant or contributory building.
- Discourage external column/structural supports through the front or principal part of the building.
- Discourage new openings or the widening of existing openings in intact facades.
- Require that the perception of the three-dimensional form and depth of the building is maintained by setting back any upper level additions from the front or principal part of the building, and from visible secondary elevation(s).
- Retain the inter-floor height of existing buildings and avoids new floor plates and walls cutting through existing openings.

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Collingwood Mixed Use Pocket: Heritage Analysis & Recommendations

- For additions, encourages designs that interpret historic façade patterning, including fenestration patterns and proportions, the relationship between solid and void and the module of structural bays.
- Discourage the use of highly reflective glazing in both historic openings and new built form.
- Encourage visually lightweight additions and linking elements to transition between historic and new built form.
- Encourage new built form to adopt a subtly contrasting approach that respects the scale and industrial character of the place but is recessive against the heritage fabric.
- Encourage visually lightweight one to two-storey rooftop additions on medium-rise (three or more storey) industrial buildings where the additions are set back a minimum of one structural or façade bay from the principal façade/s.
- Encourage new upper-level development behind one and two-storey industrial facades to be setback a minimum depth of one or more structural or façade bays.
- Require that new built form – as visible from the street – does not exceed the same volume of the historic form.
- Require the preparation of a Conservation Management Plan to guide the redevelopment of industrial complexes containing a number of heritage buildings and features.
- Encourage the interpretation of the historical arrangement of heritage buildings and processes within the complex.
- Encourage the retention of remnant historic signage where it can help interpret the previous uses and history of the place.

7.2 Fine Grained Commercial Buildings Subject to the Heritage Overlay

There are a small number of two-storey shop / residences within the Collingwood Mixed Use Pocket - particularly on Peel Street, at the southern end of Cambridge Street within HO336 and on Derby Street - which are recommended to be assessed for inclusion within the Heritage Overlay. These buildings are generally built to the street boundary and have parapeted front façades.

These properties include:

39-45 Derby Street	-	Recommended for further heritage assessment
22 Derby Street	-	Recommended for further heritage assessment
47 Derby Street	HO336	Shop / residence
2-4 Peel Street	HO318	Shop / residences
9-11 Peel Street	HO318	Former Star Hotel
24-32 Peel Street	HO318	Shop / residences
31 Peel Street	HO318	Shop / residence

In addition to the considerations within Clause 22.02, guidelines for these buildings should deliver outcomes that:

- Ensure the heritage buildings remain prominent within the streetscape and retain their three-dimensional form as viewed from the public realm to avoid 'facadism'. This will require new upper-level development to be set back from the street wall and for redevelopment to respect the existing inter-floor heights of the heritage fabric.
- Encourage the retention of heritage fabric to the depth of the front two rooms.
- Retain the visual prominence of return façades of buildings on corner sites.
- Retain roofs and chimneys visible from the public realm.
- Ensure that new development does not visually dominate the existing heritage fabric by requiring that new upper level built form occupies no more than one quarter of the visible built form when viewed from the opposite side of the street.

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Collingwood Mixed Use Pocket: Heritage Analysis & Recommendations

- Ensure that any upper level development is subservient to the heritage fabric and is visually recessive in mass, scale and materiality.
- Encourage the retention of remnant historic signage where it can help interpret the previous uses and history of the place.

7.3 Fine Grained Residential Buildings Subject to the Heritage Overlay

The Collingwood Mixed Use Pocket includes a number of early single storey cottages included in site-specific Heritage Overlays, most notably on Napoleon and Oxford Streets. These small-scale residential buildings are often located in mixed contexts that include multi-storey commercial and former industrial buildings. There are also two-storey terraced houses that are subject to site-specific or precinct-based Heritage Overlays, particularly on Cambridge, Derby, Oxford, Peel and Stanley Streets.

These properties include:

12 Napoleon Street	HO115	Pair of single storey houses
6 Peel Street	HO318	Two-storey terraced house
25-27 Peel Street	HO318	Two-storey terraced houses
13-17 Peel Street	HO318	Single storey terraced houses
14-34 Cambridge Street	HO336	Single and two storey terraced houses
50-62 Cambridge Street	HO336	Two-storey terraced houses
87-93 Cambridge Street	HO318	Single and two-storey terraced houses
97 Cambridge Street	HO318	Former Collingwood Workers Home
37 Oxford Street	HO121	Two-storey terraced house
39 Oxford Street	HO122	Single storey terraced house
51-57 Oxford Street	HO124	Single semi-detached houses
59-61 Oxford Street	HO125	Single semi-detached houses
50-52 Oxford Street	HO123	Two-storey terraced houses
58-62 Oxford Street	HO126	Single storey houses
1 Derby Street	HO98	Two-storey terraced house
3-7 Derby Street	HO100	Two-storey terraced houses
8 Derby Street	HO101	Two-storey terraced house
10-14 Derby Street	HO102	Two-storey terraced houses
18-20 Derby Street	-	Recommended for further heritage assessment
13-21 Mason Street	HO336	Single storey terraced houses

In addition to the considerations within Clause 22.02, guidelines for these buildings should deliver outcomes that:

- Ensure the heritage buildings remain prominent within the streetscape and retain their three-dimensional form as viewed from the public realm to avoid 'facadism'. This will require new upper-level development to be set back from the street wall and for redevelopment to respect the existing inter-floor heights of the heritage fabric.
- Encourage the retention of the heritage fabric to the depth of the front two rooms of the building.
- Retain the visual prominence of return façades of buildings on corner sites.
- Retain roofs and chimneys visible from the public realm.

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Collingwood Mixed Use Pocket: Heritage Analysis & Recommendations

- Encourage new additions to be partially concealed when viewed from the opposite side of the street.
- Ensure that new development does not visually dominate the existing heritage fabric and encourage new rear development to be partially concealed.
- Ensure that any upper level development is subservient to the heritage fabric and is visually recessive in mass, scale and materiality.

7.4 Prominent Buildings Subject to the Heritage Overlay

Prominent heritage buildings within the Collingwood Mixed Use Pocket include the former Cambridge Street State School, the former St Saviours Church of England Mission Church and the Sir Robert Peel Hotel. In the context of the precinct these buildings are atypical in their form and all occupy corner sites. Their redevelopment should be informed by revised Statements of Significance and the application of Clause 22.02 of the Yarra Planning Scheme.

These properties include:

6 Oxford Street	HO336	Former St Saviours Church of England Mission Church
19 Cambridge Street	HO336	Former Cambridge Street State School
59 Wellington Street	HO140	The Vine Hotel
46 Peel Street	HO142	Sir Robert Peel Hotel

In addition to the considerations within Clause 22.02, guidelines for these places should deliver outcomes that:

- Ensure the heritage buildings remain prominent within the streetscape and retain their three-dimensional form as viewed from the public realm to avoid 'facadism'. This will require new upper-level development to be set back from the existing roofs and for redevelopment to respect the existing inter-floor heights of the heritage fabric.
- Encourage the retention of the whole of the historic form of the building visible from the public realm.
- Retain the visual prominence of the return façades.
- Retain roofs and chimneys visible from the public realm.
- Ensure that any upper level or infill development is subservient to the heritage fabric and is visually recessive in mass, scale and materiality
- Encourage the retention of remnant historic signage where it can help interpret the previous uses and history of the place.

7.5 Infill Sites within the Heritage Overlay

Infill sites are those included within the Heritage Overlay that are graded 'not-contributory'.

Those properties include:

23 Mason Street	HO318	Not-contributory building
64 Oxford Street	HO318	Not-contributory building
19 Peel Street	HO318	Not-contributory building
8 Derby Street (rear)	HO101	Vacant site facing Langridge Street
33 Derby Street (eastern part)	-	Recommended for further heritage assessment

In addition to the considerations within Clause 22.02, guidelines for these places should deliver outcomes that:

- Encourage the street wall height to not exceed that of the façade height of the tallest adjacent graded building.
- Encourage front setbacks to match those of the adjacent graded building.

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Collingwood Mixed Use Pocket: Heritage Analysis & Recommendations

- Where the new development is on a site that is wider than the adjacent graded building, allow the height and setback to transition over part of that site equal in width to the adjacent heritage place.
- Be distinguishable from the original heritage fabric and adopt a high quality and respectful contextual design response.
- Ensure façade treatments and the articulation of new development are simple and do not compete with the more elaborate detailing of nineteenth century buildings.
- Ensure fenestration patterns of new development generally reflects the vertical proportions of nineteenth and early twentieth century façades and avoids large expanses of glazing with a horizontal emphasis.
- Avoid the use of unarticulated curtain glazing or highly reflective glass.
- Avoid the replication of existing decorative features and architectural detail.
- Ensure that any upper level or infill development is subservient to the heritage fabric and is visually recessive in mass, scale and materiality.

7.6 Development Abutting Land Subject to the Heritage Overlay

Clause 22.10 includes provisions designed to moderate new built form to avoid adverse impacts on the setting of, or views to, an abutting heritage place.

Consistent with the application of Clause 22.10, guidelines should deliver outcomes for land in the Collingwood Mixed Use Pocket immediately adjacent to properties on the Heritage Overlay that:

- Encourage the street wall height to not exceed that of the façade of the adjacent heritage building, noting that there a number of circumstances where a two storey juxtaposition between the height of the heritage building and newer development already exists.
- Encourage front setbacks to match those of the adjacent heritage place.
- Where the new development is on a site that is wider than the adjacent heritage place allow the height and setback to transition over part of that site equal in width to the adjacent heritage place.

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Colingwood Mixed Use Pocket: Heritage Analysis & Recommendations

8. Built Form Recommendations

A DDO applied to the Colingwood Mixed Use Pocket should include provisions to complement but not replicate policy within Clauses 22.02 & 22.10 of the Yarra Planning Scheme to inform new development.

Having regard to the Built Form Testing utilising modelling prepared by Hansen Partnership, we recommend the following built form controls be applied through a DDO to ensure an appropriate balance is struck between new development and the retention of heritage values within the study area.

Built Form Element	Requirement	Rationale
Retention of existing heritage fabric	Retain the main roof form of 'individually significant' places including lanterns, skylights, vents or chimneys. Retain the three-dimensional form as viewed from the public realm to avoid 'facadism' (preferred)	Retention of the visible roof form and associated elements of 'individually significant' buildings is necessary to retain their three-dimensional form and legibility as buildings in-the-round. A discretionary control is appropriate given the variation in roof forms and their visibility from the street.
Facade height (infill development in the Heritage Overlay)	Match the parapet height of adjacent taller heritage building (preferred)	To ensure new built form responds to the heritage context. A preferred height is appropriate given the variation in heights within the Mixed Use Pocket.
Facade height (development abutting land subject to the Heritage Overlay)	Match the parapet height of adjacent taller heritage building (preferred)	To ensure new built form responds to the abutting properties subject to the Heritage Overlay. A preferred height is appropriate given the variation in heights within the Mixed Use Pocket and to allow for the existing variance in street wall heights.
Street wall setback (infill development in the Heritage Overlay)	Match the setback of adjacent heritage building with the lesser setback (preferred)	To ensure new built form responds to the heritage context. A discretionary control is appropriate given the variation in street wall setbacks within the Mixed Use Pocket.
Street wall setback (development abutting land subject to the Heritage Overlay)	Match the setback of adjacent heritage building with the lesser setback (preferred)	To ensure new built form responds to the neighbouring properties subject to the Heritage Overlay. A discretionary control is appropriate given the variation in street wall setbacks within the Mixed Use Pocket.
Upper level setbacks where the roof form and associated elements are visible from the street (development in the Heritage Overlay)	Set new development back behind the main roof form. (preferred)	To ensure that the new development responds to the heritage form of the building and respects their three-dimensional form and legibility as buildings in-the-round. A discretionary control is appropriate given the variation in roof forms and their visibility from the street.
Upper level setbacks where the roof form and associated elements are	Minimum 6m (preferred)	A 6m upper level setback from the street wall of new infill development will ensure the heritage terrace

gard'ner jarman martin

34

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Colingwood Mixed Use Pocket: Heritage Analysis & Recommendations

not visible from the street (development in the Heritage Overlay - excluding 117 Wellington Street)		form remains the prominent element within the streetscape. A discretionary control is appropriate to allow for the variety of built form within the Mixed Use Pocket.
Upper level setback (117 Wellington Street)	Minimum 11m (mandatory)	The former Woollen Mills Weaving Building at 117 Wellington Street is the largest un-redeveloped site within the Mixed Use Pocket, and occupies as site approx. 60m wide by 200m long. A setback of 11m represents two façade bays (5.5m each) or one structural bay (11m) and this will allow the three-dimensional form of this large heritage building to be retained. It is therefore considered that a mandatory 11m setback is appropriate and is required to ensure the primary of the single storey street edge is maintained.
Building height on commercial buildings (development within the Heritage Overlay)	New upper level built form occupies no more than one quarter of the visible built form when viewed from the opposite side of the street. (preferred)	Ensures that new development does not visually dominate the existing heritage building. A discretionary control is appropriate to allow for the variety of non-residential built form within the Mixed Use Pocket.
Building height on industrial buildings (development within the Heritage Overlay)	1:1 heritage street wall to new built form ratio when viewed from the opposite side of the street. (preferred)	Ensures that new development does not visually dominate the existing heritage building by requiring that new upper level built form is no greater than the volume of the heritage façade when the site is viewed from the opposite side the street. A discretionary control is appropriate to allow for the variety of appropriate design responses on this large site.
Building height on residential buildings (development within the Heritage Overlay)	New upper level should be partially concealed when viewed from the opposite side of the street. (preferred)	Ensures that new development does not visually dominate the existing heritage building by requiring that new upper level built form to be largely concealed when viewed from the opposite side the street. A discretionary control is appropriate to allow for the variety of residential built form within the Mixed Use Pocket.

8.1 Additional Guidance

In addition to the above recommended controls relating to street wall height, upper level setback and visibility of new built form, we recommend that the following design objectives be included within the DDO.

- The adaptation of existing 'contributory' and 'individually significant' buildings should:
 - Discourage highly reflective glazing in historic openings.
 - Ensure the inter-floor height of the existing building is maintained and avoid new floor plates and walls cutting through historic openings.
 - Encourage the retention of solid built form behind retained facades and avoid balconies behind existing openings.

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Collingwood Mixed Use Pocket: Heritage Analysis & Recommendations

- New upper level development behind the heritage buildings should:
 - Ensure that the design and setback of the addition does not visually dominate the heritage building or surrounding heritage places.
 - Retain the primacy of the three-dimensional form of the heritage building within the streetscape.
 - Incorporate materials and finishes that are recessive in texture and colour.
 - Generally utilise visually lightweight, but high quality, materials that create a juxtaposition with the heavier masonry of the heritage facades.
 - Incorporate simple architectural detailing so it does not detract from significant elements of the existing building or streetscape.
 - Provide a recessive backdrop to the heritage street wall and individual heritage buildings.
 - Avoid highly articulated facades with recessed and projecting elements.
 - Avoid highly contrasting or vibrant primary colours.
 - Avoid unarticulated façades that give a bulky appearance, especially from oblique views.
 - Be articulated to reflect the fine grained character of narrow sites.

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Collingwood Mixed Use Pocket: Heritage Analysis & Recommendations

Appendix 1: Collingwood Slope Precinct Citation - HO318

Component streets include:

- Cambridge Street,
- Oxford Street,
- Peel Street,
- Wellington Street.

Statement of Significance

What is significant?

Development of the Collingwood Slope³ began in 1839 when S A Donaldson acquired the major portion of the area, consisting of lot 52 and part lots 53 and 68, and George Otter acquired the northern portion, consisting of part of lot 73.

The pattern of streets, determined by the government's pre-auction survey, yielded large allotments in a gridiron pattern ideal for speculation and intense subdivision.

Subdivision of these allotments commenced in 1848 (lot 73) and 1849 (lots 52 and 53), and by 1853 the whole of the area, bounded by Smith, Johnson and Wellington Streets and Victoria Parade, was built upon. The area was originally known as East Collingwood. It fell outside of the *Melbourne Building Act 1849* and was rapidly developed in a relatively unplanned manner by speculators, as a place of small shops and cottages, many of timber.

By the early 1860s, Wellington Street rivalled Smith Street as a commercial precinct and many of the boot and brewing premises established on the Collingwood Slope had spread to the Flat and beyond. While the area contained predominately working class housing and manufactories of varying types, the southern area near Victoria Parade included some grander houses including Portia and Floraston, as well as a number of churches, schools and Dr Singleton's Dispensary in Wellington Street.

In 1883, Foy and Gibson established what was to become a retail and manufacturing empire in the area, when they opened a shop in Smith Street. From then until the 1920s, the entire block bounded by Smith, Wellington, Peel and Stanley Streets (originally occupied by houses, small factories and hotels) underwent a transformation into an industrial landscape which remains externally substantially intact. This major expansionary phase brought woollen mills, clothing manufacture, hosiery, bedding, metal goods and cabinet manufacture to the Heritage Overlay Area at a scale unprecedented in Melbourne at the time; this is reflected in the substantial warehouses which remain today. The Foy and Gibson Complex is on the Victorian Heritage Register and hence is not in the Heritage Overlay Area but forms a major part of the history and context of the Heritage Overlay Area.

By the early 1890s the first phase of development in the area as a whole was almost complete but has since been eroded by mostly post-Second War development.

The MMBW plan of 1898 shows street trees in approximately the locations of the existing plane trees in Peel St as part of the urban fabric extant by the turn of the century. No trees were shown in Stanley St.

Main development era

The main development period evident in the heritage overlay is that of the Victorian era. There is also a contribution from some well preserved Edwardian-era and inter-war factory buildings and individually significant places of all eras.

³ 44 Extends from Stanley Street south to Peel. Street and includes Little Oxford, Oxford, Cambridge and Wellington. Streets, adjoining the Collingwood Flat.

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Collingwood Mixed Use Pocket: Heritage Analysis & Recommendations

Contributory elements

The Collingwood Slope Heritage Overlay Area includes contributory residential buildings as typically (but not exclusively) attached Victorian-era mainly two-storey houses having:

- Pitched gabled or hipped roofs, with facade parapets;
- Row house form;
- Face brick (red, bichrome and polychrome), or stucco walls;
- Corrugated iron roof cladding, with some slate roofing;
- Chimneys of either stucco finish or of face brickwork (with moulded caps);
- Post-supported verandah elements facing the street, with cast-iron detailing;
- Less than 40% of the street wall face comprised with openings such as windows and doors;
- Narrow front paved front yards, originally bordered by typically timber or iron picket front fences of around 1m height.

The Collingwood Slope Heritage Overlay Area also includes contributory residential buildings as typically (but not exclusively):

- Victorian-era shops and residences
 - In an attached and mainly two-storey form with the elements described above for residences; and
 - With timber-framed show windows, shopfront plinths, recessed shopfront entries, and zero boundary setbacks;
- Well preserved buildings including mainly two storey industrial buildings from pre Second War era, with zero side and front boundary setbacks.
- Mature street tree plantings (plane trees) in Peel Street; and
- Public infrastructure, expressive of the Victorian-era such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths.

Also a significant landmark within the heritage overlay (but not part of it because of its listing on the Victorian Heritage Register) is the Foy and Gibson complex with:

- Face red brick walls, in a parapeted form
- Cemented dressings to parapets
- One, two and up to five floor levels
- Timber framed windows and large entry doorways, originally with boarded ledged and braced doors;
- Less than 40% of the street wall face comprised with openings such as windows and doors, symmetrically arranged on the street facade.

How is it significant?

HO318 Collingwood Slope Heritage Overlay Area is **socially, aesthetically and historically** significant to the City of Yarra (National Estate Register[NER] Criteria E1, A4)

Why is it significant?

The Collingwood Slope Heritage Overlay Area is significant:

- As a remnant area of substantially 19th mixed commercial, residential and industrial development that once typified the area and is distinguished by its high integrity with many surviving original shopfronts;
- For the contribution provided by well preserved Edwardian-era and inter-war factory buildings;
- For the area's historic context created by the massive and substantially intact former Foy and Gibson factory/ warehouse complex, a red brick and rendered complex dating predominantly from the late nineteenth and early twentieth century. The complex is characterised by a strong sense of mass and a consistency of materials (predominantly red brick with rendered dressings). The former Foy and Gibson complex is of particular significance: this retail and manufacturing empire, established in 1883, was an early example of a new type of retail venture which was based on the earliest department

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Collingwood Mixed Use Pocket: Heritage Analysis & Recommendations

stores in Europe and the United States. The complex was also considered to be technologically advanced for its large scale use of steam and electric power;

- As a destination for many Melbournians who were employed here (particularly, the former Foy and Gibson complex), and to members of the community who travelled both from within the local area, and from further afield, to shop there and at the Foy and Gibson stores;.
- For the early street layouts, together with most original bluestone kerbs and guttering survive. These elements provide an appropriate setting for this collection of buildings and the mature *Platanus* sp. street trees further enhance the period expression of the Heritage Overlay Area; and
- For key buildings of individual historical and architectural significance.

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Collingwood Mixed Use Pocket: Heritage Analysis & Recommendations

Appendix 2: Victoria Parade Precinct Citation – HO336

Component streets include:

- Cambridge Street,
- Mason Street,
- Oxford Street,
- Victoria Parade.

Statement of Significance

What is significant?

Early development

The Victoria Parade Heritage Overlay Area is located at the southern boundary of Collingwood on Crown Portion 52 and includes buildings from the second wave of building development in Collingwood, occurring during the 1880s and 1890s.

1880s-1890s development

The Clement Hodgkinson 1850s map shows a terraced building of six timber houses in Cambridge St, replaced in 1892 by John Raphael's Cambridge Terrace. Further south in Cambridge Street a timber house was replaced in 1891 by a two-storey terrace with unusual cast iron lacework. This was the second phase of the area's development.

By the early 1880s, a number of villas had been constructed in Victoria Parade, including Portia (15 Victoria Parade) and Floraston (39 Victoria Parade). The mansion Walmer (now demolished), at 41-47 Victoria Parade, was set well back on a deep site which backed onto Mason Street and had a large front garden. The site is now occupied by the Melbourne District Nursing Society's After Care Hospital (1926-36).

The former Cambridge Street School (SS. 1895) is the largest non-residential contributory building within the area. Built to replace three smaller schools in Collingwood, it was opened in September 1877. In the early 1920s, the school was granted Higher Elementary School status and was renamed Cambridge Street Central School. The school later operated as the Collingwood English Language School.

The former St Saviour's Church of England, a bluestone Gothic Revival church, was built in 1874-75 next to the school site, on the corner of Oxford and Mason Streets, and enlarged in 1879. The church operated as the Holy Virgins Protection Russian Orthodox Church from 1958.

The MMBW Detail Plan 1208 of 1898 shows the infrastructure which prevailed in the area, with street trees shown in Cambridge St, gas lights, post boxes, pitched crossings in Victoria Parade, plus asphalted and flagstone footpaths.

Transport

Cable trams ran along the outbound lane of Victoria Parade from 1886. With electrification in the late 1920s, the tracks were moved to the central reservation and ornamental overhead wire supports erected.

Main development era

The main development period evident in the Victoria Parade Heritage Overlay Area is that of the Victorian era with a contribution from the Edwardian-period.

There is also a contribution from a well preserved inter-war building and individually significant places of all eras.

Contributory elements

The Heritage Overlay Area contributory elements include (but not exclusively) mainly attached Victorian-era two-storey houses having typically:

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

Collingwood Mixed Use Pocket: Heritage Analysis & Recommendations

- Pitched gabled or hipped roofs, with some facade parapets,
- Two storey wall heights but with some one-storey houses,
- Face brick (red, dichrome and polychrome) or stucco walls;
- Slate and corrugated iron roof cladding, , with some Marseilles pattern terra-cotta tiles;
- Chimneys of either stucco finish (with moulded caps) or of face red brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street, set out on two levels as required with cast-iron detailing;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by typically iron or timber picket front fences of around 1m height;

Contributory elements also include:

- Corner shops and residences with ground level display windows and zero boundary setbacks.
- Victorian-era landmark religious and educational buildings, dominant in scale to the rest of the heritage overlay
- Well preserved buildings from the inter-war era;
- Mature street tree plantings (planes and elms); and
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as some bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths.

How is it significant?

HO336 Victoria Parade Heritage Overlay Area, Collingwood is **aesthetically** and **historically** significant to the City of Yarra (National Estate Register[NER] Criteria E1, A4)

Why is it significant?

The Victoria Parade Heritage Overlay Area is significant:

- As a substantially intact collection of middle class late nineteenth century residential building stock, supported by key commercial, institutional and religious buildings, demonstrating, as a group, the functions of nineteenth century daily life, and representing the second generation of building development having replaced mainly small timber, buildings dating from the first urban settlement of Collingwood in the 1850s;
- For the Victoria Parade frontage to the area, as an important and elegant boulevard entrance to central Melbourne, containing an impressive collection of predominantly two storey Victorian-era residences, hotels and shops; and
- For the early street layouts, together with some original bluestone kerbs and guttering and mature planes and elms, providing an appropriate setting for this important collection of buildings.

Attachment 1 - Colingwood mixed use pocket - heritage analysis and recommendations

DRAFT FOR REVIEW

gard'ner jarman martin

Attachment 2 - HO93 - citation - street trees and landscape

City of Yarra Heritage Review: Landscape Citations

Site:	Street Trees	Significance:	B
Address:	Queens Parade, between Alexandra Parade & Delbridge Street, Clifton Hill	Map Ref:	44 B2
Access:	Unrestricted	Survey Date:	7/5/98



Intactness: E [] G [x] F [] P []	Condition: E [] G [] F [x] P []
Existing Heritage Listings:	Recommended Heritage Listings:
Victorian Heritage Register []	Victorian Heritage Register []
Register of the National Estate []	Register of the National Estate [x]
Planning Scheme []	HO Controls [x]
National Trust []	

Attachment 2 - HO93 - citation - street trees and landscape

City of Yarra Heritage Review : Landscape Citations

Description

The street trees along Queens Parade, between Alexandra Parade and Delbridge Street, are prominent street tree planting on a major arterial road.

Remnant Fabric (Man Made)

Queens Parade is divided into two sections: a central major traffic flow, and narrow service lanes on each side of the road. The dividing medians are bordered with uncut basalt rocks which form a prominent and decorative feature. The outer curb is constructed of cut basalt blocks, and the drainage channel is lined with basalt pitchers.

Remnant Fabric (Vegetation)

The site features a double avenue of Plane Trees (*Platanus x acerifolius*) and Dutch Elms (*Ulmus x hollandica*). The Plane Trees are sited on the median separating the main traffic flow from the service land, and the Dutch Elms on the outer, footpath median. Both rows of trees are mature and relatively intact. Each shows signs of severe lopping over their life span, from which they have recovered well, and some interplanting with inappropriate species has occurred, principally Desert Ash (*Fraxinus oxycarpa*).

Potential Threats

Removal of basalt rock edge on central medians or basalt gutter and curbing on outer medians in favour of concrete. Further introduction of inappropriate species, which erodes the heritage character and general impact of the double avenue. Unnecessary pruning due to aerial cabling.

Management Steps

Installation of Aerial Bundle Cables (ABCs) to minimise the need for pruning of trees, particularly on the northern side of Queens Parade. Preparation of a detailed maintenance and replacement policy for the avenue which would outline regular maintenance procedures for the trees to ensure a long amenity life is attained. It should also outline appropriate measures for the replacement of senescent specimens with the same species to ensure the uniformity of the avenue is maintained. The policy should outline strategies for the replacement of the Dutch Elms in the event of the Dutch Elm Disease (*Ceratocystis ulmi*) becoming established in Australia. These should be included within an overall tree management policy for significant trees within the City of Yarra.

Statement of Significance

The double avenue of trees on Queens Parade is locally significant as an extensive and intact avenue planting in the City of Yarra. The trees provide a significant contribution to the heritage character of the precinct, and to the amenity of the local neighbourhood generally.

11.5 Gleadell Street Market Policy

Executive Summary

Purpose

To amend the current Gleadell Street Market Policy 2012 and the Gleadell Street Market Procedures and Protocol Manual to discourage and limit the use of single use plastic bags at the market in general; and to identify when the use of plastic bags is acceptable.

Also to reference the use and eligibility of the community stall located within the market and update the policy & manual to current practices in the operation of the market.

Key Issues

To discourage and limit the use of single use plastic bags at the market and recognising issues and exceptions that ensure compliance with food safety standards and legitimate operation of the market by the cleaning contractor.

To control the utilisation of the community stall located at the market to ensure that only Yarra based community groups, matters of specific interest to all of the Yarra community and local members of Parliament as elected are able to use the community stall outside declared election periods.

Financial Implications

There is no direct cost for Council in respect to not allowing plastic bag use at the market or the utilisation of the community stall.

PROPOSAL

To update the Gleadell Street Market Policy and the Gleadell Street Market Procedures and Protocol Manual to reflect current practices; and to include references, any restrictions in relation to the use of plastic bags and the eligibility of utilising the community stall.

11.5 Gleadell Street Market Policy

Trim Record Number: D18/174870

Responsible Officer: Acting Director Corporate, Business and Finance

Purpose

1. This report is to amend and update the Gleadell Street Market Policy 2012 and the Gleadell Street Market Procedures and Protocol Manual to discourage and limit the use of single use plastic bags at the Gleadell Street Market.
2. Also to reference the use and eligibility of the community stall and update current practices in the operation of the market.

Background

3. At Council meeting 16 February 2010, Council resolved as a part of other amendments to the Gleadell Street Market policy to ban **plastic bags** at the Gleadell Street Market by July 2010. At the Council meeting a number of Gleadell Street Market stallholders made a presentation to Council and argued against the complete ban on plastic bags:

That:

- (a) *Council note the proposed refinements to the current operations of the market and the proposed Gleadell Street Market Policy as outlined in the by Manager Building & Regulatory Services:*
- (b) *Council approve the policy entitled Gleadell Street Market Policy (as amended February 2010)(as per Attachment 1) subject to further amendments as follows:*
 - (i) *An amendment to the definition of immediate Family member to include the word spouse;*
 - (c) *Council approve the manual entitled Gleadell Street Market Procedure and Protocols Manual (as per Attachment 2);*
 - (d) *A copy of the policy and manual be forwarded to all stallholders and be posted on Council's website; and*
 - (e) *Council resolve that the market be 'plastic bag' free no later than July 2010.*
4. Following the Council meeting on 16 February 2010 the actual Gleadell Street Market policy appears to have not been updated after the resolution and therefore enforcement and a subsequent Council report in 2012 never addressed this matter.
5. The resolution regarding a complete ban on Plastic bags is very broad and may include unintended consequences such as the operations of the cleaning contractor, health regulations and pre-packaged goods.
6. After the Council meeting in early 2010, Council purchased approximately 50,000 string plastic bags that were originally sold within the Market then subsequently given away in later years.
7. At the same time biodegradable bags were introduced and were allowed to be utilised at the market. This practice continued until recently.
8. After recent queries were raised regarding the actual status of plastic bags at the Market, a subsequent review of the actual resolution made back on 16 February 2010 shows that the use of plastic bags at the Market continued after July 2010.
9. In May 2018, all stallholders were formally advised in writing regarding the resolution and that it would include the banning of barrier bags as well as biodegradable bags and a specific time line was given to stop utilising them. Also at this time arrangements were made the

market contractor Citywide to allow access for stallholders and the public to utilise cardboard boxes as a substitute.

10. Barrier bags are still required for fish, poultry, pre-packaged goods and certain wet products as per health regulations and will require an exemption.
11. Issues have been raised by stallholders in respect to cross contamination such as the recent listeria outbreak in relation to melons. However, advice from the Department of Health is that cross contamination associated with fruit and vegetables is not an issue as these items are already considered contaminated and should be washed before consumption.
12. Other issues raised by stallholders in relation to the difficulty of weighing produce for sale and customers carrying produce home were also raised by stallholders. However changes in practice will alleviate this concern.
13. Confirmation is required regarding the use of plastic bags for the disposal and collection of rubbish by the Market cleaning contractor
14. Supermarkets including Bunnings have recently banned the use of single use plastic bags, although it is noted that the Coles supermarket position has recently shifted again.
15. Customers are able to bring their own bag, purchase bags, take a box or borrow a Boomerang Bag (in some stores).
16. A ban on lightweight single use plastic bags across Victoria will be rolled out by the end of 2019.

Community stall

17. The Compliance department receives many requests to utilise the Community stall from a number of groups that are not based within Yarra or do not represent the Yarra community.
18. At present Officers are able control the utilisation of the community stall through policy and processes to current Yarra sitting political members and Yarra based community groups.
19. However there has been some expressed desire to review and extend the accessibility of access to the community stall.
20. If Council extends these policies or processes Officers' ability to control the usage by different groups, politicians etc. becomes more challenging and open to interpretation.
21. It also has the potential to make it difficult for Officers to refuse certain groups or individuals that promote ideas or issues that may conflict with Council's position on matters of community interest.

External Consultation

22. Stallholders have raised concerns regarding the removal of all plastic bags from the market in particular regarding cross contamination, weighing of produce and pre-packaged items.
23. As stated above, advice from the Department of Health indicates that cross contamination for fruit and vegetables is not an issues that requires the use of plastic bags.
24. In relation to the community stall, discussions with local members has assisted in structuring and the developing the Political Advertising and/or campaigning on Council controlled land and Assets Policy (Attachment 3).

Internal Consultation (One Yarra)

25. It has been established that waste contractor will only use plastic bags where necessary, such as to line the rubbish bins.
26. The Political Advertising and/or campaigning on Council Controlled land and Assets Policy has been developed in relation to politician's usage of the community stall in consultation with Governance and the Executive.

Financial Implications

27. There is no direct cost for Council in respect to not allowing plastic bags use at the market.

28. Officers have been informed that some traders have purchased a large number of biodegradable bags and have a supply that they may not be able use, therefore potentially creating an expense to stallholders.
29. As the current resolution made in 2010 is so broad in relation to the use of plastic bags, if Officers are to enforce this resolution on the cleaning contractor of the market, there may be increased cost to Council as this maybe outside the agreed specifications of the contract.
30. If the Market was to go single use plastic bag free, the cost of litter clean-up will reduce.
31. There is no financial implications in relation to the Community stall as there is no hire charge.

Economic Implications

32. As the use of the Community stall is free and therefore are no economic issues.
33. In relation to the use of plastic bags some stallholders report that they had pre-purchased considerable stock of biodegradable bags which would now be wasted.

Sustainability Implications

34. The Gleadell Street Market traders give away a considerable number of biodegradable bags plastic bags each year.
35. About 1.6 billion lightweight plastic shopping bags, and 133 million thick plastic shopping bags, are used in Victoria each year. As many as 75 per cent of these plastic bags are reused as bin liners or carry bags. Eventually, the majority end up in landfill.
36. Around 75 per cent of all litter on Australian beaches is plastic. And because plastic does not break down easily, it will continue to accumulate in our oceans.
37. Plastic litter can harm marine wildlife of all sizes. Seabirds, turtles and marine mammals are particularly vulnerable to swallowing or becoming tangled in larger items, like plastic bags. Once plastic litter is ingested or entangles an animal, that animal can have great difficulty ridding them of this debris. This can lead to reduced mobility, disrupted feeding, suffocation, and death. Any one piece of plastic litter can cause these issues.

Social Implications

38. As stated above plastic bags are a large portion of the litter issue. When an area has a litter problem it affects amenity and can impact on wellbeing and health.
39. Banning single use plastic bags can have the added attraction of creating the space for community to come together and apply innovative environmental solutions, for example boomerang bags.

Human Rights Implications

40. There are potentially some human rights implications in relation to the use of the community stall if Council allows some groups and ban others groups on the basis of differing political views and without clear guidelines and process

Communications with CALD Communities Implications

41. None identified

Council Plan, Strategy and Policy Implications

42. The 2017-21 Council Plan includes Objective 3 "*City of Yarra; A place where Council leads on sustainability and protects and enhances its natural environment*". It states that the YWRRS 2014-18 is to be reviewed.

Legal Implications

43. Council may be challenged if Officers allow some groups to utilise the community stall and deny others. If Council relaxes the ability to utilise the stall some groups whose views Council may not agree with can also seek to book the stall.

44. If Council refuse or ban certain groups Council could be challenged through VCAT or the Courts for discrimination or breaching the human rights charter.
45. The complete ban on Plastic bags at the market is difficult to enforce in that barrier bags are required for health reasons such as poultry and fish and some goods sold at the market are pre-packaged in plastic.
46. Improved clarification of the intent of the ban on Plastic bags is required to make it clearly able to be enforced and understood.

Other Issues

47. None identified

Options

48. There are a number of options in relation to plastic bags and clarification is required in relation to a complete ban on plastic bags use at the Market, in particular:
 - (a) clarify if the ban is applicable only to single use shopping bags or to maintain the ban on all plastic bags at the market; and
 - (b) provide an exemption for pre-packaged and barrier bags in certain circumstances.
49. The use of the Community Stall also requires clarification as it relates to the following issues and options:
 - (a) identifying restrictions in relation to the use and frequency of the use of the stall;
 - (b) maintaining availability only for Yarra community groups and seated Yarra politicians;
 - (c) preventing use by political parties for electioneering;
 - (d) controlling the use of the stall to prevent political messaging; and
 - (e) opening the use of the community stall to any group that applies.

Conclusion

50. The current use of the Community stall is administered via a number of policies and processes to control the utilisation of the stall and ensure that only legitimate Yarra community groups and seated Yarra politicians can use the stall. Any change to current practice will require clear guidelines.
51. Due to the broadness of the resolution that the Market be '*plastic bag free*', greater clarification is required to enforce this resolution and to understand how far this may extend.
52. The Gleadell Street Market Policy (Attachment 1) and Gleadell Street Market Procedure & Protocol manual (Attachment 2) have been updated to incorporate current practices, Officer titles, use of the community stall and the availability and use of single use plastic bags at the market.

RECOMMENDATION

1. That Council:
 - (a) notes the contents of the report;
 - (b) adopts the revised copy of the Gleadell Street Market Policy (amended November 2018) & the Gleadell Street Market Procedure & Protocol Manual (amended November 2018).

CONTACT OFFICER: Stewart Martin
TITLE: Manager Compliance & Parking Services
TEL: 9205 5369

Attachments

- 1 [↓](#) Gleadell Street Market Policy (amended November 2018)
- 2 [↓](#) Gleadell Street Market Procedure & Protocol manual (amended November 2018) draft
- 3 [↓](#) Political Advertising and/or Campaigning on Council controlled land & assets (December 2017).

Attachment 1 - Gleadell Street Market Policy (amended November 2018)



Gleadell Street Market Policy

Title	Gleadell Street Market Policy
Description	A policy to govern the operation of the Gleadell Street Market.
Category	Enforcement
Type	Policy
Approval authority	Council
Responsible officer	Manager Compliance and Parking Services
Approval date	12 November 2018
Review cycle	Every four years
Review date	12 November 2022
Document Reference (Trim)	D12/53886
Human Rights compatibility	This policy has been assessed and is compatible with the Victorian Charter of Human Rights of Responsibilities

1. The Purpose of the Gleadell Street Market

The Gleadell Street market provides fresh, affordable food to Richmond and surrounds, and builds the sense of community in the Richmond area. Also to minimise the impact of plastics and greenhouses gases into the environment.

This policy is to be read in conjunction with the Gleadell Street Market Procedure and Protocols Manual.

2. Objectives of the Policy

The objectives of this policy are to:

- (a) Provide for the regulation and government of the market;
- (b) Regulate the activities of persons in the market;
- (c) Regulate the sale of goods and services in the market;
- (d) To promote sustainability of the market;
- (e) Protect the environment; and
- (f) Provide for public safety

3. Need for Gleadell Street Market permit

- 3.1. Any person who uses or occupies a stall at the Gleadell Street Market must be the nominated stallholder of a current Gleadell Street Market Permit.
- 3.2. Any person who uses or occupies a stall at the Gleadell Street Market must comply with the terms and conditions of this policy.
- 3.3. The General Local Law provides that Council approval is required for the display of goods on any road or footpath. The requirements for a Gleadell Street Market Permit required by the General Local Law are detailed in this policy.

Attachment 1 - Gleadell Street Market Policy (amended November 2018)



Gleadell Street Market Policy

3.4. This policy is to be read in conjunction with the relevant section of Council's Procedures and Protocols Manual relating to the Gleadell Street Market.

4. Definitions

Community Stall	A stall available at no cost to local not for profit community groups. Also local Political members in association with the <i>Political advertising and /or Campaigning on Council controlled land & assets policy</i> .
Council	Means the Yarra City Council
Forklift Spotter	A person required to maintain a clear working area for the fork lift to manoeuvre while being used in the market to ensure public safety.
Fresh Produce	<ul style="list-style-type: none"> (i) Any fresh food (unprocessed) for human consumption including, meat, poultry, fish, and vegetables; and (ii) Bread and Delicatessen products including (but not limited to): - nuts, legumes, sprouts, cheese, butter, processed meats, jams and preservatives.
Gleadell Street Market Permit	A Permit issued annually by Council to a nominated stallholder under the provision of City of Yarra General Local Law clause 27 to trade on a road and/or footpath.
Goods	Means the items the stallholder is permitted to offer for sale. This includes food, produce and non-food.
Immediate Family Member	Means spouse, parent, sibling or child of the Permit stallholder
Market	Means the market known as the Gleadell Street Market situated in Gleadell Street Richmond
Market Operator	Means the Council or an authorised Officer of the Council.
Plastic Bags	Any single use plastic bags used for carrying produce or other items. (Includes biodegradable bags, zip lock bags & barrier bags).
Pre-packaged goods	This includes foods that are packaged at retail prior to being purchased by the stallholder to be resold.
Stallholder	Means a person/s allocated a nominated stall and is the holder of a current annual Open Space Permit issued by the Market Operator.
Trading Days	Means the day on which the market is operating.



Gleadell Street Market Policy

5. General Conditions and Hours of Trading

- 5.1. The market operates from 7.00am to 1.00pm each Saturday, except Christmas Day, New Years Day, Easter and Anzac Day (only when falling on a Saturday).
- 5.2. Stallholders must cease trading to the public at 1.00pm and must vacate their stalls by no later than 2.30pm.
- 5.3. A Stallholder must trade in the goods stated on the Gleadell Street Market Permit, and may only vary the goods sold if the Council grants prior written consent.
- 5.4. Stallholders shall ensure all food offered for sale complies with the Food Act as administered by Council's Health Unit.
- 5.5. Stallholders must not bring any goods into the market, which are decomposed or otherwise unfit for sale.
- 5.6. Stallholders must not place or display any goods or merchandise outside the boundary of their stalls.
- 5.7. Stallholders or immediate family members shall personally attend their stall on each market day, unless permission has been obtained from market operator.
- 5.8. Stallholders must not hold more than two (2) stalls. Current stallholders with more than 2 stalls will be allowed to retain the extra stalls for as long as they trade at the market.
- 5.9. Permit holders and their employees must comply with the reasonable directions of Council and/or market operator.
- 5.10. Stallholders must not sublet their stalls.

6. Forklift use in Gleadell Street Market

- 6.1. Stallholders and their employees must not use or operate a forklift or drive a vehicle in the market between 6.50am and 1.15pm.
- 6.2. Stallholders who use and operate a forklift must do so in a safe and competent manner and must hold a current forklift Permit or a Certificate of Competency.
- 6.3. Stallholders must have a 'forklift spotter' present while the forklift is operating.

7. Refuse Disposal

- 7.1. The Gleadell Street Market has Waste Wise/Resource Smart accreditation and all stakeholders are expected to actively assist in maintaining this accreditation.
- 7.2. Stallholders must keep their stall areas clean and tidy at all times.
- 7.3. All rubbish generated as a result of trading must be collected and stored in the stall area so that their stalls and any adjacent footpath and roadway remain clear of all refuse at all times.
- 7.4. Stallholders must place all waste from their goods into the appropriate bins provided by Council and must remove all rubbish from the stall at the end of trading.
- 7.5. Stallholders must remove all items (including waste) associated with their trading from their stall area at the end of the trading.
- 7.6. Any item/s not removed by the stallholder from the market area will be collected and removed by Council's contractor and disposed of at the stallholder's expense.

Attachment 1 - Gleadell Street Market Policy (amended November 2018)



Gleadell Street Market Policy

- 7.7. Stallholders must not allow/discharge any litter or refuse onto the road, footpath, drain, gutter or surrounding area.

8. Public Liability Insurance and Indemnity

- 8.1. The stallholder must maintain a current public liability policy of insurance for an amount of not less than \$10 million. The Policy must provide cover for any possible claim made against the stallholder or Council in relation to the death or injury to any person or the damage to any property arising out of any act or omission directly or indirectly related to the operation of the business at the Gleadell Street market.
- 8.2. The stallholder must provide a certificate of currency of such insurance to the Market Operator when applying for the Gleadell Street Market Permit and an updated certificate each year on renewal of the Permit Agreement.

9. Fees and Charges

- 9.1. Accounts must be paid within 30 days of receipt.
- 9.2. A Stallholder must give (4) weeks' notice in writing prior to ceasing trading at the market and ensure all outstanding rent is paid
- 9.3. Fees for stalls may vary from year to year as determined by Council resolution.
- 9.4. Stallholders will be responsible to pay all permit fees during any absences (which include illness and/or holidays).

10. Cancellation of the Permit

- 10.1. The Council may alter, suspend or cancel a Permit if it considers that there has been:
- (a) A substantial and/or continued failure to comply with this policy or any other relevant legislation; or
 - (b) Failure to pay fees; or
 - (c) At the request of the stallholder
 - (d) A prosecution found proven for breach of this policy and any permit condition.

11. Stall register

- 11.1. Council will maintain a register of all current stallholders
- 11.2. Council will maintain a register (waiting list) of persons seeking to join the Gleadell Street Market, which will be updated annually.

12. Allocation of vacant stalls

- 12.1. Where possible Council's policy is to retain a minimum of 90% of stalls offering Fresh Produce at the Market of which 70% should be fresh fruit and vegetables. In order to maintain this policy, the allocation of vacant stalls will occur in the following manner:
- (a) Where possible a vacant stall being reallocated preference will be to maintained 90% fresh produce:

Attachment 1 - Gleadell Street Market Policy (amended November 2018)



Gleadell Street Market Policy

- (i) Vacant stalls will be offered to the immediate eligible stallholder/s next to the vacant stall.
- (ii) If both neighbouring stallholders are eligible and require the vacant stall, it will be allocated to the longest serving neighbouring stallholder, save and except that any neighbouring stall holder that already has 2 or more stalls will be ineligible to be allocated the vacant stall.
- (iii) If the vacant stall is not allocated to a neighbouring stall holder (as noted above), it will be offered to the appropriate person on the waiting list register.
- (iv) If this person declines the offer they will be removed from the waiting list, or if requested, moved to the bottom of the waiting list.
- (v) In such an event the vacant stall will then be offered to the next person on the waiting list register, and so on until allocated.
- (b) Where a vacant stall that would ordinarily be reallocated to a neighbouring stall holder, or the next person on the waiting list (as noted under section 12 (a) above), **would result** in less than 90% of stalls selling Fresh Produce(of which 70% should be fresh Fruit and vegetables):
 - (vi) Vacant stalls will be offered to the next person(s) on the waiting list who intends to sell Fresh Produce.
 - (vii) If this person declines the offer, they will be deleted from the waiting list, or if requested, moved to the bottom of the waiting list.
 - (viii) In such an event the vacant stall will then be offered to the next person on the waiting list register who intends to sell Fresh Produce and so on, until the stall is allocated.

13. Succession of stall

- 13.1. Stallholders of long standing (10 years or more) upon retirement, or cessation of trading due to ill health, will be able to nominate an immediate family member, for Council's consideration, to take over the stall/s (maximum of 2 stalls only may be allocated under this plan).
- 13.2. All other stalls held by the stallholder will be allocated as per section 12 of this policy.

14. Community Stall

- 14.1. One stall will be made available for a community stall each day of trading.
- 14.2. Usage of the stall must be in accordance with the Political advertising and/or Campaigning on Council controlled land and asset policy.
- 14.3. The stall is for the specific use of the local community groups and matters strictly pertaining to the City of Yarra community.

15. Internal Market Working Group

- 15.1. Financial licensed stallholders only are eligible to hold a position as a member of the internal Gleadell Street Market working group.



Gleadell Street Market Policy

16. Plastic Bags

- 16.1. No single use plastic bags (including biodegradable bags) can be used at the market by stallholders at any time, with the exception of:
- (a) Pre-packaged items purchased from a third party.
 - (b) Barrier bags used for poultry or fish or as determined by Manager Compliance and Parking services.
 - (c) Council contractor use of garbage bags in association with the current contract.

17. Breach of Policy or permit conditions.

- 17.1. Any breaches of this policy or permit conditions may result in enforcement action under the City of Yarra General Local Laws.

Attachment 2 - Gleadell Street Market Procedure & Protocol manual (amended November 2018) draft



Gleadell Street Market Procedure and Protocols Manual

Title	Gleadell Street Market Procedure and Protocols Manual
Description	Procedures and Protocols applying to the exercise of functions by the Council under the Local Government Act 1989 and Road and the City of Yarra General Local Law.
Category	Enforcement
Type	Procedure
Approval authority	Manager Compliance and Parking Services
Responsible officer	Coordinator Compliance and Prosecutions
Approval date	12 November 2018
Review cycle	Every four years
Review date	12 November 2022
Document Reference (Trim)	
Human Rights compatibility	This procedure has been assessed and is compatible with the Victorian Charter of Human Rights of Responsibilities

1. Traffic Management Plan

- 1.1. There will be in place a current Traffic Management Plan for the market, which will be updated as required and made available to all stallholders. The plan shall incorporate measures to minimise potential negative amenity impact from traffic and associated activities of the market.
- 1.2. Unless the Traffic Management Plan specifically identifies an area of the footpath required for pedestrian or waste management purposes, any remaining footpath area (with Council approval) may be used by an adjoining stallholder for an agreed purpose and will form part of their Permit.

2. Council Records

- 2.1. Council will maintain a file for each stallholder and person on the waiting list detailing all relevant information such as, the date they joined the waiting list, the date they took up a stall, all applications, requests and offers regarding the Gleadell Street Market and details of all reported and confirmed breaches of this policy and associated procedures.
- 2.2. Stallholders and waiting list members may view their own file on request to the Manager Compliance & Parking Services.

3. Community Stall

- 3.1. The community stall is provided for the use of local community groups, local Yarra sitting members of Parliament both Upper and Lower houses (in accordance with the Political advertising and/or campaigning on Council controlled land & assets policy) and organisations/utility companies wishing to provide information specific to Yarra residents.
- 3.2. Council will make available portable table and marquee for use at the community stall.
- 3.3. The stall will be available at no cost to not-for-profit, fair-trade and social enterprise groups.

Attachment 2 - Gleadell Street Market Procedure & Protocol manual (amended November 2018) draft



Gleadell Street Market Procedure and Protocols Manual

- 3.4. A separate waiting list shall be maintained for use of this stall if required and updated as appropriate.
- 3.5. Groups that fail to use the stall on the day they have booked it will be ineligible to use it for the remainder of the booking calendar year or at the discretion of the Manager Compliance & Parking services.
- 3.6. All groups on the waiting list may be offered the use of the stall before a group which has already used the stall in that calendar year is offered it again.
- 3.7. No group or organisation can utilise the stall more than once in a calendar month or at the discretion of the Manager Compliance & Parking services.
- 3.8. The stall cannot be booked for more than 2 occasions in advance or at the discretion of the Manager Compliance & Parking Services.

4. Public Facilities

- 4.1. Council will provide where possible all stallholders access to the toilets in Citizen Park during the set up and operation of the market.

5. Internal Working Group

- 5.1. The internal working Group will be responsible for information sharing between all parties and to ensure a coordinated approach in the running of the market.
- 5.2. The Internal Working Group will consist of the following:
 - (a) Manager Compliance and Parking services
 - (b) Representative from the City Works department
 - (c) Representative from the Public Health Unit
 - (d) Representative from the cleansing contractor
 - (e) Other Council representatives as required at the discretion of the Manager Compliance and Parking services; and
 - (f) Four financial stallholders
- 5.3. The internal working group will meet quarterly or more frequently as required.
- 5.4. Minutes of items discussed at the meetings will be circulated to all stallholders within two weeks of the meeting date.
- 5.5. Where possible, consultation with all stakeholders will be undertaken before any operational changes to the Gleadell Street Market Policy and/or Procedure and Protocols Manual are considered by the Internal Working Group.
- 5.6. If no more than 2 Stallholders representatives cannot attend a scheduled meeting the meeting will be cancelled.

Attachment 3 - Political Advertising and/or Campaigning on Council controlled land & assets (December 2017).



Political Advertising and/or Campaigning on Council controlled land and assets.

Title	Political advertising and /or campaigning on Council controlled land and assets.
Description	Requirements in respect to Political advertising and/or Campaigning on Council land and assets in respect of Federal, State and Local Government elections & Political campaigning in Yarra.
Category	Governance
Type	Procedure
Approval authority	Chief Executive Officer
Responsible officer	Manager, Compliance & Parking Services
Approval date	4 December 2017
Review cycle	Every four years
Review date	3 December 2021
Document Reference (Trim)	D18/186347
Human Rights compatibility	This policy has been assessed and is compatible with the Victorian Charter of Human Rights of Responsibilities

1. Purpose

To outline the procedure in respect to the advertising and occupation of Council land & assets to ensure fairness and compliance with the City of Yarra General Local Law and the Environment Protection Act 1970.

2. Policy

Outside declared Election Periods

1. Candidates or their support teams wishing to occupy Council land for the following activities **must** apply for a temporary public space permit:
 - 1.1. Listening posts
 - 1.2. Tables / 'A' frames
 - 1.3. Handing out of political campaign material.
2. Permit applications will only be considered for an individual location, date and time. Multiple locations and times will not be considered.
3. Political Candidates or their support teams at all times **must not**;
 - 3.1. Cause an obstruction to pedestrians or traffic
 - 3.2. Cause any safety related issues
 - 3.3. Use external speakers/ amplified music or voice recordings without a permit
 - 3.4. Affect trade or impact any business.
4. Officer discretion will be used to determine, as appropriate, whether to issue a permit.
5. Applications for permits shall be in writing and, if representing a Political Party, include written confirmation from the said Party.

Attachment 3 - Political Advertising and/or Campaigning on Council controlled land & assets (December 2017).



Political Advertising and/or Campaigning on Council controlled land and assets.

6. No Political or election advertising posters can be installed, put up or placed on any Council asset or shared public assets.

Note: Enforcement:

- Council will remove anything that it considers to be excessive, unreasonable and/or offensive or has any safety implications.
- One warning will be given to leave or remove material. If this is ignored, then an Infringement / Notice to Comply will be served.

During Declared Election Periods

7. Candidates must be registered with the Victoria electoral Commission.
8. Candidates or their support teams **must** apply for a temporary public space permit:
- o to occupy Council land;
 - o to place tables or 'A' frames on Council land.
9. A permit is also required for listening posts and handing out of political campaign material, etc., so that Council can ensure there are no obstructions or other issues. (If candidates are located outside or alongside a business, then the candidate will need business or trader permission as well.)
10. Permit applications will only be considered for an individual location, date and time. No multiple locations and times will be issued
11. Political advertising or bills cannot be attached to, or placed on, any Council assets or shared public assets including such as fences and walls, etc.

Note: Enforcement:

- Council will remove anything that it considers to be excessive, unreasonable and/or offensive or has any safety implications.
- One warning will be given to leave or remove material. If this is ignored, then an Infringement / Notice to Comply will be served.

Council Sponsored Events

***No Political Parties**, candidates or their support teams can set up or campaign at **any** Council supported events at any time. This requirement includes the Gleadell Street Market community stall, the Gleadell Street Market and immediate surrounds.

***Exemption** to the above restriction is the current sitting members of Parliament representing the municipality of Yarra both Federal & State along with the City of Yarra Councillors may utilise the community stall at the Gleadell Street Market to conduct meet and greet sessions with the local community & Government outreach clinics to discuss & advise on local issues.

Criteria for this exemption;

- a) The actual sitting members of Parliament or Local Councillor must be in attendance at all times (no representatives or potential candidates can attend in their place).
- b) Along with the sitting member or Councillor only one staff member may also be in attendance at any one time.

Attachment 3 - Political Advertising and/or Campaigning on Council controlled land & assets (December 2017).



Political Advertising and/or Campaigning on Council controlled land and assets.

- c) The occupation of the community stall is between 9.00am and 12.00pm and the local representative must be present during these times.
- d) Within the confines of the Market, no other areas other the community stall can be utilised.
- e) Advertising can only consist of one 'A' board or sign identifying the candidate.
- f) Attendance will only be granted for one Saturday every 2 months or at the discretion of the Manager Compliance & Parking Services.
- g) No handing out of flyers or other political advertising.
- h) No Political representatives including the sitting members of Parliament or the Yarra Councillors can utilise the Gleadell Street market or the community stall during declared election periods either Federal, State or Local Government.
- i) No future candidates can utilise the community stall or set up within the confines of the market.

Note: Enforcement:

- Council will remove anything that it considers to be excessive, unreasonable and/or offensive or has any safety implications.
- One warning will be given to leave or remove material. If this is ignored, then an Infringement / Notice to Comply will be served.

Related Documents

- Environment Protection Act 1970
 - City of Yarra General Local Laws 2016
- # Permit = licence (same thing)

11.6 Review Priority of Access Policy

Trim Record Number: D18/179453

Responsible Officer: Acting Manager Family and Children's Services

Purpose

1. The purpose of this report is to inform Council of the review of the Yarra Priority of Access Policy for allocation of early childhood places by Council services and services operating from Yarra buildings.

Background

2. A Yarra *Priority of Access Policy* was established in 2006 and an administrative review of the Policy was undertaken in 2016. The 2016 Review ensured that the policy met State and Federal Government guidelines for Council services receiving subsidies but no community consultation was undertaken for the review.
3. The current Priority of Access Policy has two sets of guidelines:
 - (a) The first set of guidelines is applicable to Outside School Hours Care and Child Care (such as Long Day Care) and is guided by the Commonwealth Government child care funding; and
 - (b) The second set of guidelines is applicable to 4 year old kindergarten programs and is guided by the State funding requirements.
4. In July 2018, a new Child Care Subsidy (CCS) was introduced by the Commonwealth Government. Under the new subsidy the Commonwealth no longer sets minimum requirements for Priority of Access policies. However, in the Child Care Provider Handbook 2018, the Government requests that in the absence of a mandatory Priority of Access, that services consider prioritising children who are:
 - (a) At risk of serious abuse or neglect; and
 - (b) A child of a sole parent who satisfies, or parents who both satisfy, the activity test through paid employment.
5. This is a change from the pre-July 2018 legislation that set out the following mandatory structure, which is reflected in Council's current Priority of Access Policy:
 - (a) Priority 1 – a child at risk of serious abuse or neglect;
 - (b) Priority 2 – a child of a single parent who satisfies, or of parents who both satisfy, the work, training, study test;
 - (c) Priority 3 – any other child;
 - (d) Within these main Priority categories, priority should also be given to children in:
 - (i) Aboriginal and Torres Strait Islander families;
 - (ii) Families which include a disabled person;
 - (iii) Families which include an individual whose adjusted taxable income does not exceed the lower income threshold of \$43,727 for 2015-2016 or are on income support;
 - (iv) Families from a non-English speaking background;
 - (v) Socially isolated families; and
 - (vi) Single parent families.

6. Although the mandatory priority of access guidelines are removed from the Child Care Subsidy funding arrangement, the legislation allows scope for Council to implement a Priority of Access Policy that reflects the needs of the community.
7. Requirements set by the Victorian Government for allocating funded kindergarten places remain unchanged.

External Consultation

8. Two consultations with child care providers including a session supplementary to the Yarra Early Years Reference Group on 14 August were conducted to inform the review of the Policy.
9. These consultation sessions focused upon:
 - (a) discussion of the current priority of access and categories and sub-categories; and whether they meet the current needs of the Yarra community;
 - (b) review of the Priority of Access Policy's existing categories and sub-categories;
 - (c) identification of gaps and possible changes to the current Priority of Access Policy;
 - (d) discussion of how categories and subcategories can be understood by providers and the community; and how families may interpret the guidelines; and
 - (e) discussion about the needs expressed by families and carers when registering for childcare and the need for clear and transparent processes that cover most registration scenarios.
10. Ten (10) service providers and 13 Yarra Council staff attended the sessions for service providers. All services who lease Yarra Council buildings were invited to attend and half of those services were represented in the consultations.
11. The information gathered from these sessions helped inform the development of the proposed updated Priority of Access Policy.
12. A further round of consultations on the draft policy with families with children, services leasing Council buildings and community is planned, subject to Council approval of the draft policy.
13. The consultation plan involves:
 - (a) online survey of parents and guardians waiting for a child care place in a Council service and families those already engaged in children's services;
 - (b) two consultative sessions for parents and guardians unable to access the on line survey and/or with limited English;
 - (c) consultation with Family Partnerships Committee
 - (d) individual consultations with early childhood providers who lease council buildings;
 - (e) promotion of draft policy on Yarra's Have Your Say web page and social media with opportunity to provide feedback.
 - (f) refer attachment 1 for further information about the proposed consultation plan.

Internal Consultation (One Yarra)

14. The consultation sessions included Yarra staff managing education and care services.

Financial Implications

15. There are no financial considerations for this report.

Economic Implications

16. The Commonwealth Government's Child Care Package is focused upon provision of a child care subsidy to assist parents and guardians to engage in work, study or volunteering.

- (a) The number of hours of subsidised child care that families have access to per fortnight is determined by a three-step activity test. In two parent families, both parents, unless exempt, must meet the activity test;
 - (b) In the case where both parents meet different steps of the activity test, the parent with the lowest entitlement determines the hours of subsidised care for the child; and
 - (c) low income families with a combined annual income of \$66,958 or less who do not meet and are not exempt from the activity test are entitled to 24 hours of subsidised care per fortnight under the Child Care Safety Net.
17. Most families seeking childcare are engaged in work or study. The draft Yarra Priority of Access Policy continues to prioritise vulnerable families above families who engage in work, study or volunteering.

Sustainability Implications

18. There are no sustainability implications for this report.

Social Implications

19. Council is committed to providing quality care and educational settings for children, especially for children and families who are vulnerable or disadvantaged. Children's services provide an important role in identifying children and families that may be vulnerable and delivering services that meet their needs.
20. The draft Policy aims to ensure that there are clear and transparent processes for the community to reference regarding allocation of places in Council children's services.

Human Rights Implications

21. The purpose of the policy is to ensure Council is meeting the needs of the community, including those vulnerable families with to support their access to education and care services provided by Council or provided in Council buildings.
22. By the nature of the policy, distributing allocations equitably means that families with less vulnerable circumstance will not be prioritised above vulnerable families.

Communications with CALD Communities Implications

23. Culturally and linguistically diverse families in Council services will be encouraged and supported to provide feedback on the draft Policy. The draft policy will be communicated through the children's centres and families asked to provide feedback.

Council Plan, Strategy and Policy Implications

24. Council endorsed a Priority of Access Policy in 2006.
25. The draft policy ensures that priority remains in place for families who live and work in Yarra as established in the Priority of Access Policy in 2006.
26. The proposed draft Policy links to the Council Plan's Key objective - Inclusion, diversity and uniqueness are welcomed, respected and celebrated and Strategy 2.2 that Yarra will remain a highly inclusive municipality, proactive in advancing and advocating for the rights and interests of specific groups in the community and community issues.
27. Strategies in the Yarra 0-25 Plan for children, young people and their families supports the provision of an allocative policy to enable access to children's services.

Legal Implications

28. The change in priority of access guidelines by the Commonwealth Government's Child Care Package means that there are no funding requirements regarding Outside School Hours Care, Occasional Care and Child Care to implement in the Yarra Priority of Access Policy.
29. As an approved provider of kindergarten programs, Council must implement Priority of Access in accordance with State Government funding guidelines.

30. The draft Priority of Access Policy continues to ensure Council's relevant legal and funding responsibilities are met.

Other Issues

31. The proposed changes between the current and draft Priority of Access Policies are intended to remove ambiguities, overcome gaps and to specify the circumstances by which families may be given priority to access the next available place in a service.
32. Whilst the current Priority of Access Policy sets out categories and subcategories to enable access to education and care for vulnerable families, there are categories that are considered ambiguous in their meaning, such as socially isolated families or families from a non-English speaking background; or too narrow in their scope, such a family which includes a disabled person.
33. The proposed changes to the Priority of Access Policy are:
 - (a) the draft policy informs families that under the Federal guidelines a child may be asked to leave their place if a child of higher need requires a place and the existing family were informed on enrolment that this is a possibility. The intention of including this statement in the Policy is to provide clear communication that this is an action that Council as a service provider could take under particular circumstances.
 - (i) It is noted that Council services have always been able to obtain a place for a high priority family such as a child at risk of serious abuse or neglect.
 - (b) a new priority category 'A child in need of priority care due to sudden change of circumstances' (e.g. death of an immediate family member, loss of accommodation due to fire/natural disaster)" has been added to enable families that may not meet many categories or sub-categories, but who are in crisis and access to education and care is critical;
 - (c) a new sub-category has been introduced "Families in which a primary carer is a person who has a diagnosis of a chronic or serious health issue" as it was identified as an area not covered in the current Policy but needed during the external consultation with service providers;
 - (d) sub-category "families from a non-English speaking background" has been changed to "Asylum seeker and refugee children" in line with the Kindergarten priority of access guidelines. This change was in response to discussion during external consultation around families accessing education and care who may have a non-English speaking background, but are not necessarily requiring extra support. Therefore the category has been refined to be more specific;
 - (e) "Socially isolated families" has been removed as a sub-category due to the ambiguity of the category, and the subjective interpretation of the category;
 - (f) change to the wording of the sub-category "families which include a disabled person" to two separate sub-categories:
 - (i) children with additional needs, defined as children who: require additional assistance in order to fully participate in education and care service; require a combination of services which are individually planned; have an identified specific disability or developmental delay; and
 - (ii) families which include a person with a disability diagnosis.
34. Priority sub-categories regarding priority allocation to siblings attending the service and those who reside in Yarra remain in the policy. Attachment 2 presents the proposed Priority of Access Policy.
35. A cumulative weighting system will accompany the completed priority of access policy to ensure the total of the lower scored priority categories cannot total more than the next

highest category. The weighting scored will be used to allocate places to children on the registration list. The weightings will provide a clear scoring system allocating places to families in order of priority.

Conclusion

36. Changes to the Child Care Subsidy and guidelines for allocation of places in child care provide an opportunity to review the relevance of Council's current Priority of Access Policy to meet the needs of the community and to strengthen the communication of place allocation to the community.
37. The proposed draft Priority of Access Policy is intended to ensure equitable allocation of education and care places according to Council's objectives for community wellbeing, whilst continuing to need funding requirements set by other levels of government.

Recommendations:

That:

1. Council note the draft Yarra Priority of Access Policy; and
2. Authorise officers to commence a 4 week period of consultation of the draft Yarra Priority of Access Policy.

CONTACT OFFICER: Sarah O'Donnell
TITLE: Coordinator Children's Services
TEL: 9205 5478

Attachments

- 1 [↓](#) Consultation Plan - draft Priority of Access Policy
- 2 [↓](#) Draft Priority of Access Policy - October 2018

Attachment 1 - Consultation Plan - draft Priority of Access Policy

Consultation Plan – Priority of Access Policy 2018

Yarra Council is reviewing its existing Priority of Access policy and we want to hear from you.

What is a Priority of Access Policy?

The Priority of Access policy is used to guide the allocation of places for long day care, occasional care, casual care, out of school hours care and kindergarten.

Council has applied a Priority of Access policy for over ten years and it is now time to reassess the policy and make sure it is a helpful tool that reflects the needs of the community.

Why do we have a Priority of Access Policy?

The policy is applied to make sure that places for these services are allocated to families in a fair and equitable way and considers the needs of the community.

This policy will apply to:

- Council managed centre-based children's services.
- Service operating from a City of Yarra building
- Services whom hold an agreement with the City of Yarra to participate in the Central Registration Scheme

How will we be consulting?

We will be seeking your feedback on the draft Priority of Access policy over a four week period.

We will be providing a number of different opportunities for you to tell us what you think before we finalise the policy.

As part of the consultation we will:

- Provide an online survey (Have Your Say) for parents and guardians who are waiting for a child care place and to families who are already using a children's service.
- Conduct two information sessions for parents and guardians who are unable to access the online survey or who may need assistance with interpreters
- Talk to the Family Partnerships Committee that is made up of parents/guardians of children currently using Council's Children's services
- Speak with Early Childhood providers who operate their service out of Council buildings.
- Promote the draft policy on Yarra's public website and other types of social media to encourage feedback.

Attachment 1 - Consultation Plan - draft Priority of Access Policy

Consultation Plan – Priority of Access Policy 2018

What will we be talking to you about?

We want to hear what you think about the Priorities of Access that are included in the draft policy.

Do you think the Priorities of Access are relevant for Yarra communities?

Is there anything you would change?

The priorities have been outlined below for your consideration and after they have been finalised, will be included in the Priority of Access policy.

DRAFT POLICY

At Yarra we are guided by the following Priorities of Access:

- ❖ The priority of access that is applied for enrolment in long day, occasional, casual and out of school hour's care is as follows:
 1. A child at risk of serious abuse or neglect including those in receipt of additional childcare benefit.
 2. A child in need of priority care due to sudden change of circumstances (e.g. death of an immediate family member, loss of accommodation due to fire/natural disaster)
 3. A child of a single parent who satisfies, or of both parents who satisfy, the Child Care Subsidy activity test through work, training, volunteer and/or study.
 4. Any other child.

Within each category, priority will be given to:

- Aboriginal and/or Torres Strait Islander children
 - Children with additional needs, defined as children who: require additional assistance in order to fully participate in kindergarten; require a combination of services which are individually planned; have an identified specific disability or developmental delay
 - Families that include a person with a disability diagnosis.
 - Families that include a person who has a diagnosis of a chronic or serious health issue.
 - Children of single parents
 - Families on low incomes as defined by the Child Care Subsidy highest subsidy threshold
 - Asylum seeker and refugee children
 - Children whose family resides in Yarra
 - Siblings of children enrolled in the same Children's Service.
- ❖ The priority of access that is applied for enrolment in a kindergarten is as follows:
 - Children at risk of abuse or neglect, including children in out of home care
 - Aboriginal and/or Torres Strait Islander children
 - Asylum seeker and refugee children
 - Children eligible for the Kindergarten Fee Subsidy

Attachment 1 - Consultation Plan - draft Priority of Access Policy

Consultation Plan – Priority of Access Policy 2018

- Children with additional needs, defined as children who: require additional assistance in order to fully participate in kindergarten; require a combination of services which are individually planned; have an identified specific disability or developmental delay

Having satisfied the requirements of the above priorities, remaining places will be allocated applying the following Yarra City Council Priority of Access guidelines:

- Siblings of children enrolled in the same Yarra Children's Service
- Children whose family resides in Yarra.

What will happen next?

Your comments and feedback will be considered before we update and finalise the Priority of Access policy. The finalised Priority of Access policy will be discussed by Council before it is adopted and widely implemented.

Attachment 2 - Draft Priority of Access Policy - October 2018



Priority of Access Policy

Title	Priority of Access Policy
Description	The Priority of Access is developed to ensure that there is a clear and transparent process for offers in children's services.
Category	
Type	
Approval authority	Council
Responsible officer	Manager, Family Youth and Children's Services
Approval date	
Review cycle	
Review date	
Document Reference (Trim)	
Human Rights compatibility	This policy has been assessed and is compatible with the Victorian Charter of Human Rights of Responsibilities

1. Purpose

Council manages the central registration of children in kindergarten, outside school hours care, occasional care and childcare that are operated by the City of Yarra or those services who hold an agreement to participate in the Yarra City Council Central Enrolment Scheme.

The Priority of Access Policy is to ensure that there is a fair and equitable process for the management of central registration, and for the allocation of places in Yarra City Council operated children's services and in services that operate in a Yarra City Council Building.

Commonwealth Government recommended guidelines are reflected in the Priority of Access Policy for outside school hours care, occasional care and child care.

Funded Kindergarten places are prioritised in accordance with the State Government funding guidelines that Council must meet. Programs funded through the Commonwealth government

2. Scope

This policy applies to:

- Council managed centre-based children's services.
- Service operating from a City of Yarra building
- Services whom hold an agreement with the City of Yarra to participate in the Central Registration Scheme

2.1 Childcare, Outside School Hours Care and Occasional Care Priority of Access

Places for Childcare, Outside School Hours Care and Occasional care will be allocated to children on the registration list using in order of the following priorities:

Attachment 2 - Draft Priority of Access Policy - October 2018



Priority of Access Policy

1. A child at risk of serious abuse or neglect including those in receipt of additional childcare benefit.
2. A child in need of priority care due to sudden change of circumstances (e.g. death of an immediate family member, loss of accommodation due to fire/natural disaster)
3. A child of a single parent who satisfies, or of both parents who satisfy, the Child Care Subsidy activity test through work, training, volunteer and/or study.
4. Any other child.

Within each category, priority will be given to:

- Aboriginal and/or Torres Strait Islander children
- Children with additional needs, defined as children who: require additional assistance in order to fully participate in kindergarten; require a combination of services which are individually planned; have an identified specific disability or developmental delay
- Families that include a person with a disability diagnosis.
- Families that include a person who has a diagnosis of a chronic or serious health issue.
- Children of single parents
- Families on low incomes as defined by the Child Care Subsidy highest subsidy threshold
- Asylum seeker and refugee children
- Children whose family resides in Yarra
- Siblings of children currently enrolled in the same Children's Service.

All education and care programs may require a child classed as Priority 4 to vacate a place or change their chosen days to make room for a child in a higher priority group. They can only do so if the parents are:

- notified when their child first entered care that the service follows this policy
- given at least 14 days' notice of the need for their child to vacate.

2.2 Priority of Access for funded kindergarten places

Placement in a funded year of kindergarten (in a program that is not eligible for Childcare Subsidy) must be allocated in line with the State Government Priority of Access Procedure. Places for kindergarten will be allocated to children on the registration list using in order of the following priorities:

Priority One:

- Children at risk of abuse or neglect, including children in out of home care
- Aboriginal and/or Torres Strait Islander children
- Asylum seeker and refugee children
- Children eligible for the Kindergarten Fee Subsidy
- Children with additional needs, defined as children who: require additional assistance in order to fully participate in kindergarten; require a combination of services which are individually planned; have an identified specific disability or developmental delay

Attachment 2 - Draft Priority of Access Policy - October 2018



Priority of Access Policy

Priority Two:

Having satisfied the requirements of State Priority of Access Guidelines, remaining places will be allocated applying the following Yarra City Council Priority of Access guidelines:

- Siblings of children enrolled in the same Yarra Children's Service
- Children whose family resides in Yarra.

2. Related Documents

- Child Care Provider Handbook- Commonwealth Government
- Victorian Department Education and Training Kindergarten funding guidelines.
- Yarra Council 0 to 25 Plan 2018-2022

11.7	2018/19 September Report (Incorporating Financial and Annual Plan Progress Reports)
-------------	--

Executive Summary

Purpose

To provide Councillors with the 2018/19 September Quarterly Report incorporating the Financial Report and Annual Plan progress reports and progress on 2018/19 Budget Resolution implementation.

Key Issues

Council's 2018/19 financial position as at 30 September 2018 is on track.

2018/19 Annual Plan action progress at the end of September 2018 is 76% of actions that were due to commence are either On Track or Complete.

Financial Implications

There are no financial implications.

PROPOSAL

That Council note the 2018/19 September Quarterly Report (incorporating Financial and Annual Plan progress reports).

11.7 2018/19 September Report (Incorporating Financial and Annual Plan Progress Reports)

Trim Record Number: D18/186723

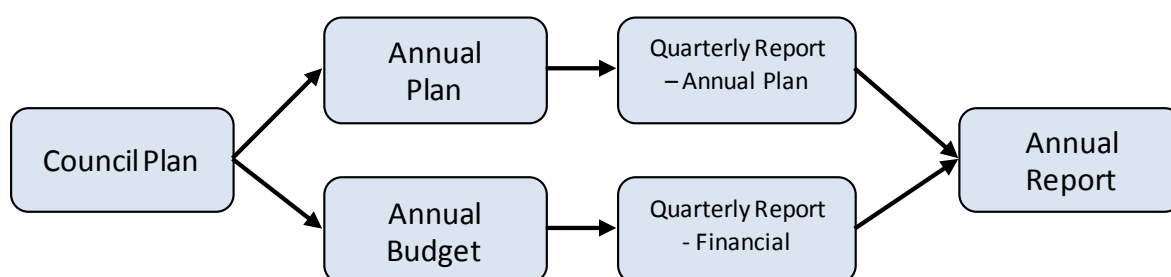
Responsible Officer: Coordinator Community Infrastructure Planning

Purpose

1. To provide Councillors with the 2018/19 September Quarterly Report incorporating the Financial Report and Annual Plan progress reports and progress on 2018/19 Budget Resolution implementation.

Background

2. The Budget and Annual Plan (including quarterly progress reports) are Council's key accountability documents to the community.



2018/19 Financial Report (Attachment 1)

3. As at 30 September 2018 Council is favourable to YTD Budget by \$6.2m. This result is due to:
 - (a) Higher YTD parking infringements issued - \$1.1m;
 - (b) Higher YTD user fees received, which is mostly in planning fees - \$1m;
 - (c) Higher YTD operating grants received, mainly for Aged & Disability Services - \$326k;
 - (d) Higher YTD monetary contributions, which is for developer contributions received early on in the financial year - \$1.2m;
 - (e) Lower YTD employee expenditure, mainly due to WorkCover premium savings and ongoing impact of EFT vacancies - \$586k; and
 - (f) Lower YTD materials and services, mostly attributable to savings in Council's insurance premiums, as well as YTD timing of legal and contract expenses which are expected to pick up in Q3 and Q4 - \$2.8m.
4. These favourable outcomes are offset by:
 - (a) Higher YTD bad debts, which is due to the increased parking infringements issued - \$689k; and
 - (b) Higher YTD depreciation, due to revaluation of Building and Infrastructure assets from 2017/18 - \$92k.
5. As at 30 September 2018, from a forecast year end position, Council is anticipating to be in line with Budget.
6. As at 30 September 2018 Council's capital works program is favourable to YTD Budget by \$1.8m. This result is mainly due to the timing of payment of invoices.
7. Council's cash position is anticipated to meet budget.

2018/19 Annual Plan Quarterly Progress Report – September (Attachment 2)

8. The 2018/19 Annual Plan contains 45 actions spread across the Council Plan's Strategic Objectives. It is achievable, delivers on Council's priorities and reflects the organisation's focus on delivering the Council Plan's Initiatives in 2018/19.
9. There are 49 Strategies in the *Council Plan 2017-21*, with 99 associated Initiatives. Not all of these have a corresponding action in the *2018/19 Annual Plan*. The Council Plan is a four-year document and Initiatives will commence across a range of years. A number of Initiatives are predominantly operational in nature and will be reported on through the 'Other Council Plan Initiatives' section of the Annual Plan Quarterly Progress Report six monthly in the December and June reports.
10. To ensure the integrity and transparency of the Annual Plan, which is endorsed by Council, actions including their descriptions and milestones can only be changed by resolution of Council.
11. Officers or Councillors may propose changes to the Annual Plan.
12. At the end of the 2017/18 Annual Plan there were 9 Actions that had not been completed. These are listed in the table below: one has since been completed, six have been carried over to the 2018/19 Annual Plan, one is recommended to be included in the 2018/19 Annual Plan and one has not been carried.

2017/18 Annual Plan Actions not completed	2018/19 Activity	Status
1.03 Deliver Public Realm safety improvements to the Lennox and Victoria Street intersections	Construction completed in October, no further action.	Completed
1.04 Work with the community to address alcohol-related harm for young people	Annual Plan Action 1.02 Reduce primary and secondary supply of alcohol to under age adolescents	Carried
1.06 Develop new Open Space Strategy	Annual Plan Action 1.03 Develop new Open Space Strategy	Carried
1.07 Develop Leisure Centres Master Plan	Recommend inclusion in 2018/19 plan with new Milestones.	Recommended to be included.(refer item 13)
3.01 Develop Biodiversity Strategy	Annual Plan Action 3.01 Develop Biodiversity Strategy	Carried
4.07 Develop Social and Affordable Housing Strategy	Annual Plan Action 4.04 Develop Social and Affordable Housing Strategy	Carried
4.11 Develop Activity Centre Structure Plans	Annual Plan Action 4.09 Major Activity Centre Structure Planning	Carried
4.13 Understanding Planning in Yarra	The previous milestones were to promote opportunities for Developers and members of the public, and to publish articles to educate the public on Council's role and ability to regulate developments. No developers engaged in this offer and early publications had little impact in relieving community frustration with the planning process and outcomes. Officers to consider alternative strategies.	Not Carried
5.04 Develop shopping strip master plans	Annual Plan Action 5.02 Develop shopping strip master plans	Carried

13. Recommended for inclusion in the 2018/19 Annual Plan:

Action - Develop Leisure Centres Master Plan

Council Plan initiative: Investigate a Leisure Centres Master Plan

Description - Council manages leisure facilities in Richmond, Collingwood and Fitzroy. These facilities are highly valued by the community and attract in the order of 1 million visits per annum. A high level facilities plan will be developed to guide future investment in these facilities.

Milestones –

Quarter 1 - None

Quarter 2 - Project brief finalised and budget approved by Executive. Appointment of Consultant

Quarter 3 - Key Findings Report presented to Project Control Group and Executive

Quarter 4 - Presentation of final report to Executive

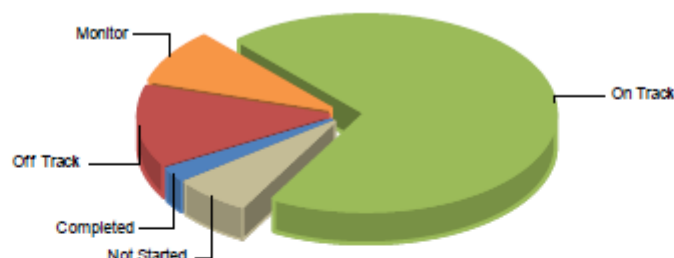
Quarterly performance

14. The progress of an action is measured by the status of its individual milestones which are weighted to represent the relative time and effort they contribute to achievement of the overall action.

15. The following thresholds are used to determine the status of an action:

- (a) On track $\geq 90\%$
- (b) Monitor 75-89%
- (c) Off track $< 75\%$

16. Annual Plan Action progress summary as at 30 September 2018:



Strategic Objective	No. of Actions Reported	Complete	On track ($\geq 90\%$)	Monitor (75-90%)	Off track ($< 75\%$)	Not Started
A healthy Yarra	6	0	4	0	1	1
An inclusive Yarra	4	0	4	0	0	0
A sustainable Yarra	8	0	5	1	2	0
A liveable Yarra	13	1	6	3	1	2
A prosperous Yarra	5	0	5	0	0	0
A connected Yarra	6	0	5	0	1	0
A leading Yarra	4	0	3	0	1	0
	46 (100%)	1 (2.17%)	32 (69.57%)	4 (8.70%)	6 (13.04%)	3 (6.52%)

17. Annual targets set a requirement for 75% of Annual Plan actions to be Complete or On Track ($>90\%$) by 30 June each year.

18. At the end of September, 76% or 33 of 43 actions that were due to commence were On Track or Complete.

Not Started

- 1.04 Implement National Aged Care and Disability Reforms
- 4.04 Develop Social and Affordable Housing Strategy
- 4.07 Heidelberg Road, Nicholson Street Bus Depot, Wellington Street built form analysis

Off track

- 1.03 Develop new Open Space Strategy
- 3.03 Re-use, Reduce, Recycle, Recover
- 3.08 Integrate climate adaptation principles and environmental and sustainability policies and strategies
- 4.09 Major Activity Centres structure Planning
- 6.02 Advocate for Disability Discrimination Act compliant tram stops
- 7.02 Business improvement

Monitor

- 3.01 Develop Biodiversity Strategy
- 4.01 Develop and implement Development Contributions
- 4.06 Queens Parade Design and Development Overlay
- 4.11 Develop options to plan for and further enhance key community precincts

External Consultation

- 19. Significant community engagement and consultation was undertaken during the development of the *2018/19 Budget* and *Council Plan 2017-21*. The *2018/19 Annual Plan* reflects the community priorities identified during these processes, included in the *Council Plan 2017-21* initiatives.
- 20. Projects contained in the *2018/19 Annual Plan* are subject to external consultation and engagement on a case-by-case basis.

Internal Consultation (One Yarra)

- 21. Managers and Directors were consulted during development of the *2018/19 Budget* and *2018/19 Annual Plan*, and are responsible for providing quarterly updates on their progress against delivery of these actions.

Financial Implications

- 22. Actions in the *2018/19 Annual Plan* are resourced within the *2018/19 Budget*.
- 23. The objective of the implementation of specific actions in the *2018/19 Budget Resolution* is to achieve financial savings this year and into the future. These will be detailed in progress reports and/or separate reports to Council as required.

Economic Implications

- 24. The *Council Plan 2017-21* includes the Strategic Objective *A prosperous Yarra: a place where Local businesses prosper and creative and knowledge industries thrive*. The *2018/19 Annual Plan* includes 5 actions that respond to initiatives under this Strategic Objective.

Sustainability Implications

- 25. The *Council Plan 2017-21* includes the Strategic Objective *A sustainable Yarra: a place where Council leads on sustainability and protects and enhances its natural environment*. The *2018/19 Annual Plan* includes 8 actions that respond to initiatives under this Strategic Objective.

Social Implications

26. The *Council Plan 2017-21* includes the Strategic Objective *A healthy Yarra: a place Community health, safety and wellbeing are a focus in everything we do*. The *2018/19 Annual Plan* includes 6 actions that respond to initiatives under this Strategic Objective.

Human Rights Implications

27. The *Council Plan 2017-21* includes the Strategic Objective *An inclusive Yarra: a place where inclusion, diversity and uniqueness are welcomed, respected and celebrated*. The *2018/19 Annual Plan* includes 4 actions that respond to initiatives under this Strategic Objective.

Communications with CALD Communities Implications

28. CALD groups were specifically targeted as part of the engagement plan for the *2018/19 Budget and Council Plan 2017-21* and were represented in a group workshop which included Council's advisory groups.
29. Translation service assistance is available via Council's website for members of the CALD community and this service extended to the Council Plan engagement process.

Council Plan, Strategy and Policy Implications

30. The *2018/19 Annual Plan* represents Year 2 of the *Council Plan 2017-21* adopted on 1 August 2017.

Legal Implications

31. There are no legal implications.

Other Issues

32. There are no other issues.

Options

33. This report does not include any options.

Conclusion

34. The first quarter report demonstrates Council's progress toward achieving the *2018/19 Budget, 2018/19 Annual Plan*.

RECOMMENDATION

1. That:
- (a) Council notes the 2018/19 September Report incorporating Financial and Annual Plan progress reports.
 - (b) Council endorse the amendment of the 2018/19 Annual Plan to include the Action:
Develop Leisure Centres Master Plan
Milestones –
Quarter 2 - Project brief finalised and budget approved by Executive. Appointment of Consultant
Quarter 3 - Key Findings Report presented to Project Control Group and Executive
Quarter 4 - Presentation of final report to Executive

CONTACT OFFICER: Shane Looney
TITLE: Corporate Planner
TEL: 9205 5397

Attachments

- 1 [!\[\]\(746d018fdf6ab02bf5fb7681133e8b29_img.jpg\)](#) Q1 - Council Finance Report (Jul-Sep18)
- 2 [!\[\]\(5daa6eee1904cb6b9d765700250de764_img.jpg\)](#) Annual Plan Progress report - September

Attachment 1 - Q1 - Council Finance Report (Jul-Sep18)



Council Meeting

Year to Date Finance Report

**for the period
1 July 2018 to 30 September 2018**

Attachment 1 - Q1 - Council Finance Report (Jul-Sep18)

YARRA CITY COUNCIL FINANCIAL REPORT 1 July 2018 to 30 September 2018 Dashboard									
Income Statement	Full Year Adopted Budget	Full Year Adjusted Budget	YTD Adjusted Budget	YTD Actuals	YTD Variance Fav/(Unfav)	YTD Variance Fav/(Unfav)	Full year forecast	Variance to Full Year Adjusted Budget Fav/(Unfav)	Forecast variance Fav/(Unfav)
	\$'000	\$'000	\$'000	\$'000	\$'000	%	\$'000	\$'000	%
Revenue from ordinary activities									
Rates and charges	108,936	108,936	107,801	107,323	(478)	-0.4%	108,936	-	0.0%
Statutory fees and fines	29,570	29,570	7,467	8,670	1,203	16.1%	29,570	-	0.0%
User Fees	28,041	28,041	7,230	8,259	1,029	14.2%	28,041	-	0.0%
Reimbursements	1,360	1,360	340	637	297	87.4%	1,360	-	0.0%
Grants - Operating	12,337	12,337	2,969	3,315	326	10.9%	12,337	-	0.0%
Grants - Capital	1,151	1,151	288	73	(215)	-74.7%	1,151	-	0.0%
Contributions - monetary	4,369	4,369	1,074	2,333	1,259	117.2%	4,369	-	0.0%
Net gain/(loss) on disposal	205	205	51	49	(2)	-3.9%	205	-	0.0%
Other Income	1,561	1,561	383	596	213	55.6%	1,561	-	0.0%
Total Revenue	187,530	187,530	127,623	131,255	3,632	2.8%	187,530	-	0.0%
Expenses from ordinary activities									
Employee Costs	82,260	82,260	20,671	20,085	586	2.8%	82,260	-	0.0%
Materials and services	68,740	68,740	16,819	14,043	2,776	16.5%	68,740	-	0.0%
Bad and doubtful debts	1,980	1,980	495	1,184	(689)	-139.2%	1,980	-	0.0%
Depreciation & Amortisation	22,432	22,432	5,608	5,700	(92)	-1.6%	22,432	-	0.0%
Borrowing costs	1,964	1,964	491	499	(8)	-1.6%	1,964	-	0.0%
Total Expenses	177,376	177,376	44,084	41,511	2,573	5.8%	177,376	-	0.0%
Net Result	10,154	10,154	83,539	89,744	6,205	7.4%	10,154	-	0.0%

Cash Position	Full year Budget Target	Current period Result	Forecast result
Liquidity Ratio	1.22	3.88	1.22

VAGO Ranges for Liquidity

Low Risk	Medium Risk	High Risk
> 0	-0.1 - 0	< -0.1

Greater detail is included the VAGO Indicators section on page 8

EFT	Full year Budget	Current period Result	Forecast result
Establishment	839	837.88	839
Vacant positions (included in above)		43.0	

Greater detail is included the EFT section on page 5

Transfers to/from the Open Space Reserve	Balance as at 30/06/2018	Current period balance	Movement	Comments
	\$'000	\$'000	\$'000	
Open Space Reserve	3,517	5,449	1,932	Movement relates to open space contributions received YTD for 2018/19. \$1.7m of these contributions were received in Sept 18.

Greater detail is included the Open Space Reserves section on page 6

Borrowings	Balance as at 30/06/2018	Current period balance	Movement	Comments
	\$m	\$m	\$m	
Total Borrowings	44.9	44.6	0.300	Principal repayment of \$0.3M YTD

Greater detail is included the Borrowings section on page 7

Income Statement by Division	Full Year Adopted Budget	Full Year Adjusted Budget	YTD Adjusted Budget	YTD Actuals	YTD Variance Fav/(Unfav)	YTD Variance Fav/(Unfav)	Full year forecast	Variance to Full Year Adjusted Budget Fav/(Unfav)	Forecast variance Fav/(Unfav)
Chief Executive Revenue	1,559	1,559	390	494	104	26.7%	1,559	-	0.0%
Chief Executive Expense	14,723	14,723	3,677	4,326	(649)	-17.7%	14,723	-	0.0%
Net (Exp)/Rev	(13,164)	(13,164)	(3,287)	(3,832)	(545)	-16.6%	(13,164)	-	0.0%
Corporate, Business and Finance Revenue	145,444	145,444	117,003	117,369	366	0.3%	145,444	-	0.0%
Corporate, Business and Finance Expense	59,183	59,183	14,671	15,831	(1,160)	-7.9%	59,183	-	0.0%
Net (Exp)/Rev	86,261	86,261	102,332	101,538	(794)	-0.9%	86,261	-	0.0%
Planning and Place Making Revenue	7,079	7,079	1,770	3,296	1,526	86.2%	7,079	-	0.0%
Planning and Place Making Expense	13,604	13,604	3,386	3,354	32	0.9%	13,604	-	0.0%
Net (Exp)/Rev	(6,525)	(6,525)	(1,616)	(58)	1,558	96.4%	(6,525)	-	0.0%
Community Wellbeing Revenue	14,431	14,431	3,725	4,477	752	20.2%	14,431	-	0.0%
Community Wellbeing Expense	33,751	33,751	8,501	7,004	1,497	17.6%	33,751	-	0.0%
Net (Exp)/Rev	(19,320)	(19,320)	(4,776)	(2,527)	2,249	47.1%	(19,320)	-	0.0%
City Works and Assets Revenue	19,017	19,017	4,736	5,618	882	18.6%	19,017	-	0.0%
City Works and Assets Expense	56,115	56,115	13,850	10,997	2,853	20.6%	56,115	-	0.0%
Net (Exp)/Rev	(37,098)	(37,098)	(9,114)	(5,379)	3,735	41.0%	(37,098)	-	0.0%
Total Net (Exp)/Rev	10,154	10,154	83,539	89,744	6,205	7.4%	10,154	-	0.0%

Legend:

> \$50,000 and/or 5%	Unfavourable variance
>= \$50,000 and/or 5%	Favourable variance

No highlight indicates that the item is within tolerance

Attachment 1 - Q1 - Council Finance Report (Jul-Sep18)

YARRA CITY COUNCIL FINANCIAL REPORT 1 July 2018 to 30 September 2018 Income Statement by Revenue and Expenditure with Variance Commentary										
Income Statement	Full Year Adopted Budget	Full year Adjusted Budget	YTD Adjusted Budget	YTD Actuals	YTD Variance Fav/(Unfav)	YTD Variance Fav/(Unfav)	Full year forecast	Variance to Full Year Adjusted Budget Fav/(Unfav)	Forecast variance Fav/(Unfav)	Variance Comments (including variance comments for adjusted budget changes)
	\$'000	\$'000	\$'000	\$'000	\$'000	%	\$'000	\$'000	%	
Revenue from ordinary activities										
Rates and charges	108,936	108,936	107,801	107,323	(478)	-0.4%	108,936	-	0.0%	Unfavourable variance YTD due to pensioner rebates which will be reimbursed by State Government during the year.
Statutory fees and fines	29,570	29,570	7,467	8,670	1,203	16.1%	29,570	-	0.0%	Higher than budgeted Parking Infringement notices issued YTD.
User Fees	28,041	28,041	7,230	8,259	1,029	14.2%	28,041	-	0.0%	Increased revenue received from construction management (occupation permits and inspection fees) which is representative of high development activity. The forecast for these items will be reviewed in future months.
Reimbursements	1,360	1,360	340	637	297	87.4%	1,360	-	0.0%	Rental income raised ahead of budget - Budget phasing will be reviewed.
Grants - Operating	12,337	12,337	2,989	3,315	326	10.9%	12,337	-	0.0%	Mainly due to the receipt of operating grants for Aged & Disability Services being received ahead of expectation although some recovery from both State and Federal Government is expected to commence in late 2018. Provision has been raised to account for this and is not expected to impact the current year budget.
Grants - Capital	1,151	1,151	288	73	(215)	-74.7%	1,151	-	0.0%	Roads to Recovery income grant not yet received.
Contributions - monetary	4,369	4,369	1,074	2,333	1,259	117.2%	4,369	-	0.0%	Mainly due to the receipt of developer contributions early in the financial year.
Net gain/(loss) on disposal	205	205	51	49	(2)	-3.9%	205	-	0.0%	
Other Income	1,561	1,561	383	596	213	55.6%	1,561	-	0.0%	Mainly relates to favourable interest income received YTD. Expected to reduce in line with cash balances.
Total Revenue	187,530	187,530	127,623	131,255	3,632	2.8%	187,530	-	0.0%	
Expenses from ordinary activities										
Employee Costs	82,260	82,260	20,671	20,085	586	2.8%	82,260	-	0.0%	Mainly due to slower than anticipated expenditure in employee expenses across a number of branches. Continuing vacant positions a primary factor.
Materials and services	68,740	68,740	16,819	14,043	2,776	16.5%	68,740	-	0.0%	Mainly due to the timing of invoice payments along with expenditure for contract payments, consultants and legal fees. The forecast for these items will be reviewed but expenditure expected to pick up in the 2nd half of the year.
Bad and doubtful debts	1,980	1,980	495	1,184	(689)	-139.2%	1,980	-	0.0%	Higher parking infringements issued YTD require additional debt provision.
Depreciation & Amortisation	22,432	22,432	5,608	5,700	(92)	-1.6%	22,432	-	0.0%	Infrastructure asset revaluation in 2017/18 has caused additional depreciation charges in 2018/19.
Borrowing costs	1,964	1,964	491	499	(8)	-1.6%	1,964	-	0.0%	
Total Expenses	177,376	177,376	44,084	41,511	2,573	5.8%	177,376	-	0.0%	
Net Result	10,154	10,154	83,539	89,744	6,205	7.4%	10,154	-	0.0%	

Legend: > (50,000) and/or (5%) Unfavourable variance
 > = 50,000 and/or 5% Favourable variance
 No highlight indicates that the item is within tolerance

Attachment 1 - Q1 - Council Finance Report (Jul-Sep18)

YARRA CITY COUNCIL FINANCIAL REPORT 1 July 2018 to 30 September 2018 Debtors					
Rate Debtors Aging (years)	<1 \$'000	1 \$'000	2 \$'000	3+ \$'000	Total \$'000
Commercial	15,629	305	72	23	16,030
FSL - Commercial	4,964	98	27	7	5,096
Industrial	5,670	105	42	14	5,830
FSL - Industrial	2,506	35	27	6	2,575
Residential	65,022	1,658	582	764	68,025
FSL - Residential	5,218	146	49	38	5,450
FSL - Public Benefit	62	5	0	-	67
FSL - Vacant	24	1	0	-	25
FSL - Interest	6	18	6	3	32
Legal Fees	32	11	2	25	69
Bridge Road Special Charge	167	2	1	0	169
Garbage & Other	35	4	7	3	48
Sub Total	99,324	2,386	814	882	103,407

Parking Debtors	Balance as at 30/06/18 \$'000	Current period balance \$'000	Movement Inc(Dec) \$'000	Comments
	5,711	6,141	430	Jul-Sep'18 Movement in additional parking infringement debtors raised less payments received and debt provision.

Parking Debtors Aging					
Aging (days)	Total	Current	30	60	90+
	6,141	846	592	348	4,355

General/Sundry Debtors	Balance as at 30/06/18 \$'000	Current period balance \$'000	Movement Inc(Dec) \$'000	Comments
	4,761	3,828	(933)	Jul-Sep'18 reduction in debtors due to payments received in excess of debtors raised. No adjustment to debt provision at this time.

General/Sundry Debtors Aging					
Aging (days)	Total \$'000	Current \$'000	30 \$'000	60 \$'000	90+ \$'000
Sundry Debtors (3250 / 3270)	764	560	196	22	(14)
Provision for Doubtful Debt (3252)	(793)	-	-	-	(793)
RAMs Debtors (3256)	7,504	2,259	270	173	4,802
Animal Debtors (3257)	35	0	53	-	(18)
PLUS Debtors (3258)	449	3	2	(2)	446
Local Laws Debtors (3259)	94	1	-	0	93
Building Debtors (3261)	994	299	36	23	636
Salary Sacrifice (3264)	3	3	-	-	-
Fines and Costs (3265)	1,156	46	30	17	1,063
Leisure Debtors (3266)	120	12	5	4	99
Child Care Debtors (3267)	683	66	37	61	519
Library Debtors (3268)	10	5	-	-	5
BAGS Control Debtors (3271)	261	4	7	10	240
Bin Debtors (3272)	29	9	1	1	18
CD Debtors (3276)	(35)	(35)	-	-	-
CD Bonds (3277)	(80)	(80)	-	-	-
MCC Superannuation (3222)	1	1	-	-	-
GST Clearing (3249 / 3255)	588	588	-	-	-
Workcover Wages / Receipts (3230 / 3232)	175	175	-	-	-
Perin Cheques - Parking (3273)	168	-	-	-	168
Services Contracts (3262)	(8,299)	(2,498)	(299)	(191)	(5,311)
Total	3,828	2,660	357	126	1,443

Attachment 1 - Q1 - Council Finance Report (Jul-Sep18)

YARRA CITY COUNCIL FINANCIAL REPORT 1 July 2018 to 30 September 2018 EFT				
Directorate	Budget 01/07/2018	Current period balance	Movement Fav/(Unfav)	Comments
CEO Division	46.58	54.43	(7.85)	Increase relates to organisation realignment (post June 2018).
Corporate, Business & Financial Services	167.13	166.65	0.48	
Community Wellbeing	391.06	289.92	101.14	Reduction relates to restructure of recreation and leisure branches to City Works Division (post June 2018)
City Works & Assets	142.88	243.89	(101.01)	Increase relates to restructure of recreation and leisure branches to City Works Division (post June 2018)
Planning & Placemaking	91.38	82.99	8.39	Reduction mainly relates to organisation realignment (post June 2018).
Total	839.00	837.88	1.12	

Attachment 1 - Q1 - Council Finance Report (Jul-Sep18)

**YARRA CITY COUNCIL
FINANCIAL REPORT
1 July 2018 to 30 September 2018
Open Space Reserve**

Council receives contributions specifically for Open Space as part of development permits. This reserve is then expended on open space projects. Contributions are received into Council's income statement first, as they are required to be recognised as revenue before being transferred into the reserve.

Open Space Reserve Account	Amount \$'000
Opening Balance as at 30 June 2018	3,517

Funds Received (Transfers to Reserve)	Amount \$'000
32-36 Newry St Rich - 12 lot subdivision	153
306-312 Swan St Rich - 34 lot subdivision	157
63-65 Glass St Rich - 19 lot subdivision	153
6-10 Keele St Coll - 45 lot subdivision	221
672 Nicholson St Fitz - 14 lot subdivision	162
142-144 Johnson St Fitz - 32 lot subdivision	257
9-15 David St Rich - 130 lot subdivision	495
466-482 Smith St Coll - 90 lot subdivision	517
Total	2,115

Projects (transfers from Reserve)	Amount \$'000
Curtain Square works	13
Edinburgh Gardens Playground	168
New Park - Charles and Mollison	2
Total	183

Open Space Reserve Account	Amount \$'000
Closing Balance as at 30 September 2018	5,449

Attachment 1 - Q1 - Council Finance Report (Jul-Sep18)

YARRA CITY COUNCIL FINANCIAL REPORT 1 July 2018 to 30 September 2018 Borrowings								
Amount \$m	Lender	Type	Term years	Maturity Date	Balance as at 30/06/18 \$m	Current period balance \$m	Movement	Comments
\$32.5M	NAB	Interest only	7	2021	32.5	32.5	-	(interest only)
\$13.5M	CBA	P&I	10	2027	12.4	12.1	0.3	Principle component repayments to date \$1.4M. YTD repayment - \$0.3M (Next repayment due in Nov'18).

Attachment 1 - Q1 - Council Finance Report (Jul-Sep18)

YARRA CITY COUNCIL FINANCIAL REPORT 1 July 2018 to 30 September 2018 Financial Sustainability Indicators						
The indicators are designed to be used as a measure of sustainability at the end of a financial year. The results during the year will fluctuate.						
VAGO Indicators			VAGO Ranges			Commentary
Indicator/Description	Formula	Current Period Result	Low Risk	Medium Risk	High Risk	
Net Result (%)	Net Result / Total Revenue	68%	> 0%	-10% - 0%	< -10%	YTD result ahead of budget due to the annual rates being raised in Aug18. Final result expected to be in line with budget placing Council in the Low Risk range.
A positive result indicates a surplus, and the larger the percentage, the stronger the result. A negative result indicates a deficit. Operating deficits cannot be sustained in the long term. The net result and total revenue are obtained from the comprehensive operating statement.						
Liquidity (ratio)	Current assets / Current liabilities	3.88	> 1.0	0.75 - 1.0	< 0.75	
This measures the ability to pay existing liabilities in the next 12 months. A ratio of one or more means there are more cash and liquid assets than short-term liabilities.						
Internal financing (%)	Net operating cash flow / Net capital expenditure	230%	> 100%	75% - 100%	< 75%	YTD result ahead of budget due to the annual rates being raised in Aug18. Final result expected to be in line with budget placing Council in the Low Risk range.
This measures the ability of Council to finance capital works from generated cash flow. The higher the percentage, the greater the ability for Council to finance capital works from their own funds. Net operating cash flow and net capital expenditure are obtained from the cash flow statement.						
Indebtedness (%)	Non-current liabilities / own-sourced revenue	35%	< 40%	40% - 60%	> 60%	
Comparison of non-current liabilities (mainly comprising borrowings) to own-sourced revenue. The higher the percentage, the less Council is able to cover non-current liabilities from the revenues Council generates itself. Own-sourced revenue is used, rather than total revenue, because it does not include grants or contributions.						
Capital replacement (ratio)	Cash outflows for property, plant and equipment / Depreciation	0.8	> 1.5	1.0 - 1.5	< 1.0	YTD result ahead of budget due to net operating cashflows significantly exceeding capital works. Final result expected to be in line with budget placing Council in Low Risk range.
Comparison of the rate of spending on infrastructure with depreciation. Ratios higher than 1.1 indicate that spending is faster than the depreciation rate. This is a long-term indicator, as capital expenditure can be deferred in the short term if there are insufficient funds available from operations, and borrowing is not an option. Cash outflows for infrastructure are taken from the cash flow statement. Depreciation is taken from the comprehensive operating statement.						
Renewal gap (ratio)	Renewal and upgrade expenditure/depreciation	0.2	> 1.0	0.5 - 1.0	< 0.5	
Comparison of the rate of spending on existing assets through renewing, restoring, and replacing existing assets with depreciation. Ratios higher than 1.0 indicate that spending on existing assets is faster than the depreciation rate. Similar to the investment gap, this is a long-term indicator, as capital expenditure can be deferred in the short term if there are insufficient funds available from operations, and borrowing is not an option. Renewal and upgrade expenditure are taken from the statement of capital works. Depreciation is taken from the comprehensive operating statement.						
Full year result expected to be more favourable than YTD result as Council continues to generate revenue from operations in line with budget. Low Risk range expected.						
Full year result expected to be more favourable than YTD result as Capital spend continues to pick up throughout the year. Medium Risk range expected.						
Full year result expected to be more favourable than YTD result as Capital spend continues to pick up throughout the year. Low Risk range expected.						
Local Government Performance Reporting Framework Indicators			Current Period Result	Variance	Commentary	
Indicator/Description	Measure	2017-18 Result				
Liquidity						
L1	Current assets compared to current liabilities	196.9%	388.0%	97.1%	YTD result higher than budget due to Rates being raised in Aug-18. Full year result expected to be in line with budget. YTD result higher than budget due to timing of cashflows. Full year result expected to be in line with budget.	
L2	Unrestricted cash compared to current liabilities	105.1%	111.4%	5.9%		
Obligations						
O1	Asset renewal as a % of depreciation	102.4%	19%	-81.8%	YTD result impacted by timing in Capital spend. Full year result expected to be in line with budget.	
O2	Loans and borrowings as a % of rates	42.7%	41.5%	-2.8%		
O3	Loans and borrowings repayments as a % of rates	1.1%	0.4%	-66.1%	YTD result impacted by timing of revenues from operations. Full year result expected to be in line with budget.	
O4	Non-current liabilities as a % of own source revenue	25.4%	35.4%	39.4%		
Operating Position						
OP1	Adjusted underlying surplus (or deficit) as a % of underlying revenue	4.5%	67.5%	1412.3%	YTD result higher than budget due to timing of Rates being raised in Aug18. Full year result expected to be in line with budget.	

Attachment 1 - Q1 - Council Finance Report (Jul-Sep18)

YARRA CITY COUNCIL FINANCIAL REPORT 1 July 2018 to 30 September 2018 Capital Works Program with Variance Commentary												
Adopted Budget Classification	Full Year Adopted Budget	Full year Adjusted Budget	YTD Adjusted Budget	YTD Actuals	YTD Variance Fav/(Unfav)	YTD Variance Fav/(Unfav)	Full year forecast	Variance to Full Year Adjusted Budget Fav/(Unfav)	Forecast variance Fav/(Unfav)	Carry Over	Deferred	Variance Analysis/Comments (including explanation of budget movements)
	\$'000	\$'000	\$'000	\$'000	\$'000	%	\$'000	\$'000	%	\$'000	\$'000	
Property												
Buildings	6,203	6,203	846	161	685	81.0%	6,203	-	0.0%	-	50	YTD variance due to slow start on buildings, expected to catch up as the year progresses
Total buildings	6,203	6,203	846	161	685	81.0%	6,203	-	0.0%	-	50	
Total property	6,203	6,203	846	161	685	81.0%	6,203	-	0.0%	-	50	
Plant and equipment												
Plant, Machinery & Equipment	1,279	1,279	23	113	(90)	-391.3%	1,279	-	0.0%	-	-	
Computers & Telecommunications	2,839	2,839	550	81	469	85.3%	2,839	-	0.0%	-	-	YTD variance due to timing of projects, expenditure expected later in the year
Total plant and equipment	4,118	4,118	573	194	379	66.1%	4,118	-	0.0%	-	-	
Infrastructure												
Roads	8,613	8,613	537	987	(450)	-83.8%	8,613	-	0.0%	-	60	YTD variance due to Roads program being ahead of budgeted
Bridges	100	100	-	-	-	0.0%	100	-	0.0%	-	-	
Lanes	930	930	215	276	(61)	-28.4%	930	-	0.0%	-	50	YTD variance due to timing of invoice payments
Transport	1,780	1,780	-	(1)	1	0.0%	1,780	-	0.0%	-	-	
Waste Management	70	70	-	-	-	0.0%	70	-	0.0%	-	-	
Parks, Open Space And Streetscapes	4,381	4,381	1,223	321	902	73.8%	4,381	-	0.0%	-	-	YTD variance due to timing of invoice payments
Street Furniture	55	55	7	1	6	85.7%	55	-	0.0%	-	-	
Retail Strips	200	200	-	-	-	0.0%	200	-	0.0%	-	-	
Priority Projects	1,389	1,389	425	160	265	62.4%	1,389	-	0.0%	-	-	YTD variance due to timing of invoice payments
Library Resources	600	600	172	68	104	60.5%	600	-	0.0%	-	-	YTD variance due to timing of invoice payments
Total infrastructure	18,118	18,118	2,579	1,812	767	29.7%	18,118	-	0.0%	-	110	
Total capital works expenditure	28,439	28,439	3,998	2,167	1,831	45.8%	28,439	-	0.0%	-	160	
Represented by:												
New asset expenditure	399	399	95	36	59	62.2%	399	-	0.0%	-	-	
Asset renewal expenditure	25,330	25,330	3,522	1,924	1,598	45.4%	25,330	-	0.0%	-	160	
Asset upgrade expenditure	2,710	2,710	381	207	174	45.7%	2,710	-	0.0%	-	-	
	28,439	28,439	3,998	2,167	1,831	45.8%	28,439	-	0.0%	-	160	

Attachment 1 - Q1 - Council Finance Report (Jul-Sep18)

YARRA CITY COUNCIL FINANCIAL REPORT 1 July 2018 to 30 September 2018								
City of Yarra Income Statement								
For Period 3 - September								
	18/19 CL Actuals YTD \$'000	18/19 CL Bud Adjust YTD \$'000	Actuals vs Budget YTD Variance \$'000	Actuals vs Budget YTD Variance %	18/19 CL Bud Adopted Full Year \$'000	18/19 CL Bud Adjust Full Year \$'000	Current Forecast Full Year \$'000	Budget vs Forecast Full Year Variance \$'000
Revenue from ordinary activities								
Rates and charges	107,323	107,801	(478)	0%	108,936	108,936	108,936	0
Statutory fees and fines	8,670	7,467	1,202	16%	29,570	29,570	29,570	0
User Fees	8,259	7,230	1,029	14%	28,041	28,041	28,041	0
Reimbursements	637	340	297	87%	1,360	1,360	1,360	0
Grants - Operating	3,315	2,989	326	11%	12,337	12,337	12,337	0
Grants - Capital	73	288	(215)	-75%	1,151	1,151	1,151	0
Contributions - monetary	2,333	1,074	1,259	117%	4,369	4,369	4,369	0
Net gain/(loss) on disposal of property, infrastructure, pla	49	51	(2)	-4%	205	205	205	0
Other Income	596	383	213	56%	1,561	1,561	1,561	0
	131,255	127,623	3,632	3%	187,530	187,530	187,530	0
Expenses from ordinary activities								
Employee Costs	20,085	20,671	586	3%	82,260	82,260	82,260	0
Materials and services	14,043	16,819	2,776	17%	68,740	68,740	68,740	0
Bad and doubtful debts	1,184	495	(689)	-139%	1,980	1,980	1,980	0
Depreciation & Amortisation	5,700	5,608	(92)	-2%	22,432	22,432	22,432	0
Borrowing costs	499	491	(8)	-2%	1,964	1,964	1,964	0
	41,511	44,084	2,573	6%	177,376	177,376	177,376	0
	89,744	83,539	6,205	7%	10,154	10,154	10,154	0

Attachment 1 - Q1 - Council Finance Report (Jul-Sep18)

YARRA CITY COUNCIL FINANCIAL REPORT 1 July 2018 to 30 September 2018 Balance sheet				
	Balance as at 30/06/2018 \$'000	Balance as at period end \$'000	Movement Inc/(Dec) \$'000	Comments
ASSETS				
Current Assets				
Cash and cash equivalents	51,086	56,841	5,755	Mainly due to receipt of rate payments, income grants and parking income over outgoing payments made July-Sep 2018.
Receivables - Rates	5,385	103,407	98,022	Rates for 2018/19 were raised in August 2018.
Receivables - Parking	5,711	6,141	430	Jul18-Sep18 infringement debtors raised less payments and debt provision.
Receivables - Other	4,761	3,828	(933)	Jul18-Sep18 debtors charges raised less payments received.
Accrued income	371	9	(362)	Revenue raised in previous periods has been received in cash.
Prepayments	643	123	(520)	Prepayments are expected to expire by the end of the FY and relates to motor vehicle registration and insurance.
Inventories	107	107	-	
Assets Held for Resale	-	-	-	
Total Current Assets	68,063	170,456	102,393	
Non-Current Assets				
Non-current receivables	230	230	-	
Financial assets	5	5	-	
Property, infrastructure, plant and equipment	1,906,881	1,903,531	(3,350)	Payments for property, plant & equipment offset by accumulated depreciation.
Total Non-Current Assets	1,907,116	1,903,766	(3,350)	
TOTAL ASSETS	1,975,179	2,074,222	99,043	
LIABILITIES				
Current Liabilities				
Payables	5,411	862	(4,549)	Payments have been made which reduce the payables owing amount. This will vary during the financial year.
Fire Services Levy	5,335	16,782	11,447	Raised at the same time as Rate income.
Trust funds	5,390	6,010	620	The movement is mainly due to construction management and asset protection bonds received.
Accrued Expenses	3,871	6,129	2,258	Accruals raised for expenditure not yet paid. This will vary during the financial year. Accruals include payroll, utilities & EBA.
Employee benefits	13,209	13,266	57	The movement is due to accrued leave benefits.
Income in advance	181	-	(181)	The movement is due to income received in advance used in 2018-19
Interest-bearing liabilities	1,176	887	(289)	Payment of loan principal.
Total Current Liabilities	34,574	43,936	9,362	
Non-Current Liabilities				
Non-current employee benefits	1,398	1,331	(67)	
Non-current interest bearing liabilities	43,691	43,691	-	
Non-current Trust Liability	230	232	2	
Total Non-Current Liabilities	45,319	45,254	(65)	
TOTAL LIABILITIES	79,893	89,190	9,297	
NET ASSETS	1,895,288	1,985,032	89,744	
Represented by:				
Accumulated surplus	624,716	622,784	(1,932)	
Asset revaluation reserves	1,246,876	1,246,876	-	
Other reserves	23,696	25,628	1,932	
Retained Earnings	-	89,744	89,744	
EQUITY	1,895,288	1,985,032	89,744	Current Period Result

Attachment 1 - Q1 - Council Finance Report (Jul-Sep18)

**YARRA CITY COUNCIL
FINANCIAL REPORT
1 July 2018 to 30 September 2018
Cash Flow Statement**

	Balance as at period end \$'000
Cash Flows from Operating Activities	
Rates and Charges	20,544
Parking Revenue	6,497
Government Grants Received	3,030
Victoria Grants Commission	253
User Charges, Fees and Other Fines Received	10,664
Reimbursements and Contributions Received	455
Interest Revenue	231
Other Revenue	1,925
Payments to Suppliers	(14,839)
Payments to Employees	(18,500)
Net GST	633
Net Cash Provided by Operating Activities	10,892
Cash Flows from Investing Activities	
Proceeds from Sale of Property, Plant & Equipment	49
Payments for Infrastructure, Property Plant & Equipment	(4,780)
Net Cash (Used in) Investing Activities	(4,730)
Cash Flows from/(used in) Financing Activities	
Finance Costs	(118)
(Proceeds from Borrowings)/Payments Towards	(289)
Net Cash (Used In) Financing Activities	(407)
Cash Balances	
Change in Cash Held	5,755
Cash Control Balances	51,086
Cash at the End of the Financial Period	56,841
End of year Budgeted cash balance	31,818

Council needs to fund the following items from the current cash balance. This may include expenses associated with revenue received in a previous financial year (eg: grants)

Future items to be funded	\$'000
Grant Commission Funding (2018-19 funds received in 2017-18)	1,192
Capital Carry Forwards	2,954
Operating Carry Forwards:	-
Grants received in 2017-18 for expenditure in 2018-19	-
Operating Grant Income Received - to be taken back in 2018-19 (NDIS Funding Target Shortfall)	1,103
Total	5,249

Attachment 1 - Q1 - Council Finance Report (Jul-Sep18)

YARRA CITY COUNCIL FINANCIAL REPORT 1 July 2018 to 30 September 2018 Capital Works Statement											
Adopted Budget Classification	Full Year Adopted Budget	Full year Adjusted Budget	YTD Adjusted Budget	YTD Actuals	YTD Variance Fav/(Unfav)	YTD Variance Fav/(Unfav)	Full year forecast	Variance to Full Year Adjusted Budget Fav/(Unfav)	Forecast variance Fav/(Unfav)	Carry Over	Deferred
	\$'000	\$'000	\$'000	\$'000	\$'000	%	\$'000	\$'000	%	\$'000	\$'000
Property											
Buildings	6,203	6,203	846	161	685	81.0%	6,203	-	0.0%	-	50
Total buildings	6,203	6,203	846	161	685	81.0%	6,203	-	0.0%	-	-
Total property	6,203	6,203	846	161	685	81.0%	6,203	-	0.0%	-	50
Plant and equipment											
Plant, Machinery & Equipment	1,279	1,279	23	113	(90)	-391.3%	1,279	-	0.0%	-	-
Computers & Telecommunications	2,839	2,839	550	81	469	85.3%	2,839	-	0.0%	-	-
Total plant and equipment	4,118	4,118	573	194	379	66.1%	4,118	-	0.0%	-	-
Infrastructure											
Roads	8,613	8,613	537	987	(450)	-83.8%	8,613	-	0.0%	-	60
Bridges	100	100	-	-	-	0.0%	100	-	0.0%	-	-
Lanes	930	930	215	276	(61)	-28.4%	930	-	0.0%	-	50
Transport	1,780	1,780	-	(1)	1	0.0%	1,780	-	0.0%	-	-
Waste Management	70	70	-	-	-	0.0%	70	-	0.0%	-	-
Parks, Open Space And Streetscapes	4,381	4,381	1,223	321	902	73.8%	4,381	-	0.0%	-	-
Street Furniture	55	55	7	1	6	85.7%	55	-	0.0%	-	-
Retail Strips	200	200	-	-	-	0.0%	200	-	0.0%	-	-
Priority Projects	1,389	1,389	425	160	265	62.4%	1,389	-	0.0%	-	-
Library Resources	600	600	172	68	104	60.5%	600	-	0.0%	-	-
Total infrastructure	18,118	18,118	2,579	1,812	767	29.7%	18,118	-	0.0%	-	110
Total capital works expenditure	28,439	28,439	3,998	2,167	1,831	45.8%	28,439	-	0.0%	-	160
Represented by:											
New asset expenditure	399	399	95	36	59	62.2%	399	-	0.0%	-	-
Asset renewal expenditure	25,330	25,330	3,522	1,924	1,598	45.4%	25,330	-	0.0%	-	160
Asset upgrade expenditure	2,710	2,710	381	207	174	45.7%	2,710	-	0.0%	-	-
	28,439	28,439	3,998	2,167	1,831	45.8%	28,439	-	0.0%	-	160

Attachment 1 - Q1 - Council Finance Report (Jul-Sep18)

YARRA CITY COUNCIL FINANCIAL REPORT 1 July 2018 to 30 September 2018 2018-19 Grant Applications					
Grant from	Grant Name/Details	Branch	Amount	Co-contribution from Yarra (Y/N?, how much?, Capital? Operating?)	Grant outcome-successful or not successful
Sustainability Victoria	Resource Recovery Infrastructure Grant	City Works	\$185,500		Not yet known
TAC	Rose Street Shared Zone project	Traffic and Engineering	\$100,000		Not yet known
Streamlining Victoria	Cremorne Planning	City Strategy	\$50,000		Successful
Department of Education and Training	Children's Week Grant	Family Youth and Children's	\$700		Successful
SRV	Kerbside Glass Asphaltting	City Works	\$200,000		Not yet known
DHHS	Victorian Youth Week	Family Youth and Children's	\$2,000		Not yet known
Public Library Victoria Network	Social Seniors Programs	Yarra Libraries	\$1,500		Not yet known
TAC	Blackspot funding (Canning/Richardson Streets)	Traffic and Engineering	\$250,000		Not yet known
TAC	Blackspot funding (Wellington/Keele Streets)	Traffic and Engineering	\$80,000		Not yet known
TAC	Blackspot funding (Highett/Davidson Streets)	Traffic and Engineering	\$40,000		Not yet known
TAC	Blackspot funding (Rathdowne/O'Grady Streets)	Traffic and Engineering	\$137,000		Not yet known
TAC	Blackspot funding (Drummond/Macpherson Streets)	Traffic and Engineering	\$245,000		Not yet known
SRV	2018-19 Female Friendly Facilities Fund (Malcolm Graham Pavilion)	Recreation	\$483,707		Successful
City West Water	Stormwater harvesting fund (Edinburgh Gardens Stormwater project)	City Works and Open Space	\$810,668		Not yet known
Total			2,586,075		

Attachment 2 - Annual Plan Progress report - September



Attachment 2 - Annual Plan Progress report - September

Council Plan 2017-2021 : Year 2

2018/19 Annual Plan Quarterly Progress Report - September 2

Introduction

The Yarra City Council adopted its Council Plan 2017 – 21 on 1 August 2017. The Council Plan 2017 – 21 sets out the medium-term direction of Council and the outcomes sought by Councillors for their term. For the first time, the Council Plan incorporates the Health and Wellbeing Plan. This financial year, 2017/18 is Year One of the Council Plan 2017 – 21.

Under the Local Government Act 1989 (the Act), each council is required to produce a four-year Council Plan by 30 June in the year following a general election. The Plan must include Strategic Objectives, Strategies, Strategic Indicators and a Strategic Resource Plan.

Council has identified a number of initiatives under each Strategic Objective which are significant projects and activities that are proposed to be worked on over the term of the Council Plan, subject to approval through the annual budget process.

Council produces an Annual Plan alongside each year's Budget, setting out specific projects and activities that Council will undertake towards achieving the Strategic Objectives. This will include priority projects, capital works projects, actions in response to initiatives in the Council Plan and other Council strategies and plans as well as service reviews and improvements.

The Council Plan 2017 – 21 has seven Strategic Objectives which relate to a different aspect of service delivery:

A healthy Yarra: Community health, safety and wellbeing are a focus in everything we do. Council plays a key role in contributing to our community's health and wellbeing. From delivering maternal and child health services to ensuring access to open space, enforcing noise regulations to supporting community and cultural initiatives, community health, safety and wellbeing is central to everything we do.

An inclusive Yarra: Inclusion, diversity and uniqueness are welcomed, respected and celebrated. Identity was a passionate and recurring theme throughout community consultation for the Council Plan. Our community values its diversity. Creating a safe place where people of all ages, genders, sexualities, abilities, cultures and backgrounds feel welcome and connected is a priority for Council.

A sustainable Yarra: Council leads on sustainability and protects and enhances its natural environment. As Victoria's first carbon-neutral council, we are proud of our commitment to sustainability. Protecting our natural environment and supporting our community to reduce its environmental footprint will continue to be a priority for Council.

A liveable Yarra: Development and growth are managed to maintain and enhance the character and heritage of the city. With demand for inner city housing increasing, Council is mindful of the importance of balancing the needs of new and existing residents, and ensuring that development does not encroach on the amenity or heritage of our city.

A prosperous Yarra: Local businesses prosper and creative and knowledge industries thrive. Yarra is a great place to do business and to work. Supporting local businesses and creative industries not only contributes to Yarra's economy, but also increases local employment opportunities, enhances street life and fosters community connectedness.

A connected Yarra: Connectivity and travel options are environmentally sustainable, integrated and well-designed. Council is committed to creating a city that is accessible to all irrespective of levels of personal mobility, to support a fulfilling life without the need for a car.

A leading Yarra: Transparency, performance and community participation drive the way we operate. Council is committed to change through an energised, cohesive team of professionals, recognised for our leadership, innovation and service.

In response to its Strategic Objectives, Council has committed to 47 projects and activities from a broad cross-section of services in the 2017/18 Annual Plan.

Progress of these projects and actions will be reported in the 2018/19 Annual Plan Quarterly Progress Reports.

Further information can be found in the published version of the Council Plan 2017 – 21 on the City of Yarra's website (<https://www.yarracity.vic.gov.au/about-us/council-information/council-plan>).

Attachment 2 - Annual Plan Progress report - September

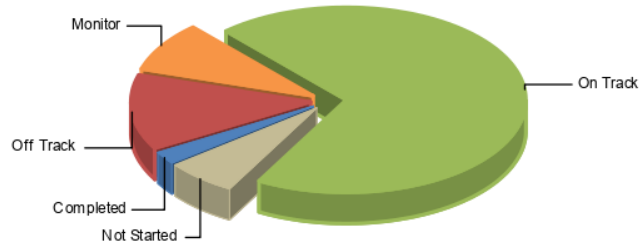
Council Plan 2017-2021 : Year 2

2018/19 Annual Plan Quarterly Progress Report - September 2

Quarter Summary

Council has committed to 47 actions across a range of services. Any variations to the Annual Plan are made openly and transparently in the context of priorities that arise over the course of the year.

The status of actions is classified based on the percentage of targets achieved as assessed by the responsible officer (forecast milestones compared to actual work completed).



Strategic Objective	No. of Actions Reported	Complete	On track (>=90%)	Monitor (75-90%)	Off track (<75%)	Not Started
A healthy Yarra	6	0	4	0	1	1
An inclusive Yarra	4	0	4	0	0	0
A sustainable Yarra	8	0	5	1	2	0
A liveable Yarra	13	1	6	3	1	2
A prosperous Yarra	5	0	5	0	0	0
A connected Yarra	6	0	5	0	1	0
A leading Yarra	4	0	3	0	1	0
	46 (100%)	1 (2.17%)	32 (69.57%)	4 (8.70%)	6 (13.04%)	3 (6.52%)

Attachment 2 - Annual Plan Progress report - September

Council Plan 2017-2021 : Year 2

2018/19 Annual Plan Quarterly Progress Report - September 2

1 . A healthy Yarra

a place where...Community health, safety and wellbeing are a focus in everything we do

Council plays a key role in contributing to our community's health and wellbeing. From delivering maternal and child health services to ensuring access to open space, enforcing noise regulations to supporting community and cultural initiatives, community health, safety and wellbeing is central to everything we do.

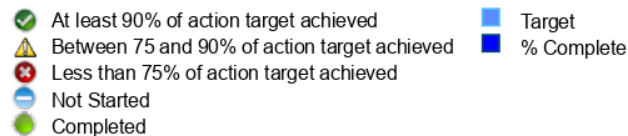
Strategies

Council's work to achieve this Strategic Objective includes the following strategies:

- 1.1 Maintain and enhance Yarra's open space network to meet the diverse range of community uses
- 1.2 Promote a community that is inclusive, resilient, connected and enjoys strong mental and physical health and wellbeing
- 1.3 Provide health promoting environments that encourage healthy eating and active living
- 1.4 Assist to reduce the harms from alcohol and drugs on individuals and the community in partnership with State Agencies and key service providers
- 1.5 Promote environments that support safe and respectful sexual practices, reproductive choices and gender equity
- 1.6 Promote a gender equitable, safe and respectful community
- 1.7 Promote an effective and compassionate approach to rough sleeping and advocate for affordable, appropriate housing
- 1.8 Provide opportunities for people to be involved in and connect with their community

The following actions are being undertaken in 2018/19 to work toward achieving Council's strategic objective of A healthy Yarra.

Action Progress Summary



Action	Start Date / End Date	
1.01 Support prevention of family violence initiatives and respectful relationships	01/07/18 30/06/19	
1.02 Reduce primary and secondary supply of alcohol to under age adolescents	01/07/18 30/06/19	
1.03 Develop new Open Space Strategy	01/07/18 30/06/19	
1.04 Implement National Aged Care and Disability Reforms	01/07/18 30/06/19	
1.05 Advocate for an indoor sports stadium	01/07/18 30/06/19	
1.06 Youth space in Richmond	01/07/18 30/06/19	

Attachment 2 - Annual Plan Progress report - September

Council Plan 2017-2021 : Year 2

2018/19 Annual Plan Quarterly Progress Report - September 2

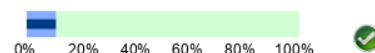
1.01 Support prevention of family violence initiatives and respectful relationships

Council Plan initiative:

Work with local and regional partners for greater awareness and intervention to prevent family violence

Work with local and regional partners to lead work to advance gender equity, prevent violence against women and promote respectful relationships

Council is committed to the prevention of family violence in the Yarra community and to partner with key service providers, police, schools and community members to raise awareness to prevent family violence. This year Council will endorse and launch its public statement against Family Violence – No Place for Violence.



Branch *People, Culture and Community*

Quarterly Milestones

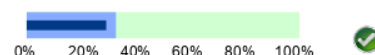
September	Q1. Work with Women's Health In the North to evaluate the Building Respectful Communities partnership and identify projects to address family violence and gender inequity with children, young people and families
December	Q2. Endorse Council's Family Violence Organisational Statement, No Place for Violence Q2. Publish Council's Family Violence Organisational Statement, No Place for Violence Q2. Participate in key networks such as the Building Respectful Communities (BRC) and Northern Prevention of Violence Against Women (NPVAW), Yarra Family Violence Network (YFVN) Q2. Deliver Respectful Relationships initiative at Fitzroy High School Q2. Participate in '16 Days of Activism Against Gender-Based Violence' (a global campaign to raise awareness of the prevalence and impact of violence against women and girls)
March	Q3. Deliver projects to address family violence and gender inequity with children, young people and families
June	Q4. Participate in key networks such as the BRC and NPVAW, YFVN Q4. Review projects to address family violence and gender inequity with children, young people and families Participate in key networks such as the BRC and NPVAW, YFVN
Quarterly Progress Comments	The Building Respectful Communities was evaluated and many projects committed to were achieved with some larger projects ongoing such as campaigns to address violence against women and workplace training initiatives. A range of new actions have been developed including strengthening relationships with Aboriginal-led organisations, review data collection and analysis and communication guidelines.

1.02 Reduce primary and secondary supply of alcohol to under age adolescents

Council Plan initiative:

Work with local partners and agencies to increase health and education, community partnerships and harm minimisation from the abuse of drugs and alcohol

As part of the Communities that Care Smart Generation program, supply monitoring of packaged liquor outlets will be undertaken. This involves monitoring packaged liquor retail sales to those who look under 18 years of age to determine whether appropriate identification was sought.



Branch *Social Policy and Research*

Quarterly Milestones

September	Q1. Conduct supply of alcohol study with Yarra licenced outlets as part of Communities that Care (CTC) program
December	Q2. Conduct analysis and report on supply of Alcohol initiative (CTC)
March	Q3. Provide report to licenced outlets on supply of alcohol (CTC)
Quarterly Progress Comments	Planning has commenced to deliver a community-wide intervention aimed at reducing the supply of alcohol products to under-age youth in the City of Yarra. A program has been developed to visit all licenced liquor outlets in the City of Yarra. This is the second year for this initiative which is being run in partnership with Deakin University.

November 09, 2018

Page 5 of 36

Attachment 2 - Annual Plan Progress report - September

Council Plan 2017-2021 : Year 2

2018/19 Annual Plan Quarterly Progress Report - September 2

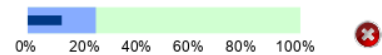
1.03 Develop new Open Space Strategy

Council Plan initiative:

Develop an open space strategy to ensure Yarra's public open space is managed as a functional network that encourages shared use and active living

The Yarra Open Space Strategy guides the future provision, planning, design and management of public open space in Yarra. A new Open Space Strategy will result in a renewed direction for the provision and enhancement of the open space network, including changes in community needs since the last strategy was developed. The strategy aims to achieve a cohesive, linked and well managed network of open space to meet the full range of residents' needs.

Development of the strategy will occur over a two year period with the first year focussing on land use and landscape analysis, with extensive consultation, while Year Two will involve adoption of the Strategy, followed by an amendment to the Yarra Planning Scheme.



Branch *City Strategy*

Quarterly Milestones

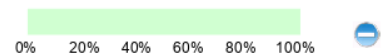
September	Q1. Analyse consultation results and commence drafting the Yarra Open Space Strategy
December	Q2. Engage with Councillors on key directions
March	Q3. Present draft Yarra Open Space Strategy to Council to endorse for community consultation
June	Q4. Undertake community consultation on draft Yarra Open Space Strategy
Quarterly Progress	The consultants are finalising analysis of the consultation results. They are waiting on some forecast data on future populations and developable land areas before commencing drafting the strategy.
Comments	

1.04 Implement National Aged Care and Disability Reforms

Council Plan Initiative:

Continue to implement the National Aged and Disability Care reforms and develop new strategic directions for support of older people and people with disability

The Federal Government is making major changes to the aged and disability care service system and this requires Council to determine its role and implement changes already announced.



Branch *Aged and Disability Services*

Quarterly Milestones

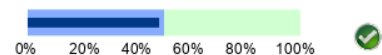
December	Q2. Finalise decision on Council's role in providing Commonwealth Home Support Program (CHSP) services
March	Q3. Work with northern councils in determining future role in Regional Assessment Service (also subject to Federal Government policy decision)
June	Q4. Commence transition of CHSP services in readiness for 2020/21 changes determined by Federal Government
	Q4, Finalise the transition of the Linkages program to the Home Care Packages program

1.05 Advocate for an indoor sports stadium

Council Plan Initiative:

Advocate to state government for an indoor sports stadium at 433 Smith Street redevelopment

Council has advocated for the State Government to commit to development of a six court indoor stadium on the former Gas and Fuel site in Smith Street. A response is expected to be received early this financial year.



Branch *Office of the Director City Works and Assets*

Attachment 2 - Annual Plan Progress report - September

Council Plan 2017-2021 : Year 2

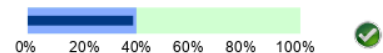
2018/19 Annual Plan Quarterly Progress Report - September 2

Quarterly Milestones

September	Q1. Seek meetings with relevant Ministers, advisors and senior bureaucrats from State Government to influence and confirm a commitment to the delivery of a 6 court stadium at this site.
March	Q3. In the event confirmation is not provided by September 2018, and/or in the event of a change in State Government, seek further meetings with relevant Ministers, advisors and senior bureaucrats from State Government to influence and confirm a commitment
Quarterly Progress	State Government has confirmed its commitment to the 6 court stadium on this site. The Government has advised the stadium will be built by the Victorian School Building Authority as part of the school development on the site. Officers are still working with the State Government to confirm the timeframe, and this should be known by end 2018/19.
Comments	

1.06 Youth space in Richmond

Council will work with Department of Health and Human Services to seek to provide upgrades of existing community facilities to deliver a Youth Hub in the Richmond Housing Estate. Once a suitable youth space is established a business plan will be developed for the management of the youth space.



Branch *Family, Youth and Children's Services*

Quarterly Milestones

September	Q1. Commence preparation of a business case for the establishment of a youth space in Richmond Q1. Monitor progress on advocacy to Department of Housing and Human Services to identify a preferred site
December	Q2. Finalise business case and present to Council Q2. Report on progress of consultation and planning with stakeholders to inform operational business planning
March	Q3. Prepare an operational and activation plan
June	Q4. Report on progress of advocacy to Department of Housing and Human Services towards establishing a dedicated youth space and programming on the Richmond Housing estate
Quarterly Progress	Preparation of business case well underway with support from officers in the Corporate Planning and Performance and Buildings. Project on track for report back to Council in December.
Comments	Advocacy to Department of Housing and Human Services had helped officers to identify two potential sites for inclusion in the business case.

Attachment 2 - Annual Plan Progress report - September

Council Plan 2017-2021 : Year 2

2018/19 Annual Plan Quarterly Progress Report - September 2

2 . An inclusive Yarra

a place where...Inclusion, diversity and uniqueness are welcomed, respected and celebrated

Identity was a passionate and recurring theme throughout community consultation for the Council Plan. Our community values its diversity. Creating a safe place where people of all ages, genders, sexualities, abilities, cultures and backgrounds feel welcome and connected is a priority for Council.

Strategies

Council's work to achieve this Strategic Objective will include the following strategies :

- 2.1 Build resilience by providing opportunities and places for people to meet, be involved in and connect with their community Continue to create a resident-friendly city that reduces isolation, improves access to the built environment and builds social connections.
- 2.2 Remain a highly inclusive Municipality, proactive in advancing and advocating for the rights and interests of specific groups in the community and community issues Encourage greater social cohesion and participation through volunteer initiatives and community development activities.
- 2.3 Continue to be a local government leader and innovator in acknowledging and celebrating Aboriginal history and culture in partnership with Traditional Owners Deliver Council services that meet community priorities and needs .
- 2.4 Acknowledge and celebrate our diversity and people from all cultural backgrounds.
- 2.5 Support community initiatives that promote diversity and inclusion.

The following actions are being undertaken in 2018/19 to work toward achieving Council's strategic objective of An inclusive Yarra.

Action Progress Summary

- ✓ At least 90% of action target achieved
 - ⚠ Between 75 and 90% of action target achieved
 - ✗ Less than 75% of action target achieved
 - ⏸ Not Started
 - 🟢 Completed
- Target % Complete

Action	Start Date / End Date		
2.01 Implement Aboriginal Partnerships Plan	01/07/18 30/06/19	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>	✓
2.02 Develop Volunteer Strategy	01/07/18 30/06/19	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>	✓
2.03 Renew Active and Healthy Ageing Strategy and Action Plan	01/07/18 30/06/19	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>	✓
2.04 Renew Access and Inclusion Strategy and Action Plan	01/07/18 30/06/19	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>	✓

Attachment 2 - Annual Plan Progress report - September

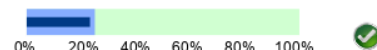
Council Plan 2017-2021 : Year 2

2018/19 Annual Plan Quarterly Progress Report - September 2

2.01 Implement Aboriginal Partnerships Plan

Council Plan Initiative:
Implement the Aboriginal Partnerships Plan

The Aboriginal Partnerships Plan sets out Council's commitment and work with the Aboriginal and Torres Strait Islander community. Council is seen as a leader, not only in its programs, but also in its commitment to social justice and the way it approaches issues, opens discussion, and listens to the community. Council will continue to implement its Aboriginal Partnerships Plan through annual action plans endorsed by Council.



Branch People, Culture and Community

Quarterly Milestones

December Q2. Complete community consultation and engagement for the next four year Aboriginal Partnerships Plan

March Q3. Present draft Aboriginal Partnerships Plan 2019-2022 to Council

June Q4. Complete final version of Aboriginal Partnerships Plan 2019-2022

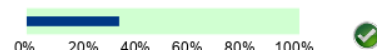
Quarterly Progress The main work of implementing the Aboriginal Partnerships Plan this last quarter was the planning for the consultation and engagement of the Aboriginal community for the next Aboriginal Partnerships Plan and the actual delivery of the a major part of the consultation and engagement.

Work still continues on implementing the final year of the Aboriginal Partnerships Plan such as cross-Council networking around January 26 business, NAIDOC Week celebrations, review of Smith Street Dreaming and Blak Wiz and preliminary discussions around next year's events.

2.02 Develop Volunteer Strategy

Council Plan initiative:
Develop and adopt a Volunteer Strategy

A Volunteer Strategy will be developed by consultation and engagement with stakeholders. A draft strategy will be presented to Council. A Volunteer Strategy will provide clear direction for Council in how it supports volunteering in Yarra.



Branch People, Culture and Community

Quarterly Milestones

December Q2. Complete consultation

June Q4. Present draft Volunteer Strategy to Council to endorse for public exhibition

Quarterly Progress Formal consultation began on developing the draft Volunteer Strategy in August. Consultation methods have included both qualitative and quantitative methods; an online survey via Your Say Yarra, focus groups, listening posts (pop-up stalls), one-on-one interviews, promotion via Yarra City Council's social media/newsletters and email correspondence via the Yarra volunteer organisations contacts list.

The types of volunteer organisations contacted have included local sports/recreation, creative industries, education/employment pathways, housing/homelessness, heritage, health, community radio, community gardens/ environmental, cultural, elderly services, churches/multi-faith and groups eg. Lions, Rotary, Scouts, Fareshare, St Vincent de Paul to name a few.

2.03 Renew Active and Healthy Ageing Strategy and Action Plan

Council Plan Initiative:
Work with the community and other levels of government and advocate to challenge discrimination, and address disadvantage, whether based on income, age, gender, sexuality, cultural background, religion or abilities

The current Positive Ageing Strategy and Action Plan is due for renewal with the support of Council's Active Ageing Advisory Group (AAAG), a new strategy and plan will be prepared. In the midst of the national aged care reforms, it provides an opportunity to consider strategic directions to ensure our 50+ residents remain engaged, active and

November 09, 2018

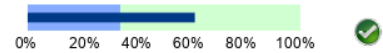
Page 9 of 36

Attachment 2 - Annual Plan Progress report - September

Council Plan 2017-2021 : Year 2

2018/19 Annual Plan Quarterly Progress Report - September 2

independent.



Branch *Aged and Disability Services*

Quarterly Milestones

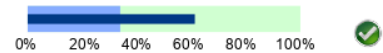
- September** Q1. Finalise draft Active and Healthy Ageing Strategy and Action Plan 2018 – 2022 and complete public exhibition process
- December** Q2. Present Active and Healthy Ageing Strategy and Action Plan 2018 – 2022 to Council for adoption
- June** Q4. Complete 2018/19 actions arising from the new Active and Healthy Ageing Action Plan 2018 – 2022
- Quarterly Progress** The draft Active and Healthy Ageing Strategy and Action Plan 2018 – 2022 is finalized including consultation after public exhibition with AAAG. It will go to Council in October for endorsement.
- Comments**

2.04 Renew Access and Inclusion Strategy and Action Plan

Council Plan Initiative:

Work with the community and other levels of government and advocate to challenge discrimination , and address disadvantage, whether based on income, age, gender, sexuality, cultural background, religion or abilities

The current Access and Inclusion strategy and plan is due for renewal and with the support of Council's Disability Advisory Committee (DAC), a new strategy and plan will be prepared this year. In the midst of the national disability care reforms, it provides an opportunity to consider Council's strategic directions to ensure people with disability remain engaged, active and empowered.



Branch *Aged and Disability Services*

Quarterly Milestones

- September** Q1. Finalise draft Access and Inclusion Strategy and Action Plan 2018 – 2022 and complete public exhibition process
- December** Q2. Present Access and Inclusion Strategy and Action Plan 2018 – 2022 to Council for adoption
- June** Q3. Complete 2018/19 actions arising from the new Access and Inclusion Action Plan 2018 – 2022
- Quarterly Progress** Draft Access and Inclusion Strategy finalised after public exhibition , DAC also consulted. The draft Strategy will go to Council in October. for endorsement..
- Comments**

Attachment 2 - Annual Plan Progress report - September

Council Plan 2017-2021 : Year 2

2018/19 Annual Plan Quarterly Progress Report - September 2

3 . A sustainable Yarra

a place where...Council leads on sustainability and protects and enhances its natural environment

As Victoria's first carbon-neutral council, we are proud of our commitment to sustainability. Protecting our natural environment and supporting our community to reduce its environmental footprint will continue to be a priority for Council.

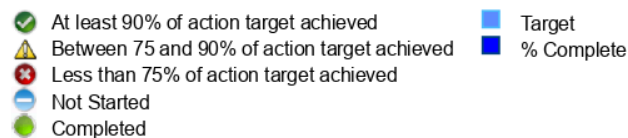
Strategies

Council's work to achieve this Strategic Objective will include the following strategies :

- 3.1 Investigate strategies and initiatives to better manage the long term effects of climate change . Continue to identify opportunities to convert road spaces and laneways for parks or improved pedestrian spaces.
- 3.2 Support and empower a more sustainable Council and Community. Advocate to protect green and open spaces on Yarra's public housing estates.
- 3.3 Lead in sustainable energy policy and deliver programs to promote carbon neutral initiatives for the municipality and maintain Council as a carbon neutral organization. Seek to achieve more communal private open space within large developments.
- 3.4 Reduce the amount of waste-to-landfill with a focus on improved recycling and organic waste disposal.
- 3.5 Promote responsible water usage and practices
- 3.6 Promote and facilitate urban agriculture with a focus on increasing scale and uptake in the community.
- 3.7 Investigate strategies and initiatives to improve biodiversity.

The following actions are being undertaken in 2018/19 to work toward achieving Council's strategic objective of A sustainable Yarra.

Action Progress Summary



Action	Start Date / End Date	
3.01 Develop Biodiversity Strategy	01/07/18 30/06/19	
3.02 Reduce energy use and emissions	01/07/18 30/06/19	
3.03 Re-use, Reduce, Recycle, Recover	01/07/18 30/06/19	
3.04 Trial Food and Green Organics Waste service	01/07/18 30/06/19	
3.05 Embedding Green Infrastructure project	01/07/18 30/06/19	
3.06 Develop Community Greenhouse Action Plan	01/07/18 30/06/19	
3.07 Investigate urban agriculture and community garden opportunities	01/07/18 30/06/19	
3.08 Integrate climate adaptation principles and environmental and sustainability policies and strategies	01/07/18 30/06/19	

November 09, 2018

Page 11 of 36

Attachment 2 - Annual Plan Progress report - September

Council Plan 2017-2021 : Year 2

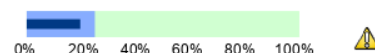
2018/19 Annual Plan Quarterly Progress Report - September 2

3.01 Develop Biodiversity Strategy

Council Plan Initiative:
Develop and adopt a Biodiversity Strategy

Utilise findings contained in the biodiversity health survey to inform future planning across the City

Over the past year, a biodiversity study was undertaken in the City of Yarra. Council will draw on the research completed as part of the Biodiversity Health Survey to inform a city-wide strategy that will help in preserving and enhancing biodiversity values on public land in the municipality.



Branch *Office of the Director City Works and Assets*

Quarterly Milestones

September Q1. Complete consultation on the draft Biodiversity Strategy
December Q2. Present report to Council on draft Biodiversity Strategy seeking endorsement
March Q3. Develop implementation Action Plan (if strategy is endorsed by Council)
June Q4. Commence implementation of Action Plan

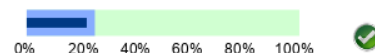
Quarterly Progress Consultation phase planning commenced in Sept 2018. Internal and external consultation to be undertaken Oct/Nov 2018. First meeting was held with Wurundjeri Council in October. Additional internal and key external holder meetings to be completed by December 2018, in order to inform the draft Strategy.

Comments Officers believe a draft report will be in development by December 2018, and presented to Council early 2019. Subject to Council endorsement, implementation of the Action Plan by March 2019 should be achievable.

3.02 Reduce energy use and emissions

Council Plan Initiative:
Continue to invest in initiatives to reduce energy use and emissions from Council operations

Over many years Council has endeavored to dramatically reduce its energy use and emissions. Previous programs have included the Energy Performance Contract and various capital works programs to install solar panels on many Council buildings. Council has participated in a tender process and is contracted for a new Victorian renewable energy supply to meet Council's energy needs, the project will commence delivery of energy in 2019.



Branch *Sustainability and Strategic Transport*

Quarterly Milestones

September Q1, Submit paperwork for certification of Council's Carbon Neutral Status
December Q2. Public report to Council with a prioritized list of building energy efficiency projects on council buildings
March Q3. Commence Melbourne Renewable Energy Project contract (start 1 January 2019)
June Q4. Present new Carbon Neutral Action Plan to Council for endorsement

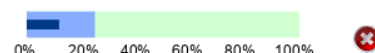
Quarterly Progress The work to submit the paperwork for Carbon neutral Certification is well underway, and expected to be submitted by end November 2018.

Comments

3.03 Re-use, Reduce, Recycle, Recover

Council Plan Initiative:
Reduce volume of kerbside waste collection per capita by behaviour change programs and increase of recycling

Develop and deliver education/engagement program to encourage residents to consume mindfully as an initiative to reduce the volumes of waste materials going to landfill.



November 09, 2018

Page 12 of 36

Attachment 2 - Annual Plan Progress report - September

Council Plan 2017-2021 : Year 2

2018/19 Annual Plan Quarterly Progress Report - September 2

Branch *City Works*

Quarterly Milestones

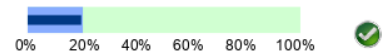
September	Q1. Develop a trial education/engagement program about the 4Rs (Re-use, Reduce, Recycle, Recover)
December	Q2. Deliver trial program to 500 households in Yarra
March	Q3. Evaluate trial
June	Q4. Develop model based on outcomes of the trial
Quarterly Progress	The waste minimisation unit has begun the development and planning of new education/engagement program about 4Rs.
Comments	

3.04 Trial Food and Green Organics Waste service

Council Plan Initiative:

Investigate, implement and promote initiatives to divert organic waste from landfill

Yarra's Waste and Resource Recovery Strategy has identified the opportunity to potentially significantly reduce landfill costs by removing organic waste from the waste stream. Council has purchased the necessary infrastructure to develop and deliver a food and green waste service trial.



Branch *City Works*

Quarterly Milestones

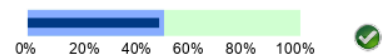
September	Q1. Commence collection of food and green organics waste in selected trial areas
December	Q2. Evaluate trial program and brief Council on outcomes Q2. Commence collection of food and green organics waste in additional selected trial areas (to trial different approaches)
March	Q3. Develop options for a municipal-wide organics service and present to Council in the first half of 2019
June	Q4. Present project and delivery plan to Council
Quarterly Progress	Trial has commenced in multiple locations, testing a variety of models for Food and Green waste collection. The project is on track and Officers will be in a position to provide preliminary advice to Council on the trial by December 2018.
Comments	

3.05 Embedding Green Infrastructure project

Council Plan Initiative:

Improve integration across environmental and sustainability policies and strategies

The Embedding Green Infrastructure project aims to encourage greater use of Water Sensitive Urban Design and , increased tree and vegetation planting and improved irrigation design within existing Council works. Council will develop resources to support staff to apply the project design principles in capital works projects .



Branch *Sustainability and Strategic Transport*

Quarterly Milestones

September	Q1. Complete staff consultation (engagement and training) Q1. Develop proposed tool for Embedding Green Infrastructure project
December	Q2. Progress Embedding Green Infrastructure project
June	Q4. Promote and share outcomes with other Councils (via council website)
Quarterly Progress	The Green Infrastructure project is progressing very well towards completion by end 2018. The staff consultation is complete and resulted in strong internal buy-in and a much strengthened product which will be very useful for Yarra staff and those at other Councils.
Comments	

3.06 Develop Community Greenhouse Action Plan

November 09, 2018

Page 13 of 36

Attachment 2 - Annual Plan Progress report - September

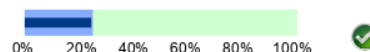
Council Plan 2017-2021 : Year 2

2018/19 Annual Plan Quarterly Progress Report - September 2

Council Plan Initiative:

Promote programs that monitor and reduce emissions across the municipality and strive to achieve carbon neutral status

Council will develop a Community Greenhouse Action Plan (CGAP) in partnership with the Yarra Energy Foundation (YEF) to work to reduce greenhouse emissions across the municipality.



Branch Sustainability and Strategic Transport

Quarterly Milestones

September Q1. Commence development of CGAP in collaboration with YEF

December Q2. Undertake community consultation on development of the CGAP

March Q3. Present draft CGAP to Council for consideration

June Q4. Present report to Council seeking endorsement of the CGAP

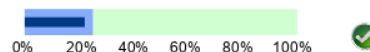
Quarterly Progress Comments The development of the Community Greenhouse Action Plan with the Yarra Energy Foundation is well underway. Community consultation has occurred and both parties are working to summarise outcomes and develop a draft for discussion.

3.07 Investigate urban agriculture and community garden opportunities

Council Plan Initiative:

Showcase urban agriculture and support community initiatives in sustainable practices

Investigate the potential for council to facilitate the public use of a privately owned site via a leasing arrangement. The council shall partner with community groups to develop a demonstration site for an urban food garden. Council will undertake community consultation on the potential for a community garden in Butler Street Park.



Branch City Works

Quarterly Milestones

September Q1. Investigate lease options or other suitable mechanisms to support the use of private land for the purpose of urban agriculture and food gardens in Yarra

December Q2. Develop a process to support the design and implementation of community gardens

March Q3. Consult the community on the opportunity to create a community garden in Butler Street Park

June Q4. Present a proposal to Council on the opportunity to create a community garden in Butler Street Park (subject to officer consultation and community feedback)

Quarterly Progress Comments Officers have explored the options for using private land for the purpose of urban agriculture and food gardens. Based on these options, Officers are currently negotiating with a private land owner in Abbotsford for potential public use of private land.

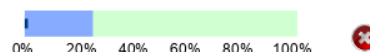
In August Council officers also met with the North Carlton Railway Neighbourhood House and gardening group to commence working on the necessary licence arrangements (including a service agreement with Council) to turn the Bocce Court into a productive food garden. The focus has been to confirm a draft design for the garden as well as management and governance arrangements.

3.08 Integrate climate adaptation principles and environmental and sustainability policies and strategies

Council Plan Initiative:

Embed adaptation sustainability across Council decision making processes.

Council has several environmental and sustainability policies. It has also developed a Climate Adaptation Guidance Tool and Training that can inform Council operations. These strategies and tools will be further embedded within the organisation.



Branch CEO Office

November 09, 2018

Page 14 of 36

Attachment 2 - Annual Plan Progress report - September

Council Plan 2017-2021 : Year 2

2018/19 Annual Plan Quarterly Progress Report - September 2

Quarterly Milestones

- | | |
|------------------|---|
| September | Q1. Develop a plan for how the organisation intends to embed the use of the Climate Adaptation Guidance Tool and Training in their operations in 2018/19 and beyond, and a plan for how strategies and policies to be developed in 2018/19 will integrate with |
| December | Q2. Receive reports from the organisation (particularly from relevant branches) outlining; the ways they have engaged the Climate Adaptation Guidance Tool and Training to-date, all strategies developed in 17/18 and how they integrated environmental and su |
| June | Q4. Receive a further status report from the organisation. |

Attachment 2 - Annual Plan Progress report - September

Council Plan 2017-2021 : Year 2

2018/19 Annual Plan Quarterly Progress Report - September 2

4 . A liveable Yarra

a place where... Development and growth are managed to maintain and enhance the character and heritage of the city

With demand for inner city housing increasing, Council is mindful of the importance of balancing the needs of new and existing residents, and ensuring that development does not encroach on the amenity or heritage of our city.








Strategies

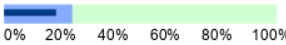
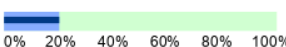

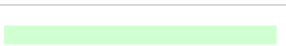
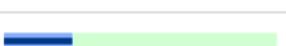
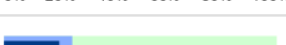


Council's work to achieve this Strategic Objective includes the following strategies:

- 4.1 Protect Yarra's heritage and neighbourhood character.
- 4.2 Actively plan for Yarra's projected growth and development and advocate for an increase in social and affordable housing.
- 4.3 Plan, promote and provide built form, open space and public places that are accessible to all ages and abilities.
- 4.4 Protect Council assets through effective proactive construction management.
- 4.5 Encourage and promote environmentally sustainable building, urban design, place-making and public realm outcomes.
- 4.6 Provide direction and improve decision making on infrastructure projects through the application of the Strategic Community Infrastructure Framework.
- 4.7 Encourage engagement with the community when developments are proposed.

The following actions are being undertaken in 2018/19 to work toward achieving Council's strategic objective of A liveable Yarra.

Action Progress Summary

-  At least 90% of action target achieved
-  Between 75 and 90% of action target achieved
-  Less than 75% of action target achieved
-  Not Started
-  Completed
-  Target
-  % Complete

Action	Start Date / End Date	
4.01 Develop and implement Development Contributions Plan	01/07/18 30/06/19	
4.02 Negotiate Joint Use Agreement with Richmond High School	01/07/18 30/06/19	
4.03 Review and develop new Heritage Strategy	01/07/18 30/06/19	
4.04 Develop Social and Affordable Housing Strategy	01/07/18 30/06/19	
4.05 Yarra Planning Scheme	01/07/18 30/06/19	
4.06 Queens Parade Design and Development Overlay	01/07/18 30/06/19	
4.07 Heidelberg Road, Nicholson Street Bus Depot, Wellington Street built form analysis	01/07/18 30/06/19	
4.08 Major Activity Centres built form analysis	01/07/18 30/06/19	

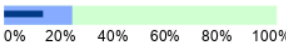

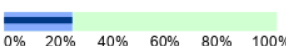





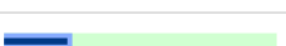

November 09, 2018

Page 16 of 36

Attachment 2 - Annual Plan Progress report - September

Council Plan 2017-2021 : Year 2

2018/19 Annual Plan Quarterly Progress Report - September 2

Action	Start Date / End Date								
4.09 Major Activity Centres structure planning	01/07/18 30/06/19		0%	20%	40%	60%	80%	100%	
4.10 Strategies for the hospital and education precincts	01/07/18 30/06/19		0%	20%	40%	60%	80%	100%	
4.11 Develop options to plan for and further enhance key community precincts	01/07/18 30/06/19		0%	20%	40%	60%	80%	100%	
4.12 Planning for projected growth and housing	01/07/18 30/06/19		0%	20%	40%	60%	80%	100%	
4.13 Alphington Paper Mill site redevelopment	01/07/18 30/06/19		0%	20%	40%	60%	80%	100%	

Attachment 2 - Annual Plan Progress report - September

Council Plan 2017-2021 : Year 2

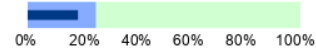
2018/19 Annual Plan Quarterly Progress Report - September 2

4.01 Develop and implement Development Contributions Plan

Council Plan Initiative:

Progress a Planning Scheme amendment to implement a Development Contribution Plan

Council will prepare a Planning Scheme Amendment to implement a Development Contributions Plan (DCP) for submission to the Minister of Planning for approval. A DCP will be used to collect payments towards the provision of infrastructure triggered by new development. Contributions will assist with the cost of providing roads, drainage, open space and community infrastructure to respond to the needs of a growing population.



Branch Office of the Director Planning and Place Making

Quarterly Milestones

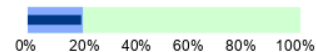
September	Q1. Prepare for Panel Hearing following exhibition (once authorisation to exhibit received)
December	Q2. Prepare for Panel Hearing of Amendment
March	Q3. Report to Council with Panel Report (if received)
June	Q4. Present final Development Contribution Plan to Council for adoption and forward to Minister for Planning requesting approval
Quarterly Progress Comments	Exhibition of the Amendment was completed on 21 September. A total of 25 submissions were received, most in favour of the Amendment. A report to Council is scheduled for 30/10/18 to seek approval to refer the Amendment to a Panel. On the basis Council adopts this recommendation, the Panel hearing is set for 25/02/2019. Preparation for the panel is progressing well, with a briefing of the barrister the main outstanding aspect.

4.02 Negotiate Joint Use Agreement with Richmond High School

Council Plan Initiative:

Campaign for appropriate joint use agreements for shared use community facilities as part of the Richmond High School project

Council will work with the Department of Education and Training to develop a Joint Use Agreement for community facilities as part of the Richmond High School project.



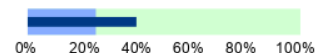
Branch Office of the Director City Works and Assets

Quarterly Milestones

September	Q1. Continue to engage with School Principal and Victorian School Building Authority about the scope and nature of the Joint Use Agreements, including which school facilities will be available for community use
December	Q2. Continue to engage with School Principal and Victorian School Building Authority regarding use of facilities in the precinct to determine the details of the Joint Use Agreements, including potential stakeholders and user groups for the school facilities
March	Q3. Seek School Council and Yarra City Council endorsement of Joint Use Agreement Q3. Finalise draft Joint Use Agreement with the School Principal
June	Q4. Seek signoff of Joint Use Agreement by all the relevant parties
Quarterly Progress Comments	A number of meetings have been held to discuss the relationship between Council and the school, and to identify the benefits that can be realised for the community via the schools facilities. Discussions on community access to the school facilities will be confirmed in the first half of 2019, as per the milestones, once the Griffith St campus has been completed and the school have a better sense of these facilities and when they can be made available.

4.03 Review and develop new Heritage Strategy

The existing Heritage Strategy 2015-18 sunsets during the council term. Council will review and prepare a new Heritage Strategy and Action Plan which will commence in 2018.



November 09, 2018

Page 18 of 36

Attachment 2 - Annual Plan Progress report - September

Council Plan 2017-2021 : Year 2

2018/19 Annual Plan Quarterly Progress Report - September 2

Branch CEO Office

Quarterly Milestones

September Q1. Complete the review of the current Heritage Strategy 2013-18
Q1. Appoint a consultant to prepare a new Heritage Strategy

December Q2. Initiate preparation of the draft Strategy

March Q3. Complete an initial draft for public comment

June Q4. Present report to Council on the outcome of the exhibition and adoption
Q4. Exhibit draft Heritage Strategy

Quarterly Progress A consultant has been appointed to prepare Heritage Strategy 2019-23.

Comments Consultant has completed the review of the Current Heritage strategy.

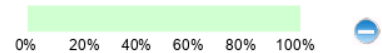
Initiate preparation of the draft Strategy-Preparation of the existing draft Strategy has been initiated.

4.04 Develop Social and Affordable Housing Strategy

Council Plan Initiative:

Advocate to federal and state governments through Yarra IMAP, MAV, ISMMF, VLGA on affordable and community housing.

Through Council Plans and other strategic documents, Council has expressed its commitment to maintain and support a socially, economically and culturally diverse community. This commitment is further evidenced by the financial support it has provided to the community housing sector, its resolute pursuit of affordable housing outcomes at major development sites and strategic advocacy to state and commonwealth governments. In 2018/19, a Policy Guidance Note will be published so that property development applicants, and other interested parties, can understand Council's expectations relating to affordable housing outcomes at significant redevelopment sites. A broader Social and Affordable Housing strategy, encompassing strategic directions for Council through its roles as a planning authority and community advocate, will be developed.



Branch Social Policy and Research

Quarterly Milestones

March Q3. Present Social and Affordable Housing Strategy to Council seeking endorsement for public exhibition

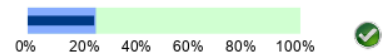
June Q4. Seek endorsement of Social and Affordable Housing Strategy

Quarterly Progress Scheduled to commence in 2019.

Comments

4.05 Yarra Planning Scheme

Council is making revisions to the Municipal Strategic Statement and Local Planning Policies sections of the Yarra Planning Scheme to actively plan and manage projected growth and development in Yarra.



Branch City Strategy

Quarterly Milestones

September Q1. Brief Council on the proposed revisions to the Municipal Strategic Statement and amended Local Planning Policies to the Yarra Planning Scheme

December Q2. Present draft revisions of the Municipal Strategic Statement and amended Local Planning Policies to the Yarra Planning Scheme to Council and recommend Council seeks 'authorisation' from the Minister for Planning to exhibit the revisions through an ame

March Q3. Exhibit Planning Scheme Amendment (if 'authorisation' provided)

June Q4. Review submissions and continue analysis

Attachment 2 - Annual Plan Progress report - September

Council Plan 2017-2021 : Year 2

2018/19 Annual Plan Quarterly Progress Report - September 2

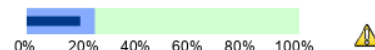
Quarterly Progress Comments Presented draft revisions to the Council at 2 workshops (June and July 2018) and a special briefing in September 2018.

4.06 Queens Parade Design and Development Overlay

Council Plan Initiative:

Prepare a Planning Scheme amendment seeking permanent development and design overlay controls for Queens Parade North Fitzroy

Council will prepare and exhibit a new Design and Development Overlay for the Queens Parade area of Fitzroy North to introduce improved planning policy and guidance for the area within the Yarra Planning Scheme.



Branch City Strategy

Quarterly Milestones

September Q1. Seek community and stakeholder input through exhibition of the planning scheme amendment (subject to Ministerial 'authorisation')

December Q2. Brief Council on the progress of the amendment, including submissions from any exhibition of the amendment

March Q3. Brief Council on submissions to the amendment, including recommendations post exhibition and referral to a Panel

June Q4. Brief Council on the outcomes of any panel report received

Quarterly Progress Comments The proposed planning scheme amendment will be placed on public exhibition 1 October to 16 November 2018 to seek community and stakeholder input.

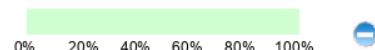
4.07 Heidelberg Road, Nicholson Street Bus Depot, Wellington Street built form analysis

Council Plan Initiative:

Develop planning controls for:

- Heidelberg Road, Alphington in conjunction with Darebin Council
- The Nicholson Street Bus Depot, North Fitzroy and
- Wellington Street, Collingwood

Undertake built form analysis for Heidelberg Road, Nicholson Street Bus Depot and Wellington Street to enable planning controls to be sought from the Minister for Planning in the Yarra Planning Scheme.



Branch City Strategy

Quarterly Milestones

December Q2. Review current controls for Nicholson Street Bus Depot
Q2. Progress discussions with Darebin on funding and preparation of draft planning controls for Heidelberg Road

March Q3. Brief Council on the review of current controls for Nicholson Street Bus Depot and discussions with Darebin Council on Heidelberg Road and progress of preparation of draft planning controls

June Q4. Brief Council on the progress of preparation of draft planning controls

Quarterly Progress Comments Scheduled to commence in quarter 2.

4.08 Major Activity Centres built form analysis

Council Plan Initiative:

Prepare a built form analysis as part of the preparation of structure plans for major activity centres

Council will prepare a Built Form Analysis to inform Structure Plans for the Brunswick Street/Smith Street Major Activity Centres in Yarra and to support the future preparation of Design and Development Overlays in the Yarra

November 09, 2018

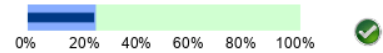
Page 20 of 36

Attachment 2 - Annual Plan Progress report - September

Council Plan 2017-2021 : Year 2

2018/19 Annual Plan Quarterly Progress Report - September 2

Planning Scheme.



Branch City Strategy

Quarterly Milestones

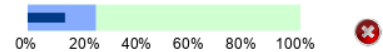
September	Q1. Advance the Built Form Analysis for Brunswick/Smith Street Major Activity Centres
December	Q2. Advance the Built Form Analysis for Brunswick/Smith Street Major Activity Centres
March	Q3. Brief Council on Draft Built Form study and options for proposed Planning Scheme provisions for Brunswick and Smith Street Major Activity Centres
June	Q4. Finalise Built Form Planning Scheme Amendments for Brunswick and Smith Street Major Activity Centres and seek Council endorsement for progression
Quarterly Progress Comments	Built form analysis commenced for the precinct along Johnston Street.

4.09 Major Activity Centres structure planning

Council Plan Initiative:

Continue to develop structure plans for Yarra's major activity centres which build on the unique character of each precinct

Council will prepare Built Form Analysis and Structure Plans for Major Activity Centres in Yarra to support the future preparation of Design and Development Overlays in the Yarra Planning Scheme.



Branch City Strategy

Quarterly Milestones

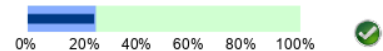
September	Q1. Scope and progress structure plans that build on the Built Form Analysis for the Brunswick , Smith and Victoria Streets and Bridge Road Major Activity Centres
December	Q2. Brief Council on the progress of the structure plans preparations
March	Q3. Seek Council authority to exhibit the draft Victoria and Bridge Road Structure Plans for community and stakeholder comment
June	Q4. Complete exhibition of the draft Victoria and Bridge Road Structure Plans
Quarterly Progress Comments	Project Plan is being prepared for Victoria Street and Bridge Road Richmond.

4.10 Strategies for the hospital and education precincts

Council Plan Initiative:

Prepare strategies for the Epworth and St Vincent's hospital precincts and the Australian Catholic University education precinct identified in Plan Melbourne 2017-2050

Prepare strategies for the hospital and education precincts around St Vincent's and Epworth hospitals , and the Australian Catholic University.



Branch City Strategy

Quarterly Milestones

September	Q1. Hold further discussions with senior DELWP and VPA officers
December	Q2. Brief Councillors on progress of discussions
March	Q3. Scope issues and study areas for the hospital and education precincts including Australian Catholic University, around St Vincent's and Epworth Hospital, following discussions with the State Government and Victoria Planning Authority
June	

November 09, 2018

Page 21 of 36

Attachment 2 - Annual Plan Progress report - September

Council Plan 2017-2021 : Year 2

2018/19 Annual Plan Quarterly Progress Report - September 2

Q4. Prepare briefs that address the issues identified in the scoping exercise for analysis to be undertaken

Quarterly Progress Comments Discussions have occurred with Senior officers meeting with the CEO of Victorian Planning Authority. There is no current strategic work being undertaken by the VPA. It may be that any proposed initiative will come through the State government's preparation of its Land Use Framework Plan for the inner-metro region which is part of Plan Melbourne. The Framework Plan is likely to be finalised in the first half of 2019.

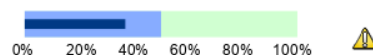
4.11 Develop options to plan for and further enhance key community precincts

Determine a preferred outcome and approach to deliver maximum community benefit in the Collingwood Town Hall precinct (Vere Street and Sailors and Soldiers Buildings), and from the Fitzroy Town Hall precinct.

Yarra Council owns key sites within the Collingwood Town Hall (CTH) precinct which are identified within the CTH Urban Design Framework as development opportunities, and which present an opportunity to meet community needs.

The Fitzroy Town Hall precinct is home to the iconic Fitzroy Town Hall, and associated buildings. Whilst providing a range of highly valued and sought after spaces, the precinct is not meeting its potential in terms of amenity, access or utilisation.

This year, Council will consider the future of both precincts and the best way to maximise the opportunity each presents.



Branch Office of the Director City Works and Assets

Quarterly Milestones

September Q1. Develop options for the process to consider the future of these precincts
Q1. Report to Council on these options

December Q2. Confirm a plan to progress options endorsed by Council, pending the outcomes of the report to Council

June Q4. Report to Council on the status of planning for the respective precincts

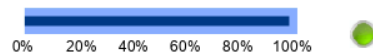
Quarterly Progress Comments Officers were awaiting the adoption of the Property Strategy to provide guidance, and now that the Property Strategy has been adopted by Council, this informs the approach to reporting to Council on these precincts.

With the adoption of the Property Strategy, Officers presented a report on the Collingwood Town Hall precinct to Council in October 2018. Council also called for a formal public report on the property at 152 Hoddle St (Sailors and Soldiers building) in November 2018, which is listed for 13 November 2018. This will provide direction to Officers on the next steps for this precinct. A report for FTH will follow.

4.12 Planning for projected growth and housing

Council Plan Initiative:
Prepare a Housing Strategy to manage residential growth

Council will prepare and exhibit a Housing Strategy to actively plan and manage projected growth and development in Yarra, including social and affordable housing.



Branch City Strategy

Quarterly Milestones

September Q1. Present report to Council seeking adoption of the Housing Strategy

Quarterly Progress Comments Council adopted strategy in September 2018.

4.13 Alphington Paper Mill site redevelopment

November 09, 2018

Page 22 of 36

Attachment 2 - Annual Plan Progress report - September

Council Plan 2017-2021 : Year 2

2018/19 Annual Plan Quarterly Progress Report - September 2

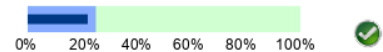
Council Plan Initiative:

Implement the 2016 approved development plan for the former Alphington Paper Mill (AMCOR)

The Alphington Paper Mill site is a 16.5 hectare parcel of land located on the corner of Heidelberg Road and the Chandler Highway and extending down to the Yarra River. The site is set to be developed into a major residential precinct with shops, offices, open spaces and community facilities.

On 2 December 2015, Yarra City Council unanimously approved the revised Development Plan for the Alphington Paper Mill subject to conditions including extra protections for the Yarra River frontage and the establishment of a community reference group.

This year Council will implement the Development Plan through statutory approval processes and infrastructure approvals.



Branch Office of the Director Planning and Place Making

Quarterly Milestones

September	Q1. Brief Council on proposed designs of the three open space areas in the redevelopment scheme Q1. Continue to assess works and development application proposals against the approved Development Plan
December	Q2. Continue to assess works and development application proposals against the approved Development Plan
March	Q3. Continue to assess works and development application proposals against the approved Development Plan
June	Q4. Continue to assess works and development application proposals against the approved Development Plan Q4. Brief Councillors on options for use of the community facility space to be provided by Alpha Partners (proponent)

Quarterly Progress Assessment of planning applications against the provisions of the Development Plan is ongoing.

Comments Council currently have:
1 application waiting determination
1 application before VCAT - a decision is pending

Three additional applications are expected to be lodged with Council by end of year.

The draft design concepts are still be considered by Council officers with the developer's design team. Once the draft concepts are finalised a briefing will be provided expected in February 2019

Attachment 2 - Annual Plan Progress report - September

Council Plan 2017-2021 : Year 2

2018/19 Annual Plan Quarterly Progress Report - September 2

5 . A prosperous Yarra

a place where...Local businesses prosper and creative and knowledge industries thrive

Yarra is a great place to do business and to work. Supporting local businesses and creative industries not only contributes to Yarra's economy, but also increases local employment opportunities, enhances street life and fosters community connectedness.

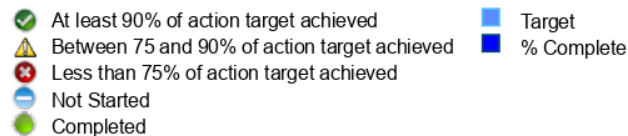
Strategies

Council's work to achieve this Strategic Objective include the following strategies :

- 5.1 Maintain and strengthen the vibrancy and local identity of retail and commercial precincts.
- 5.2 Strengthen and monitor land use change and economic growth including new and emerging economic clusters
- 5.3 Create local employment opportunities by providing targeted and relevant assistance to facilitate business growth, especially for small and medium size enterprises and entrepreneurs through the attraction and retention of businesses.
- 5.4 Develop Innovative Smart City solutions in collaboration with government, industry and community that use technology to embrace a connected, informed and sustainable future.
- 5.5 Facilitate and promote creative endeavour and opportunities for the community to participate in a broad range of arts and cultural activities
- 5.6 Attract and retain creative and knowledge industries in Yarra.
- 5.7 Ensure libraries and neighbourhood houses, support lifelong learning, wellbeing and social inclusion

The following actions are being undertaken in 2018/19 to work toward achieving Council's strategic objective of A prosperous Yarra.

Action Progress Summary



Action	Start Date / End Date							
5.01 Partnerships Program	01/07/18 30/06/19	0%	20%	40%	60%	80%	100%	✓
5.02 Develop shopping strip masterplans	01/07/18 30/06/19	0%	20%	40%	60%	80%	100%	✓
5.03 Shop improvement project	01/07/18 30/06/19	0%	20%	40%	60%	80%	100%	✓
5.04 Young Entrepreneurs program	01/07/18 30/06/19	0%	20%	40%	60%	80%	100%	✓
5.05 Neighbourhood Houses Partnership Strategy and Action Plan 2018-2021	01/07/18 30/06/19	0%	20%	40%	60%	80%	100%	✓

Attachment 2 - Annual Plan Progress report - September

Council Plan 2017-2021 : Year 2

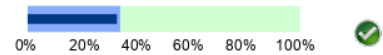
2018/19 Annual Plan Quarterly Progress Report - September 2

5.01 Partnerships Program

Council Plan Initiative:

Identify opportunities to support retain and expand the arts sector as a viable and thriving industry in Yarra

The creative sector is important to Yarra socially, culturally and economically. Supporting this sector to flourish has many benefits to the City of Yarra, this includes providing financial support, skills development opportunities and facilitating other activities that promote sustainability.



Branch *Arts, Culture and Venues*

Quarterly Milestones

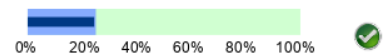
September	Q1. Identify and facilitate discreet projects in partnership within Council, such as Economic Development, Strategic Planning and external organisations, such as Melbourne Polytechnic, that provide employment, development and presentation opportunities to
March	Q3. Advocate for the consideration of the needs of the creative sector in the development of the new draft Yarra Planning Scheme
June	Q4. Develop strategic partnerships with key organisations such as the Contemporary Music Centre at Collingwood Arts Precinct, Visit Victoria, Australian Catholic University and Melbourne Polytechnic
Quarterly Progress	Hosted a Room to Create awareness raising and stakeholder building event to showcase artists and Council initiatives.
Comments	A member of the Design Advisory Group for a private development in Rupert Street Collingwood, advocating for arts organisations to be considered for the future development of the site.

5.02 Develop shopping strip masterplans

Council Plan Initiative:

Undertake at least three streetscape masterplans for shopping strips based on Place Making principles

Masterplans for the main shopping centres are used to guide capital works proposals of Council and State agencies and to advocate for specific improvements. Preparation of Brunswick Street Streetscape Master Plan (BSSMP) and Swan Street Streetscape Masterplan (SSSMP), undertaking consultation and adoption of final masterplans by Council.



Branch *City Strategy*

Quarterly Milestones

September	Q1. Complete background report (BSSMP) Develop background report (SSSMP)
December	Q2. Prepare Draft Masterplan (BSSMP) Complete background report (SSSMP)
March	Q3. Complete Draft Masterplan including Council endorsement for consultation (BSSMP) Prepare Draft Masterplan (SSSMP)
June	Q4. Complete consultation (BSSMP) Council consider final Masterplan (BSSMP) Complete Draft Masterplan including Council endorsement for consultation (SSSMP)
Quarterly Progress	Swan Street Streetscape master plan background analysis is in progress.
Comments	Swan Street Streetscape master plan is in progress.

5.03 Shop improvement project

Council Plan Initiative:

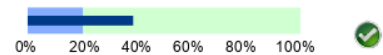
Engage with local traders, leasing agents and property owners to strengthen the viability of Yarra's activity centres such as Bridge Road including the activation of empty spaces

Council is working to strengthen the viability of Yarra's retail and activity centres. This year officers will work with traders to encourage a refresh of shopfronts along Victoria Street and trial a vacant shopfront decal project on Bridge Road.

Attachment 2 - Annual Plan Progress report - September

Council Plan 2017-2021 : Year 2

2018/19 Annual Plan Quarterly Progress Report - September 2



Branch *City Strategy*

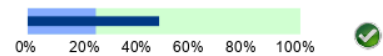
Quarterly Milestones

September	Q1. Work with a sample of traders on shopfront presentations and roller shutter improvements.
December	Q2. Work with Bridge Road Main Street Incorporated and leasing agents , to seek the occupation of vacant shops along Bridge Road
	Q2. Evaluate the Victoria Street shopfront refresh project and the Bridge Road vacant shopfront decal project
March	Q3. Roll out year two of the Victoria Street shopfront refresh project
June	Q4. Evaluate the success of the Victoria Street shopfront refresh and the Bridge Road vacant shopfront decal programs
Quarterly Progress	Four shops were identified for Victoria Street shop fronts improvements . Traders were engaged throughout the process and have indicated that they are satisfied with an outcome.
Comments	Despite numerous attempts to engage realestate agents and property owners in the Bridge Road vacant shop decals initiative officers have not been able to attract any support for this initiative . To avoid investing any further Council resources in to the project, Economic Development recommends deferring this project. Other activation ideas should be investigated for Bridge Road in conjunction with the Bridge Road Main Street (BRMS) committee.

5.04 Young Entrepreneurs program

Council Plan Initiative:
Promote local employment and facilitate initiatives to assist small business to enter the local market

Economic Development and Youth Services in partnership with Moreland City Council will deliver the Young Entrepreneurs in the North (YEN) Program. The YEN aims to provide specifically designed training, skills, resources and support to committed young people aged 17–25 to establish and operate sustainable small businesses and social enterprises.



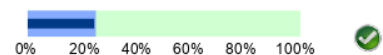
Branch *City Strategy*

Quarterly Milestones

September	Q1. Deliver workshop for 2018 YEN program
December	Q2. Review and evaluate 2018 YEN program
March	Q3. Promote and recruit for 2019 YEN program
June	Q4. Deliver workshop for 2019 YEN program
Quarterly Progress	The program was successfully implemented with both Moreland City Council and Yarra City Council participating in the active design and supervision of the program with the support of external consultant Roshambo who were responsible for facilitating the training workshops. The program produced strong outcomes for program participants and culminated in a very successful graduation and pitch night held on 15 August at Brunswick Town Hall.
Comments	

5.05 Neighbourhood Houses Partnership Strategy and Action Plan 2018-2021

Council Plan Initiative:
Run targeted events and programs promoting health, life-skills and life-issues and showcase their choirs and other creative talents.



Branch *People, Culture and Community*

Quarterly Milestones

September	Q1. Deliver and report on Neighbourhood House community event
December	

November 09, 2018

Page 26 of 36

Attachment 2 - Annual Plan Progress report - September

Council Plan 2017-2021 : Year 2

2018/19 Annual Plan Quarterly Progress Report - September 2

	Q2. Deliver and report via the Annual Plan Progress Report on sustainability projects undertaken by the Neighbourhood Houses.
March	Q3. Deliver and report via the Annual Plan Progress Report on projects and events that celebrate diversity and inclusiveness
June	Q4. Deliver and report via the Annual Plan Progress Report on projects that build community capacity and leadership
Quarterly Progress Comments	The annual event was a great success and increased the level of collaboration between the Houses and Learning Centres.

Attachment 2 - Annual Plan Progress report - September

Council Plan 2017-2021 : Year 2

2018/19 Annual Plan Quarterly Progress Report - September 2

6 . A connected Yarra

a place where...Connectivity and travel options are environmentally sustainable, integrated and well-designed

Council is committed to creating a city that is accessible to all irrespective of levels of personal mobility, to support a fulfilling life without the need for a car.

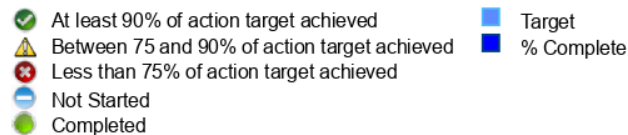
Strategies

Council's work to achieve this Strategic Objective includes the following strategies:

- 6.1 Manage traffic movement and promote road safety within local roads
- 6.2 Work in partnership with Vicroads and influence traffic management and road safety on main roads
- 6.3 Investigate and implement effective parking management options
- 6.4 Improve accessibility to public transport for people with mobility needs and older people
- 6.5 Develop and promote pedestrian and bicycle infrastructure that encourages alternate modes of transport, improves safety and connectedness
- 6.6 Advocate for increased infrastructure and performance of public transport across Melbourne

The following actions are being undertaken in 2018/19 to work toward achieving Council's strategic objective of A connected Yarra.

Action Progress Summary



Action	Start Date / End Date							
6.01 Low speed environments and community education	01/07/18 30/06/19	0%	20%	40%	60%	80%	100%	✔
6.02 Advocate for Disability Discrimination Act compliant tram stops	01/07/18 30/06/19	0%	20%	40%	60%	80%	100%	✖
6.03 Advocate for improved tram stops near key school sites	01/07/18 30/06/19	0%	20%	40%	60%	80%	100%	✔
6.04 Advocate for improved public and strategic transport	01/07/18 30/06/19	0%	20%	40%	60%	80%	100%	✔
6.05 Undertake Bridge Road parking trial	01/07/18 30/06/19	0%	20%	40%	60%	80%	100%	✔
6.06 Progress Wellington Street Bike Lane (Stage 2)	01/07/18 30/06/19	0%	20%	40%	60%	80%	100%	✔

Attachment 2 - Annual Plan Progress report - September

Council Plan 2017-2021 : Year 2

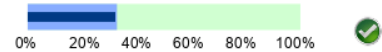
2018/19 Annual Plan Quarterly Progress Report - September 2

6.01 Low speed environments and community education

Council Plan Initiative:

Continue to provide low speed environments and community education for pedestrians, cyclists, motor-cyclists and vehicle drivers and passengers

Undertake a trial of 30km/h speed limits in the Fitzroy and Collingwood precinct.



Branch Traffic and Civil Engineering

Quarterly Milestones

September Q1. Commence 30km/h trial

March Q3. Review 30km/h trial data

June Q4. Provide trial data to Council in order to consider any further action

Quarterly Progress The 30km/h trial started in late September and will run for 12 months in the neighbourhood streets bordered by Alexandra Parade, Johnston Street, Hoddle Street and Nicholson Street.

Comments

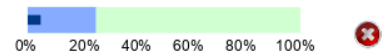
6.02 Advocate for Disability Discrimination Act compliant tram stops

Council Plan Initiative:

Continue to facilitate the upgrade of local tram stops to comply with the Disability Discrimination Act to support both access and viability of activity centres

Advocate to the state government for improved accessibility to public transport services

Public transport in the City of Yarra needs to be made more accessible for people with disability and to comply with the provisions of the Commonwealth Government's Disability Discrimination Act (1992) (DDA) and the Disability Standards for Accessible Public Transport (2002). Accessibility is at the forefront of ensuring independence and engagement for people 50+ and people with disability in our municipality. Council will focus on DDA compliant tram stops at Swan Street Punt Road as part of the Streamlining Hoddle Street project and Brunswick Street and Nicholson Street (Route 96).



Branch Sustainability and Strategic Transport

Quarterly Milestones

September Q1. Commence design work for complementary works associated with Route 96 tram upgrade, following receipt of partial funding by Public Transport Victoria (PTV)

December Q2. Facilitate PTV progression of program for installation of remaining platform stops on Route 96

March Q3. Advocate for PTV to program upgrade of remaining Bridge Road tram stops

June Q4. Commence complementary capital works associated with Route 96 tram stops upgrade

Quarterly Progress Ongoing discussions are occurring with state Government re DDA stop upgrades. Officers will be progressing the remaining stop upgrades on Nicholson Street soon, it should be noted that this is a complex and sensitive piece of work that will place significant demands on officer time resources.

Comments

6.03 Advocate for improved tram stops near key school sites

Council Plan Initiative:

Monitor and manage traffic, road safety and parking and advocate to the State Government for improvement to tram stops and pedestrian safety measures around schools such as the Richmond High School development

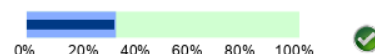
Advocate to the state government for improved accessibility to public transport services

With the opening of a new high school in Richmond, it is important to ensure that students are able to access safe and sustainable transport options as part of their independent trips. Existing schools also attract students from wider Melbourne and provision of improved tram stops assists in improving safety around schools.

Attachment 2 - Annual Plan Progress report - September

Council Plan 2017-2021 : Year 2

2018/19 Annual Plan Quarterly Progress Report - September 2



Branch Sustainability and Strategic Transport

Quarterly Milestones

September	Q1. Complete initial travel behaviour engagement with Richmond High School
December	Q2. Deliver new pedestrian crossing on Gleadell Street beside Richmond High School
March	Q3. Continue to advocate for State to program upgrade of Bridge Road Richmond Town Hall tram stop
Quarterly Progress	The tram stops outside Richmond High School on Bridge Road have received an interim upgrade to improve safety for children in lieu of full Disability Discrimination Act compliance in the future. Discussion are on going with Public Transport Victoria and Yarra Trams re DAD stop upgrades.
Comments	

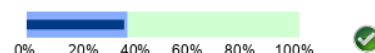
6.04 Advocate for improved public and strategic transport

Council Plan Initiative:

Advocate to the state government for improved public transport services to meet population growth including Chandler Highway north-south bus route, Doncaster Rail, Hoddle Street Study, Airport Rail and Alexandra Parade

Advocate for the trial of an electric bus scheme

Much of Melbourne's transport network is under the authority of VicRoads rather than local government. Major state funded road infrastructure projects can also improve public transport service and reliability for the tram and bus network. To achieve an electric bus trial it is necessary to engage with bus service contractors and advocate to the State Government to implement a trial of the vehicles. Advocacy before as well as during development of these major projects can greatly improve the transport outcomes of the projects.



Branch Sustainability and Strategic Transport

Quarterly Milestones

September	Q1. Advocate for retention of train capability along Eastern Freeway reservation as part of North East Link Authority project
	Q1. Write to bus operators seeking status of any plans to implement electric buses in their operations
	Q1. Advocate for provision of high quality Disability Discrimination Act compliant bus stop at Chandler Highway to be included in scope of North East Link Doncaster busway.
December	Q2. Continue advocacy and brief Councillors on North East Link Authority Project
	Q2. Engage with VicRoads to discuss expected project outcomes at Swan Street/Brunton Avenue and brief Councillors
March	Q3. Advocate for improved bus service across the Chandler Highway (Burnley Station to La Trobe University route)
	Q3. Write to the Department of Transport to formally request a budget bid is submitted for a new bus route on Chandler Highway
June	Q4. Advocate for progression of PTV planning for tram stop upgrades for Routes 86 and 11
Quarterly Progress	Officers are currently looking at the forward plan schedule to determine strategic approaches to advocacy with in a policy framework in the future.
Comments	Officers have attended a number of workshops and stated that train capability needs to be maintained. The position of the NE project team is that the proposals will not preclude rail in the future.
	A meeting has occurred with Dyson group who are considering the deployment of electric buses. Officers have advocated for electric buses to be deployed as part of the NE Link Bus up grades.

6.05 Undertake Bridge Road parking trial

Council Plan Initiative:

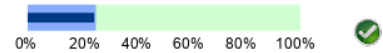
Continue to utilise data, technology and community consultation in considering the appropriate management of parking.

Attachment 2 - Annual Plan Progress report - September

Council Plan 2017-2021 : Year 2

2018/19 Annual Plan Quarterly Progress Report - September 2

Council will complete a parking trial and management strategy for Bridge Road to be used as a model for other precincts. The trial will include the installation of in ground sensors to allow for detailed data collection and analysis that could lead to a review parking restrictions and/or the fee charged for parking.



Branch *Compliance and Parking Services*

Quarterly Milestones

September Q1. Finalise project timelines and model for trial

December Q2. First quarter review of trial data

March Q3. Second quarterly review and report to Council

June Q4. Third quarterly review of trial data

Quarterly Progress Parking machines have been installed and the trial of variable parking trial on Bridge Rd will begin on 8 October 2018. There will be regular reviews and assessment of the trial each quarter

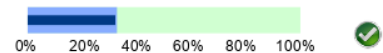
Comments

6.06 Progress Wellington Street Bike Lane (Stage 2)

Council Plan Initiative:

Complete construction of the Wellington Street Bike (Copenhagen style) Lane to Johnston Street

Wellington Street Bicycle Lane (Stage 1) involved the construction of a fully separated bicycle lane on both sides of the road from Victoria Parade to Gipps Street and was completed in 2015. The original concept for project extended the bicycle lane to Johnston Street; resulting in 1km of fully separated bicycle infrastructure. This project will complete the second stage of the original concept.



Branch *Sustainability and Strategic Transport*

Quarterly Milestones

September Q1. Process planning application

March Q3. Obtain planning permit for construction of remaining Wellington Street bicycle lane (if application approved) Retender contract for construction of Wellington Street bicycle lane

June Q4. Seek Council approval of tender Commence construction of Wellington Street bicycle lane (if tender approved)

Quarterly Progress Considerable work has taken place refining the design drawing and exploring opportunities for State Government funding. The process is now at a very advanced stage

Comments

Attachment 2 - Annual Plan Progress report - September

Council Plan 2017-2021 : Year 2

2018/19 Annual Plan Quarterly Progress Report - September 2

7 . A leading Yarra

a place where...Transparency, performance and community participation drive the way we operate

Council is committed to change through an energised, cohesive team of professionals, recognised for our leadership, innovation and service.








Strategies

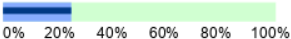

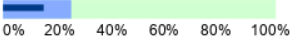

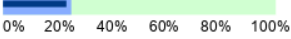

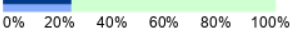

Council's work to achieve this Strategic Objective includes the following strategies:

- 7.1 Ensure Council's assets and financial resources are managed responsibly to deliver financial sustainability
- 7.2 Continue to develop a culture of continuous improvement and innovation
- 7.3 Maintain a culture of transparency, governance, ethical practice and management of risks that instils a high level of community respect and confidence in Council decision-making
- 7.4 Ensure Council services are efficient, well-planned, accessible and meet community needs
- 7.5 Provide the community with meaningful and genuine opportunities to contribute to and participate in Council planning and decision making processes with a focus on young people, hard to reach and traditionally underrepresented communities
- 7.6 Enable greater transparency and access to the conduct of Council Meetings
- 7.7 Continue a 'customer centric' approach to all service planning and delivery
- 7.8 Advocate for the best interests of our community

The following actions are being undertaken in 2018/19 to work toward achieving Council's strategic objective of A leading Yarra.

Action Progress Summary

-  At least 90% of action target achieved
-  Between 75 and 90% of action target achieved
-  Less than 75% of action target achieved
-  Not Started
-  Completed
-  Target
-  % Complete

Action	Start Date / End Date	variance
7.01 Engage young people	01/07/18 30/06/19 	
7.02 Business Improvement	01/07/18 30/06/19 	
7.03 Focus on customer responsiveness	01/07/18 30/06/19 	
7.04 Develop Open Data Project	01/07/18 30/06/19 	

Attachment 2 - Annual Plan Progress report - September

Council Plan 2017-2021 : Year 2

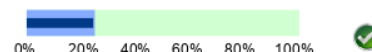
2018/19 Annual Plan Quarterly Progress Report - September 2

7.01 Engage young people

Council Plan Initiative:

Promote programs to educate and encourage young people in decision making and participation in their local community

Communications and engagement projects will be designed to maximise involvement of young people, in partnership with Yarra Youth Services.



Branch *Family, Youth and Children's Services*

Quarterly Milestones

September Q1. Continue to deliver and develop the Youth Peer Leader and Youth Ambassadors Programs and Youth Advisory Committee

December Q2. Develop a media project to engage young people in discussing issues and decision making in their local communities

March Q3. Continue to deliver and develop civic participation activities including the Youth Peer Leader and Youth Ambassadors Programs and Youth Advisory Committee and other appropriate activities for young people

June Q4. Improve engagement of young people in the Council annual budget process

Quarterly Progress New Youth Peer Leaders commenced on 5/9 on 12-month contracts. Existing Peer Leaders transitioned to Youth Worker (Casual) roles.

Comments

Youth Ambassadors continues as weekly after-school program on Thursdays (during term time). Young people working on project/campaign around combating racism in the community.

Two staff and three young people from Youth Ambassadors program attended a forum on youth participation run by the Commission for Children & Young People (14/9). Young people and staff from across Vic contributed to how CCYP can best engage with young people in future.

Yarra Youth Advisory Committee meeting held on 12/7. Ran a short consultation with Sustainability Team on Council's Environment Strategy, plus discussed Council's recently adopted budget, and other issues including employment, mental health and how to better engage young people in Council.

Yarra Youth Advisory Committee meeting held on 13/9. Ran a short consultation with Transport Planning staff on Car Share Policy, and with Traffic staff around 30km/h trial, plus discussed plans of Mental Health Week.

Two staff and three young people from Youth Ambassadors program attended a forum on youth participation run by the Commission for Children & Young People (14/9). Young people and staff from across Vic contributed to how CCYP can best engage with young people in future.

7.02 Business Improvement

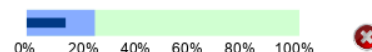
Council Plan Initiative:

Continue to train staff in the application of appropriate continuous improvement methodologies.

Continue to implement the service review program

Executive endorsed the Business Improvement Framework in 2017/18. Framework identifies the operating context, goals, key activities, outputs and outcomes to be delivered. Building on the work in recent years for Branch Service Plans and Service Reviews, it incorporates a stronger and more consistent approach to continuous quality improvement.

Implementation of the framework and staff training in continuous improvement methodologies will ensure that Yarra's business improvement priorities are driven by a stronger customer-focussed approach in a financially sustainable way.



Branch *Corporate Planning and Performance*

November 09, 2018

Page 33 of 36

Attachment 2 - Annual Plan Progress report - September

Council Plan 2017-2021 : Year 2

2018/19 Annual Plan Quarterly Progress Report - September 2

Quarterly Milestones

September	Q1. Develop staff training program for improvement methodologies Endorse 2018/19 work program for improvement projects Q1. Endorse 2018/19 work program for improvement projects
December	Q2. Implement Improvement Projects in accordance with agreed priorities Q2. Implement training program for improvement methodologies
March	Q3. Implement Improvement Projects in accordance with agreed priorities
June	Q4. Review training program for improvement methodologies Q4. Implement Improvement Projects in accordance with agreed priorities
Quarterly Progress Comments	In support of our 2017-21 Council Plan and commitment to developing a culture of continuous improvement and innovation, the Business Improvement Unit has engaged Jenny Perks, 4 P Consulting, to deliver a Lean Training Program for a limited number of staff. This training will be held in early November.

Lean is a business improvement philosophy, methodology and tool kit which is widely adopted by all industry sectors and organisations as a means to creating greater value for customers.

The training will increase staff capability and accelerate improvement initiatives to deliver value to the community and achieve the Council Plan strategies. The Introduction to Lean training will provide participants with a basic knowledge of continuous improvement tools and techniques drawn from Lean, Six Sigma and Design Thinking practice. The training is a mix of practical application and the theory that sits behind it and participants will leave the day having identified improvement opportunities within their own work.

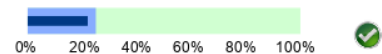
The training offered is a one day workshop. Staff will have an opportunity to participate on one of the following days - Thursday 1st November or Tuesday 13th November. Both sessions will be held in Meeting Room 3, Richmond Town Hall. 20 places will be available for each workshop.

7.03 Focus on customer responsiveness

Council Plan Initiative:

Continue to implement strategies that enhance customer and community experience with Council across services

Council's customer responsiveness is focused on providing exceptional customer service, delivering seamless experiences and resolving enquiries at the first point of contact.



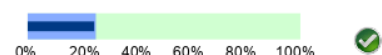
Branch *Customer Service*

Quarterly Milestones

September	Q1. Implement a reporting framework for customer feedback and complaints
December	Q2. Utilise Customer Experience group to drive and develop customer personas
March	Q3. Develop customer journey maps for high volume/high impact requests
June	Q4. Develop Customer Experience Strategy
Quarterly Progress Comments	A uniform reporting framework in the form of dashboards has been developed to support reporting of customer feedback and complaints. Further reports and organisational wide dashboards are currently in development.

7.04 Develop Open Data Project

Council has an Open Data Policy that aims to foster greater transparency, responsiveness and accountability, to drive innovation and economic opportunities within the City of Yarra. The Open Data Project includes the delivery of a data audit, organisational engagement to identify and synthesis data, establishment of a data registry, development of internal skill and capability and increased rigor around data governance. And aims to empower and help shape Yarra in the future.



Branch *Information Services*

November 09, 2018

Page 34 of 36

Attachment 2 - Annual Plan Progress report - September

Council Plan 2017-2021 : Year 2

2018/19 Annual Plan Quarterly Progress Report - September 2

Quarterly Milestones

September	Q1. Finalise Data Governance Steering Group Terms of Reference, establish group
December	Q2. Explore opportunity to establish Data Asset Register in Asset Management System
March	Q3. Commence Data Audit Program
June	Q4. Complete Data Audit Program

Quarterly Progress Comments The Term of Reference for the data governance committee was finalised and adopted during the first meeting of data governance committee.

The data governance committee was successfully established to provide expert advice and oversight on data quality, maintenance and issues. Has membership comprised of subject matter experts and individuals who are accountable for data management across Yarra Council.

11.8 Naming of right of way 1,600

Trim Record Number: D18/190969

Responsible Officer: Group Manager Chief Executive's Office

Purpose

1. For Council to receive an update following its resolution on 18 September 2018 to commence a naming proposal for laneway 1,600 in Fitzroy.

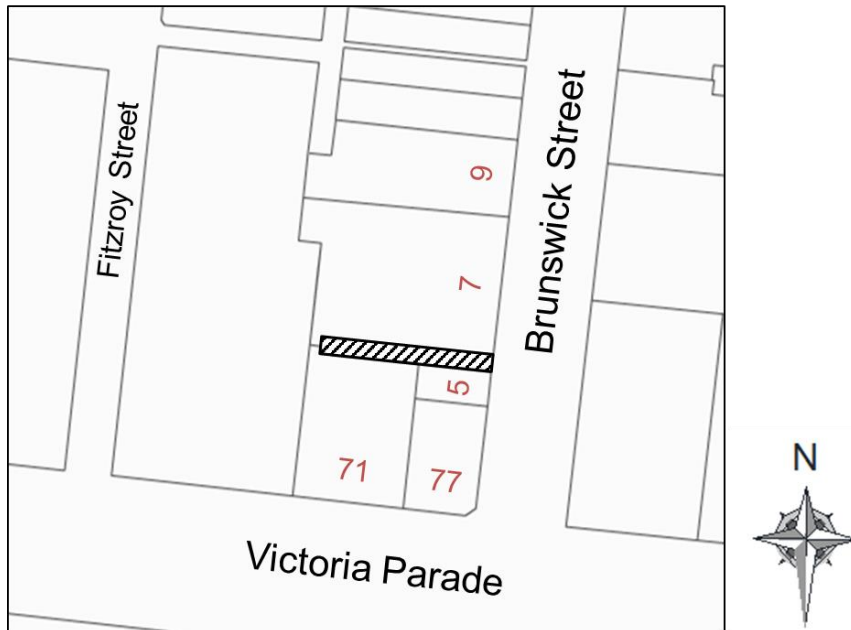
Background

2. At its meeting on 18 September 2018, Council resolved:
 1. *That Council request officers to expedite the process in its "Governance – Naming of roads, features and localities policy" to propose the naming of laneway No 1,600 on its Road Register, noting:*
 - (a) *No. 1,600 as first laneway / ROW in Fitzroy and Yarra area, indicating the need to mark its historical significance;*
 - (b) *As per the above policy, first priority given to sourcing Woi wurrung names from the Wurundjeri community;*
 - (c) *A letter from local residents suggesting the laneway be named "MacKillop Place" and*
 - (d) *The inclusion of a plaque or interpretive signage to accompany any naming of the laneway.*
3. Under the provisions of the *Geographic Place Names Act 1998* and the *Naming rules for places in Victoria, Statutory requirements for naming roads, features and localities – 2016* (the *Naming Rules*), Council is the 'naming authority' in respect of most roads within the municipality. This role is supported by Council's *Naming of Roads, Features and Localities* Policy, adopted in 2014.
4. In summary, this process sets out a five step process for the naming of roads in Yarra:
 - (a) **Firstly**, formally acknowledge the receipt of a proposal and advise the proposer of Council's procedure for the naming of roads;
 - (b) **Secondly**, initiate a written communication with the Wurundjeri Tribe, inviting them to submit an appropriate name for Council's consideration;
 - (c) **Thirdly**, where the Wurundjeri Tribe does not submit a name, initiate written communication with the relevant local Historical Society, inviting them to submit an appropriate name for Council's consideration;
 - (d) **Fourthly**, write to adjoining property owners and occupiers and place a public notice both on Council's public website, inviting the community to submit an appropriate name for Council's consideration (including a proposed name where one has been suggested by the Wurundjeri Tribe, Historical Society or Council officers); and
 - (e) **Fifthly**, prepare a formal report for consideration.
5. In response to Council's resolution, this process was expedited following the meeting, with communication being sent concurrently to the Wurundjeri Tribe and the Fitzroy Historical Society, as well as correspondence to the Registrar for Geographic Names in relation to the proposal to apply the name "MacKillop".

The Right of Way

6. The unnamed right of way listed as road 1,600 on Council's road register runs alongside 7 Brunswick St Fitzroy and it has been suggested to Council that it was the first to be surveyed north of Victoria Parade after the 1839 auction of rural land beyond Melbourne's then town boundaries.

7. The street (pictured below) provides access to a private car park at 7 Brunswick Street as well as the rear of EastHill House at 71 Victoria Parade. The street is currently obstructed by a gate and is not open to general traffic.



Wurundjeri Tribe suggestions

8. In accordance with Council's Naming of Roads, Features and Localities Policy, officers sought a naming suggestion from the Wurundjeri Tribe. Officers suggested that in presenting names for consideration, Wurundjeri elders may like to draw on the context of the site immediately beside the St Vincent's Private Hospital.
9. The Wurundjeri Tribe presented the following names for consideration:
 - (a) "Booboop" (meaning child/baby)
 - (b) "Koonoong-warren" (meaning pregnant)
 - (c) "Wadambuk" (meaning renew)
 - (d) "Ngawe" (meaning rest)
 - (e) "Jorung-bik" (meaning a pleasant place)

Fitzroy Historical Society suggestions

In representations to Council, the Fitzroy Historical Society have suggested that the right of way be named in recognition of birthplace of Mary MacKillop (at 9 Brunswick Street Fitzroy) or her father Alexander MacKillop. They have suggested a number of alternative names, being:

- (f) "Mary MacKillop"
- (g) "MacKillop"
- (h) "Mary"
- (i) "Alexander MacKillop"
- (j) "Alexander"

The Naming Rules

10. Consideration has been given to the application of the Naming Rules in relation to the suggested names, and in particular whether any of the general principles set out in these rules are applicable to the suggestions. These principles must be applied to all street naming proposals, and are designed to ensure no ambiguity, confusion, errors or discrimination are caused by street naming. The relevant principles are described here:
11. Principle D ensures that names are not duplicated, and prevents the use of two or more names within close proximity that are identical or have similar spelling or pronunciation. In metropolitan urban areas, duplicates are not permitted within a radius of 5 km. The presence of “McKillop Street” in Melbourne, and “McKillop Lane” in Fitzroy means that the use of “MacKillop” would breach this naming principle (notwithstanding the different spelling). Similarly, the presence of Mary Street Richmond and Alexander Street Clifton Hill means those names cannot be used. A duplicate also exists for “Helen” (Mary MacKillop’s middle name), however both “Maria” and “Ellen” (her baptismal names) would be acceptable, as no duplicates exist.
12. Principle H ensures that commemorative names can be used to commemorate an event, person or place. Due to the potential confusion caused, commemorative names should not use both first and surnames. For example, if a street were named “Mary MacKillop Place” it is possible that “Mary Place” or “MacKillop Place” could be used by the public. On this basis, neither “Mary MacKillop” or “Alexander MacKillop” can be used as street names.
13. Given the significance of Mary MacKillop, Council officers have written to the Registrar for Geographic Names seeking an exemption from the Naming Rules in this instance, so that the name “MacKillop Place” could be considered for use. At the time of writing this report, no response has yet been received. It is notable that a similar previous request (to name a Richmond street in recognition of Peter Lalor) was refused by the Registrar.

Ministerial intervention

14. While the Registrar is required to observe the Naming Rules in approving naming proposals, a provision does exist at section 11(5) of the Geographic Place Names Act 1998 to enable the relevant Minister to direct the Registrar to enter a name into the Register of Geographic Names. The relevant minister is the Minister for Planning.
15. Given the Parliament has now dissolved ahead of the 2018 election and the government is currently observing caretaker conventions, it is unlikely that the Minister for Planning would issue such a direction until after the swearing in of the new government. Further, officers are not aware of this provision ever having been used to override the Registrar in this way and are unable to estimate the likelihood of success.

Road discontinuance

16. Council has received an application for the discontinuance of right of way 1,600 in order to facilitate an approved development at St Vincent’s Private Hospital. This application (which will be presented to Council for a decision in due course) is unaffected by the naming of the street. Essentially, naming the street places no greater legal impediment on its future discontinuance.
17. In the event that the street is discontinued by Council while a naming proposal is afoot, then that process would necessarily conclude, as Council cannot apply a name to a street once it has been removed from the Road Register.
18. In the event that Council were to agree to discontinue a road, it would be open to the Council to apply conditions to that agreement, such as the applicant agreeing to name a future public place, such as a garden, walkway or plaza in recognition of Mary MacKillop. This approach would have the additional effect of removing the requirement to observe the Naming Rules.

External Consultation

19. In addition to the correspondence with the Wurundjeri Tribe and the Fitzroy Historical Society, details of the naming proposal have been posted on Council's website.
20. Should Council determine to progress with a street naming proposal, direct mail to owners and occupiers will be the next step, followed by the receipt and hearing of submissions.

Internal Consultation (One Yarra)

21. Discussions have been held with Council's Valuation Services Unit in relation to the application for road discontinuance.

Financial Implications

22. There are no financial implications directly associated with the preparation of this report. The installation of signage will be a small cost to Council, within existing budget allocation.

Economic Implications

23. There are no economic implications associated with the preparation of this report.

Sustainability Implications

24. There are no sustainability implications associated with the preparation of this report.

Social Implications

25. The assignment of a name to the respective rights of way will play a positive role in further strengthening community identification by City of Yarra residents with historical references within their community.

Human Rights Implications

26. There are no Human Rights implications associated with the preparation of this report.

Communications with CALD Communities Implications

27. Direct contact was made with the Wurundjeri Tribe at the beginning of the process, and they have made suggestions as set out in this report.
28. Although there was no other targeted communications for our culturally and linguistically diverse communities, the information placed on Council's website employed the use of visual aids in the form of a map and included multilingual translation service contact information.

Council Plan, Strategy and Policy Implications

29. The above outlined process complies with Council's Naming of Roads, Features and Localities Policy. The unique features of this Policy include its compliance with the *Naming Rules* and its strong emphasis on communication with key stakeholders, including the Wurundjeri Tribe, local historical societies and the wider Yarra community.

Legal Implications

30. There are no legal implications associated with the preparation of this report.

Other Issues

31. In addition to the process set out in the Naming of Roads, Features and Localities Policy, officers have had regard to the following Council policies in progressing the naming proposals set out in this report:
 - (a) The *Aboriginal Partnership Plan 2015-2018* (noting specific preference to using Woi wurrung words in selecting names); and
 - (b) The *Council Plan 2018-2022* (which contains references to the need to "acknowledge and celebrate our diversity and people from all cultural backgrounds", to "acknowledging and celebrating Aboriginal history and culture in partnership with Traditional Owners" and the need to find ways to "pay tribute to the lived history and heritage, connecting with the stories and experiences of those who came before us and shaped the character of Yarra".

Options

32. The main options available to Council are to:
- (a) abandon the naming proposal;
 - (b) place the proposal on hold pending a response from the Registrar for Geographic Names;
 - (c) place the proposal on hold pending the resolution of the application for road discontinuance;
 - (d) proceed with the street naming proposal by selecting a preferred street name, and notifying adjoining owners and occupiers by calling for submissions.

Conclusion

33. Given the community interest in this proposal, the author recommends that Council resolve in accordance with one of the identified options in order to provide a clear indication of its position to the local community.

RECOMMENDATION

1. That in respect of naming right of way 1,600, Council note:
- (a) The names suggested by the Wurundjeri Tribe ("Booboop", "Koonoong-warren", "Wadambuk", "Ngawe" and "Jorung-bik") comply with the *Naming Rules for Places in Victoria* and would be suitable for application as street names;
 - (b) The names suggested by the Fitzroy Historical Society ("MacKillop", "Mary Mackillop", "Alexander MacKillop", "Mary" and "Alexander") do not comply with the *Naming Rules for Places in Victoria* and would not be approved as street names.
 - (c) A request has been lodged with the Registrar for Geographic Names for the use of "MacKillop Place" as a street name, but no response has yet been received.
 - (d) An application for the discontinuance of road 1,600 has been lodged with Council and has not yet been resolved.
2. That Council now determine whether to:
- (a) abandon the naming proposal; or
 - (b) place the proposal on hold pending a response from the Registrar for Geographic Names; or
 - (c) place the proposal on hold pending the resolution of the application for road discontinuance; or
 - (d) resolve that it proposes to name right of way 1,600 as _____ Lane/Place, and direct Council officers to undertake a formal consultation process and bring the outcomes back to Council for a determination.

CONTACT OFFICER: Rhys Thomas
TITLE: Senior Governance Advisor
TEL: 9205 5302

Attachments

11.9 Report on Assemblies of Councillors

Trim Record Number: D18/185663

Responsible Officer: Group Manager Chief Executive's Office

Purpose

1. To provide a report on Assemblies of Councillors.

Background

2. The *Local Government Act* 1989 (The Act) requires that ... "The Chief Executive Officer must ensure that the written record of an Assembly of Councillors is, as soon as practicable:
 - (a) reported at an ordinary meeting of the Council; and
 - (b) incorporated in the minutes of that Council meeting.....".
3. This report includes all Assemblies of Councillors reported to the Governance Department at the cut-off date that have not already been reported to Council. Assemblies held prior to the cut-off date that are not included here will be included in the next report to Council.

Consultation

4. Not applicable.

Financial Implications

5. Not applicable.

Economic Implications

6. Not applicable.

Sustainability Implications

7. Not applicable.

Social Implications

8. Not applicable.

Human Rights Implications

9. Not applicable.

Communications with CALD Communities Implications

10. Not applicable.

Council Plan, Strategy and Policy Implications

11. Not applicable.

Legal Implications

12. The Act requires the above information be reported to a formal Council Meeting and also be recorded into the Minutes of the Council.

Other Issues

13. Not applicable.

Options

14. Nil.

Conclusion

15. That Council formally note and record the Assemblies of Councillors report as detailed in **Attachment 1** hereto.

RECOMMENDATION

1. That Council formally note and record the Assemblies of Councillors report as detailed in ***Attachment 1*** hereto.

CONTACT OFFICER: Mel Nikou
TITLE: Administration Officer - Governance Support
TEL: 9205 5158

Attachments

- 1 [!\[\]\(4c660a3c4ce1da3313488b7854f55083_img.jpg\)](#) Assemblies of Councillors Report - November 2018

Attachment 1 - Assemblies of Councillors Report - November 2018

Record of Assemblies of Councillors

Report cut-off	29 October 2018
Council Meeting	13 November 2018

This report includes all Assemblies reported to the Governance Department at the cut-off date that have not already been reported to Council. Assemblies held prior to the cut-off date that are not included here will be included in the next report to Council.

Assembly	Attendance	Matters considered	Disclosures
Councillor Briefing 01/10/2018 6.30pm	Councillors <ul style="list-style-type: none"> • Cr Daniel Nguyen • Cr Danae Bosler • Cr Mike McEvoy • Cr James Searle • Cr Amanda Stone Officers <ul style="list-style-type: none"> • Vijaya Vaidyanath • Ivan Gilbert • Bruce Phillips • Jane Waldock • Margherita Barbante • Colm Connolly • Lucas Gosling • Malcolm McCall • Phil Mason 	1. 2018 Population Forecasts and Presentation 2. Update on affordable housing and implications for Yarra's Policy work 3. Chandler Highway North Bound Bicycle Lane – Presentation 4. Service Review Occasional Care Service 5. IntoWork Update 6. AMCOR Community Facilities Update 7. Confidential Matter 8. Review Forward Report Schedule 9. Agenda Review 10. Demand and Supply for Councils Early Education and Care Services	None

Attachment 1 - Assemblies of Councillors Report - November 2018

Assembly	Attendance	Matters considered	Disclosures
Early Years Reference Group 09/10/2018 11:00am	Councillors <ul style="list-style-type: none"> • Cr Amanda Stone Officers <ul style="list-style-type: none"> • Sarah O'Donnell • Jessika Wardlaw • Deanne Halpin 	1. Innovative Solutions 2. Programs running in municipality 3. Upcoming Training Sessions 4. Brotherhood of St Laurence: Tuning in to kids and tuning in to teens	None
Disability Advisory Committee 09/10/2018 4.30pm	Councillors <ul style="list-style-type: none"> • Cr Daniel Nguyen Officers <ul style="list-style-type: none"> • Adrian Murphy • Cheryle Gray • Laurice Younge • Anna Purvis • Pia Borghesi 	1. 30km speed limit trial in pocket in Fitzroy and Collingwood 2. Final edits access and inclusion Strategy and Action Plan update DAC and staff feedback 3. Joblife Disability Employment	None
Active Ageing Advisory Group 10/10/2018 1.00pm	Councillors <ul style="list-style-type: none"> • Cr Amanda Stone Officers <ul style="list-style-type: none"> • Cheryle Gray • Laurice Younge • Anna Purvis • Julie Bird 	1. Update on 30km speed limit trial 2. Presentation by Lively – intergenerational helping elderly with technology 3. Presentation – Studio 9 Precinct 4. Update – Community Panel 5. Update – Active Healthy Ageing Strategy – going to Council 16/10 for endorsement 6. Members Update 7. Launch of the Strategy – Senior Christmas Lunch December	None

Attachment 1 - Assemblies of Councillors Report - November 2018

Assembly	Attendance	Matters considered	Disclosures
Councillor Briefing 15/10/2018 6.30pm	Councillors <ul style="list-style-type: none"> • Cr Daniel Nguyen • Cr Mi-Lin Chen Yi Mei • Cr Danae Bosler • Cr Jackie Fristacky • Cr Mike McEvoy • Cr James Searle • Cr Amanda Stone Officers <ul style="list-style-type: none"> • Vijaya Vaidyanath • Ivan Gilbert • Jane Waldock • Margherita Barbante • Chris Leivers • Lucas Gosling • Dennis Cheng • Danny Millican • Ross Evans • Colm Connolly • Lisa Coffa • Felicity Macchion • Michael Ballock • Julie Wyndham • Lisa Wilkins 	<ol style="list-style-type: none"> 1. Collingwood Arts Precinct Update 2. National Awards for Local Government Road Safety 3. Hardy Gallagher Reserve Bocce Court Community Growing Space 4. Development of the Yarra Urban Agriculture Strategy 2018-22 5. Yarra Libraries Annual Report 2017-18 6. Review Priority of Access Policy 7. Amendment C238 Yarra Development Contributions Plan 8. 2019/20 Annual Planning Process 9. Review Forward Report Schedule 10. Agenda Review 11. Fair Work Ombudsman Audits of Business and Compliance with National Awards 12. Heritage Victoria Referral – 205 Queens Parade 	None
Bicycle Advisory Committee 17/10/2018	Councillors <ul style="list-style-type: none"> • Cr Jackie Fristacky • Cr Mike McEvoy Officers <ul style="list-style-type: none"> • Simon Exon • Peter Eckersley 	<ol style="list-style-type: none"> 1. Canning /Richardson Intersection 2. Coppin Street/Safe Schools 3. 30 km/h Trial 4. Car Share Policy 5. Pigdon/Nicholson Intersection 6. Rathdowne/Princes Intersection 7. Bennett Street Priority Crossing 8. Gipps Street Linemarking 9. Streets Alive Yarra Update 	None

Attachment 1 - Assemblies of Councillors Report - November 2018