

Attachments

Ordinary Council Meeting

Monday 15 July 2019

9.1.1 245-247 Canterbury Road, BLACKBURN (LOT 2 PS 604010G): Amendment to the existing planning permit (WH2008/487) to include: Buildings and works for a new 2-3 storey building and associated tree removal.

Attachment 1	Advertised Plans	4
Attachment 2	Current Planning Permit and plans.....	31
Attachment 3	Tribunal outcome - Project Planning & Development v Whitehorse CC	42
Attachment 4	Amended permit conditions as per officer's recommendation.....	58

9.1.2 14 Dickens Street, Blackburn: Buildings and works for the construction of a double storey dwelling within the Significant Landscape Overlay, Schedule 2, tree removal and works within 4m of vegetation

Attachment 1	Advertising Plans.....	64
Attachment 2	Revised Plans: Post Forum.....	76

9.1.3 677 Whitehorse Road Mont Albert (Lot 1 TP 101739R O) - Amendment to Planning Permit (WH/2017/974) to include restaurant in the food and drink premises description, to allow for the use of the land for the sale and consumption of liquor and modification to the operation hours and patron numbers

Attachment 1	Advertised Plans	90
Attachment 2	Originally Endorsed Plans	98
Attachment 3	Original Planning Permit.....	106
Attachment 4	Applicant Planning Report	109
Attachment 5	Amended permit conditions as per officer's recommendation	133

9.1.4 North East Link Environmental Effects Statement

Attachment 1	Submission regarding North East Link Environmental Effects Statement	136
--------------	--	-----

9.1.6	Whitehorse Industrial Precinct Economic Review	
	Attachment 1 Industrial Precinct Economic Review Report...	195
9.2.2	Tender Evaluation (Contract 30140) Elgar Park South Pavilion Redevelopment and MACC Store	
	Attachment 1 June 2018 to Jan 2019 Comments.....	295
9.3.1	Pavilion Development Policy	
	Attachment 1 Pavilion Development Policy	297
9.3.2	Sporting Facilities Guide Review	
	Attachment 1 Summary of Community Consultation Responses	313
	Attachment 2 Combined Community Feedback	335
	Attachment 3 Revised Sporting Facilities Guide.....	415
9.4.2	Electoral Representation Review - Preliminary Submission	
	Attachment 1 Electoral Representation Review - Preliminary Submission Final	492

9.1.1 245-247 Canterbury Road,
BLACKBURN (LOT 2 PS
604010G): Amendment to the
existing planning permit
(WH2008/487) to include:
Buildings and works for a new 2-
3 storey building and associated
tree removal.

Attachment 1 Advertised Plans

Attachment 2 Current Planning Permit and plans

Attachment 3 Tribunal outcome - Project Planning &
Development v Whitehorse CC

Attachment 4 Amended permit conditions as per
officer's recommendation

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME
5/10/2018
ADVERTISED MATERIAL
CITY OF WHITEHORSE
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning permit under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright.

245-247 Canterbury Road, Blackburn

Place of Worship

5 September 2018

Project No: 170140

Clarke Hopkins Clarke



9.1.1 – ATTACHMENT 1. Advertised Plans

CONTENTS

SITE INFORMATION

AERIAL PLAN	/ 02
PLANNING ZONES & OVERLAYS	/ 03
SITE SURROUNDINGS	/ 04

DRAWINGS

SITE ANALYSIS	/ TP01
DESIGN RESPONSE	/ TP02a
STREET ELEVATIONS	/ TP03a
BASEMENT PLAN	/ TP04a
GROUND FLOOR PLAN	/ TP05a
FIRST FLOOR PLAN	/ TP06a
ELEVATIONS 01	/ TP07a
ELEVATIONS 02	/ TP08a
SECTIONS	/ TP09a
SHADOWS - 9AM	/ TP10a
SHADOWS - 12PM	/ TP11a
SHADOWS - 3PM	/ TP12a
EXTERIOR FINISHES	/ TP13

3D VIEWS

IM01a	/ 06
IM02b	/ 07
IM03a	/ 08
IM04a	/ 09
IM05	/ 10

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME
5/10/2018
ADVERTISED MATERIAL
CITY OF WHITEHORSE
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning permit under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright.

9.1.1 – ATTACHMENT 1. Advertised Plans

AERIAL PLAN

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

5/10/2018

ADVERTISED MATERIAL

CITY OF WHITEHORSE
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning permit under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright.



Clarke Hopkins
118 Caspary Street
Carnegie VIC 3085
Telephone 03 9479 4330
Fax 03 9479 4331
Email info@clarkehopkins.com.au
www.chc.com.au

245-247 Canterbury Road, Blackburn
Community Place of Worship

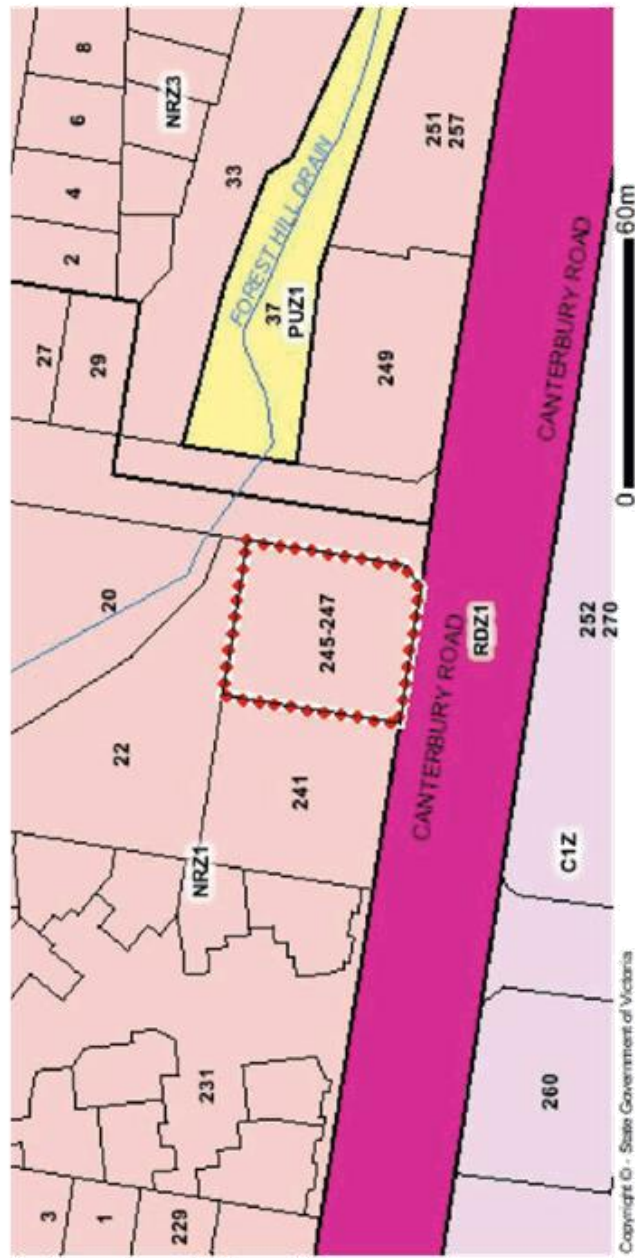
1

170140 / 02

9.1.1 – ATTACHMENT 1. Advertised Plans

PLANNING ZONES & OVERLAYS

PLANNING ZONE



Neighbourhood Residential Zone - Schedule 1 (NRZ1)

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

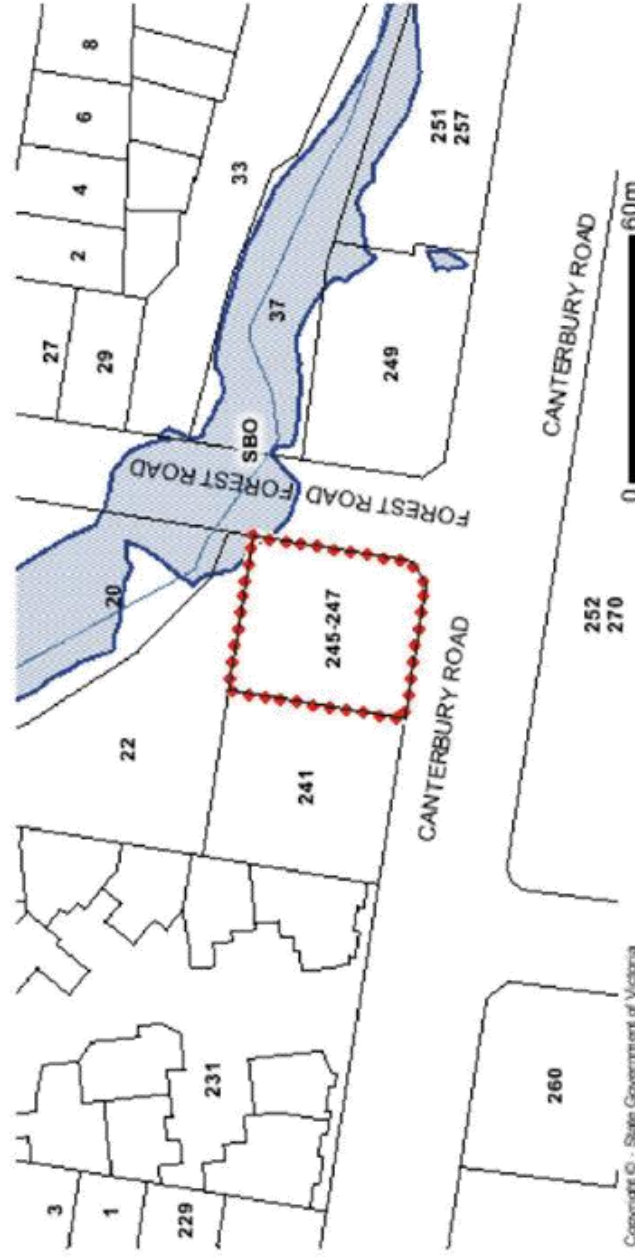
5/10/2018

ADVERTISED MATERIAL

CITY OF WHITEHORSE

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning permit under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright.

PLANNING OVERLAYS




Special Building Overlay (SBO)




Significant Landscape Overlay (SLO)


SITE SURROUNDINGS

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME
5/10/2018
ADVERTISED MATERIAL
CITY OF WHITEHORSE
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning permit under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright.







1. Subject site - 245-247 Canterbury Road




2. Forest Hill Family Clinic




3. 253 Canterbury Road - Chase Apartments



4. 213 Canterbury Road - Vacant lot



5. Forest Hill Chase



6. Mahoneys Road Retail Strip

Clarke Hopkins
118 Caspary Street
Croydon VIC 3136
Telephone 03 9476 1320
Fax 03 9476 1321
Email info@ch.com.au
www.ch.com.au

245-247 Canterbury Road, Blackburn
Community Place of Worship

170140 / 04

Page 8

DRAWINGS

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

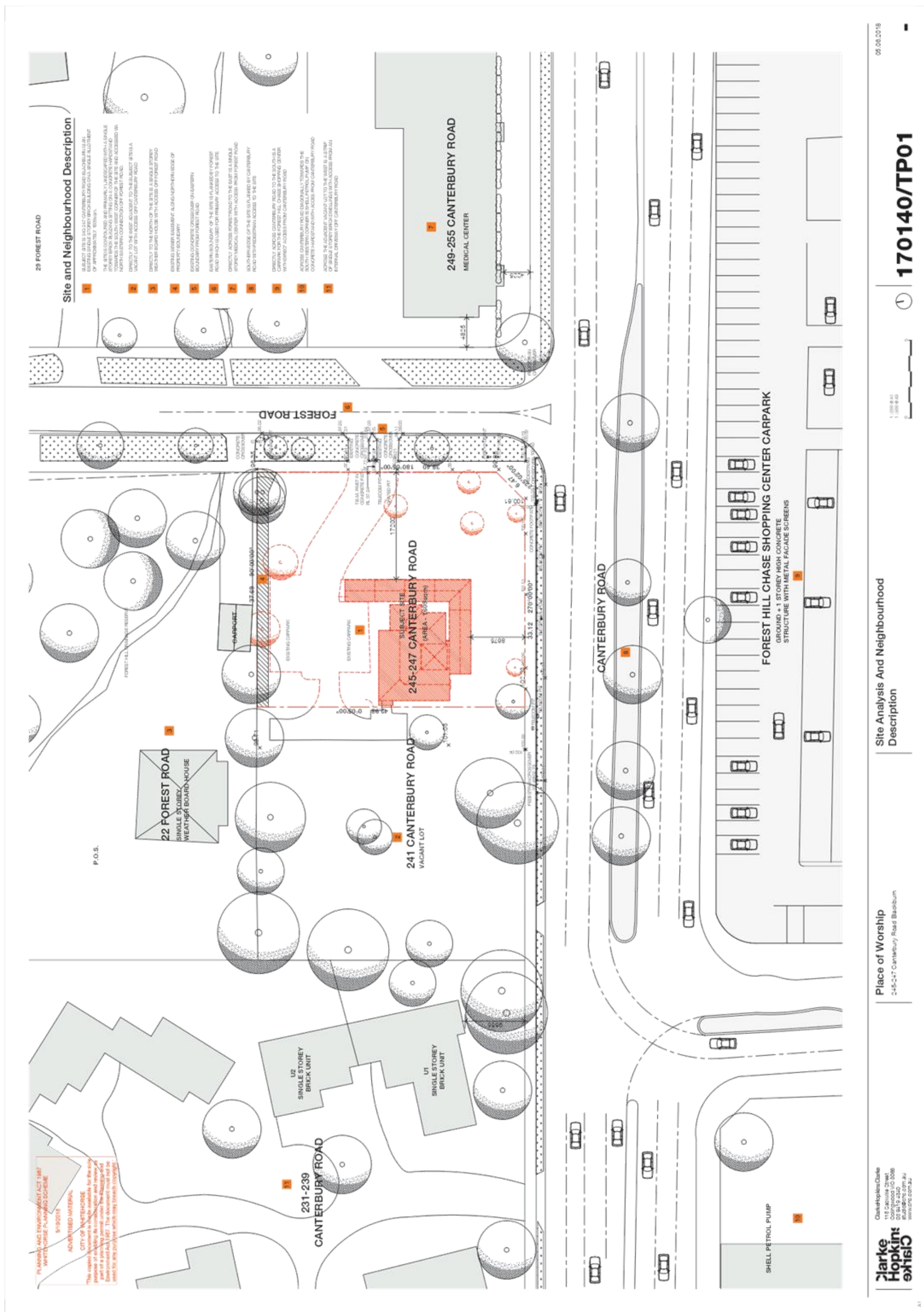
5/10/2018

ADVERTISED MATERIAL

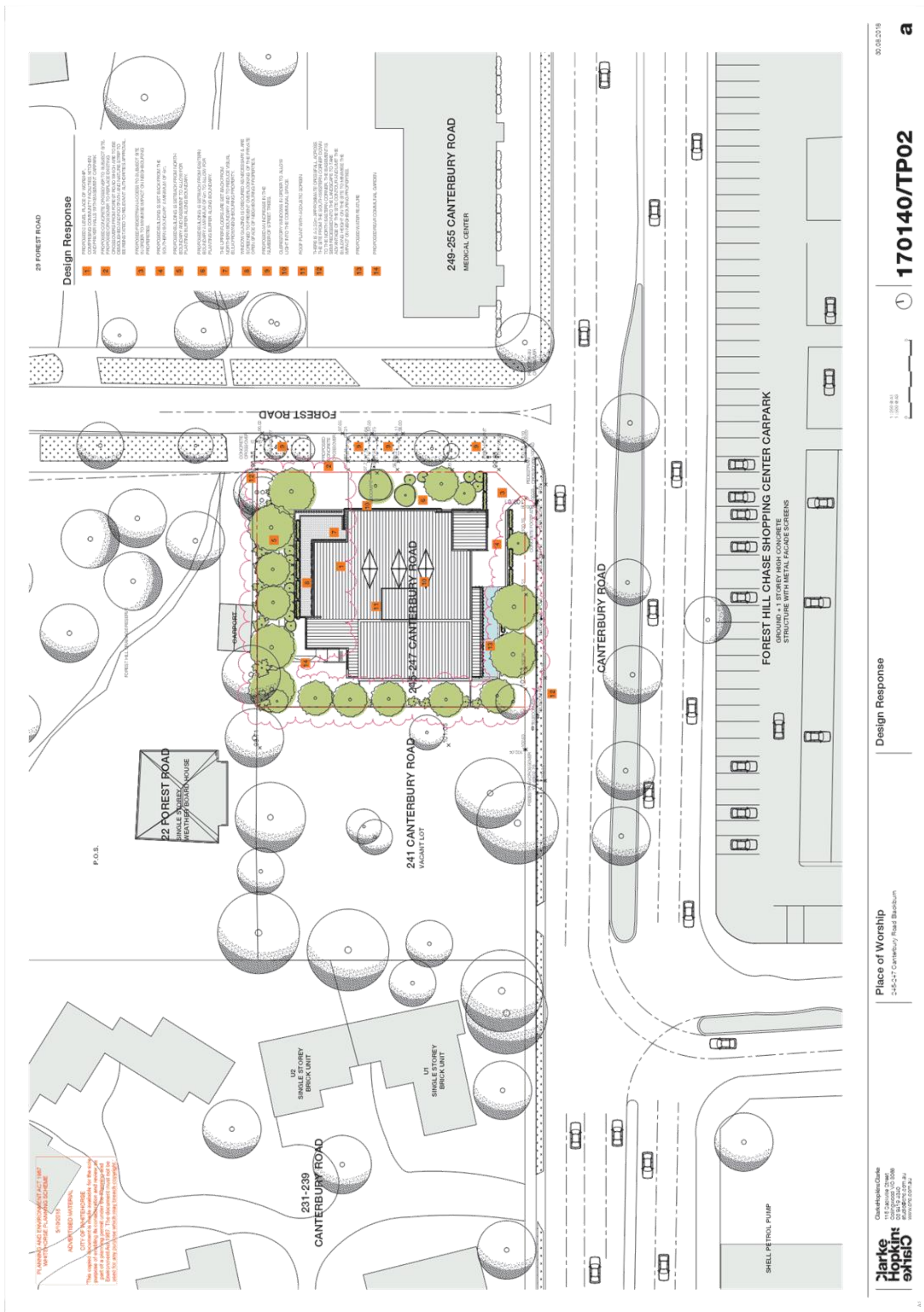
CITY OF WHITEHORSE

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning permit under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright.

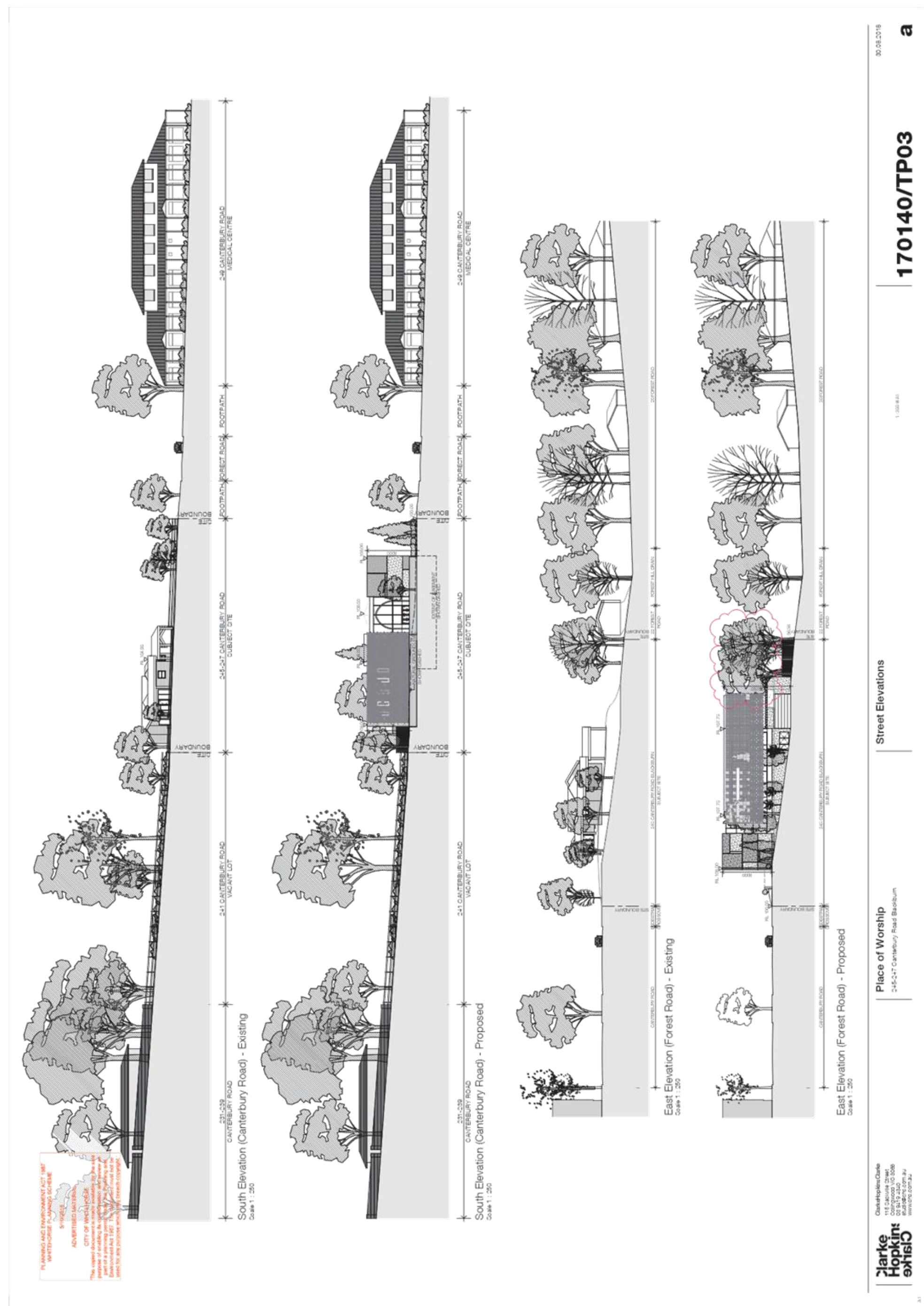
9.1.1 – ATTACHMENT 1. Advertised Plans



9.1.1 – ATTACHMENT 1. Advertised Plans

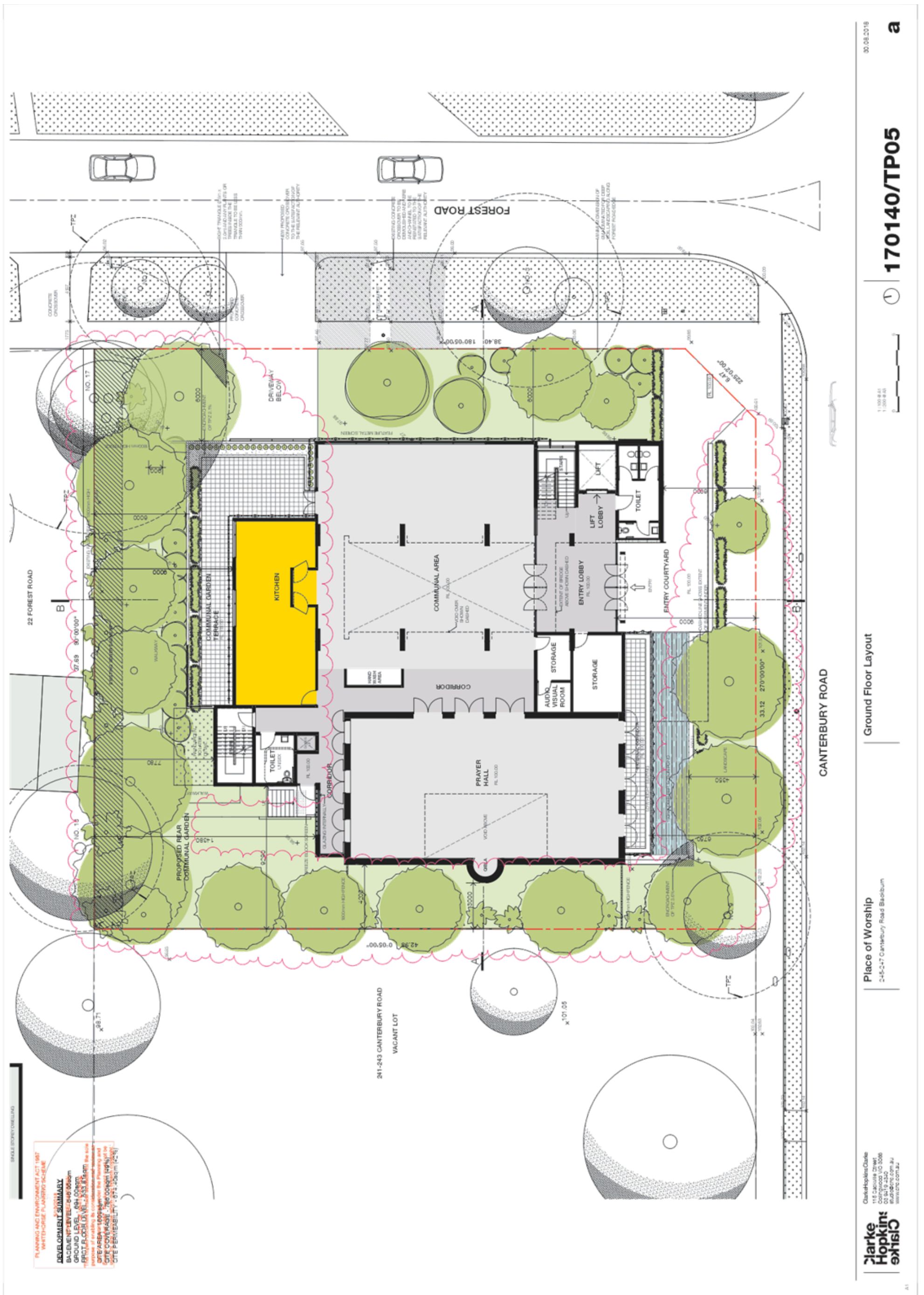


9.1.1 – ATTACHMENT 1. Advertised Plans



[illegible]

9.1.1 – ATTACHMENT 1. Advertised Plans



Clarke Hopkins Architects
 115 Jacarilla Street
 Oatridge VIC 3086
 Australia
 Tel: +61 (0)3 9487 8800
 Fax: +61 (0)3 9487 8801
 Email: info@clarkehopsin.com.au
 Website: www.clarkehopsin.com.au

Place of Worship
 245-247 Canterbury Road Balaclava

First Floor Layout

1:2000 (approx.)
 1:2000 (approx.)
 0

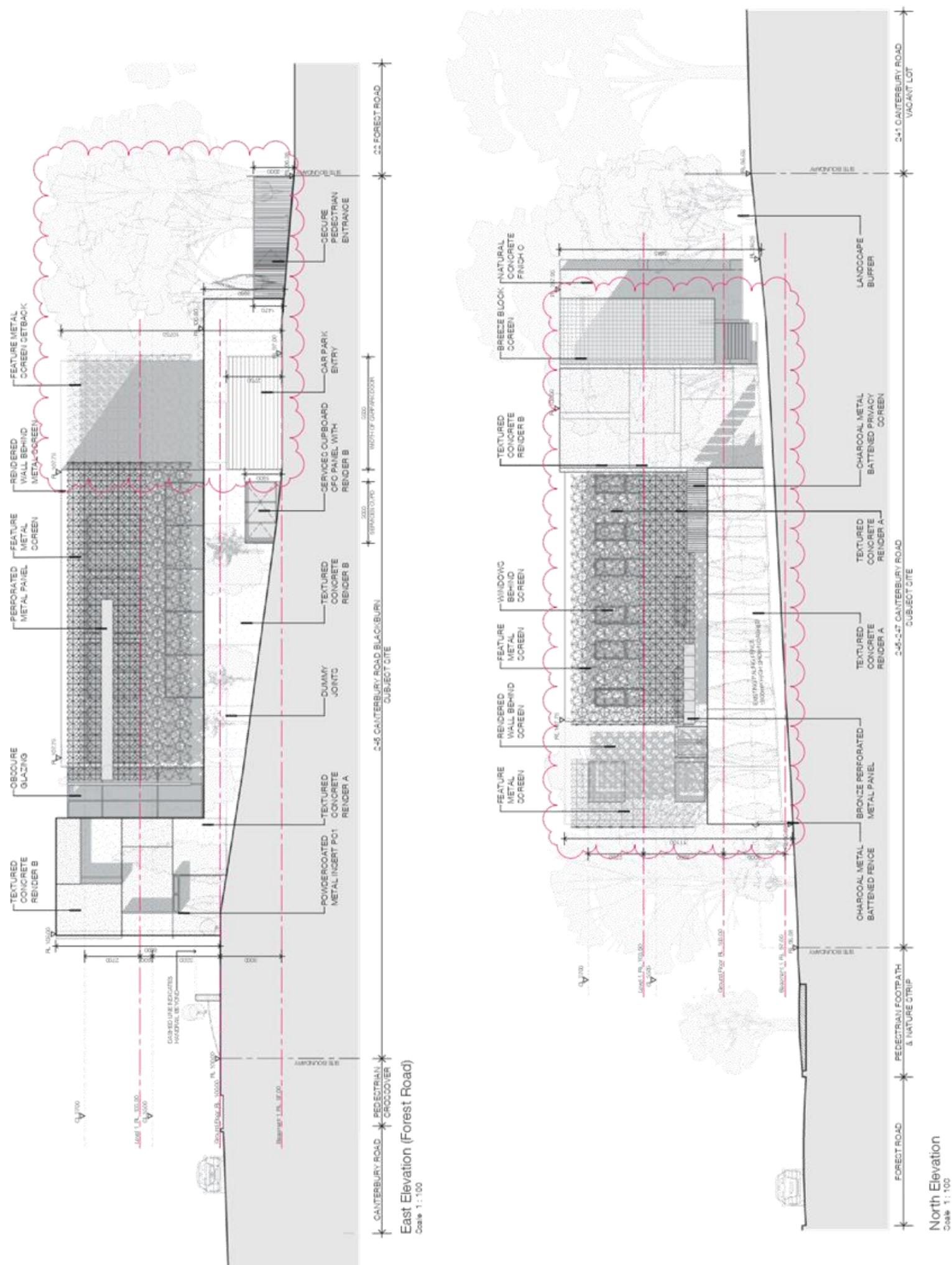
170140/TP06

a

30.08.2018



9.1.1 – ATTACHMENT 1. Advertised Plans



Clarke Hopkins
118 Cassville Street
Cockfield Wood VIC 3088
03 9476 3300
info@clarkehopkins.com.au
www.clarkehopkins.com.au

Elevations 01

Place of Worship
245-247 Canterbury Road Blackburn

170140/TP07

30.03.2018

15749-004-1

३

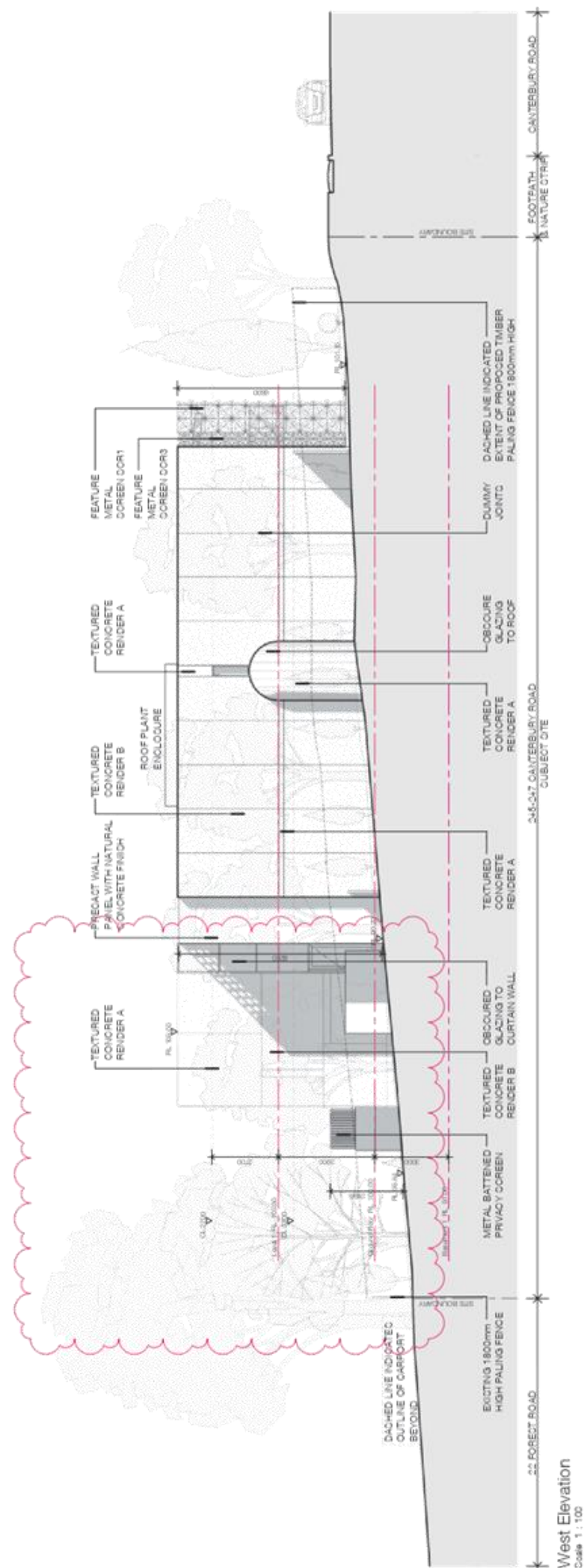
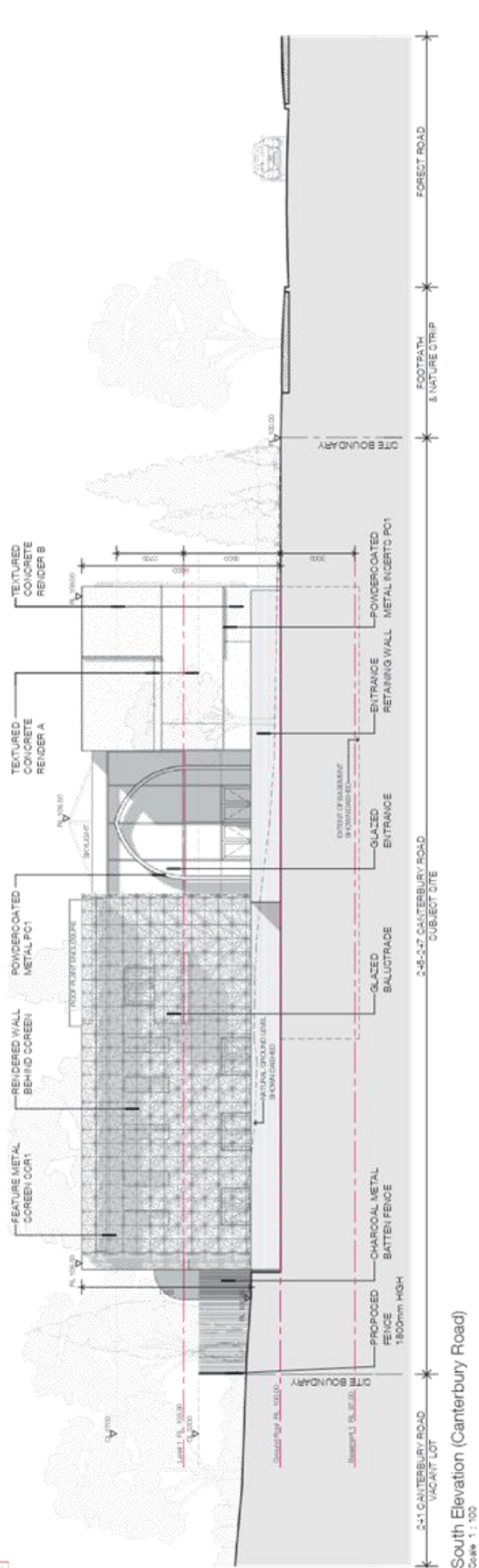
**PLANNING AND ENVIRONMENT ACT 1967
WATER-CRUISE PLANNING SCHEME**

S/10/2016

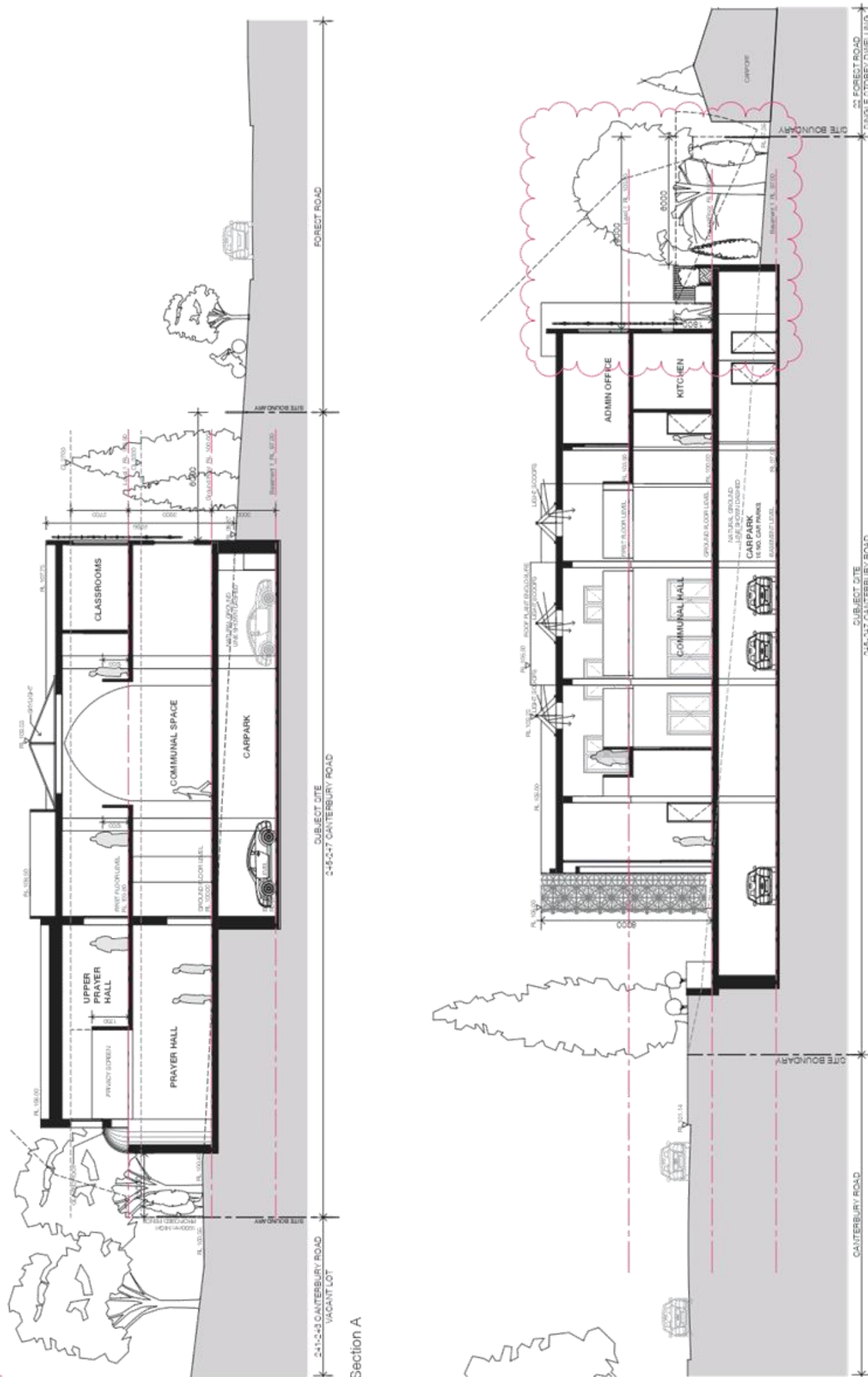
ADVERTISED MATERIAL

CITY OF WATFORD

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning permit under the Planning and Environment Act 1967. This document must not be used for any purpose which may breach copyright.

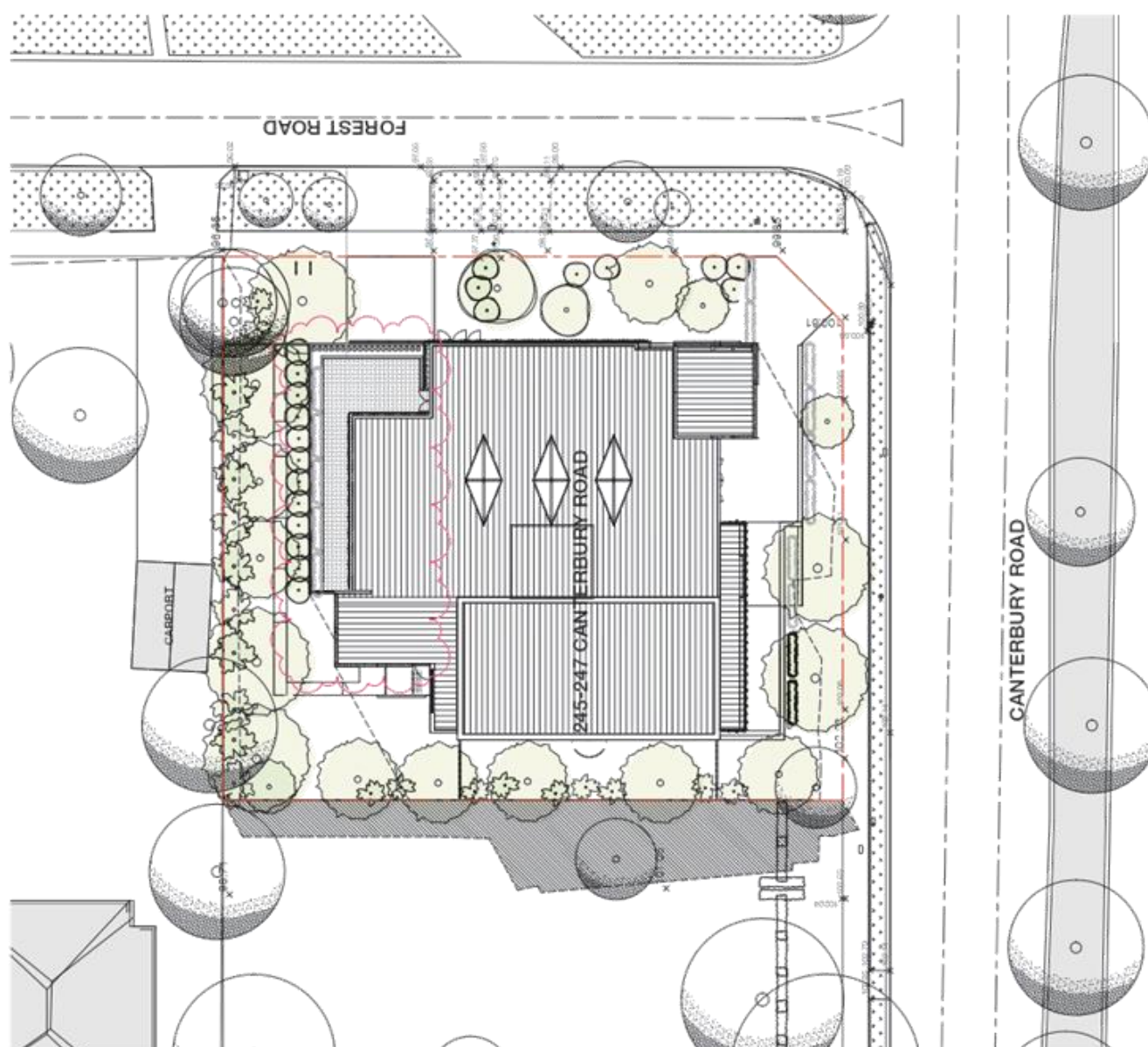


9.1.1 – ATTACHMENT 1. Advertised Plans



Section B

9.1.1 – ATTACHMENT 1. Advertised Plans



Legend - Shadow

EXTENT OF IN-SOURCE OR
ARCH-SCOPING PROPERTIES CAN'T BE
DOWNGRADED

**Clarke
Hopkins**

ClarkeHopkins Clarke
118 Cassville Street
Cockfield Road, VIC 3088
03 9478 0300
info@clarkehopkins.com.au
www.clarkehopkins.com.au

Place of Worship
245-247 Canterbury Road Blackburn

Shadows Diagram 9 AM

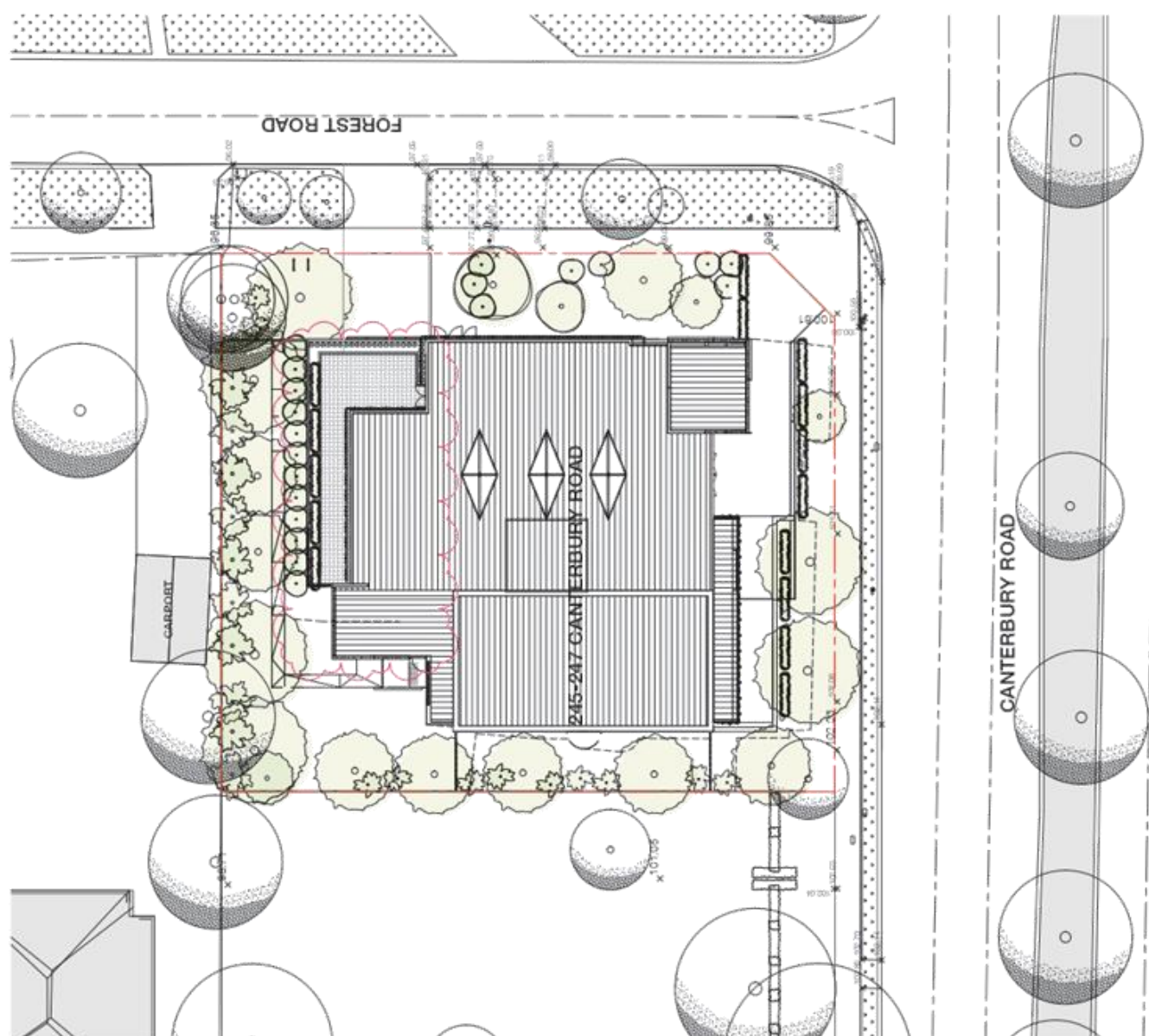
170140/TP10

1749-0025

99.08.2018

ଉ

9.1.1 – ATTACHMENT 1. Advertised Plans



Legend - Shadow

EXTENT OF SHADOWS ON
UNDISTURBED PROPERTIES CAUSE BY
EXISTING STRUCTURES

NOTE :-
NO ADDITIONAL CHADONG CAST
OUTSIDE OF PROPERTY BOUNDARY

Clarke Hopkins
116 Cassville Street
Columbia, MD 21046
410.528.2300
info@clarkehopkins.com
www.chp.com

Place of Worship
245-247 Canterbury Road Blackburn

Shadow Diagram 12 Noon

1740005

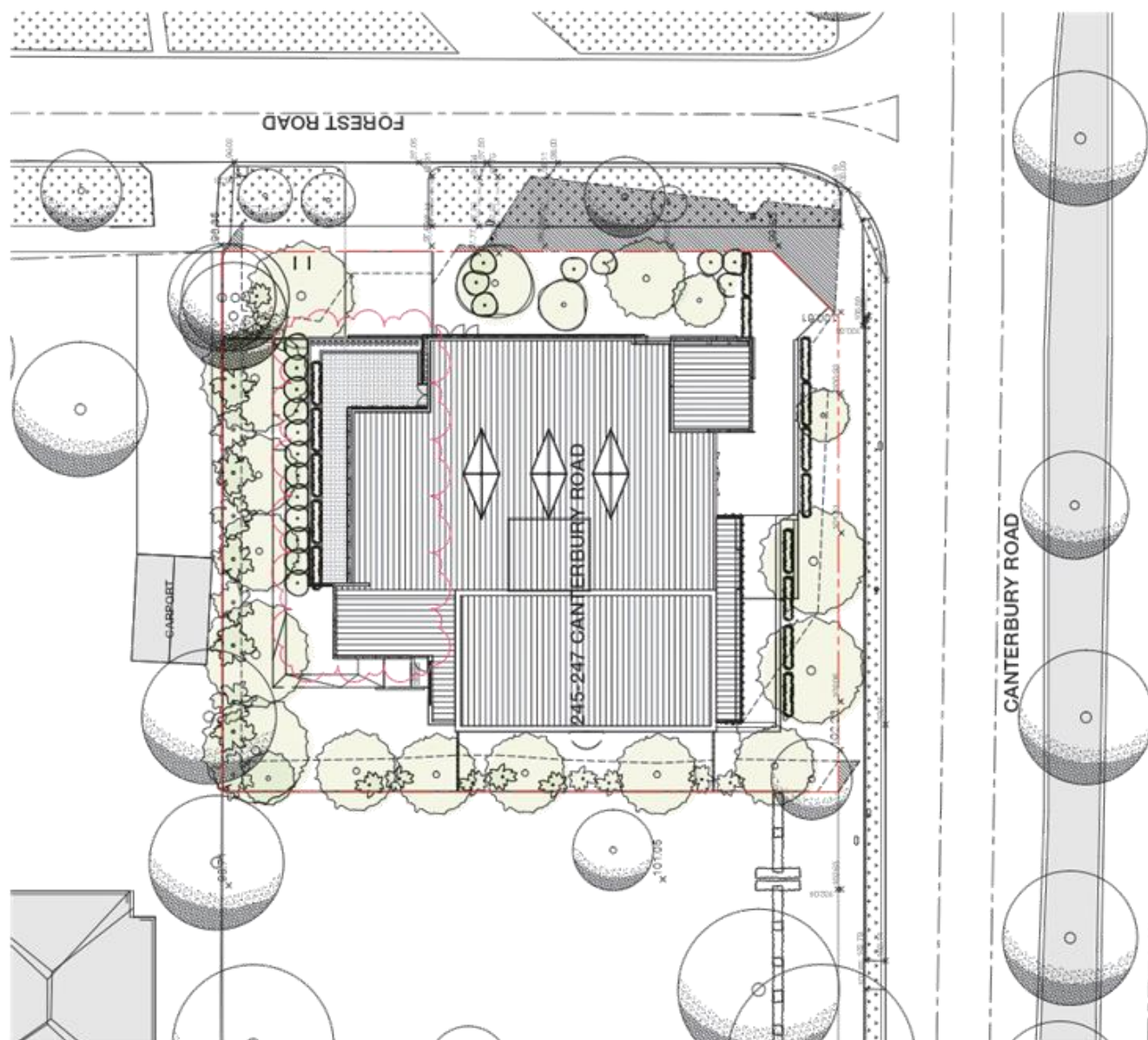
170140/TP11

30.08.2018

ଉ

9.1.1 – ATTACHMENT 1. Advertised Plans

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME
5/19/2019
ADVERTISED MATERIAL
CITY OF WHITEHORSE
This copied document is made available for the sole
purpose of enabling its consideration and review as
part of a planning permit under the Planning and
Environment Act 1987. The document must not be
used for any purpose other than its intended purpose.



Legend - Shadow

- EXISTING SHADOWS ON
EXISTING BUILDINGS CAST BY
EXISTING STRUCTURES
- EXISTING SHADOWS ON
EXISTING BUILDINGS CAST BY
PROPOSED STRUCTURES
- PROPOSED SHADOWS ON
EXISTING BUILDINGS CAST BY
PROPOSED STRUCTURES
- PROPOSED SHADOWS ON
EXISTING BUILDINGS CAST BY
PROPOSED STRUCTURES

Clarke
Hopkins
architects
1111 Jackson Street
Suite 100
Melbourne VIC 3000
03 9519 2340
enquiries@clarkehopkins.com.au
www.clarkehopkins.com.au

Place of Worship
245-247 Canterbury Road Baulkham

Shadow Diagram 3 PM

1:200 (A3)

00.08.2019

170140/TP12

a

9.1.1.1 – ATTACHMENT 1. Advertised Plans

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME
5/10/2018
ADVERTISED MATERIAL
CITY OF WHITEHORSE
This copied document is made available for the sole
purpose of enabling its consideration and review as
part of a planning permit under the Planning and
Environment Act 1987. The document must not be
used for any purpose other than its intended purpose.

Clarke
Hopkins
architects

ClarkeHopkinsClarke
1111 Jackson Street
Carlisle VIC 3058
03 9519 2340
enquiries@clarkehopkins.com.au
www.clarkehopkins.com.au

08

01

02

04, 05, 06

07

10

11, 12

13

03

09

ITEM / LOCATION

01 - Textured Render A

02 - Textured Render B

03 - Finish C

04 - Feature Screen SCR1

05 - Feature Screen SCR2

06 - Feature Screen SCR3

07 - Screen SCR4

08 - Inserts And Trims

09 - Fence And Screening

10 - Glazing

11 - Glazing

12 - Balustrade

13 - Screening

MATERIAL / FINISH

Light Grey

Mid Grey

Natural Concrete

Bronze, Metal

Bronze, Metal

Bronze, Metal

Bronze, Perforated Metal

Bronze, Metal

Charcoal, Metal

Dark Grey, Obscured

Clear Glass

Glass, Obscured

Light Grey, Breeze Blocks

05.08.2018

170140/TP13

AT

Exterior Finishes

Place of Worship
245-247 Canterbury Road Baculum

Page 22

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

5/10/2018

ADVERTISED MATERIAL

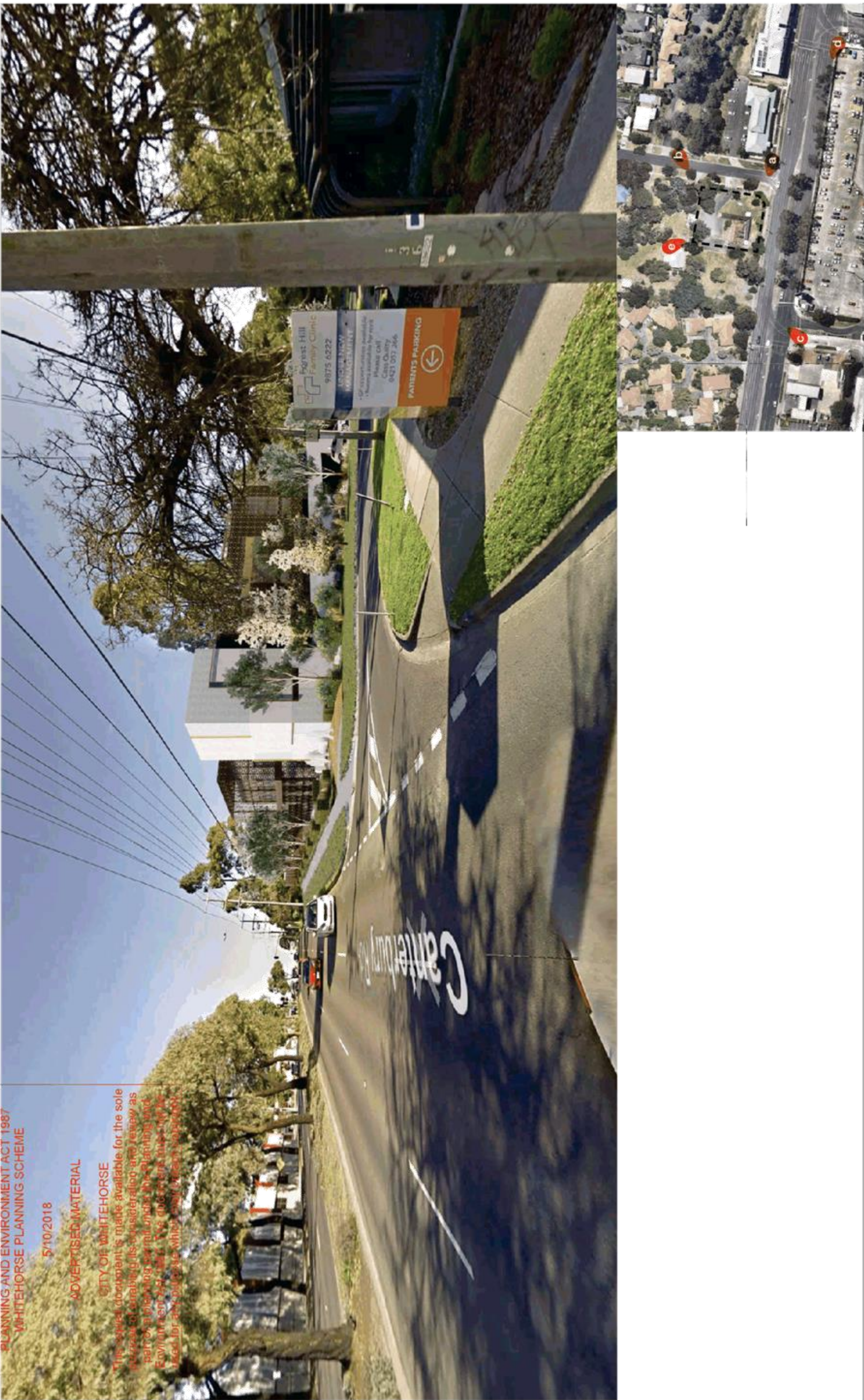
CITY OF WHITEHORSE

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning permit under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright.

3D

VIEWS

3D IMAGES



VIEW a FROM FOOTPATH ON EASTERN SIDE
DIRECTLY OPPOSITE SUBJECT SITE LOOKING
WEST

170140 / IM01a

245-247 Canterbury Road, Blackburn
Community Place of Worship

3D IMAGES



PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME
5/10/2018
ADVERTISED MATERIAL
CITY OF WHITEHORSE
This copied document is available for the sole purpose of enabling the consideration and review as part of a planning permit under the Planning and Environment Act 1987. The document must not be used for any purpose which may be an offence.

Clarke Hopkins
118 Capricorn Street
Melbourne VIC 3000
Telephone (03) 9479 4320
Fax (03) 9479 4321
Email info@clarkehopkins.com.au
www.che.com.au

245-247 Canterbury Road, Blackburn
Community Place of Worship

VIEW b FROM FOOTPATH ADJACENT
TO NO.29 LOOKING SOUTH WEST
TOWARDS SUBJECT SITE

170140 / IM02b

3D IMAGES



PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

5/10/2018

ADVERTISED MATERIAL

CITY OF WHITEHORSE

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning permit under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright.

Clarke Hopkins
118 Clarendon Street
Melbourne VIC 3000
Telephone (03) 9419 2520
Fax (03) 9419 2521
Email info@clarkehopkins.com.au
www.chc.com.au

245-247 Canterbury Road, Blackburn
Community Place of Worship

VIEW c FROM SOUTHERN SIDE OF
CANTERBURY ROAD AT THE INTERSECTION
WITH GLEBE STREET

170140 / IM03a

3D IMAGES



VIEW d FROM THE FOOTPATH ON SOUTHERN
SIDE OF CANTERBURY ROAD AT THE
INTERSECTION WITH MAHONEY'S ROAD
LOOKING NORTH WEST TOWARDS SUBJECT

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

5/10/2018

ADVERTISED MATERIAL

CITY OF WHITEHORSE

"This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning permit under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright."

245-247 Canterbury Road, Blackburn
Community Place of Worship

Clarke Hopkins
118 Clarendon Street
Melbourne VIC 3000
Telephone (03) 4176 1320
Fax (03) 4176 1320
Email info@clarkehopkins.com.au
www.chc.com.au

170140 / IM04a

9.1.1 – ATTACHMENT 1. Advertised Plans

3D IMAGES



PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

5/10/2018

ADVERTISED MATERIAL

CITY OF WHITEHORSE
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning permit under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright.



VIEW e FROM EASTERN EDGE OF DWELLING
ON LOT NO. 22 LOOKING SOUTH EAST
ACROSS SUBJECT SITE

Clarke Hopkins
118 Capricorn Street
Melbourne VIC 3000
Telephone (03) 8476 2520
Fax (03) 8476 2521
Email info@clarkehopkins.com.au
www.chc.com.au

245-247 Canterbury Road, Blackburn
Community Place of Worship

170140 / IM05

9.1.1 – ATTACHMENT 1.

Advertised Plans

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

5/10/2018

ADVERTISED MATERIAL

CITY OF WHITEHORSE

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning permit under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright.



[illegible]

9.1.1 – ATTACHMENT 2. Current Planning Permit and plans

City of Whitehorse

PLANNING PERMIT

Permit Number: WH/2008/487
Planning Scheme: Whitehorse
Responsible Authority: City of Whitehorse

ADDRESS OF THE LAND

245-247 CANTERBURY ROAD, BLACKBURN (LOT 2 PS 604010G)

THE PERMIT ALLOWS

Use as a Place of Worship, waiver for on site car parking and removal of two trees, generally in accordance with the endorsed plans and subject to the following conditions.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. Before the use starts, or vegetation is removed, amended plans (three copies) shall be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale, with dimensions, and be generally in accordance with the plans submitted with the application but modified to show:
 - a) Deletion of the six (6) tandem car spaces within the access aisle for the existing car spaces and provision of three (3) additional parallel carspaces in the lawn area on the southern side of the accessway immediately east of the portico providing a total of 15 on-site spaces.
 - b) Reduction in the length of the island splitter in the accessway to allow vehicles to exit the three (3) new southern car spaces in a forward manner.
 - c) Provision of two bicycle spaces for visitors.
 - d) Notation on plans stating that windows and doors on the north and east elevations will remain closed during religious services.
 - e) A landscape plan in accordance with condition 4, but modified to show:
 - Consistency with the landscaping required under Planning Permit application WH/2008/670.
 - Additional buffer planting along the northern property boundary between the existing car park and the boundary fence consisting of large shrubs and/or small trees.
 - Two (2) trees capable of reaching 10 metres in height at maturity to be planted in open areas of the site. The planted trees must be clear of other tree canopies and 4 metres clear of any building.

26.10.09

Date
Planning and Environment Act 1987 Form 4


Signature for Responsible Authority

9.1.1 – ATTACHMENT 2. Current Planning Permit and plans

**PAGE 2 OF 3 OF WH/2008/487
Condition 1 (continued)**

All of the above requirements must be to the satisfaction of the Responsible Authority.

Once approved these plans become the endorsed plans of this permit.

2. The layout of the site and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified without the further written consent of the Responsible Authority.
3. No building or works shall be commenced (and no trees or vegetation shall be removed) until a landscape plan prepared by a suitably qualified and experienced person or firm has been submitted to and endorsed by the Responsible Authority. This plan when endorsed shall form part of this permit. This plan shall show –
 - * A survey of all existing vegetation, abutting street trees, natural features and vegetation.
 - * Buildings, outbuildings and trees in neighbouring lots that would affect the landscape design.
 - * Planting within and around the perimeter of the site comprising trees and shrubs capable of:
 - providing a complete garden scheme,
 - softening the building bulk,
 - providing some upper canopy for landscape perspective,
 - minimising the potential of any overlooking between habitable rooms of adjacent dwellings.
 - * A schedule of the botanical name of all trees and shrubs proposed to be retained and those to be removed incorporating any relevant requirements of condition No. 1.
 - * The proposed design features such as paths, paving, lawn and mulch.
 - * A planting schedule of all proposed vegetation (trees, shrubs and ground covers) which includes, botanical names, common names, pot size, mature size and total quantities of each plant.
 - * If Victoria is experiencing Water Restrictions, a drought tolerant or water efficient plant selection and an alternative to lawn that is not paving or gravel (such as mulch or ground cover plants), and indicate how water will be obtained in order to successfully establish plants, such as a rainwater tank or grey water system.

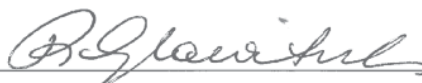
Landscaping in accordance with this approved plan and schedule shall be completed before the building is occupied.

Once approved these plans become the endorsed plans of this permit.

4. The garden areas shown on the endorsed plan and schedule shall only be used as gardens and shall be maintained in a proper, tidy and healthy condition to the satisfaction of the Responsible Authority. Should any tree or shrub be removed or destroyed it may be required to be replaced by a tree or shrub of similar size and variety.
5. Only those trees marked "Trees to be removed" (or similar notation) shall be allowed to be removed or destroyed. All existing vegetation to be retained shall be maintained to the satisfaction of the Responsible Authority including suitable management during any construction stage.

26.10.09

Date
Planning and Environment Act 1987 Form 4



Signature for Responsible Authority

9.1.1 – ATTACHMENT 2. Current Planning Permit and plans

PAGE 3 OF 3 OF WH/2008/487

6. Within two (2) months of the issue date of this permit, a Car Parking Management Plan (CMP) shall be submitted for approval to the satisfaction of the Responsible Authority. Compliance with this CMP is required at all times during operation of the Place of Worship.
7. The Applicant/Owner shall be responsible to meet all costs associated with reinstatement and/or alterations to Council or other Public Authority assets deemed necessary by such Authorities as a result of the development. The Applicant/Owner shall be responsible to obtain an "Asset Protection Permit" from Council at least 7 days prior to the commencement of any works on the land and obtain prior specific written approval for any works involving the alteration of Council or other Public Authority assets.
8. The subject land must be drained to the satisfaction of the Responsible Authority.
9. Once the use is commenced it shall only be used for the above purpose, to the satisfaction of the Responsible Authority.
10. Alarms must be directly connected to a security service and must not produce noise beyond the premises.
11. All external lighting must be of a limited intensity to ensure no nuisance is caused to adjoining or nearby residents and must be provided with approved baffles, so that no direct light or glare is emitted outside the site.
12. Not more than 90 persons shall be present on the premises at any one time without the further written consent of the Responsible Authority.
13. The permitted use shall generally operate between the hours of 6am and 11pm.
14. The permitted use shall provide fifteen (15) car spaces on the site.
15. The car parking areas and accessways as shown on the endorsed plans shall be formed to such levels so that they may be used in accordance with the plan, and shall be properly drained and line-marked (where applicable). The car park and driveways shall be maintained to the satisfaction of the responsible Authority.
16. Prior to the commencement of any works associated with the construction of new car parking spaces, suitable tree barrier(s) must be erected around the nearest tree trunks of protected trees to be retained at least three (3) metres from their trunks to the satisfaction of the Responsible Authority.
17. Parking areas and access lanes must be kept available for these purposes at all times.
18. Provision shall be made for the storage and disposal of garbage to the satisfaction of the Responsible Authority. All garbage storage areas must be screened from public view and not be located in landscape areas, car parking spaces or vehicle accessways.
19. This permit will expire if one of the following circumstances applies:
 - a) the development and use is not commenced within two (2) years from the date of issue of this permit;
 - b) the development is not completed within four (4) years from the date of this permit.

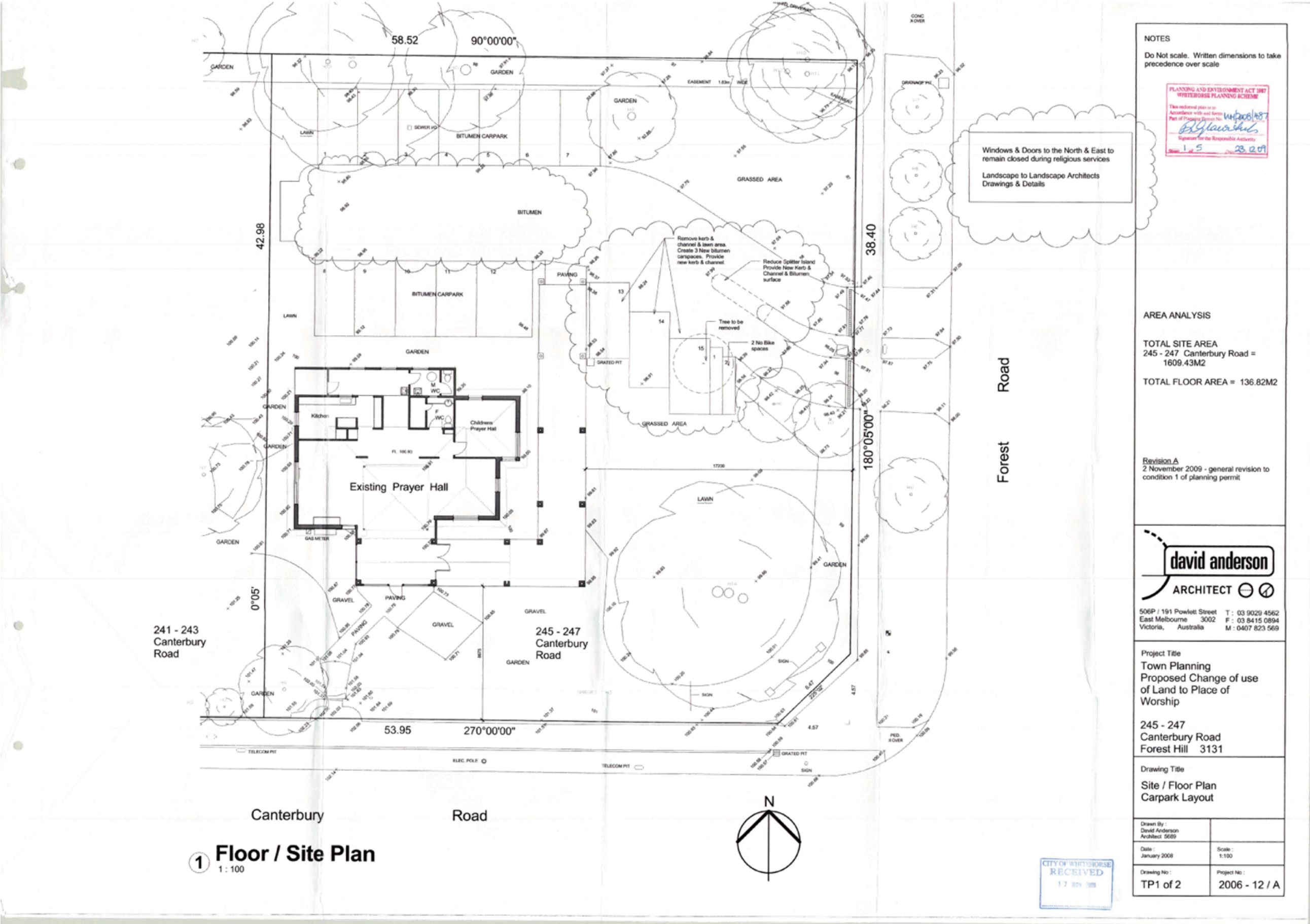
The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within three months afterwards.

26.10.09

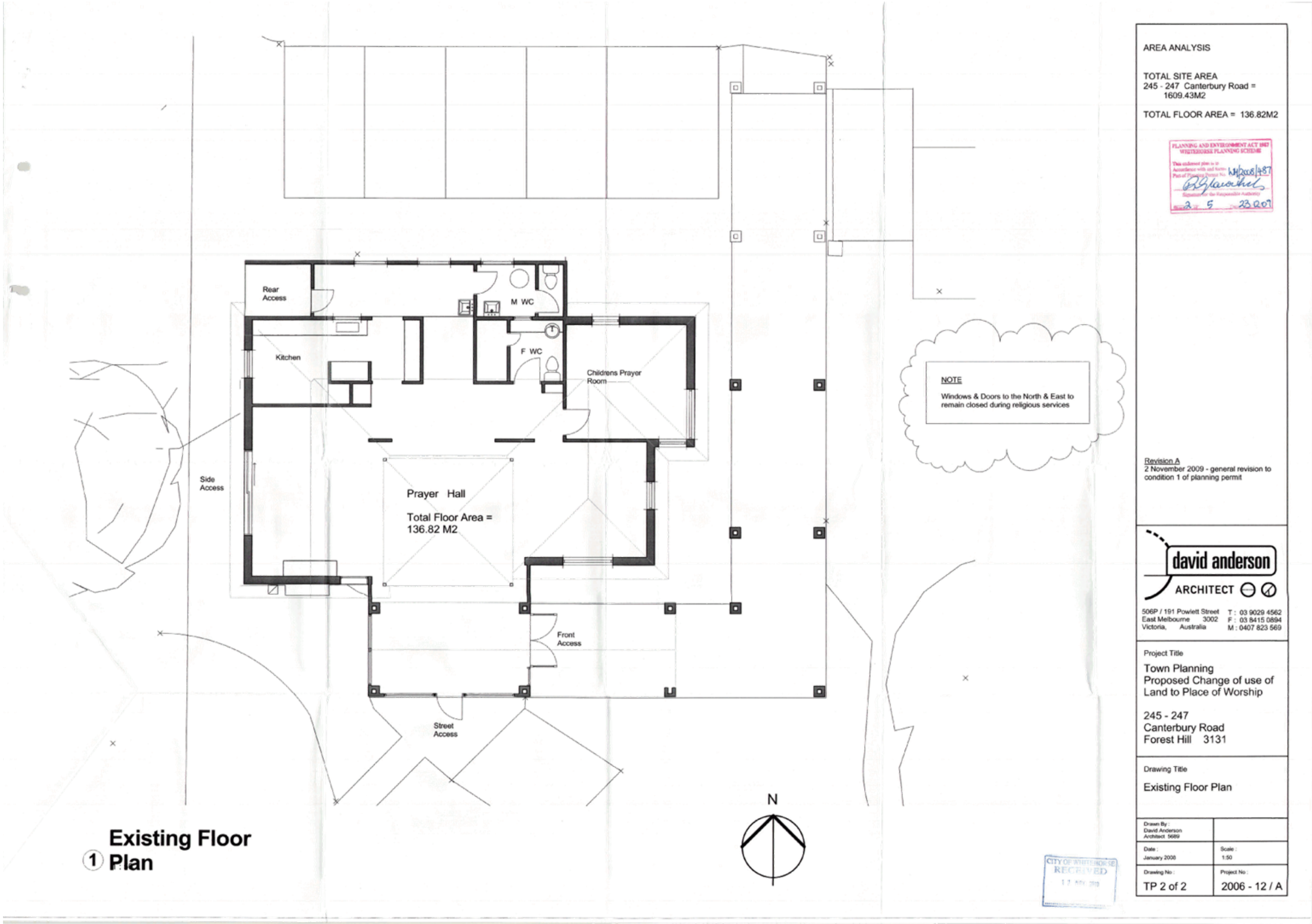
Date
Planning and Environment Act 1987 Form 4


Signature for Responsible Authority

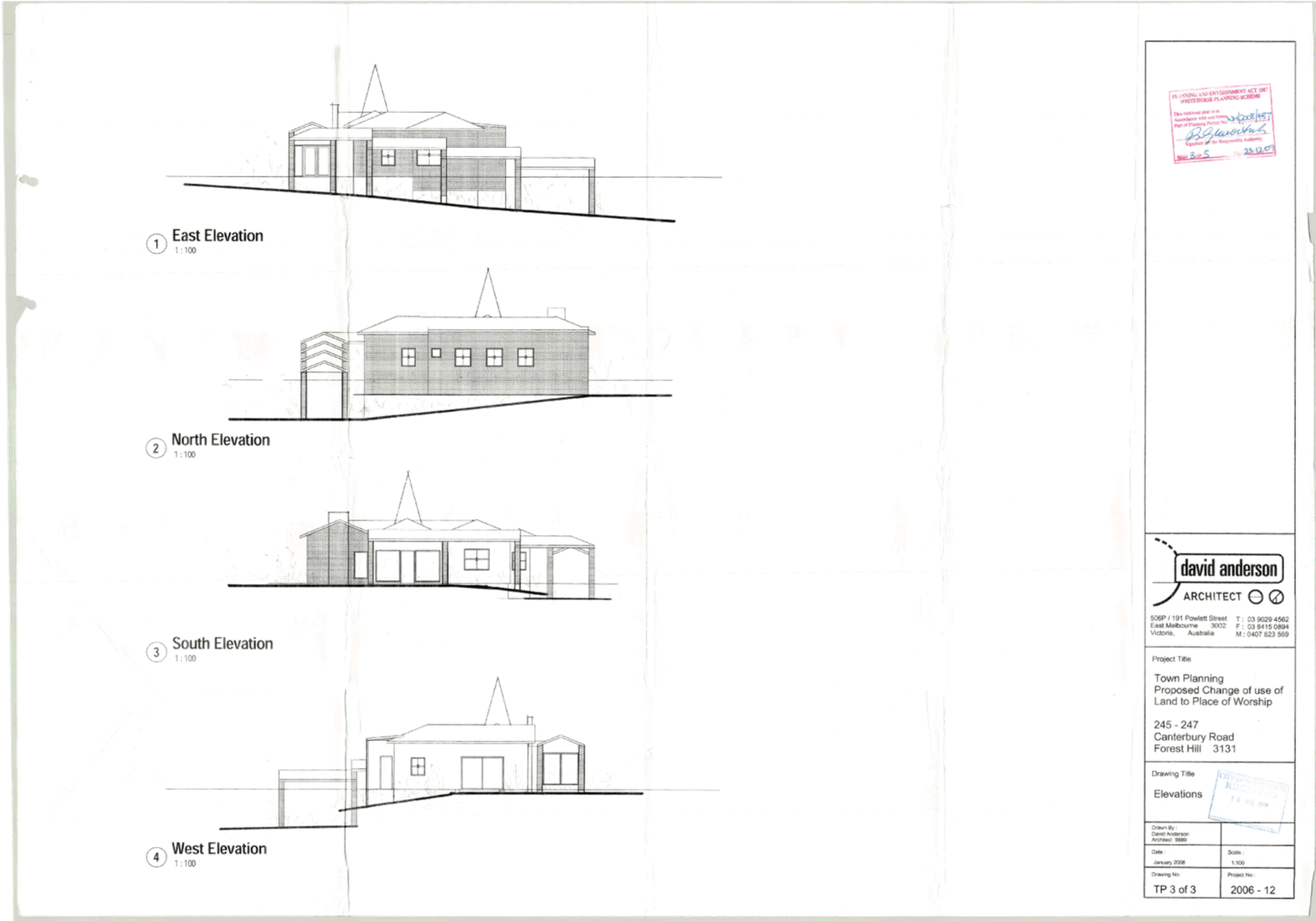
9.1.1 – ATTACHMENT 2. Current Planning Permit and plans



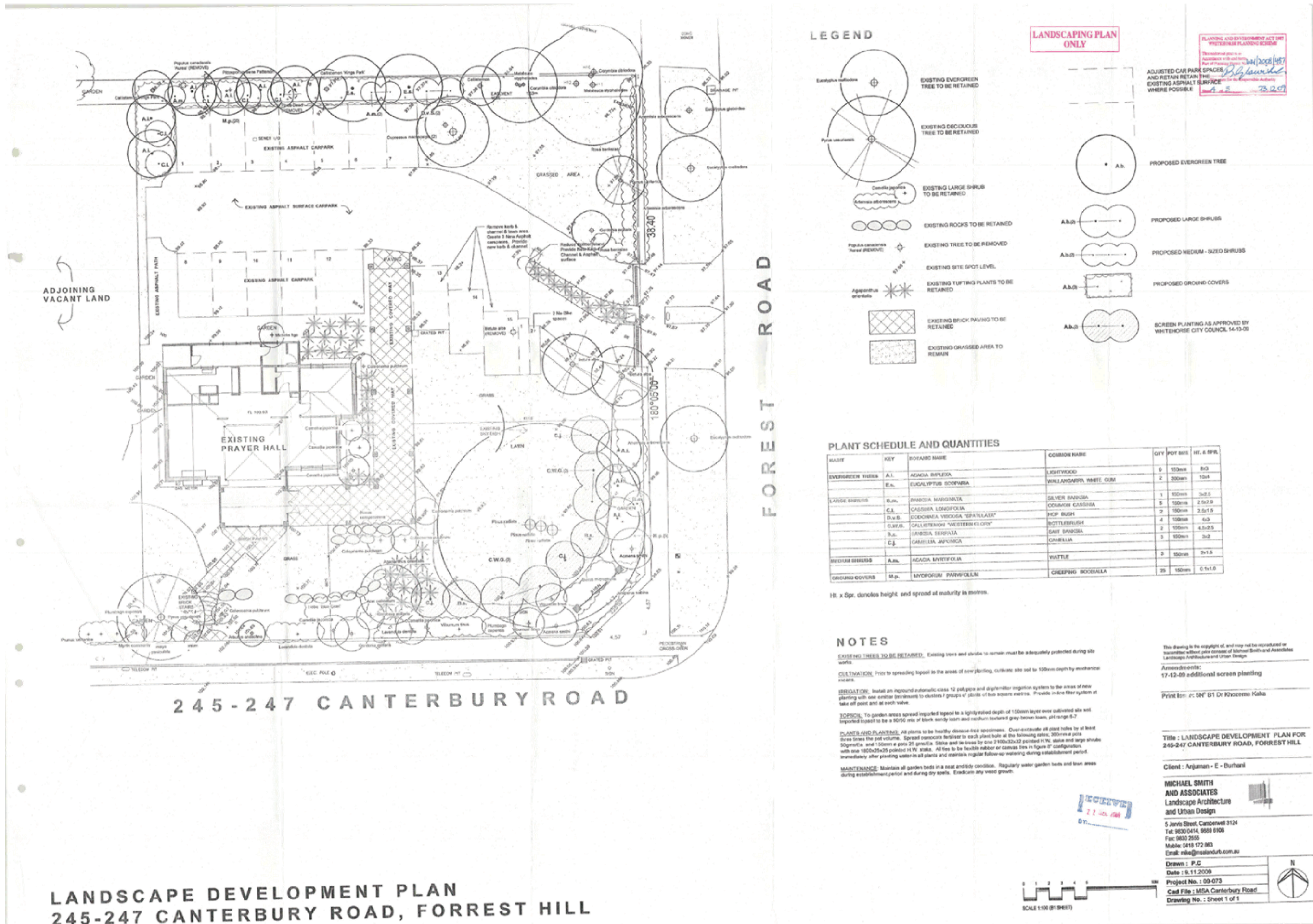
9.1.1 – ATTACHMENT 2. Current Planning Permit and plans



9.1.1 – ATTACHMENT 2. Current Planning Permit and plans

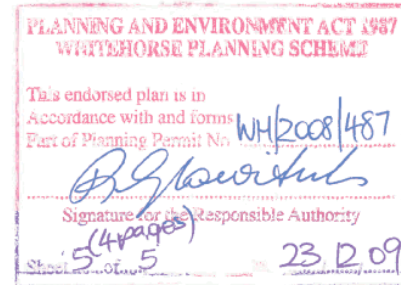


9.1.1 – ATTACHMENT 2. Current Planning Permit and plans



9.1.1 – ATTACHMENT 2.

Current Planning Permit and plans



CAR PARKING MANAGEMENT PLAN

Effective date: 1st November 2008

Address: 245-247 Canterbury Road, Blackburn



9.1.1 – ATTACHMENT 2. Current Planning Permit and plans

Purpose:

The purpose of this plan is to establish a firm set of requirements for Car parking that will form part of the rules to be abided by every member of Anjuman-e-Burhani during attendance at prayer meetings at “The Masjid” at 245-247 Canterbury Road, Blackburn.

1) Parking within the complex

There will be only 15 reserved spaces for Car parking within the complex and they will be allocated by Khozema Kaka, Property Development Manager, which will be renewable a yearly basis.

These 15 spaces will be allocated along the following guidelines:

- 8 spaces reserved for the Trustees of the Anjuman
- 3 spaces reserved for the Old and Aged members of the Anjuman
- 1 space reserved for the Host of the day
- 3 spaces reserved for the key volunteers allocated to the prayer meeting and for those who actively do car pooling

2) Parking outside the complex

All other members who do not park within the Markaz complex and also do not travel by Public Transport to the Markaz are to use only the available public spaces in the immediate vicinity of the Masjid complex. There are in excess of 25 such public spaces identified in the Traffic Management Plan.

Under no circumstances is any member permitted to park their car on either side of the street in Forest Road during prayer meetings as it causes a significant level of inconvenience to our neighbors and public buses regularly using Forest Road.

Car pooling arrangements that have been created since this plan was put in place will allow all members of the Anjuman who live near each other but far away from the Masjid, to share their cars. This minimizes travels costs for the members and limits the impact to the environment by simply reducing the cars on the road at any given time. It has been observed that the number of cars coming to the Masjid and parking outside the Masjid complex has been reduced by 65% as a result of this exercise which has proven to be very effective,

9.1.1 – ATTACHMENT 2.

Current Planning Permit and plans

3) Members using Public transport

All members using public transport (trains, taxis and buses) to come to prayer meetings at the Masjid are required to enter from the pedestrian entrance located on Canterbury Road to minimize traffic at the car park entrance in Forest Road.

Those members who use public transport may avail of the car pick up arrangements put in place by the Trustees from the major railway stations of Blackburn and Nunawading.

Those using the bus services are able to access the Masjid by foot as the bus drop off is on Forest Road and the Forest Hill Chase Shopping Center on the opposite side of Canterbury Road.

4) Members using Bicycles

Members using bicycles are required to park in the allocated newly created bicycle spaces within the complex.

5) Visitors

The above plan encompasses all possible scenarios as regards members of the Anjuman attending prayer meetings. Prayer meetings are only attended by the members of the Anjuman and visitors are generally by invitation only. In the event that there are invitees to prayer meetings (during Idd-ul-Fitr and Open Days), the Property Development Manager will do a special allocation of onsite car parking spaces for the particular prayer meeting.

Communication with Members:

The plan outlined here will be communicated to all members of the Anjuman in the following manner:

- All members (including the aged) who have reserved car parking spaces within the complex will be informed of this individually by email.
- The Host of the day and the volunteers are allocated in advance for each prayer meeting and they will as a result take up their quota of

9.1.1 – ATTACHMENT 2. Current Planning Permit and plans

parking onsite for the duration of the prayer meeting they are in charge.

- When the email notice is sent out to all members there will be a reminder sent out as an automatically generated note in every notice and will read as follows “All members to strictly abide the car parking restrictions during prayer meetings at the Masjid”.
- There will also be a notice on the Anjuman notice board with the Masjid that will remind members of the car parking rules that are to be followed.
- The Trustees of the Anjuman will reserve the right to ask anyone not following the car parking rules to immediately leave the meeting and move their car to abide by the rules.

Conclusion:

This Car Parking Management Plan has now been implemented for more than 12 months and the Trustees have observed the following:

- No member has parked on either side of Forest Road
- Some members who do not have allocated spaces with the Masjid complex, park in available public spaces in the surrounding area without causing any disturbance to the neighbours or public buses accessing Forest Road.
- Some members who do not have allocated spaces with the Masjid complex, have car pooling arrangements in place which has reduced car usage by the members by >60%
- In the unusual circumstance that a member not having an allocated car park is late for a prayer meeting they do park within the complex and this generally causes minimal disturbance as a couple of members with reserved parking are not present on the day and these vacant spots are then occupied.
- Most of the student members use public transport either rail or bus and almost all of them access the Masjid complex by foot.
- One member living close uses a bicycle.

In light of the above and the continuous reminders and reinforcement of the car parking requirements to the members of the Anjuman, this Car Parking Management Plan has proved to be already functional over a sustained period of time and will continue to serve the Anjuman well into the future.

9.1.1 – ATTACHMENT 3. Tribunal outcome - Project Planning & Development v Whitehorse CC

**VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL
ADMINISTRATIVE DIVISION**

PLANNING AND ENVIRONMENT LIST

VCAT REFERENCE NO. P718/2014
PERMIT APPLICATION NO. WH/2013/516

CATCHWORDS

Section 77 of the *Planning & Environment Act 1987*; Whitehorse Planning Scheme; whether a three to four storey built form is appropriate at the interface of an activity centre and a minimal change area; impact of a Significant Landscape Overlay on built form and landscape outcomes.

APPLICANT	Project Planning & Development Pty Ltd
RESPONSIBLE AUTHORITY	Whitehorse City Council
RESPONDENT	Joan Morgan and others
SUBJECT LAND	245-247 Canterbury Road, Blackburn
WHERE HELD	Melbourne
BEFORE	Michael Deidun, Presiding Member Sue Porter, Member
HEARING TYPE	Major Case Hearing
DATE OF HEARING	11-14 August 2014
DATE OF ORDER	1 September 2014
CITATION	

ORDER

- 1 Leave is granted to substitute the plans that are the subject of the Application for Review for those prepared by Orbit Architecture and dated 26 June 2014.
- 2 The decision of the Responsible Authority in relation to permit application no. WH/2013/516 is affirmed, no permit is granted.

Michael Deidun
Presiding Member

Sue Porter
Member

9.1.1 – ATTACHMENT 3. Tribunal outcome - Project Planning & Development v Whitehorse CC

APPEARANCES

For Applicant	<p>Peter O’Farrell, Barrister by direct brief.</p> <p>Mr O’Farrell called expert evidence from Marco Negri (town planner) of Contour Consultants, Charmaine Dunstan (traffic engineer) of Traffix Group, John Patrick (landscape architect) of John Patrick Pty Ltd, Mark O’Dwyer (architect) of H2O Architects and Chris Goss (architect and visualisation) of Orbit Solutions.</p> <p>Mr O’Farrell also called lay evidence from Khozema Kaka, a trustee of the Anjuman-E-Saiffee (Melbourne) Trust.</p>
For Responsible Authority	David Song, Town Planner of Song Bowden Planning.
For Respondents	Margaret Dymond, Roland Dymond, Anne Tan, Beth Polson and Joan Morgan all appeared in person.

9.1.1 – ATTACHMENT 3. Tribunal outcome - Project Planning & Development v Whitehorse CC

INFORMATION

Description of Proposal	Construction of a new place of worship on the site of an existing mosque, in the form of a three storey building with a dome above and basement car parking. Permission is also sought to remove vegetation.
Nature of Proceeding	Application under Section 77 of the <i>Planning and Environment Act</i> 1987.
Zone and Overlays	General Residential Zone Significant Landscape Overlay No 2 Special Building Overlay (part)
Permit Requirements	Clause 32.08-6 to construct a building or construct or carry out works associated with a Section 2 Use in the General Residential Zone. Clause 42.03-2 to remove, destroy or lop vegetation, and to construct a building or construct or carry out works on land affected by the Significant Landscape Overlay. Clause 44.05-1 to construct a building or construct or carry out works on land affected by the Special Building Overlay. Clause 52.34 to waive the requirement for bicycle facilities.
Key Scheme policies and provisions	Clauses 10, 11, 15, 16, 17, 19, 21, 22.03, 22.04, 22.05, 32.08, 42.03, 44.05, 52.06, 52.34 and 65.
Land Description	The land is a rectangular corner allotment with a frontage to Canterbury Road of 33.07 metres, a sideage to Forest Road of 38.4 metres, and an overall area of 1636 square metres. The land is presently supported with a converted dwelling used as a place of worship, along with an open at grade car parking area.
Tribunal Inspection	The Tribunal conducted an accompanied inspection of the review site and surrounding area on 12 August 2014.
Cases Referred To	<i>Rutherford & Ors v Hume CC</i> [2014] VCAT 786; <i>Buckerfield Architects v Boroondara CC</i> [2004] VCAT 659; <i>Williams v Whitehorse CC</i> [2006] VCAT 2148.

9.1.1 – ATTACHMENT 3. Tribunal outcome - Project Planning & Development v Whitehorse CC

REASONS¹

What is this proceeding about?

- 1 An existing faith community currently worships from a converted dwelling on land at 245 -247 Canterbury Road, Blackburn (the ‘review site’). Project Planning & Development Pty Ltd (the ‘Applicant for Review’) has sought a planning permit to construct a new and much larger purpose built place of worship on the review site. As a result of this history, the Applicant for Review already holds a planning permit to use the site as a place of worship. The only approvals that are therefore before us are to construct buildings and works to replace the existing building with a bigger and newer purpose-built version, and to remove vegetation.
- 2 The Whitehorse City Council has determined to refuse to grant a permit, raising concerns relating to the built form and scale of the building and its impact on neighbourhood character. Other concerns held by Council involve the removal of vegetation and creation of off-site amenity impacts. An Application for Review of the Council’s decision has been lodged with the Tribunal.
- 3 The Application for Review is being contested by a number of nearby residents, who share the Council’s concerns, as well as raising additional concerns relating to the likely car parking and traffic impact.
- 4 The key issues or questions for determination are:
 - a. What is the Whitehorse Planning Scheme encouraging on the review site?
 - b. Is the proposal an appropriate built form that is respectful of neighbourhood character?
 - c. Does the proposal produce acceptable landscape outcomes?
 - d. Will there be any unreasonable off-site amenity impacts?
 - e. How do we view the issue of car parking and traffic?
- 5 The Tribunal must decide whether a permit should be granted and, if so, what conditions should be applied. Having considered all submissions and evidence presented with regard to the applicable policies and provisions of the Whitehorse Planning Scheme, we have decided to affirm the Council’s decision, and direct that no permit be granted. Our reasons follow.

PRELIMINARY MATTER

- 6 Towards the conclusion of the hearing the Applicant for Review raised a question of law regarding the applicability of Clause 22.03 of the Whitehorse Planning Scheme. We issued oral orders at the end of the

¹ We have considered all submissions presented by the parties although we do not recite all of the contents in these reasons.

9.1.1 – ATTACHMENT 3. Tribunal outcome - Project Planning & Development v Whitehorse CC

hearing, and followed up with written orders, providing for the lodgement of further written submissions by Council and the Applicant for Review addressing the question of law. On the day after the hearing the Applicant for Review wrote to withdraw the legal question and their challenge to the applicability of Clause 22.03. Therefore we have not had to determine the question of law.

WHAT IS THE WHITEHORSE PLANNING SCHEME ENCOURAGING ON THE REVIEW SITE?

- 7 The site has an interesting policy context, sitting at the interface between two precincts that have quite contrasting policy expectations. As a result, there are three policy threads that have a high degree of influence on our decision making in this proceeding.
- 8 The review site forms part of the residential surrounds to the Blackburn Lake, and thus is within a minimal change area under policy to which a Significance Landscape Overlay is applied. The first relevant policy thread relates to the location of the review site in a minimal change area, and the character outcome that is sought. The basis for applying the minimal change area to this precinct is provided as follows:

Areas of minimal change are those areas which have recognised heritage, environmental and landscape significance. For instance the Blackburn residential area is constantly subjected to strong development pressures. There is an ongoing need to ensure the environmental quality of this area is preserved and enhanced through sensitive redevelopment.²
- 9 As a result of the site being located within a minimal change area, the following policy objectives are relevant:
 - To provide certainty to the community in terms of the areas targeted and protected from increased development.
 - To encourage development to contribute to the preferred neighbourhood character where specified.
 - To ensure that new development minimises the loss of significant trees.³
- 10 The provisions of Schedule 2 to the Significant Landscape Overlay (SLO2) support this policy intent with the following objectives, which act to identify, with reference from policy at Clause 22.03-6.1 of the Whitehorse Planning Scheme, the preferred future character of this area:
 - To retain the dominance of vegetation cover in keeping with the bush character environment.

² Clause 21.06-1 of the Whitehorse Planning Scheme.

³ Clause 22.03-2.

9.1.1 – ATTACHMENT 3. Tribunal outcome - Project Planning & Development v Whitehorse CC

- To encourage the retention and regeneration of native vegetation for the protection of wildlife habitat.
 - To ensure that a reasonable proportion of a lot is free of buildings to provide for the planting of tall trees in a natural garden setting.
 - To encourage the development of sympathetic buildings within an envelope, which ensures the maintenance of a tree-dominated landscape.
 - To ensure that buildings and works retain an inconspicuous profile and do not dominate the landscape.
 - To ensure that development is compatible with the character of the area.
- 11 The second relevant policy thread is the very deliberate way that the Whitehorse Planning Scheme seeks to guide the use and development of residentially zoned land for non-residential land uses. The intent of such policy is first identified at Clause 21.06-1 which states:
- Finally, there is intermittent pressure for non-residential uses in residential areas such as clubs, hotels, medical facilities, churches, child care facilities and student accommodation facilities. It is essential that these activities and any new buildings associated with them are designed in a way that integrates these uses and their built form into their residential environments and that there is no detriment to the community or the surrounding residential amenity.
- 12 This policy is supported by the Non-Residential Uses in Residential Areas Policy, which contains the following guidance for the design of buildings containing such non-residential uses:
- Existing residential buildings are encouraged to be retained and converted to suit the use in preference to a purpose-built premises.
- The design, scale and appearance of the non-residential use are encouraged to harmonise with the housing styles and general character of the area.
- Front setbacks are encouraged to be consistent with abutting residences.⁴
- 13 The third relevant policy thread is the range of policies that seek to encourage commercial and community land uses to locate near to activity centres. This is particularly relevant here as the land is located directly opposite the Forest Hill Activity Centre, a higher order activity centre that provides a range of retail, transport and other facilities. As such, we are particularly guided by policies like those that follow:

⁴ Clause 22.05-3.

9.1.1 – ATTACHMENT 3. Tribunal outcome - Project Planning & Development v Whitehorse CC

Broaden the mix of uses in activity centres to include a range of services over longer hours appropriate to the type of centre and needs of the population served.

Provide a focus for business, shopping, working, leisure and community facilities.⁵

Non-residential uses are encouraged to be in convenient walking distance to shopping centres or other non-residential land uses or zones.

Non-residential uses are encouraged on a corner site and abutting a Road Zone Category 1 and 2.⁶

To maintain and enhance the role of activity centres as a community focus.⁷

- 14 On balance, we consider the policy applicable to the designation of the site as a minimal change area affected by the SLO2 to clearly identify that a different outcome is sought on the review site, compared to locations outside of the minimal change area. This means, in our view, that a very different built form and landscape outcome is reasonably expected on the review site, compared perhaps to what occurs on land directly opposite and further to the east on the northern side of Canterbury Road. However the extent to which the development of the review site needs to achieve all that the SLO2 and the minimal change area seeks, can be tempered having regard to:
- a. The main road and corner location of the review site;
 - b. The character of the surrounding area, including land both within and outside of the minimal change area;
 - c. The site's location almost as proximate as one can get⁸ to a higher order activity centre.
- 15 In the end our interpretation of the policy matrix indicates that a balance needs to be achieved between the competing policy objectives applying to the review site. In this respect our minds turn to the usual approach about what should occur at the interface of land within both residential and commercial zones. That usual approach is well captured by the following quote:

I refer back to my earlier comments about the appropriateness of using this site for a commercial building and the inevitability of such an outcome given the zoning of the land and the strategic direction in the MSS. I agree with Mr Bisset that in an interface situation such as this there are competing objectives on either side of the residential /

⁵ Clause 11.01-2.

⁶ Clause 22.05-3.

⁷ Clause 22.06-2.

⁸ Aside, that is, from a property immediately abutting an activity centre, without the separation of a main road.

9.1.1 – ATTACHMENT 3. Tribunal outcome - Project Planning & Development v Whitehorse CC

commercial divide and that a proper planning outcome is one which balances those competing objectives taking into account all of the opportunities and constraints of the site and its neighbours. Inevitably compromises will have to be made to reach an acceptable outcome which satisfies those competing objectives. The commercial site cannot ignore that they have a residential abuttal; nor can a residential property expect the sort of residential amenity one would anticipate in an area wholly zoned for residential purposes.

I approach the task therefore of the interface issue not with a view to achieving a perfect residential amenity outcome; nor a perfect commercial outcome. If it were that simple I could favour one over the other and (say) allow a box like office building on the boundary with extensive windows as might be found in a wholly commercial area. Or I could favour a one storey commercial building well offset from the boundary with a "forest" as a buffer in deference to residential amenity. Rather, I must look for a balance which satisfies the "reasonable expectations" of all parties.⁹

- 16 Likewise, in this case, we are not expecting the Applicant to achieve an outcome entirely consistent with the SLO2 and minimal change area policy, as one might expect to achieve in the heart of land so designated. Also we can't support an outcome which mirrors that achieved on nearby sites that are located outside of the SLO2 and minimal change area policy area. Instead a balance of the two divergent expectations is a reasonable outcome for the review site. The test is whether, in our opinion, a reasonable balance has been achieved by the proposed development. We come to that assessment shortly.

- 17 We understand our position on this matter may be viewed as being not entirely consistent with that reached by the Tribunal in the decision of *Williams v Whitehorse CC*¹⁰ where the Tribunal remarked:¹¹

Whilst some matter require greater scrutiny I consider that little should be made of the site's location on the eastern edge of the SLO2 and Minimal Change boundary. Whilst a substantial number of properties around the site are not in the same policy area the creation of the boundary seems logical and appears to respond to vegetation and neighbourhood character elements which help define the different policy areas and the SLO2.

- 18 We note that the site subject to the *Williams* decision sits in a streetscape where the SLO2 is consistently applied, but where the properties to the rear and the rear part of one of the side interfaces fall outside of the SLO2 and minimal change area. We also note that the *Williams* site does not sit close to an activity centre. On those points we distinguish our review site with that subject to the *Williams* decision.

⁹ Paragraphs 19 & 20 of *Buckerfield Architects v Boroondara CC* [2004] VCAT 659.

¹⁰ [2006] VCAT 2148.

¹¹ At paragraph 33 of that decision.

9.1.1 – ATTACHMENT 3. Tribunal outcome - Project Planning & Development v Whitehorse CC

19 We are also mindful that we need to make an assessment of whether the proposed development achieves net community benefit, and that an acceptable outcome may entail both identified benefits and disbenefits. We will return to a net community benefit analysis later in our reasons.

20 Aside from the policy guidance, we also note that there is significant support in a broad range of legislation that encourages a level of freedom in the ability of faith communities to establish places of worship in Australia. This broad range of legislation was explored at depth by the Tribunal in the very recent decision of *Rutherford & Ors v Hume CC*.¹² We do not seek to repeat the analysis of that range of legislation in this proceeding, however we do adopt the findings of that Tribunal, where they state:

All faiths are entitled to facilities and services to meet their needs, including places of worship to practise their faith. For planning purposes, a 'place of worship' does not discriminate between religions, nor is it incompatible (in a town planning sense) for one place of worship to be sited adjacent to another.¹³

21 We also note the following relevant comments from the Rutherford decision which is also relevant to our assessment of the proposed built form on the review site:

A further part of the context is the desired style of architecture of a mosque. Different faiths have their own traditions when it comes to architectural styles. While more modern Pentecostal faiths may be content with large modern low scale buildings, all manner of faiths have their firmly held architectural styles. These include the Catholic and Anglican churches with their spires, the Coptic Orthodox Church with its domes, and the equally distinctive architecture associated with the domes or minarets of mosques. It is important, in applying planning principles to the assessment of architectural outcomes, to recognise that such architectural styles are often an important component of the expression of faith from a faith-based community.¹⁴

22 This analysis informs the assessment that follows.

IS THE PROPOSAL AN APPROPRIATE BUILT FORM THAT IS RESPECTFUL OF NEIGHBOURHOOD CHARACTER?

23 As we have identified earlier, there are competing policy objectives for the review site, and our task is to strike a balance between them. On the one hand the site's designation as a minimal change area and within the SLO2 means that parts of the Whitehorse Planning Scheme seek a heavily vegetated outcome on the review site, with a built form that is recessed and subservient to the landscape outcomes. Those are our words, but we consider they reflect the language particularly found in SLO2, where built

¹² [2014] VCAT 786

¹³ Paragraph 14 of that decision.

¹⁴ Paragraph 117 of that decision.

9.1.1 – ATTACHMENT 3. Tribunal outcome - Project Planning & Development v Whitehorse CC

form is sought to be ‘inconspicuous.’ On our own research of the meaning of this word, we are referenced to like terms being modest, unobtrusive, low-key and unassuming.

- 24 The SLO2 also seeks outcomes, as guided by the decision guidelines, where reasonable setbacks are sought to provide for landscaping and a reasonable proportion of the lot is free of buildings and available for landscaping.
- 25 On the other hand, an outcome guided by the surrounding neighbourhood character is also sought, which in this case includes land both within and outside of the minimal change area and SLO2. In particular, the character of the surrounding area is already strongly influenced by the design of Forest Hill Chase Shopping Centre, which presents to the opposite side of Canterbury Road as a multideck above ground car park. It is also influenced by the two storey medical centre located on the north-eastern corner of Forest Road and Canterbury Road, and by the more distant views east to a four storey apartment building. We were also informed that another four storey apartment building has been approved by Council for land on the other side of the aforementioned medical centre,¹⁵ but is subject to a current Section 82 Application for Review at the Tribunal.
- 26 It is the submissions of Mr O’Farrell, supported by the evidence of various expert witnesses, that the proposal does indeed strike the right balance. In particular those that support the grant of a permit attest to the way that the building steps down with the slope of the land, owing in part to the setback third level from the northern boundary, along with the impressive landscape proposal, as indicators that an appropriate balance has been achieved. Mr O’Farrell submitted that, on the strength of the number of trees in Mr Patrick’s landscape plan, we need to find that the proposal will enhance the landscape contribution from the review site. He also submitted that the phrase ‘inconspicuous profile’ and use of the word profile must be a reference to the silhouetting of a building above the horizon, which will not occur with this proposed development. Finally, Mr O’Farrell provided a pictorial analysis of the way that other large sites within the SLO have been developed.
- 27 We accept the submissions made that a sizeable mosque is an appropriate built form outcome for the review site. We also accept that such an appropriate outcome will include architecture that is not the norm for this suburb, and built form, site coverage and landscaping outcomes that may be a bit different to that achieved in other parts of the minimal change area. We are persuaded that these outcomes are consistent with our task to balance the competing policy objectives we have already identified. They are also consistent with our recognition that places of worship are important community facilities that should be encouraged, and that, to an extent, the function of these buildings will influence their built form. We are

¹⁵ On land at 251-255 and 257 Canterbury Road, Forest Hill.

9.1.1 – ATTACHMENT 3. Tribunal outcome - Project Planning & Development v Whitehorse CC

particularly cognisant of the very relevant desire for this faith community, and they are not alone, to have as its place of worship a building that represents their architectural heritage, and which draws a level of attention and pride to their community and faith.

- 28 Despite our agreement with these principles, in our view the proposal has overstepped what is an appropriate balance between the competing policy intents for the review site. In short, we are concerned in relation to what we view as two key failings with the design response. The first of these is the lack of a sufficient landscape setback from Forest Road. The proposed place of worship adopts a setback of 4.9 metres from Forest Road, to the metal screen that will form the front wall when viewed from Forest Road, and which will extend between 9.4 and 11.6 metres in height.¹⁶ The second floor sits higher again, and is setback just 1.5 metres from the metal screen wall to the floors below. The metal screen wall does not extend all the way to ground, sitting above a base of stone basalt which extends up to ground floor level. The metal screen façade will be punctuated by a protruding entry way, with a setback from Forest Road of 3.7 metres and an average height of 9.2 metres.
- 29 Sitting in front of this form will be an entry platform, setback between zero and 1.5 metres from Forest Road, and with a height of between 1.2 and 2.5 metres. Due to the slope of the land, and the angled form of this entry platform and associated stairs, it has its greatest height at the very point where it has a zero setback from the street boundary and thus the footpath in Forest Road. The location of this entry platform and stairs, along with the reflection pond at the south-eastern corner of the building, severely restricts the ability to landscape the setback provided to Forest Road.
- 30 We acknowledge that there is a design requirement for such Masjid¹⁷ that the entry point to the building must be opposite the front of the worship space, and as such must be along the eastern elevation of this building. However in our view that does not remove the importance of ensuring an appropriate setback to Forest Road, and an appropriate relationship in height between the footpath and the entry area. We also acknowledge that during the course of the hearing, Mr O'Farrell and his team offered changes to this elevation. These changes included a reduction in the size of the entry platform in Mr Patrick's landscape plans, and an offer from Mr O'Farrell to completely remove the stairs heading north from the entry platform.
- 31 While we accept that these changes will have a positive outcome, in our view they do not go far enough to reduce the scale of the development when viewed from Forest Road, or provide an appropriate series of setbacks. We view Forest Road as an important interface, not only because it provides the

¹⁶ When scaled off the east elevation.

¹⁷ Being the name given to the worship space within this type of Mosque.

9.1.1 – ATTACHMENT 3. Tribunal outcome - Project Planning & Development v Whitehorse CC

public entry into this minimal change area, but also because it needs to draw a distinction with the landscape outcomes achieved on the opposite side of the road, being land outside of the SLO2. It is also an elevation that is highly exposed to angled views from residential properties further to the north along Forest Road. In this context, and for the reasons set out above, we find that the scale of the development, the extent of setbacks provided, and the extent of built form and works within the setbacks to be inappropriate and inconsistent with the guidance provided by the Whitehorse Planning Scheme.

- 32 We also find that the setbacks and scale along the eastern elevation are not justified, even having regard to the context of the review site adjacent to a higher order activity centre. They far exceed the combined scale and setbacks of the medical centre on the opposite side of Forest Road. They are also quite unlike the current condition of other land within SLO2 along this interface, including land that sits at the intersection of Canterbury Road and Boulton Road.
- 33 The second failing is the extent of built form that will be visible from land to the north of the review site. Of such land, that which is most sensitive to built form is the adjoining property to the north at 22 Forest Road, which contains a single storey detached dwelling. This adjoining dwelling is sited further west than the part of the adjoining property which directly interfaces with the review site. Adjacent to the review site is a front yard, including some outbuildings.
- 34 The proposed place of worship will have a setback of 5.6 metres from the northern boundary, to a built form which sits some 10.8 to 11.7 metres above natural ground level, and again is wrapped in a metal screen façade. Above this façade sits the second floor with a setback of 7.6 metres and a height of between 13.2 and 13.7 metres. To the west of the metal screen façade sits the angled wall of the Masjid, which at its closest point has a setback of 9.7 metres and a height of 12.5 metres. Sitting in front of the Masjid is a sizeable reflection pond, with a setback of 3.6 metres, and a height of between 1.6 and 2.2 metres.¹⁸ Other paving areas and retaining walls sit between the reflection pond and the northern boundary of the site. The driveway sits between the part of the building clad in the metal screen and the northern boundary of the site, with a landscaping strip some 1.5 metres in width proposed.
- 35 Mr Patrick recommended as part of his evidence for this entire northern elevation to be moved a further 1.4 metres to the south, thus resulting in a 2.9 metre wide landscaping strip alongside the driveway, and an increased setback to each element described above of 1.4 metres. Even considering this modification, we find that the proposed built form when visible from

¹⁸ Unfortunately most of these dimensions are not provided on the plans, and so we have had to scale off the plans, with an element of potential error.

9.1.1 – ATTACHMENT 3. Tribunal outcome - Project Planning & Development v Whitehorse CC

the north will be unreasonably large. We make this finding for the following reasons. The building will essentially present a four storey scale when viewed from the adjoining residential property. As such, it will appear very large and dominating when viewed from the adjoining properties, which have a lower natural ground level. The height and scale of the proposal along its northern elevation will be far removed from the domestic scale that one might expect to find on a site in a minimal change area in a residential zone. The proposed building will also have a lack of articulation above ground floor level, primarily consisting of two large rectangular forms joined at an interesting angle, with a setback third storey to the closer of the rectangular forms.

- 36 We consider such a scale to be unreasonable for a site identified as being inside a minimal change area, within a residential zoning, and interfacing with a property used for residential purposes. We note, for example, that it is a much greater scale than what the Forest Hill Chase Shopping Centre, located within the boundaries of the activity centre and within a Commercial 1 Zone, presents to its southern boundary and thus its interface with the minimal change area.
- 37 We acknowledge that the recommendation of Mr Patrick results in an ability to create some significant landscaping, consisting of an area planted with large indigenous canopy trees, supplemented by tall shrubs which could also fairly be described as small trees. We also note that there appears a late intent from the Applicant for Review to now retain trees 5 & 6, located immediately adjacent to the northern boundary of the review site. We support the retention of these two trees, as they are the only examples of trees located within the review site that are worthy of retention. We also support the retention of tree 1, given as it is sited mostly within the adjoining property to the north.
- 38 The extent of landscaping proposed along the northern boundary also wraps around the western boundary of the site, filtering angled views to the western elevation of the place of assembly. However we consider the Whitehorse Planning Scheme to seek an outcome on the review site that combines this type of landscaping response with a more sympathetic and contextual built form. To that end we find the failure of the building to respond adequately to the changing topography across the site to be a significant failing in the overall design.
- 39 While our concern is with the scale and bulk of the proposed building, we feel we need to differentiate this with any concern about the architectural style of the proposed place of worship. This is a building that is relatively attractive, but in any case is an appropriate expression of the history and beliefs of this faith community. We consider that any redesign to accommodate a more recessive and measured built form does not necessarily need to adjust the architectural expression or language of the built form. We do note, however, that one of the materials proposed is a

9.1.1 – ATTACHMENT 3. Tribunal outcome - Project Planning & Development v Whitehorse CC

white marble, which is to be finished in a way that it is not polished, and therefore will not have a glossy finish. We consider that the Applicant has some more work to do to persuade us that this material will not be too bright or contrasting with the surrounding landscape. Alternatively a more grey material can be chosen in any redesign.

- 40 Turning now to the arguments put in favour of the proposed development, we are not persuaded by the submissions from Mr O'Farrell and the evidence called by him that we have previously summarised for the following reasons:
- a. We are not persuaded that this proposed building steps down with the slope of the land in any meaningful way. While we acknowledge the second floor has an increased setback from the northern boundary of the site, it is marginal, and the main form represented by that wrapped in the metal screen fails to incorporate any step in keeping with the fall of the land. We find the heights of the building at its respective southern and northern elevations demonstrates that the building fails to step with the slope of the land in a way that assists to ameliorate the extent of scale and bulk visible along its northern elevation.
 - b. We also don't understand the objectives of the SLO2 as seeking simply an increase in the number of trees on a development site as a measure of an acceptable outcome. Instead, the objectives clearly seek an outcome of tall trees in a natural garden setting. While a garden setting may be established to some parts of the site's interfaces, we find for the reasons already given that it has failed to be achieved along the site's critical sideage to Forest Road.
 - c. In our view the words 'inconspicuous profile' cannot be narrowed to an assessment of whether the horizon is broken by the proposed built form. We are aware of many planning controls that seek to avoid such an outcome, and they are specifically worded so. In this case, when reading SOL2 as a whole, we find that the desired outcome is a building that is low scale, and not the significant visual element in a streetscape perspective, as well as in views from surrounding properties. As we have already identified above, we consider that some flexibility exists in the achievement of this desired outcome on the review site, having regard to its location on the edge of the SLO2 and minimal change area, the character of the surrounding area, and its location on the edge of a higher order activity centre. However for the reasons we have already given, we find that an appropriate built form has not been achieved.
 - d. We are also not persuaded that the examples of the built form and landscape outcomes achieved on other sites provided by Mr O'Farrell assist the case for the proposed development of the review site. Most of the examples provided do not sit within

9.1.1 – ATTACHMENT 3. Tribunal outcome - Project Planning & Development v Whitehorse CC

Schedule 2 to the SLO, but either Schedule 4 or 5, the later of which specifically applies to nominated large sites. Of those examples given that are located in Schedule 2, while we agree that some have achieved poor landscape outcomes, none exhibit the extent or scale of built form that is proposed for the review site. On that basis alone we do not find the examples given comparable to the proposal that is before us.

- 41 For these reasons, we find that the proposal does not strike the right balance between the different policy intents for the review site. Having made that finding, we need to undertake a net community benefit analysis, and recognise that there are a number of benefits associated with the proposed development. The key benefit is the provision of a place of worship, education and community facility for this faith community. It is also relevant that this community facility is being provided adjacent to an activity centre, in a location where multi-purpose trips can occur. Another benefit is the economic benefit that will be derived from the construction of the proposed mosque.
- 42 In our view those benefits come close to cancelling out the significant negative, that being the failure of the proposal to adequately achieve the clear policy objectives of the Whitehorse Planning Scheme for this minimal change area. In the end we are swayed by the restrained way that the minimal change area has been applied in this municipality, coupled with the precise nature of the application of the SLO2 to this neighbourhood. As was conceded by Mr Negri, it is clear from the boundaries of the SLO2 that it has been applied in a very precise and deliberate fashion, rather than a broad brush approach as has occurred with other overlays. There has therefore been a very deliberate and conscious decision that the review site should be subject to the policies and controls that now apply.
- 43 The planning scheme seeks to provide the development and resident community confidence in likely development outcomes.¹⁹ We consider that confidence could be eroded somewhat if a development of this scale were approved for land designed for minimal change. For these reasons we are not satisfied that a net community benefit will be achieved, despite the clear benefits we have identified above. We will therefore affirm the Council's decision and direct that no permit be issued.
- 44 Given our findings on these matters, we do not need to address the other areas in dispute. However given the likelihood that a modified proposal for a smaller place of worship may be sought for the site, we make the following brief comments in relation to the illumination of the building, and the traffic and car parking matters raised by a number of the surrounding residents.

¹⁹ As identified at Clause 22.03-2.

9.1.1 – ATTACHMENT 3. Tribunal outcome - Project Planning & Development v Whitehorse CC

- 45 Much of the proposed building is wrapped in a metal screen, opening up views to the coming and goings internally within the building. The proposal also includes extensive external lighting of the building and landscaping. While this has significant benefits, including activation and surveillance of the public domain, it also has the potential to detrimentally impact upon the residential interface. This is particularly the case when at night the illuminated interior of the building will be visible from land to the north of the review site. We support a modest level of night time illumination of the proposed place of worship and consider the metal screens contribute positively to the overall design. However, the proposal should be refined insofar as the extent of illumination along the northern elevation may impact on residential amenity of land further to the north.
- 46 Turning to the car parking and traffic issues, there exists a planning permit on the site for a place of worship to operate with a maximum of 90 people. The proposal before us is for a much larger place of worship, but one that will still retain its present limit of 90 people. Further, the proposal incorporates the provision of additional car parking on site, compared to that which currently exists. Therefore, the proposal will have no net impact on car parking issues in the surrounding locality.
- 47 We acknowledge the genuine concerns held by a number of locals about the difficult car parking and traffic issues that exist in this locality. Those difficulties were well presented by Ms Rolson in her submission. However, this proposal will not result in any increased traffic, and will create a reduced amount of vehicles seeking parking off-site. As such, we have no grounds on which to raise any car parking or traffic concerns with this proposed development. While we acknowledge that a much larger place of worship is being provided on site, that in part is a function of the inadequate nature of the existing building. The Applicant has stated that their current congregation size will not increase, and as such we must find that there will be no net impact on traffic and car parking in this locale.

Conclusion

- 48 For these reasons the decision of the Responsible Authority will be affirmed, and no permit granted.

Michael Deidun
Presiding Member

Sue Porter
Member

9.1.1 – ATTACHMENT 4. Amended permit conditions as per officer's recommendation

Proposed amended planning permit as per officer's recommendation under Planning Permit Application WH/2008/487/A:

1. (Amended #1) Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions, and three copies must be provided. The plans must be generally in accordance with the decision plans but modified to show:
 - (a) Deleted;
 - (b) Deleted;
 - (c) Deleted;
 - (d) Deleted;
 - (e) Deleted;
 - (f) The northern perimeter to the north-facing, ground floor terrace treated with a 1.7m high screen or balustrade which provides for no more than 25% visual transparency.
 - (g) Any changes required to comply with the acoustic recommendations required under condition 6 of this permit;
 - (h) The basement layout revised as per the Basement Plan from Clarke Hopkins Clarke (170140/TP04, Revision B, dated 10/1/2019);
 - (i) A pedestrian sight triangle has been provided as per Clause 52.06.
 - (j) Deletion of first floor 'admin office' areas;
 - (k) The stair access on the northern side of the building located no closer than 10m to the northern boundary;
 - (l) Hard surface paving within the north setback area substituted with permeable gravel walkway;
 - (m) An increased setback between the basement and south boundary from 3100 to no less than 4200mm
2. (No change) The layout of the site and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified without the further written consent of the Responsible Authority.

Landscaping

3. (Amended #3) Before the development commences, an amended Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Landscape Plan will be endorsed and will form part of this permit. The amended Landscape Plan must be generally in accordance with the Landscape Plan prepared by John Patrick Landscape Architects and dated 4/9/2018, but modified to include (or show):
 - (a) Canopy trees adjacent to the western boundary selected from a species with suitable canopy dimensions to avoid excessive overhang to the western boundary;
 - (b) Full specification for the plants within the easement area. The species must be fast growing and demonstrate being suitable for easement planting
4. (New) Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the landscaping works shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority. The landscaping shown on the endorsed Landscape Plan must be maintained by:

9.1.1 – ATTACHMENT 4. Amended permit conditions as per officer's recommendation

- (a) implementing and complying with the provisions, recommendations and requirements of the endorsed Landscape Plan;
 - (b) not using the areas set aside on the endorsed Landscape Plan for landscaping for any other purpose; and
 - (c) replacing any dead, diseased, dying or damaged plants,
- to the satisfaction of the Responsible Authority.

Sustainability Management Plan

5. (New) Before the development commences, an amended Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Management Plan will be endorsed and will form part of this permit. The amended Sustainable Management Plan must be generally in accordance with the Sustainable Management Plan prepared by F2 Design and dated 7 September, 2018, but modified to include or show:
- (a) A STORM Rating Report with a score of at least 100% or equivalent.
 - (b) A complete, published BESS Report, with an acceptable overall score that exceeds 50% and exceed the 'pass' marks in the categories of Water, Energy Stormwater and Indoor Environment Quality (IEQ).
 - (c) Control car park ventilation with CO sensors.
 - (d) Control car park lighting (at least 75% of lighting fixtures) with motion sensors.
 - (e) Commit to controlling less frequented common areas, lift areas and service areas with daylight and motion sensors and/or timers.
 - (f) Commit to the inclusion of energy efficient heating and cooling systems indicating the associated COP and EER values and/or star ratings.
 - (g) Commit to the inclusion of water efficient fixtures and appliances indicating the associated WELS ratings.
 - (h) Provide and connect a rainwater tank(s) to all toilet flushing systems and irrigative areas.
 - (i) Commit to diverting at least 70% of construction/demolition waste from landfill.
 - (j) Submit a water balance calculation justifying the rainwater tank capacity, based on long-term average rainfall data, collection areas and expected end uses, which is in compliance with AS/NZS 6400:2016 of 1 full- and 4 half-flushes per person per day (providing 17.5 L/person/day for a 4 star WELS rated toilet). A rainwater tank size should be selected based on calculations, ensuring adequate reliability of supply is maintained with respect to overflow given that the rainwater should cater for all toilets and irrigative areas and bin wash-down areas

Acoustic report

6. (New) Before the development commences, an Acoustic Report to the satisfaction of the Responsible Authority must be prepared by a suitably qualified acoustic engineer and must be submitted to and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed and will form part of this permit. The Acoustic Report must assess the following:
- The acoustic report must make recommendations to limit the noise impacts in accordance with the State Environment Protection Policy (Control of noise from industry, commerce and trade) No. N-1 (SEPP N-1), State Environment Protection Policy (Control of music noise from public premises) No. N-2 (SEPP N-2) or any other requirement to the satisfaction of the Responsible Authority.
7. (New) The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.

9.1.1 – ATTACHMENT 4. Amended permit conditions as per officer's recommendation

8. (previously # 4) The garden areas shown on the endorsed plan and schedule must only be used as gardens and must be maintained in a proper, tidy and healthy condition to the satisfaction of the Responsible Authority. Should any tree or shrub be removed or destroyed it may be required to be replaced by a tree or shrub of similar size and variety.
9. (Previously #5) Only those trees marked 'Trees to be removed' (or similar notation) are to be allowed to be removed or destroyed. All existing vegetation to be retained must be maintained to the satisfaction of the Responsible Authority including suitable management during any construction stage.
10. (Previously #6) Within two (2) months of the issue date of this permit, a Car Parking Management Plan (CMP) must be submitted for approval to the satisfaction of the Responsible Authority. Compliance with this CMP is required at all times during operation of the Place of Worship.
11. (Previously #7) The Applicant/Owner will be responsible to meet all costs associated with reinstatement and/or alterations to Council or other Public Authority assets deemed necessary by such Authorities as a result of the development. The Applicant/Owner shall be responsible to obtain an 'Asset Protection Permit' from Council at least 7 days prior to the commencement of any works on the land and obtain prior specific written approval for any works involving the alteration of Council or other Public Authority assets.
12. (Previously #8) The subject land must be drained to the satisfaction of the Responsible Authority.

Use

13. (Amended #9) Once the use is commenced it must only be used for the above purpose, to the satisfaction of the Responsible Authority.
14. (Previously #10) Alarms must be directly connected to a security service and must not produce noise beyond the premises.
15. (Previously #11) All external lighting must be of a limited intensity to ensure no nuisance is caused to adjoining or nearby residents and must be provided with approved baffles, so that no direct light or glare is emitted outside the site.
16. (Previously #12) Not more than 90 persons are to be present on the premises at any one time without the further written consent of the Responsible Authority.
17. (Previously #13) The permitted use must generally operate between the hours of 6am and 11pm.
18. (Amended #14) The permitted use must provide no less than sixteen (16) car spaces on the site.
19. (New) Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing must be demolished and re-instated as standard footpath and kerb and channel:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority
20. (Previously #15) The car parking areas and accessways as shown on the endorsed plans must be formed to such levels so that they may be used in accordance with the plans, and must be properly drained and line-marked (where applicable). The car park and driveways must be maintained to the satisfaction of the Responsible Authority.

9.1.1 – ATTACHMENT 4. Amended permit conditions as per officer's recommendation

21. (Previously #16) Prior to the commencement of any works associated with the construction of new car parking spaces, suitable tree barrier(s) must be erected around the nearest tree trunks of protected trees to be retained at least three (3) metres from their trunks to the satisfaction of the Responsible Authority.
22. (Previously #17) Parking areas and access lanes must be kept available for these purposes at all times.

Waste Management Plan

23. (Amended #18) Before the development commences, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Waste Management Plan will be endorsed and will form part of this permit. The amended Waste Management Plan must be generally in accordance with the Waste Management Plan prepared by Leigh Design and dated 4/5/2018, but modified to include:
 - (a) Waste collection occurring within the lot boundaries.
23. (New) The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Melbourne Water Condition

24. (New) Pollution and sediment laden runoff must not be discharged directly or indirectly into Melbourne Water's drains or waterways. Site controls must be installed during construction to ensure that no sediment or litter enters the waterway system.
25. (New) All stormwater drains and on-site detention systems are to be connected to the legal point of discharge to the satisfaction of the Responsible Authority prior to the occupation of the building/s. The requirement for on-site detention will be noted on your stormwater point of discharge report, or it might be required as part of the civil plans approval.
26. (New) Detailed stormwater drainage and/or civil design for the proposed development are to be prepared by a suitably qualified civil engineer and submitted to the Responsible Authority for approval prior to occupation of the development. Plans and calculations are to be submitted with the application with all levels to Australian Height Datum (AHD). All documentation is to be signed by the qualified civil engineer.
27. (New) Stormwater that could adversely affect any adjacent land must not be discharged from the subject site onto the surface of the adjacent land.
28. (New) Prior to works commencing the Applicant/Owner is to submit design plans for all proposed engineering works external to the site. The plans are to be submitted as separate engineering drawings for assessment by the Responsible Authority.
29. (New) The Applicant/Owner is responsible to pay for all costs associated with reinstatement and/or alterations to Council or other Public Authority assets as a result of the development. The Applicant/Owner is responsible to obtain all relevant permits and consents from Council at least 7 days prior to the commencement of any works on the land and is to obtain prior specific written approval for any works involving the alteration of Council or other Public Authority assets. Adequate protection is to be provided to Council's infrastructure prior to works commencing and during the construction process.
30. (New) The qualified civil engineer when undertaking civil design must ensure that the landscape plan/s and drainage plan/s are compatible. The stormwater drainage and on site detention system must be located outside the tree protection zone (TPZ) of any trees to be retained.

9.1.1 – ATTACHMENT 4. Amended permit conditions as per officer's recommendation

Expiry

31. (Amended #19) This permit will expire if one of the following circumstances applies:

- (a) The development is not commenced within two years of the amendment date of this permit;
- (b) The development is not completed within four years of the amendment date of this permit;
or
- (c) The approved use is recommenced within five years of the amendment date of this permit.

The Responsible Authority may extend the periods referred to if a request is made before the permit expires or within six months afterwards for commencement or within twelve months afterwards for completion.

9.1.2 14 Dickens Street, Blackburn:
Buildings and works for the
construction of a double storey
dwelling within the Significant
Landscape Overlay, Schedule 2,
tree removal and works within
4m of vegetation

Attachment 1 Advertising Plans

Attachment 2 Revised Plans: Post Forum

9.1.2 – ATTACHMENT 1. Advertising Plans

DICKENS STREET NEW CONSTRUCTION
14 DICKENS STREET, BLACKBURN

NO.	DRAWING TITLE
TP00	COVER SHEET
TP01	SITE PLAN
TP02	DESIGN RESPONSE
TP03	GROUND FLOOR PLAN – PROPOSED
TP04	FIRST FLOOR PLAN – PROPOSED
TP05	ROOF PLAN – PROPOSED
TP06	WSUD + GARDEN AREA RESPONSE
TP07	ELEVATIONS – STREET EXISTING/PROPOSED
TP08	ELEVATIONS – PROPOSED
TP09	ELEVATIONS – PROPOSED
TP10	SECTIONS – PROPOSED
TP11	LANDSCAPE PLAN



PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

8/11/2018

ADVERTISED MATERIAL

CITY OF WHITEHORSE

"This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning permit under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright."



Rev Date Status Description
A 24/01/18 Town Planning SUB TO COUNCIL - ADVERTISING APPLICATION
A 26/10/18 Town Planning SUB TO COUNCIL - ADVERTISING APPLICATION

© Architecture Matters Pty Ltd
Except as allowed under copyright law, no part of this drawing may be reproduced or otherwise dealt with without written permission of Architecture Matters Pty Ltd.

ARCHITECT
Architecture Matters Pty Ltd
Suite 4, Level One
308 Queensland Street
Flemington, VIC, 3061
T (03) 9329 7903
F (03) 9329 7919
www.architecturematters.com.au

TOWN PLANNING
NOT FOR CONSTRUCTION

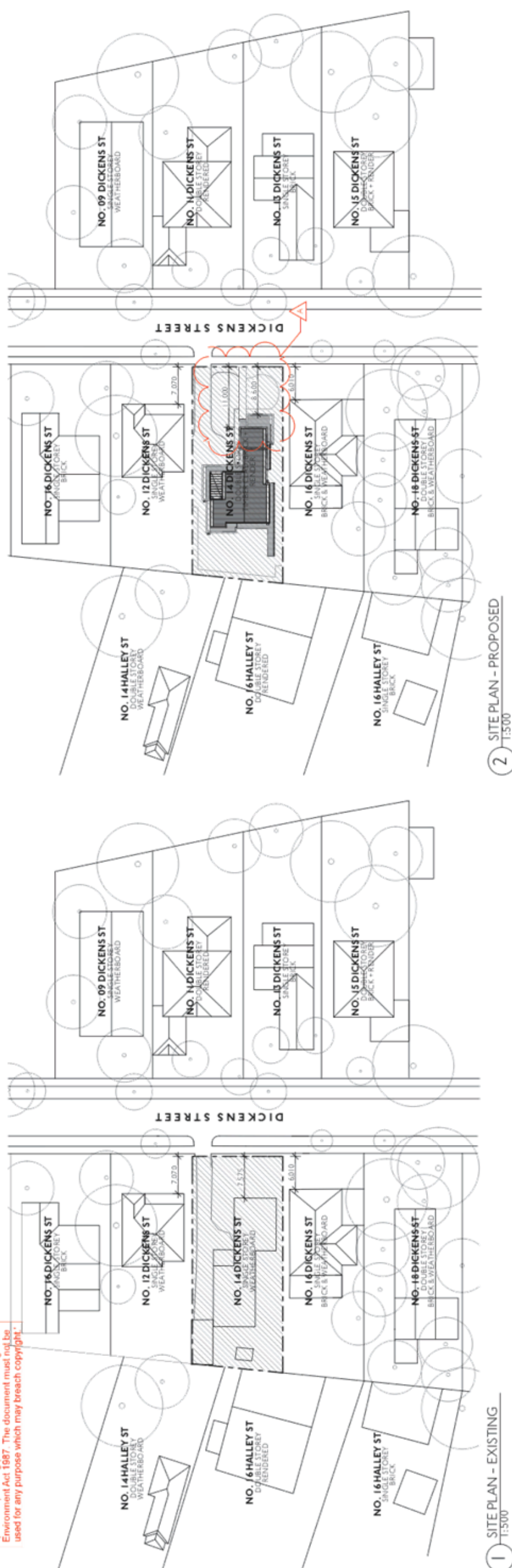
CLIENT DETAILS
MR GREG DUCHATEAU
Address: 14 DICKENS STREET
SUITE 4/28/838 COLLINS
MELBOURNE
VIC, 3008



PROJECT
DU CHATEAU RESIDENCE
14 DICKENS ST,
BLACKBURN,
VIC, 3130
PROJECT NUMBER
1813

DRAWING
COVER SHEET
Scale: AS SHOWN @ A2
Date: 26/10/2018
TP00 REV A

9.1.2 – ATTACHMENT 1. Advertising Plans



Rev	Date	Status	Description	<p>© Architecture Matters Pty Ltd Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without the prior written permission of Architecture Matters Pty Ltd.</p>
	24/01/19	TOWN PLANNING	AS SHOWN @ A2 ISSUED FOR CONSTRUCTION	
A	26/10/2018	TOWN PLANNING	ISSUED FOR CONSTRUCTION	



ARCHITECT
Architecture Matters Pty Ltd
 Suite 4, Level One
 508 Queensberry Street
 North Melbourne, VIC, 3081
 T (03) 9329 7063
 F (03) 9329 7919
www.architecturmatters.com.au

CLIENT DETAILS
MR GREG DU CHATEAU
 Address
SUITE 428/438 COLLINS STREET
MELBOURNE VIC, 3008



PROJECT
DU CHATEAU RESIDENCE
 14 CHICKENS ST,
 BLACKBURN,
 VIC, 3130

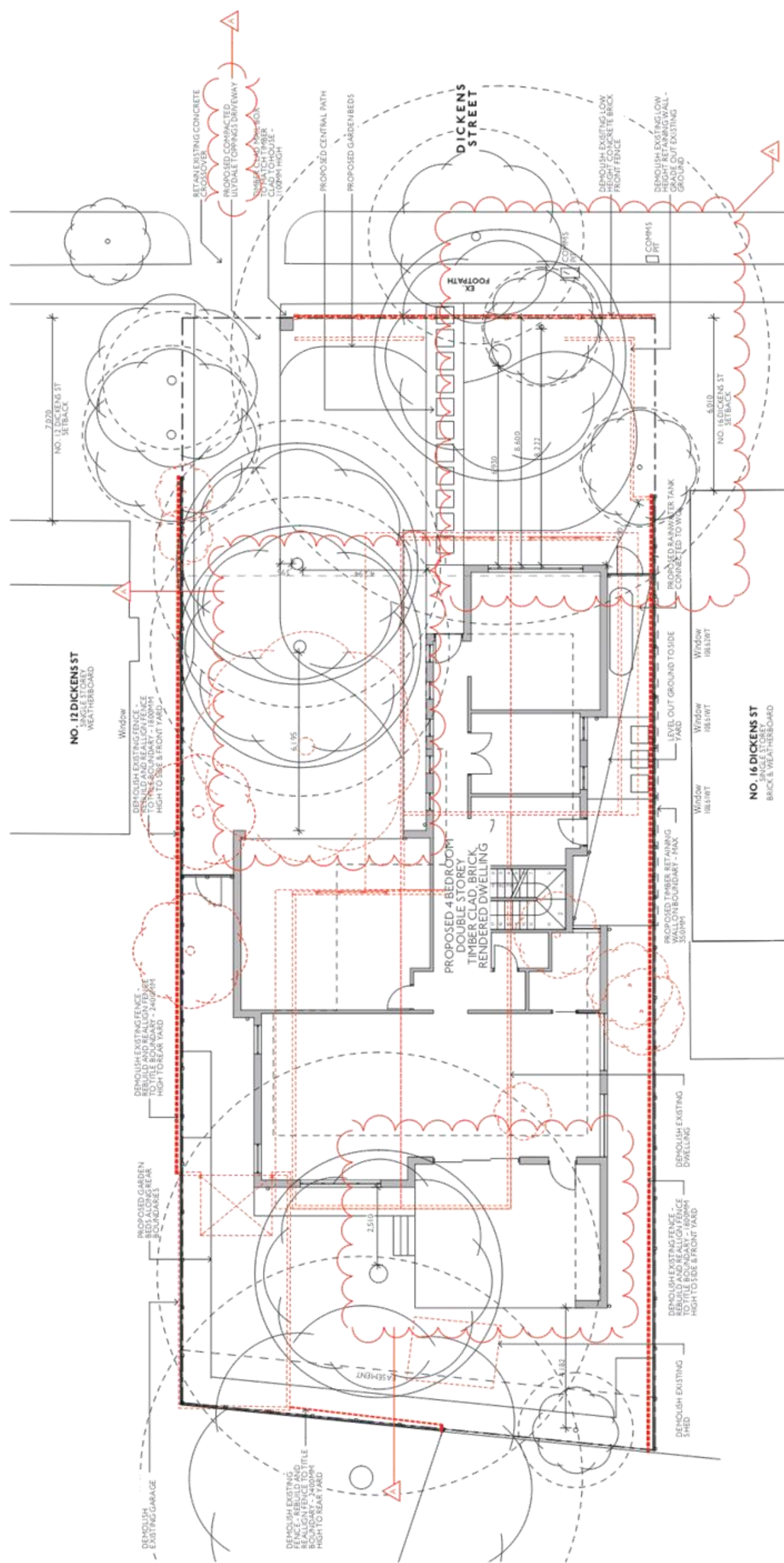
DRAWING
SITE PLAN
 Scale: AS SHOWN @ A2
 Date: 26/10/2018

PROJECT NUMBER
1813

TOWN PLANNING
NOT FOR CONSTRUCTION

TP01 REV A

9.1.2 – ATTACHMENT 1. Advertising Plans

DESIGN RESPONSE
T:100

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

8/11/2018

ADVERTISED MATERIAL

CITY OF WHITEHORSE

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning permit under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright.

LEGEND

- SITE TITLE BOUNDARY
- ITEMS TO BE DEMOLISHED
- WALLS TO BE DEMOLISHED
- TREES / SHRUBS TO BE DEMOLISHED
- EXISTING TREE TO BE RETAINED WITH TPZ
- 4m RADIUS AROUND TREE TRUNK PROTECTOR OF TRUNK
- PROPOSED WALLS
- PROPOSED TIMBER PALINGS FENCE
- PROPOSED 3000LTR RAINWATER TANK

Rev	Date	Status	Description
1	24/01/18	TOWNPLANING	ISSUED TOWNPLANING PLANNING PERMIT APPLICATION
2	26/10/18	TOWNPLANING	ISSUED TOWNPLANING PLANNING PERMIT APPLICATION

Architecture Matters Pty Ltd
Except as allowed under copyright law, no part of this drawing may be reproduced or otherwise dealt with without written permission from Architecture Matters Pty Ltd.

ARCHITECT
Architecture Matters Pty Ltd
Suite 4, Level One,
508 Queensberry Street
North Melbourne, VIC, 3051
F (03) 9329 7063
F (03) 9329 7919
www.architecturmatters.com

TOWN PLANNING
NOT FOR CONSTRUCTION

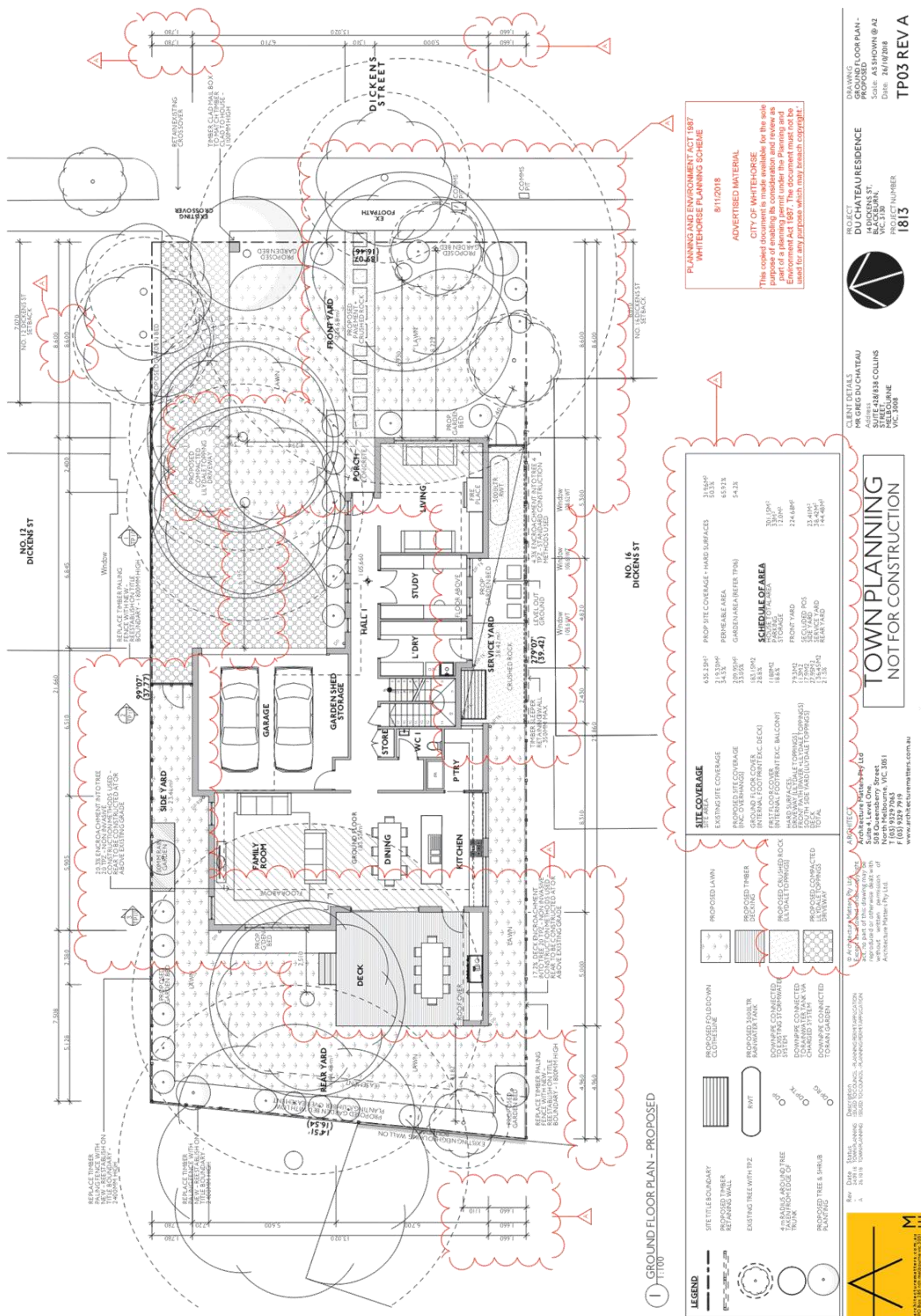
CLIENT DETAILS
MR GREG DU CHATEAU
Address
SUITE 428/838 COLLINS
STREET,
MELBOURNE
VIC. 3008

PROJECT
DU CHATEAU RESIDENCE

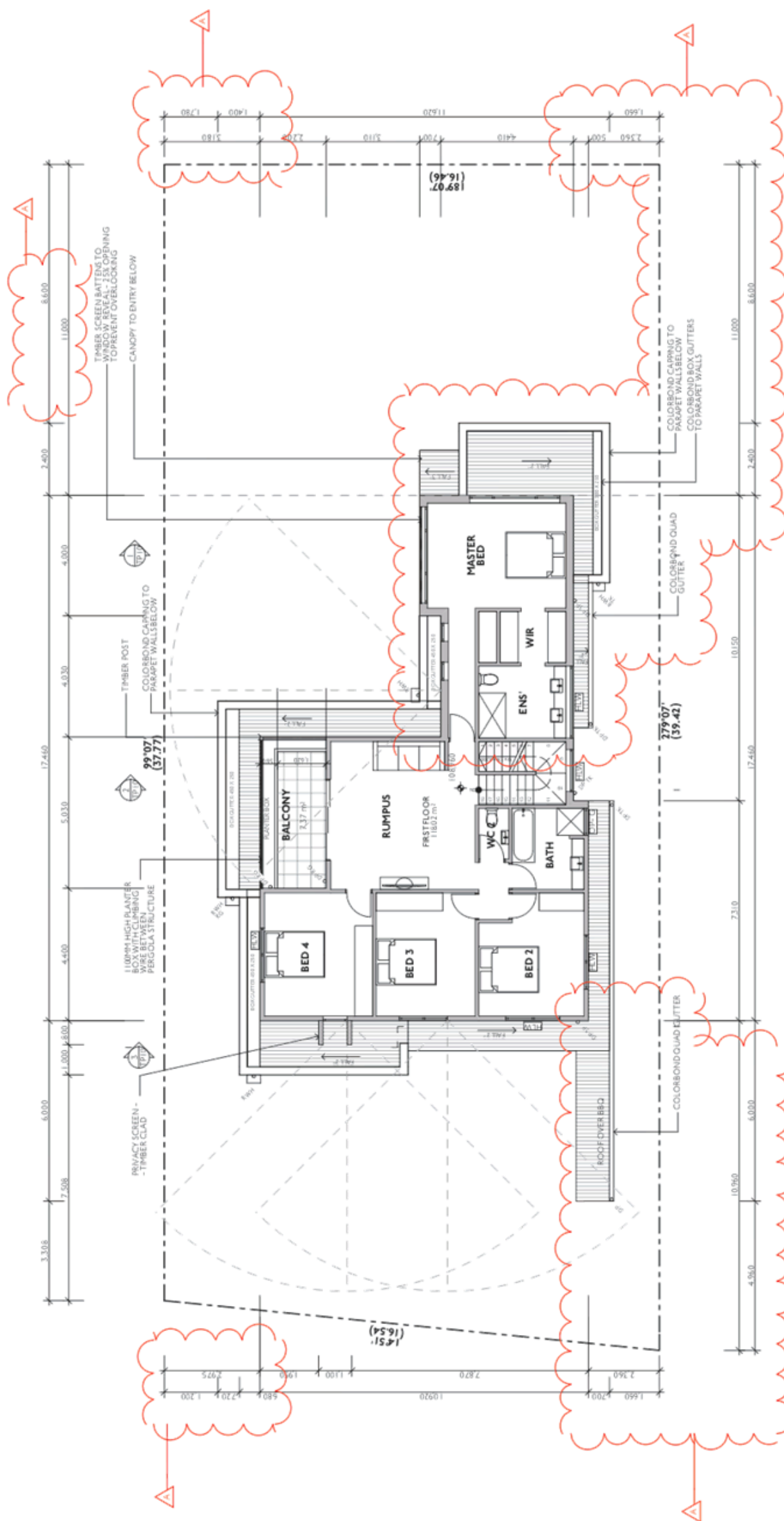
Scale: AS SHOWN @ A2
Date: 26/10/2018

TP02 REV A

9.1.2 – ATTACHMENT 1. Advertising Plans



9.1.2 – ATTACHMENT 1. Advertising Plans



PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME
8/11/2018
ADVERTISED MATERIAL
CITY OF WHITEHORSE
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning permit under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright.

1 FIRST FLOOR PLAN - PROPOSED
1:100

LEGEND	Rev	Date	Status	Description
SITE TITLE BOUNDARY	A	24/01/18	TOWN PLANNING	ISSUED TO COUNCIL - PLANNING PERMIT APPLICATION
HIGHLIGHT WINDOW - SILL 1700MM ABOVE FFL	A	24/01/18	TOWN PLANNING	ISSUED TO COUNCIL - PLANNING PERMIT APPLICATION
OPAQUE GLAZED WINDOWS				
KLP LOCK COLORBOND ROOF SHEETING				
PAVED BALCONY - 1:1.00 FALL				
RAINWATER HEAD CONNECTED TO EXISTING STORMWATER SYSTEM VIA DOWNPIPE BELOW				
RAINWATER HEAD CONNECTED TO RAINWATER TANK VIA DOWNPIPE BELOW				
RAINWATER HEAD CONNECTED TO RAIN GARDEN VIA DOWNPIPE BELOW				
DOWNPIPE WITH SPREADER TO ROOF BELOW				
DOWNPIPE CONNECTED TO RAINWATER TANK VIA CHARGED SYSTEM				
DOWNPIPE CONNECTED TO RAIN GARDEN				



Architecture Matters Pty Ltd
Suite 4, Level One,
508 Queensberry Street
Melbourne, VIC 3061
T (03) 9329 7001
F (03) 9329 7919
www.architecturermatters.com.au

ARCHITECT
Architecture Matters Pty Ltd
Suite 4, Level One,
508 Queensberry Street
Melbourne, VIC 3061
T (03) 9329 7001
F (03) 9329 7919
www.architecturermatters.com.au

TOWN PLANNING
NOT FOR CONSTRUCTION

CLIENT DETAILS
MR GREG DU CHATEAU
Address:
SUITE 428/838 COLLINS STREET
MELBOURNE VIC 3008



PROJECT
DU CHATEAU RESIDENCE
14 DICKENS ST,
STOCKPORT, VIC 3130
PROJECT NUMBER
1813

DRAWING
FIRST FLOOR PLAN - PROPOSED
Scale: AS SHOWN @ A2
Date: 26/10/2018
TP04 REV A

9.1.2 – ATTACHMENT 1. Advertising Plans

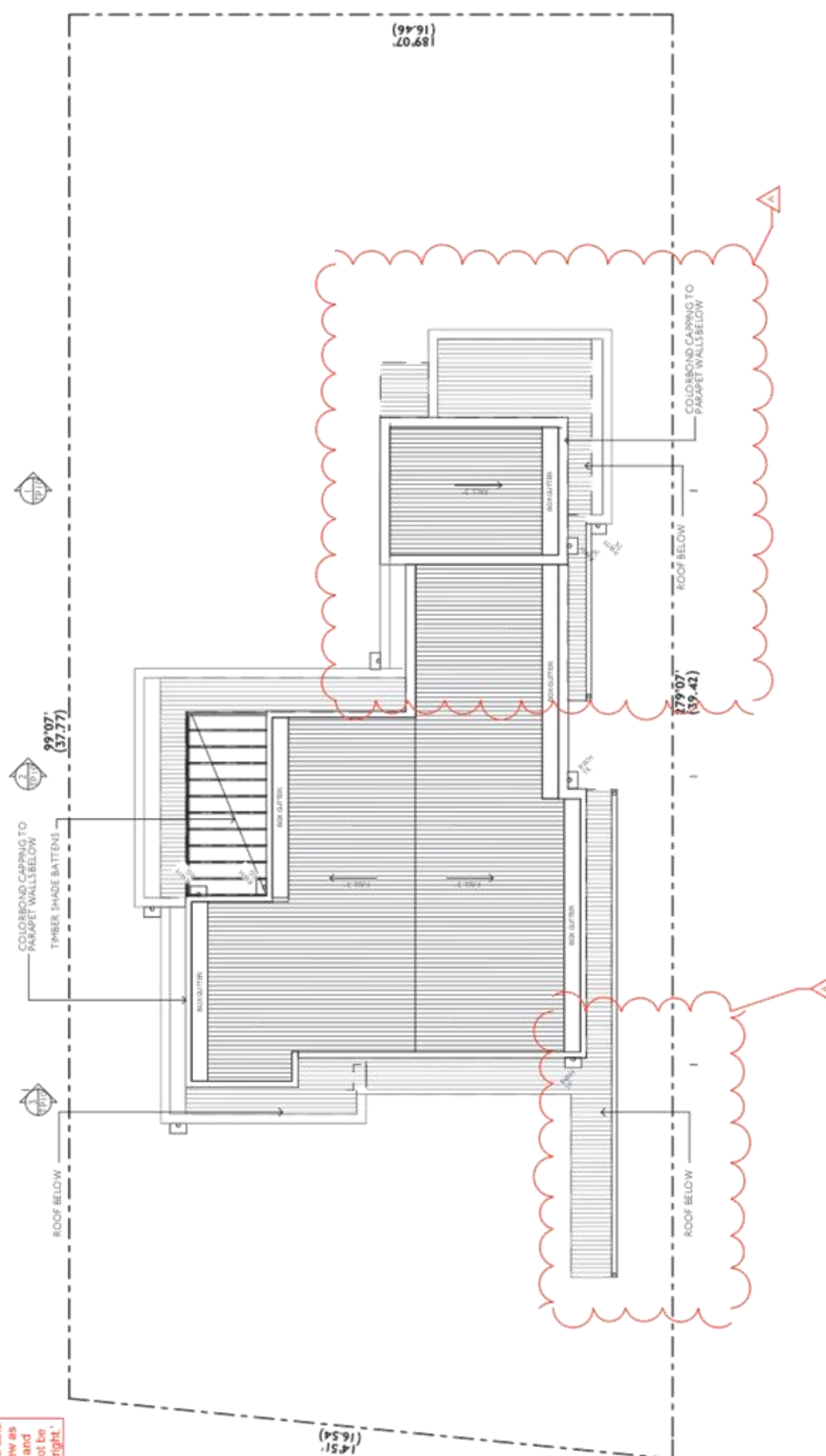
PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

8/11/2018

ADVERTISED MATERIAL






CITY OF WHITEHORSE

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning permit under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright.



1 ROOF PLAN - PROPOSED
1:100

LEGEND

	SITE TITLE BOUNDARY
	KLP LOCK COLOR BOND ROOF SHEETING
	RAINWATER HEAD WITH SPREADER TO ROOF BELOW
	RAINWATER HEAD CONNECTED TO RAINWATER TANK VIA DOWNPIPE BELOW
	RAINWATER HEAD CONNECTED TO LANDSCAPE VIA DOWNPIPE BELOW

Key	Date	Status	Description
-	24/01/18	TOWN PLANNING	ISSUED TO COUNCIL - PLANNING PERMIT APPLICATION
A	25/01/18	TOWN PLANNING	ISSUED TO COUNCIL - PLANNING PERMIT APPLICATION

© Architecture Matters Pty Ltd
All rights reserved. No part of this drawing may be reproduced or otherwise dealt with without written permission of Architecture Matters Pty Ltd.

ARCHITECT
Architecture Matters Pty Ltd
Suite 4 Level One
508 Queensberry Street
North Melbourne, VIC 3061
T (03) 9329 7063
F (03) 9329 7919
www.architecturmatters.com.au



CLIENT DETAILS
MR GREG DU CHATEAU
Address
SUITE 428/838 COLLINS
STREET,
MELBOURNE
VIC. 3008

PROJECT
DU CHATEAU RESIDENCE
144 DICKENS ST.,
BLACKBURN,
VIC. 3130
PROJECT NUMBER
1813

DRAWING
ROOF PLAN - PROPOSED
Scale: AS SHOWN @ A2
Date: 26/10/2018

9.1.2 – ATTACHMENT 1. Advertising Plans

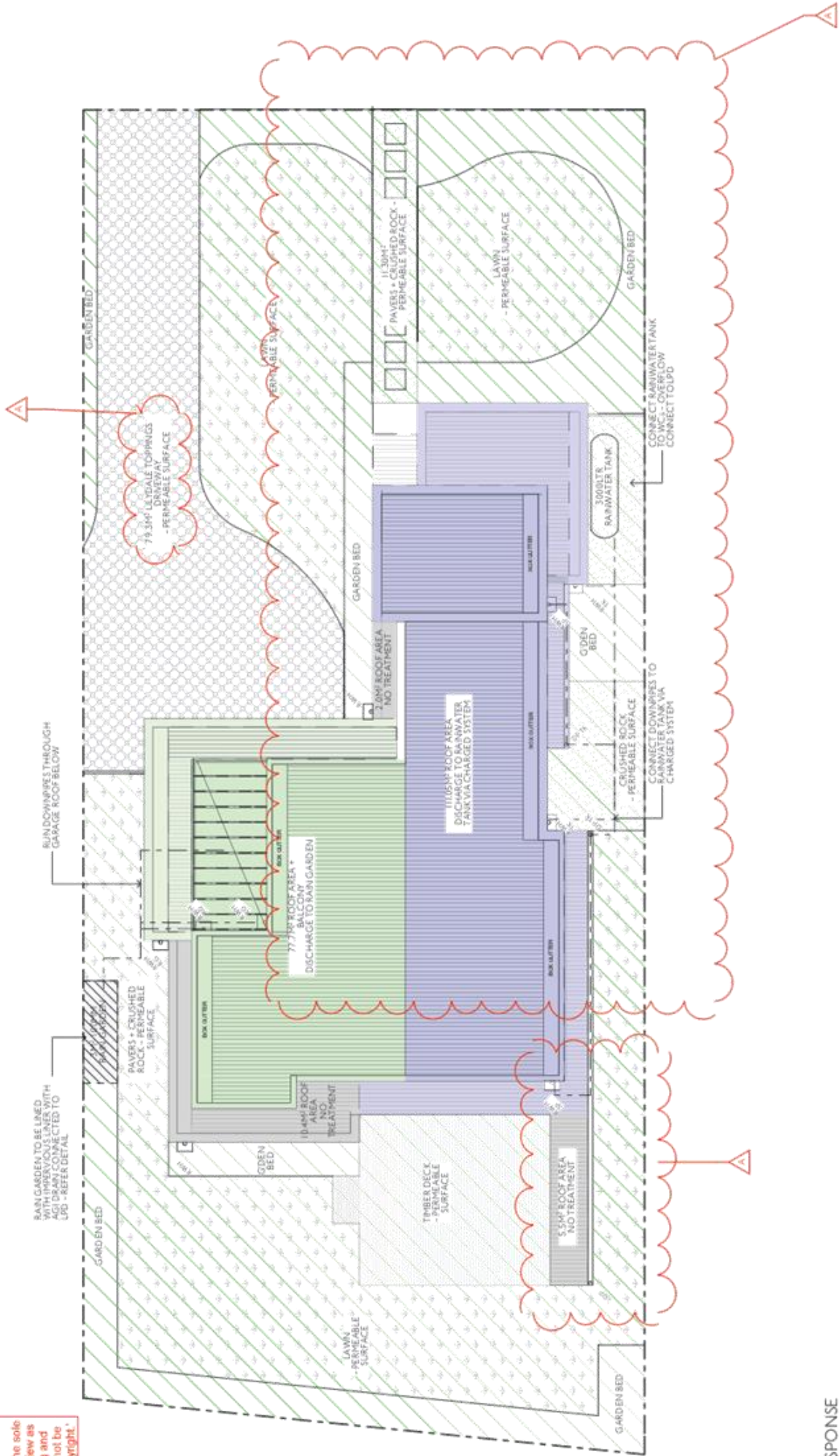
PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

8/11/2018

ADVERTISED MATERIAL

CITY OF WHITEHORSE

"This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning permit under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright."



1 WSUD + GARDEN AREA RESPONSE
1:100

LEGEND

	SITE TITLE BOUNDARY
	GARDEN AREA - 47.33% (REFER TP01)
	ROOF AREA - DISCHARGE TO RAINWATER TANK
	ROOF AREA - DISCHARGE TO RAIN GARDEN
	ROOF AREA - DISCHARGE TO EXISTING STORMWATER SYSTEM
	RAINWATER TANK - CONNECT TO WCs
	PATH OF STORMWATER
	RAINWATER HEAD CONNECTED TO EXISTING STORMWATER SYSTEM
	RAINWATER HEAD CONNECTED TO RAINWATER TANK VIA DOWNPIPE BELOW
	RAINWATER HEAD CONNECTED TO RAIN GARDEN VIA DOWNPIPE BELOW
	RAINWATER HEAD WITH SPREADER TO WCs
	DOWNPIPE CONNECTED TO EXISTING STORMWATER SYSTEM
	DOWNPIPE CONNECTED TO RAINWATER TANK VIA CHARGED SYSTEM
	PROPOSED COMPACTED LLYDALE TOPINGS DRIVEWAY

ARCHITECT
Architecture Matters Pty Ltd
Suite 4, Level One
508 Queensberry Street
Melbourne, VIC 3061
T (03) 9339 7001
F (03) 9339 7919
www.architecturmatters.com.au

CLIENT DETAILS
MR GREG DU CHATEAU
Address: SUITE 428/838 COLLINS STREET
MELBOURNE VIC 3008

PROJECT
DU CHATEAU RESIDENCE
14 DICKENS ST.
CLAYTON, VIC 3169
PROJECT NUMBER
1813

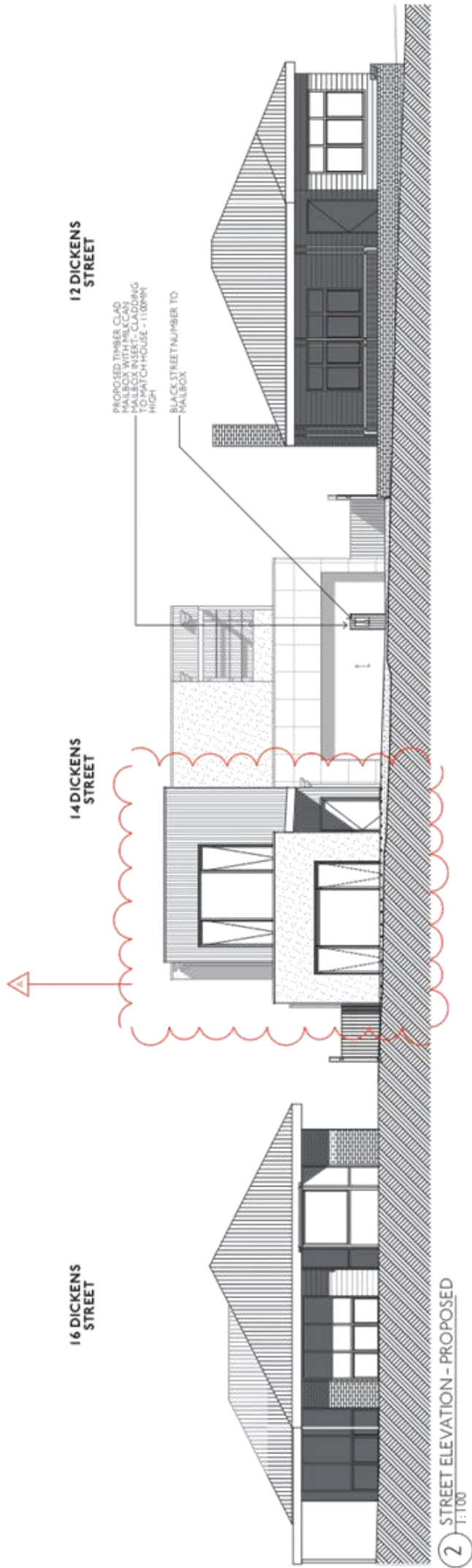
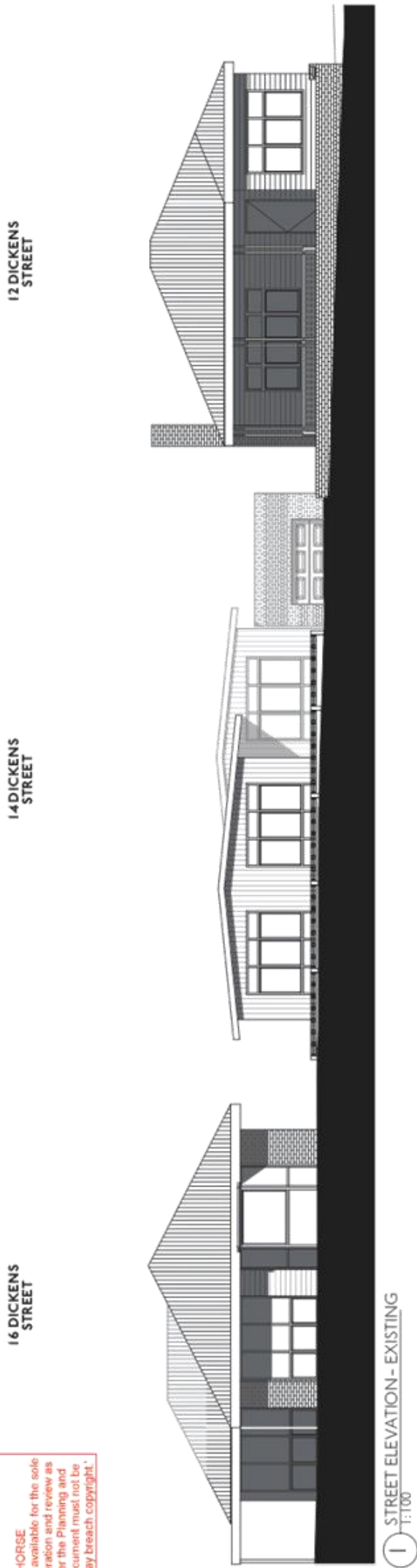
DRAWING
WSUD + GARDEN AREA RESPONSE
Scale: AS SHOWN @ A2
Date: 26/10/2018
TP06 REV A

TOWN PLANNING
NOT FOR CONSTRUCTION

Rev Date Status Description
A 26/10/18 TOWN PLANNING 3D/4D TOWN PLANNING
B 26/10/18 TOWN PLANNING 3D/4D TOWN PLANNING

9.1.2 – ATTACHMENT 1. Advertising Plans

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME
8/11/2018
ADVERTISED MATERIAL
CITY OF WHITEHORSE
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning permit under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright.





Rev: 24/01/18
Date: 26/10/18
Status: TOWNPLANNING
Description: DRAFT TOWNPLANNING SCHEME, PLANNING PERMIT APPLICATION

ARCHITECT
Architecture Matters Pty Ltd
Suite 4, Level One
308 Queensberry Street
Melbourne, VIC 3061
T (03) 9329 7903
F (03) 9329 7919
www.architecturmatters.com.au

CLIENT DETAILS
MR GREG DU CHATEAU
Address:
SUITE 428/838 COLLINS STREET
MELBOURNE
VIC 3008

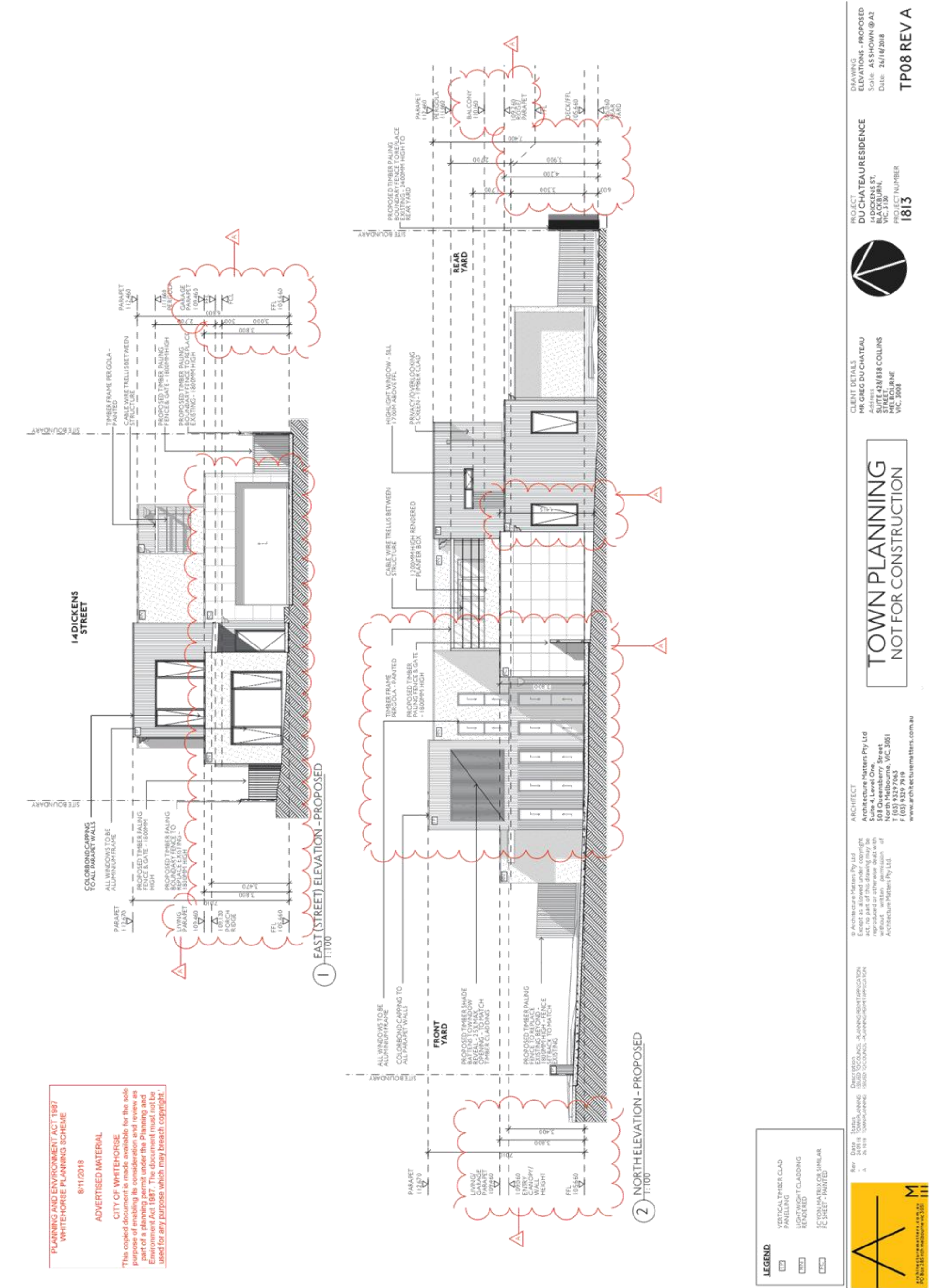


PROJECT
DU CHATEAU RESIDENCE
14 DICKENS ST.
MELBOURNE
VIC 3120
PROJECT NUMBER
1813

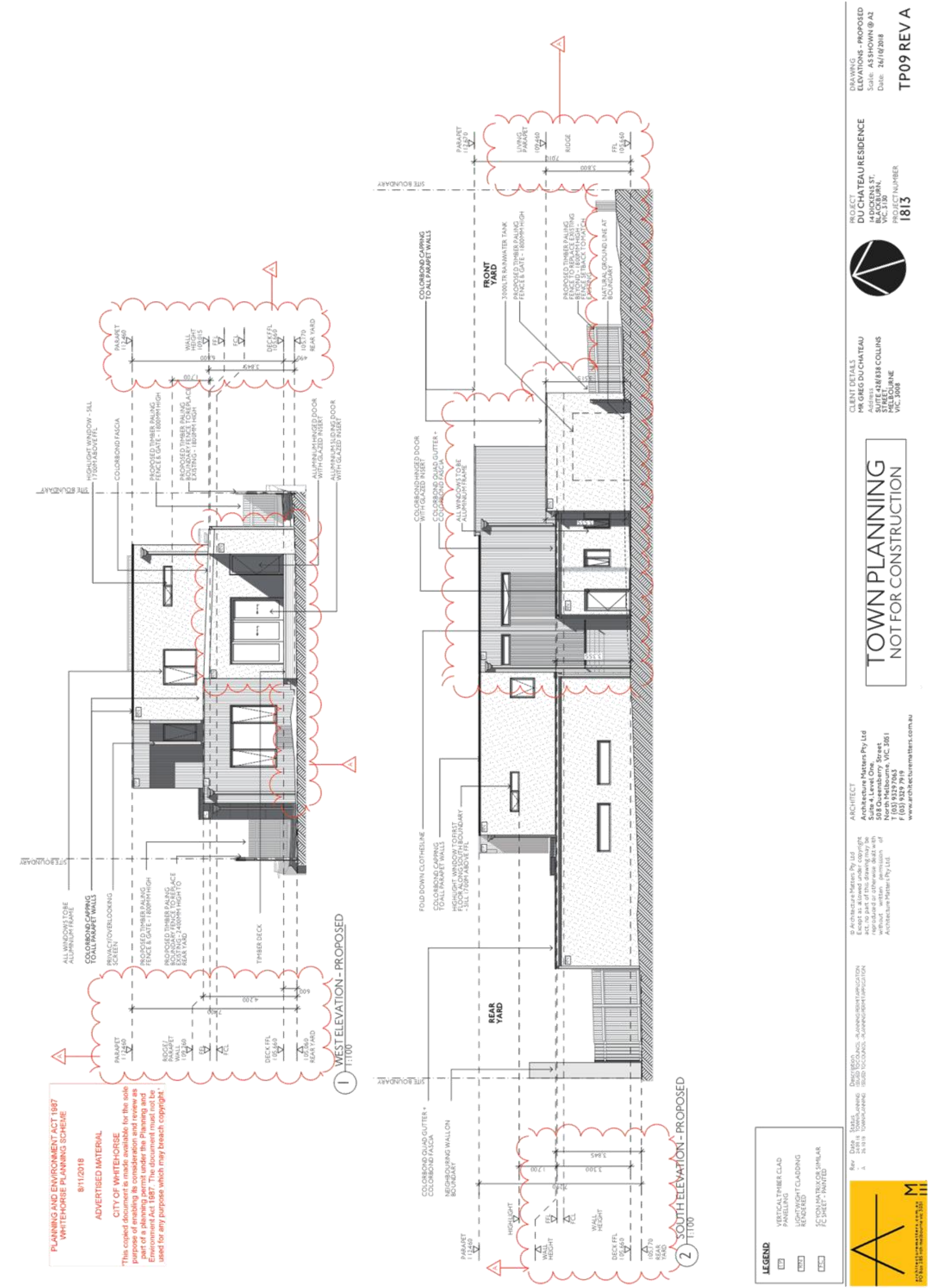
DRAWING
ELEVATIONS - STREET
EXISTING/PROPOSED
Scale: AS SHOWN @ A2
Date: 26/10/2018
TP07 REV A

TOWN PLANNING
NOT FOR CONSTRUCTION

9.1.2 – ATTACHMENT 1. Advertising Plans



9.1.2 – ATTACHMENT 1. Advertising Plans



9.1.2 – ATTACHMENT 1. Advertising Plans



9.1.2 – ATTACHMENT 1. Advertising Plans

[illegible]

DICKENS STREET NEW CONSTRUCTION
14 DICKENS STREET, BLACKBURN

NO.	DRAWING TITLE
TP00	COVER SHEET
TP01	SITE PLAN
TP02	DESIGN RESPONSE
TP03	GROUND FLOOR PLAN - PROPOSED
TP04	FIRST FLOOR PLAN - PROPOSED
TP05	ROOF PLAN - PROPOSED
TP06	WSUD + GARDEN AREA RESPONSE
TP07	ELEVATIONS - STREET EXISTING/PROPOSED
TP08	ELEVATIONS - PROPOSED
TP09	ELEVATIONS - PROPOSED
TP10	SECTIONS - PROPOSED
TP11	LANDSCAPE PLAN
TP12	STREET VIEW - DRAWING ADDED



Rev
A
B

Date
24/01/18
24/01/18
09/07/19

State
Tasmania
Tasmania
Tasmania

Issued To Council
ISSUED TO COUNCIL - APPROVED/NOT APPROVED
ISSUED TO COUNCIL - APPROVED/NOT APPROVED
ISSUED TO COUNCIL - APPROVED/NOT APPROVED

Designation
DESIGN RESPONSE
DESIGN RESPONSE
DESIGN RESPONSE

© Architecture Matters Pty Ltd
Except as allowed under copyright
act, no part of this drawing may be
reproduced or otherwise dealt with
without written permission of
Architecture Matters Pty Ltd.

ARCHITECT
Architecture Matters Pty Ltd
Suite 4, Level One,
508 Queensberry Street,
Hobart, Tasmania, 7000
T (03) 9239 7900
F (03) 9239 7919
www.architecturematters.com.au

TOWN PLANNING
NOT FOR CONSTRUCTION

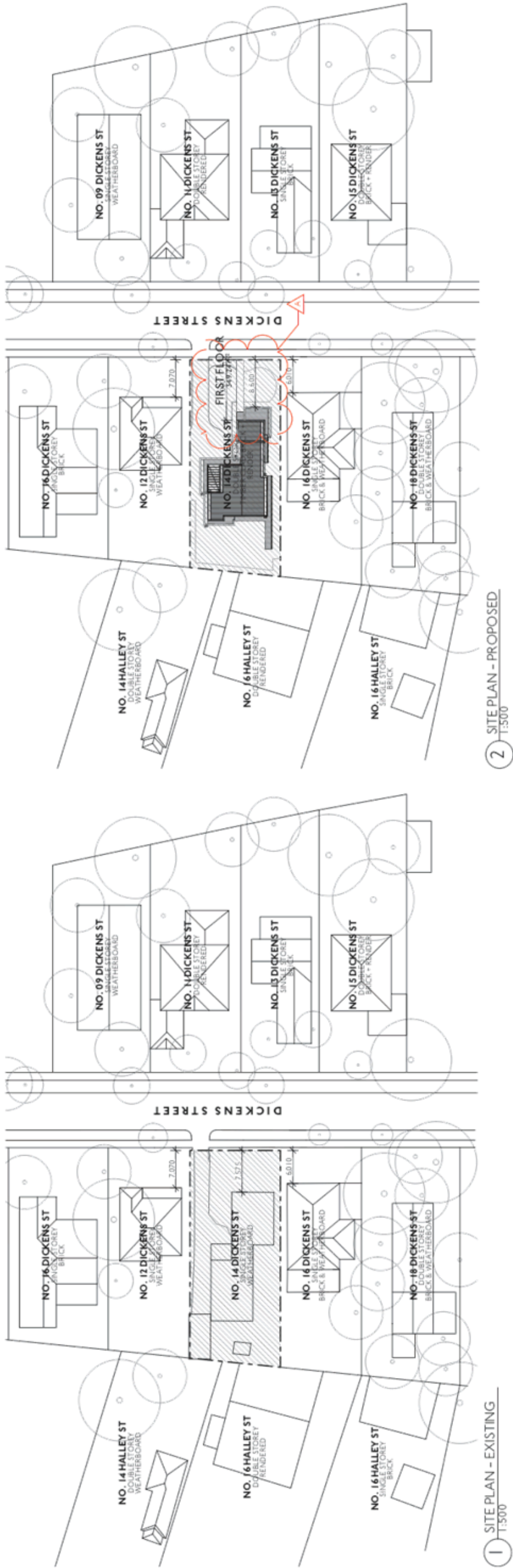
CLIENT DETAILS
MR GREG DU CHATEAU
Address
508 QUEENSBERRY STREET
MELBOURNE
VIC. 3008



PROJECT
DU CHATEAU RESIDENCE
14 DICKENS ST,
BLACKBURN,
VIC. 3130
PROJECT NUMBER
1813

DRAWING
COVER SHEET
Scale: AS SHOWN @ A2
Date: 9/04/2019
TP00 REV B

9.1.2 – ATTACHMENT 2. Revised Plans: Post Forum





Rev
2018
A
2019
A

Date
2018
2019

Statute
Town Planning
Town Planning
Town Planning

Description
ISSUED TO COUNCIL - TOWN PLANNING APPLICATION
ISSUED TO COUNCIL - TOWN PLANNING APPLICATION
ISSUED TO COUNCIL - TOWN PLANNING APPLICATION

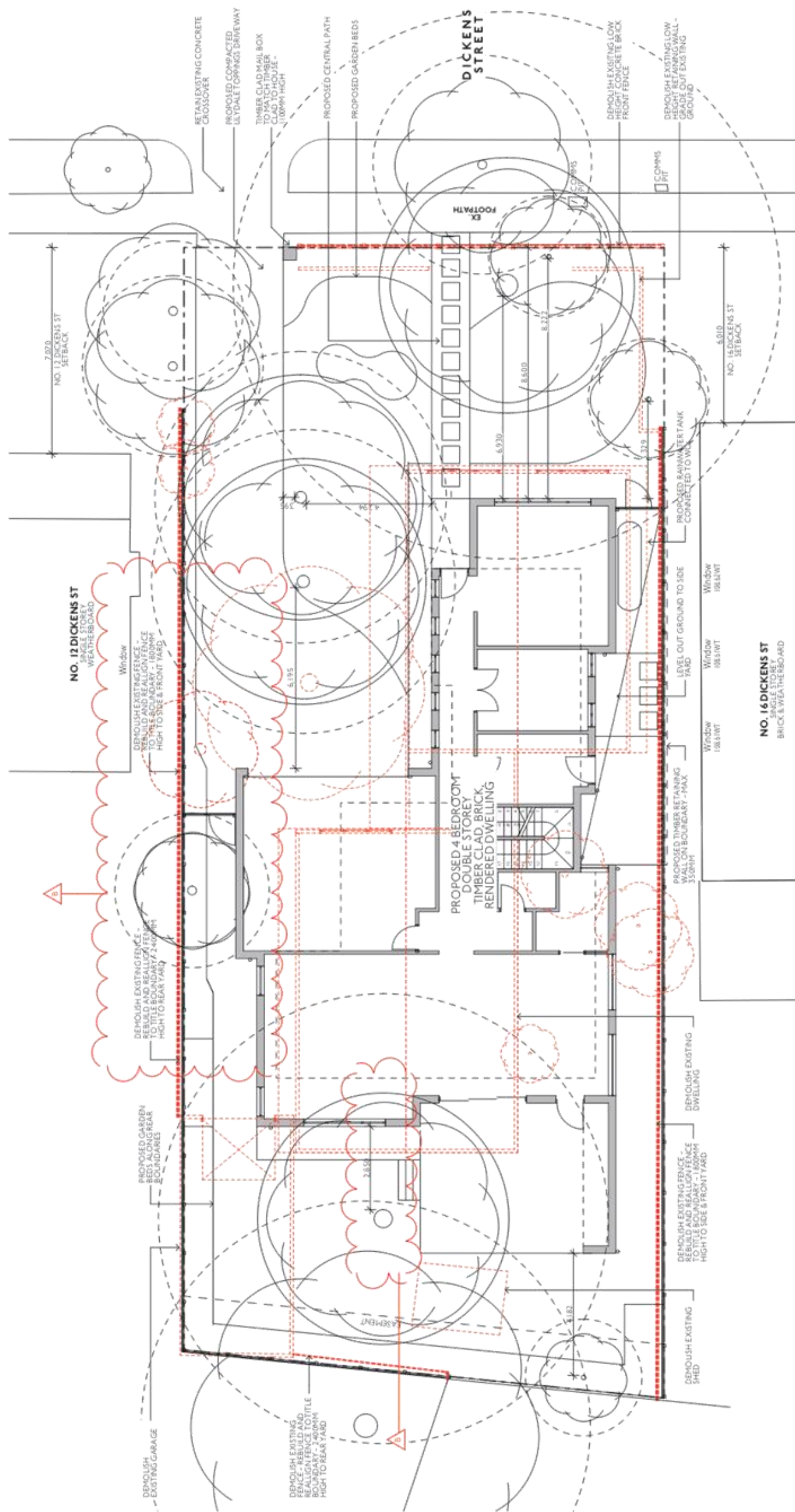
ARCHITECT
Architecture Matters Pty Ltd
Suite 4, Level One,
508 Queensberry Street
Melbourne, VIC, 3001
T (03) 9219 7903
F (03) 9219 7919
www.architecturermatters.com.au

CLIENT DETAILS
MR GREG DU CHATEAU
Address
SUITE 18/188 COLLINS
STREET
MELBOURNE
VIC 3008

PROJECT
DU CHATEAU RESIDENCE
14 DICKENS ST,
VIC 3008
PROJECT NUMBER
1813

DRAWING
SITE PLAN
Scale: A5 SHOWN @ A2
Date: 9/04/2019
TP01 REV A

9.1.2 – ATTACHMENT 2. Revised Plans: Post Forum



1 DESIGN RESPONSE
1:100

LEGEND	DESCRIPTION
	SITE BOUNDARY
	ITEMS TO BE DEMOLISHED
	WALLS TO BE DEMOLISHED
	TREES/HUBBLS TO BE DEMOLISHED
	EXISTING TREES TO BE RETAINED WITH 10% CANOPY
	PROPOSED WALLS
	PROPOSED TIMBER PALING FENCE
	PROPOSED 3000LITRE RAINWATER TANK

Rev: 20191016
A: 20191016
B: 20191016
C: 20191016
D: 20191016
E: 20191016
F: 20191016
G: 20191016
H: 20191016
I: 20191016
J: 20191016
K: 20191016
L: 20191016
M: 20191016
N: 20191016
O: 20191016
P: 20191016
Q: 20191016
R: 20191016
S: 20191016
T: 20191016
U: 20191016
V: 20191016
W: 20191016
X: 20191016
Y: 20191016
Z: 20191016



ARCHITECT
Architecture Matters Pty Ltd
Suite 4, Level One,
308 Queensberry Street,
Melbourne, VIC 3001
T (03) 9529 7943
F (03) 9529 7949
www.architecturmatters.com.au

TOWN PLANNING
NOT FOR CONSTRUCTION

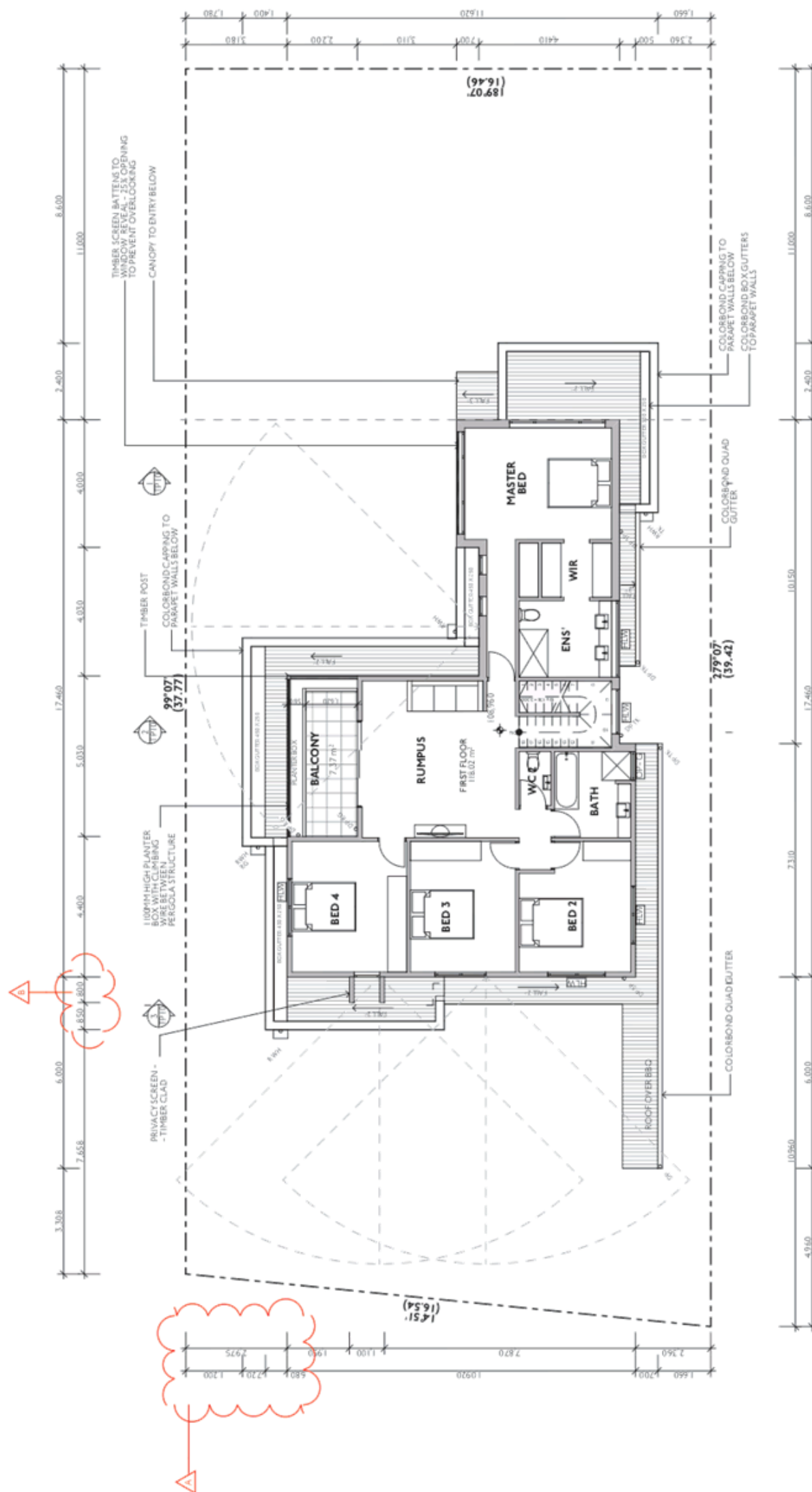
CLIENT DETAILS
MR GREG DU CHATEAU
Address:
SUITE 18/838 COLLINS
STREET
MELBOURNE
VIC 3008



PROJECT
DU CHATEAU RESIDENCE
14 DICKENS ST,
VIC 3008
PROJECT NUMBER
1813

DRAWING
DESIGN RESPONSE
Scale: AS SHOWN @ A2
Date: 9/10/2019
TP02 REV B

9.1.2 – ATTACHMENT 2. Revised Plans: Post Forum



1 FIRST FLOOR PLAN - PROPOSED
1:100

LEGEND	
	SITE TITLE BOUNDARY
	HIGHLIGHT WINDOW - SILL 1700MM ABOVE FLOOR
	GLAZED WINDOWS
	RUMPUSS COLORBOND ROOF SHEET
	PAVED BALCONY - 1:100 FALL
	RAINWATER HEAD CONNECTED TO EXISTING STORMWATER SYSTEM VIA DOWNPIPE BELOW
	RAINWATER HEAD CONNECTED TO RAINWATER TANK VIA DOWNPIPE BELOW
	RAINWATER HEAD CONNECTED TO RAIN GARDEN VIA DOWNPIPE BELOW
	DOWNPIPE WITH SPREADER TO ROOF BELOW
	DOWNPIPE CONNECTED TO RAINWATER TANK VIA CHARGED SYSTEM
	DOWNPIPE CONNECTED TO RAIN GARDEN

Rev: 2018/10/18
A: 2018/10/18
B: 2018/10/18

Issue: 2018/10/18
A: 2018/10/18
B: 2018/10/18

Issue: 2018/10/18
A: 2018/10/18
B: 2018/10/18



ARCHITECT
Architecture Matters Pty Ltd
Suite 4, Level One,
508 Queensberry Street
Melbourne, VIC 3001
T (03) 9519 7903
F (03) 9519 7909
www.architecturmatters.com.au

TOWN PLANNING
NOT FOR CONSTRUCTION

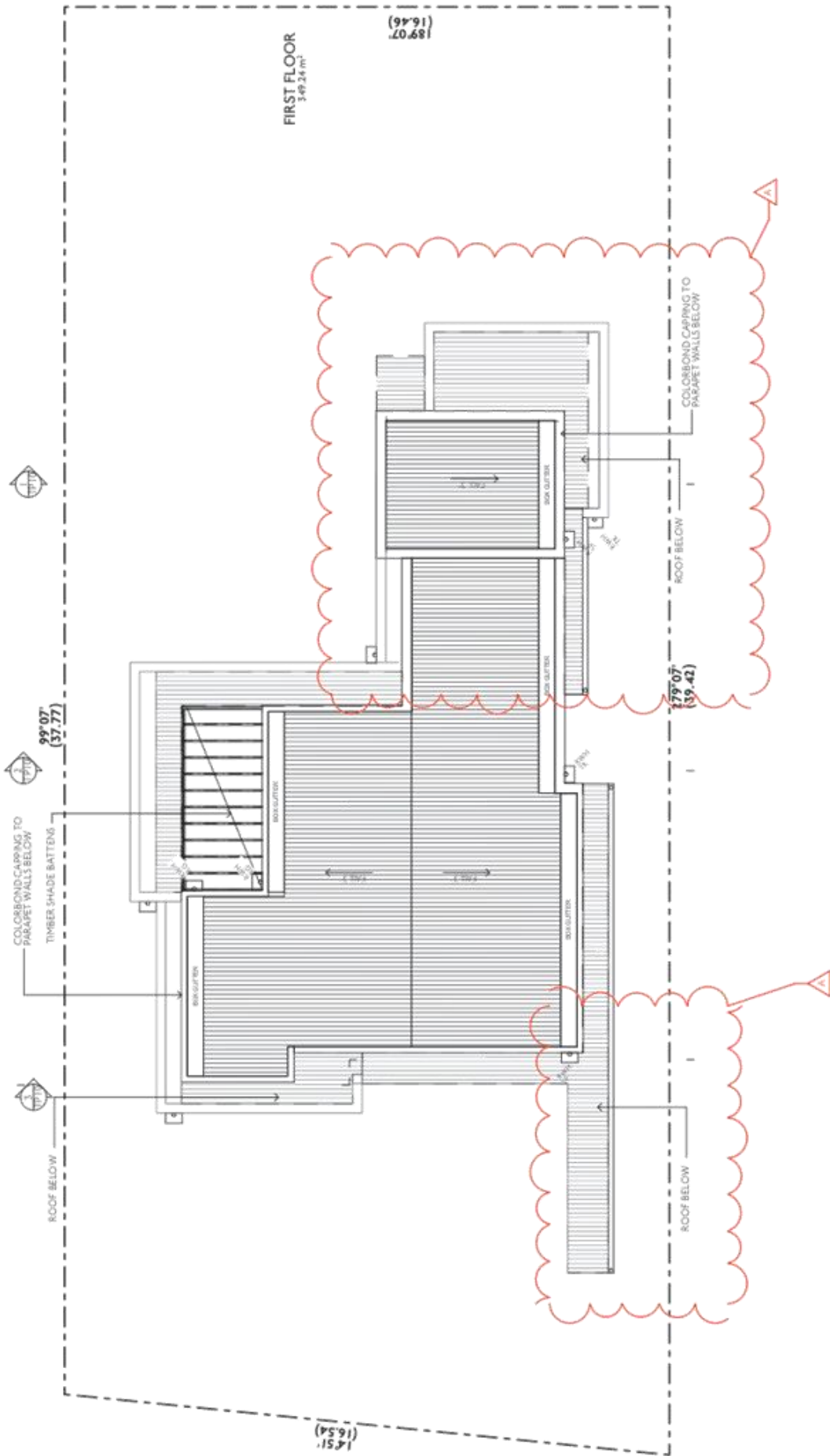
CLIENT DETAILS
MR GREG DU CHATEAU
Address:
SUITE 18/183 COLLINS
STREET
MELBOURNE
VIC 3008



PROJECT
DU CHATEAU RESIDENCE
14 DICKENS ST.
VIC 3008
PROJECT NUMBER
1813

DRAWING
FIRST FLOOR PLAN -
PROPOSED
Scale: AS SHOWN @ A2
Date: 9/04/2019
TP04 REV B

9.1.2 – ATTACHMENT 2. Revised Plans: Post Forum



1 ROOF PLAN - PROPOSED
1:100

LEGEND

- SITE TITLE BOUNDARY
- KUP LOCK COLORBOND ROOF SHEETING
- RAINWATER HEAD WITH SPREADER TO ROOF BELOW
- RAINWATER HEAD CONNECTED TO RAINWATER TANK VIA DOWNPIPE BELOW
- RAINWATER HEAD CONNECTED TO RAINWATER TANK VIA DOWNPIPE BELOW

Rev **Date** **Description**

2018/10/18	2018/10/18	ISSUED TO COUNCIL - TOWN PLANNING
2019/07/19	2019/07/19	ISSUED TO COUNCIL - TOWN PLANNING
2019/07/19	2019/07/19	ISSUED TO COUNCIL - TOWN PLANNING



© Architecture Matters Pty Ltd
Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without written permission of Architecture Matters Pty Ltd.

ARCHITECT
Architecture Matters Pty Ltd
Suite 4, Level One,
308 Queensberry Street
Melbourne, VIC 3001
T (03) 9529 7903
F (03) 9529 7919
www.architecturermatters.com.au

TOWN PLANNING
NOT FOR CONSTRUCTION

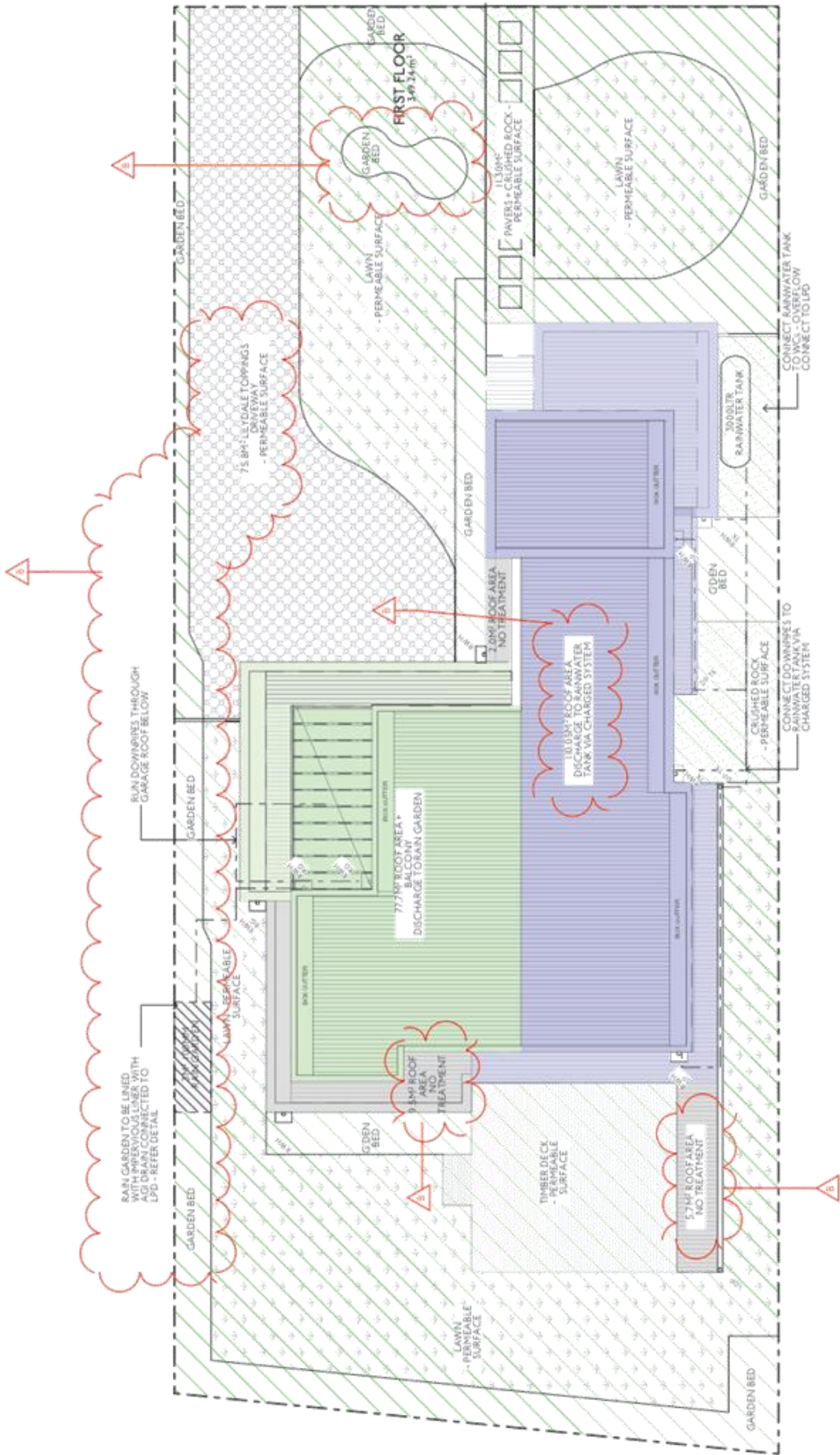
CLIENT DETAILS
MR GREG DU CHATEAU
Address:
SUITE 18/838 COLLINS STREET
MELBOURNE VIC 3008



PROJECT
DU CHATEAU RESIDENCE
14 DICKENS ST.
VIC 3008
PROJECT NUMBER
1813

DRAWING
ROOF PLAN - PROPOSED
Scale: AS SHOWN @ A2
Date: 9/04/2019
TP05 REV A

9.1.2 – ATTACHMENT 2. Revised Plans: Post Forum



1 WSUD + GARDEN AREA RESPONSE
1:100

LEGEND

	SITE TITLE BOUNDARY		RAINWATER TANK - CONNECT TO WCL
	GARDEN AREA - 54.98% (REFER 1903)		PATH OF STORMWATER
	ROOF AREA - DISCHARGE TO RAINWATER TANK		RAINWATER HEAD CONNECTED TO RAIN GARDEN VIA DOWNPIPE BELOW
	ROOF AREA - DISCHARGE TO RAIN GARDEN		RAINWATER HEAD CONNECTED TO RAIN GARDEN VIA DOWNPIPE BELOW
	ROOF AREA - DISCHARGE TO EXISTING STORMWATER SYSTEM		RAINWATER HEAD CONNECTED TO RAINWATER TANK VIA DOWNPIPE BELOW

ARCHITECT

Architecture Matters Pty Ltd
Suite 4, Level One,
508 Queensberry Street,
Melbourne, VIC 3051
T (03) 9529 7963
F (03) 9529 7919
www.architecturmatters.com.au

ARCHITECT

Architecture Matters Pty Ltd
Suite 4, Level One,
508 Queensberry Street,
Melbourne, VIC 3051
T (03) 9529 7963
F (03) 9529 7919
www.architecturmatters.com.au

CLIENT DETAILS

MR GREG DU CHATEAU
Address:
SUITE 18/183 COLLINS STREET
MELBOURNE VIC 3008

PROJECT

DU CHATEAU RESIDENCE
14 DICKENS ST.
VIC 3008
PROJECT NUMBER
1813

DRAWING

WSUD + GARDEN AREA RESPONSE
Scale: AS SHOWN @ A2
Date: 9/04/2019

TP06 REV B

TOWN PLANNING
NOT FOR CONSTRUCTION

ARCHITECT

Architecture Matters Pty Ltd
Suite 4, Level One,
508 Queensberry Street,
Melbourne, VIC 3051
T (03) 9529 7963
F (03) 9529 7919
www.architecturmatters.com.au

ARCHITECT

Architecture Matters Pty Ltd
Suite 4, Level One,
508 Queensberry Street,
Melbourne, VIC 3051
T (03) 9529 7963
F (03) 9529 7919
www.architecturmatters.com.au

Rev

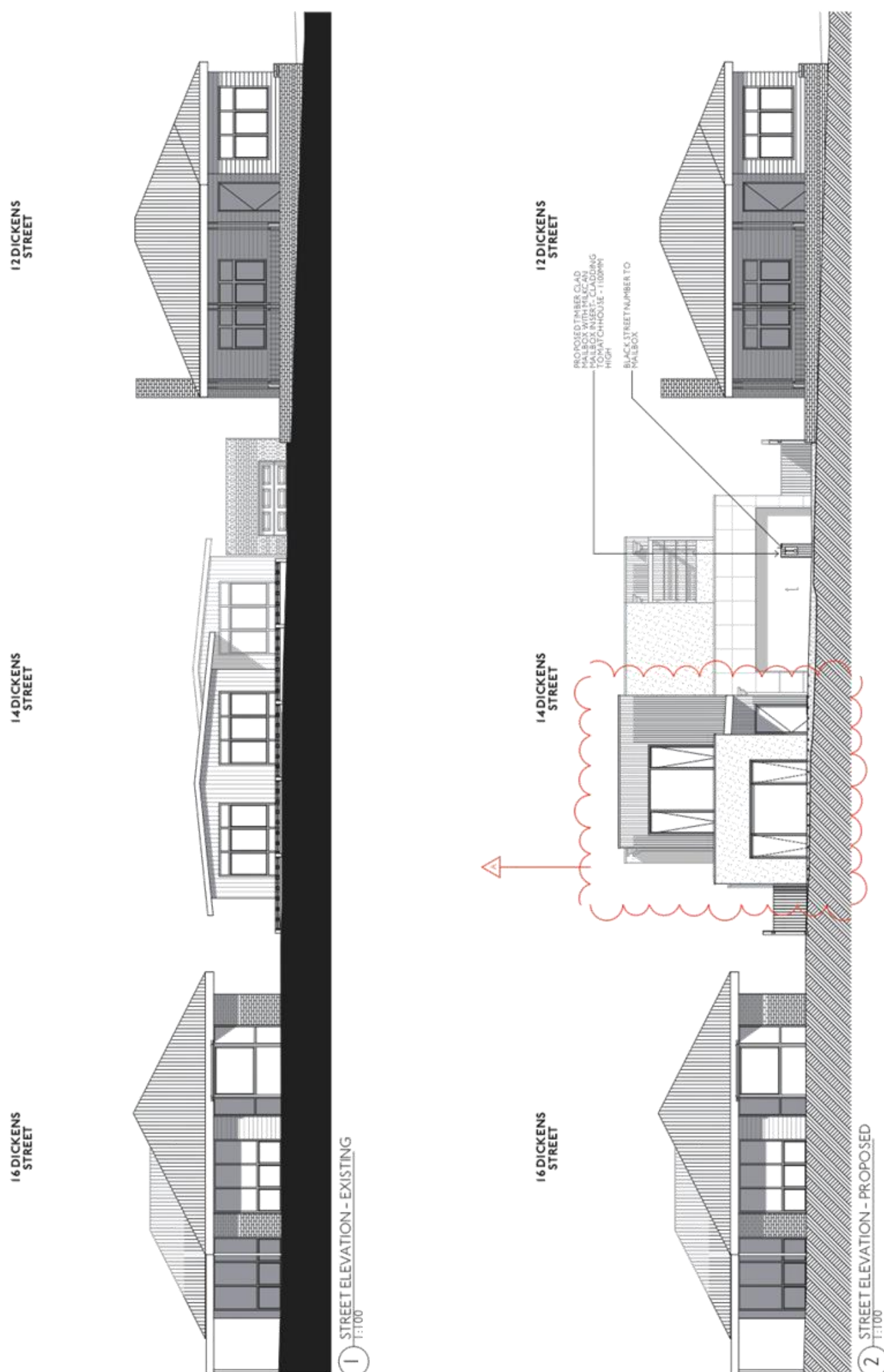
201810
201810
201810
201810

Description

ISSUED TO COUNCIL - TOWN PLANNING
ISSUED TO COUNCIL - TOWN PLANNING
ISSUED TO COUNCIL - TOWN PLANNING
ISSUED TO COUNCIL - TOWN PLANNING



9.1.2 – ATTACHMENT 2. Revised Plans: Post Forum



Rev
-
A
A

Date
2019/10
20/10/19

Drawn
TOWNPLANNING
TOWNPLANNING

Description
ISSUED TO COUNCIL - TOWNPLANNING APPLICATION
ISSUED TO COUNCIL - TOWNPLANNING APPLICATION
ISSUED TO COUNCIL - TOWNPLANNING APPLICATION

© Architecture Matters Pty Ltd
Except as allowed under copyright
act, no part of this drawing may be
reproduced or otherwise dealt with
without written permission of
Architecture Matters Pty Ltd.

ARCHITECT
Architecture Matters Pty Ltd
Suite 4, Level One,
308 Queensberry Street
Melbourne, VIC 3001
T (03) 9529 7963
F (03) 9529 7919
www.architecturermatters.com.au

TOWNPLANNING
NOT FOR CONSTRUCTION

CLIENT DETAILS
MR GREG DU CHATEAU
Address
SUITE 201/838 COLLINS
STREET
MELBOURNE
VIC 3008



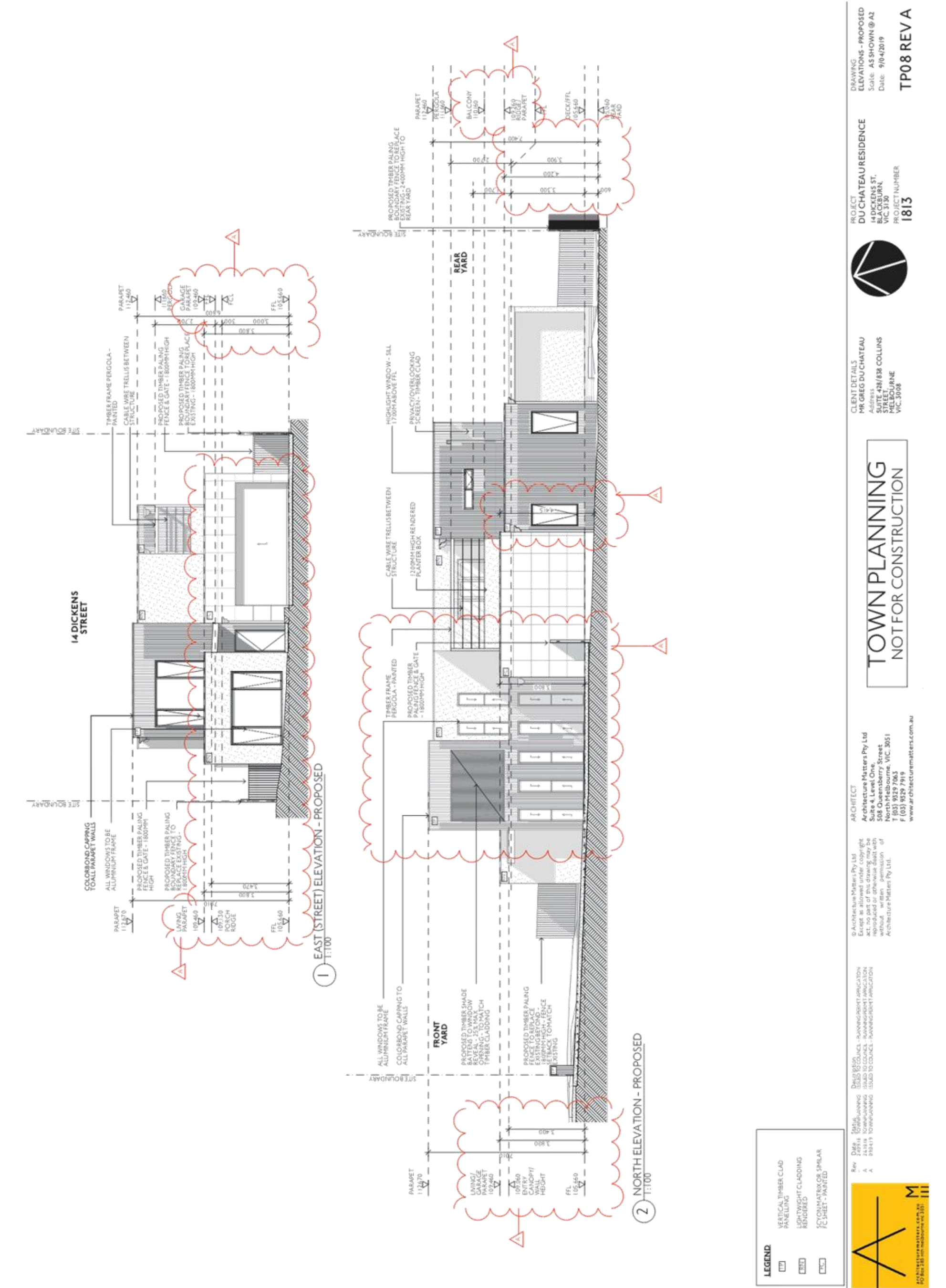
PROJECT
DU CHATEAU RESIDENCE
14 DICKENS ST.
MELBOURNE
VIC 3000
PROJECT NUMBER
1813

DRAWING
ELEVATIONS - STREET
EXISTING/PROPOSED
Scale: AS SHOWN @ A2
Date: 9/04/2019

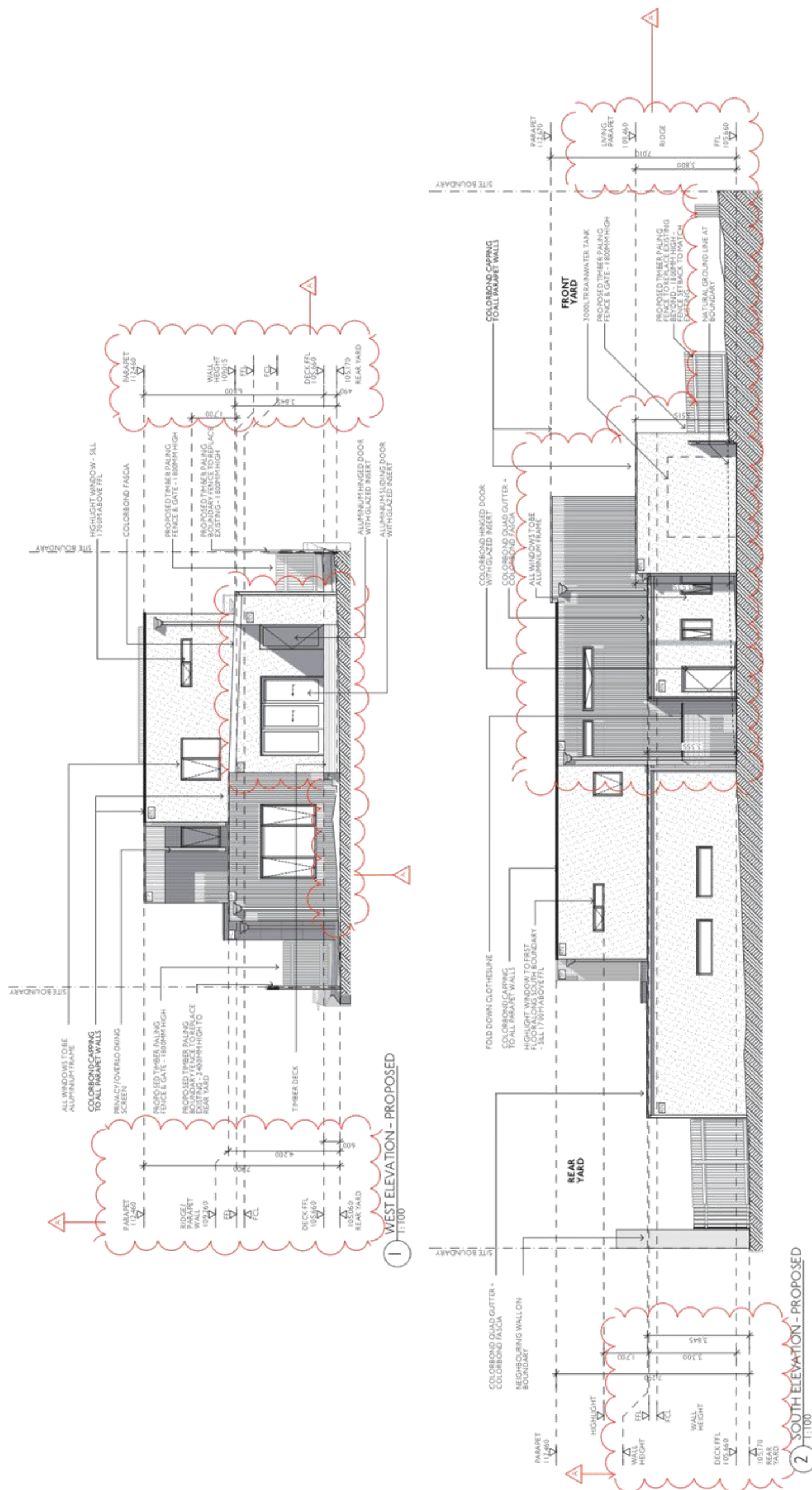
TP07 REV A



9.1.2 – ATTACHMENT 2. Revised Plans: Post Forum



9.1.2 – ATTACHMENT 2. Revised Plans: Post Forum



LEGEND

-  VERTICAL TIMBER CLAD PANELING
-  LIGHTWEIGHT CLADDING RENDERED
-  SYNONMATRIX OR SIMILAR FC SHEET - PAINTED



architecturermatters.com.au
 PO Box 785 WfM Melbourne VIC 3001
 Tel: 03 9412 1234

© Architecture Matters Pty Ltd
Except as allowed under copyright
law, no part of this drawing may be
reproduced or otherwise dealt with
without written permission of
Architecture Matters Pty Ltd.

ARCHITECT
Architecture Matters Pty Ltd
Suite 4 Level One,
508 Queensberry Street
North Melbourne, VIC, 3051
T (03) 9329 7063
F (03) 9329 7919
www.architecturermatters.com.au

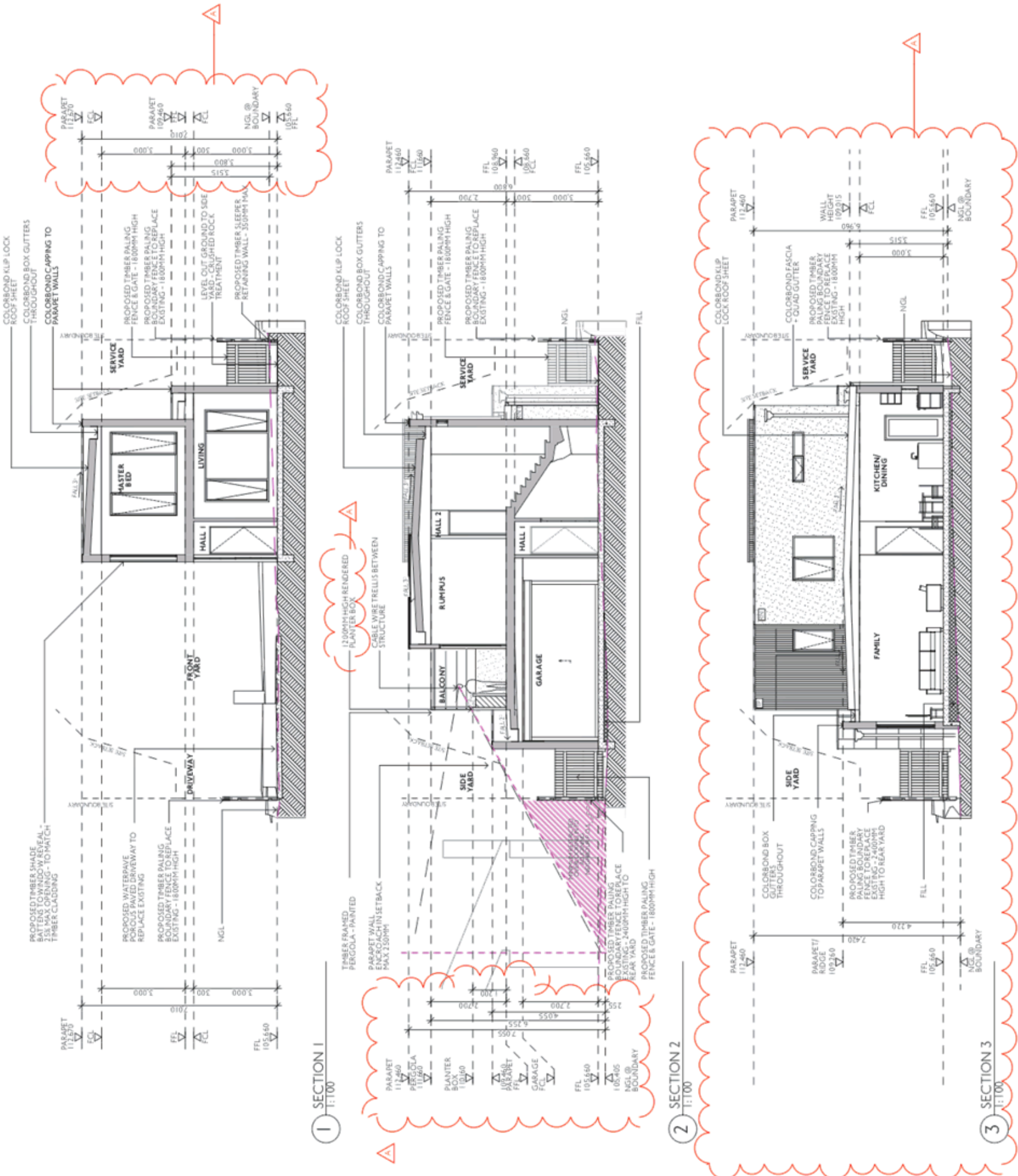
TOWN PLANNING
NOT FOR CONSTRUCTION

CLIENT DETAILS
MR GREG DU CHATEAU
Address
SUITE 428/838 COLLINS
STREET,
MELBOURNE
VIC. 3008

PROJECT
DU CHATEAU RESIDENCE
14 DICKENS ST.
BLACKBURN,
VIC. 3130
PROJECT NUMBER

DRAWING
ELEVATIONS - PROPOSED
Scale: AS SHOWN @ AZ
Date: 9/04/2019

9.1.2 – ATTACHMENT 2. Revised Plans: Post Forum





Rev: 201910
A: 201910
A: 201910

© Architecture Matters Pty Ltd
Except as allowed under copyright
act, no part of this drawing may be
reproduced or otherwise dealt with
without written permission of
Architecture Matters Pty Ltd.

ARCHITECT
Architecture Matters Pty Ltd
Suite 4, Level One,
508 Queenberry Street,
North Melbourne, VIC, 3051
T (03) 9239 7963
F (03) 9239 7919
www.architecturermatters.com.au

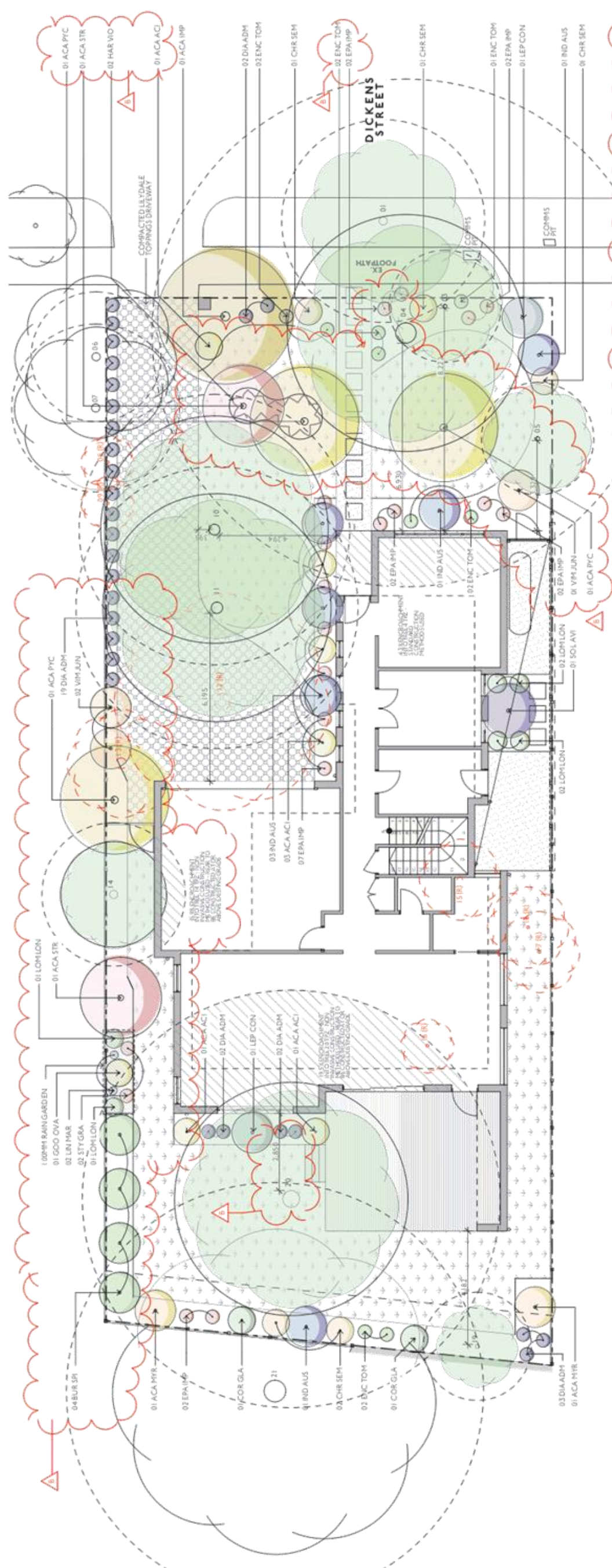
TOWN PLANNING
NOT FOR CONSTRUCTION

CLIENT DETAILS
MR GREG DU CHATEAU
Address:
SUITE 28/838 COLLINS
STREET
MELBOURNE
VIC. 3008

DRAWING
SECTIONS - PROPOSED
Scale: AS SHOWN @ A2
Date: 9/04/2019

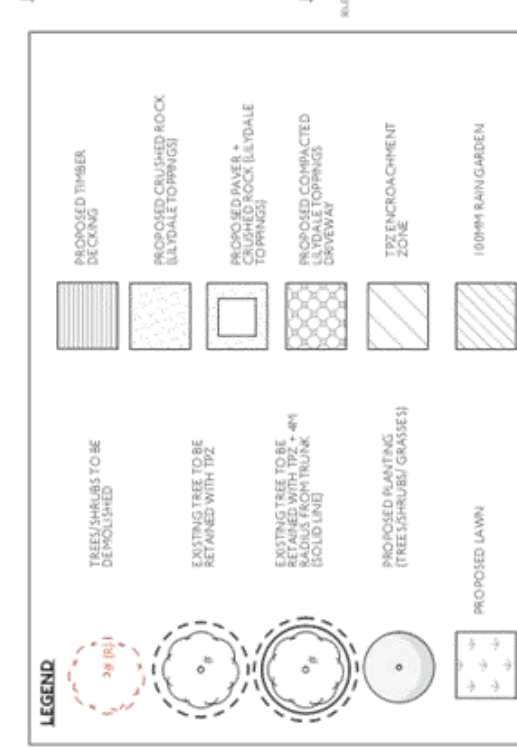
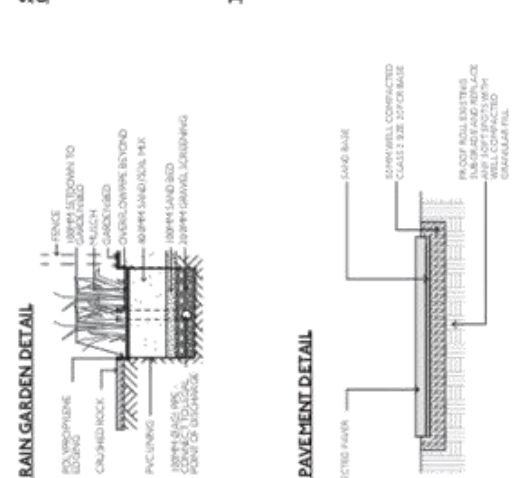
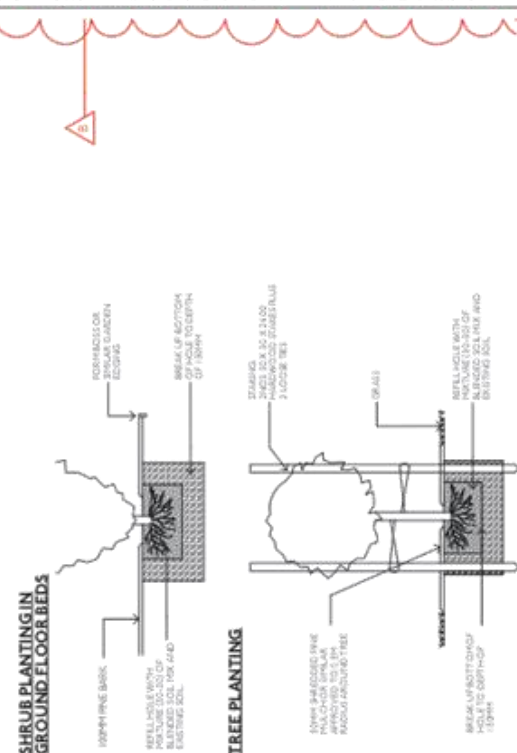
PROJECT
DU CHATEAU RESIDENCE
14 DICKENS ST,
MELBOURNE
VIC. 3000
PROJECT NUMBER
1813

TP10 REVA



LANDSCAPE PLAN
1:100

PLANT SCHEDULE		POT SIZE (mm)	
CODE	PLANT NAME	HxW (m)	POT SIZE (mm)
EXISTING TREES/SHRUBS - REFER TO ARBORIST'S REPORT			
INTRODUCED PLANTING			
TREES			
ACA 89	ACACIA PIPEREA	50-150 X 4.0-7.0	MATURE
ACA PTC	ACACIA PICTORANTHA	3.0-100 X 2.0-5.0	MATURE
LARGE SHRUBS			
ACA STR	ACACIA STRICTORHILLO	2.0-4.0 X 2.0-4.0	300
BUR SP	BURSARIA SPINOSA	2.0-4.0 X 2.0-3.0	300
VYR JUN	VYRNARIA JUNCICA	1.5-5.0 X 1.0-2.0	300
MEDIUM - SMALL SHRUBS			
ACA M	ACACIA MURICATA	0.5-1.5 X 1	200
ACA MYR	ACACIA MYRTIFOLIA	1.0-3.0 X 1.0-2.0	200
COR GLA	CORREA GLABRA	1.0-3.0 X 1.0-3.0	100
GOO OVA	GOODEA OVATA	1.0-3.5 X 1.0-3.0	100
IND AUS	INDIGOFERA AUSTRALIS	1.0-2.0 X 1.0-2.0	100
LEPT SP	LEPTOSPERMUM	1.0-2.0 X 1.0-2.0	100
POH C	POHAERIS BACEMOHA	2.0-5.0 X 1.0-2.0	200
POH MAC	POHAERIS MACROCARPA	1.0-4.0 X 1.0-4.0	200
SOL AVI	SOLANUM AVICULARE	1.0-4.0 X 1.0-4.0	200
SMALL PLANTING/GRASSES			
CHR JEM	CHRYSOCEPHALUM SEMIPARVUM	0.3-1.0 X 1.0-3.0	50
DAE ADI	DANIELIA ADNATA	0.3-1.5 X 0.5-1.5	50
ENI TOM	ENICELLA TOMENTOSA	<1.0 X 0.5-1.5	50
EPAD MP	EPACRIS IMPRESSA	1.0-1.5 X 0.3-0.5	50
HAR VIO	HEATH VIOLETTA	COMMON HEATH	17
LUN HP	LUNIPHYLLIS	GROUNDCOVER	50
LUN MAR	LUNIPHYLLIS	NATIVE FLAX	50
LON LON	LONICERA LONGIFOLIA	0.5 X 0.2-0.3	50
STY GRA	STYLIDIS GRAMINIFOLIA	SPRING-HEADED MAT-RUSH	6
STY TIG	STYLIDIS TIGER PANT	0.2-0.8 X 0.2-0.3	50
CLU EVER	CLUSTERED EVERLASTING	0.3-1.0 X 1.0-3.0	5
BLK ANTH	BLACK-ANTHER FLAX-LILY	0.3-1.5 X 0.5-1.5	28
RUF SALT	RUFFY SALT-BUSH	<1.0 X 0.5-1.5	9
PUR COH	PURPLE CORAL PEACH	1.0-1.5 X 0.3-0.5	50
SPR HEA	SPRING-HEADED MAT-RUSH	0.5 X 0.2-0.3	50
GRASS TIG	GRASS TIGER PANT	0.2-0.8 X 0.2-0.3	50



CLIENT DETAILS
 MR GREG DU CHATEAU
 Address
 SUITE 428/436 COLLINS
 MELBOURNE
 VIC 3008

PROJECT
 DU CHATEAU RESIDENCE
 14 DICKENS ST,
 BLACKBURN,
 VIC 3130

DRAWING
 LANDSCAPE PLAN
 Scale: AS SHOWN @ A2
 Date: 9/10/2019

PROJECT NUMBER
 TPII REV B
 1813

TOWN PLANNING
NOT FOR CONSTRUCTION

Architecture Matters Pty Ltd
is pleased to announce the
completion of the new
headquarters for the
company. The new
headquarters is a
modern, open-plan
office space, which
provides a comfortable
and efficient working
environment for the
company's staff. The
new headquarters is
located in the heart of
the city, and is easily
accessible by public
transport. The new
headquarters is a
great example of the
company's commitment
to providing a high-
quality working
environment for its
staff. The new
headquarters is a
great example of the
company's commitment
to providing a high-
quality working
environment for its
staff.

Rev	Date	Title / Changes	Description
A	24.8.18	FORWARDED	ISSUED TO COUNCIL - RAINWATER PUMP APPLICATION
B	24.8.18	FORWARDED	ISSUED TO COUNCIL - RAINWATER PUMP APPLICATION
C	24.8.18	FORWARDED	ISSUED TO COUNCIL - RAINWATER PUMP APPLICATION
D	24.8.18	FORWARDED	ISSUED TO COUNCIL - RAINWATER PUMP APPLICATION
E	24.8.18	FORWARDED	ISSUED TO COUNCIL - RAINWATER PUMP APPLICATION
F	24.8.18	FORWARDED	ISSUED TO COUNCIL - RAINWATER PUMP APPLICATION
G	24.8.18	FORWARDED	ISSUED TO COUNCIL - RAINWATER PUMP APPLICATION
H	24.8.18	FORWARDED	ISSUED TO COUNCIL - RAINWATER PUMP APPLICATION
I	24.8.18	FORWARDED	ISSUED TO COUNCIL - RAINWATER PUMP APPLICATION
J	24.8.18	FORWARDED	ISSUED TO COUNCIL - RAINWATER PUMP APPLICATION
K	24.8.18	FORWARDED	ISSUED TO COUNCIL - RAINWATER PUMP APPLICATION
L	24.8.18	FORWARDED	ISSUED TO COUNCIL - RAINWATER PUMP APPLICATION
M	24.8.18	FORWARDED	ISSUED TO COUNCIL - RAINWATER PUMP APPLICATION
N	24.8.18	FORWARDED	ISSUED TO COUNCIL - RAINWATER PUMP APPLICATION
O	24.8.18	FORWARDED	ISSUED TO COUNCIL - RAINWATER PUMP APPLICATION
P	24.8.18	FORWARDED	ISSUED TO COUNCIL - RAINWATER PUMP APPLICATION
Q	24.8.18	FORWARDED	ISSUED TO COUNCIL - RAINWATER PUMP APPLICATION
R	24.8.18	FORWARDED	ISSUED TO COUNCIL - RAINWATER PUMP APPLICATION
S	24.8.18	FORWARDED	ISSUED TO COUNCIL - RAINWATER PUMP APPLICATION
T	24.8.18	FORWARDED	ISSUED TO COUNCIL - RAINWATER PUMP APPLICATION
U	24.8.18	FORWARDED	ISSUED TO COUNCIL - RAINWATER PUMP APPLICATION
V	24.8.18	FORWARDED	ISSUED TO COUNCIL - RAINWATER PUMP APPLICATION
W	24.8.18	FORWARDED	ISSUED TO COUNCIL - RAINWATER PUMP APPLICATION
X	24.8.18	FORWARDED	ISSUED TO COUNCIL - RAINWATER PUMP APPLICATION
Y	24.8.18	FORWARDED	ISSUED TO COUNCIL - RAINWATER PUMP APPLICATION
Z	24.8.18	FORWARDED	ISSUED TO COUNCIL - RAINWATER PUMP APPLICATION

9.1.2 – ATTACHMENT 2. Revised Plans: Post Forum





© Architecture Matters Pty Ltd
Except as allowed under copyright
act, no part of this drawing may be
reproduced or otherwise dealt with
without written permission of
Architecture Matters Pty Ltd.

Rev: 06/04/19
Date: 06/04/19
Description: 1813/1813/1813 - PLANNING/CONSTRUCTION APPLICATION

ARCHITECT
Architecture Matters Pty Ltd
Suite 4, Level One,
308 Queensberry Street,
Melbourne, VIC, 3051
T (03) 9529 7943
F (03) 9529 7919
www.architecturermatters.com.au

TOWN PLANNING
NOT FOR CONSTRUCTION

CLIENT DETAILS
MR GREG DU CHATEAU
Address:
SUITE 4/1813 COLLINS
STREET
MELBOURNE
VIC 3008



PROJECT
DU CHATEAU RESIDENCE
14 DICKENS ST,
VIC 3120
PROJECT NUMBER
1813

DRAWING
STREET VIEW
Scale: AS SHOWN @ A2
Date: 9/04/2019
TP12
DRAWING CODE

9.1.3 677 Whitehorse Road Mont
Albert (Lot 1 TP 101739R O) -
Amendment to Planning Permit
(WH/2017/974) to include
restaurant in the food and drink
premises description, to allow for
the use of the land for the sale
and consumption of liquor and
modification to the operation
hours and patron numbers

- Attachment 1 Advertised Plans
- Attachment 2 Originally Endorsed Plans
- Attachment 3 Original Planning Permit
- Attachment 4 Applicant Planning Report
- Attachment 5 Amended permit conditions as per
officer's recommendation

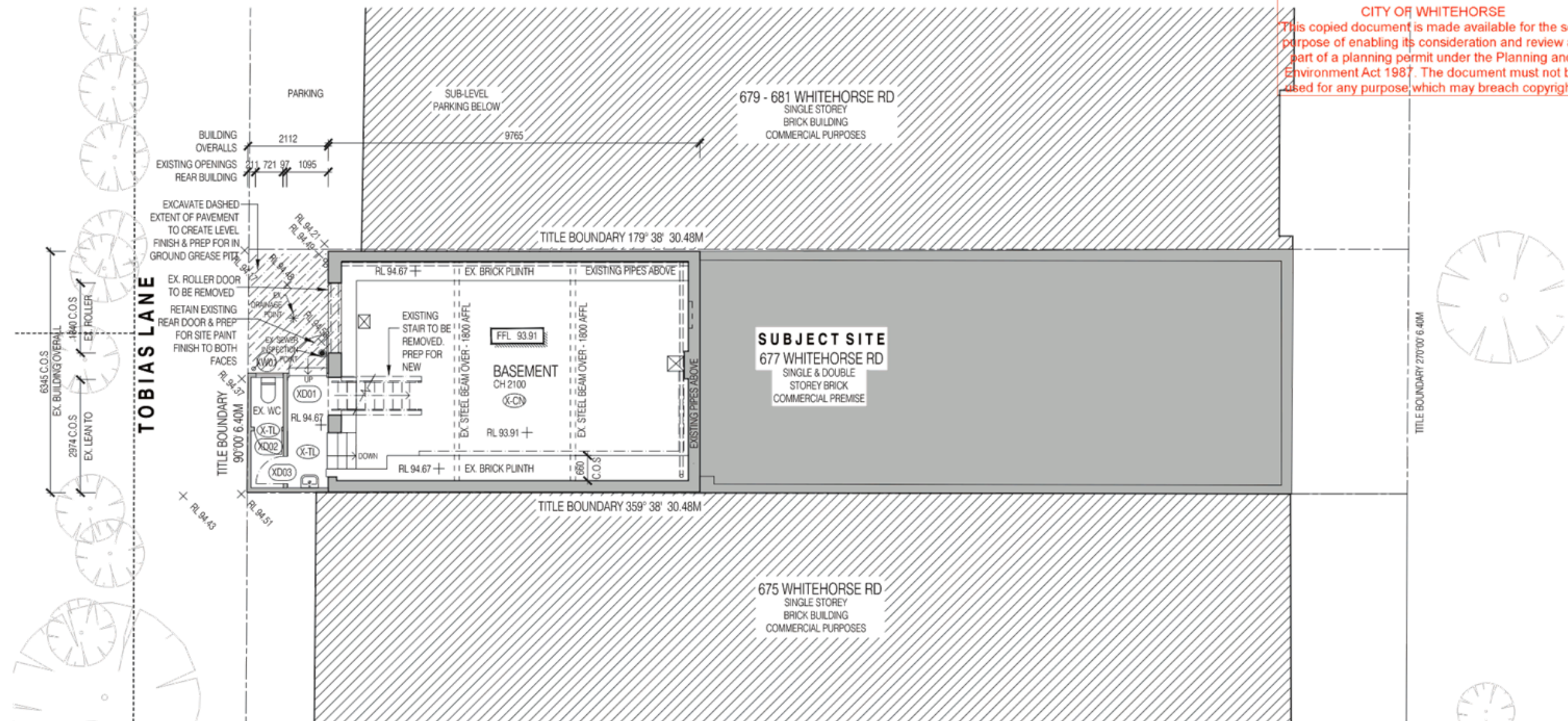
PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

2/04/2019

ADVERTISED MATERIAL

CITY OF WHITEHORSE

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning permit under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright.'



BASEMENT FLOOR PLAN
EXISTING CONDITIONS

[illegible]

LEGEND:

29A GWYNNE STREET
CREMORNE
VICTORIA AUSTRALIA 3121
STUDIO@STUDIOESTETA.COM.AU
WWW.STUDIOESTETA.COM.AU

ALL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS AND TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORKS COMMENCING

DATE:	DRAWN:
MAR 2019	HH



DRAWING NO:
TP102

[illegible]

GROUND FLOOR PLAN
EXISTING CONDITIONS


[illegible]

LEGEND:

	EXISTING WALLS
	DEMOLITION
	NEIGHBOURING BUILDINGS

ESTETA
29A GWYNNE STREET
CREMORNE
VICTORIA AUSTRALIA 3121
STUDIO@STUDIOESTETA.COM.AU
WWW.STUDIOESTETA.COM.AU

PROJECT DETAILS:
PROJECT:
VIA PORTA
677 WHITEHORSE RD, MONT ALBERT
CLIENT:
COSENTINO
ALL WORK TO BE CARRIED OUT TO AUSTRALIAN STANDARDS AND TO COMPLY
NORMATIVE BUILDING CODE OF AUSTRALIA
ALL UNDERSIGNS TO BE CHECKED ON SITE PRIOR TO WORK COMMENCING

DRAWING:		
TITLE:		
<p>GROUND FLOOR PLAN</p> <p>EXISTING CONDITIONS & DEMOLITION</p>		
SCALE	JOB NUMBER	
1:100 @ A3	1713	
DATE:	DRAWN:	DRAWING NO:
MAR 2019	HH	TP103

9.1.3 – ATTACHMENT 1. Advertised Plans

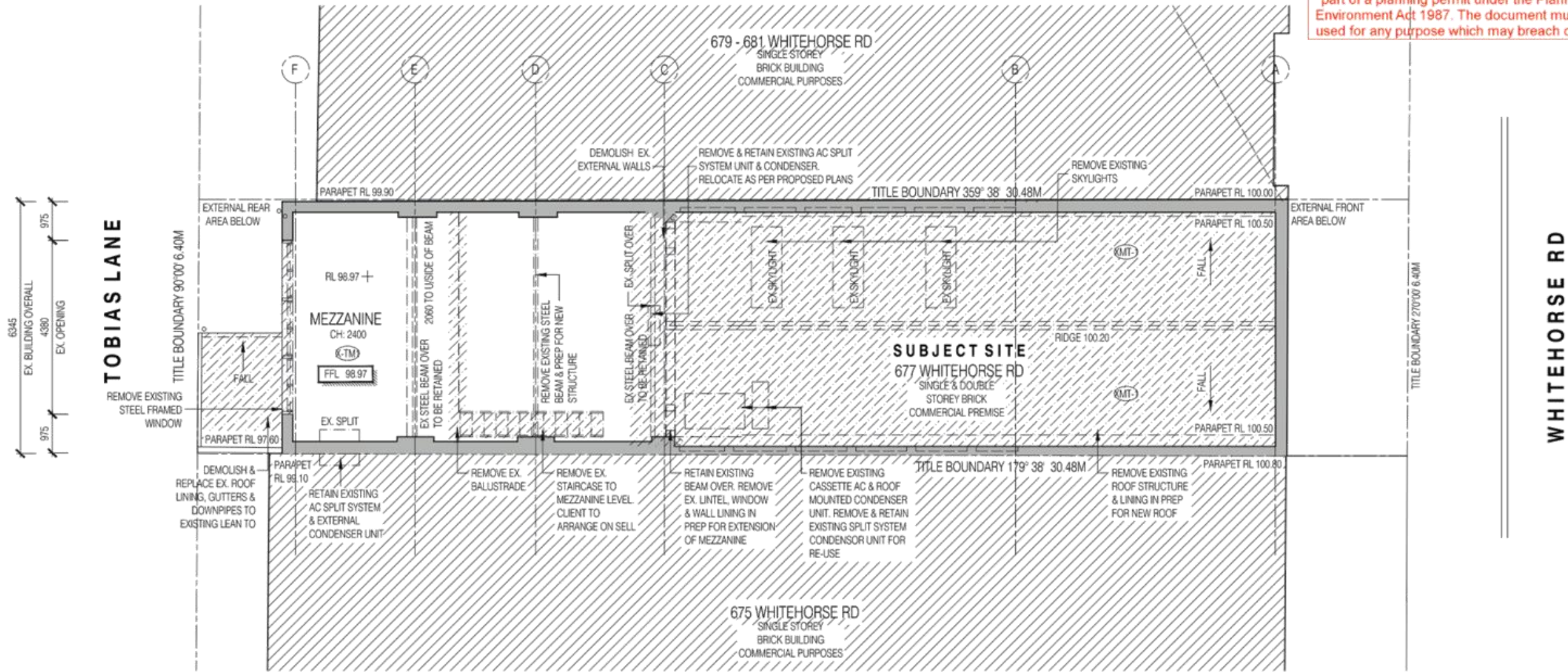
PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

2/04/2019

ADVERTISED MATERIAL

CITY OF WHITEHORSE

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning permit under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright.*



FIRST FLOOR PLAN
EXISTING CONDITIONS

PLANNING			
REV	ISSUE DATE	BY	REASON FOR ISSUE
A	04.03.19	HH	FOR LIQUOR LICENSE

LEGEND:	
	EXISTING WALLS
	DEMOLITION
	NEIGHBOURING BUILDINGS

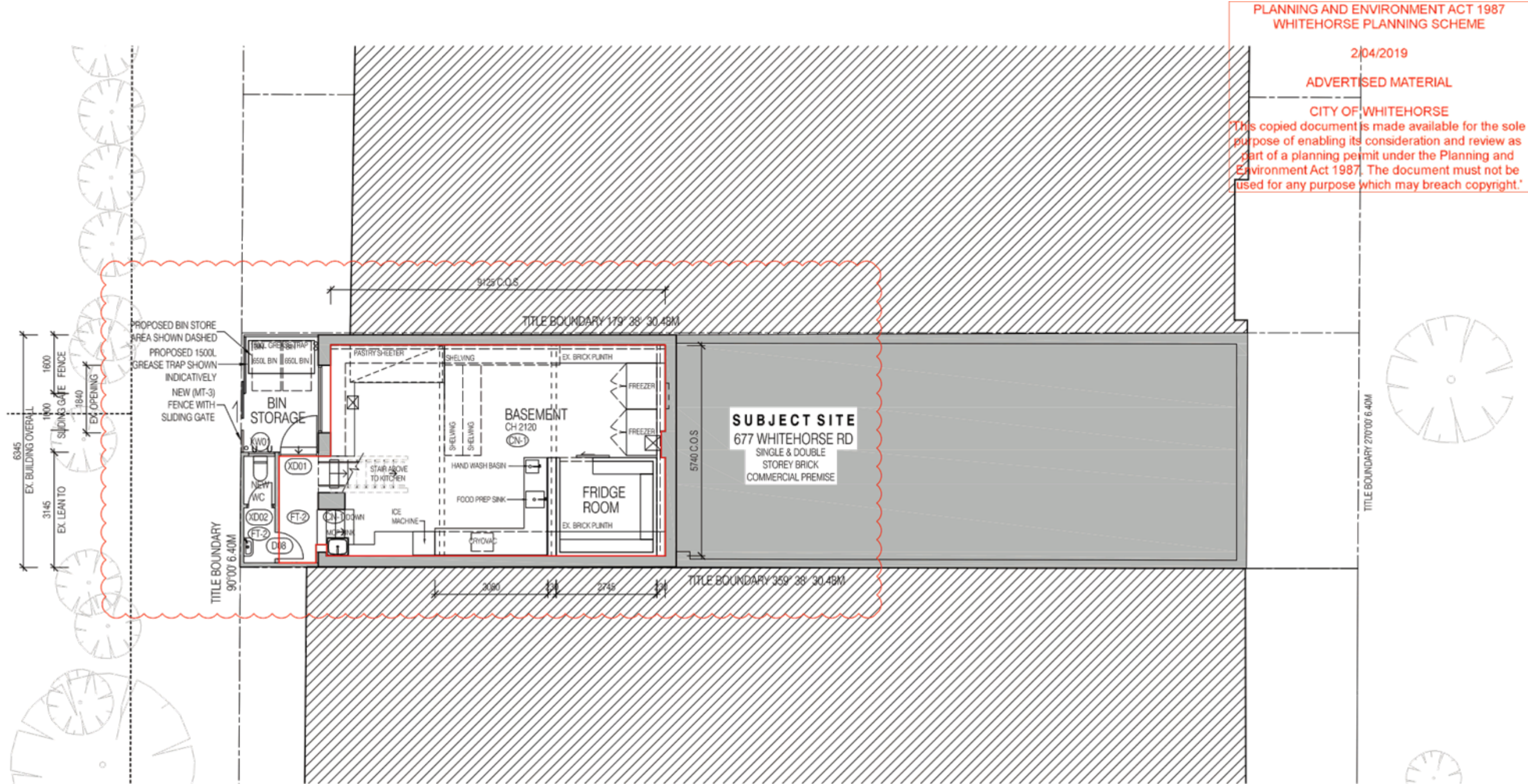
ESTETA
29A GWYNNE STREET
CREMORNE
VICTORIA AUSTRALIA 3121
STUDIO@STUDIOESTETA.COM.AU
WWW.STUDIOESTETA.COM.AU

PROJECT DETAILS:	
PROJECT:	VIA PORTA 677 WHITEHORSE RD, MONT ALBERT
CLIENT:	COSENTINO
ALL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS AND TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA ALL DRAWINGS TO BE LATEST DTD PRIOR TO WORKS COMMENCING	

DRAWING:	
TITLE:	FIRST FLOOR PLAN EXISTING CONDITIONS & DEMOLITION
SCALE	JOB NUMBER
1:100 @ A3	1713
DATE:	DRAWN:
MAR 2019	HH
DRAWING NO: TP104	



9.1.3 – ATTACHMENT 1. Advertised Plans



PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

2/04/2019

ADVERTISED MATERIAL

CITY OF WHITEHORSE

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning permit under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright.

BASEMENT FLOOR PLAN
PROPOSED

PLANNING			
REV	ISSUE DATE	BY	REASON FOR ISSUE
A	25.02.19	SC	FOR LIQUOR LICENSE
B	19.03.19	SC	RE-ISSUE FOR LIQUOR LICENSE

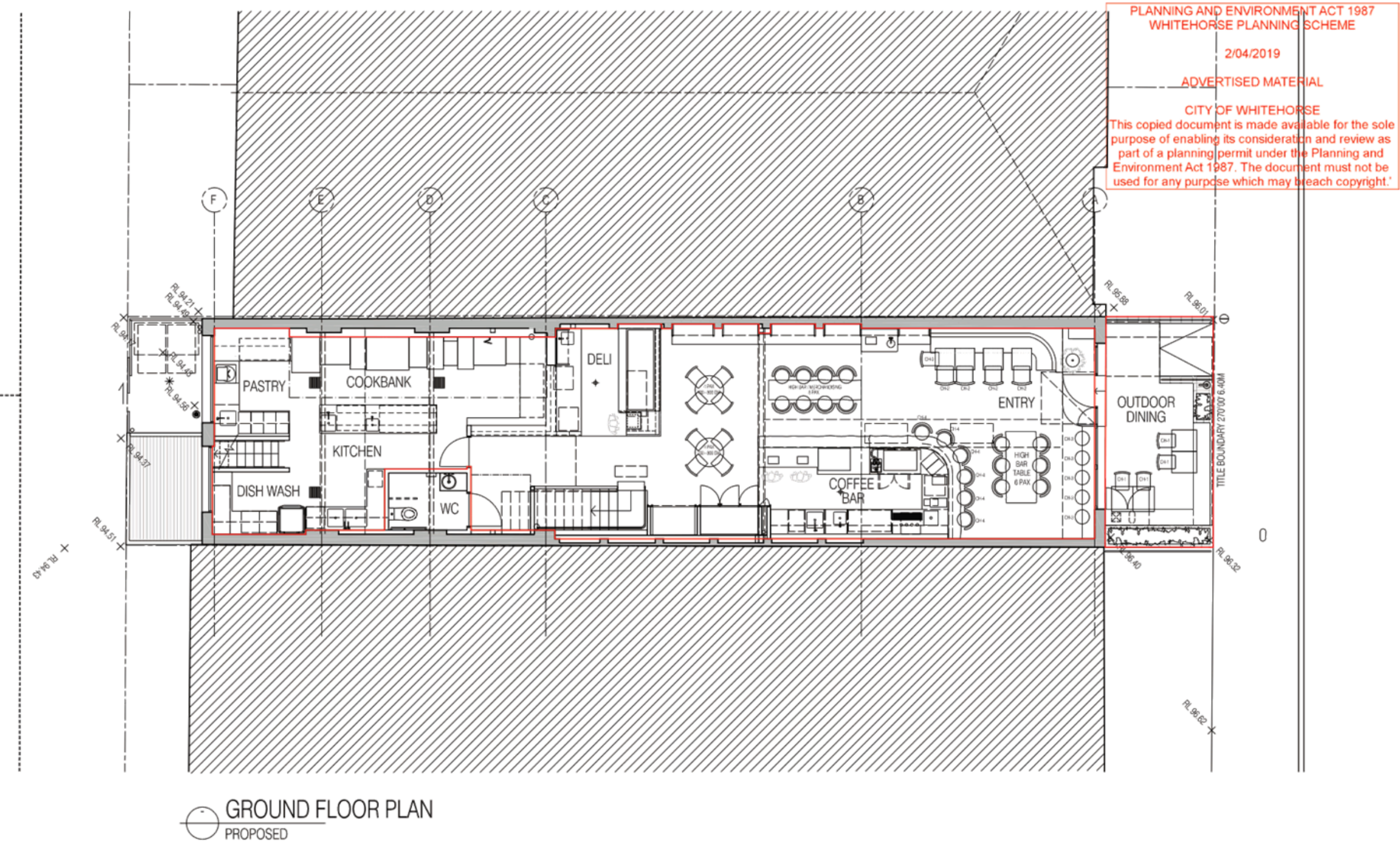
LEGEND:	

ESTETA
29A GWYNNE STREET
CREMORNE
VICTORIA AUSTRALIA 3121
STUDIO@STUDIOESTETA.COM.AU
WWW.STUDIOESTETA.COM.AU

PROJECT DETAILS:	
PROJECT:	VIA PORTA
	677 WHITEHORSE RD, MONT ALBERT
CLIENT:	COSENTINO
ALL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS AND TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORKS COMMENCING.	

DRAWING:	
TITLE:	BASEMENT FLOOR PLAN
	PROPOSED
SCALE:	1:100 @ A3
JOB NUMBER:	1713
DATE:	MAY 2018
DRAWN:	HH
DRAWING NO:	TP106

9.1.3 – ATTACHMENT 1. Advertised Plans



PLANNING			
REV	ISSUE DATE	BY	REASON FOR ISSUE
A	25.02.19	SC	FOR LIQUOR LICENSE

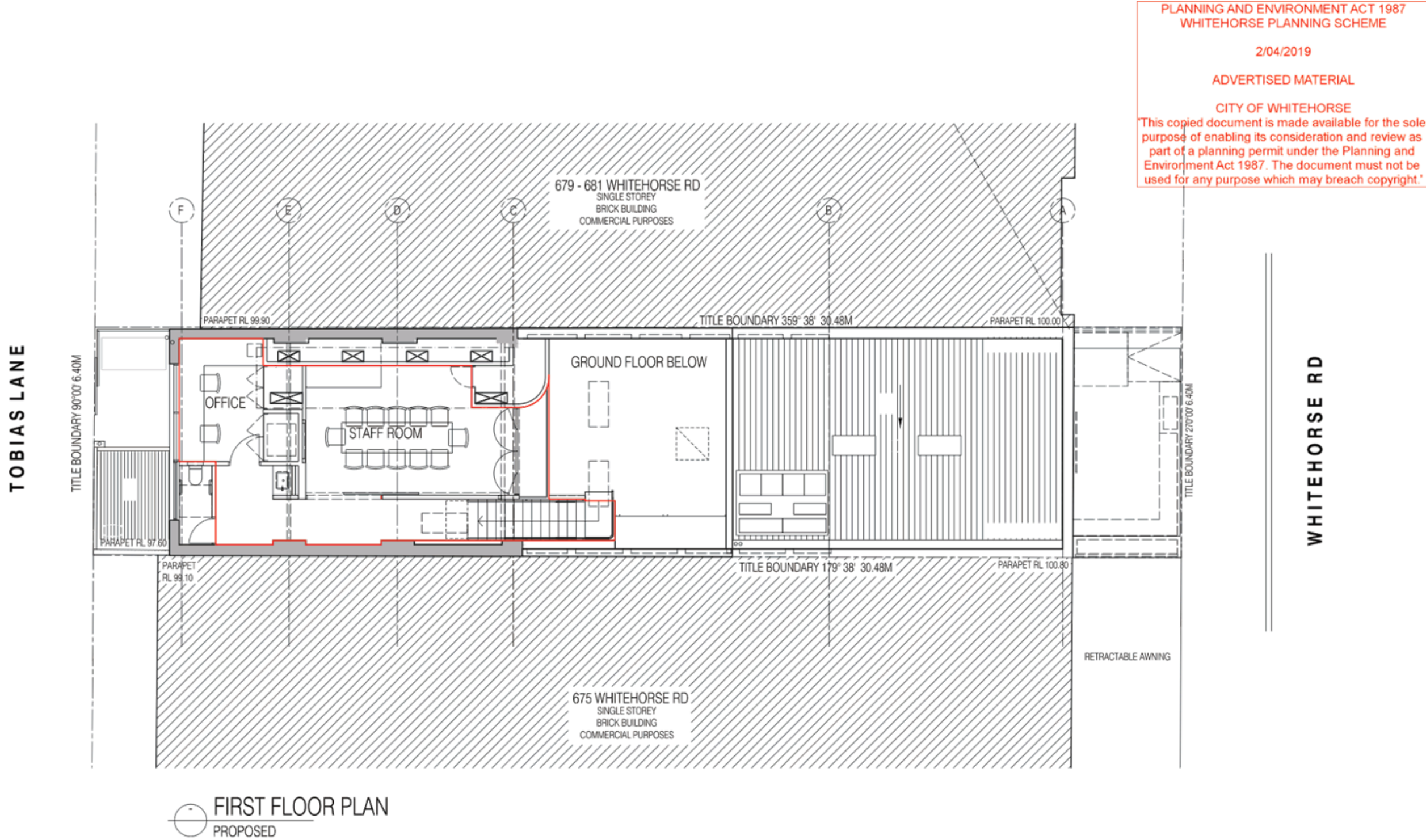
LEGEND:

ESTETA
29A GWYNNE STREET
CREMORNE
VICTORIA AUSTRALIA 3121
STUDIO@STUDIOESTETA.COM.AU
WWW.STUDIOESTETA.COM.AU

PROJECT DETAILS:
PROJECT: VIA PORTA 677 WHITEHORSE RD, MONT ALBERT
CLIENT: COSENTINO
ALL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS AND TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORK COMMENCING

DRAWING:
TITLE: GROUND FLOOR PLAN PROPOSED
SCALE: 1:100 @ A3
DATE: MAY 2018
JOB NUMBER: 1713
DRAWN: HH
DRAWING NO: TP107

9.1.3 – ATTACHMENT 1. Advertised Plans



PLANNING			
REV.	ISSUE DATE	BY	REASON FOR ISSUE
A	25.02.19	SC	FOR LIQUOR LICENSE

LEGEND:

ESTETA

29A GWYNNE STREET
CREMORNE
VICTORIA AUSTRALIA 3121
STUDIO@STUDIOESTETA.COM.AU
WWW.STUDIOESTETA.COM.AU

PROJECT DETAILS:

PROJECT:
VIA PORTA
677 WHITEHORSE RD, MONT ALBERT

CLIENT:
COSENTINO

ALL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS AND TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORKS COMMENCING

DRAWING:

TITLE:
FIRST FLOOR PLAN
PROPOSED

SCALE:
1:100 @ A3

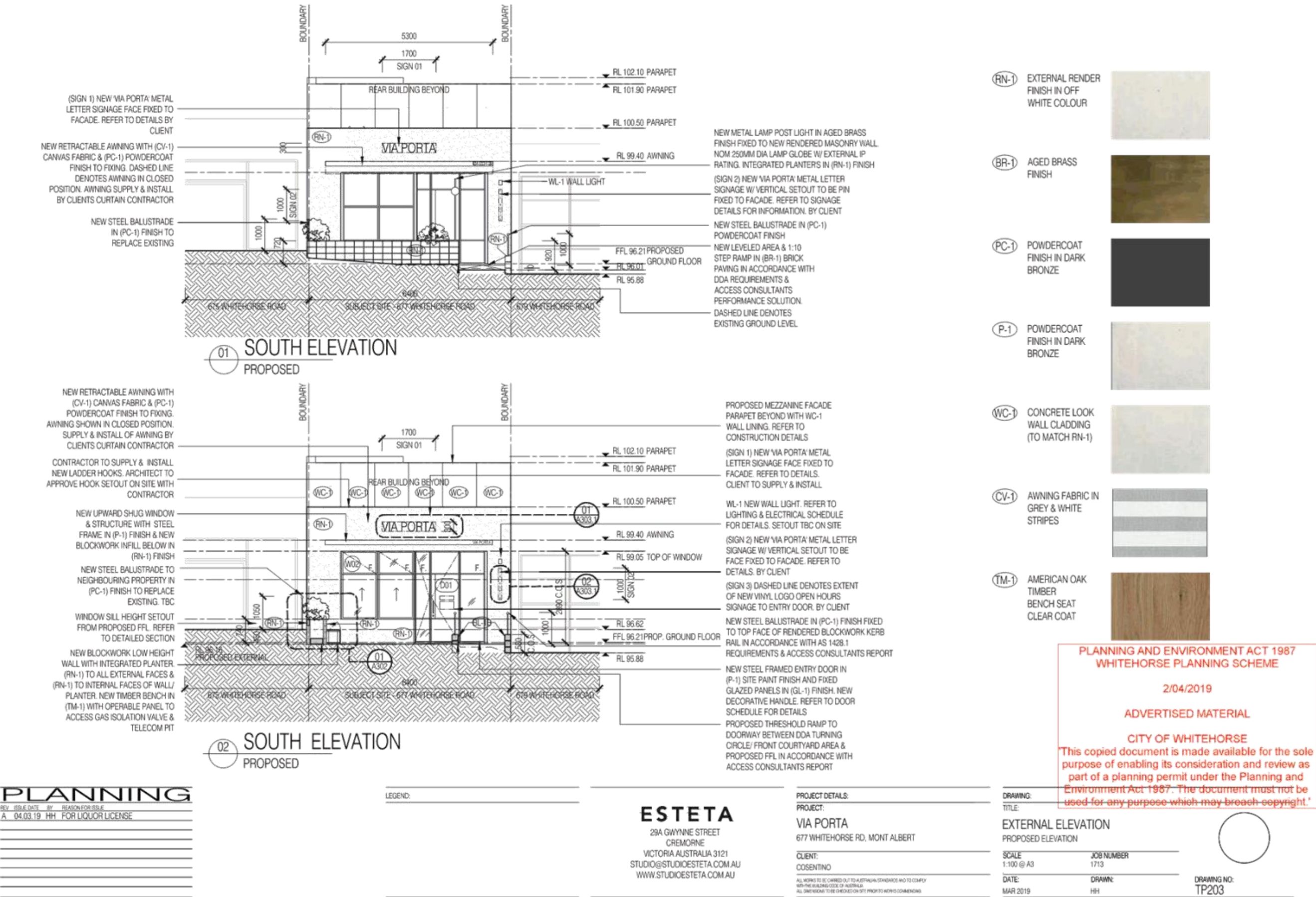
DATE:
MAY 2018

JOB NUMBER:
1713

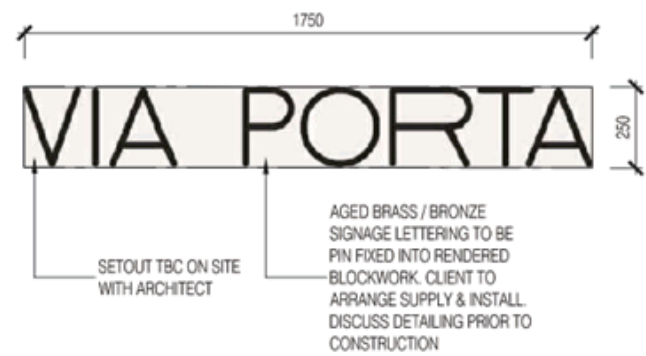
DRAWN:
HH

DRAWING NO:
TP108

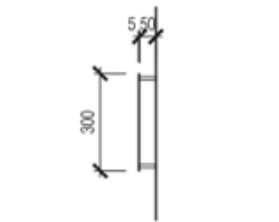
9.1.3 – ATTACHMENT 1. Advertised Plans



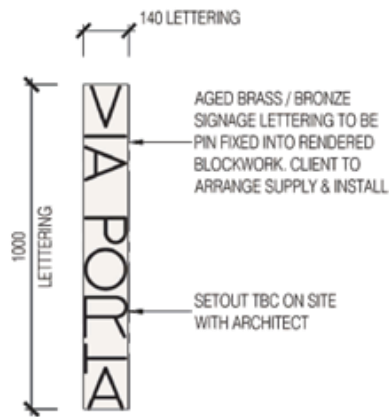
9.1.3 – ATTACHMENT 1. Advertised Plans



01 ELEVATION
SIGNAGE - SIGN 01



ELEVATION
SIGNAGE - SIGN 01



02 ELEVATION
SIGNAGE - SIGN 02

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

2/04/2019

ADVERTISED MATERIAL

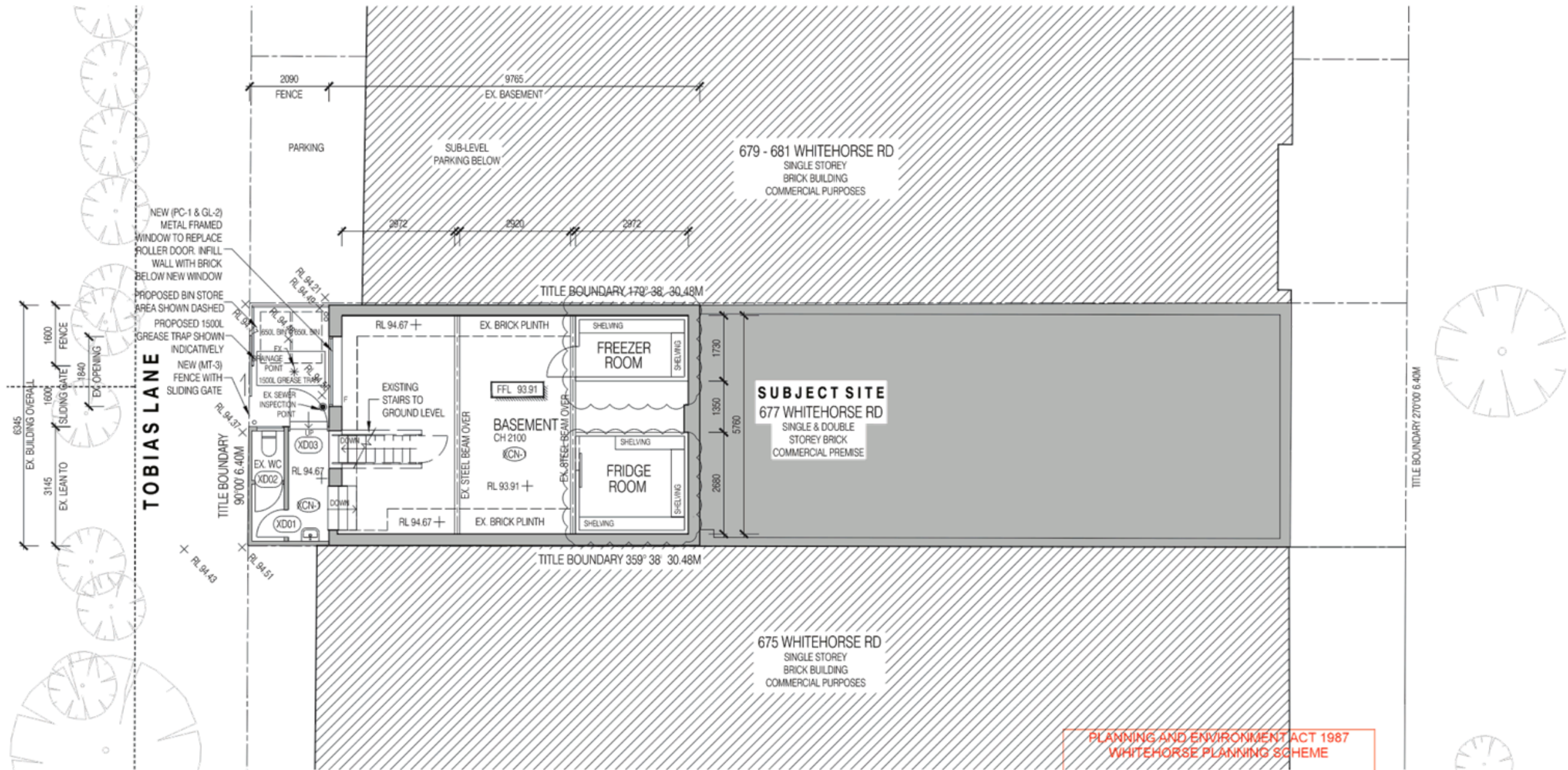
CITY OF WHITEHORSE

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning permit under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright.

PLANNING			
REV	ISSUE DATE	BY	REASON FOR ISSUE
A	04.03.19	HH	FOR LIQUOR LICENSE

LEGEND:	ESTETA 29A GWYNNE STREET CREMORNE VICTORIA AUSTRALIA 3121 STUDIO@STUDIOESTETA.COM.AU WWW.STUDIOESTETA.COM.AU	PROJECT DETAILS: PROJECT: VIA PORTA 677 WHITEHORSE RD, MONT ALBERT CLIENT: COSENTINO <small>ALL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS AND TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORKS COMMENCING</small>	DRAWING: TITLE: CONSTRUCTION DETAILS SIGNAGE SCALE 1:20 @ A3 JOB NUMBER 1713 DATE: MAR 2019 DRAWN: HH DRAWING NO: TP303.1
---------	--	---	---

9.1.3 – ATTACHMENT 2. Originally Endorsed Plans



01 BASEMENT FLOOR PLAN
PROPOSED

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

This endorsed plan is in accordance with and forms part of Planning Permit Number: WH/2017/974

Christos Varvaris
Signature for Responsible Authority

Sheet: 1 of 8 Date: 26/06/2018

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

2/04/2019

ADVERTISED MATERIAL

CITY OF WHITEHORSE

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning permit under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright.

PLANNING			
REV	ISSUE DATE	BY	REASON FOR ISSUE
A	05.11.17	HH	FOR TOWN PLANNING PERMIT
B	23.02.18	HH	FOR TOWN PLANNING PERMIT

ESTETA
29A GWYNNE STREET
CREMORNE
VICTORIA AUSTRALIA 3121
STUDIO@STUDIOESTETA.COM.AU
WWW.STUDIOESTETA.COM.AU

PROJECT DETAILS:
PROJECT:
VIA PORTA
677 WHITEHORSE RD, MONT ALBERT

CLIENT:
COSENTINO

ALL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS AND TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA.
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORKS COMMENCING.

DRAWING:
TITLE:
BASEMENT FLOOR PLAN
PROPOSED

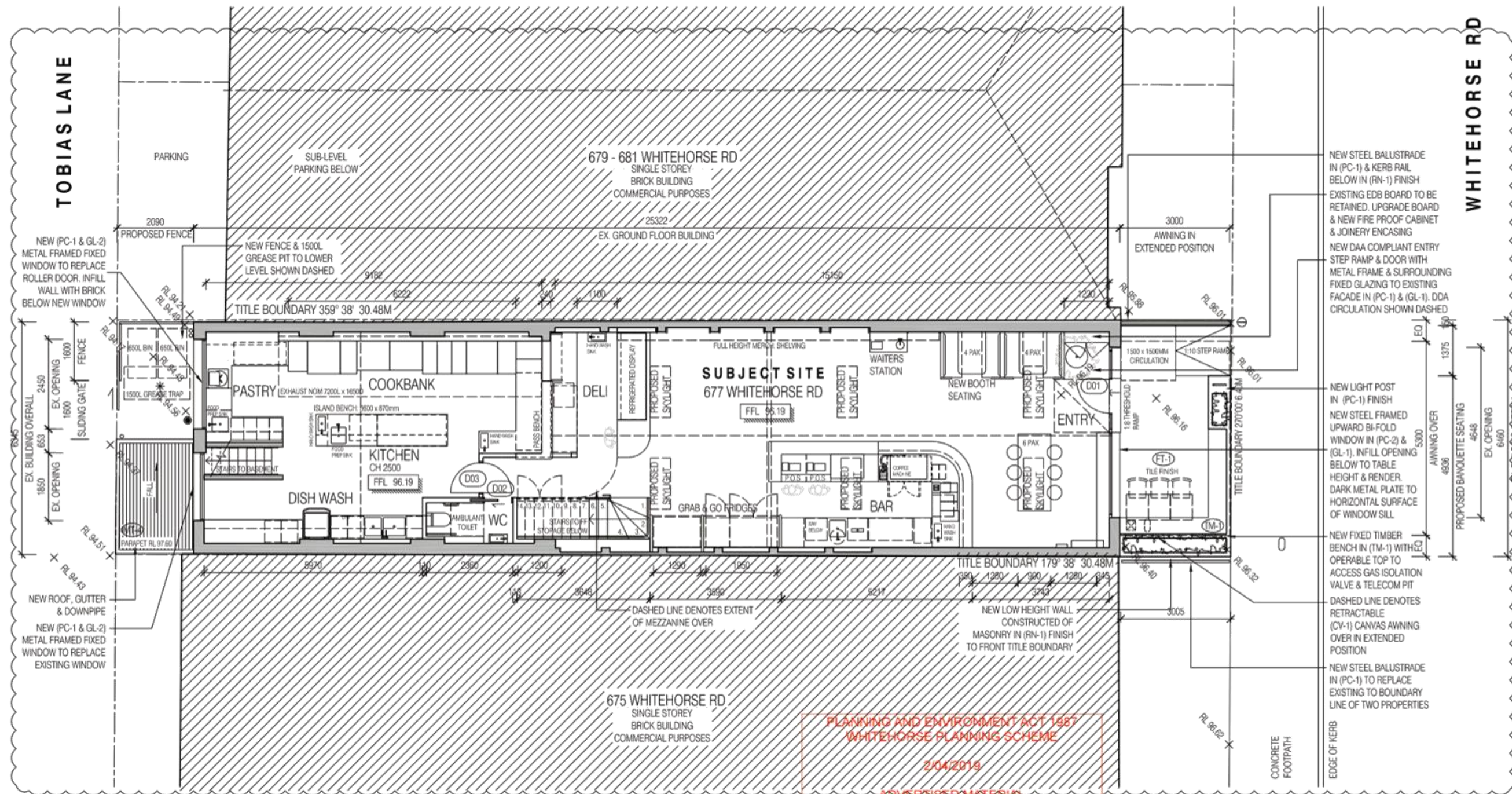
SCALE: 1:100 @ A3 JOB NUMBER: 1713

DATE: FEB 2018 DRAWN: HH



DRAWING NO:
TP106

9.1.3 – ATTACHMENT 2. Originally Endorsed Plans



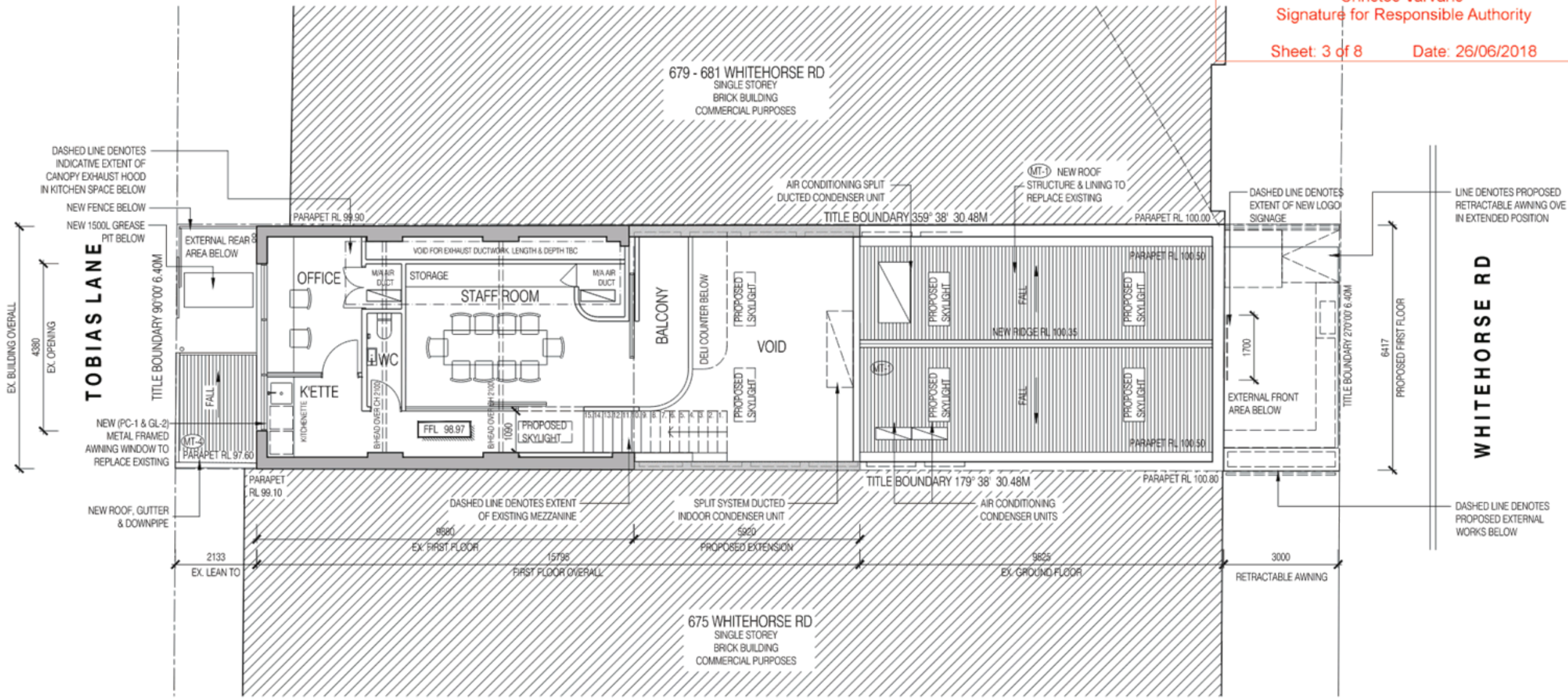
9.1.3 – ATTACHMENT 2. Originally Endorsed Plans

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

This endorsed plan is in accordance with and forms part of Planning Permit Number: WH/2017/974

Christos Varvaris
Signature for Responsible Authority

Sheet: 3 of 8 Date: 26/06/2018



PLANNING			
REV	ISSUE DATE	BY	REASON FOR ISSUE
A	05.12.17	HH	FOR TOWN PLANNING PERMIT

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

2/04/2019

LEGEND
ADVERTISED MATERIAL

CITY OF WHITEHORSE

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning permit under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright.

ESTETA
29A GWYNNE STREET
CREMORNE
VICTORIA AUSTRALIA 3121
STUDIO@STUDIOESTETA.COM.AU
WWW.STUDIOESTETA.COM.AU

PROJECT DETAILS:
PROJECT:
VIA PORTA
677 WHITEHORSE RD, MONT ALBERT

CLIENT:
COSENTINO

ALL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS AND TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA.
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORKS COMMENCING

DRAWING:
TITLE:
FIRST FLOOR PLAN
PROPOSED

SCALE:
1:100 @ A3

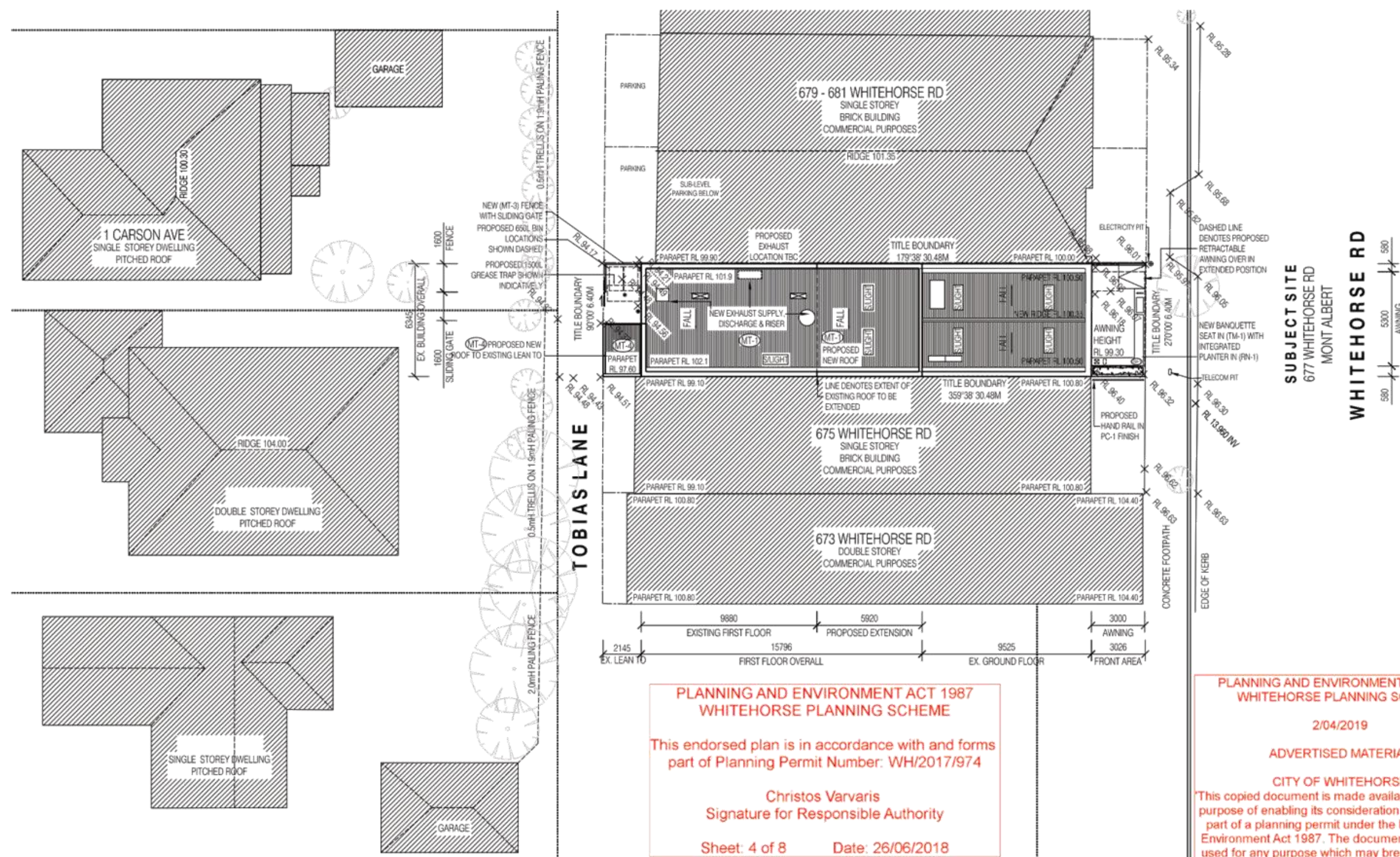
DATE:
NOV 2017

JOB NUMBER:
1713

DRAWN:
HH

DRAWING NO:
TP108

9.1.3 – ATTACHMENT 2. Originally Endorsed Plans



REV	DATE	BY	REASON FOR ISSUE
A	05.12.17	HH	FOR TOWN PLANNING PERMIT

01 SITE / ROOF PLAN
PROPOSED

LEGEND:

ESTETA

29A GYNNIE STREET
CREMORNE
VICTORIA AUSTRALIA 3121
STUDIO@STUDIOESTETA.COM.AU
WWW.STUDIOESTETA.COM.AU

PROJECT DETAILS:

PROJECT:
VIA PORTA
677 WHITEHORSE RD, MONT ALBERT

CLIENT:
COSENTINO

ALL WORKS TO BE COMPLETED TO AUSTRALIAN STANDARDS AND TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORKS COMMENCING

DRAWING:

TITLE:
ROOF/SITE PLAN
PROPOSED

SCALE:
1:200 @ A3

DATE:
NOV 2017

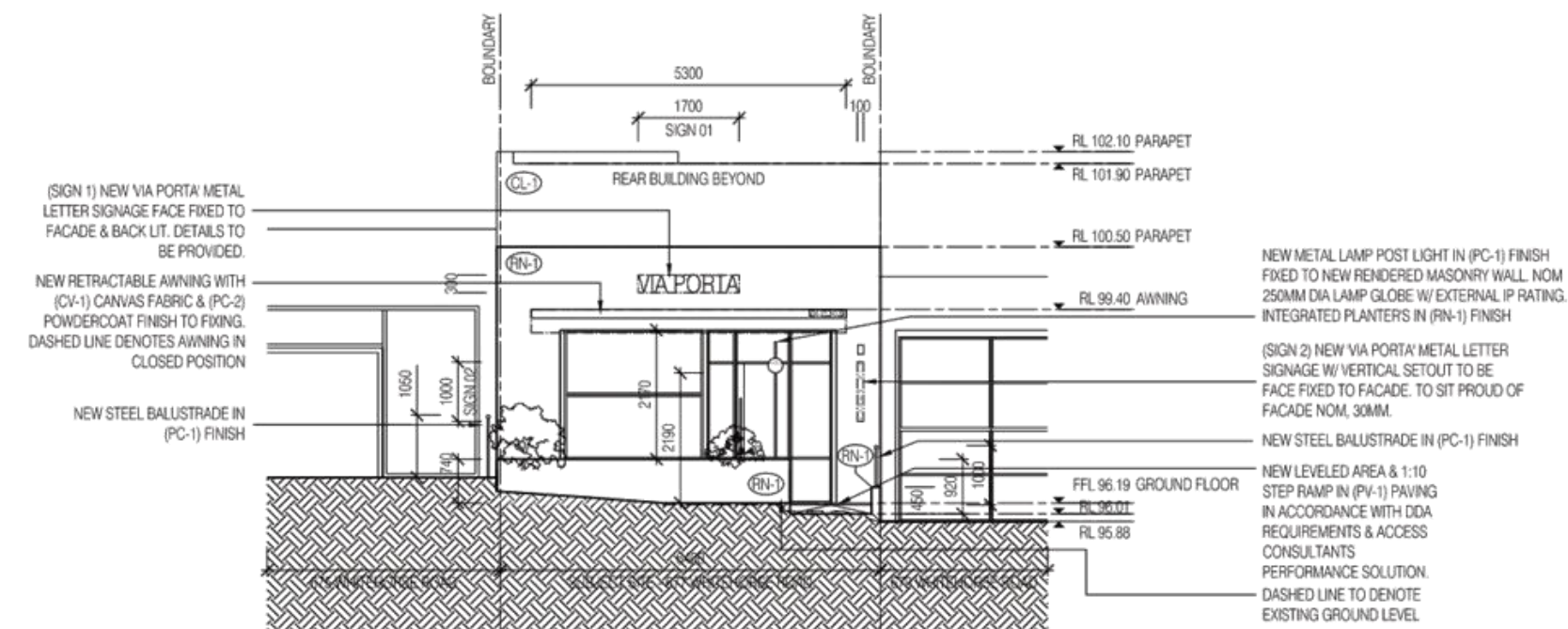
JOB NUMBER:
1713

DRAWN:
HH

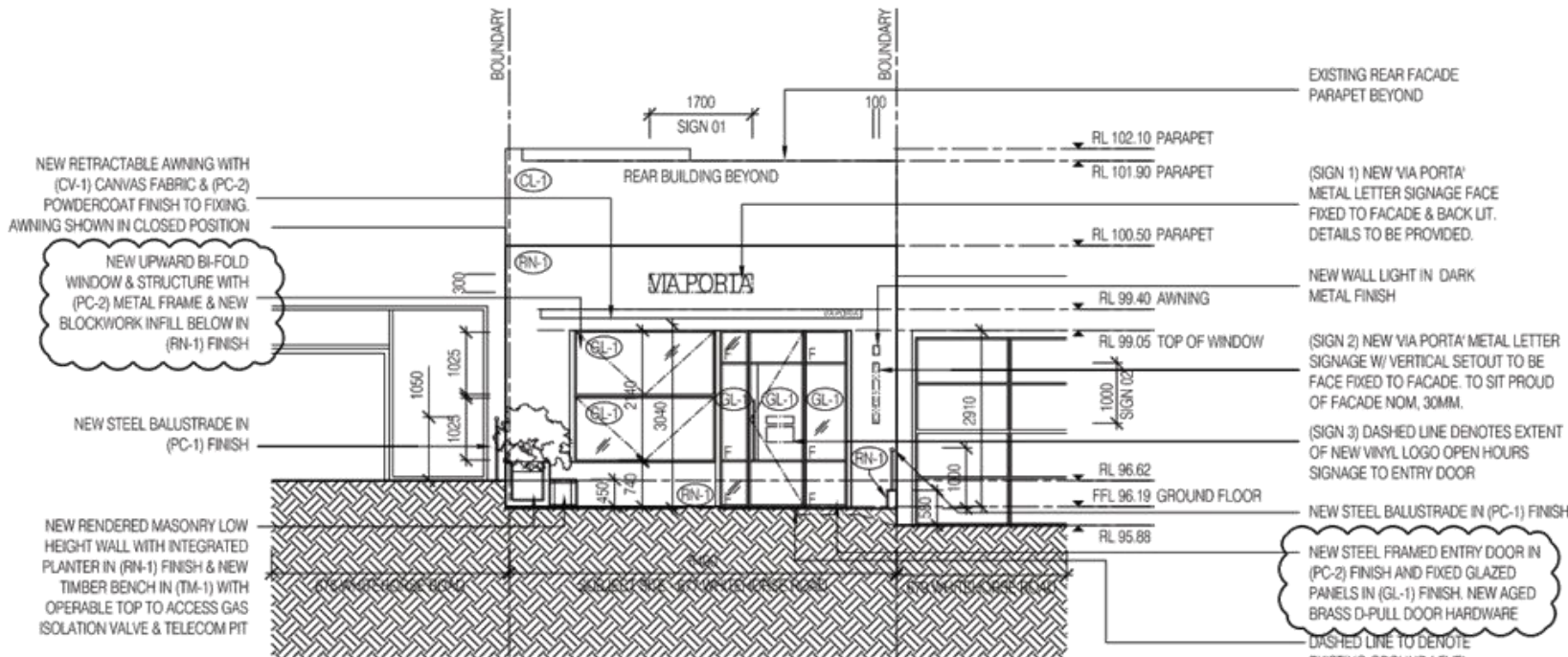
DRAWING NO:
TP105



9.1.3 – ATTACHMENT 2. Originally Endorsed Plans



01 SOUTH ELEVATION
PROPOSED



02 SOUTH ELEVATION
PROPOSED

SIGNAGE SQ/M'S
SIGN 1 - 0.5 SQM
SIGN 2 - 0.1 SQM
SIGN 3 - 0.05 SQM
SIGN 4 - 0.15 SQM
TOTAL = 0.8 SQM

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

This endorsed plan is in accordance with and forms
part of Planning Permit Number: WH/2017/974

Christos Varvaris
Signature for Responsible Authority

Sheet: 5 of 8 Date: 26/06/2018

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

2/04/2019

ADVERTISED MATERIAL

CITY OF WHITEHORSE

This copied document is made available for the sole
purpose of enabling its consideration and review as
part of a planning permit under the Planning and
Environment Act 1987. The document must not be
used for any purpose which may breach copyright.

REV	ISSUE DATE	BY	REASON FOR ISSUE
A	05.11.17	HH	FOR TOWN PLANNING PERMIT
B	23.02.18	HH	FOR TOWN PLANNING PERMIT

LEGEND:

ESTETA

29A GWYNNE STREET
CREMORNE
VICTORIA AUSTRALIA 3121
STUDIO@STUDIOESTETA.COM.AU
WWW.STUDIOESTETA.COM.AU

PROJECT DETAILS:

PROJECT:
VIA PORTA
677 WHITEHORSE RD, MONT ALBERT

CLIENT:
COSENTINO

ALL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS AND TO COMPLY
WITH THE BUILDING CODE OF AUSTRALIA
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORK COMMENCEMENT

DRAWING:

TITLE:
EXTERNAL ELEVATION
PROPOSED ELEVATION

SCALE:
1:100 @ A3

DATE:
FEB 2018

JOB NUMBER:
1713

DRAWN:
HH

DRAWING NO:
TP203

9.1.3 – ATTACHMENT 2. Originally Endorsed Plans

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

2/04/2019

ADVERTISED MATERIAL

CITY OF WHITEHORSE

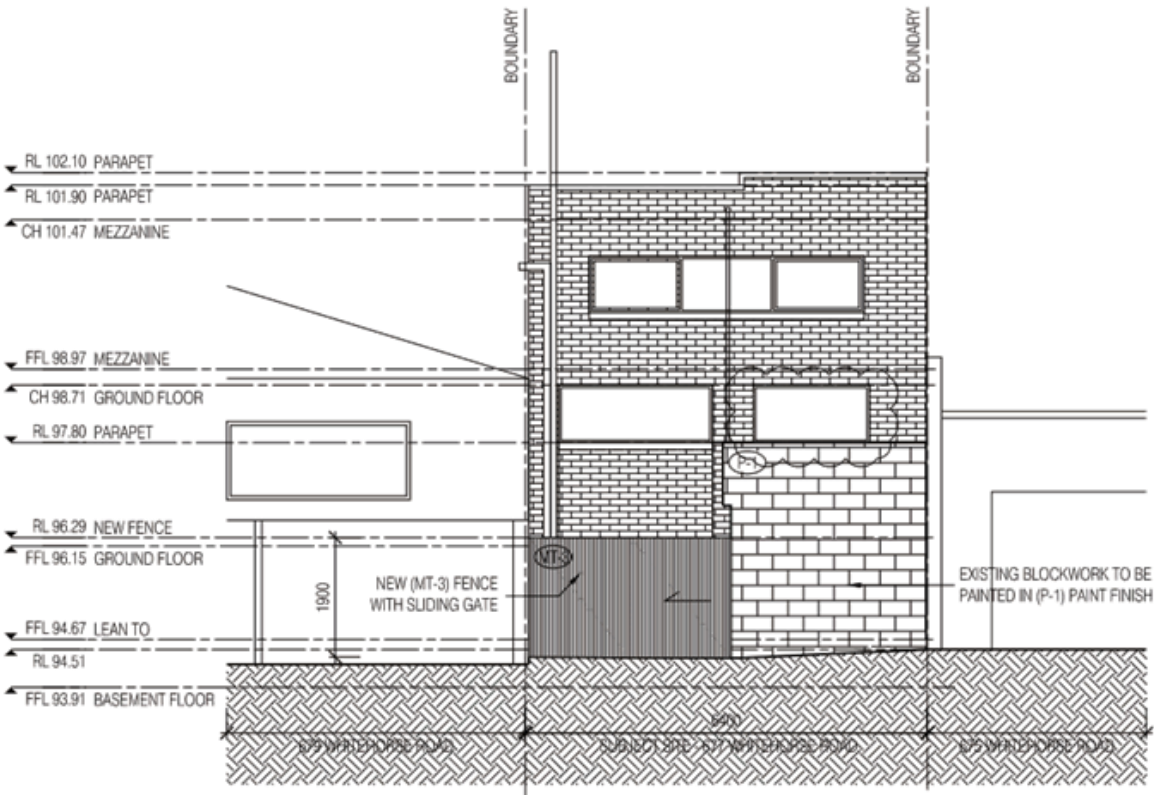
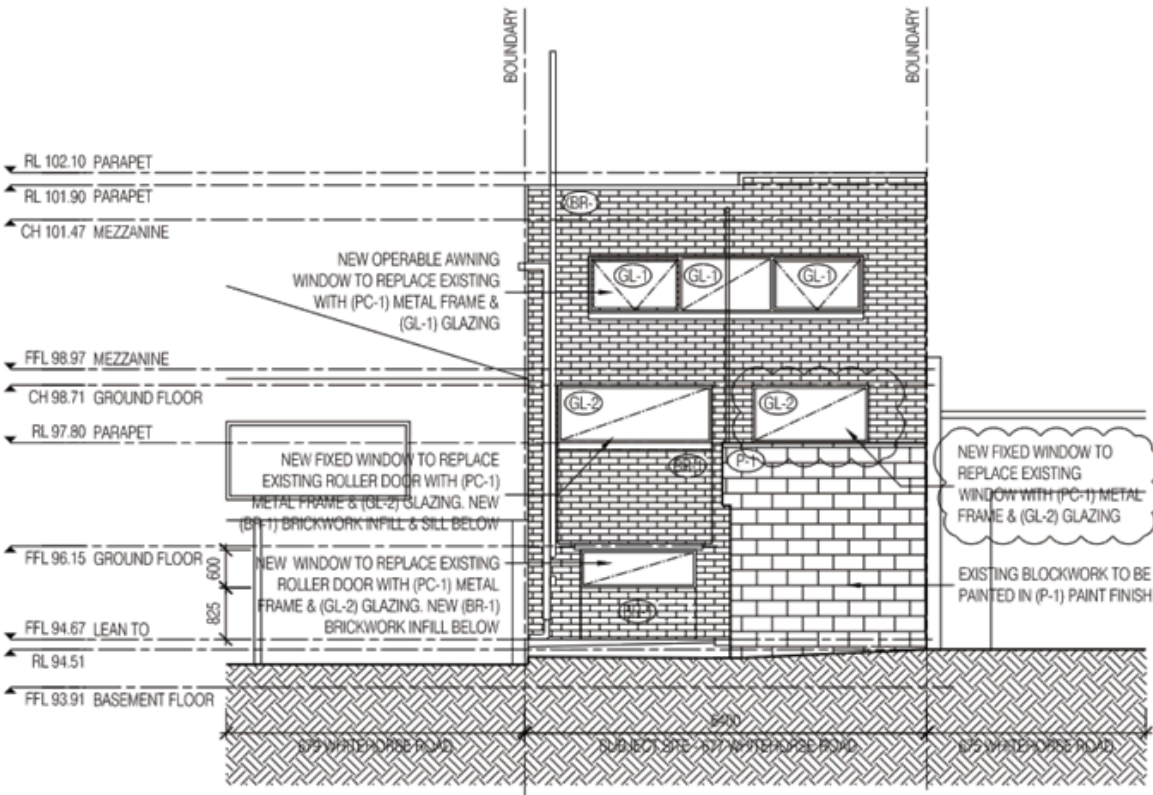
"This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning permit under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright."

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

This endorsed plan is in accordance with and forms part of Planning Permit Number: WH/2017/974

Christos Varvaris
Signature for Responsible Authority

Sheet: 6 of 8 Date: 26/06/2018



PLANNING			
REV.	ISSUE DATE	BY	REASON FOR ISSUE
A	05.11.17	HH	FOR TOWN PLANNING PERMIT
B	23.02.18	HH	FOR TOWN PLANNING PERMIT

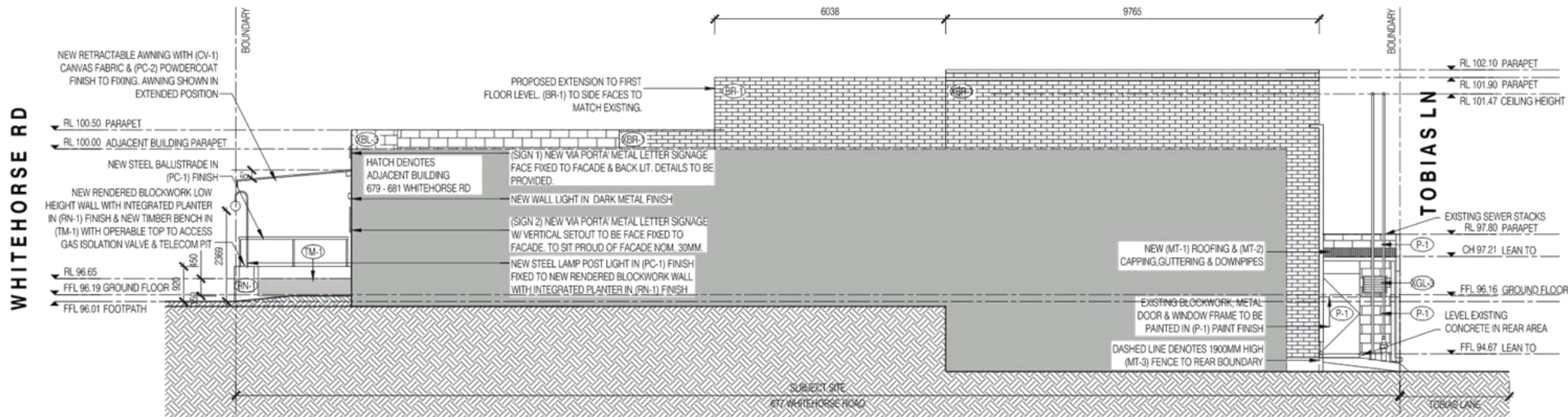
LEGEND:

ESTETA
29A GWYNNE STREET
CREMORNE
VICTORIA AUSTRALIA 3121
STUDIO@STUDIOESTETA.COM.AU
WWW.STUDIOESTETA.COM.AU

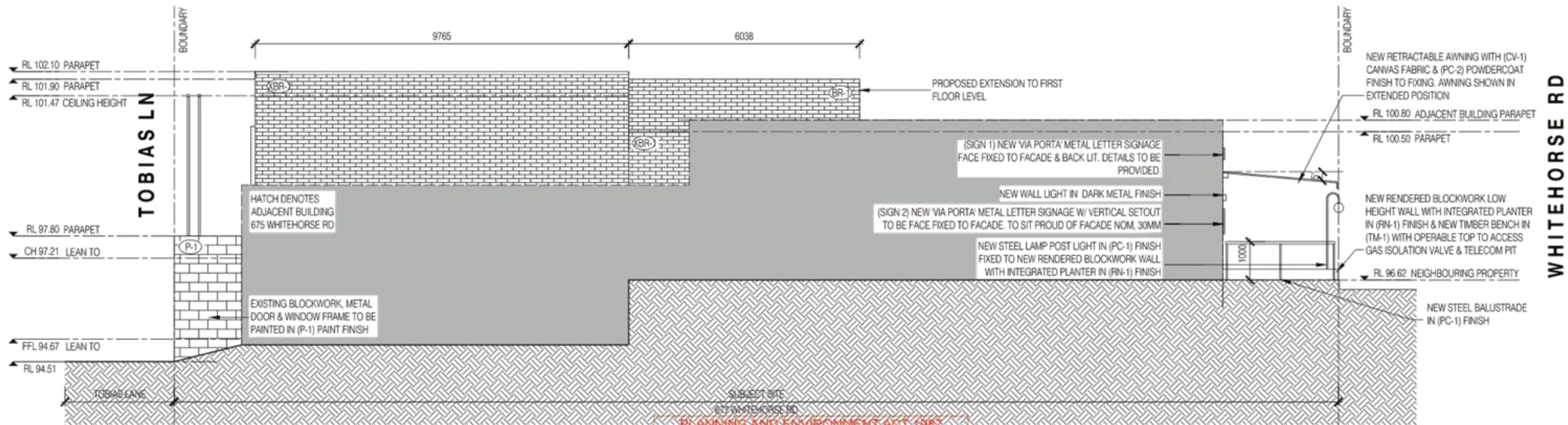
PROJECT DETAILS:	
PROJECT:	VIA PORTA
	677 WHITEHORSE RD, MONT ALBERT
CLIENT:	COSENTINO
ALL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS AND TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORK COMMENCEMENT.	

DRAWING:	
TITLE:	EXTERNAL ELEVATION PROPOSED ELEVATION
SCALE:	1:100 @ A3
DATE:	FEB 2018
JOB NUMBER:	1713
DRAWN:	HH
DRAWING NO:	TP205

9.1.3 – ATTACHMENT 2. Originally Endorsed Plans



01 EAST ELEVATION
PROPOSED



02 WEST ELEVATION
PROPOSED

PLANNING			
REV	ISSUE DATE	BY	REASON FOR ISSUE
A	05.12.17	HH	FOR TOWN PLANNING PERMIT

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

This endorsed plan is in accordance with and forms part of Planning Permit Number: WH/2017/974

Christos Varvaris
Signature for Responsible Authority

Sheet: 7 of 8 Date: 26/06/2018

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

2/04/2019

ADVERTISED MATERIAL

ESTETA
CITY OF WHITEHORSE
28A GYNNIE STREET
GEORGETOWN
VIC 3083

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. This document must not be used for any purpose which may breach copyright.

PROJECT DETAILS:
PROJECT:
VIA PORTA
677 WHITEHORSE RD, MONT ALBERT

CLIENT:
COSENTINO

ALL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS AND TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA.
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORK COMMENCEMENT.

DRAWING:
TITLE:
EXTERNAL ELEVATION
PROPOSED ELEVATION

SCALE
1:100 @ A3

DATE:
DEC 2017

JOB NUMBER
1713

DRAWN:
HH

DRAWING NO:
TP204

9.1.3 – ATTACHMENT 2. Originally Endorsed Plans

VIA PORTA

677 WHITEHORSE RD, MONT ALBERT

CLIENT: COSENTINO










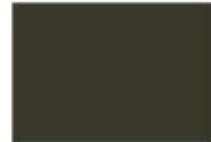













DRAWING SCHEDULE:

TP000-1	INDEX PAGE
TP000-2	EXISTING SITE PHOTOS
TP000-3	3D RENDERS
TP000-4	3D RENDERS
PLANS:	
TP101	ROOF/SITE PLAN: EXISTING & DEMOLITION
TP102	BASEMENT FLOOR PLAN: EXISTING & DEMOLITION
TP103	GROUND FLOOR PLAN: EXISTING & DEMOLITION
TP104	MEZZANINE FLOOR PLAN: EXISTING & DEMOLITION
TP105	ROOF/SITE PLAN: PROPOSED
TP106	BASEMENT FLOOR PLAN: PROPOSED
TP107	GROUND FLOOR PLAN: PROPOSED
TP108	MEZZANINE FLOOR PLAN: PROPOSED
ELEVATIONS:	
TP201	ELEVATIONS: EXISTING & DEMOLITION
TP202	ELEVATIONS: EXISTING & DEMOLITION
TP203	ELEVATIONS: PROPOSED
TP204	ELEVATIONS: PROPOSED
TP205	ELEVATIONS: PROPOSED

ASSOCIATED DOCUMENTS:

PLANNING REPORT	STUDIO ESTETA
TITLE PLAN	LAND DATA
LAND SURVEY PLAN	SPATIAL WORKS
TRAFFIC REPORT	TRAFFIC GROUP

MATERIALS & FINISHES:

(XBR-1) EXISTING BRICKWORK		(XGL-1) CLEAR GLAZING		(MT-4) DARK COLORBOND ZINCALUME METAL ROOF		(CV-1) AWNING FABRIC IN GREY & WHITE STRIPES	
		(XGL-2) SAFETY GLASS					
		(XGL-3) LOUVRE GLASS					
(XMT-1) EXISTING GALVANISED METAL ROOFING		(BR-1) NEW RECYCLED BRICK TO MATCH (XBR-1)		(TM-1) AMERICAN OAK TIMBER BENCH SEAT CLEAR COAT		(WC-1) CONCRETE LOOK WALL CLADDING (TO MATCH RN-1)	
(XMT-2) EXISTING METAL ROLLER DOORS		(RN-1) EXTERNAL RENDER FINISH IN OFF WHITE COLOUR		(PC-1) POWDERCOAT FINISH IN DARK BRONZE		(GL-2) SAFETY GLASS TO MATCH XGL-2	
(XMT-3) EXISTING METAL DOOR		(P-1) EXTERNAL PAINT FINISH IN DARK COLOUR		(PC-2) POWDERCOAT FINISH IN LIGHT GREY TO MATCH (RN-1)		(PV-1) COBBLESTONE PAVERS	
(XBL-1) EXISTING RENDERED BLOCKWORK (FRONT FACADE)		(MT-1) LIGHT COLORBOND ZINCALUME METAL ROOF		(BR-1) AGED BRASS FINISH			
(XBL-2) EXISTING RENDERED BLOCKWORK (REAR FACADE)		(MT-2) DARK CAPPING, DOWNPIPES, GUTTERING		(GL-1) CLEAR DOUBLE GLAZING			
(XBL-3) EXISTING BLOCKWORK (FRONT BUILDING)		(MT-3) DARK METAL FENCE					

LOCATION PLAN:



PLANNING

REV	DATE	BY	REASON FOR ISSUE
A	05.12.17	HH	FOR TOWN PLANNING PERMIT

LEGEND:

ESTETA

29A GWYNNE STREET
CREMORNE
VICTORIA AUSTRALIA 3121
STUDIO@STUDIOESTETA.COM.AU
WWW.STUDIOESTETA.COM.AU

PROJECT DETAILS:

PROJECT:
VIA PORTA
677 WHITEHORSE RD, MONT ALBERT

CLIENT:
COSENTINO

ALL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS AND TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORK COMMENCING

DRAWING:

TITLE:
INDEX PAGE

SCALE
NTS @ A3

DATE:
NOV 2017

JOB NUMBER
1713

DRAWN:
HH

DRAWING NO:
TP000-1

9.1.3 – ATTACHMENT 3. Original Planning Permit

City of Whitehorse

PLANNING PERMIT

Permit Number: WH/2017/974
(Corrected)
Planning Scheme: Whitehorse
Responsible Authority: City of Whitehorse

ADDRESS OF THE LAND:

677 WHITEHORSE ROAD, MONT ALBERT (LOT 1 TP 101739R 0)

THE PERMIT ALLOWS:

Buildings and works to existing building, use of land for food and drink premises, display of business identification signage and reduction of car parking, generally in accordance with the endorsed plans and subject to the following conditions.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The layout of the site and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified without the further written consent of the Responsible Authority.
2. Once the use is commenced it must only be used for the above purpose, to the satisfaction of the Responsible Authority.
3. Goods must not be stored or left exposed outside the building so as to be visible from any public road or thoroughfare.
4. The development and use of the site shall not cause nuisance or be detrimental to the amenity of the neighbourhood by the emission of noise. In this regard the emission of noise shall comply with the provision of the Environment Protection Act 1970 (as amended) and the policies of the Environment Protection Authority.
5. Unless with the prior written consent of the Responsible Authority, the use of the land may only operate between the hours of:
 - Monday-Thursday & Sunday – 6.30am - 6.30pm
 - Friday-Saturday – 6.30am – 10pm
6. Not more than 20 (dine-in) patrons are permitted on the premises at any one time.

25 June 2018

Date Issued

Planning and Environment Act 1987 Form 4

C. Varvaris

Signature for Responsible Authority

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

2/04/2019

ADVERTISED MATERIAL

CITY OF WHITEHORSE

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning permit under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright.

9.1.3 – ATTACHMENT 3. Original Planning Permit

PAGE 2 OF 2 OF WH/2017/974

7. This permit will expire if one of the following circumstances applies:
- the development is not commenced within two (2) years from the date of issue of this permit;
 - the development is not completed within four (4) years from the date of this permit.
 - The use is not commenced within 6 months of the completion of the development.
- The Responsible Authority may extend the periods referred to if a request is made in writing pursuant to the provisions of Section 69 of the *Planning and Environment Act 1987*.

Signage

- The location and details of the signage shown on the endorsed plans shall not be altered without the written consent of the Responsible Authority.
- The signage shall be located so that is wholly within the boundary of the land.
- The signage shall not contain any flashing light.
- No bunting, streamers or festooning shall be displayed.
- The signage shall only contain an advertisement which provides or supplies information relating to the business conducted on the abovementioned land.
- The business identification signage shall be constructed and maintained to the satisfaction of Responsible Authority. Any sign in a state of disrepair shall, at the direction of the Responsible Authority, be removed from the site.
- This permit for signage expires fifteen years after the date it is issued.

25 June 2018

Date Issued

Planning and Environment Act 1987 Form 4

C. Varvaris

Signature for Responsible Authority

This Permit has been amended as follows:

Date of amendment	Brief Description of Amendment
19 July 2018	List changes approved <ul style="list-style-type: none">Condition 6

Permit Note:

- A. The use approved shall comply with the requirements of the Health Act, the Food Act and Council Policy for Food Establishments to the satisfaction of the Environmental Health Officer. Prior to the commencement of any buildings or works and shopfitting on the land, contact is to be made to Council's Environmental Health Department (9262-6447) to seek approval.

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

2/04/2019

ADVERTISED MATERIAL

CITY OF WHITEHORSE

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning permit under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright.

9.1.3 – ATTACHMENT 3. Original Planning Permit

Form 4	
IMPORTANT INFORMATION ABOUT THIS NOTICE	
WHAT HAS BEEN DECIDED?	
The Responsible Authority has issued a permit. (Note: This is not a permit granted under Division 5 or 6 of Part 4 of the Planning and Environment Act 1987 .)	
CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?	
The Responsible Authority may amend this permit under Division 1A of Part 4 of the Planning and Environment Act 1987 .	
WHEN DOES A PERMIT BEGIN? A permit operates: <ul style="list-style-type: none">• from the date specified in the permit, or• if no date is specified, from:<ul style="list-style-type: none">○ the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or○ the date on which it was issued, in any other case.	PLANNING AND ENVIRONMENT ACT 1987 WHITEHORSE PLANNING SCHEME 2/04/2019 ADVERTISED MATERIAL CITY OF WHITEHORSE This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning permit under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright.'
WHEN DOES A PERMIT EXPIRE?	
A permit for development of land expires if – <ul style="list-style-type: none">• the development or any stage of it does not start within the time specified in the permit; or• the development requires the certification of a plan of subdivision or consolidation under the Subdivision Act 1988 and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or• the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the Subdivision Act 1988.	
A permit for the use of the land expires if – <ul style="list-style-type: none">• the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or• the use is discontinued for a period of two years.	
A permit for development and use of land expires if – <ul style="list-style-type: none">• the development or any stage of it does not start within the time specified in the permit; or• the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or• the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or• the use is discontinued for a period of two years.	
If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the Planning and Environment Act 1987 , or to any combination of use, development or any of those circumstances requires the certification of a plan under the Subdivision Act 1988 unless a permit contains a different provision – <ul style="list-style-type: none">• the use or development of any stage is to be taken to have started when the plan is certified; or• the permit expires if the plan is not certified within two years of the issue of the permit.	
The expiry of a permit does not affect the validity of anything done under that permit before the expiry.	
WHAT ABOUT REVIEWS?	
<ul style="list-style-type: none">• The person who applied for the permit may appeal against any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal where, in which case no right of appeal exists.• An application for review must be lodged within 60 days after the permit was issued, unless a Notice of Decision to grant a permit has been issued previously, in which case the appeal must be lodged within 60 days after the giving of that notice.• An application for review is lodged with the Victorian Civil and Administrative Tribunal.• An application for review must be made on the relevant form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.• An application for review must state the grounds upon which it is based.• A copy of an application for review must also be served on the Responsible Authority.• Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal. The address of the Victorian Civil and Administrative Tribunal is 55 King Street, Melbourne. The telephone number is (03) 9628 9777.	

9.1.3 – ATTACHMENT 4. Applicant Planning Report

***PLANNING PERMIT (AMENDMENT)
APPLICATION***

***CITY OF WHITEHORSE
(STATUTORY PLANNING)***

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

2/04/2019

ADVERTISED MATERIAL

CITY OF WHITEHORSE

'This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning permit under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright.'

***VIA PORTA
PTY PTD
ACN: 622 282 204***

***TRADING AS:
VIA PORTA
ABN: 86 622 282 204***

***677 WHITEHORSE ROAD,
BALWYN, VIC. 3127***

***APPLICANT:
LUCIA (LUCY) COSENTINO***

Prepared by

***M.V. (Matt) Dillon
Professional Consulting Services,
Melbourne
ABN: 76345679681***

18 March, 2019



9.1.3 – ATTACHMENT 4. Applicant Planning Report

18 March, 2019

**City of Whitehorse
(Statutory Planning)
379 – 397 Whitehorse Road,
Nunawading, Vic. 3131**

ATTENTION: CHRIS VARVARIS

**Subject: PLANNING PERMIT (AMENDMENT) APPLICATION
NO: WH/2017/974 REFERS
VIA PORTA PTY LTD
ACN: 622 282 204
TRADING AS VIA PORTA
ABN: 86 622 282 204
677 Whitehorse Road, Mont Albert, Vic. 3127
APPLICANT: Lucia (Lucy) Cosentino**

INTRODUCTION

Subject to recent discussions held with Chris Varvaris (statutory planning) on 8 & 13 February, 2019 & beyond, this is an application to council (statutory planning) seeking an amendment to an existing Planning Permit No: WH/2017/974 for the following:

- **Use of land for the sale and consumption of liquor on/off the premises associated with a restaurant (no permit required for the use) in accordance with endorsed plans.**
- **Increase with patron numbers from 20 to 50**
- **Increase to existing trading hours**

An application for an amendment to this particular planning permit, incorporating information required is attached.

Appendix 1

CURRENT PLANNING PERMIT NO: WH/2017/974

Current planning permit allows for buildings & works to the existing building, use of land for food & drink premises, display of business identification signage & reduction of car parking, generally in accordance with the endorsed plans & subject to conditions imposed

Appendix 2

Professional Consulting Services

1

9.1.3 – ATTACHMENT 4. Applicant Planning Report

BACKGROUND

The commercial business premises situated at 677 Whitehorse Road, Mont Albert, Vic. 3127, previously operated as a successful retail business for some years. The applicant and her direct family members have since purchased the building.

The applicant in this matter and her husband & business partner, now own this particular commercial building at this location within an established **activity centre** of Whitehorse Road, Mont Albert.

Appendix 3

EXISTING CONDITIONS

The building, approximately 270m² was originally developed some years ago as single-storey shopfront, internal mezzanine floor & basement with 6.4m frontage facing South on Whitehorse Road, Mont Albert with rear & street parking opportunity for motor vehicles in the immediate area.

Appendix 4

On-site land use to the rear allows for a waste storage area & collection point, also for deliveries of goods & produce to this building.

No detrimental amenity impact.

See attached Waste Management Plan

Appendix 5

BUSINESS CONCEPT

Via Porta (eatery & delicatessen) will be a multifaceted business concept that will comprise of dining, take away, delicatessen, retail & some take home meals. The business will provide breakfast, lunch & dinner 2 to 3 days a week. The remainder of the week will comprise of breakfast and lunch.

See proposed trading hours, subject to this planning permit (amendment) application.

The proposed licensed restaurant will allow for the service of various selected food items, with the opportunity for the sale and consumption of alcohol for seated patrons on the premises, with the ability for their retail customers to purchase bottled & packaged alcohol for consumption off the premises, when purchasing take home meals or other food items from the delicatessen or retail areas within this building.

9.1.3 – ATTACHMENT 4. Applicant Planning Report

The venue will also allow producers to “show case” their products at some tasting events – (not seated patrons) together with the consumption of liquor.

PLANNING ZONE SUMMARY

PLANNING ZONE:

Mixed Use Zone (MUZ)
Schedule to the Mixed Use Zone (MUZ)

Appendix 6

PLANNING OVERLAYS

Design & Development Overlay (DDO)
Design & Development Overlay – Schedule 4 (DDO4)
Environmental Audit Overlay – (EAO)

Appendix 7

Planning Permit (Amendment) Trigger = Licensed Premises
City of Whitehorse planning scheme provisions
Clause 52.27 – Permit required

A permit is required to use land to sell & consume liquor if a licence is required under the Liquor Control Reform Act, 1998

Appendix 8

This proposed restaurant will make a positive contribution to the renewal and revitalisation of this very popular and well-frequented section of Whitehorse Road – that could be categorised as a neighbourhood activity centre. The diversity of use & activity will add to the vibrancy & amenity of this area.

ECONOMIC DEVELOPMENT: Commercial Business Objective & Strategies

The area itself has been captured and designated in the City of Whitehorse network/group of Activity and Neighbourhood Centres. The site itself is within an established and expanding commercial area within the popular Whitehorse Road shopping precinct, a very popular tourist destination.

The commercial business objective & strategies implemented are as follows:

“To encourage development which meet the communities’ needs for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities”.

9.1.3 – ATTACHMENT 4. Applicant Planning Report

It is also our submission that this business concept meets the objectives of the Economic Development viability “retain commercial land that has a mix of viable uses and employment opportunities and which provides opportunities for further development.

Also encourage businesses, goods & services, which will enhance the viability of the City of Whitehorse activity/neighbourhood centres, especially small businesses & uses that are **high value & low impact.**

Reference: State Planning Policy Framework – Clause 17.01-1 refers

Also, based around good public transport links, a mixture of commercial and residential development, ongoing expanding educational facilities, employment opportunities and open space. It provides a range of local services to the community and does encourage a lively and active community.

Council’s economic development statement objective “to encourage innovation in retailing & promote retail formats where it can be demonstrated that consumer trends are evolving”

In our submission, this is certainly the case within this area of Mont Albert.

NEIGHBOURHOOD CENTRES – CITY OF WHITEHORSE

Neighbourhood centres provide a vital component of the City’s activities and are integral to the local economy. They provide a focus for goods, services and employment and are an important focal point for community life and interaction.

Such centres provide employment opportunities for the municipality, a range of activities, which create benefits for business and the community and opportunities for more integrated forms of development, including higher density mixed-use developments.

The objective (Land Use) is to strengthen the retail function of the neighbourhood centres and encourage a wide range of uses within them. Also, to enhance the long-term economic viability of the neighbourhood centres and commercial corridors.

We say this proposed commercial business meets the provisions of the City of Whitehorse Planning Scheme relating to Neighbourhood Centres & Character Policy.

WHITEHORSE ROAD, MONT ALBERT

This neighbourhood activity centre (Whitehorse Road) offers an array of food choices. It can be described as a vibrant 7-day cosmopolitan shopping/entertainment precinct and is reminiscent of some of Melbourne’s most famous shopping streets, with tree-lined walkways, hotels, bars, cafes, restaurants and specialty retail choices – including a number of factory outlets.

9.1.3 – ATTACHMENT 4. Applicant Planning Report

The area is considered by many as a thriving community and business hub with a booming corridor with large commercial and residential precincts with expansive parkland.

With an impressive range of retail offerings, this particular area of Mont Albert has become a meeting place, shopping space and location for some of the best food, shopping and other services to the East of Melbourne.

Commercial properties in the area include a large number of operating restaurants, cafes and other licensed liquor outlets of all description, including accommodation facilities (apartments) some distance away to cater for the growing population within the precinct and surrounds.

This section of Mont Albert and beyond has been the subject of continual extensive land and business development. Complete with unparalleled amenities, technology and access to major transport arterials, this neighbourhood centre provides the ideal platform for business success, now and into the future.

An activity/neighbourhood centre based around good public transport links, which has a mixture of residential development, employment opportunities and open space. It provides a range of local services, retail, business to the community and employment.

CITY OF WHITEHORSE – VISION

One of council's key objectives is to **"support a local healthy economy"**

In line with the Municipal Strategic Statement, it does accept the challenges that a growth area brings and works towards sustainable outcomes with employment generation and enhancement of certain areas.

It also acknowledges the specific characteristics that contribute to and define the municipality as a unique housing and employment location within this area. Also, to facilitate an appropriate development and provision of services.

We say that the proposed internal design and enhancement to this existing building and employment opportunities for local residents created, certainly meets Council Vision and strategic framework statement with additional service delivery, responding to community's needs and economic development, also lifestyle choice within this retail/neighbourhood centre.

The overall enhancement of this aged building over time and internal upgrade and modifications at significant cost to the applicant, will continue to provide coherence to the unique and distinctive character of Whitehorse Road in line with the objectives set in place within the City of Whitehorse municipal strategies and council vision statement relating to community facilities, economic vibrancy and cafes, restaurants within shopping centres.

9.1.3 – ATTACHMENT 4. Applicant Planning Report

Also council's Plan - supporting thriving commercial and retail activity and working in partnership with businesses to market and promote retail and commercial offerings.

This application also includes the following documentation:

TITLE SEARCH

Legible, full and current copy of clear title search documents applicable for the property showing search statement (28 February, 2019) is also attached.

Appendix 9

PLAN OF PREMISES

Copies (3) of detailed plans of premises at scale (A3 size) depicting existing & proposed conditions, including all (red-line) licensed areas where liquor is to be stored, displayed, sold and consumed. The proposed plan also depicts the location/layout of all internal and external seating arrangements within the building perimeter and the ratio of seating to standing within the premises.

Appendix 10

**EXTERNAL TRADING PERMIT– Not applicable
City of Whitehorse (by-laws)**

An external footpath-trading permit is **NOT** required in these circumstances for the consumption of food and liquor at this location. The external area to be utilised for this purpose to the front of this building is within the actual perimeter confines of the land.

CERTIFICATE OF REGISTRATION – FOOD PREMISES!

An application for food premises registration, applicable for this proposed business = work in progress with council (health department). The facility will comply with all Food Act, 1984 and Health Act, 1958 provisions.

LOCATION PLAN

A location plan showing proximity of commercial/residential properties in the immediate area is also attached.

Appendix 11

9.1.3 – ATTACHMENT 4. Applicant Planning Report

PROPOSED NUMBER OF STAFF & PATRONS (ratio of seating to standing)

The actual patron numbers will obviously vary from time to time. It is envisaged staff numbers will be four (4) at any one time, with a maximum number of six (6). Patron numbers in our belief will peak on particular occasions to approximately 50.

MAXIMUM PATRON CAPACITY REPORT

A registered building surveyor's report for the maximum number of patrons allowed on the premises is also attached. Patron numbers calculated in accordance to VCGLR guidelines & fact sheet = 123, which equates to 108 for internal area & 15 for external area.

Appendix 12

Given the small number of patrons being sought on the premises - fifty (50) only, it is our view that more than adequate seating availability exists inside and outside this facility given the small number of patrons anticipated to visit these premises.

DECLARED DRY AREA! – Special conditions and requirements

Certain geographical boundaries within Whitehorse and Boroondara municipalities do fall within the category within the provision of local by-laws of being in a classified "dry area". This is specified in the Liquor Control Reform Act, 1998 under Schedule 3, Clause 17. Such conditions & requirements unfortunately still apply to an application of this nature in this particular area within the City of Whitehorse municipal boundary.

CONSULTATION WITH VCGLR

The nature of this business is consistent to the use as a restaurant/café. However, given the business concept & subsequent advice received by VCGLR management, a general liquor licence to complement what is being proposed on the premises is the appropriate licence category.

COMMENT

It is somewhat disappointing with the ongoing approach adopted & set in place for the dry area category within the City of Whitehorse, where local election polls are unfortunately still required to be conducted for this particular liquor licence category.

It does not allow for some consistency with VCGLR's risk-based regulatory approach & in our view & many others, just places an administrative & financial burden on residents, local council, VEC & licensees to conduct an unnecessary poll of this nature. This negative stance, in our view, by some residents in this particular area is certainly not welcomed by many other interested parties & local residents within this municipality, who strongly support applications to council of this nature. **Appendix 13**

9.1.3 – ATTACHMENT 4. Applicant Planning Report

LICENSED PREMISES POLICY

Patron numbers (50) in our submission to you will still allow for the safe and amenable operating capacity of these premises and based on these patron numbers, proposed trading hours and the sale and consumption of liquor permitted by the liquor licence (on/off premises) will **NOT** have any cumulative impact at all on the amenity of the surrounding area.

Reference: City of Whitehorse Planning Scheme provisions:

- **Licensed premises Clause 52.27 - Page 2 refers**
- **Licensed premises: Assessing cumulative impact, Practice Note 61**
- **Department of Planning & Community Development, Pages 1 – 9**
- **(Revised June, 2015)**

CUMULATIVE IMPACT ASSESSMENT AREA

Location of existing licensed premises – (600 x metre) radius:
Whitehorse Road: Neighbourhood Centre

There are some sixteen (16) licenced premises of various categories currently operating within a 600 metre radius from the subject site & beyond within this commercial/retail precinct of Whitehorse Road, Mont Albert.

Appendix 14

Breakdown of Licensed premises within this radius = the following:

Restaurant/café = 8
Packaged liquor licence = 2
BYO Permit = 5
Limited licence = 1
Total = 16

Refer attached impact assessment diagram prepared & current list extracted from VCGLR (licence premises) records.

Appendix 15

COMMENT

There is **NO** negative cumulative impact that can arise from any clustering of outlets & any associated impact on the surrounding area & alcohol related harms.

As highlighted, licensed premises of different categories are spread nicely across Whitehorse Road, particularly some distance to the West of the subject site & beyond.

9.1.3 – ATTACHMENT 4. Applicant Planning Report

As stated, the bulk of these licensed premises are spread out to the West of the subject site, on Whitehorse Road, some distance from these premises. In our submission to VCGLR, there is **NO** clustering of such premises within this particular area, where this particular business will operate.

LICENSED PREMISES: ASSESSING CUMULATIVE IMPACT

CUMULATIVE IMPACT

Refers to both positive & negative impacts that can result from clustering a particular land use or type of land use.

Potential cumulative impact from a cluster of licensed premises will vary between locations, depending on the mix & number of venues & whether the area is a destination for activities associated with the supply of alcohol.

Cumulative impact is a product of the number & type of venues present, the way they are managed, & the capacity of the local area to accommodate those venues.

ASSESSMENT OF THE CUMULATIVE IMPACT FOR LICENSED PREMISES

In accordance to the provisions of the Liquor Control Reform Act, 1998 – Decision-Making Guidelines, in our submission the proposal for a licensed establishment at 677 Whitehorse Road, Mont Albert will have a **Positive cumulative impact** within this area for the following reasons outlined:

- The creation of this local licensed business, specialising in specific food dishes, will allow for a socialisation facility & general benefit to the community
- This venue incorporates good urban design & safe design principles which will allow for the successful management of any potential amenity impacts from venue patrons on these premises, improve perceptions of safety & provide a “**positive cumulative impact**”
- Provision of background music only!
- Management will comply with all amenity-protection conditions that apply to this particular liquor licence.
- It enhances the character, vibrancy & vitality of this area
- Proven economic benefits will follow to the community & council – rate revenue!
- Allows for local employment opportunities
- An increase in patron/consumer choice
- Provides the ability to manage any impact, for example location of this venue is around public transport networks & other services to aid the dispersal of patrons
- Late night transport is available throughout this particular area
- The proposed use adds balance & blends comfortably into an existing “**Mixed Use Zone**” which accommodates a range of retail services of this nature to the community

9.1.3 – ATTACHMENT 4. Applicant Planning Report

- The proposed use of this solid building contributes positively to the diversity of uses & activities in this area
- This business proposal does **NOT** generate any unreasonable amenity impacts or significantly increases the number of people on Whitehorse Road, Mont Albert at any given time
- Patron numbers sought (50) is very conservative, given the fact that these premises, as highlighted in the attached MPC report, can easily accommodate some 123 patrons at the same time.
- Rather than being viewed as a Negative, the proposal is well supported by the City of Whitehorse Planning Scheme provisions, with amongst other things, the site's location within Whitehorse Road – Activity Centre classification!
- Good separation distance from any residential interface to the East & South of this site on Whitehorse Road
- The proposal will **NOT** significantly increase the number of patrons near sensitive uses at any time.
- Given the location & planning policy context, this proposal will **NOT** generate amenity impacts beyond what is reasonable
- = **No amenity impact!**
- Building works reflect many contemporary public safety principles, which include active frontage & excellent street lighting etc.
- Excellent pedestrian circulation
- Excellent amenity protection outcomes will be achieved
- No clustering of licensed premises in the immediate area on Whitehorse Road, Mont Albert
- The subject land does **NOT** adjoin sensitive uses
- Adjoining land use = commercial business operations adjoin & surround the subject site!

ASSESSMENT

In our submission to council (statutory planning) this proposal is certainly consistent with the planning outcomes encouraged in the policy, zoning & other planning controls for this area.

NEGATIVE CUMULATIVE IMPACTS

In our submission to VCGLR, there are **NO Negative cumulative impacts** identified or anticipated for the reasons outlined. In particular, there is **NO clustering** of licensed premises within this particular area of Mont Albert.

This modest proposal, in our view, does not require any further detailed analysis, in support of this application, in addition to what has been stated in the content of this detailed submission to the City of Whitehorse – Statutory Planning & VCGLR.

The proposal will **NOT** generate amenity impacts beyond what is reasonable & accepted (including under both State & Local planning policy) for this Activity Centre.

Professional Consulting Services

10

9.1.3 – ATTACHMENT 4. Applicant Planning Report

Reasonable amenity expectations should be taken into account, that this immediate area on Whitehorse Road is somewhat dominated by commercial & other non-residential uses, including hospitality uses.

Given the actual distance between this site & the nearest residential zone to the South & East on Whitehorse Road & the fact that public transport services & other commercial uses are generally located in all directions, it is our view that it is highly unlikely that this proposal would significantly increase the number of patrons near sensitive uses in these residential areas at any time.

This proposal maintains the existing built form, scale and design of the building as a whole. As stated, it still remains sitting very comfortably in the Whitehorse Road, Mont Albert streetscape.

IMPACT MITIGATION MEASURES

The proposal will also provide a number of impact mitigation measures, some of which have been listed to reduce a potential negative cumulative impact.

In addition to the above, the following is also provided:

- This relatively small business use with a modest patron capacity being sought & very conservative trading times that are by no means the highest or latest operating in the area of Whitehorse Road that has been researched.
- The location of this proposed venue is within a “**Mixed Use Zone**”, with or in good proximity to substantial public transport, taxi services, local Police, other retail uses, bicycle parking, public toilets, rubbish facilities etc.
- The proposed venue is separated from both a residential area & other licensed premises some distance to the West on Whitehorse Road that have higher patron capacities or later operating times
- The internal layout that is generally consistent with the “design guidelines for licensed venues”
- Layout & design of this building is in accordance with good urban design & safe design principles
- The service of food on these premises at all times during licensed trading hours
- The function of this restaurant/café, where the primary activity will be the preparation & consumption of food
- Operating in compliance with EPA “Noise Emission” requirements
- Operating under applicable liquor licence conditions to protect the amenity of any residents
- Operating under an appropriate daily management plan set in place
- Provision for patron transport and parking
- Very reasonable operating hours for this venue is proposed
- No internal/external trading (outdoor seating) after 11pm

9.1.3 – ATTACHMENT 4. Applicant Planning Report

As stated, there are many other restaurants/cafes etc. that operate throughout this activity/neighbourhood centre currently trading at various hours within this area. It should be noted that trading hours for some licensed premises in the locality trade later to what is being proposed.

COMMENT

Liquor Trading hours sought by the applicant are very reasonable in the circumstances and very conservative in our view, given the fact, as stated, that a number of other establishments in the area trade later in the evening.

This written submission also includes the following:

EXISTING TRADING HOURS: Granted by City of Whitehorse – statutory planning

Monday – Thursday & Sunday: 6.30am to 6.30pm

Friday – Saturday: 6.30am – 10pm

PROPOSED TRADING HOURS:

- **Sunday: 8am – 8pm**
- **Good Friday & Anzac Day: between 12noon & 10pm**
- **On any other day: between 6am & 10pm**

As stated, these hours of trading are conservative compared to other licensed premises in this precinct that are currently trading beyond trading hours being sought by this applicant.

APPLICATION FOR LIQUOR LICENCE (GENERAL CATEGORY)

To facilitate the actual time frame with this planning permit application, without experiencing any further delay experienced, a separate application seeking approval for a liquor licence (general category) will also be submitted to VCGLR for acknowledgement, advertising period & processing of this separate application during the planning permit phase. Obviously, an election poll will follow with VEC.

PUBLIC NOTICE DISPLAY

From the date to be specified, a Public Notice of the size and in the format required both by Council & VCGLR and containing all relevant details of the application will be displayed on the premises to which the application relates.

This Public Notice will be continuously and conspicuously displayed during a required period in accordance with the guidelines for the Display of Planning Permit & Liquor Licensing Applications.

9.1.3 – ATTACHMENT 4. Applicant Planning Report

Certifications and signature of Public Notice display periods (2) will be completed and forwarded to Council & VCGLR at the expiration of the required notice periods set in place.

UNDERAGE APPROVAL

Permanent underage approval is not sought with this application.

CONSULTATION WITH VICTORIA POLICE

Discussion relating to proposed security arrangements, noise levels, if any, management, staff, patron behaviour and other legal expectations will take place with the designated licensing Sergeant, Box Hill Police Station in due course, which forms part of the application process with VCGLR.

The applicant & family members will adopt an ongoing professional approach with the operations of this proposed business venture, to be operating within the City of Whitehorse municipality.

LICENSED PREMISES POLICY - continued

The following additional information is also provided in support of this application in line with the provisions of Clause 52.27 of City of Whitehorse Planning Scheme for Licensed premises and Department of Planning & Community Development, Practice Note 61 relating to licensed premises: Assessing cumulative impact:

It is our view that these premises provide a “**positive cumulative impact**” with the creation of an identified local business that will, no doubt, enhance the vitality of the area.

It will provide and continue to provide some economic benefits, an allowance for some local employment opportunities and an increased consumer choice with the availability of transport services in this area.

**City of Whitehorse Planning Scheme, Clause 52.27
& Assessment of Cumulative Impact – licensed premises**

Appendix 16

INTERNAL LIGHTING

Significant internal lighting throughout the building is proposed with excellent visibility.

9.1.3 – ATTACHMENT 4. Applicant Planning Report

EXTERNAL SECURITY LIGHTING

Existing street lighting throughout the Whitehorse Road area and beyond allows for excellent visibility. Lighting is positioned directly in front of this site.

In our submission, there is no issue whatsoever in relation to lighting and general visibility at this location and throughout this area of Whitehorse Road and surrounds.

SECURITY

In view of the nature and size of this proposed business, no security personnel will be deployed.

CCTV SYSTEM

A security CCTV system, with a number of digital cameras (internally and externally) will be installed throughout the building. This system allows for twenty-four (24) hour recording and will depict any incident that may take place at the site or surrounds.

Entertainment only provided consists of low volume background music generated through a sound system (internal area) only. No other form of amplified music i.e. live bands; live music (DJ) is proposed.

No external music of any description will be played. Music (low background) within the tenancy is to be played at ambient levels only, allowing patrons to converse without strain.

= **No amenity impact.**

PATRON BEHAVIOUR

If any customer(s) appear noisy as they are leaving the restaurant, they will be asked to conduct themselves in a manner that does not cause any disturbance to the amenity of the neighbourhood and to respect local residents in the area. No noise will be created from opening or closing the premises.

Any noise emissions from the proposed licensed premises will comply with the standards specified in the **State Environmental Protection Policy.**

NOISE SOURCES

Noise levels and other emissions will be consistent with comparable restaurant/café & other uses that exist in this area. Within opening hours, the front entry door will primarily be in a closed position.

9.1.3 – ATTACHMENT 4. Applicant Planning Report

As you are aware, many people regularly visit this particular neighbourhood/commercial centre and surrounds. There are many premises on Whitehorse Road with existing indoor and outdoor seating areas day & night.

Here, we have a clear separation distance with the existence of the building design as it stands with some residential interface, some distance to the South & East and to the rear (North) of the site. Any patron noise generated, if any, will face to the South on Whitehorse Road.

Photographs in support of this comment are attached.

Appendix 18

An acoustic report in consultation and agreement with council (planning) is not considered necessary or warranted based on the low volume (noise level) to be created, the actual separation distance of properties highlighted and very conservative trading hours sought for the operations of this business. The building abuts to other commercial use on Whitehorse Road, Mont Albert.

AMENITY IMPACT

As advised, no amplified or live music will be played on premises. The nature of the proposed business will not in our submission create any excessive noise levels and reduces the likelihood of any amenity issues. Internal air-conditioning and small exhaust fan systems do not generate any excessive noise at all

= No off site amenity impact.

NOISE ATTENUATION MEASURES

Given the fact that the building itself is particularly well insulated by construction and design, it is our belief that any noise levels will be minimal and not disruptive in any way to residents, some considerable distance away to the South, East & to the rear (North) of this site.

As stated, other commercial properties surround the site in all directions. These premises do not directly abut to any residential interface to the South and residents in no way in our submission will be affected by any noise.

Preliminary research undertaken has indicated that this venue will be regularly frequented by a number of residents and local traders who will dine, purchase produce and socialise at this proposed establishment.

During conversation with some residents or fellow traders in this area relating to operations of this business, all have welcomed this additional proposal in the area.

9.1.3 – ATTACHMENT 4. Applicant Planning Report

PLEASE NOTE:

Rear access/egress to or from the property by visiting patrons is not permissible at all. Therefore, no pedestrian traffic (external noise) to the rear of the building will take place late at night/early morning.

= No amenity issue will arise.

Patron dispersal will be via Whitehorse Road front entrance/exit point only and does not create any new impacts, given the fact that this site is within an existing and well-patronised mixed-use zone.

Management will closely monitor and control patrons entering and leaving the restaurant from the front entrance point abutting onto Whitehorse Road.

QUEUING OF PATRONS

Not applicable, given the nature of this existing business and patron numbers anticipated for the premises. Security as mentioned (Page 10) is not considered necessary for this business not to operate safely and successfully.

STANDARD PROCEDURES FOR STAFF - COMPLAINTS

A number of internal procedures - to be set in place will be adhered to by all staff at all times. In the event of any complaint(s) being received from a member of the public or governing bodies, the issue will be formally recorded in a register and on-premises management will be notified immediately for any attention and/or action deemed necessary at the time.

A complaint of any nature will be dealt with immediately and accordingly to the satisfaction of all concerned parties. Management, as highlighted is well experienced in this field of employment, having operated another licensed establishment within the City of Boroondara municipality.

STAFFING ARRANGEMENTS

The appropriate number of staff will be available during operating hours. An on-premises manager will also be on duty at all times of business operations to oversee, monitor and control all staff and other activities.

TRAINING (restaurant staff)

All staff will have certified training qualifications relating to the responsible service of alcohol (RSA). All certificates will be filed accordingly in a "compliance folder" on site for the information and any inspection deemed necessary by regulatory bodies.

9.1.3 – ATTACHMENT 4. Applicant Planning Report

NOISE & AMENITY – ACTION PLAN

Advice received from council (statutory planning) on 4 March, 2019, was that such a plan was not considered necessary to submit as part of this particular application process to council.

APPROVED ACCREDITED TRAINING

Accredited training by the applicant & business manager has been undertaken with an approved training organisation. RSA training = work in progress by the applicant, who will undergo accredited training with a registered training organisation:

- **Licensee's 1st Step – undertaken on 25 September, 2014**
- **Responsible Service of alcohol (RSA) = work in progress!**

Appendix 19

ALCOHOL SALES & CONSUMPTION ON/OFF PREMISES

Liquor will be sold and consumed on/off the premises in compliance with the liquor licensing requirements relating to a General licence, which also allows for the consumption of liquor off the premises.

WASTE MANAGEMENT PLAN

WASTE STORAGE & COLLECTION POINT

Waste and storage will be maintained and secured (rear of premises) and stored in contractor provided bins for collections at the appropriate time. As advised, Council rubbish collections in this area (Whitehorse Road) are at a time during the day that does not create an issue (noise/interference) with residents in this area. Similarly, waste collections from appointed contractors will take place from the rear storage area during the day.

= No amenity impact.

Appendix 5

DELIVERIES TO PREMISES

As stated, all deliveries will have no adverse effect on adjoining commercial & residential properties. Delivery times will only occur during acceptable times during the day (no early/late night deliveries) and be accommodated only at the rear of premises. Some small deliveries will be affected via Whitehorse Road. However, no delays, obstructions to traffic/pedestrians will take place.

9.1.3 – ATTACHMENT 4. Applicant Planning Report

LOADING WAIVER JUSTIFICATION

This type of Whitehorse Road shopfront site does provide practical opportunity for on-site loading to meet the statutory design requirements. However, rear area loading and/or loading via the Whitehorse Road frontage both provide suitable alternative loading opportunities, consistent with the prevailing approach for this type of business in this type of location. Standard conditions to manage delivery hours and waste handling would be anticipated.

SIGNAGE

Proposed external signage reflecting the identification and trading name of this business will be in a manner that is quite consistent with the general approach to retail signage in the area. This signage will be compatible with the amenity and visual appearance of this area and will not in any way contribute to excessive visual clutter or any visual disorder.

Materials to be used, design, colour and finishes will match both the building façade to the satisfaction and approval of council (planning).

Refer proposed signage plan – depicting location & dimensions etc.

Appendix 10

CAR PARKING SURVEY

Given the fact that there is no increase to the floor area, it was agreed with council (statutory planning) that any independent parking assessment by a qualified traffic engineer for car parking survey has not been considered necessary or warranted by council in these circumstances.

This particular rate is based only on the actual floor area of this building and does not relate to patron numbers. There is NO statutory requirement for any empirical assessment. Council has granted a previous car-parking waiver for 11 car spaces which equated to some 35-40 patrons.

However, in support of this application, the following additional information is provided:

The actual use of these premises will be a restaurant with the existing internal floor area not being increased in any way. The proposed use, as a restaurant will not generate any increased need for long-term parking. Given the design and size of the property, patrons visiting the premises will only require short to medium term parking requirements. Whitehorse Road has mixed uses, including offices, shops and cafes predominantly operating during the day and restaurants, cafes and other licensed premises predominantly in the evening providing an on-going attraction.

9.1.3 – ATTACHMENT 4. Applicant Planning Report

The mix of uses spreads out the overall parking demand in this area and does not attribute or generate to any significant car parking demand.

Whitehorse Road and others have regulated parking during the day, but it is unrestricted later in the evening, particularly within this commercial area of and surrounds provide some ample car parking availability. Restaurant uses form part of multi-use area visits, meaning that overall parking demand is unlikely to change.

Excellent public transport networks (tram/bus) routes operate in the immediate area on Whitehorse Road. Cross town buses also adding to excellent transport options. Bicycle lanes & walking paths along Whitehorse Road and surrounds are well patronised on a regular basis.

Also, the existing and proposed housing intensification around Whitehorse Road and other intersecting major roads in this area continues to flourish. As such, this is creating a significantly increased population within walking/cycling range. This local population is the key target market for the proposal.

Parking is consistent with the traditional and preferred approach for a Whitehorse Road business of this nature.

This established business forms part of the Whitehorse Road retail/commercial activity mix, with parking provided on a centre basis with very good capacity to adopt alternative transport options.

There is no strong policy demand to provide large numbers of on-site car parks for this type of use in this type of location. Indeed, it would be counter-productive to sustainable transport objectives.

In our submission, any demand for car parking is suitably accommodated by a number of intersecting roads/streets and other off street parking, in all directions from the site that allows for suitable parking of a significant number of motor vehicles without any disruption/obstruction to other traffic or pedestrians whatsoever.

It is also our submission that the management of high volume traffic, bicycle and pedestrian movement is of a high standard within all locations highlighted.

Based on patron numbers to be sought, car parking for these proposed licensed premises has no detrimental impact on the functioning of local traffic networks and/or current car parking availability that exists within this established precinct. Car parking from the premises will not have any adverse impact on residential areas by way of on street, overflow parking or vehicles accessing off-street parking. All roads, footpaths etc. are clearly defined by the appropriate signage and line marking. All surfaces are paved with adequate drainage. No safety related issue has been identified with the existing roads/footpaths/laneways located in this area within Mont Albert.

9.1.3 – ATTACHMENT 4. Applicant Planning Report

It is our opinion and experience that this area caters very well for vehicle parking. Also, the availability for public transport access described.

As stated, the floor area occupied by existing use will not increase.

Persons frequenting this popular location effectively use many car parking spaces, currently available in areas within this area and beyond. Car parking at locations highlighted reduces the demand due to the sharing of car spaces by multiple users frequenting this location – shopping, restaurant, café and other commercial/retail businesses in this area.

Bicycle lanes exist in the area and pedestrian(s) have clear and uninterrupted movement/access to all roads, footpaths at this location. In fact, this area is of a high standard in terms of urban design and an extremely safe environment for all users, particularly at night.

As stated, a number of streets, roads surrounding these premises, including off-street parking availability (**non-residential**) do provide more than adequate car parking opportunity/spaces for patron numbers anticipated to attend this site.

Photographs depicting street/road locations for parking are attached.

Appendix 18

PUBLIC TRANSPORT SERVICES & AVAILABILITY

The area is particularly well serviced by public transport. Excellent train and bus commuter networks/services exist and are available throughout the area. Taxi services also accommodate a number of persons to and from this area.

The parking and loading waivers are properly supported by the very good availability of alternative transport options and preferred approach to centre-based parking for this type of use in this type of location.

Having regard to the Whitehorse Road location, bicycle & pedestrian access and clear movement, the existing conditions and lot configuration and the availability of on/off-street parking in the surrounding area, Council should be satisfied that any parking waiver justification calculated is appropriate and the proposed loading waiver is appropriate.

EXISTING LICENSED PREMISES

As you are aware, this activity centre and other adjoining streets accommodate other existing licensed business premises trading a wide variety of goods & services to the local community and beyond.

9.1.3 – ATTACHMENT 4. Applicant Planning Report

It is our view that this building upgrade will considerably enhance the appearance of this building and no doubt, has been welcomed by the local community and fellow traders who have collectively welcomed and will support this proposed additional business opportunity to allow for the sale and consumption of liquor with the provision and service of food on/off the premises.

RESPONSIBLE MANAGEMENT

The applicant & her family are highly regarded and well respected by the local community and customers who will frequent this establishment, due to their positive contribution and commitment to the hospitality industry in this area. All are well aware of liquor licence and local laws, also all expectations of governing authorities.

The family maintains a strong work ethic, an admired reputation by their peers and are genuinely committed to high standards and excellent service to the community. Their "track record" within the hospitality industry is impeccable and well respected by all local authorities, Council, Police and fellow traders in the area.

COMMENT

The applicant, in my opinion and others is of excellent character with no blemishes whatsoever that would have any affect on all applications being sought and approved.

These premises will continue to be operated in a manner that provides for the safety of patrons, the general public, other owners of nearby commercial properties.

LIAISON WITH TRADERS & RESIDENTS

To her credit and commitment, the applicant continues to closely liaise with other traders and residents in the area, who have no objections whatsoever with this future proposal being sought.

In fact to date, total support has been received from fellow traders and residents in this sector welcoming the additional proposal being sought for this proposed licensed establishment to operate successfully.

PROPOSAL

This proposal maintains the existing built form, scale and design of the building as a whole, with no additional changes proposed at this stage. It still remains sitting very comfortably in the streetscape. It will **NOT** create any new impacts arising from the mix of uses in this area

It makes and maintains a positive contribution to the renewal and revitalisation of the section of Whitehorse Road. New businesses, shopping, working, leisure and community facilities continue to emerge in this area.

9.1.3 – ATTACHMENT 4. Applicant Planning Report

Also, it adds to the range of services to the local community, employment and social opportunities in an existing activity/commercial centre well served by public transport and cycling networks, to meet the ongoing needs of the growing population associated with new medium and high density housing in the local area.

The creation of this excellent facility will continue to enhance the character, vibrancy and vitality of this area within Mont Albert.

It makes allowance for local & other forms of employment and provides some further economic benefit to the community.

It adds to the range of services available in this business & residential precinct and provides an excellent socialisation facility for the growing local population and general public.

In all, this proposal is strongly supported by the planning scheme, with elements not requiring a planning permit.

All internal building work elements to be undertaken and approved have been consistent with the preferred planning outcomes under the relevant assessment criteria. As stated, parking is properly supported by the very good availability of alternative transport options and preferred approach to centre-based parking for this type of use in this type of location.

Some considerable finance has been expended, patience and hard work undertaken by the applicant to ensure all compliance is achieved and maintained with building, town planning, local laws, liquor licensing, food and other legal requirements.

CONCLUSION

In our submission to Council, this application meets all provisions of the following within the City of Whitehorse Planning Scheme:

- **State Planning Policy Framework, Clause 17.01-1**
- **Licensed Premises Policy, Clause 52.27**
- **Cumulative impact of licence premises, Department of Planning & Community Development, Practice Note 61 (Revised June, 2015).**
- **Car Parking:**
- **Loading & unloading of vehicles:**

Please do not hesitate to contact me personally should you have any further queries or concerns in relation to this application (details and business telephone number provided).

I do look forward to your written response in due course in relation to this application please.

Professional Consulting Services

22

9.1.3 – ATTACHMENT 4. Applicant Planning Report

Please forward all future correspondence to business address provided

Yours Sincerely,



M.V. (Matt) Dillon
Director
Professional Consulting Services
ABN: 76345679681

118 Rennie Street,
Thornbury, Vic. 3071

Email: matt-dillon@live.com.au

M. 0448.292.164

Authorised Business Consultant
Acting on behalf of business proprietor
& permit applicant:

Lucia (Lucy) Cosentino

9.1.3 – ATTACHMENT 5. Amended permit conditions as per officer's recommendation

1. (New) Before the amended use starts, amended plans must be submitted to and approved by the Responsible Authority in a digital format. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale, with dimensions, and be generally in accordance with the plans submitted with the application but modified to show:

- a) *Deletion of the outdoor seating area in the front setback from the 'Red Line Plan'*

All of the above must be to the satisfaction of the Responsible Authority. Once approved these plans become the endorsed plans of this permit

2. (Previously #1) The layout of the site and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified without the further written consent of the Responsible Authority.
3. (Previously #2) Once the use is commenced it must only be used for the above purpose, to the satisfaction of the Responsible Authority.
4. (Previously #3) Goods must not be stored or left exposed outside the building so as to be visible from any public road or thoroughfare.
5. (Previously #4) The development and use of the site shall not cause nuisance or be detrimental to the amenity of the neighbourhood by the emission of noise. In this regard the emission of noise shall comply with the provision of the Environment Protection Act 1970 (as amended) and the policies of the Environment Protection Authority.
6. (Previously #5 & Amended) Unless with the prior written consent of the Responsible Authority, the use of the land may only operate between the hours of:
 - Monday – 6am – 8pm.
 - Tuesday to Saturday – 6am – 10pm.
 - Sunday – 8am- 8pm.
 - ANZAC Day and Good Friday – 12 midday to 10pm.
7. (Previously #6 & Amended) Not more than 50 (dine-in) patrons are permitted on the premises at any one time.
8. (New) Unless with the prior written consent of the Responsible Authority, the use of the land for the sale and consumption of liquor hereby permitted may only operate between the following hours:
 - *Monday – 6am – 8pm.*
 - *Tuesday to Saturday – 6am – 10pm.*
 - *Sunday – 8am- 8pm.*
 - *ANZAC Day and Good Friday – 12 midday to 10pm.*
9. (New) No sale of packaged liquor for consumption off the premises is permitted.
10. (New) The sale and consumption of liquor in association with the use of the land must accord with the endorsed red line plan and must not be altered or modified without the further written consent of the Responsible Authority.
11. (New) The amenity of the area must not be detrimentally affected by the sale and consumption of liquor as hereby permitted to the satisfaction of the Responsible Authority.
12. (New) The licensee must not cause or permit undue detriment to the amenity of the area to arise out of or in connection with the use of the premises to which the license relates during or immediately after the trading hours authorised under the permit to the satisfaction of the Responsible Authority.

9.1.3 – ATTACHMENT 5. Amended permit conditions as per officer's recommendation

13. (New) Patrons must only enter and exit the premises via Whitehorse Road.
14. (New) Unless with the prior written consent of the Responsible Authority, vehicle deliveries are only permitted to occur in accordance with the hours of operation specified within the Planning Permit.
15. (Previously #7) This permit will expire if one of the following circumstances applies:
 - a) the development is not commenced within two (2) years from the date of issue of this permit;
 - b) the development is not completed within four (4) years from the date of this permit.
 - c) The use is not commenced within 6 months of the completion of the development.The Responsible Authority may extend the periods referred to if a request is made in writing pursuant to the provisions of Section 69 of the *Planning and Environment Act 1987*.

Signage

16. (Previously #8) The location and details of the signage shown on the endorsed plans shall not be altered without the written consent of the Responsible Authority.
17. (Previously #9) The signage shall be located so that is wholly within the boundary of the land.
18. (Previously #10) The signage shall not contain any flashing light.
19. (Previously #11) No bunting, streamers or festooning shall be displayed.
20. (Previously #12) The signage shall only contain an advertisement which provides or supplies information relating to the business conducted on the abovementioned land.
21. (Previously #13) The business identification signage shall be constructed and maintained to the satisfaction of Responsible Authority. Any sign in a state of disrepair shall, at the direction of the Responsible Authority, be removed from the site.
22. (Previously #14) This permit for signage expires fifteen years after the date it is issued.

9.1.4 North East Link Environmental Effects Statement

Attachment 1 Submission regarding North East Link
Environmental Effects Statement

**SUBMISSION
ON
NORTH EAST LINK PROJECT:
ENVIRONMENT EFFECTS STATEMENT
WORKS APPROVAL APPLICATION
AND
DRAFT PLANNING SCHEME AMENDMENT**

**ON BEHALF OF:
BANYULE CITY COUNCIL
BOROONDARA CITY COUNCIL
AND
WHITEHORSE CITY COUNCIL**

Maddocks Lawyers
Collins Square, Tower Two
Level 25, 727 Collins Street
Melbourne VIC 3008
Australia

Telephone 61 3 9258 3555
Facsimile 61 3 9258 3666

info@maddocks.com.au
www.maddocks.com.au

DX 259 Melbourne

9.1.4 – ATTACHMENT 1. Submission regarding North East Link Environmental Effects Statement

**NORTH EAST LINK
ENVIRONMENT EFFECTS STATEMENT
SUBMISSION ON BEHALF OF
BANYULE CITY COUNCIL, BOROONDARA CITY COUNCIL AND WHITEHORSE CITY COUNCIL**

Contents

1.	INTRODUCTION.....	4
	Assessment of effects	5
	Adequacy of the EES	7
	What are the benefits of the Project? Are the environmental and other costs worth it?.....	8
2.	THE ENVIRONMENT EFFECTS STATEMENT AND THE ENVIRONMENTAL EFFECTS OF THE PROJECT	9
	Environmental effects of the Project	11
	Impact on ecological systems	11
	Undergrounding of creeks and impact on Koonung Creek Reserve	12
	The Bulleen Road Interchange is unnecessarily land extensive and visually intrusive	13
	Loss of public open space	13
	Loss of open space - Boroondara regional sports facilities	14
	North East Link between M80 and Lower Plenty Road	15
	Eastern Freeway Upgrades are excessive	15
	Removal of large areas of native vegetation including habitat for rare and threatened species	16
	Native Vegetation Policy and reliance on Offsets	17
	Impact on local road network	18
	Air quality	18
	Unreasonable noise	19
	Adverse effects on the amenity of the area	19
	Integrated Water Management	20
	Contamination risk	20
3.	EES FURTHER ISSUES.....	21
	Inadequate social impact assessment	21
	Significant social and economic effects	21
	Deficiencies in urban design	22
	Inappropriate reliance on EPRs	23
4.	DRAFT PLANNING SCHEME AMENDMENT GC98.....	23
5.	STRATEGIC JUSTIFICATION	24
6.	NET COMMUNITY BENEFIT ANALYSIS	28
	Overstated benefits	28
	Travel time savings	28
	Toll avoidance	28
	Driver for 100,000 extra daily trips to the Eastern Freeway.....	29
	Driver for 70,000 extra daily trips to the M80	29
	Known disbenefits unacknowledged	29
	Failure to quantify social and environmental costs	30
7.	WORKS APPROVAL APPLICATION	31
	Greenhouse gas emissions	31
	Air quality	32
	Unreasonable noise	32
	Adverse effects on the amenity of the area	32
Schedule 1	Recommendations.....	33

9.1.4 – ATTACHMENT 1. Submission regarding North East Link Environmental Effects Statement

Schedule 2	Banyule City Council – Council Specific Concerns	36
Schedule 3	Boroondara City Council – Council Specific Concerns	45
Schedule 4	Whitehorse City Council – Council Specific Concerns	51

9.1.4 – ATTACHMENT 1. Submission regarding North East Link Environmental Effects Statement

1. INTRODUCTION

- 1.1 This submission is made on behalf of Banyule, Boroondara and Whitehorse City Councils (collectively, **the Councils**).
- 1.2 This submission respond to the exhibited Environment Effects Statement (**EES**) and supporting documents, draft planning scheme amendment GC 98 and the draft works approval. It is noted that the North East Link Project (**Proponent**) has purported to amend the exhibited EES by the publication of additional and materially different material on its website as “Information Updates” during the EES submission period. The Councils are unable to consider and make submissions in relation to the additional material that was not exhibited with the EES in the time available. These submissions do not respond to the additional information or purported amendments.
- 1.3 The overarching position of the Councils is that the North East Link Project (**Project**) the subject of the EES should not be approved.
- 1.4 For unknown reasons, the Project Proponent and the State of Victoria have adopted a convoluted process of approval, comprising an inquiry under the *Environment Effects Act* (**EE Act**), an advisory committee under the *Planning and Environment Act* (**PE Act**) and the advertisement of the draft works approval under the *Environment Protection Act* (**EP Act**), and then considering and issuing each individual approval required under a myriad of Acts.
- 1.5 Rather than employing the streamlined process for approval contemplated by the *Major Transport Project Facilitation Act* (**MTPFA**), the Government has preferred to establish a process for approval for the Project, as it has done in all cases concerning major infrastructure since the East West Link, which is circular and nebulous, which does not result in overall approval of the Project under all legislation, but which on any view requires consideration of the same subject matter. That said, whether the approvals pathway chosen is lawful or appropriate is not the subject of these hearings.
- 1.6 There are many aspects of the approvals pathway which have been chosen here which are, or may in the future, be open to challenge. It is not the role of the Inquiry and Advisory Committee (**IAC**) to determine or even consider many of those legal questions in these hearings.
- 1.7 For present purposes, the Councils recognise the ability of the Minister to invoke the provisions of the EE Act, and to appoint an Advisory Committee under the PE Act to provide advice to the Minister on any matter in respect of which the Minister considers that advice is required. The validity of any decision made by the Minister (or any other statutory agency) will, of course, at least in part, depend upon the scope of the advice sought, the utility of the answers given and ultimately, what is subsequently done with the advice.
- 1.8 The Councils participate in these hearings reserving their rights in all respects in relation to the manner in which this process has been conducted to date, and in respect of any decisions about the Project which might be made in the future.
- 1.9 The IAC has been charged with three responsibilities:
- 1.9.1 to conduct an inquiry in relation to the EES, which will form part of the Minister's assessment of that EES; and
 - 1.9.2 to conduct an advisory committee hearing in relation to draft planning scheme amendment GC98 which is intended to be introduced by the Minister, under section 20(4) of the PE Act, assuming the exercise of such a power is or would be lawful; and
 - 1.9.3 to consider the works approval required under the EP Act.

9.1.4 – ATTACHMENT 1. Submission regarding North East Link Environmental Effects Statement

- 1.10 The purpose of these submissions is to persuade the IAC that it should advise the Minister that, whether or not a “north east link” is a good idea in general terms, the decisions which have been made to date about the location and form of the Project described in the EES are misguided, based on biased, incomplete and incorrect data, reports and information and unfairly impose too great a burden on the environment and the people who live in the areas most affected than the alleged and overstated benefits of the Project justify.
- 1.11 Paragraph 31(b) of the IAC Terms of Reference dated 11 April 2019 (**Terms of Reference**) states that the IAC’s report to the Minister must contain the IAC’s:
- ...findings as to the capacity of the Project to achieve acceptable environmental outcomes having regard to the **legislation, policy, best practice and the principles and objectives of ecologically sustainable development**. [emphasis added].
- 1.12 It is open for the IAC to reach a conclusion that the Project as described in the EES **does not** have the capacity to achieve acceptable environmental outcomes, nor give effect to the principles and objectives of ecologically sustainable development (**ESD**) or the decision making principles in the *Transport Integration Act 2010* (**TI Act**).
- 1.13 The Project is large, and not all of the issues raised by the Councils can be fairly described as fatal flaws. Assuming the Project is to proceed, some of the matters raised by the Councils could be addressed by changes in design or in some instances by more robust environmental performance measures (**EPRs**).
- 1.14 That said, there are aspects of the Project which raise fundamental concerns about the acceptability of the Project.
- 1.15 Whether the Project should be the subject of any approval by the Minister is dependent upon the answer to two broad questions:
- 1.15.1 can the Project be constructed in a way which achieves an acceptable level of environmental performance; and
- 1.15.2 related to the first question, on balance, does the grant of approval for the Project here result in a net community benefit, accepting the level of environmental and other damage and degradation which will be caused by the Project?
- 1.16 The Councils answer both questions in the negative, and state that on the material presently available, the IAC:
- 1.16.1 cannot be satisfied that the Project will adequately resolve the environmental issues that, on a proper analysis, arise as a result of this project; and
- 1.16.2 the benefits which are said to flow from the Project are not proven and even if proven are not sufficient to justify the environmental and other costs of the Project.

Assessment of effects

- 1.17 The IAC is obliged to assess whether this Project responds adequately to the *Transport System Objectives and Decision Making Principles* of the TI Act. The statutory framework, together with the Terms of Reference, means that the IAC is also required to give detailed consideration to whether the Project will have acceptable environmental outcomes, having regard to, among other things, the principles of ESD.
- 1.18 The focus of the forthcoming hearings, as described by the Terms of Reference is to examine the Project as defined by the EES, examine the environmental effects of the Project as so defined, and to make recommendations directed to the way in which the effects might be appropriately managed. However, the Councils say that there are effects that, when properly identified, cannot be appropriately managed. If an effect cannot be appropriately

9.1.4 – ATTACHMENT 1. Submission regarding North East Link Environmental Effects Statement

managed and that effect (in combination with other effects) is a matter of significance, then there comes a point at which the IAC cannot be satisfied that the project will result in a net community benefit. If the IAC should so conclude, then, regardless of any efforts in the Terms of Reference to exclude a "no project" outcome, the IAC is obliged to recommend that draft amendment GC98 should not proceed.

- 1.19 The Project passes through the municipal area of each of the Councils at critical points. At each point the Project gives rise to specific concerns for each Council respectively. A high-level summary of each Council's specific concerns on matters that are not otherwise addressed in the body of this submission are set out for Banyule City Council at Schedule 2, for Boroondara City Council at Schedule 3 and for Whitehorse City Council at Schedule 4 of this submission.
- 1.20 That said, the Councils share a universal view that the Project, taken as a whole, cannot be justified.
- 1.21 In this context, the selection of Corridor A as the premise for the Project is, itself, the subject of significant concern.
- 1.22 The Councils have joined together to explain why they consider the Project described in the EES should not be approved.
- 1.23 The following represents a brief overview of what the Council's regard as either significant deficiencies in the current Project, or otherwise fundamental concerns as to whether the Project is actually the right project to solve what the Government has identified as the problem.
- 1.24 In the **Southern Section**:
- 1.24.1 the Project presents an unacceptable risk to the ecological integrity of the Yarra River Floodplain, the Bolin Bolin wetlands and the Koonung Creek, which taken together comprise areas of highly valued environmental, social and cultural significance;
- 1.24.2 the design of the interchange with the Eastern Freeway is an inappropriate design response which presents unacceptable environmental, social and urban design impacts, including the loss of regionally important sporting facilities in the area. Potential design and alignment changes that would avoid some of the impacts associated with elevated structures and provide greater flexibility for retention of regional sporting facilities located in the area are not given sufficient consideration as alternatives in the EES. The impact on regional sporting facilities, the land extensive nature of the interchange and the urban design implications of the elevated roadways are regarded as a "cost of doing business" and must be accepted. The Councils challenge this premise.
- 1.25 In the **Northern Section**:
- 1.25.1 the open trench design of the section between Grimshaw Street and Lower Plenty Road will further divide the community of Watsonia which will significantly affect the liveability and social cohesion of this area. It will also have significant environmental impacts, particularly in the vicinity of the Simpson Army Barracks and the Yarra River Floodplain, and should be reconsidered. It has no benefits to the community, other than it being a cheaper, rather than a better, solution;
- 1.25.2 the proposed tunnel can be extended from between Lower Plenty Road through to a short distance south of Grimshaw Street;
- 1.25.3 the design of the interchanges at Lower Plenty Road, Grimshaw Street and the M80 are unacceptable. They are unnecessarily land extensive and present poor

9.1.4 – ATTACHMENT 1. Submission regarding North East Link Environmental Effects Statement

urban design outcomes which will have significant environmental and social effects that are hard to quantitatively measure, let alone manage;

- 1.25.4 no consideration has been given to whether there are opportunities to rationalise and gain efficiencies by reduction of infrastructure duplication between the M80 Ring Road and Lower Plenty Road;
- 1.25.5 insufficient consideration has been given to the impact on the Watsonia Activity Centre, and the way in which access and egress arrangements for motor vehicles and public transport will interact. Watsonia as a suburb was divided by the construction of an at-grade Greensborough Highway and the Project will further exacerbate the existing and unsatisfactory division of Watsonia; and
- 1.25.6 there are several local roads that will be terminated, redirecting vehicle trips via other local roads for traffic accessing arterial roads.

1.26 The Eastern Freeway Upgrades:

- 1.26.1 are clearly and unambiguously overdesigned for their stated purpose. Here a proper projection of future demand demonstrates that the full extent of the upgrades are not a necessary response to the project which is the subject of the EES;
- 1.26.2 the Councils will lead evidence that an alternative design can be advanced that is superior from an urban design point of view, but that will also save several hectares of open space along Koonung Creek (based on the modelled volumes in the EES);
- 1.26.3 the only way in which the proposed 2036 Project Case traffic volumes could be justified is if there was some additional source of future traffic generation. The EES does not specify any other projects, nor consider their environmental impact. If the proposed upgrades are not necessary for the Project the subject of the EES, then the only conclusion that can be reached is that the environmental impacts associated with the upgrades are not justified. If, on the other hand, the proposed upgrades are intended as preparatory for some future, as yet unstated project, then the true intentions of the designers should be made clear and the merit or otherwise of such a project should be the subject of assessment;
- 1.26.4 the Project Case traffic volumes will cause or contribute to the need to duplicate the existing EastLink Tunnels (Melba and Mullum Mullum) which has been excluded from the transport modelling. It is not plausible that the traffic volumes on the Eastern Freeway can increase by the stated amounts by 2036, without a corresponding increase in system capacity within the East Link tunnels. The need to duplicate those tunnels is a relevant consequential effect of the Project. The cost of such a project and the land use implications must be examined carefully.

1.27 Overall:

- 1.27.1 the engineering design of the project described in the EES is an outcome which demonstrates the absence of sufficient scope of involvement in the design process of urban designers or landscape architects. It is an engineer's solution; and
- 1.27.2 the Project will result in ongoing and significant environmental impacts associated with noise, overshadowing, air emissions and secondary road congestion.

Adequacy of the EES

- 1.28 In any process of environmental approval, the nature, quantity and quality of information is critical to understanding the true nature of the environmental impacts of a project. In this

9.1.4 – ATTACHMENT 1. Submission regarding North East Link Environmental Effects Statement

case, the nature and quality of the analysis to date is insufficient to found a conclusion about the extent of the environmental impact of the Project. This shortcoming represents a fundamental flaw in the EES.

- 1.29 Section 21 of the TI Act articulates the Principle of Transparency as follows:

The principle of transparency means members of the public should have access to reliable and relevant information in appropriate forms to facilitate a good understanding of transport issues and the process by which decisions in relation to the transport system are made.

- 1.30 This principle has not been satisfied in relation to this Project as the EES lacks adequate information to enable a proper analysis of its impacts. The Councils have been engaging with the Proponent for a significant period of time regarding this Project and have made numerous requests for information – much of which has not been received.

- 1.31 In substance, the Councils are concerned that the true effects of the Project are either:

1.31.1 unknown, because they have not been thoroughly investigated, or if they have, the investigation and analysis is not evident in the EES; or

1.31.2 so potentially serious, and simultaneously uncertain, that there can be little confidence that the effects can be adequately managed by so called “performance measures”.

- 1.32 The assessment of the true effects of the Project are made that much more complex, by the fact that the Project itself is no more than a “reference design”. This complexity is compounded by the need to prepare “performance measures” to prescribe the outcomes sought to be achieved, the details of which are not yet known. The Government wants this project to be granted a planning permit (in the form of an incorporated document) whilst not being bound to the advertised plans.

- 1.33 Even if it can be said that, properly drafted, performance measures can, in theory, adequately circumscribe acceptable environmental outcomes in some cases (i.e. water quality, or noise), they are virtually useless in describing with any certainty, qualitative environmental outcomes such as might flow from urban design impacts.

What are the benefits of the Project? Are the environmental and other costs worth it?

- 1.34 The asserted travel time savings are a considerable factor in the calculus of benefit which is said to support the Project. They are significantly overstated.

- 1.35 Even assuming that they are not overstated, any assessment of net benefit requires:

1.35.1 proper identification of benefits, or put another way – not counting as a benefit something which is either neutral or in truth no benefit at all; and

1.35.2 a proper and rigorous bringing to account of all the negatives of the Project.

- 1.36 The EES fails to adequately address benefits and disbenefits. However, the traffic assessments informing the Business Case demonstrate that those who live closer to the Hurstbridge rail line will have better access to the Project than those who live in outer suburbs beyond the M80 and the EastLink Tunnels. Is that really a benefit?

- 1.37 In the context of broader planning policy, it is more accurate to describe the Project as one that will result in the perverse outcome of providing a convenient alternative to railway transport in inner suburbs where residents live closer to the railway line, at the expense of commuters who have longer daily commutes, many of whom are without convenient access to railway corridors.

9.1.4 – ATTACHMENT 1. Submission regarding North East Link Environmental Effects Statement

- 1.38 A key benefit of the Project identified by the Proponent is the improved access to the La Trobe National Employment and Innovation Cluster. This was a material reason why Corridor A was selected. However, it is unclear how this benefit will be realised as there is no direct connectivity between the Project and the employment precinct.
- 1.39 The permanent loss of some 30 hectares of open space, the temporary loss (up to 7 years) of other open space, the extent of the loss of native vegetation and the additional areas of open space to be used for new stormwater infrastructure have not been properly accounted for in the net community benefit calculation. There is a lack of information on, and no formulated plan to provide, equivalent open space. As it presently stands, this represents a very significant social and economic cost.
- 1.40 The disruption to and compulsory acquisition of many residences and businesses and the displacement of sports groups has not been properly accounted for in the economic or social impact analysis. The EES does not address these impacts in any meaningful way.
- 1.41 The disruption and delays caused during the 7 year construction period will itself have significant effects that need to be accounted for as part of any analysis. The EES relies on vaguely worded EPRs, but fails to account for or quantify the likely impact on productivity or travel times.
- 1.42 For any planning decision, including one made by the Minister under section 20(4) of the PE Act, a decision maker must have regard to all relevant considerations and not have regard to irrelevant considerations.
- 1.43 It is difficult to see how a net community benefit analysis can be undertaken lawfully where important information critical to the exercise of discretion has not been brought to account.
- 1.44 The Councils consider that the EES is deficient, and that the material called in aid of the proposed planning scheme amendment insufficient. Even on a cursory examination, significant amounts of additional material is required to give those people whose views have been sought in relation to the Project a fair opportunity to prepare and respond.
- 1.45 It is inevitable that a considerable amount of supplementary material will be required to be prepared by the Proponent to address patent deficiencies in the EES and supporting documentation. This has already started, without any notice to the affected parties, with new, updated and amended material placed on the Proponent's website as "Information Updates" during the EES submission period.
- 1.46 If the Proponent is required to produce or intends to rely upon any supplementary material, as a matter of natural justice, this material must be provided a sufficient time prior to the filing of any witness statements by the Councils, to enable it to be properly considered by the witnesses.
- 1.47 The timing and release of this information will have a bearing upon whether or not the Councils will have had a reasonable opportunity to prepare.
- 1.48 Whilst the Councils expect that this hearing will inevitably descend into "planning on the run", based on the Project as described in the EES and the material supporting the EES, it is the Councils' position that the IAC should recommend that the Project not be approved based on the assessment in the exhibited EES.

2. THE ENVIRONMENT EFFECTS STATEMENT AND THE ENVIRONMENTAL EFFECTS OF THE PROJECT

- 2.1 In any assessment of this kind a proper understanding of the true nature and effect of a project on the environment is critical.

9.1.4 – ATTACHMENT 1. Submission regarding North East Link Environmental Effects Statement

- 2.2 An environment effects statement is not an approval of any kind.
- 2.3 It is no more than a statement of the effects of a proposal on the environment.
- 2.4 A statement produced under the EE Act may or may not be relevant to any decision which is made under legislation empowering a statutory authority to make a decision.
- 2.5 A defective, underdone, uninformed or otherwise fundamentally flawed EES is materially deficient in that any assessment of the EES undertaken by the Minister under the EE Act will be infected by the inadequacies of the EES itself.
- 2.6 Even if it can be said that the EES is a relevant consideration in the exercise of planning powers under separate legislation, the weight to be attributed to the EES should, necessarily be diminished as a consequence of its deficiencies.
- 2.7 In this context, any ultimate recommendation to be made by the IAC and the ultimate decision to be made by the Minister requires a conclusion that the Project will result in a net community benefit.
- 2.8 Such a conclusion can only be properly reached if all of the consequences, both positive and negative have been properly identified and explored.
- 2.9 The published EES is based upon a theoretical project. The actual project will not be known until some point in the future, after approval has been given. The merit of a process of this kind, based as it is upon a theoretical project, is dubious.
- 2.10 At the very least, the utility of the process depends upon the veracity and rigour of the analysis of environmental effects.
- 2.11 The published EES runs to over 10,000 pages.
- 2.12 The public, including the Councils have had only 40 business days to review the published EES.
- 2.13 This short timeframe was also made considerably more complex by the decision of the Proponent to exhibit and call for submissions on the draft Public Environment Report (which runs to approximately 2,500 pages) required for the *Environmental Protection and Biodiversity Conservation Act 1999* (Cth) approval at the same time. These timelines have been oppressively difficult to comply with and have affected the ability of the submitters to properly prepare for the inquiry.
- 2.14 The content of the EES is highly technical. In the time available it has been necessary to source the assistance of expert advisers and prepare a submission, doing the best that can be done given the imposed time constraints. The significance of the issues under consideration here warrant more careful and less rushed contemplation.
- 2.15 The limited time within which to do so is arguably a denial of procedural fairness in and of itself.
- 2.16 It is apparent that it is not only the Councils that have not had adequate time to properly consider the EES, as the Proponent has demonstrated that the exhibited EES is inadequate, incomplete and contains material errors, by adding to and changing the exhibited EES by publishing further information on its website which should have been exhibited with the EES.
- 2.17 The Watsonia alternate design was released for public exhibition a month prior to the EES public exhibition period, however it has not been included in the EES. The alternate design was presented as a response by the Proponent to community and council concerns

9.1.4 – ATTACHMENT 1. Submission regarding North East Link Environmental Effects Statement

regarding the Project's impact around Watsonia. The EES should be amended to include the Watsonia alternate design.

- 2.18 The parties that have sought to make submissions in this case must be given the opportunity to properly assess material which should have formed part of the published EES, and to consider how that will affect the submissions that they make with sufficient time before their expert evidence is required to be filed.
- 2.19 As the document presently stands, any planning decision maker seeking to rely upon the EES as a basis for asserting that the environmental effects of the Project had been adequately assessed would be falling into error.

Environmental effects of the Project

- 2.20 This part of the submission is directed to identifying those aspects of the EES which are of concern, either because the EES:
- 2.20.1 identifies a significant environmental impact which is not properly addressed;
 - 2.20.2 fails to identify effects which are important; or
 - 2.20.3 contains no analysis of the acceptability of the impact, or how it might be mitigated to become acceptable.
- 2.21 The EES does not provide a sound basis for assessing whether the Project will result in a net community benefit.

Impact on ecological systems

- 2.22 The risks to the ecological values of the Yarra River floodplain are of central importance, and the potential ground and surface water impact in this area, in the context of the ever changing climate, may put the ecology of these areas at high risk of irreparable harm.
- 2.23 The Groundwater Technical Report¹ acknowledges that there is a limited understanding of connectivity between surface and groundwater throughout the study area. This is unacceptable.
- 2.24 This gap in knowledge prevents any proper assessment of the potential effects on water, environmental and related beneficial uses, including as a result of changes to the hydrology and groundwater levels in the area which will be necessary during the construction phase, particularly in relation to the extent of groundwater drawdown across the floodplain. This is further exacerbated by the lack of surveys of existing waterways, that might lead to the identification of known endangered species.
- 2.25 The Yarra River floodplain is historically and culturally significant. These areas help to define Melbournians' sense of place. In this context, the impact of the project in these areas are of particular concern to each of the Councils. It is noted that the draft Yarra River Strategic Plan has been exhibited concurrently with the Project but does not acknowledge the Project.
- 2.26 The importance of these areas is recognised in planning schemes and legislation.
- 2.27 The Yarra River Action Plan, which bears the signatures of the Minister for Planning, Minister for Water and the Minister for Energy, Environment and Climate Change under the current government establishes a number of actions to protect the Yarra River for future generations. It provides the following by way of introduction²:

¹ GHD, *North East Link Effects Statement Technical Report N – Groundwater*, (April 2019) page 96.

² *Yarra River Action Plan* (DELWP 2017), page 2, available at

9.1.4 – ATTACHMENT 1. Submission regarding North East Link Environmental Effects Statement

By the 1960s, though, Melbourne had largely turned its back on its waterways and the bay – an attitude exemplified by the decision, in 1962, to take parkland to build the Monash Freeway along the Yarra from Richmond to Toorak. Publicly, a turning point came in 1970 when Prince Charles visited Melbourne and likened a dip at Elwood beach to 'swimming in diluted sewage'.

From the 1970s onwards, the second turning point in the health of the Yarra began as environmental and planning controls were introduced and run-off from septic tanks was reduced.

Now, the time has come for a third turning point in the health of the Yarra, its tributaries and the Bay. A turning point that will, finally, realise the vision of the 1929 Metropolitan Town Planning Commission plan and create a network of parklands, green spaces and water spaces that connect the people of Melbourne to their rivers, creeks and bay – and ensure the city grows greener and more liveable.

After all, the Yarra River is central to Melbourne's character and identity.

- 2.28 Clause 12.03-1S of the Planning Policy Framework seeks to protect and enhance river corridors, waterways, lakes and wetlands. Strategies include:
- 2.28.1 protect the environmental, cultural and landscape values of all water bodies and wetlands.
 - 2.28.2 ensure development responds to and respects the significant environmental, conservation, cultural, aesthetic, open space, recreation and tourism assets of water bodies and wetlands.
 - 2.28.3 ensure development is sensitively designed and sited to maintain and enhance environmental assets, significant views and landscapes along river corridors and waterways and adjacent to lakes and wetlands.
 - 2.28.4 ensure development does not compromise bank stability, increase erosion or impact on a water body or wetland's natural capacity to manage flood flow.
 - 2.28.5 protect the Yarra, Maribyrnong and Murray River corridors as significant economic, environmental and cultural assets.
- 2.29 Recently the draft Yarra River Strategic Plan was developed on the recommendations of an Advisory Committee, following the passage of the *Yarra River Protection (Wilip-Gin Birrarung Murron) Act 2017 (YRP Act)*. The strategic plan was complemented by the gazettal of new overlay controls along the river corridor in the form of Environmental Significance and Significant Landscape Overlays.
- 2.30 The Project fails to adequately respond to and respect these principles and strategies for the protection of the Yarra River.

Undergrounding of creeks and impact on Koonung Creek Reserve

- 2.31 The proposal to underground part of both Koonung and Banyule Creeks is a serious concern.
- 2.32 This approach is contrary to Melbourne Water current best practice and is likely to irreparably damage the ecology of the creeks and their riparian environment.

https://www.planning.vic.gov.au/data/assets/pdf_file/0013/101731/DELWP0032_YarraRiverActionPlan_v27_weba.pdf

9.1.4 – ATTACHMENT 1. Submission regarding North East Link Environmental Effects Statement

- 2.33 The downstream consequences of the undergrounding of each of these creeks have not been properly addressed in the EES.
- 2.34 The impact on the ecological and open space values of Koonung Creek Reserve are also unacceptable.
- 2.35 Barrelling the Koonung Creek will change the way the land is used and the community's interaction with it. In many parts of the metropolitan area, Councils and State Government have worked hard to 'resurface' barrelled creeks for the recreational, ecological and landscape character benefits creeks provide. This action is therefore not minor and is instead considered to be regressive and unacceptable.
- 2.36 The widening of the Eastern Freeway and undergrounding of Koonung Creek will compromise the effective functioning of the Koonung Creek corridor. As discussed below, the extent of native vegetation proposed to be removed along the Koonung Creek Reserve is significant and further effort must be made to retain more trees and understorey vegetation in this area. Every effort should be made to reduce the land required for the proposed freeway expansion, the barrelling of Koonung creek should be avoided and vegetation must be reinstated to create an appropriate corridor width.

The Bulleen Road Interchange is unnecessarily land extensive and visually intrusive

- 2.37 The grade separated junction at Bulleen Road is a cost driven design, unnecessarily land extensive and visually intrusive. It results in unacceptable environmental, social and urban design impacts that fail to respect the well landscaped setting which is characterised by canopy vegetation.
- 2.38 Feasible design and alignment changes to reduce the visual intrusiveness and impacts associated with the proposed interchange design have not been properly assessed.
- 2.39 Properly assessed, there remains greater flexibility about the way in which alternative alignments could be delivered so as to minimise impacts on the community and deliver a higher standard of urban design.

Loss of public open space

- 2.40 Table 9-4 of Technical Report I (Social) quantifies the percentage of land to be acquired during the construction and operational phases of the Project within the open space reserves.
- 2.41 On the face of it, this table shows an extraordinary level of impact on the existing open space network during the construction phase, which will be for a considerable period.
- 2.42 The social, visual and urban design impacts of this disruption during the construction phase have not been adequately addressed.
- 2.43 It is not possible to count the social cost of these actions in any net community benefit analysis without first understanding the consequences of the action. Neither can any assessment of the utility of putative mitigation measures occur unless there is a clear understanding of the consequences that flow from the potential unavailability of a significant proportion of the sporting fields and open space reserves in the district.
- 2.44 In the operational phase, there will remain a significant net loss of open space, and a major and deleterious change to the character of the open space that remains.
- 2.45 The permanent loss of open space for new stormwater infrastructure does not appear to have been quantified at this stage, but it will be significant. The Councils are entitled to be concerned about the loss of unencumbered open space that may not be useable, because it is required for the ongoing treatment of the surface water consequences of the project.

9.1.4 – ATTACHMENT 1. Submission regarding North East Link Environmental Effects Statement

- 2.46 The EES does not attempt to quantify the social and economic value of the public open space areas lost which is unacceptable.

Loss of open space - Boroondara regional sports facilities

- 2.47 The Project will necessitate the relocation of the Boroondara Tennis Centre and several greens and holes of the Freeway Golf Course.
- 2.48 The extent of the impacts will depend on how these issues are ultimately resolved not how they are dealt with as a matter of process.
- 2.49 The Social Chapter addresses mitigation as follows:
- This would be achieved through project requirements to reduce disruption to residences and community infrastructure facilities (EPR SC1) and to work with community infrastructure facilities and relevant stakeholders including Victorian Government agencies and local councils to identify recreation facility relocation opportunities (EPR SC4).
- 2.50 It is unacceptable to delegate the identification of replacement open space assets to a secondary process that occurs after the Project is approved and construction begins. It will put the local councils and sporting organisations in an impossible position, with little to no guarantee that suitable replacement open space will be identified, let alone funded.
- 2.51 These are significant effects, the true extent of which can only be measured if the mitigation efforts are known with certainty now.
- 2.52 The Boroondara Tennis Centre and the Freeway Golf Course are important regional recreational facilities. In 2018, the Boroondara Tennis Centre had in excess of 100,000 visitors and during the same period, 55,000 rounds of golf were played at the Freeway Golf Course (an increase from 50,000 rounds in 2017 with an estimate of over 60,000 rounds to be played in 2019).
- 2.53 The EES has made an insufficient attempt to mitigate the impact of the Project on these significant sporting facilities by employing different designs to avoid or reduce impacts or by adopting a different alignment within the project corridor.
- 2.54 A more sensitive arrangement, capable of minimising the impact of the Project on these facilities is possible.
- 2.55 A number of options for the relocation of the recreation facilities in Bulleen Park have been assessed as part of the EES, including two concept plans proposed by Boroondara City Council which allow for replacement of these sporting facilities within existing parkland on the west side of Bulleen Road.
- 2.56 These concept plans were prepared by Council officers with the benefit of discussions with key stakeholders impacted directly by the proposed interchange. These include the Camberwell Golf Club, Harp Golf Club, the BTC contractor and the FGC contractor.
- 2.57 Both concept plans contemplate a good quality, playable 18-hole golf course and a 23-court tennis centre. The key difference between the two plans is the inclusion of an AFL size sporting oval located to the north of the proposed Boroondara Tennis Centre site in one option and the inclusion of an urban forest in the other. The contemplated urban forest could protect and improve the biodiversity values in the area and along the important Koonung Creek and Yarra River corridors.
- 2.58 Each of Council's proposed options were considered, but discounted in the EES on the basis "the extent of impact they impose and the inability to accommodate suitable replacement

9.1.4 – ATTACHMENT 1. Submission regarding North East Link Environmental Effects Statement

facilities for all clubs and users".³ However, the assessment also notes "challenges" with each of the other options assessed and that further work is required to progress the assessment. The Council is particularly concerned that one of the preferred options (option 3) proposes for the Boroondara Tennis Centre to sit over an undergrounded section of Koonung Creek, which may give rise to presently unknown ecological and hydrological impacts.

- 2.59 The alleged benefits of the Project must be balanced against these very significant social impacts.

North East Link between M80 and Lower Plenty Road

- 2.60 The design of the interchanges at Lower Plenty Road, Grimshaw Street and the M80 are unacceptable. They are unnecessarily land extensive and present a poor urban design outcome which will have significant adverse urban design and landscape outcomes.
- 2.61 The interchange arrangements are less than optimal in terms of traffic functionality.
- 2.62 The design of the section between Grimshaw Street and Lower Plenty Road will further divide the community of Watsonia, which will have a significant impact on the liveability of that area. It will also have significant environmental impacts, particularly in the vicinity of the Simpson Army Barracks.
- 2.63 The proposed design of the Lower Plenty Road interchange should allow oversized and placarded goods vehicles to access North East Link, north of the interchange.
- 2.64 The design and potentially the alignment of the Project in this area should be reviewed by considering extending the tunnel between Lower Plenty Road through to a short distance south of Grimshaw Street. This could be achieved in a way which ensures safe access and egress to the North East Link.
- 2.65 Extending the tunnels to Grimshaw Street is referred to in Chapter 6 of the EES (Tunnel Option A) and is described as a feasible alternative in the draft *Public Environment Report* submitted by the Proponent under the EPBC Act.⁴ There can be no argument in the context of these hearings that it is not feasible.
- 2.66 Tunnel Option A, as described in Chapter 6 of the EES should have been fully explored. Compared with the Project design, the impacts of Option A measured against a range of environmental criteria would have been superior. The assessment of this option in both the EES and Chapter 6 acknowledges that this option would avoid impacts at Simpson Barracks and threatened Matted Flax-lily, Plains Grassy Woodlands and very large old trees.
- 2.67 If the trench is to be maintained, consideration should also be given to the combined cross-section of the North East Link and Greensborough Highway to ascertain whether there are opportunities to rationalise and gain efficiencies by reducing infrastructure duplication.
- 2.68 Appendix F of the Business Case addresses value capture opportunities around Watsonia Station. Independent expert advice reveals that the extension of the tunnel to Grimshaw Street, as well as other design changes to better integrate the North East Link with the local area, are both physically possible and feasible, and therefore warrant further consideration.

Eastern Freeway Upgrades are excessive

- 2.69 On the material presently available, the extent of the proposed widening of the Eastern Freeway is not required to serve the anticipated volumes generated by the Project.

³ 'Bulleen Park Sports and Recreation Preliminary Options Assessment' in *Appendix F to Technical Report I Social*, page 32 (page 296 of Technical Report Appendix PDF).

⁴ *Draft Public Environment Report*, Chapter 4 'Feasible Alternatives', page 13.

9.1.4 – ATTACHMENT 1. Submission regarding North East Link Environmental Effects Statement

- 2.70 The Business Case transport impact assessments illustrate that the Project intends to deliver more capacity than is required to service the North East Link demand in the 2036 Project Case.⁵
- 2.71 The reference design fails to consider opportunities to achieve a more efficient road design and lane configuration that arise because the predominate traffic flows from the North East Link (Bulleen Road Interchange) will be in the opposite direction to the existing peak flows on the Eastern Freeway. Eastbound traffic in the am peak will not have to deal with peak conditions on the Eastern Freeway. Similarly, peak pm traffic heading west from the EastLink Tunnels will not have to deal with peak demand from those heading away from the city.
- 2.72 On the face of it, the proposed configuration is an overdesign.
- 2.73 The consequence of this overdesign is the take up of land at the fringes of the existing freeway, which include waterways and vegetation – bringing the effects of the freeway closer to sensitive uses, including residential dwellings.
- 2.74 If the widening of the Eastern Freeway as proposed is not necessary for the purpose of serving increased traffic flows generated by the Project, it is legitimate to enquire as to the purpose of the widening.
- 2.75 Before approval is given for the design proposed, it is important to understand the justification for the design, and in particular, how it relates to the project under consideration, namely the Project, in an open and transparent manner.

Removal of large areas of native vegetation including habitat for rare and threatened species

- 2.76 The extent of trees and other vegetation to be removed as part of the Project is excessive. The EES downplays the potential ecological impacts, including the removal of habitat for threatened species.
- 2.77 Design changes to achieve a better outcome through avoidance have not been properly addressed in the EES.
- 2.78 Victorian planning policy and the *Guidelines for Removal, destruction or lopping of native vegetation (DELWP, 2017)* require that efforts be made to avoid impacts on native vegetation and if impacts cannot be avoided, to minimise those impacts. This requires alternatives to be considered which has not adequately occurred as part of the EES.
- 2.79 The EES proceeds upon the basis that large areas of vegetation are exempt from the need for planning permission because they are planted vegetation, without consideration of what the environmental impact of the loss of vegetation might be in the affected areas.
- 2.80 The approach taken by the EES is a victory of superficial legalism over the substantive effect of the Project. In any event, the approach is wrong as a matter of principle because it takes a piecemeal approach, disaggregating the component parts of the overall action for consideration. Even if it were true that exemptions exist under the planning scheme to remove the trees, it cannot be seriously contemplated that the vegetation would be removed other than in association with the Project. The impact upon existing vegetation is a relevant consideration in every planning application, whether or not that vegetation is capable of being removed without a planning permit. There is no reason, as a matter of principle, for a different approach to be taken here.
- 2.81 In substance, it is the biodiversity values that matter when assessing impacts at this scale, and not whether a permit is required. In undertaking a proper assessment of the environmental effects of the Project, it is simply misconceived to assume that the

⁵ Table 4 'Project Case Impact Assessment' in *Appendix K to the North East Link Business Case*.

9.1.4 – ATTACHMENT 1. Submission regarding North East Link Environmental Effects Statement

environment is not an integrated whole, where impacts on one aspect of the environment are not felt by other segments.

2.82 The ecological assessment in the EES is also deficient in a number of significant ways.

2.83 Examples of deficiencies of the ecological assessment include:

- 2.83.1 an acknowledgement within the EES that inadequate surveys of the trees within the Simpson Army Barracks occurred and that there is a need for further surveys to properly understand the impact to the remaining trees;⁶
- 2.83.2 an arbitrary classification of 'native vegetation' *versus* 'amenity plantings' in the sense that there appears to have been a disregard for planted vegetation in the context of "habitat provision" and an incorrect assumption that all planted vegetation has been planted for amenity;
- 2.83.3 an inadequacy and (in some respects) inappropriateness of measures proposed to compensate for the loss of vegetation through offsets and a 'Tree Canopy Replacement Plan';
- 2.83.4 a failure to account for some of the vegetation that would be lost as an indirect consequence of the Project, for example due to the relocation of Boroondara Tennis Centre;
- 2.83.5 an inadequate disclosure or impact assessment of drainage works affecting wetlands, including at Willsmere Park, Kew Golf Club, Freeway Golf Course and Kalparrin Gardens;
- 2.83.6 highly uncertain predictions about the impact of groundwater drawdown on wetlands or waterways that support threatened species, with little if any allowance for the predictions to prove inaccurate;
- 2.83.7 a failure to assess the full range of relevant species on the Department of Environment, Land, Water and Planning's 'Advisory lists'; and
- 2.83.8 a failure to address future climate change scenarios and their interactions with the Project's impact on water availability for flora or fauna.

Native Vegetation Policy and reliance on Offsets

2.84 Planning policy in Victoria seeks to avoid and minimise impacts on native vegetation.

2.85 The ability to avoid and minimise impacts on native vegetation by selecting a different corridor or the No Project option is a relevant consideration when giving effect to native vegetation policy.

2.86 However, it is difficult to identify anything within the EES that has adequately assessed the extent of the impact on native vegetation in the alternative alignments, or has considered how the removal of native vegetation has been avoided or minimised within corridor A at the level of detail that is required to be satisfied that the assessment is robust.

2.87 If the Project is approved, offsets for the removal of native vegetation in the areas affected by the Project should be required to be achieved as close as reasonably practicable to the affected environment, ideally within the municipality where the clearing is proposed.

2.88 This approach is consistent with:

⁶ *North East Link EES*, Chapter 25, 'Ecology', pages 25-7.

9.1.4 – ATTACHMENT 1. Submission regarding North East Link Environmental Effects Statement

2.88.1 the environmental principles under section 9 of the YRP Act, including:

- (4) There should be a net gain for the environment in the area of Yarra River land arising out of any individual action or policy that has an environmental impact on Yarra River land.

2.88.2 the Offsets Policy in force under the EPBC Act, which seeks to ensure that there is a nexus between the protected matter and the offset.

- 2.89 Often, offsets under the Victorian regime are permitted on land that lacks the physical or spatial nexus with the protected vegetation, as is required under the EPBC Act. Victorian offsets are sometimes located on private land, that will not be actively managed after the 10 year management period (unlike public land along waterway reserves).
- 2.90 In the present case, the exact nature of the offsets and the locations are not clearly articulated. The extent of vegetation removal and the sensitive nature of the environment affected by the removal required careful consideration. To the extent that offsets are relied upon, they should be located in spatial proximity to the area of the action.
- 2.91 Offsets achieved by improving or creating habitat far away would deprive the local environment and the local community of any material compensation.
- 2.92 A Native Vegetation Precinct Plan should be developed as part of any approval and should be used to manage the offset process within the Yarra River floodplain, or as close as possible to the Yarra River corridor along the project alignment.
- 2.93 A further concern regarding offsets is the proposed removal of existing offset planting of 976 trees⁷ (EVC55) without further offsetting, which is not considered by the EES. Banyule is awaiting advice from DELWP regarding the status of these offsets, but in the meantime the Councils submit that it is inappropriate for an existing offset area to be proposed to be offset. This potentially undermines the entire concept of offsets in the Victorian Planning System as it fails the unwritten assumption that underlies the provision of offsets namely that offsets are protected and assumed to be established in perpetuity.

Impact on local road network

- 2.94 The Councils are concerned that the Project will cause an unacceptable increased in traffic volumes on many arterial and local roads in the vicinity of the Project. Many local streets that intersect these arterial roads will experience lower level of service, which may lead to driver frustration, rat running and choosing inappropriate gaps to enter the arterial roads. The safety and impact of the Project, including the surrounding arterial and local road network has not been adequately assessed or quantified.
- 2.95 In the northern section, there are also several local roads that are proposed to be terminated, redirecting vehicle trips via other local roads for traffic accessing arterial roads. Access from existing local roads to arterial roads should be reviewed and retained where feasible.

Air quality

- 2.96 The air quality assessment and whether there is demonstrable compliance with the relevant State Environment Protection Policies (**SEPPs**) is contested.
- 2.97 If the volumes of emissions (from all sources) predicted in the 2036 Project Case are comparable to those predicted on the WestGate Tunnel Project, then the IAC would be

⁷ *North East Link EES*, Chapter 25, 'Ecology', pages 25-27; These offsets were secured under Banyule Planning Permit P933/06.

9.1.4 – ATTACHMENT 1. Submission regarding North East Link Environmental Effects Statement

consciously supporting a situation that cannot meet the design criteria and standards in the SEPP(AQM) and SEPP(AAQ).

- 2.98 Indeed, Table 10-12 of the Air Quality Chapter identifies non-compliance with SEPP(AAQ) for PM_{2.5} in the Northern Section and for the Southern Section. These non-compliances are worse when considered at discrete locations such as near the portals and along the surface roads, where major non-compliance for PM_{2.5} and NO₂ arise, such as along the Eastern Freeway and at M80/Greensborough Rd.
- 2.99 The Air Quality Chapter of the EES acknowledges non-compliance with SEPP criteria but emphasises the background contributions. Compliance with SEPPs is mandatory.

Unreasonable noise

- 2.100 The Noise chapter of the EES concludes that:
- 2.100.1 889 properties will experience an increase in noise of +2dB(A);
- 2.100.2 159 noise sensitive receivers will exceed the 63dB(A) limit.
- 2.101 It is submitted that the Project will give rise to emissions of noise that constitutes noise pollution and unreasonable noise for the purposes of section 31A of the EP Act. The extent of noise would require a Pollution Abatement Notice to be issued if unmitigated.
- 2.102 The noise contour maps do not differentiate between the 2036 Project Scenario and the No Project Scenario .
- 2.103 The analysis in chapter 11 does not include noise contour modelling plots. This means that the use of averages and selective receptors can distort the results. The IAC and the Councils need to see noise contours across each section of the Project corridor to better understand the results.
- 2.104 Elevated properties, and properties below elevated structures will be particularly vulnerable to noise that may be difficult to attenuate to the extent required.

Adverse effects on the amenity of the area

- 2.105 The emissions of noise and oxides will significantly diminish the quality of life for many residents. It is for this reason that most freeways are separated from residential areas, and within generous reservations and with significant vegetation buffers.
- 2.106 Juxtaposing a new freeway between Lower Plenty Road and Greensborough in a trench is a poor design from an amenity point of view compared with the feasible alternatives referred to in the EES.
- 2.107 The Councils submit that the concept of noise and air emission *limits* are designed to regulate existing and future sources of noise and air emissions. They do not ensure that residential amenity will not be adversely affected by the Project. The emission limits do not purport to ensure that residents affected by the Project will continue to enjoy their existing level of amenity.
- 2.108 But for the exclusion of third party reviews in section 33B of the EP Act, many affected residents who would have been entitled to appeal the grant of a works approval on the basis that it would result in emissions that unreasonably affect the interests of that person.

9.1.4 – ATTACHMENT 1. Submission regarding North East Link Environmental Effects Statement

Integrated Water Management

- 2.109 The EES does not demonstrate Water Sensitive Urban Design (**WSUD**) for the entirety of the project. The strategy is to delegate the development of an Integrated Water Management Strategy to the detailed design process. As a minimum, the EES should include the bones of such a strategy and identify the key parameters for such a strategy, such as the land required for storage and treatment; the treatment methods and the water quality parameters to be met.
- 2.110 The approach adopted in the EES is to delegate the future strategic planning of water infrastructure, when this is typically an important function of local planning and drainage authorities.
- 2.111 There are a number of key deficiencies including (but not limited to):
- 2.111.1 the Project targets for water quality are only being met at Project scale. There is no information about how the SEPP will be met with regard to impact on specific receiving waters in each municipality; and
 - 2.111.2 the failure to identify asset maintenance (including recurrent funding) or ownership means that it is currently impossible for the Councils to assess what their responsibilities in relation to these assets will be.
- 2.112 The Project should be treated as an Integrated Water Management precinct to assist in water sensitive city thinking and realise strategic precinct wide goals. This approach is supported by the Yarra Integrated Water Management Forum. This Project presents an opportunity for a national benchmark in major road projects in the Yarra catchment, rather than a substandard and uncertain design.

Contamination risk

- 2.113 The EES has also failed to adequately consider contamination risks. In particular:
- 2.113.1 per- and poly-fluoroalkyl substances (PFAS) contamination has been found at one location near the Project and a number of areas where historical landfilling has occurred have been identified. Contamination has also been found near the Bulleen Drive-in near 204 Bulleen Rd. The proposed tunnel would be located almost underneath this location. As such during the dewatering construction process potential exists to cross-contaminate aquifers. The potential migration of contaminants during this period has also not readily been assessed;
 - 2.113.2 the EES report identifies areas of historical landfilling under Bulleen Park (near Bolin Bolin Billabong) as well as to the north at Borlase Reserve (near Lower Plenty Road). These landfills could contain solid inert waste and possible putrescible waste. This does not appear to have been adequately assessed; and
 - 2.113.3 a more detailed investigation of the former landfill site within Eram Park is required of the existing gas, ground water, fill material etc., to ensure that the environmental conditions are managed appropriately. This site is the preferred site by Yarra Valley Water for a recycled water plant to service Manningham residents. No information has been provided regarding the combined impacts of both projects on the one parcel of land.

9.1.4 – ATTACHMENT 1. Submission regarding North East Link Environmental Effects Statement

3. EES FURTHER ISSUES

Inadequate social impact assessment

- 3.1 The preparation of the impact assessment does not follow the best practice principles for considering social impacts.
- 3.2 The Technical Report 1 (Social) is a long document but it fails to address the key question – whether the social impacts of the Project are acceptable.
- 3.3 Having identified a long list of impacts, the document leaps to the EPRs, and how to 'manage' the impacts.
- 3.4 That is not an acceptable approach to environmental impact assessment or town planning. The social impact assessment must answer the threshold question.
- 3.5 In this respect the EES seems to have been written on the basis that the Project will proceed regardless of the social impact, or the adequacy of the mitigation measures.
- 3.6 The quantification of the significance of these effects in qualitative or quantitative terms needs to occur in order to inform the Net Community Benefit analysis.

Significant social and economic effects

- 3.7 The Project is likely to have significant social and economic effects. Of key concern:
 - 3.7.1 the costs of and foregone contribution to productivity of the businesses that are to be acquired;
 - 3.7.2 assessment of the probability that the businesses will not be able to re-establish, and consequent effects on economic output;
 - 3.7.3 delays associated with increased congestion on the Eastern Freeway (in the absence of a mechanism to address congestion and queues at either end of the Eastern Freeway);
 - 3.7.4 identification and delivery of equivalent replacement open space;
 - 3.7.5 whether it is possible to deliver the continuity of local and regional sporting events that rely on open space assets that are to be acquired for construction purposes;
 - 3.7.6 measures to deliver a suitable replacement site of the Boroondara Tennis Centre and replacement holes for the Freeway Golf Course;
 - 3.7.7 the contribution of vegetation to clean air, health and wellbeing;
 - 3.7.8 the failure to take into account that cost of duplicating the EastLink Tunnels as a necessary consequence of this Project;
 - 3.7.9 potential for adverse economic effects on public transport investment in the catchment;
 - 3.7.10 the impact on adjacent businesses, sport, recreation and residential users during construction has not been adequately addressed, given that the impact is likely to extend over at least 7 years;
 - 3.7.11 the future stormwater management costs of the interface between the road project and the existing drainage system should be added to the costs of the Project; and

9.1.4 – ATTACHMENT 1. Submission regarding North East Link Environmental Effects Statement

- 3.7.12 the costs of the Project should include the environmental costs of the damage to MNES and the ecological integrity of the project corridor and the Yarra river Floodplain environs.
- 3.8 This Project will also have significant and permanent community impact, including:
 - 3.8.1 the acquisition of almost 100 businesses, many of which serve a local customer base and have been established in the area for long periods of time (as long as 70 years);
 - 3.8.2 the acquisition of 38 homes and the consequent dislocation of those residents;
 - 3.8.3 the permanent acquisition of open space and the removal of vegetation, particularly along the Koonung Creek Reserve and the Borlase Reserve which will lower the residential amenity in many areas; and
 - 3.8.4 impacts to residential streetscapes, particularly where infrastructure and noise walls are set to significantly encroach into streetscapes leaving little room for amelioration techniques.
- 3.9 The PE Act and the TI Act each requires an assessment of significant social and economic effects. However, it is not possible to assess whether the social and economic effects of the Project are acceptable based on the currently available information.

Deficiencies in urban design

- 3.10 The Urban Design Strategy for the Project is so vague and general it could apply to almost any development. This is inappropriate for a project of this nature and considerable improvements need to be made to the Urban Design Strategy to target it more specifically to the outcomes required for the Project.
- 3.11 The urban design failures are most evident:
 - 3.11.1 through Watsonia, as a result of the proposed open trench design which will in effect divide the municipality into east and west; and
 - 3.11.2 at the major interchanges.
- 3.12 The reference design for the Project and the alternate design around Watsonia each worsens the existing substandard arrangements in the area, rather than providing enhancements, which are to be legitimately expected in a Project of this size with this level of impact.
- 3.13 The proposed open trench design at Watsonia is inconsistent with the “connectivity” objective specified in the Urban Design Strategy.
- 3.14 The proposed design around Watsonia fails to future proof the opportunities and improvements identified in the community driven vision for the centre “Picture Watsonia”.
- 3.15 Each of the interchanges are engineering led solutions that show little evidence of considered urban design inputs. This is evidenced by the land-extensive footprint of the interchanges, the use of elevated flyovers and a lack of urban design driven features.
- 3.16 Along the Eastern Freeway corridor, the existing landscape character is established by extensive canopy cover and east of Doncaster Road attractive urban design features incorporated into the Eastern Freeway extension. The proposed widening of the existing Eastern Freeway fails to acknowledge the existing character and is a retrograde step in the evolution of urban design along Melbourne’s freeway network.

9.1.4 – ATTACHMENT 1. Submission regarding North East Link Environmental Effects Statement

- 3.17 The southern portal, ventilation structure and associated facilities proposed for Bulleen Park will have significant impacts on the existing parklands and their context within the Yarra River floodplain.
- 3.18 All urban design led initiatives included in the EES, together with any other such other initiatives that may be determined to be desirable by the IAC, must be specified as “requirements” for the Project, rather than matters that are to be considered, but not necessarily delivered, as part of the Project.

Inappropriate reliance on EPRs

- 3.19 There are a range of issues that are proposed to be delegated to the EPRs that need to be the subject of environmental assessment by the IAC. In short, the EES relies too heavily on management of effects through the EPRs, rather than assessing the extent of the likely impact.
- 3.20 Matters that should be resolved as part of the IAC process include the following:
- 3.20.1 variations to the “reference design” for the Project (extended tunnels, road and lane configuration, interchange design, reduction in footprint etc);
 - 3.20.2 identification and reservation of replacement open space at the cost of the Proponent;
 - 3.20.3 identification and relocation of sporting clubs as required at the cost of the Proponent;
 - 3.20.4 the adequacy of the Project from an urban design and landscape perspective;
 - 3.20.5 key parameters for Urban Design Strategies and Landscape Plans;
 - 3.20.6 a framework for native vegetation offsets (including opportunities for local offsets within the corridor); and
 - 3.20.7 development of the key parameters for an Integrated Water Management Strategy.
- 3.21 Whilst these issues should be considered by the IAC and not left to a process of secondary consent, where secondary consents are to be used, there is no valid reason for the affected stakeholders to be denied input on the development of these documents as part of a secondary process, built into the language of the Incorporated Document.
- 3.22 The Incorporated Document and the Environmental Management Framework (**EMF**), including the EPRs, will require major revision during the course of the IAC process to integrate appropriate opportunities for further consultation with local government and affected stakeholders regarding secondary design and planning processes, as has been the process for other recent major projects. The Councils will address the specific changes to the Incorporated Document, the EMF and EPRs in the course of the IAC hearing.

4. DRAFT PLANNING SCHEME AMENDMENT GC98

- 4.1 It is clear that if the draft planning scheme amendment GC98 is recommended to be approved by the IAC then it is expected that it will be approved by the Minister under section 20(4) of the PE Act.
- 4.2 The IAC is required to consider the proposed planning scheme amendment within the framework of the Ministers Strategic Assessment Guidelines.

9.1.4 – ATTACHMENT 1. Submission regarding North East Link Environmental Effects Statement

- 4.3 Assuming for present purposes that the IAC structure and the Ministers use of section 20(4) of the PE Act are both lawful and appropriate, the decision of the Minister to approve any amendment requires consideration of whether or not the Project:
- is one that can be described as strategically justified; and/or
 - can otherwise be described as one which results in a net community benefit.
- 4.4 The IAC, and ultimately the Minister, will be called upon to assess whether the finally demonstrated benefits of the Project described in the EES are worth the costs to the environment, the impacts on amenity, the loss of public open space, the urban design impacts and the social impacts.
- 4.5 The only way that any planning decision maker can come to a rational conclusion on that matter of fundamental importance is if that decision maker is seized of:
- the actual environmental, economic and social costs of the Project; and
 - properly calculated benefits which are said to accrue to the community from the Project.
- 4.6 As the first part of this submission seeks to make clear, the published EES is not a solid basis upon which any assessment of environmental and other costs can be made.
- 4.7 Similarly, the identification and calculation of benefits flowing from the Project are overstated and disbenefits understated.

5. STRATEGIC JUSTIFICATION

Plan Melbourne

- 5.1 The highest that can be said about the Project from a policy point of view is that there is some mention of North East Link in Plan Melbourne as a 'long term future project', alongside the Outer Metropolitan Ring Road.⁸
- 5.2 The North East Link is not identified in Map 17 of Plan Melbourne (*Improvements to transport infrastructure – committed and potential*) as a committed or potential future transport project.
- 5.3 There is no existing policy to develop and approve the North East Link as a project within any particular period.
- 5.4 It can therefore be fairly inferred, that its inclusion as part of *Victoria's Big Build* lacks strategic policy support under the Planning Policy Framework.
- 5.5 On the other hand aspects of Plan Melbourne seek to support future investments in rail infrastructure. For example policy 3.1.2 is to provide high quality public transport access to job rich areas:
- Priorities to improve the public transport system include modernising and strengthening the tram and bus network by:
- improving connections to the national employment and innovation clusters and urban renewal precincts—particularly those in the expanded central city and other job-rich

⁸ *Plan Melbourne 2017-2030* (DELWP, 2017) Policy 3.4.1

9.1.4 – ATTACHMENT 1. Submission regarding North East Link Environmental Effects Statement

areas—will increase business and employee work-choice location and improve business-to-business and business-to-consumer transactions

5.6 Policy 3.4.3 provides:

Avoid negative impacts of freight movements on urban amenity

The government will continue to work with industry to identify and prioritise key routes for protection and investment on the Principal Freight Network.

A more consistent and informed approach to land use planning in freight precincts and corridors—such as protecting buffer zones—is required to protect residents from unacceptable amenity impacts.

Planning Policy Framework

5.7 At best, having regard to the planning policy framework, express strategic support for this Project is minimal. Certainly nothing in the framework expressly justifies the proposed alignment, or considers what the cost of choosing the proposed alignment might be in social, economic or environmental terms.

5.8 Within the Planning Policy Framework, it must be noted that:

5.8.1 Clause 12.03-1S of the Planning Policy Framework seeks to protect and enhance river corridors, waterways, lakes and wetlands. Strategies include:

Protect the environmental, cultural and landscape values of all water bodies and wetlands.

Ensure development responds to and respects the significant environmental, conservation, cultural, aesthetic, open space, recreation and tourism assets of water bodies and wetlands.

Ensure development is sensitively designed and sited to maintain and enhance environmental assets, significant views and landscapes along river corridors and waterways and adjacent to lakes and wetlands.

Ensure development does not compromise bank stability, increase erosion or impact on a water body or wetland's natural capacity to manage flood flow.

Protect the Yarra, Maribyrnong and Murray River corridors as significant economic, environmental and cultural assets.

[...]

5.8.2 Clause 18.01-2S (Transport System) includes a strategy to:

[...]

Incorporate the provision of public transport, cycling and walking infrastructure in all major new state and local government road projects.

Locate transport routes to achieve the greatest overall benefit to the community to making the best use of existing social, cultural and economic infrastructure, minimising impacts on the environment and optimising accessibility, safety, emergency access, service and amenity.

Locate and design new transport routes and adjoining land uses to minimise disruption of residential communities and their amenity.

9.1.4 – ATTACHMENT 1. Submission regarding North East Link Environmental Effects Statement

Plan or regulate new uses or development of land near an existing or proposed transport route to avoid detriment to and where possible enhance, the service, safety and amenity desirable for that transport route in the short and long terms

[...]

- 5.8.3 Clause 18.02-2R (Principal Public Transport Network) includes strategy to:

Facilitate high-quality public transport access to job-rich areas.

Maximise the use of existing infrastructure and increase the diversity and density of development along the Principal Public Transport Network, particularly at interchanges, activity centres and where principal public transport routes intersect.

Identify and plan for new Principal Public Transport Network routes.

Support the Principal Public Transport Network with a comprehensive network of local public transport.

Plan for local bus services to provide for connections to the Principal Public Transport Network

Improve the operation of the Principal Public Transport Network by providing for:

A metro-style rail system.

Extended tram lines and the establishment of a light rail system.

Road space management measures including transit lanes, clearways, stops and interchanges

- 5.8.4 Clause 18.02-2S has the objective of facilitating greater use of public transport;

- 5.8.5 Clause 18.02-3S (Road system) has the following objective:

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

- 5.8.6 Clause 18.02-3S includes strategies to:

[...]

Selectively expand and upgrade the road network to provide for:

High-quality connections between Metropolitan Melbourne and regional cities, and between regional cities.

Upgrading of key freight routes.

Ongoing development in outer suburban areas.

Higher standards of on-road public transport.

Improved key cross-town arterial links in the outer suburbs including circumferential and radial movement.

- 5.8.7 Policy for freight links (clause 18.05-1S) includes strategies to:

[...]

9.1.4 – ATTACHMENT 1. Submission regarding North East Link Environmental Effects Statement

Limit incompatible uses in areas expected to have intense freight activity by identifying and protecting key freight routes on the Principal Freight Network.

5.8.8 The Project corridor is not part of the Principle Freight Network referred to in policy.

5.8.9 Policy for open space (clause 19.02-6S) includes a wide range of strategies which include:

[...]

Ensure that land use and development adjoining regional open space networks, national parks and conservation reserves complements the open space in terms of visual and noise impacts, preservation of vegetation and treatment of waste water to reduce turbidity and pollution.

Improve the quality and distribution of open space and ensure long-term protection.

Protect large regional parks and significant conservation areas. Ensure land identified as critical to the completion of open space links is transferred for open space purposes.

Ensure that where there is a reduction of open space due to a change in land use or occupation, additional or replacement parkland of equal or greater size and quality is provided.

[...]

5.9 The general thrust of the Planning Policy Framework relevant to this Project can be fairly summarised as:

5.9.1 the freight and logistics network is to be optimised to support and enhance employment and economic activity in Victoria whilst minimising the impact of freight movements on urban amenity;

5.9.2 that the open space network is to be protected and enhanced and where open space is lost, replacement parkland of equal or greater size and quality is to be provided;

5.9.3 that transport projects should include provision for public transport, cycling and walking infrastructure; and

5.9.4 that existing environmental values must be protected and where possible enhanced with particular reference to the Yarra River corridor which is identified as a significant economic, environmental and cultural asset.

5.10 Whilst there are potential benefits to the freight network arising from the Project, the Councils submit that the Project is inconsistent with Planning Policy Framework because:

5.10.1 the amount of open space lost is unnecessary and there are inadequate plans for its replacement;

5.10.2 the Project should incorporate additional cycling and walking infrastructure and preserve the potential for heavy rail corridor to the Doncaster Activity Centre;

5.10.3 the Project will cause unacceptable environmental effects, particularly on the Yarra River and Koonung Creek corridors; and

5.10.4 the Project fails to adequately demonstrate that residential amenity will be protected to the extent reasonably practicable.

9.1.4 – ATTACHMENT 1. Submission regarding North East Link Environmental Effects Statement

- 5.11 Patently, the Project is not responding to any short or medium term established planning policy imperative.

Inconsistency with Yarra River Planning controls

- 5.12 The land to the west of Bulleen Road is located within an Environmental Significance Overlay – Schedule 3 (**ESO3**) and Significant Landscape Overlay – Schedule 2 (**SLO2**) under the Manningham Planning Scheme and a Significant Landscape Overlay - Schedule 1 (**SLO1**) under the Boroondara Planning Scheme, designed to protect the Yarra River floodplain environs. The Overlay bears the reference for the Yarra River Planning controls (GC48).
- 5.13 SLO1 and SLO2 covers the Yarra (Birrarung) River Corridor Environs. Clause 2 identifies the following landscape objective:
- To protect and enhance the natural landscape character of the Yarra River corridor where the river, its topography, adjacent public open space and a continuous corridor of vegetation and canopy trees are the dominant features.
- 5.14 The Project does not represent a sensitive response to the importance attributed to these areas, as identified by the Yarra River planning controls.

6. NET COMMUNITY BENEFIT ANALYSIS

Overstated benefits

- 6.1 A key alleged benefit of the Project is asserted travel time savings. It is submitted that the EES overstates any benefits, as a result of constraints and flaws in the modelling approach. These are outlined at a high level below. Further evidence as to the impact of these issues will be presented before the IAC.

Travel time savings

- 6.2 Assuming that the forecast demand along the Eastern Freeway is accurate, this would necessitate duplication of the EastLink Tunnels (Melba and Mullum Mullum). The failure to consider this consequential effect of the Project is a major flaw, or inconvenient truth. The full extent of the required duplication and connecting roads should form part of this EES.
- 6.3 The transport model does not adequately account for queues and congestion during the peaks. It assumes free flow conditions. It is submitted that this will reduce the modelled travel time savings to the point that it significantly undermines the alleged benefits during the peaks, when travel speeds drop significantly as cars back up on the freeway. The EES acknowledges this constraint in the model, but it does not address the constraints, or account for the reduction in benefits that must flow from it. This very issue was addressed as a concern by Infrastructure Australia when it assessed the Business Case and remains unresolved.

Toll avoidance

- 6.4 The EES refers to the sensitivity analysis undertaken in the Business Case in relation to toll avoidance. The Business Case Transport Impact Assessments state that the sensitivity analysis was carried out in an un-tolled scenario. It is likely that a sensitivity analysis applying market-based tolls will have a material impact on the traffic volumes on the Project.

9.1.4 – ATTACHMENT 1. Submission regarding North East Link Environmental Effects Statement

Driver for 100,000 extra daily trips to the Eastern Freeway

- 6.5 The modelled volumes of an increase of 100,000 vehicles per day along the Eastern Freeway appears to be unrealistic and inconsistent with the No Project traffic impact assessment. There is no plausible explanation for the modelled increase of 100,000 vpd in the 2036 Project Case compared to the No Project Case 2036.

Driver for 70,000 extra daily trips to the M80

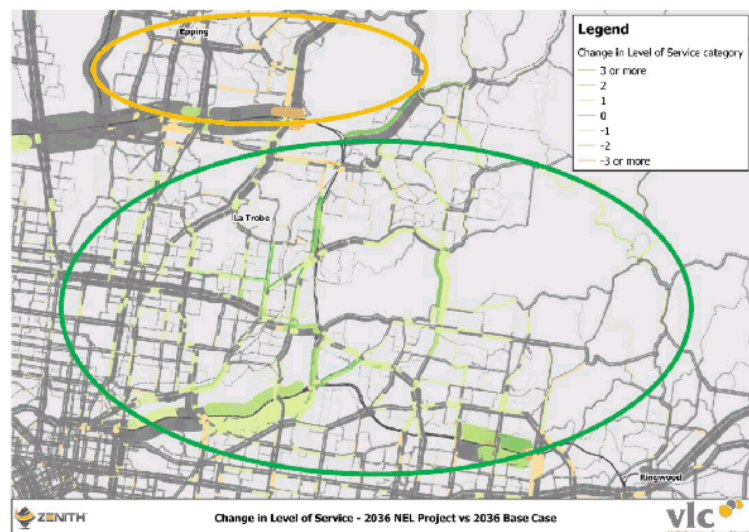
- 6.6 The modelled volumes of an increase of 70,000 vehicles per day along the M80 appears to be unrealistic and inconsistent with the No Project traffic impact assessment. There is not plausible explanation for the modelled increase of 70,000 vpd in the 2036 Project Case compared to the No Project Case. Further, the 2036 Project Case volumes for the M80 are at odds with the volumes for the connecting arterial roads of Greensborough Bypass and Plenty Road.

Known disbenefits unacknowledged

- 6.7 The analysis in the Business Case transport impact assessments showed that disbenefits would accrue disproportionately to those in outer suburbs. Figure 32 to Appendix R (see below) shows a significantly reduced level of service north of the M80 interchange for people in Epping, Epping North, Wollert, Merrifield, Lockerbie, Donnybrook and Woodstock. This may be due to increased competition to access the M80.

Figure

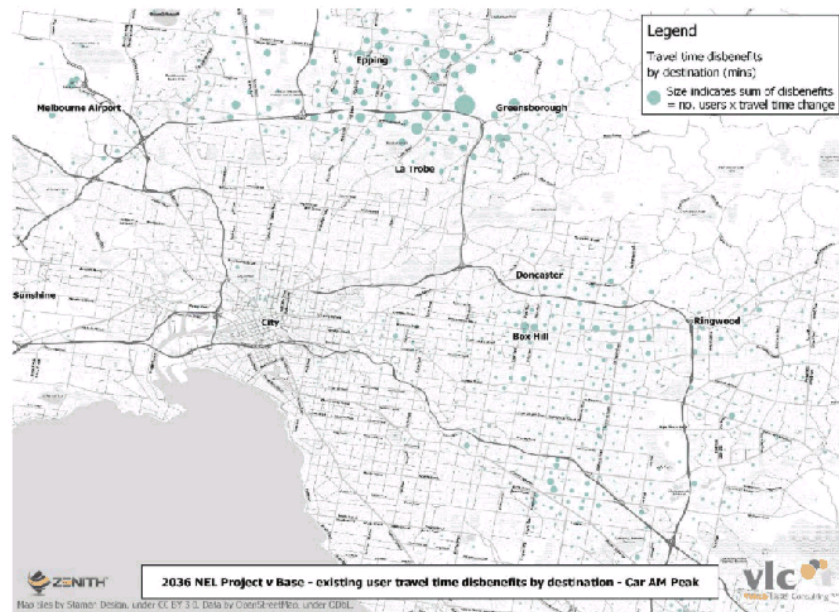
Figure 32 Change in Levels of Service as a result of North East Link, 2036



- 6.8 Figure 36 to Appendix R shows the distribution of disbenefits in areas such as Box Hill and Ringwood:

9.1.4 – ATTACHMENT 1. Submission regarding North East Link Environmental Effects Statement

Figure 36 Travel time dis-benefits for cars in the AM peak by destination, 2036



- 6.9 These matters have not been addressed in the EES.
- 6.10 By contrast the distribution of benefits mapping shows that most of the benefits accrue to those in the inner suburbs south of the M80 (in areas closer to rail infrastructure).
- 6.11 Planning Policy in Victoria seeks to encourage greater use of sustainable transport modes. The Project will have the effect of causing longer commutes for those who are already experiencing the longer commute times, to the benefit those in areas with better access to public transport infrastructure.

Failure to quantify social and environmental costs

- 6.12 In the net community benefit equation, the alleged benefits need to be balanced against the social and environmental costs of the project. These include:
- 6.12.1 displacement of residential homes and businesses as a consequence of acquisition;
 - 6.12.2 loss of economic output by those displaced businesses as well as disruption during the construction period while homes and businesses are affected by construction;
 - 6.12.3 displacement of many sports organisations;
 - 6.12.4 loss of more than 30 hectares of open space;
 - 6.12.5 loss of large areas of indigenous vegetation and habitat;
 - 6.12.6 degradation and urbanisation of the public realm and landscape setting around the Yarra River floodplain and corridor;

9.1.4 – ATTACHMENT 1. Submission regarding North East Link Environmental Effects Statement

- 6.12.7 degradation of air quality and amenity;
- 6.12.8 increased congestion on the Eastern Freeway; and
- 6.12.9 longer commute times for those in the outer suburbs.

7. WORKS APPROVAL APPLICATION

Greenhouse gas emissions

- 7.1 If there are 100,000 extra trips per day in the 2036 Project Case, this clearly indicates a major potential for an increase in greenhouse gas emissions.
- 7.2 The Councils are not satisfied that the effects have been accounted for accurately.
- 7.3 Table 8-6 from the relevant technical appendix illustrates the problem:

Table 8-6 Estimated 2036 emissions per vehicle kilometre travelled (VLC, 2018)

	2036 'no project' forecast	2036 'with project' forecast	Difference (%)
Vehicle kilometres travelled (VKT) per day	173,024,654	174,361,744	0.77%
Total Vehicle Emissions/day (kg CO ₂ -e)	79,170,953	79,070,552	-0.13%
Emissions per VKT (kg CO ₂ -e/VKT)	0.458	0.453	-0.89%

- 7.4 There is no logic to the proposition that total vehicle kilometres travelled would be so close to the No Project traffic emission when the transport model identifies 100,000 extra trips per day in the 2036 Project case.
- 7.5 The Project case increases the number of trips by more than 50% yet only a relatively minor increase in emissions is accounted for.
- 7.6 The transport assessment notes that the Project will result in a 44% increase in vehicle kilometres travelled in the north east of Melbourne. It is unclear whether the EES Greenhouse Gas chapter takes into account the distance travelled from the origin to the freeway, or whether it assumes the vehicle origin is on the M80, North East Link or Eastern Freeway.
- 7.7 Australia's energy sector is addressing greenhouse gas emissions in its plans for future infrastructure. It is not apparent that the transport sector is addressing this issue.
- 7.8 The EPA website provides guidance on how it will assess climate change issues, noting that:
 - 7.8.1 it recognises the government's target of net zero emissions by 2050;

9.1.4 – ATTACHMENT 1. Submission regarding North East Link Environmental Effects Statement

7.8.2 following the establishment of interim emissions reduction targets for Victoria, the Government will identify appropriate policy instruments to deliver these targets, including determining when EPA regulation is appropriate.

7.8.3 the *Climate Change Act 2017* also requires EPA to consider climate change in relation to a range of decisions including the issue of works approvals and licences. EPA must consider the potential impacts of a changing climate on the proposal, and the potential contribution the proposal will have to the state's greenhouse gas emissions.

7.9 The provisions of the *Climate Change Act 2017* must be considered as part of the assessment of the Project.

Air quality

7.10 The Councils' concerns regarding air quality are outlined at paragraphs 2.96 to 2.99 above.

7.11 The Councils will advance a case before the IAC regarding the adequacy of the air quality assessment and whether there is compliance with the relevant state Environment Protection Policies.

Unreasonable noise

7.12 The Councils' submissions regarding noise are set out at paragraphs 2.100 to 2.104.

7.13 The IAC will be asked to evaluate the effects on elevated properties, and properties below elevated structures as these properties are particularly vulnerable to noise that may be difficult to attenuate to the extent required.

Adverse effects on the amenity of the area

7.14 The Councils' submissions regarding the adverse effects on the amenity of the area are set out at paragraphs 2.105 to 2.108 above.

9.1.4 – ATTACHMENT 1. Submission regarding North East Link Environmental Effects Statement

Schedule 1 Recommendations

1. The Project action should not be approved

- 1.1 The Project has not been justified and should not be approved for each or any of the following reasons:
- 1.1.1 the EES does not include an adequate assessment of the environmental effects of the project, so as to allow the IAC to be satisfied that the project should be approved;
 - 1.1.2 the EES does not include a balanced or fair assessment of alternatives to the project which is required to properly inform the response to the IAC terms of reference;
 - 1.1.3 the EES does not demonstrate that the ecological integrity of the Yarra River floodplain and its associated environmental values will be maintained;
 - 1.1.4 the Project is inconsistent with ESD principles;
 - 1.1.5 the Project is inconsistent with the Transport System Objectives in the TI Act;
 - 1.1.6 the Project is inconsistent with the Decision Making Principles in the TI Act;
 - 1.1.7 the Project is not supported by the Planning Policy Framework;
 - 1.1.8 the IAC is not satisfied that the Project will achieve net community benefit and sustainable development for the following reasons:
 - (a) the key benefit of the action, being the asserted travel time savings are likely to be overstated;
 - (b) the assessment of alternatives referred to in the EES is inadequate to assist the IAC to respond to the terms of reference in an informed manner;
 - (c) those who would benefit from the alleged travel time savings live closer to the CBD and have better access to rail infrastructure. Policy encourages displacement of car trips by public transport;
 - (d) those with relatively poor access to public transport in the outer suburbs will experience a higher level of disbenefits as a result of the project;
 - (e) the social and economic impacts of the proposal are significant and have not been demonstrably mitigated in the EES; and
 - (f) the disbenefits of the proposal have not been adequately accounted for or addressed.

- 1.2 Further assessment of alternatives should occur.

2. Interchanges Design

M80

- 2.1 That the Proponent consider alternative designs tabled during the IAC process to rationalise the road design to minimise the land take.

[7849160: 24267013_1]

9.1.4 – ATTACHMENT 1. Submission regarding North East Link Environmental Effects Statement

- 2.2 Complementary projects be approved to enhance the performance of this interchange.

Lower Plenty Road Interchange

- 2.3 The interchange should be redesigned to minimise the ecological impact on trees, Banyule Creek, open space and local amenity.

Bulleen Road Interchange

- 2.4 Improve the interchange design by:
- 2.4.1 provision of tunnelled exit/entry ramps to minimise impacts on adjacent public open space;
 - 2.4.2 avoiding land to the west of Bulleen Road that is affected by the Significant Landscape Overlay; and
 - 2.4.3 shifting the alignment of the Bulleen Interchange to the north-east to prevent constraints on the future use and development of the land occupied by the Boroondara Tennis Centre.
- 2.5 To minimise the social impacts of the Project adopt the City of Boroondara prepared Plan for the replacement of the Boroondara Tennis Centre and reconfiguration of the Freeway Golf Course.
- 2.6 The Project Authority reserve, acquire and deliver the land required for the delivery of the replacement open space assets in Bulleen Park as a condition of any approval.

3. Lower Plenty Road to Grimshaw Street

- 3.1 Prior to approval of the Project, investigate the option to extend the tunnel from Watsonia Station to the Grimshaw Street interchange, funded by toll revenue.
- 3.2 That the distance of extended tunnels and land bridged be optimised by reference to an approved Value Capture Strategy.
- 3.3 That all proposed urban design upgrades around Watsonia Station be delivered and funded by the Proponent.
- 3.4 That a precinct structure plan be funded and developed to guide future development around Watsonia, in a manner that protects the residential outskirts of the activity centre. Growth should focus on the Watsonia Train station and land owned or controlled by the State.
- 3.5 An associated Urban Design Strategy should be tested through a Development Planning process and associated advisory committee process under the PE Act.

4. Eastern Freeway Upgrades

- 4.1 The scale of the capital works programme in the Eastern Freeway be rationalised to avoid and minimise impacts on open space corridors, vegetation and open space and residential properties, having regard to the evidence to be presented to the IAC.
- 4.2 Alternatively, defer the upgrades to the Eastern Freeway so that the future planning for the duplication of the EastLink Tunnels is resolved through a strategic assessment process approved by the Minister.
- 4.3 Any decision on the future upgrades to the Eastern Freeway be deferred until there is a funding commitment to duplicate the EastLink Tunnels.

9.1.4 – ATTACHMENT 1. Submission regarding North East Link Environmental Effects Statement

5. Impact on local roads

- 5.1 A package of measures be funded to mitigate impacts to local arterial road networks.
- 5.2 Access from existing local roads to arterial roads that will be severed by the Project should be reviewed and retained where feasible.

6. Complementary Projects

- 6.1 Complementary projects, both within and outside the Project area, must be identified and must be required to be delivered as part of the Project.

7. Further recommendations

- 7.1 Further recommendations will be provided in relation to other issues raised in this submission.

9.1.4 – ATTACHMENT 1.

Submission regarding North East Link Environmental Effects Statement



Maddocks

Schedule 2 Banyule City Council – Council Specific Concerns

Topic of Concern	Issue/Concern	Council's position/Recommended approach
Increased Traffic Volumes	<p>The traffic report indicates that the Project will lead to traffic volume increases in several roads in Banyule including Diamond Creek Road, Grimshaw Street, Erskine Road and Watsonia Road which will have unacceptable impacts including reducing safety and amenity and reducing existing bus service reliability. Council is also concerned that the Project does not provide direct connectivity to the La Trobe National Employment and Innovation Cluster.</p>	<ul style="list-style-type: none"> • Provide improvements to Grimshaw Street. • Simplify the Watsonia Road/ Greensborough Road intersection to discourage Watsonia Road as a potential through route. • Alternate/ more efficient arrangement for Lower Plenty Road interchange needs to be considered. • Provide direct connectivity between the Project and the La Trobe National Employment and Innovation Cluster.
Community Severance	<p>Greensborough Highway is an existing arterial surface road that divided Watsonia when it was originally constructed. The North East Link is proposed to go through the municipality in a trench further dividing east and west of the municipality. The reference design also indicates that the existing direct connection from Watsonia Station to Elder Street will be removed, further worsening the community severance concerns.</p> <p>While it is acknowledged that the alternate Watsonia Layout reinstates this access via a land bridge, there are no enhancements to local connections proposed.</p>	<p>With the magnitude of investment in North East Link, it is important that the existing land uses are integrated with the project consistent with the Urban Design Strategy.</p> <p>The reference design and the alternate design around Watsonia maintains the existing substandard arrangements, rather than providing enhancements.</p> <p>Regardless of the road design selected for this area, Banyule seeks connectivity improvements for Watsonia including:</p> <ul style="list-style-type: none"> • a "transport corridor" over Watsonia rail tracks, by extending Elder Street to Watsonia Road • providing a direct shared user path across North East Link and the railway to connect from the east side of North East Link to Watsonia Shopping Centre and Watsonia Railway Station • upgrade Watsonia Station to include DDA access i.e. escalator/ lift access to the platforms • providing direct covered pedestrian/ cyclist access between the multi-deck car park and the Railway Station • longer and more Land bridges to increase open space and greening of the North East Link corridor, similar to the section south of Yallambie Rd

[7849160: 24267013_1]

9.1.4 – ATTACHMENT 1.

Submission regarding North East Link Environmental Effects Statement

	<ul style="list-style-type: none"> • explore possibilities to split the Greensborough Road further north. This allows pedestrian/ cycling crossing to occur via one set of crossings • plans indicate that the existing power pylons in the commuter car park will be relocated further east along the powerline reserve. However, the plans do not include relocation of the power pylons adjacent to Watsonia Library. The removal of the power pylons would facilitate the provision of an enhanced town square adjacent to Watsonia Library. This can be achieved utilising monopoies • Watsonia Station has good vehicular access from arterial road network with direct car park access from Greensborough Highway. As such, Watsonia Station should be used as a park and ride station. While the project includes provision of a multi deck parking with 60 additional spaces, opportunities to provide additional spaces should be explored • the proposed multi-deck car park should be future proofed for alternative uses and include an active 'skin' to improve the urban design rather than provide a 'car park' frontage 	
		<p>Council does not support the undergrounding of Banyule Creek. Further investigations required as to impact on Banyule Flats due to proposed undergrounding of Banyule Creek.</p>
	<p>Banyule Creek undergrounding will result in the loss of important habitat and potential for the undergrounded system to impact on Banyule Creek south of Lower Plenty Road and Banyule Wetlands.</p> <p>Specific concerns include:</p> <ul style="list-style-type: none"> • construction has the potential to increase flooding to properties between Simpson Army Barracks and Lower Plenty Road (Surface Water 8.1.4). • Banyule Creek would be diverted into an underground drainage system on either side of North East Link feeding into a series of detention and treatment ponds north of Lower Plenty Road 	
Impact on Banyule Flats due to change to Banyule Creek – loss of important habitat/flooding/undergrounding		

[7849160: 24267013_1]

page 37

9.1.4 – ATTACHMENT 1.

Submission regarding North East Link Environmental Effects Statement

	<p>and then into the existing culvert under Lower Plenty Road (Surface Water 8.1.4).</p> <ul style="list-style-type: none"> • potential impact on water volume, speed and quality discharging into Banyule Creek south of Lower Plenty Road (Creekbend Reserve) (Surface Water 8.1.4) • water main relocation including relocation of pressure reducing station from the Barracks land to the Melbourne Water reserve or Council's reserve at 26 Coleen Street (Surface Water 8.1.4) • Banyule Creek south of Lower Plenty Road to 'remain functionally unchanged' (Surface Water 8.3.1) however the Map Book (Sheet 15 of 42 - Construction) shows 'Area for construction of drainage features' 	
Integrated Water Management Strategy required	<p>The project should be treated as an Integrated Water Management precinct to assist in water sensitive city thinking and realise strategic precinct wide goals. There is opportunity for a national benchmark in major road projects in Yarra catchment – Melbourne's most significant economic, environmental, social and cultural catchment.</p> <p>Long tunnel ventilation impact has not been adequately identified and assessed. Further information is required as to the location of stack and impact of any move.</p> <p>Project targets for water quality are only being met at Project scale. How is SEPP being met with regard to impact on receiving waters such as Plenty River and Banyule Creek?</p> <p>Water quality targets should be met within each LGA.</p> <p>The VicRoads Traffic Noise Reduction Policy of an external noise level of 63dBAL 10 18h (0600h to 2400h) is a day-evening criterion. That is unsatisfactory. The critical time for minimal noise is night time to allow</p>	<p>The Project be treated as an Integrated Water Management precinct with specifically identified improvements in Banyule.</p> <p>Clarify long tunnel location of stack and Air Quality impact of any move.</p> <p>The Proponent to advise how SEPP will be achieved for each LGA.</p> <p>It is recommended that a specific night time traffic noise of 50dBA Leq 9h (2200h to 0700h) be adopted. This is 5dBA higher than the WHO night time traffic noise level.</p>
Ventilation structures		
Water Sensitive Urban Design		
Noise		

9.1.4 – ATTACHMENT 1. Submission regarding North East Link Environmental Effects Statement

	restorative sleep. It is imperative that an explicit night time traffic noise limit be implemented. Ironically the construction noise guideline and SEPP N-1 for the ventilation system noise control both include an explicitly night time noise.	
Impact on community facilities	Many community facilities will be impacted during construction and/or operation of the Project outside of the 100m project boundary (or 400 m boundary where applied). There are a number of community facilities that will be impacted within a short distance of the project that have not been assessed.	The Proponent to assess and consult with all representatives (users, owners, occupiers) of community facilities within 500m of project boundary. Reasonable requests that may help minimise impacts should be considered and actioned.
Removal of existing significant scale offset planting	There is a VicRoads offset under Banyule permit P933/06 that offsets just under 1000 trees on the Simpson Army Barracks due to the construction of a shared use path. The Proponent has been notified of this matter and Banyule has written to VicRoads seeking their input without response. 200 of the trees (endangered EVC55) are in a narrow strip on Barracks land between Drysdale St and Strathallan Rd. This area is shown as cut and cover and totally destroyed. It is currently shown by the Proponent as EVC55 but not as an existing offset. Banyule's permit endorsed the landscape and Offset Management Plan as the response to the offset requirement. Over the years there is documentation that treats this area as an offset with response from the State environment department and VicRoads. Ecology report Map on page 11-18 shows S58 as the area in question (also contains Studley Park Gum, Matted Flax Lilly and Arching Flax Lilly) The State's NVR report p.12 has a S60 highlighted in red that is not shown on the Project documentation/map.	<ul style="list-style-type: none"> Confirm status of offset as valid (awaiting advice from DWELPs offset team). Confirm if an offset in perpetuity can be offset again – no known precedent. Advice on strategic response and use of this issue at Panel.
Loss of very old large trees	There are several ESO4 trees along the alignment that are directly lost, and potentially more with groundwater drawdown.	Banyule's arborists use the Significant Tree and Vegetation Register (ESO4 in the Planning Scheme) to require greater TPZs where there is no chance to avoid the loss as a first principle – they will always look particularly hard at a development proposal where an ESO4 tree is impacted to determine if there's been a

[7849160: 24267013_1]

page 39

9.1.4 – ATTACHMENT 1. Submission regarding North East Link Environmental Effects Statement

Loss of endangered species - Studley Park Gum	<p>The Studley Park Gum is an endangered species at risk of being lost.</p> <p>The impact of construction is referred to as temporary. This period of long term (7 years), a child's entire primary or secondary education, for occupation of reserves and carparks and traffic management along the length of the Project corridor.</p> <p>There will be an impact on Council's ability to maintain its existing services and operations and to meet community expectations regarding these services.</p> <p>Other Reserves in Banyule will be used during construction and operation of the Project:</p> <ul style="list-style-type: none"> • Trist Street Reserve (100% construction and 4% operation) • Unnamed road reserve adjacent to Sellars Street (100% construction and 0% operation) • Watsonia Station Car Park Reserve (100% construction and 76% operation) • Watsonia Road Reserve (Including Watsonia Timber & Hardware and Council car park) (100% construction and 20% operation) 	<p>genuine avoid effort. Otherwise adding a multiplier to their offset value will be required.</p> <p>Efforts must be made to protect the species from extinction.</p> <ul style="list-style-type: none"> • Alternative facilities should be provided to offset the community impact of loss of recreation and open space during the 7 year construction period. • Acquisition of the Watsonia Road Reserve is not acceptable as it will impact shopper car parking and the viability of Watsonia shopping centre. • All facilities should be reinstated at the end of occupation to the relevant standard applicable at the time of reinstatement.
Watsonia Activity Centre access and connectivity	<p>Council is concerned about the impact that the Project will have on the viability of the Watsonia Activity Centre. Councils concerns include:</p> <ul style="list-style-type: none"> • it is indicated that some parking areas in Watsonia will be taken over for construction purposes. The viability of businesses is highly dependent upon the provision of suitable parking; • it is indicated that sites around Watsonia Shopping Centre will be occupied during construction but fails to acknowledge the impact 	<p>Further assessment required of the impact of the Project on the Watsonia Activity Centre.</p>

[7849160: 24267013_1]

page 40

9.1.4 – ATTACHMENT 1.

Submission regarding North East Link Environmental Effects Statement

	<p>of construction areas will have on the viability of the shopping centre</p> <ul style="list-style-type: none"> the Proponent makes reference to businesses being impacted during construction, however fails to assess the extent of impact over an extended 7 year construction period, including temporary occupation timeframes 	
Interchange design	<p>The design of the interchange with Lower Plenty Road is overly cumbersome and counterintuitive for motorists, particularly those that arrive from east, west or south of the interchange and intend to travel south along the North East Link. They need to continue their journey 1.3km north to access the southbound ramps to the proposed tunnel.</p> <p>To avoid rat-running through Strathallan Road from the Lower Plenty Road interchange, the Proponent is proposing to change access to Edward Street, Strathallan Road and Sydney Street to left-in/left-out at a service road which restricts access for residents and change traffic flow.</p> <p>Existing Drysdale Street connection to Greensborough Road is proposed to be closed during construction and reinstated after construction. However the access will be difficult as the connection will be at the congested Lower Plenty Road interchange. This will put pressure on to Crew Street/ Lower Plenty Road intersection.</p>	<p>The interchange should be redesigned to provide more direct access to the North East Link.</p> <p>Alternate/ more efficient arrangement for Lower Plenty Road interchange needs to be considered.</p> <p>Consider opening Drysdale Street on to Lower Plenty Road to facilitate improved local movements during and after construction.</p>
Review of Truck Routes and Curfew	<p>If the Project is approved, a review of through truck routes on existing arterial roads between the M80 and the Eastern Freeway should occur and the existing North East Truck Curfew within Banyule should be extended to 24 hours.</p>	<p>Determine whether it is necessary for the protection of amenity to extend truck curfews on arterial roads.</p>
Closure of existing roads	<p>The Project indicates that Neil Street, Thompson Street, Temby Street and Nepean Street will be closed at their intersection with Greensborough Road. This will create unacceptable changes to traffic volumes and traffic</p>	<p>Amend the design to retain the current road and intersection arrangements.</p>

[7849160: 24267013_1]

page 41

9.1.4 – ATTACHMENT 1.

Submission regarding North East Link Environmental Effects Statement

Local traffic arrangements at Greensborough Secondary College not included	patterns in local streets including Longmuir Road which is used as a pick-up/drop-off location for Greensborough College students. Traffic impacts due to sporting club displacements has not been captured in the EES. It is proposed that the Greensborough Secondary College ground will be upgraded to cater for displaced clubs from AK Lines Reserve. The traffic generated on game and training days could impact traffic movements within local roads. This is especially concerning given that the Neil Street (a connector street) will be closed in the proposed Project design.	Detailed traffic assessment of local areas needs to be undertaken around relocated sports facilities.
Cyclist/pedestrian movements not prioritised	While there are improved pedestrian/ cycling connections North-South, provision of direct and unobstructed paths East- West across the North East Link is limited.	Providing a direct and unobstructed shared user path across North East Link and the railway to connect from the east side of North East Link to Watsonia Activity Centre and Watsonia Railway Station.
Shared path, walking and cycling connections	There is no provision for a continual shared path from Greensborough to the CBD. The provision of new and renewed shared path network along the whole route which generally is an enhancement on current provision and is supported. However a safe, direct and unimpeded connection to the Main Yarra Trail across Banksia Street, Heidelberg must be constructed to ensure a viable commuter and recreation route from Greensborough to the CBD.	Council is currently working on the feasibility design for an underpass of Banksia Street to the east of Dora Street / The Boulevard. The current route under the Yarra River Bridge is unsafe, subject to flooding and indirect. The proposed on road cycling route from Greensborough Hwy to Latrobe University is important but the selection of Moorwatha St / Braid Hill Rd / Chapman St is not supported due to steep inclines, narrow width and dangerous intersections.
Borlase reserve to be used for two purposes -insufficient room	Unclear if WSUD and Flood retention at Borlase Reserve – constraints / competing land uses. There is limited space for WUSD treatment proposed north of Lower Plenty Road to treat water before discharging into Banyule Creek. There is a loss of open space amenity for the residential interface associated with these proposed changes in use.	Clarify and agree on all issues raised. Council is concerned with these matters being left to EPRs and Tenderer designs.

[7849160: 24267013_1]

page 42

9.1.4 – ATTACHMENT 1.

Submission regarding North East Link Environmental Effects Statement

Land bridges do not adequately support access to open space	It is stated that land bridges will enhance open space, and connect open space areas. This is not reflected in the current proposal, as the land bridges are not in appropriate numbers or locations that support these connections and it is not clear that they will be able to support needed open space functions due to size, location, amenity issues etc.	More accurately describe the role of the land bridges and acknowledge that the quantity and locations are still under consideration.
Landscaping design unsatisfactory	Given the amount of civil construction (road pavement, sound walls, elevated road crossings etc.) the need to allow adequate space for meaningful landscaping is critical.	Landscaping must be considered along the entire length of the road alignments and include large spreading canopy trees of a commensurate scale to the road reservation. VicRoads clear zones will need to be considered. Where sufficient space cannot be provided to satisfy clear zone requirements guard rails will need to be provided. Boulevard planting must be considered a key priority to ensure a high level of visual amenity.
Translocation site for the Matted Flax Lily	Translocation Sites - Marigolds reserve, South East Cnr of the Simpson Army Barracks is a Council Conservation Reserve that should be considered a priority recipient site for translocated Matted Flax Lily. Harry Pottage Reserve is on the list but it would be better to have Marigold Reserve on there as first pick as the diversity of understory isn't as high as Harry Pottage Reserve. Mostly dominated by Microlaena stipoides therefore less disturbance to diversity.	The Proponent to explore option of Marigold Reserve as recipient site in Banyule.
Impacts on sport and recreation facilities	The EES Map book highlights AK Lines Reserve, Gabonia Reserve and Winsor Reserve as potential construction compound sites. Council has consulted the affected sporting clubs and have identified alternate relocation sites. The EES includes a preliminary assessment to determine impacts and identify options that may be available to relocate sporting clubs. There was a commitment to consult with clubs and key stakeholders to refine these options. Council has met with all directly affected sporting clubs and discussed the options presented on the EES.	Provide improvements to Whatmough Park, Greensborough Park, Binnak Park, Greensborough College and De Winton ovals. Reinstate and provide improvements to AK Lines, Gabonia Reserve and Winsor Reserve following the occupation. The preferred relocation sites for displaced clubs are: <ul style="list-style-type: none"> • A.K. Lines • Whatmough Park • Greensborough Park • Binnak Park • Gabonia Reserve

[7849160: 24267013_1]

page 43

9.1.4 – ATTACHMENT 1.

Submission regarding North East Link Environmental Effects Statement

	<p>Through this consultation phase four of the six clubs directly affected identified alternative relocation sites. Council supports these preferred relocation sites given the issues that each individual club has raised during the additional consultation stage</p>	<ul style="list-style-type: none"> • Greensborough College <p>As per the Masterplan identified in the EES</p> <ul style="list-style-type: none"> • Winsor Reserve • Macleod College • De Winton Reserve <p>BCC supports the reinstatement of the following venues:</p> <ul style="list-style-type: none"> • A.K. Lines • Gabonia Reserve • Winsor Reserve
Complementary Projects	<p>There is a lack of complementary projects identified within the EES in support of the Project.</p>	<p>A general provision of projects should include, but not be limited to:</p> <ul style="list-style-type: none"> • Public Transport Upgrades • Cycling and pedestrian paths • Road network improvements • Biodiversity enhancements • Support for economic viability of activity centres • Land use, sporting reserves and recreational facilities • Public Realm and community asset upgrades

[7849160: 24267013_1]

page 44

9.1.4 – ATTACHMENT 1.

Submission regarding North East Link Environmental Effects Statement

Schedule 3 Boroondara City Council – Council Specific Concerns

Topic of Concern	Issue/Concern	Council's position/Recommended approach
Undergrounding of Koonung Creek	<p>Council does not support the covering/undergrounding of Koonung Creek. Melbourne Water and local Councils have been working to restore Koonung Creek over past decades and want to see Koonung Creek 'day-lighted' and want to restore ecological benefits, and amenity benefits to residents consistent with best practice management of waterways.</p> <p>There is also concern about the consequences upstream and downstream resulting from covering of Koonung Creek as well as potentially compromising the ecological functionality of the Reserve.</p>	<p>Alternatives to the undergrounding of Koonung Creek should be explored to restore the creek consistent with Melbourne Water's approach to managing waterways.</p>
Impact of vegetation removal on function of Koonung Creek Reserve	<p>Council does not support the removal of vegetation.</p> <p>The reference design shows that the widening of the Eastern Freeway will require acquisition of approximately 6-7 hectares of Koonung Creek Reserve (KCR). Koonung Creek functions as a viable ecological corridor. Much of what is being removed is revegetation and remnant vegetation. If the KCR is used as a construction laydown site, it is likely that more native vegetation may be removed or damaged.</p>	<p>Removal of native vegetation along the Koonung Creek corridor should be avoided to the greatest extent possible.</p>
Relocation of Tennis Centre	<p>Council does not support Option 3 of the Bulleen Park Assessment prepared by the Proponent.</p> <p>The relocation of the Boroondara Tennis Centre (BTC) must allow for continuity of service and access during the construction phase of the Project, must have acceptable environmental impacts and must be located within Boroondara, not just on land owned by Boroondara.</p> <p>Option 3 for the Bulleen Park Assessment proposes the BTC sits over an undergrounded section of Koonung Creek. Implications of this potential siting of the BTC on the ecological and hydraulic regimes have not been properly investigated or documented. The flooding potential of the proposed new location of the BTC has not been investigated or documented.</p>	<p>Council does not support the relocation of the BTC to sit over and cover the Koonung Creek.</p>
Doncaster busway	<p>There is no detail about how the Doncaster busway protects and preserves the Doncaster Rail reservation. The heavy rail line is supported by Manningham and Boroondara councils and will provide good quality public transport connections for the sections of our municipalities that are transport poor.</p>	<p>Provide information and details about how the Doncaster busway protects and preserves the Doncaster Rail reservation, including details about how the busway can be retrofitted to accommodate heavy rail.</p>

[7849160: 24267013_1]

page 45

9.1.4 – ATTACHMENT 1.

Submission regarding North East Link Environmental Effects Statement

Topic of Concern	Issue/Concern	Council's position/Recommended approach
	<p>The proposed access and egress arrangements to and from the proposed Bulleen Park and Ride (P+R) facility are inappropriate.</p> <p>There are no clearly defined walking and cycling access routes from south of the Eastern Freeway to the P+R. Active transport to the P+R is critical and cannot be ignored.</p> <p>The vehicle egress from the P+R facility is left out only onto Thompsons Road with no ability for vehicles to travel west to Bulleen Road and then south into Boroondara.</p> <p>It is completely unreasonable to expect anyone living south of the Eastern Freeway to drive east along Thompsons Road to Doncaster Road to cross the Eastern Freeway to properties on the south side.</p>	<p>Provide good quality walking and cycling access to the Bulleen Park and Ride facility from all directions.</p> <p>Provide high quality and suitably located bike parking at the Bulleen Park and Ride facility.</p> <p>Provide right and left out movements from the Bulleen Park and Ride facility to ensure equitable access and egress for all potential users of the facility.</p>
Lack of meaningful consultation	<p>The statement... "It is considered that a selection of a cross section of the community - residents and infrastructure facilities across the entire study area was representative to provide insights into community baseline and potential impacts from the project. It is expected that additional feedback may be received following preparation of this social impact assessment." (5.7 Rationale, p.27 of Technical Report I: Social).</p> <p>Observation: This means there could have been fewer than 10 Boroondara residents consulted at the workshop (See also Section 5.4 - page 20, Technical Report I: Social).</p> <p>This was raised in response to the draft EES - changes made have not addressed or acknowledged the insufficient community engagement.</p>	<p>Address and acknowledge the insufficient community engagement.</p>
Insufficient surveys of threatened and endangered species	<p>Freeway Golf Course has not been adequately surveyed for threatened flora and fauna. A portion of the golf course will be acquired for the Project, so the golf course will need to be redesigned to create a new 18-hole playable course. Surveys need to be undertaken across the golf course to check for threatened and endangered species and identify 'no-go' zones - for example around billabongs. Note that Freeway Golf Course was identified in the <i>Inventory and Assessment of Indigenous Flora and Fauna</i> in Boroondara as a site of state biological significance.</p> <p>Of particular concern, there were no targeted surveys undertaken for the EPBC listed Latham's Snipe, Australasian Bittern and Glossy Grass Skink. Latham's Snipe has been recorded at Freeway Golf Course (Practical Ecology 2010).</p>	<p>Undertake flora and fauna surveys at Freeway Golf Course to search for threatened species and identify 'no-go' zones during construction.</p> <p>Undertake targeted surveys for Latham's Snipe, the Australasian Bittern and the Glossy Grass Skink.</p>
Loss of trees and associated amenity and ecosystem services	<p>The loss of trees through the project footprint will not be easily mitigated in the 15 year time frame set as the target for canopy restoration. For this reason, retention of existing high quality trees within the project footprint (outside the road zone) must be made a priority.</p>	<p>Reduce number of large trees to be removed.</p> <p>Ensure a clear statement is made about retention of juvenile trees as part of the project's maximum practicable retention of trees.</p>

9.1.4 – ATTACHMENT 1.

Submission regarding North East Link Environmental Effects Statement

Topic of Concern	Issue/Concern	Council's position/Recommended approach
	<p>The project proposes to dispose of a large number of tree assets belonging to several councils. These trees have their own intrinsic value and perform ecosystem services in their environment. Compensation for lost trees should be provided to and set aside by Councils specifically to ensure ongoing maintenance of replacement trees at the end of Proponent's commitment to managing the landscape.</p> <p>The Arboriculture Report also rationalises that the removal of semi-mature, mature and over-mature trees has a lower adverse effect than the removal of mature trees. Juvenile trees have the longest useful life expectancy (ULE) and if they are established and display good health and structure, should be included with medium to long term value (MTLV) trees. While there is a view that small trees are more easily replaced, the sustainability aims and restoration of lost canopy are likely to be better met by working to retain existing trees in the project footprint.</p>	<p>Implement larger tree protection zones (TPZs) around a group of trees to provide most protection to the trees in the centre - as well as potential protection to juvenile trees.</p> <p>Use standard valuation methods such as iTTree to calculate compensation for councils for the amenity and ecosystem services to be lost when trees are removed.</p> <p>Provide a proactive tree replacement strategy to commence day 1 of project to minimise canopy loss.</p>
Loss of ecosystem function – lack of assessment of climate change impacts	<p>The report does not consider the impacts of climate change on waterways and terrestrial ecosystems which compounds other threatening processes.</p> <p>It may be interesting to refer to the CSIRO paper - Dunlop et al https://www.nccarf.edu.au/sites/default/files/attached_files_publications/Dunlop_2013_Climates-ready_conservation_objectives.pdf which discusses the importance of maintaining landscape and ecosystem function in a time of changing climate.</p>	<p>Further consideration is required on the impacts of climate change such as extended periods with no rain and extreme rain events and the impacts of this on the reinstatement of vegetation and trees following construction. The paper referenced considers the most important aspects of preserving the environment in a changing climate is to maintain ecosystem function. The Project will result in loss of ecosystem function including removal of native vegetation, undergirding of Koonung Creek and loss of in-stream aquatic vegetation.</p>
Loss of open space.	<p>Council is concerned about the large amount of public open space that will be lost in the Koonung Creek Reserve as a result of the project and the impacts on amenity and opportunities for passive and active recreation.</p>	<p>Reduce the acquisition of public open space, particularly in the Koonung Creek Reserve.</p>
Construction laydown areas	<p>The use of public open space as construction laydown areas is not supported or considered appropriate. In particular, the Koonung Creek Reserve (KCR) is a critical community asset that provides significant health and wellbeing benefits to the community. The permanent loss of approximately 20% is significant. The 'temporary loss' of approximately 80% to construction compounds for the duration of the construction period, which is unknown at this point in time, is concerning.</p> <p>The proposed use of two local streets to access the proposed KCR site compound from Doncaster Road is also not appropriate or supported.</p>	<p>The use of public open space, in particular the KCR as a construction laydown area is not appropriate or supported. Similarly, the use of narrow local streets to access the proposed construction laydown area is not considered appropriate or supported.</p> <p>Reconsider the use of the KCR and local streets for construction purposes.</p>

page 47

[7849160: 24267013_1]

9.1.4 – ATTACHMENT 1.

Submission regarding North East Link Environmental Effects Statement

Topic of Concern	Issue/Concern	Council's position/Recommended approach
Ground and surface water impacts of tunnel portal construction	The impacts of flood plain changes around the southern tunnel portal are not clear.	Clarify the impacts of flood plain changes around the tunnel portal.
Groundwater drawdown (e.g. at Trinity Grammar Billabong) will be "last straw" for highly vulnerable flora	The River Swamp Wallaby-grass in the Trinity Grammar Wetlands is near the edge of its tolerance of dry conditions and will be vulnerable to potential disruption to flood frequency and height of the water table as a result of the Project construction activities.	Address how groundwater drawdown will impact River Swamp Wallaby-grass. Advise how the construction of the cut and cover tunnel through wetland B at Trinity Grammar School will impact on the River Swamp Wallaby-grass.
Ecological Values at Yarra Flats Reserve not adequately addressed	The project works should be confined to road reserve to avoid impacts on the EVC Flood Plain Riparian Woodland.	Create a no-go zone at Yarra Flats Reserve - near Burke Road to protect the native vegetation and ecological values of the site and nearby Yarra River. Shared path construction works should be the only exception to this no-go zone.
Road closures	The impacts of the proposed Doncaster Road bridge replacement works and associated temporary lane reductions and closures are not well articulated. There will be impacts on the Boroondara, Manningham and Whitehorse local road networks as motorists find alternative routes. The local impacts of the proposed Doncaster Road bridge replacement works need to be detailed and explained, along with suggested mitigation measures to protect the local streets and the amenity our residents enjoy.	Detail and explain the local impacts and suggested mitigation measures associated with the proposed Doncaster Road bridge replacement works.
Boroondara master plans and policies not adequately acknowledged	The Urban Design Strategy should acknowledge and identify actions from Council masterplans, strategies and action plans for Project-impacted parks, reserves and other areas. The Proponent must provide funding to Council for the delivery of same.	Provide funding to Council for the delivery, at a time convenient to Council, of actions from all relevant masterplans, strategies and action plans that are affected by the Project.
Reduced amenity of adjacent properties	The 'social impact' of the Project should be reassessed as significant. Overshadowing and noise will impact on the amenity and social wellbeing of residents. The broader range of potential impacts, will have a cumulative effect on those affected.	Consider and document the cumulative effect of overshadowing and noise on the health and wellbeing of the nearby community.

page 48

[7849160: 24267013_1]

9.1.4 – ATTACHMENT 1.

Submission regarding North East Link Environmental Effects Statement

Topic of Concern	Issue/Concern	Council's position/Recommended approach
Loss of opportunity for recreation at several locations	Musca Street, Columba Street and Leonis Street are all categorised as Regional Reserves in the Boroondara Open Space Strategy. They attract a large number of users including users from outside of Boroondara. The temporary and permanent impacts of North East Link are likely to have significant effects on people's ability to use these locations for social purposes. The effect is likely to be higher still given all reserves may be affected simultaneously.	Reconsider the use of and impacts to the Regional Reserves.
Pedestrian and cyclist connectivity across project is poorly serviced	Careful consideration needs to be given to the pedestrian and bicycle experience. New pedestrian bridges, land bridges and pedestrian crossings over a major road, including the North East Link trench and Eastern Freeway, deprioritise pedestrian use of space and prioritise car use, even if the intention is to connect to a public transport stop. Bridges result in longer and less direct pedestrian routes, include inclines which previously may not have existed, are exposed to elements and removed from social surveillance. While new connections may foster active travel for able bodied individuals, they may act as a barrier to those with poorer mobility or unable to make longer journeys by foot, which in many cases would also be those who are already limited from using other transport options. All design must integrate with and respect the existing context and needs of the walking and cycling community, as well as be sympathetic to the existing design. All design must follow best practice and mode separate all shared paths impacted, built, renewed or upgraded by the Project.	Avoid generalised assumptions of increasing walking behaviour, as pedestrian overpasses may increase journey time and deprioritise use of active transport methods in favour of car use. Use best practice design approaches when designing walking and cycling facilities.
Health impacts poorly addressed	Whilst the Human Health Report identifies some groups who may be at increased vulnerability to health impacts, and whether these groups exist in the population, the report makes the generalised assessment of health impacts on a whole population. The report doesn't indicate if any effort or extra attention would be offered to mitigate the impacts experienced by vulnerable populations during or after construction.	Include a separate appraisal of the health impacts on the population cohorts identified as being at increased vulnerability to human health impacts, and develop a report on how these impacts will be mitigated for those individuals.
Sensitive vegetation and fauna not protected	There is concern about the project boundary incursion into Kew/Willsmere Billabong and nearby sites. Works along the Eastern Freeway must not disturb native vegetation and ecological values at Kew/Willsmere Billabong, between Willsmere Chandler Reserve and at Chandler Reserve. Kew/Willsmere Billabong should be declared a 'no-go zone'. The native vegetation which extends in a narrow band along the Yarra River between Willsmere Reserve and Chandler Park is at risk from construction of the busway and noise walls and should also be declared a 'no-go' zone.	Create 'no-go' zones to protect the native vegetation and ecological values at Willsmere Billabong and between Willsmere-Chandler Reserve.
Flooding Impacts	The report does not offer a strong commitment to ensuring no increase occurs to flood levels in existing developed areas.	Advise risk management protocol proposed to protect LGAs in event of flooding.

9.1.4 – ATTACHMENT 1.

Submission regarding North East Link Environmental Effects Statement

Topic of Concern	Issue/Concern	Council's position/Recommended approach
Traffic increases on local roads	Construction and operation of the Project will result in an increase in traffic on local roads.	Provide definitive statements committing to zero increase in impacts.
Noise during operation	<p>Once operational, the Project will result in excessive noise levels in some locations which will impact local residents, schools and users of local parks and reserves.</p> <p>The inclusion of noise walls along the Eastern Freeway is generally supported, however there is concern about overshadowing of properties near the walls and impacts on health and wellbeing of residents.</p> <p>"At property" attenuation for those properties that will not meet the projects 63db(A) target is considered unfair. These residents will not be able to use the private open space.</p>	<p>Construction and operation must avoid increasing traffic on local roads. The Project should identify and upgrade alternative arterial routes to avoid impacts on local streets.</p> <p>In accordance with Boroondara's previous advocacy on traffic noise, traffic noise should be attenuated to no more than, and preferably less than 63db(A) and is measured at:</p> <ul style="list-style-type: none"> • first floor and ground floor level • anytime day and night
Complementary Projects	There is a lack of complementary projects identified within the EES in support of the Project.	<p>A general provision of projects should include, but not be limited to:</p> <ul style="list-style-type: none"> • Public Transport Upgrades • Cycling and pedestrian paths • Road network improvements • Biodiversity enhancements • Support for economic viability of activity centres • Land use, sporting reserves and recreational facilities • Public Realm and community asset upgrades

[7849160: 24267013_1]

page 50

9.1.4 – ATTACHMENT 1.

Submission regarding North East Link Environmental Effects Statement

Schedule 4 Whitehorse City Council – Council Specific Concerns		
Topic of Concern	Issue/Concern	Council's position/Recommended approach
Tree removal	<p>Council strongly objects to the number of trees planned and at risk of removal within Whitehorse, particularly mature trees.</p> <p>Impacts to lower and middle storey vegetation is not being considered or offset.</p> <p>The social impact of the tree removal is dismissed in the EES and shows a lack of appreciation that our community places on a green, leafy environment. There is likely to be levels of stress and anxiety in the community resulting from tree removal.</p> <p>Vegetation planted at Elgar Park was established for biodiversity purposes and therefore qualifies as native vegetation for the purposes of offsets, rather than being considered as amenity planting.</p>	<p>Significant reduction in the number of trees to be removed is to be achieved and vegetation at Elgar Park to be classified as native vegetation not amenity plantings.</p>
Adequacy of flood modelling	<p>Whitehorse Council has asked on a number of occasions through the TRG process for details of the full hydrological and hydraulic modelling (for existing and proposed conditions) for all storm events, so that Council can be confident that there will be no impact to Council and private assets and property. It appears that no local catchment flooding has been modelled.</p>	<p>This data has not been made available therefore there is no confidence that there will be no flooding impact/adverse effects within the City of Whitehorse (on Council or private land). Impacts of the Probable Maximum Flood (PMF) must be modelling at critical locations that affect safety.</p>
Impact on Council stormwater infrastructure	<p>It is not clear if Council stormwater pipes are impacted by this project. Council's infrastructure must not be removed or modified without approval from Council and constructed to Council standards and projected requirements/capacity.</p>	<p>Any stormwater assets that are proposed to be relocated must be constructed to Council standards and relocated to an appropriate point of discharge to the satisfaction of Council.</p>
Impact on Yarra River and Koonung Creek corridors – especially enclosure/ barralling of Koonung Creek	<p>Council is extremely concerned about sections of the Koonung Creek that are proposed to be undergrounded or overshadowed. All efforts must be made to prevent the need for the Koonung Creek to be piped underground and any detrimental impacts to the wetlands.</p>	<p>It is unacceptable that sections of the Koonung Creek are proposed to be undergrounded or overshadowed. Koonung Creek should not be piped underground and there should be no detrimental impacts to these significant wetlands.</p>
Deterioration of local road performance &	<p>There is predicted to be a deterioration in local roads performance, with no plans to mitigate the situation. This is unacceptable. The Proponent's response is that they look for an overall intersection</p>	<p>Any deterioration of performance of arterial road and local road intersections is unacceptable.</p>

[7849160: 24267013_1]

page 51

9.1.4 – ATTACHMENT 1.

Submission regarding North East Link Environmental Effects Statement

Topic of Concern	Issue/Concern	Council's position/Recommended approach
absence of mitigation plans	<p>performance at Level of Service (LOS) D, with no consideration of impacts to the local side streets. It is unacceptable to have average waiting times in excess of 5 minutes at some locations. Council has particular concerns regarding the following locations:</p> <ul style="list-style-type: none"> • Station Street/ Woodhouse Grove intersection • Grosvenor Street/ Surrey Road intersection • Katrina Street/ Middleborough Road/ Heathfield Rise intersection • Ashwood Drive/ Springvale Road intersection 	
Traffic impact on arterial roads	<p>High traffic volumes are predicted along arterial roads in Whitehorse. Analysis within the EES is high level and regional with no local impacts presented or discussed in great detail.</p>	<p>Council has concerns regarding impact of this on car and public transport travel times, particularly buses that travel along these arterial roads. Specific concerns are raised regarding the performance at the intersection of Whitehorse Road and Springvale Road Nunawading, as well as intersections that service rapidly growing Box Hill MAC, eg;</p> <ul style="list-style-type: none"> • Station Street and Whitehorse Road Box Hill • Elgar Road and Whitehorse Road Box Hill
Insufficient cycling and walking improvements	<p>Council strongly advocates for the predicted increase in traffic volume along arterial roads to be off-set with extensive walking and cycling improvements, particularly to and from the Box Hill Metropolitan Activity Centre. The State Government 'Strategic Cycling Corridors' should be implemented as a minimum. Minimal 'patching' works are proposed by the Proponent along the Koonung Creek Trail which is unacceptable given the level of intrusion the Project is causing to our community. The safety impacts on active transport users from higher vehicle volumes on the road network also needs to be addressed.</p>	<p>Construct a full upgrade of the Koonung Creek Trail, and adjacent walking and cycling infrastructure, including:</p> <ul style="list-style-type: none"> • construct the Strategic Cycling Corridor from Koonung Creek Trail to Box Hill (in the south) and to Doncaster (in the north) • grade separation of the path on the south side of the Eastern Freeway at the arterial roads of Middleborough Road, Surrey Road and Springvale Road • seal section of the path that are currently gravel • duplicate sections of the path where it is practical to separate cyclists from walkers • improve the connectivity of the Koonung Creek Trail on the east side of Middleborough Road Blackburn

9.1.4 – ATTACHMENT 1.

Submission regarding North East Link Environmental Effects Statement

Topic of Concern	Issue/Concern	Council's position/Recommended approach
		<p>North (concept plans for this project are available from Council)</p> <ul style="list-style-type: none"> improve visibility and safety through creative lighting and line marking in all underpasses along the Koonung Creek path improve wayfinding along the entire trail, in accordance with Council's signage strategy install bike maintenance stations along the path, particularly in Elgar Park make walking and cycling along the Koonung Creek Trail more comfortable through the installation of further lighting, toilets, drinking fountains seating, and shelter provide funding to Council to assist with the construction of the Whitehorse Easy Ride Routes.
Visual Assessment/ Overshadowing on residential properties	<p>The visual impact of freeway interfaces is a major concern, particularly for residents who will have their back fences within metres of the noise walls.</p> <p>There will be locations where noise walls will be higher and closer to private properties as well as the removal of the mature vegetation that currently softens the views.</p> <p>Overshadowing of residential properties appears to cover private open space and some parts of buildings in Whitehorse, which is unacceptable.</p>	<p>Redesign/relocate noise walls/interfaces to reduce visual and overshadowing impact of freeway interface.</p>
WSUD - output reuse	<p>All attempts must be made for water runoff from the newly constructed road segments be captured and used for WSUD or for irrigation for sports fields and or gardens.</p>	<p>WSUD improvements to be made.</p>
Modelling and analysis methods/results – too limited to allow adequate coping of project	<p>Analysis of travel time changes is generally quite specific to a small number of routes or accessibility plots around a few centres. It is difficult to draw conclusions from this concerning the impacts on Whitehorse. Analysis in Appendix R suggests many locations in Whitehorse will experience longer vehicle delays with North East Link.</p>	<p>Present information on locations that will experience longer, and shorter vehicle travel times.</p>

[7849160: 24267013_1]

page 53

9.1.4 – ATTACHMENT 1.

Submission regarding North East Link Environmental Effects Statement

Topic of Concern	Issue/Concern	Council's position/Recommended approach
Shared path, walking and cycling connections are not adequately addressed in project scope	<p>There is very little information on the performance of the walking and cycling network under no project and project scenarios. Without this data, there is concern about traffic performance being prioritised instead of minimising walking and cycling delays.</p> <p>The Proponent's response is that "it is not possible to forecast walking and cycling volumes to inform such an assessment." Council position is that some level of forecasting for walking and cycling (even a discussion on historical trends) should be included in the report. Nominal growth rates should be applied to existing volumes with performance results extracted from the micro-simulation model.</p>	<p>Council has concerns that within Whitehorse, the project is presenting as car focused at the expense of maintaining or enhancing quality sustainable transport options, including walking and cycling connections.</p>
Eram Park	<p>The former landfill site at Eram Park will be impacted by the Project. The land is also the preferred site by Yarra Valley Water (YVW) for a recycled water plant (to service Manningham residents). Council is aware that there has been discussions between the Proponent and YVW, however no advice has been given to Council regarding the combined impact on this Whitehorse Council owned land for both the Project and the water treatment plant.</p> <p>Details have not been provided to Council regarding the proposed management of the open space, including the dog-off lead area, within Eram Park during construction activities.</p>	<p>Council is opposed to YVW using Eram Park for the water treatment plant. A Council resolution has been passed (15/10/18) to advocate for the Proponent to influence the relocation of the YVW plant to a site being redeveloped as part of Project.</p>
Elgar Park	<p>Council does not support the proposal to use Elgar Park as a laydown area, due to the significant community impacts.</p> <p>EPRs need to adequately cover the impacts to community members using open spaces, particularly where the laydown area is proposed at the north east oval (similar conditions required for the separate proposed laydown area at Junction Road Reserve Nunawading), to ensure continuous access to and along the Koonung Creek Trail and across the Eastern Freeway for walkers and cyclists; and uninterrupted access and use of remaining parkland and sports facilities for continued community use. The interfaces between construction zones and public spaces must be</p>	<p>Council's preferred location for the laydown site is Eram Park rather than Elgar Park in order to reduce the impact on sport and recreation users.</p>

[7849160: 24267013_1]

page 54

9.1.4 – ATTACHMENT 1.

Submission regarding North East Link Environmental Effects Statement

Topic of Concern	Issue/Concern	Council's position/Recommended approach
	managed appropriately (including urban design considerations) to Council's satisfaction.	
	Detailed hydrological and hydraulic modelling (for existing and proposed conditions) is required for Elgar Park to justify the need for the works proposed for the north west oval. Without this data, Council does not have confidence in the need to cause the community, social and health impacts from displacing sports teams and passive recreation activities, including dog off lead area. This data has been requested from the Proponent on a number of occasions.	Detailed hydrological and hydraulic modelling is requested for Elgar Park and the entire project area within Whitehorse.
Elgar Park	There is a Master Plan for Elgar Park that outlines development opportunities for the North East Oval. This oval will be temporarily acquired for the Project for up to 7 years during the construction phase. These timelines impact on Council's plans to develop the oval. Further strategic planning regarding this oval is required by Council, and funding is requested for this activity, given that the plans of Council are being disrupted. Funding is also requested to implement the upgrades for the oval in accordance with the Master Plan at the conclusion of the temporary occupation	The long term impacts of the occupation of Elgar Park is to be appropriately acknowledged through funding strategic planning studies and reinstatement of the north east oval to Council's satisfaction
Underassessment of impact of extremely long construction period on community	Temporary occupation is listed as only having a short to medium impact. While up to 7 years impact may be considered short to medium term for construction projects it definitely is not short to medium term for the community. Community members will have a degree of uncertainty due to vagueness of construction timeframes. Community members who will be particularly impacted include users of Elgar Park and Junction Road Reserve (both sites are planned to have a construction lay down area), as well as users of the shared use path network in the area, and residents whose properties about the project boundary.	Provide further information regarding the impact of construction activities and offer compensatory actions to the community to offset the intrusion.
Detrimental impact on community facilities, and social fabric – leading to	The permanent loss of open space is a major concern for Council. The EES is dismissive of the significant social, environmental, visual and health impacts on our community from this loss of land.	Council strongly objects to the loss of open space within Whitehorse.

[7849160: 24267013_1]

page 55

9.1.4 – ATTACHMENT 1.

Submission regarding North East Link Environmental Effects Statement

Topic of Concern	Issue/Concern	Council's position/Recommended approach
poor health impacts well beyond construction period		
Noise walls required	<p>Council has serious concerns regarding the impact of noise, particularly for nearby residents. The project must deliver noise reductions along the entire corridor. It is noted that there is predicted to a significant number of residents in Whitehorse that will not experience the target noise level of 63 db.</p> <p>Why are new noise walls not proposed east of Station Street, west of Middleborough Road, residential end of Joseph Street, and east of Surrey Road to Kett Street?</p> <p>The Victorian EPA noise policies and guidelines are undergoing significant changes to comply with EP ACT by July 2020.</p>	<p>It is unacceptable that there will be residents in Whitehorse that will experience higher noise levels. Even with 'at property mitigation', the impacts of noise on the enjoyment of private open spaces cannot be mitigated. Given the difficulties in achieving the required 63 db for many properties, justification is required as to why noise walls will not being upgraded in many areas in Whitehorse.</p> <p>The Proponent needs to confirm that the proposed use of the VIC EPA noise policies will be valid for the design year.</p>
Vegetation offsets must be located within Whitehorse	<p>Vegetation removed in Whitehorse must be offset within Whitehorse rather than offsets being achieved or sourced in other municipalities.</p>	<p>Council insists on having detailed involvement in planning the location, species, quantity and quality of offsets in the City of Whitehorse.</p>
Heavy vehicle volumes will increase in Whitehorse with no mitigation of impacts proposed	<p>There are forecast increases in truck volumes south of the Eastern Freeway. The predicted increase along Middleborough Road where 70 per cent of the predicted increases are heavy commercial vehicles. The EES assumes these vehicles will be accessing the Box Hill MAC. Local knowledge of the area would suggest that drivers of these vehicles are also likely to use Elgar Road to access the Box Hill MAC which will cause significant issues along this already heavily used, narrow arterial road.</p> <p>Use of arterial roads in Whitehorse by placarded loads is also a concern.</p>	<p>Further assessment of the impact of heavy vehicles on arterial and local roads in Whitehorse is necessary.</p>
Bus travel times	<p>A comparison of travel times for bus routes between the 2036 'with project' and 2036 'no project' simulations found the whole-of-route travel time for all bus routes in the project area including Smart Bus routes, improves between 5% - 10% in the AM peak due to decongestion of the arterial road network.</p> <p>However, the performance of individual movements at particular intersections used by bus routes (e.g. Elgar Road northbound approach at Belmore Road (routes 281, 293 and 302) and Katrina</p>	<p>Any decrease in public transport performance is not supported.</p> <p>The Proponent should conduct further assessment of the impacts on public transport in Whitehorse and provide advice of relevant actions to ensure no loss of service quality or function.</p>

[7849160: 24267013_1]

page 56

9.1.4 – ATTACHMENT 1.

Submission regarding North East Link Environmental Effects Statement

Topic of Concern	Issue/Concern	Council's position/Recommended approach
	<p>Street westbound approach at Middleborough Road (route 270) worsen in the 'with project' scenario. No mitigating measures, such as bus lanes and priority at traffic lights, are proposed at these locations.</p> <p>This analysis is strategic and does not account for localised impacts. Analysis has been expanded to include orbital bus routes which is important and highlights potential travel time benefits across the route. The analysis doesn't include assessment at a local level and therefore the impact on Whitehorse is unclear. Council also understands that a Bus Network Study was prepared for this Project, however it has not been provided in the EES.</p>	<p>The Proponent should provide the Bus Network Study.</p>
Construction impacts for walking and cycling	<p>Neither Blackburn Road or Middleborough Road bridges across the Eastern Freeway provide adequate facilities for cyclists. It is therefore essential that the new pedestrian/ cyclist bridges across the Freeway be constructed before the existing bridges are demolished.</p>	<p>This is an important issue and should be a requirement of the construction of the project. There is otherwise a risk that the construction phase discourages cycling and encourages people to move back to driving as a legacy of the project.</p>
Business impacts	<p>There EES shows a lack of consultation with businesses in Whitehorse, therefore potentially dismissing impacts, e.g. there is no mention of Lexton Road Industrial Precinct in the report(this precinct is in closer proximity to the construction zone than other business precincts mentioned in the report).</p>	<p>The Proponent should fully consider and mitigate the impacts on businesses in Whitehorse.</p>
Air quality	<p>Worsening air quality is predicted within the City of Whitehorse, particularly along the Eastern Freeway and Middleborough Road.</p>	<p>Any decrease in environmental quality within the City of Whitehorse is not supported by Council and does not reflect our work towards a healthy and sustainable community.</p>
Proposed stormwater treatments	<p>Council is concerned that the proposed stormwater treatments will further reduce usable public open space, eg Eram Park. The proposal to use Eram Park for wetlands raises issues regarding its formers uses as a landfill site and an orchard where pesticides could have been used.</p>	<p>Provide detailed information to Council regarding proposed stormwater treatments within Whitehorse, including compensation, future management and maintenance arrangements.</p>
Sustainability	<p>This is the State Government's opportunity to showcase its commitment to environmental sustainability and progress towards greenhouse reduction targets. The reports released by the</p>	<p>Council has targets to reduce energy consumption, greenhouse gasses and to become carbon neutral. The Proponent does not support Council's work towards improved environment for our community.</p>

[7849160: 24267013_1]

page 57

9.1.4 – ATTACHMENT 1.

Submission regarding North East Link Environmental Effects Statement

Topic of Concern	Issue/Concern	Council's position/Recommended approach
Complementary Projects	<p>Proponent lack specificity and commitment to measuring the impact of this project.</p> <p>There is a lack of complementary projects identified within the EES in support of the Project.</p>	<p>A general provision of projects should include, but not be limited to:</p> <ul style="list-style-type: none"> • Public Transport Upgrades • Cycling and pedestrian paths • Road network improvements • Biodiversity enhancements • Support for economic viability of activity centres • Land use, sporting reserves and recreational facilities • Public Realm and community asset upgrades

[7849160: 24267013_1]

page 58

9.1.6 Whitehorse Industrial Precinct Economic Review

Attachment 1 Industrial Precinct Economic Review
Report

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

Whitehorse Industrial Precinct Review

Draft Report

13 June 2019

Prepared for:

CITY OF



WHITEHORSE

blair warman economics
bwec



9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

Contents.

1. Executive Summary.....	1
2. Introduction.....	7
2.1 Context.....	7
2.2 Methodology.....	8
3. Policy and Strategy Review.....	10
3.1 Whitehorse Economic Development Strategy 2014-2019.....	10
3.2 Whitehorse: Discover the Advantage.....	12
3.3 Plan Melbourne 2017-2050.....	12
3.4 Suburban Rail Loop.....	12
3.5 Conclusion.....	13
4. Economic and Industrial Context.....	14
4.1 Defining Industrial Activity and Land Use.....	14
4.2 Industry Trends.....	15
4.3 Office Activities.....	17
4.4 Regional Context.....	21
4.5 Conclusion.....	24
5. Industrial Land Supply and Employment.....	25
5.1 Employment.....	29
5.2 Development Activity 2009-2019.....	31
5.3 Conclusion.....	38
6. Property Market Analysis.....	40
6.1 Vacancies.....	42
6.2 Building Stock.....	43
6.3 Conclusion.....	47
7. Business Survey.....	48
7.1 Location Decisions.....	48
7.2 Key Markets.....	48
7.3 Business Outlook.....	49
7.4 Conclusion.....	50
8. Joseph Street.....	51
8.1 Location, Accessibility and Amenity.....	51
8.2 Industrial Property Profile:.....	51
8.3 Business Mix.....	52
8.4 Strategic Assessment.....	55
9. Lexton Road.....	56
9.1 Location, Accessibility and Amenity.....	56
9.2 Industrial Property Profile.....	56
9.3 Business Mix.....	57
9.4 Economic Contribution.....	58
9.5 Strategic Assessment.....	60
10. Blackburn.....	61
10.1 Location, Accessibility and Amenity.....	61
10.2 Industrial Property Profile:.....	62
10.3 Business Mix.....	63
10.4 Economic Contribution.....	64
10.5 Strategic Assessment.....	66

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

11. Cook Road	67
11.1 Location, Accessibility and Amenity.....	67
11.2 Industrial Property Profile:	68
11.3 Business Mix	68
11.4 Economic Contribution.....	70
11.5 Strategic Assessment	72
12. Rooks Road	73
12.1 Location, Accessibility and Amenity.....	73
12.2 Industrial Property Profile:	74
12.3 Business Mix	74
12.4 Economic Contribution.....	76
12.5 Strategic Assessment	78
13. Middleborough / Clarice Road.....	79
13.1 Location, Accessibility and Amenity.....	79
13.2 Industrial Property Profile:	79
13.3 Business Mix	80
13.4 Economic Contribution.....	82
13.5 Strategic Assessment	83
14. Redland Estate	85
14.1 Location, Accessibility and Amenity.....	85
14.2 Industrial Property Profile:	85
14.3 Business Mix	86
14.4 Economic Contribution.....	88
14.5 Strategic Assessment	90
15. Evans / Ireland Streets	91
15.1 Location, Accessibility and Amenity.....	91
15.2 Industrial Property Profile:	91
15.3 Business Mix	92
15.4 Economic Contribution.....	93
15.5 Strategic Assessment	95
16. Conclusion	96

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

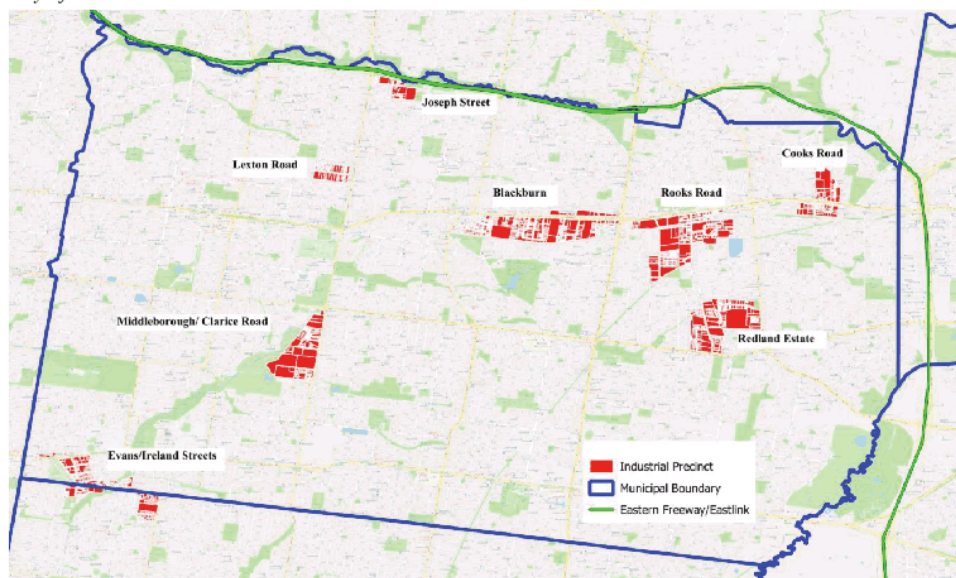
City of Whitehorse Industrial Precinct Review – Draft Report

1

1. Executive Summary

In April 2019 the City of Whitehorse appointed Blair Warman Economics to undertake a review of the municipality's eight industrial precincts to provide guidance on their future direction. As shown in the figure below, these precincts are distributed across the municipality. They are also generally well serviced by both public transport services and Melbourne's freeway network, particularly when compared to competing industrial areas in adjacent municipalities.

City of Whitehorse Industrial Precincts



Context

Whitehorse's industrial precincts, and other middle suburban industrial areas, are strategically important in accommodating higher value adding businesses close to the markets they service, while also providing local employment opportunities for an increasing number of higher skilled workers living within Whitehorse. These precincts also play an important role in meeting the needs of households for a range of light industrial services across the automotive and building services sectors.

Given a limited supply of vacant development sites, Whitehorse relies upon the reuse and redevelopment of existing properties to accommodate business and employment growth. This requires a balance between providing affordable, older style industrial accommodation that may not always be the most efficient, and ensuring a supply of contemporary office warehouses. The combined industrial precincts currently have a vacancy rate of 2.6%, indicating that the current building stock is generally well matched to the needs of businesses.

The challenge for Whitehorse's industrial precincts is how best to continue to evolve to meet the changing location and accommodation requirements of future businesses. The mix of businesses locating within industrial areas is becoming more diverse with an associated increase in employment densities. This has resulted in growing demand for car parking and public transport, improved amenity, access to eateries and retail services, and higher levels of amenity. Whitehorse's industrial precincts are generally well placed to meet these challenges given their proximity to activity centres and transport infrastructure and the continued redevelopment of industrial properties.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

2

Industry and Land Use Trends

Industry restructuring has redefined the role of industrial precincts and the types of businesses that locate within them. At an industry level, the decline in manufacturing employment in Victoria over the past three decades has been more than offset by the growth in employment in the construction sector which has been driven by historically high population growth. More recently, the growth in e-commerce has resulted in increased employment in the transport, postal and warehousing sector. These trends have also been reflected in the business mix of Whitehorse's industrial precincts with construction services having a major presence. Similarly, many businesses also offer an online store where previously they would have relied upon traditional retail channels to distribute products.

Whitehorse's industrial precincts will continue to evolve in response to economic, industry and property market trends with an increasing number of service related businesses requiring accommodation with greater levels of office space. This has already been demonstrated by recent office warehouse developments in precincts such as Cooks Road, Rooks Road and Redland Estate.

Planning reforms in 2013 that removed default floorspace area restrictions for office space have paved the way for industrial areas to play an increasingly important role in accommodating office uses. The experience of other middle suburban industrial areas including the Monash Technology Precinct, Hawthorn East Industrial Area, Bayside Business and Employment Area (Cheltenham) and Parkview Estate (Heatherston) highlight the opportunity for Whitehorse's industrial precincts to support increased office development, thereby providing more intensive higher skilled employment opportunities for residents.

Industrial Land Supply and Employment

Since the opening of Eastlink in 2008, there has been considerable new development within Dandenong South and Carrum Downs where there was an available supply of vacant industrial land. This however has not had a significant impact upon Whitehorse's industrial precincts as these areas have typically attracted traditional industrial activities such as manufacturing and wholesaling, rather than higher value adding businesses employing higher skilled workers for which Whitehorse represents a more attractive location.

Employment within Whitehorse's industrial precincts averaged 2.6% per annum over 2011-2016, which is above the growth rate for metropolitan Melbourne of 1.9% per annum, but below that of the higher profile Monash Technology Precinct (3.6%). Similarly, the number of higher skilled workers (bachelor degree or above) employed in Whitehorse's industrial precincts increased by 44% from 3,516 to 5,051 workers, which is similar to the Monash Technology Precinct (43%) and other precincts in neighbouring municipalities. This broad trend towards higher skilled employment may therefore be expected to continue to support demand for more contemporary industrial buildings with a higher proportion of office space as well as dedicated offices.

Over the past decade a total of 13.5 ha of industrial land has been developed in Whitehorse, with only 3.25 ha being previously vacant. The redevelopment of industrial sites therefore plays a major role in facilitating the transformation of Whitehorse's industrial precincts. Given that the area of sites being redeveloped varied from just over 1,400 m² to 2 ha, and occurred across six of Whitehorse's eight precincts, there is considerable opportunity for all precincts to continue to evolve and meet the needs of a new generation of businesses.

Property Market and Business Conditions

Property market conditions across Whitehorse's industrial precincts are generally healthy with an overall vacancy rate of 2.6%, below the 3% considered to represent a balance between supply and demand. Council's rates data indicates that over the period 2014-2018, the site value of properties has increased by an average of between 6% and 14% per annum across the precincts.

The number of properties becoming available for sale or lease reflects the number of properties in each precinct, as well as the number of new properties being developed. The building area of leased properties varies

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

3

noticeably across the precincts, typically reflecting the age of the building stock within each. Most notable is the Blackburn precinct where a notably higher proportion of properties have floor areas over 400 m² reflecting the older age profile of its building stock. Conversely, the Middleborough/Clarice Road, Road and Rooks Road precincts have a much higher proportion of leased properties with floor areas under 300 m² due to the extent of more recent development within each.

A business survey undertaken by Council received 73 responses which, although representing a low response rate, does provide a broad indication of the location decision making and confidence of businesses. While the availability of suitable sites and/or building costs are particularly important for businesses in choosing where to locate, proximity to customers, suppliers and qualified workers was of less importance. The latter may however reflect the accessibility of many industrial areas within the eastern region to Melbourne's freeway network as well as business been primarily focused upon local geographic markets. While businesses are generally quite positive with respect to their future financial position and demand for additional workers, this contrasts with national business surveys suggesting that confidence is falling and a forecast slowing in economic growth.

Property market conditions are likely to continue to remain relatively strong, albeit subject to any slowing in economic growth. While the ability of businesses to purchase or lease properties that meet their requirements may be limited by the size of their preferred precinct, any redevelopment of sites will increase the availability of properties. Properties may however be predominantly smaller office warehouses with floor areas under 300 m² that meet the price points of both investors and tenants.

Strategic Direction and Recommendations

Based upon the analysis undertaken, strategic directions and associated recommendations have been identified for each precinct as outlined below.

Joseph Street

Strategic Direction

- Joseph Street is expected to continue its role as an industrial / office precinct that leverages off its proximity to the Eastern Freeway. This may be reinforced through the redevelopment of selected sites for more intensive industrial / office uses. Given its size and limited range of accommodation options the precinct will continue to fulfil a niche role.

Recommendations

- Investigate with Vicroads the opportunities for the installation of traffic lights at Middleborough Road to improve access into and from the precinct.
- Support appropriate redevelopment of sites for more intensive commercial / industrial uses under current zoning.
- Promote Joseph Street as a commercial / industrial location focused upon higher value adding activities that contribute to the profile and amenity of the precinct.

Lexton Road

Strategic Direction

- Lexton Road will primarily remain a light industrial precinct but with the opportunity for some more intensive development such as high-tech office warehouses and potentially dedicated offices that leverage off its proximity to the Eastern Freeway similar to Joseph Street.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

4

Recommendations

- Support the redevelopment of sites for more intensive commercial / industrial uses subject to adequate provision of off-street car parking.
- Monitor opportunities for the two sites at the corner of Middleborough Road to better identify the precinct.
- Support the redevelopment of larger sites with the capacity to incorporate on-site parking for more intensive employment uses.
- Encourage the relocation of less intensive uses such as self-storage to larger industrial precincts such as Blackburn.

Blackburn

Strategic Direction

- The Blackburn Industrial Precinct offers the opportunity for an increasing focus upon higher value adding activities while maintaining its role as a location for light industrial activities. The redevelopment of sites to provide more contemporary industrial accommodation that includes on-site parking will play a key role in facilitating increased employment. This direction for the precinct will enable it to leverage off its proximity to public transport and the Mega Mile Activity Centre.

Recommendations

- Encourage the redevelopment of sites for more intensive development which would increase the diversity of employment opportunities within the precinct.

Cook Road

Strategic Direction

- The Cook Road precinct is expected to experience ongoing renewal with the opportunity to attract higher value adding activities that take advantage of the precinct's proximity to Eastlink and its relatively high amenity.
- Restricted retailing will continue to play a key role in maintaining the precinct's profile and benefits associated with its Maroondah Highway frontage.

Recommendations

- Monitor the occupancy of recent developments in Cook Road to determine the extent of demand for smaller office warehouses.
- Investigate the potential for the six sites between Cochrane Street and Lee Parade to be amalgamated and more intensively developed.
- Support the showroom precinct fronting Maroondah Highway to support the precinct's profile and amenity.

Rooks Road

Strategic Direction

- Rooks Road industrial precinct will continue to offer a diverse mix of industrial properties that cater for a range of traditional and more contemporary industrial / commercial activities. Future demand for industrial properties will be met through the redevelopment of larger sites for smaller office warehouses that meet the needs of a new generation of businesses. Infrastructure provision will need to ensure that growth does not impact accessibility and movement within the precinct.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

5

Recommendations

- Investigate potential traffic issues that may arise as a result of further development within the precinct including the need for signalised access to Rooks Road from Station Street.
- Commence discussion with owners of the former Amcor site to determine longer-term development intentions and the potential for more intensive development upon the site.
- Identify opportunities for more accessible eateries within the precinct. For example, within the proposed brickworks development to service the growing number of workers in Norcal Road.

Middleborough / Clarice Roads

Strategic Direction

- Key manufacturers including the Asaleo Care and Maton will provide a diversity of employment opportunities within the precinct and Whitehorse generally. This should be complemented by the redevelopment of underutilised sites to leverage off the precinct's strategic location to support increased employment opportunities including business / professional services.

Recommendations

- Redevelopment of underutilised sites should be encouraged in order to reinforce the non-retail role of the precinct and generate new employment opportunities.
- Further expansion of retail activities should be discouraged in order to preserve the precinct's role as a location for industrial activity and employment.

Redland Estate

Strategic Direction

- Redland Estate will continue to be Whitehorse's premier industrial precinct offering contemporary industrial and office accommodation of a standard that will attract high value adding businesses.

Recommendations

- Monitor future opportunities for the development of sites with land owners.
- Support the attraction of higher value adding activities through the development of contemporary industrial facilities.
- Monitor traffic volumes along Rooks Road to identify any need for traffic calming measures to improve amenity and provide safe accessibility to and from properties.

Evans / Ireland Streets

Strategic Direction

- Evans / Ireland Streets represents a key strategic opportunity for a corporate style employment area that supports high value adding activities and employment that are consistent with the needs of residents within Melbourne's inner east region. Future development of contemporary office warehouses may be facilitated by the availability of key catalyst sites and supported by the precinct's location within the high profile Burwood Highway corridor and proximity to Deakin University, public transport, retail services and amenities.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

6

Recommendations

- Monitor short and longer-term development opportunities for the Reece Plumbing site.
- Support continued redevelopment of sites to ensure that the building stock continues to meet the needs of businesses given the high proportion of properties developed during the 1950s.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

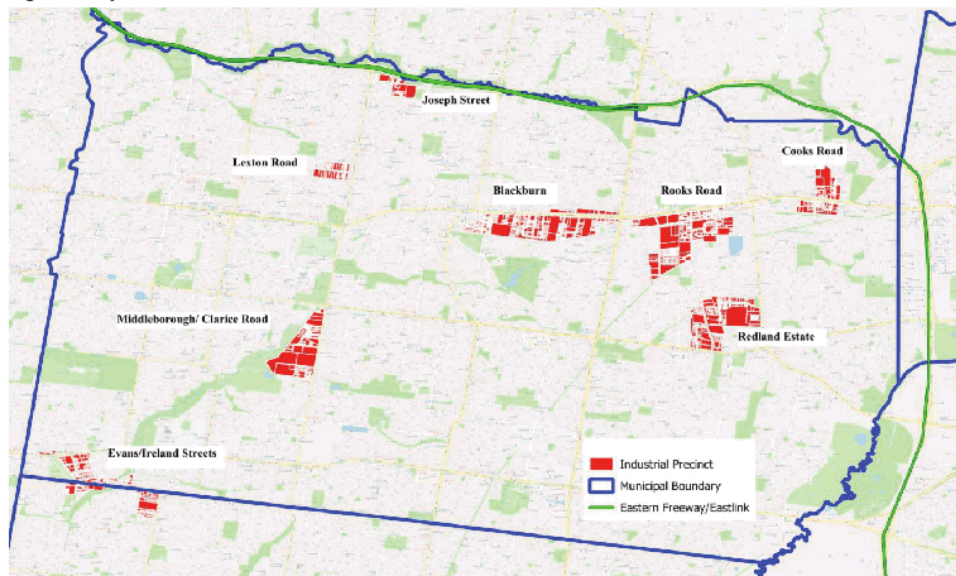
City of Whitehorse Industrial Precinct Review – Draft Report

7

2. Introduction

Blair Warman Economics was appointed by the City of Whitehorse in April 2019 to assess the role, performance and future direction of the municipality's eight industrial precincts as shown in Figure 1 below.

Figure 1: City of Whitehorse Industrial Precincts



2.1 Context

The City of Whitehorse's industrial precincts offer the opportunity to attract businesses seeking a middle suburban industrial location that is well serviced by transport infrastructure, potentially higher levels of amenity and accessibility to local services. These precincts will however continue to face strong competition from high profile industrial precincts within the neighbouring City of Monash and City of Knox which are also more easily accessed by the growing number of suitable workers across Melbourne's south-east region.

While the overall supply of industrial land across metropolitan Melbourne continues to be focused upon outer suburban locations, traditional industrial precincts across the inner and middle suburbs are strategically important for more intensive, higher value adding, activities. Growth in employment in these activities has offset the decline in traditional manufacturing and wholesaling functions. Structural and economic changes that have positively impacted upon demand for industrial land in inner and middle suburban locations include:

- Planning reforms providing greater flexibility for offices in industrial areas.
- Growth of e-commerce creating a requirement for well-located industrial accommodation.
- Traditional retailers expanding their market footprint via online stores.
- Continued growth in industrial services associated with increasingly sophisticated products that are often imported rather than produced locally.
- Melbourne's recent construction boom generating demand for industrial floorspace for construction businesses and suppliers in locations that may easily service regional markets.

These trends have supported recent strong growth in employment across Whitehorse's eight industrial precincts. Given the well-established nature of Whitehorse's industrial precincts, there is a reliance upon the reuse and redevelopment of its ageing building stock to accommodate increased business activity and employment. Where this has occurred through the reuse of older properties for more labour intensive activities there has been an

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

8

associated growth in demand for on-street parking. This may negatively impact upon the performance of some precincts in terms of their ability to continue to attract businesses.

The redevelopment of older properties therefore plays an important role in supporting the continued viability of precincts through:

- Providing contemporary commercial / industrial accommodation that is more efficient for businesses operations, thereby supporting increased employment density.
- Facilitating on-site parking which increases the availability of casual on-street parking for visitors and delivery vehicles.
- Improving the overall amenity of precincts and thereby supporting their competitiveness relative to other industrial locations.

The industrial properties will however continue to have an important role in accommodating activities such as automotive services that may not require modern industrial facilities yet still play an important role in servicing local households. Similarly, more affordable older style industrial properties are important for start-up businesses that may not have the financial capacity to occupy modern office warehouses.

The future role and performance of Whitehorse's industrial precincts therefore relies upon a diversity of accommodation options for existing and future businesses, while also ensuring that the provision of infrastructure and amenity within precincts is of a standard that continues to attract business investment.

2.2 Methodology

The methodology adopted for the purpose of this review focuses upon determining the role, function and future direction of Whitehorse's industrial precincts through a combination of:

- Understanding the economic, industrial and policy context within which the precincts operate as well as the nature of competition with other industrial locations and property market dynamics.
- Researching the nature of business activities, the supply and demand of industrial properties and factors influencing businesses location decisions.
- Case studies of other industrial precincts that provide lessons for Whitehorse's industrial precincts.
- Inspections of each precinct to observe the factors that influence their performance.
- Profiling each precinct with respect to their existing role, function and performance, and future direction.

Key data collection and analysis included:

- A land use survey to identify businesses located within each precinct with further research of the activities of each business undertaken from company websites.
- An analysis of data from the state government's Urban Development Program to profile lot sizes across the precincts as well as draw comparisons with competing locations.
- A survey of businesses to identify factors influencing location decisions.
- An analysis of census data to identify employment characteristics and trends for each precinct.

The remainder of this report reflects this methodology which is as follows.

Section 3 reviews of relevant state and local government policies and strategies which Whitehorse's industrial precincts will play a role in achieving or will be influenced by.

Section 4 establishes the economic and industrial context within which the precincts operate. This includes the influence of decades of industry restructuring and more recent industry trends upon the business mix of industrial areas. Similarly the potential for office uses within industrial precincts is explored through case studies of where this has occurred. Finally, factors influencing Whitehorse's industrial role within the wider eastern and south-eastern regions is explored.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

9

Section 5 provides an analysis of industrial land supply and employment, both within the City of Whitehorse as well as within competing industrial areas and municipalities. This includes identifying the extent to which Whitehorse's precincts are providing local employment opportunities for residents. Industrial development projects within Whitehorse over the past decade are profiled to understand the nature of contemporary accommodation for a new generation of businesses.

Section 6 analyses the level of sales and leasing activity across the precincts as an indicator of the likely future availability of properties for new businesses potentially locating in each precinct. A profile of the building stock within each precinct on a number of measures also provides an insight into the likelihood of meeting future accommodation requirements of businesses as well as the opportunity for sites being redevelopment.

Section 7 presents the findings of a survey of a small number of businesses which provides some insight into the factors influencing location decisions, the geographic markets that they service and their expectations with regard to profitability and employment.

Section 8-15 profiles each of the eight industrial precincts based upon the above analysis and a number of performance indicators. A strategic assessment of each precinct is also provided.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

10

3. Policy and Strategy Review

There are a number of local and state planning policies of relevance to Whitehorse's industrial precincts which have been summarised below.

3.1 Whitehorse Economic Development Strategy 2014-2019

The City of Whitehorse's Economic Development Strategy aims to:

- Promote the municipality's social, economic and environmental sustainability.
- Improve the overall quality of life of people in the local community.
- Promote appropriate business and employment opportunities.

This will be achieved through Council 'assisting to retain and expand local businesses, and attract new businesses that contribute positively to the overall enhancement of the local economy, natural environment and quality of life for the community'.

Whitehorse's economic potential is reflected in the strategy's theme, 'Whitehorse: Gateway to the east', which envisages the municipality being a leader for the eastern Melbourne region given Box Hill's existing role as a regional employment hub. These opportunities are also reflected in the strategy's vision for the municipality to be:

'A gateway to Melbourne's east, with a high degree of self-sufficiency, yet well connected to the regional economy. It is a place of opportunity and innovation, with a skilled workforce and a diversity of employment opportunities, excellent economic prospects and a relaxed, enjoyable lifestyle'.

The strategy comprises five strategic project areas being:

- Retail activity centres.
- Box Hill Central Activities Area.
- Local business development.
- Regional development and investment attraction.
- Skilled people and businesses.

Council's role in promoting local economic development as summarised in Figure 2.

Figure 2: Economic Development Mandate of Local Government



Source: City of Whitehorse Economic Development Strategy

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

11

3.1.1 The Whitehorse Economy

The strategy correctly highlights that while manufacturing activity in Melbourne has declined, the extent to which this has occurred has been overstated due to non-core activities now being outsourced to other industries. The strategy indicates that there is still a role for creative and competitive manufacturing firms within a new global trading environment.

Service orientated industries such as public administration and safety, administration and support services, health care and social assistance, and education and training are identified by the strategy as being within an expanding phase of their life cycle. As a result, the strategy recommends that the growth of these industries should be supported. Other industries offering growth potential over the medium to long-term, including arts and recreation services, professional, scientific and technical services, rental, hiring and real estate services, accommodation and food services, transport, postal and warehousing and construction have also been identified for support.

The wholesale trade, retail trade and manufacturing industries have been identified by the strategy as requiring a greater focus upon value adding in order to reverse the recent decline. Similarly, the information, media and telecommunications sector is identified as being at risk and in need of increased innovation and productivity improvements to support its competitiveness.

The strategy identifies Whitehorse's strategic position as being focused upon service based businesses, as well as the opportunity for relatively strong industrial growth driven by changing business models. Analysis undertaken by SGS Economics and Planning estimates that over the 20 year period 2011-2031 Whitehorse's stock of office space will increase by 173,000 m² and industrial floorspace by almost 1,000,000 m².

3.1.2 Local Business Development

The strategy recognises the municipality's strong manufacturing sector, established retail sector and emerging education and health sectors. Key strategy objectives include:

- Providing a responsive and proactive land use planning environment to accommodate changing economic conditions.
- Recognising and supporting the diversity of local businesses ranging from major office parks to micro home-based businesses.
- Working with neighbouring municipalities to identify where Whitehorse can provide appropriately sized land for new businesses.

3.1.3 Regional Development and Investment Attraction

The City of Whitehorse's role in attracting investment across the wider region is also recognised in the strategy. Key objectives include ensuring appropriate land use zoning and infrastructure provision across the region, as well as promoting Whitehorse as a location for business investment. Supporting tasks include:

- Maintaining a database of investment opportunities.
- Engaging with potential investors.
- Mapping current transport infrastructure and identifying areas that require future investment.
- Ensuring that Council provides clear and accessible information regarding investment opportunities within Whitehorse.

3.1.4 Skilled People and Businesses

Whitehorse's Economic Development Strategy recognises the opportunities offered by existing educational institutions and office precincts as locations for the continued growth of higher skilled employment. In particular, it identifies the opportunity to:

- Further support the growth of the Deakin/Tally Ho Knowledge Precinct as an employment node, which includes identifying the potential for sites along Burwood Highway between Deakin University and Tally Ho to be redeveloped.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

12

- Leverage off major education and health service providers in developing specialised, knowledge intensive businesses.
- Ensuring that land use planning policies support the attractiveness of residential and commercial precincts for skilled residents and employers.

3.2 Whitehorse: Discover the Advantage

As a prospectus for attracting new business investment within Whitehorse, this document highlights a range of locational advantages offered by the municipality including:

- One of the highest levels of economic density outside of central Melbourne.
- A diverse industry base and skilled workforce.
- A large and growing knowledge sector including health care and social assistance, education and training.
- Access to major roadways (e.g. Eastern Freeway and Eastlink) and public transport, a growing economy and population, a highly qualified workforce and a range of lifestyle choices.

3.3 Plan Melbourne 2017-2050

Plan Melbourne contains a number of key policy directions of relevance to Whitehorse's industrial precincts which have been briefly summarised below.

- Access to Local Employment

Plan Melbourne identifies a need to increase the number and diversity of jobs close to where people live, particularly within suburban employment clusters, health and education precincts and industrial precincts. It envisages that this will be facilitated through taking advantage of land that is available for renewal as well as through activity centres supporting a greater diversity of activities.

- Commercial Land Supply

A requirement for an adequate supply of commercial land across metropolitan Melbourne to meet the needs of a growing population is identified by Plan Melbourne (Policy 1.1.7). However it recognises that while it is desirable for mixed-use development to occur, this can result in residential uses competing with commercial uses and employment opportunities.

- Urban Renewal Opportunities

Urban renewal precincts and sites are identified in Plan Melbourne as offering the opportunity to 'improve local amenity, accommodate more housing and offer a greater mix of uses to support local communities'. It further indicates that Councils have a role in facilitating their redevelopment to create jobs and accommodate growth.

3.4 Suburban Rail Loop

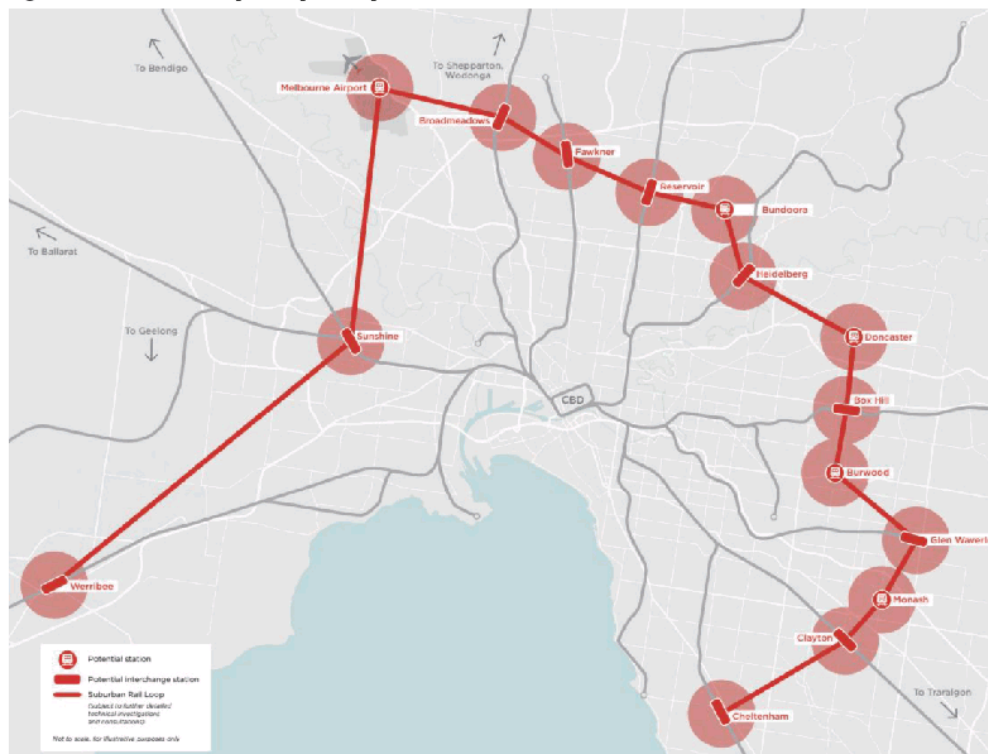
The state government is currently assessing the opportunity for a 90km suburban rail loop to provide an underground rail connection between Melbourne's major employment, health services, education and activity precincts outside the central business district. As shown in Figure 3, this may potentially provide a new station at Burwood which, together with Box Hill Station, would be connected to other stations across Melbourne's middle suburbs. This may provide a catalyst for development around these stations as businesses and workers will have expanded workplace opportunities.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

13

Figure 3: Suburban Rail Loop Conceptual Map



Source: Development Victoria, Suburban Rail Loop Strategic Assessment

3.5 Conclusion

The state and local policies reviewed in this section highlight the importance of maintaining the viability of existing land uses that support the Whitehorse economy, while also facilitating opportunities for ongoing development that not only supports economic growth but also results in improved social and environmental outcomes.

A number of important themes are contained within the various documents including:

- Leveraging off major institutions and the employment nodes to support employment growth, while also recognising the opportunities for major urban renewal sites and precincts.
- Whitehorse continuing to play a regional role in the provision of services and employment opportunities.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

14

4. Economic and Industrial Context

Future opportunities for Whitehorse's industrial precincts will be determined by their ability to respond to a range of external factors including the increasing diversity of activities locating within Industrial areas. This is largely due to industry restructuring which has resulted in a shift from production functions to pre and post production activities such as conceptual design marketing, distribution, installation and servicing of products that are often manufactured off-shore.

The role of industrial areas varies significantly depending upon their location relative to major infrastructure, local workforce profile and characteristics of their existing building stock. Some elements of an industrial area's existing mix of activities will often reflect the economic and industrial context. For an established industrial location such as Whitehorse offering access to higher skilled workers this is being reflected in a new generation of industrial activities and services. This section reviews some of the key factors influencing the future direction of Whitehorse's industrial precincts.

4.1 Defining Industrial Activity and Land Use

Industrial activity has traditionally been measured by employment within the manufacturing, wholesale trade, and transport, postal and warehousing sectors. Industry restructuring over recent decades has seen a blurring of what may be considered industrial activity.

The increased outsourcing of non-core functions by traditional industrial activities now means that there is now a variety of businesses that may be considered part of a broader definition of industrial activity. Similarly, there is also a wide range of 'non-industrial' activities locating within industrial areas in order to better meet their accommodation requirements.

The decline in many traditional lower value adding manufacturing activities has also resulted in improved amenity, reduced land use conflicts, and the availability of development sites for higher quality industrial development such as office warehouses which have also contributed to the amenity of industrial precincts. Hence, a new generation of businesses are now located within industrial areas that fall outside of the traditional definition of an industrial activity. These include engineering consultants, construction firms, on-line retailers and IT related activities that may have located within an industrial area due to a requirement for a mix of office and industrial space. Similarly, many dedicated office uses such as recruitment and engineering consultants may prefer an industrial location close to the businesses they service.

4.1.1 Whitehorse Industrial Precincts: Business Mix

A land use survey undertaken for the purpose of this review identified businesses occupying 58% of properties with the mix of activities undertaken by these businesses shown in Figure 4. Traditional industrial activities, being manufacturing, wholesale trade and transport, postal and warehousing, together account for only 31% of identified businesses.

Wholesaling is still a major activity in Whitehorse's industrial precincts, accounting for 18% of identified businesses, with a wide range of products ranging from traditional materials and equipment wholesaling through to high valued equipment requiring associated professional services. The markets for these products would range from local manufacturers requiring packaging supplies through to interstate businesses requiring specialised electronics and healthcare equipment and consumables.

Automotive related services are also significant activities within Whitehorse's industrial precincts, accounting for 15% of identified businesses. The dominance of these activities reflects the extent of demand from local households and businesses for services located close to where they live.

Construction services, which account for 11% of businesses within Whitehorse's industrial precincts, cater for both commercial and domestic property requirements. Construction companies represent a further 5% of businesses. While these businesses may be impacted from an anticipated slowing in building activity, there will be ongoing demand due longer-term population growth and the maintenance requirements of properties.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

15

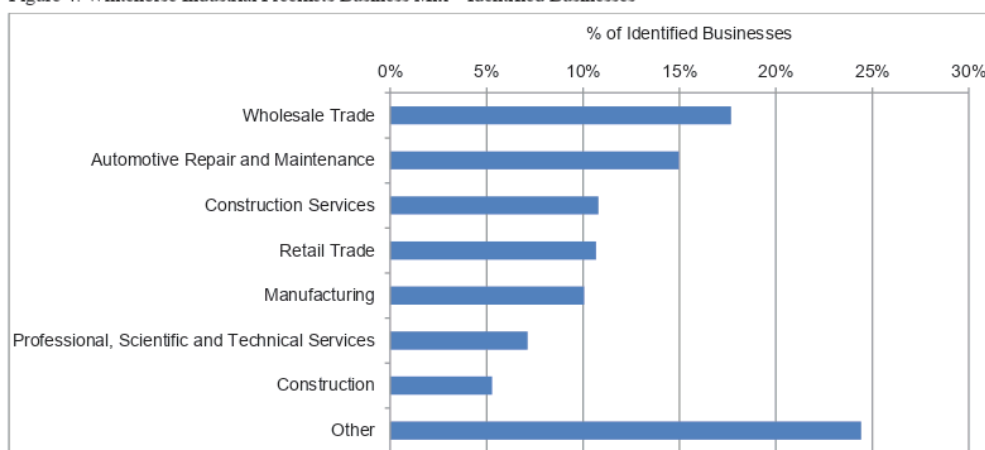
Nevertheless any slowing in overall construction activity has the potential to negatively impact upon Whitehorse's industrial precincts

Retailing activities include both bricks and mortar retailers located on industrial zoned sites as well as online retailers which together represent 11% of identified businesses across the eight precincts. For the purpose of this review businesses with an on-line store are considered to be retailers as they are able to sell directly to the public. Previously, such businesses may have been seen as wholesalers given that they would have relied solely upon retailers to distribute products. As a result of the opportunities created for online retailing there is now some blurring between the classification of wholesalers and retailers in industrial areas.

Manufacturing is the next largest activity, accounting for 10% of businesses. The range of products manufactured ranges from traditional activities such as packaging, steel fabrication and furniture manufacturing through to advanced manufacturing such as the production of medical instruments and electrical control systems.

Professional, scientific and technical services, which account for 7% of businesses, are largely accommodated in purpose built offices and include business and professional services, recruitment and other consultants, IT services and financial services.

Figure 4: Whitehorse Industrial Precincts Business Mix – Identified Businesses



Source: BWEC Land Use Survey

4.2 Industry Trends

Despite the issues associated with defining the activities of which generate demand for industrial land, broader industry trends still provide a useful context. Figure 5 highlights the decline in Victorian manufacturing employment which has resulted from both the relocation of production offshore as well as the outsourcing of non-core activities to other sectors. This decline in manufacturing employment has however been more than offset by growth in employment in the construction sector, while the transport, postal and warehousing sector has also shown strong employment growth. Employment in the wholesale trade sector has generally remained stable over the past three decades.

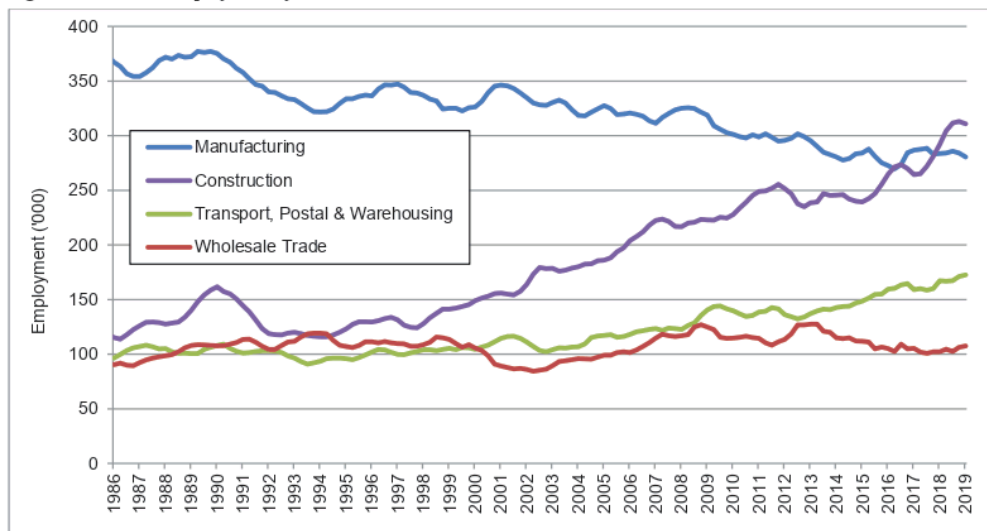
While the construction sector has not traditionally been considered to be a major source of demand for industrial land, it accounts for a significant share of businesses within Whitehorse's industrial precincts as well as other industrial locations. Examples of such businesses include trade services, appliance installation and maintenance services and construction companies. The level of construction activity also provides an indication of demand for industrial land by businesses manufacturing and wholesaling of building related products.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

16

Figure 5: Victoria - Employment by Selected Sector*



Source: ABS Cat No. 6291.0.55.003 Labour Force, Australia, Detailed, Quarterly

*Moving average annual employment

The construction industry has been a major source of full-time employment growth in Victoria, accounting for 21.7% of additional jobs over the past decade, 26.9% over the past three years and 56.4% over the past year. The recent increase in building activity has also been a major catalyst for employment growth in those industries that provide inputs to the construction industry such as the manufacturing sector, wholesale trade, and professional, scientific and technical services.

A recent assessment of the economic significance of the property industry to the Victorian economy undertaken by the AEC Group for the Property Council of Australia¹ identified that:

- The property sector directly contributed \$45.1 billion to Gross State Product (GSP) in 2015-16 (12.4% of the total contribution to GSP by all industries in the state), and is estimated to have contributed a further \$60.2 billion to Victorian GSP through flow-on demand for goods and services.
- The property sector directly employed more than 331,000 full time equivalent employees in 2015-16 (12.4% of Victoria's total), and supported almost 435,000 FTE jobs through flow-on activity.

The property industry is defined by the AEC Group as including all construction activity, property operations and real estate services together with a portion of the activities of other industries including finance, insurance and superannuation funds, and professional, scientific and technical services. This allows those activities that rely upon construction activity to be incorporated into the broader classification of the property industry.

While the residential construction boom has supported Victoria's economic growth over recent years, the analysis undertaken by the AEC Group also highlights the potential risks to the state's economy of any slowing in residential construction activity. This may however be offset to some extent by the recent increase in infrastructure development that is occurring in Melbourne.

Automotive services are an often over looked source of demand for industrial floorspace. Typically these businesses locate in older style industrial premises given that they do not require high clearance or a clear span space. There has however been a gradual trend towards higher quality premises particularly for businesses servicing prestige vehicles.

¹ AEC Group (2017) Economic Significance of the Property Industry to the Victorian Economy.

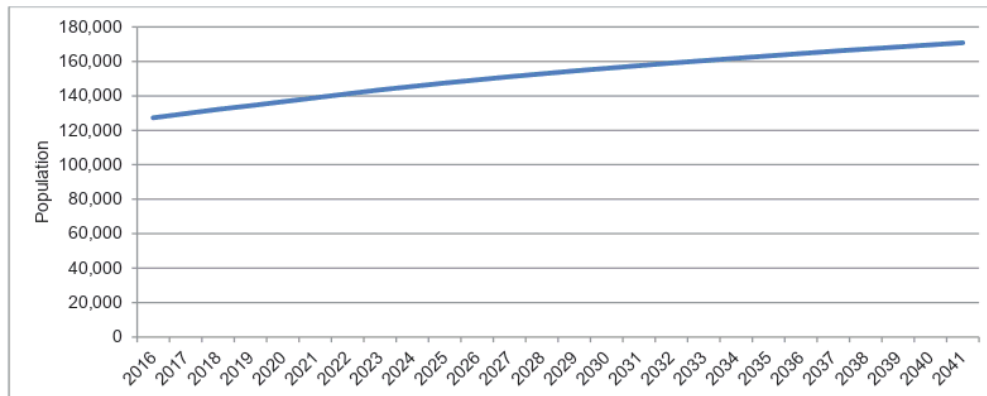
9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

17

Future demand for automotive services will be primarily driven by car ownership within the 18-69 year age group. Forecasts prepared by Id Consultants for the City of Whitehorse predict that the number of Whitehorse residents in this age group will increase by 25% over 2019-2039 (refer Figure 6). This would be expected to result in an equivalent increase in demand for industrial floorspace for automotive services across the municipality.

Figure 6: City of Whitehorse Projected Population (18-69 years)



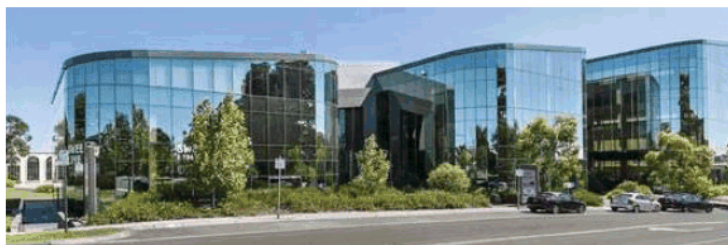
Source: Id Consultants

4.3 Office Activities

The opportunity for office-based activities within industrial areas has been supported by reforms to the Victorian Planning Provisions in 2013 which removed the default floorspace area restriction for industrial zones in favour of locally set floorspace caps.

Within the City of Whitehorse's industrial areas the most significant contemporary office developments are located within Redland Estate industrial precinct. Three office buildings with a total floor area of 8,200 sqm were developed in approximately 2005 at the entrance to the precinct (630 Mitcham Road) with current occupants including an online training provider, religious organisation, chemical distributor, community health services provider, and consulting engineers. A second office development comprising eight office suites was developed in 2014 on a 2,021 sqm site at 31 Redland Drive. Occupants of this development now include architects, surveyors, recruitment consultants and an IT services provider. More recently the Industria Nunawading development in Norcal Road Nunawading has incorporated dedicated office space.

In total there is estimated to be approximately 100 office-based businesses located across Whitehorse's industrial precincts including those that have not been able to be identified. Many of these businesses are located in modern office warehouses.



630 Mitcham Road Mitcham (Redland Estate Industrial Precinct)

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

18

4.3.1 Case Studies: Industrial Precinct Office Developments

An understanding of the potential for dedicated office development within Whitehorse is industrial precincts may be gained from the experience of other locations across Melbourne's south eastern and southern regions. Four office developments/precincts in locations comparable to Whitehorse's industrial precincts have been profiled below being:

- Uni Central Business Park located in the Monash Technology Precinct.
- Tulip Green Business Centre in the Bayside Business and Employment Area (Cheltenham).
- Parkview Estate - Corporate Drive Heatherton.
- Hawthorn East Industrial Area.

All these developments have successfully attracted businesses despite many being less accessible by public and private transport than Whitehorse's industrial precinct.

Uni Central Business Park – Notting Hill

The former Monash Secondary College site in Duerdin Street Notting Hill has been redeveloped as the Uni Central Business Park (unicentralnottinghill.com.au). This development comprises a mix of office warehouses and dedicated offices across five stages being:

- 19-25 Duerdin Street: Six office warehouses marketed as hi-tech offices due to office space accounting for 60% of the total floorarea of 4,078 sqm.
- 27-31 Duerdin Street: 26 office suites with a combined floorarea of 2,424 sqm and ranging in size from 39 sqm to 164 sqm.
- 33-37 Duerdin Street: six offices ranging from 257 sqm to 732 sqm with a total floorarea of 2,495 sqm.
- 39-43 Duerdin Street 12 office warehouses ranging from 263 sqm to 525 sqm with a combined floorarea of 4,446 sqm. Office space accounts for 1,256 sqm or 28% of the total floorarea.
- 45-53 Duerdin Street: Seven office warehouses ranging from 445 sqm to 1,300 sqm. Office space accounts for 1,560 sqm (36%) of the total floorarea of 4,270 sqm.

This development is significant in terms of the proportion of total floorspace accounted for by offices, either as dedicated offices or within office warehouses. Of the development's total floorarea of 17,713 sqm, office space accounts for 10,192 sqm or 58%. This is significantly greater than industrial building previously constructed for traditional manufacturing and wholesaling activities.

The ability to support this amount of office space reflects a number of factors being:

- The Monash Technology Precinct's profile as a corporate office location together with the development's location close to Monash University.
- Proximity to Monash Freeway via both Blackburn Road and Wellington Road.
- General amenity offered by the site given its location adjacent to a residential area to the north.

It is notable that the development does not have exposure to an arterial road which has traditionally been a key requirement for offices. This reflects the increasing range of businesses requiring office space, not all of whom require an activity centre or high profile location. In addition, lower land costs within industrial areas enables affordable on-site car parking to be provided.

Duerdin Street is relatively narrow with a width of approximately 8 metres and parking on one side. This highlights the reduced requirement by businesses for truck access compared to traditional manufacturing and warehousing operations. Businesses occupying office warehouses within the development are typically advanced manufacturing / distribution activities associated with physically small but high value products that may be transported by small trucks or delivery vans.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

19

Examples of these businesses are:

- SmartLock Digital (smartlock.com.au) – Access control engineering.
- Vitronic (vitronic.com) - Traffic technology and logistics systems.
- Extron (extron.com) - Professional audio visual integration products, software, and expert system support

Structural changes within the Australian economy and continued growth in demand for more sophisticated industrial products and services, combined with the increasing obsolescence of ageing industrial buildings, is expected to result in a growing number of sites within the City of Monash being redeveloped for contemporary office / industrial facilities similar to the Uni Central Business Park.

Hawthorn East Industrial Area

This Commercial 2 zoned precinct is located adjacent to the Monash Freeway and Toorak Road in Hawthorn East. Despite not having exposure to Toorak Road, and originally not considered an office location, this precinct has attracted the head offices of a number of high profile businesses including Bunnings and fashion retailers Kookai and Gazman. In addition to these retailers, the professional, scientific and technical services sector was a major employer in 2016 with 311 jobs.

In addition to the precinct's proximity to the Monash Freeway, businesses are also attracted by the precinct's proximity to Tooronga Shopping Centre. The precinct is located approximately 1km from the Kooyong and Tooronga railway stations.



Tulip Green Business Centre: 75 Tulip Street Cheltenham

This development comprises 28 office suites together with basement car parking upon a 1,624 sqm site. It is located within the Bayside Business and Employment Area which was established through the Bayside City Council rezoning the Cheltenham industrial area in the early 2000's to what is now a Commercial 2 zone in order to facilitate more intensive employment outcomes.

While offering views over an adjacent golf course, this office development is not located in a high exposure location and offers limited access to amenities such as eateries, retailing and public transport services. It has however attracted a mix of smaller businesses requiring dedicated office space. A key driver of demand has however been the relatively high socio-economic profile of residents within the bayside area seeking to locate businesses close to where they live.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

20



Occupants

Accountancy Connect-Accountants	EChoice & PSS – Mortgage Brokers
Bayside Glen Eira Kingston Local Learning and Employment Network – Employment Network	Ctrack - fleet management and vehicle tracking solutions
Initiative Sport – Event management	Future Sport & Entertainment – Sports Management
Share Wealth Systems – Financial Services	Novare Finance Group – Financial Services
Optimal Data Services – IT Services	Glendora Commercial Services - Accountants
Elite Crossings – Engineering consultants	Good Times Co – Building supplies
Broadbent Finance – Financial services	Brava Tango Bravo - Advertising
Integrated Bulk Systems – Engineering consultants	Dovetail Developments – Property development
Loans Australia – Mortgage brokers	RPI Financial Systems – Financial services
Atkins Maritime – Engineering consultants	Limited-Space.com
Ezy2c - GPS Tracking	ICommunique – Marketing services
Brickcorp – Builders	Carcorp – Recruitment consultants
VicSurvey – Land surveyors	

Parkview Estate: 13-15 Corporate Drive Heatherton

These recently completed corporate style offices are located within the Parkview Industrial Estate on Warrigal Road in Moorabbin. The adjacent land uses are predominantly larger scale warehousing together with a bulky goods precinct fronting Warrigal Road, behind which this office development is located. Immediately to the west of the Parkview Estate is the Moorabbin industrial area which is characterised by older style industrial development.

While access to public transport is limited, the location benefits from the Dingley Bypass which provides access for workers living in Melbourne's south eastern suburbs, together with Warrigal Road providing north-south access. On-site car parking is provided via a decked car park at the rear which again highlights the viability of providing affordable on-site car parking.

Offices benefit from the high profile offered by the Parkview Estate and the generally higher amenity within the estate with key activities including local cafe, gym, childcare facilities, supermarket and the Moorabbin Super Centre. This has been achieved through a large site enabling a master planned development that has created its own amenity rather than rely upon that of the surrounding area.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

21



Home Timber and Hardware Group - Retail
Supersearch – Financial services
Toshiba
Infomedia – IT Solutions
Enterprise Law – Financial services
Technicalities – IT services
South Eastern Melbourne Primary Health Network

Ergopouch
The Factory Showroom
Carrier
Healthscope – Health services
North Park Group – Property development
Fibrevision Networks
Carrier – Air conditioners

These case studies highlight a number of key factors that have driven the development of dedicated office space within industrial areas being:

- An increasing diverse range of office users which includes businesses that do not require high profile locations to promote their image.
- Lower land values within industrial areas allowing affordable car parking and lower occupancy costs for businesses.
- The overall amenity of industrial areas improving over time with reduced manufacturing activity and high quality office warehouse development.

While dedicated office development within Whitehorse's industrial areas has favoured Redland Estate and Joseph Street precincts for historical reasons, there is considerable potential for more intensive employment activity to be supported within other precincts given that:

- Whitehorse's industrial precincts are well serviced by public transport, with Blackburn, Cook Road, and Rooks Road being close to railway stations, and the Evans / Ireland precinct being serviced by tram services along Burwood Highway.
- Most of Whitehorse's industrial precincts are within walking distance of retail centres with the exception of Joseph Street and Lexton Road.
- The majority of precincts are located within 2-3 km of either the Eastern Freeway or Eastlink which provides access to both potential customers and workers.
- The industrial building stock will become increasingly obsolete prompting the redevelopment of sites for either more intensive office warehouses or dedicated offices.

4.4 Regional Context

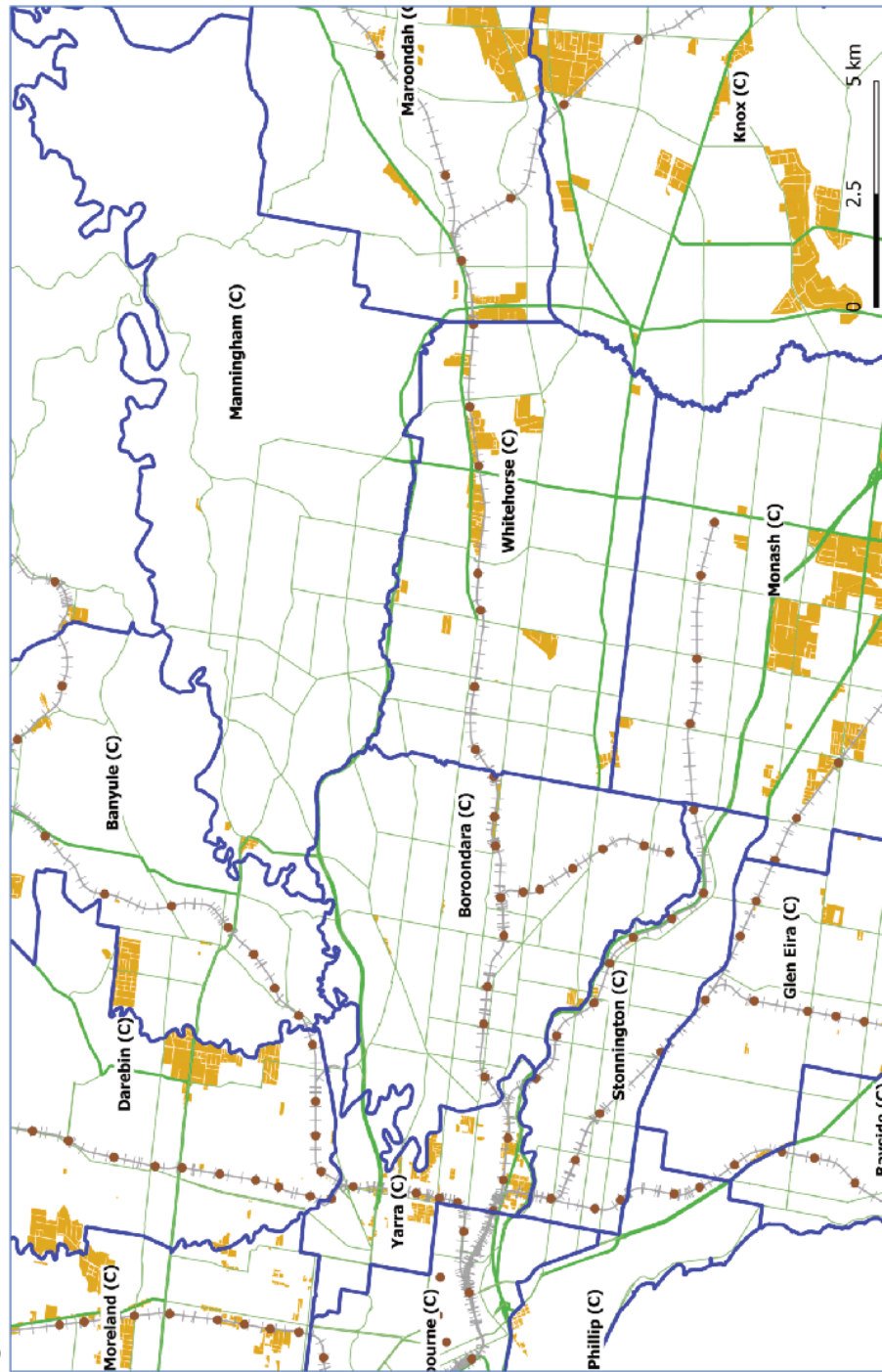
The City of Whitehorse's industrial precincts compete with significant industrial areas within the municipalities of Monash to the south and Knox and Maroondah to the east (refer Figure 7). These adjacent municipalities are well serviced by Monash Freeway and Eastlink and have ready access to a rapidly growing resident workforce within Melbourne's south east region (refer). They however are not well serviced by rail services which limits transport options for workers.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

22

City of Whitehorse Industrial Precinct Review – Draft Report

Figure 7. Industrial Areas



Source: Urban Development Program 2017

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

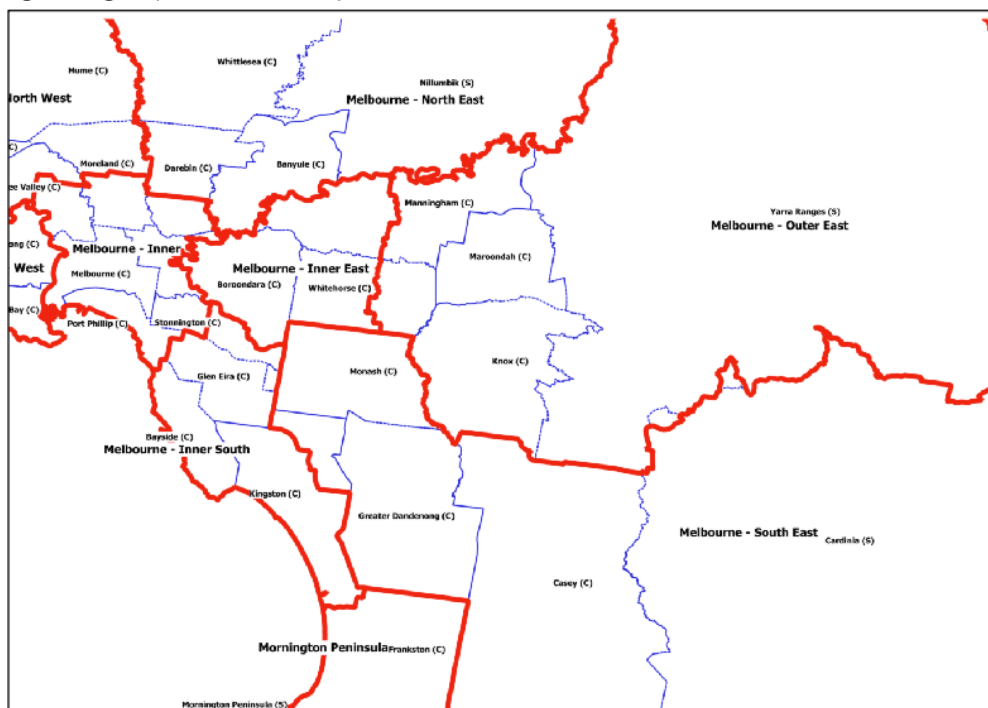
City of Whitehorse Industrial Precinct Review – Draft Report

23

To a lesser extent Whitehorse also faces competition from industrial precincts within Banyule and Darebin such as Heidelberg, East Preston and Fairfield in attracting businesses looking to service households and businesses within Boroondara and Manningham where there is a limited supply of industrial land.

The number of resident workers within Melbourne's South-East region has grown by 28% over 2006-2016 compared to only 6% within the Outer East and Inner East regions (refer Figure 9). This variation in growth of the regional labour force will have influenced the location decisions of businesses with owners seeking to locate close to potential workers, as well as where they also live.

Figure 8: Regions (ABS Statistical Area 4)



Source: ABS

Figure 9: Resident Workforce by Region

	2006	2011	2016	2006-2016	10 Year Growth (% p.a.)
Melbourne Inner East	158,695	164,215	168,603	9,908	6.2%
Melbourne Outer East	234,256	244,593	247,729	13,473	5.8%
Melbourne South East	262,493	300,603	335,693	73,200	27.9%
Total	657,450	711,422	754,041	96,591	14.7%

Source: ABS Census

Higher level of residential development and population growth within the South-East region (refer Figure 10) has also generated demand for industrial activities that service households and local businesses. These include automotive, construction and trade services that represent a significant component of most industrial precincts.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

24

Figure 10: Resident Population by Region

	2006	2011	2016	2006-2016	10 Year Growth
Inner East	328,985	340,002	359,644	30,659	9.3%
Outer East	466,039	479,105	499,608	33,569	7.2%
South East	585,010	658,018	755,265	170,255	29.1%
Total	1,380,034	1,477,125	1,614,517	234,483	17.0%

Source: ABS Census

4.5 Conclusion

The environment within which Whitehorse's industrial precincts exist is one of ongoing change which is occurring on a number of levels. Industry restructuring, which initially involved the offshoring of production functions, has continued to evolve in response to the process of digital disruption occurring across all industries.

However at the same time, comparatively basic local activities such as car servicing, and the construction and maintenance of houses and other buildings, has also become an increasingly important role of many industrial precincts including those within Whitehorse. Just as cafés and restaurants have been the saviour of traditional shopping strips, these local trade related activities have played an important role in the survival and vibrancy of traditional industrial areas. This largely reflects the physical aspect of these activities that cannot be outsourced through digital networks.

Traditional industrial sectors such as manufacturing and wholesaling have responded to the out-sourcing of production processes offshore by focusing on higher value adding, pre and post production, stages. This has had a major impact upon the skill requirements of workers and the form of industrial accommodation required. Access to higher skilled workers living within Melbourne's eastern region has facilitated the transformation of the region's industrial areas with the Monash Technology Precinct being a prime example.

As industry has transformed to higher value adding activities there has been growing demand for an increased office component in new higher quality industrial developments, resulting in improved amenity where this has occurred. This improved amenity and recent planning reforms have supported the development of purpose built office space that is now transforming traditional industrial areas into employment nodes with a greater diversity of activities.

The City of Whitehorse's industrial precincts remain vibrant locations for an increasingly diverse mix of activities. The continuation of this trend will however be determined by its ability to compete with other industrial areas, particularly those within the City of Monash that are better located to access the growing numbers of workers within Melbourne's south eastern region. The recent development of a number of new industrial estates may provide the necessary momentum for this to occur and coinciding with an increasing demand for dedicated office developments within Whitehorse's industrial precincts.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

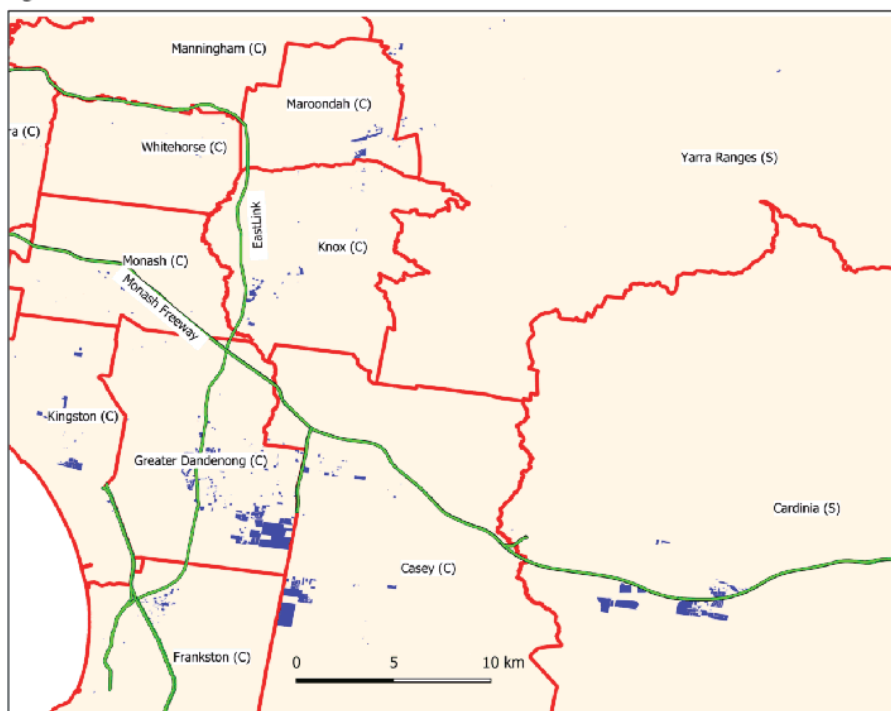
25

5. Industrial Land Supply and Employment

The availability of vacant industrial, combined with growth in population and labour supply as discussed in Section 4, has influenced the pattern of industrial development across Melbourne's eastern and south-eastern regions. New industrial development may occur either upon previously undeveloped sites or through the demolition of existing buildings for more intensive industrial facilities. Therefore the supply of industrial land available for new industrial development is dynamic, increasing when existing industrial buildings are demolished to make a site available for redevelopment, and decreasing as vacant sites are developed.

The relative importance of vacant industrial land and redeveloped sites in facilitating new industrial development varies significantly between middle ring municipalities with well-established industrial areas such as Whitehorse and Monash, and outer municipalities such as Greater Dandenong, Casey and Cardinia which offer substantial areas of greenfield industrial land (refer Figure 11). The municipalities of Maroondah and Knox immediately to the east of Whitehorse also have notably more vacant industrial land than Whitehorse.

Figure 11: Vacant Industrial Land 2017



Source: Urban Development Program 2017

Figure 12 indicates the amount of vacant and occupied land within Whitehorse's eight industrial precincts as well as competing precincts and municipalities in 2017 according to the most recent Urban Development Program report. This highlights the significant availability of vacant industrial land (excluding Commercial 2 zoned land) for immediate development within the adjacent municipalities of Knox (26.5 ha) and Maroondah (60.1 ha). Further to the south, Greater Dandenong has an even greater supply (585 ha). The remaining industrial locations have a minimal supply of vacant land which places a greater reliance upon the redevelopment of existing industrial sites in order to provide contemporary industrial facilities for modern industrial businesses.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

26

Figure 12: Industrial Land Occupancy 2017 (Excluding Commercial 2 Zoned Land)

Precinct / Municipality	Occupied	Vacant	Total
Blackburn	26.9		26.9
Middleborough/Clarice Roads	32.5		32.5
Cook Road	15.2	0.6	15.8
Evans / Ireland Streets	11.1		11.1
Joseph Street	8.0		8.0
Lexton Road	8.8	0.4	9.2
Redland Estate	40.3	0.9	41.2
Rooks Road	36.2	2.5	38.7
Whitehorse (8 Precincts)	179.1	4.3	183.4
Monash	681.6	9.1	690.7
Knox	557.0	26.5	583.5
Maroondah	382.6	60.1	442.7
Eastern Region	1,621	96	1,716
Greater Dandenong	1,778.2	585.4	2,363.6
Frankston	335.7	30.1	365.8
South Eastern Region	2,114	615	2,729
East Preston	125.1	2.8	127.9
Heidelberg	82.2	-	82.2
Fairfield	34.8	0.3	35.1
Bulleen	8.3	-	8.3
Northern Region	250.4	3.1	253.5
Total	4,165	719	4,883

Source: Urban Development Program 2017

The opening of Eastlink in 2008, together with a substantial supply of vacant industrial land, resulted in considerable new industrial development within the expanded Dandenong South Industrial Area and Carrum Downs Industrial Precinct. Figure 13 shows the consumption of vacant industrial land within these areas over 2007-2017 compared to that which has occurred within Melbourne's eastern region (refer Figure 14).

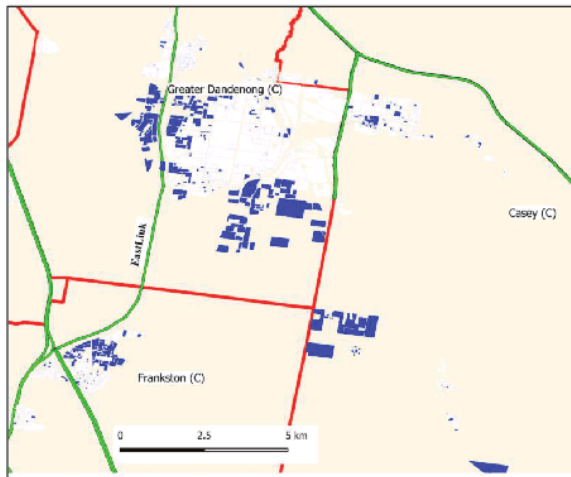
With businesses now able to travel from the Dandenong South Industrial Area to Ringwood within 30 minutes, Eastlink has expanded the location options available to businesses. These businesses would typically service Melbourne's eastern and south-eastern regions and be less reliant upon higher skilled workers.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

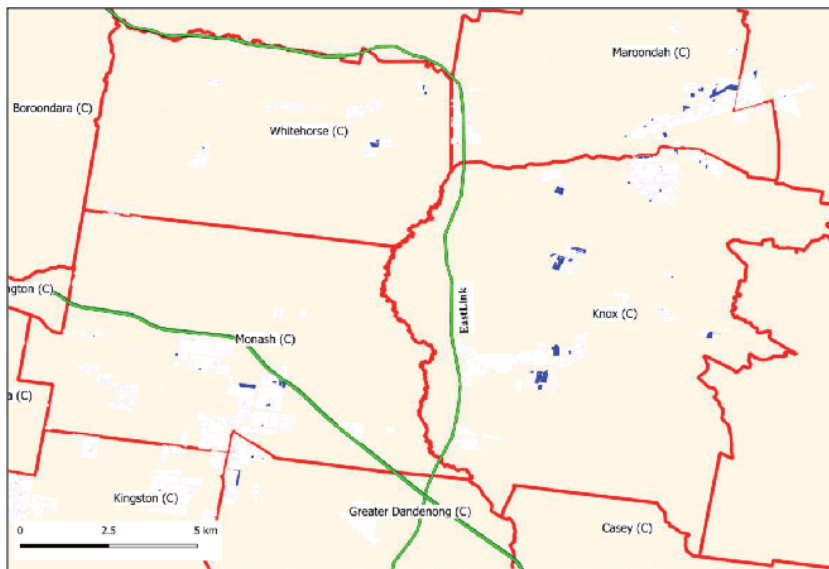
27

Figure 13: New Industrial Development 2007-2017 – South East Region



Source: Urban Development Program 2007 and 2017

Figure 14: New Industrial Development 2007-2017 – Eastern Region



Source: Urban Development Program 2007 and 2017

While Eastlink has encouraged new industrial development within Greater Dandenong and Frankston, this has not necessarily impacted upon Whitehorse's ability to attract new businesses. Figure 15 and Figure 16 highlight the notable differences in the industry mix and education qualification of workers within those areas of the Dandenong where there has been significant industrial development over 2007-2017, and Whitehorse's eight industrial precincts.

The Dandenong industrial growth areas have a much higher proportion of employment within the manufacturing construction, wholesale trade, and transport, postal and warehousing sectors than Whitehorse. Conversely, a higher proportion of workers within Whitehorse's industrial precincts are employed in professional, scientific

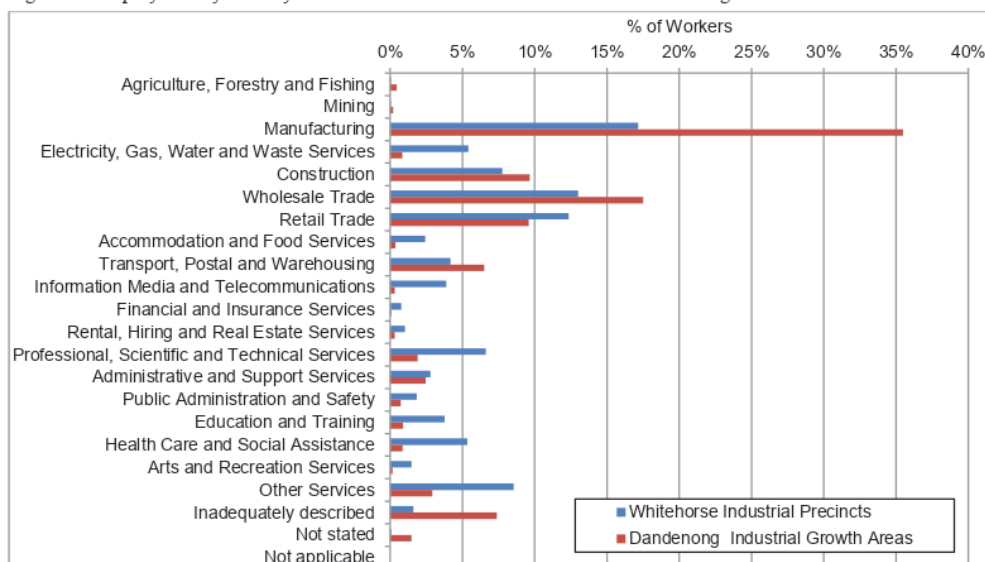
9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

28

and technical services, education and training, health care and social assistance and other services sectors. The data for Dandenong's industrial growth areas relates to newly located businesses whereas data for Whitehorse also includes long-established businesses. As a result, these differences would be expected to be even greater if only new businesses locating in Whitehorse were able to be identified.

Figure 15: Employment by Industry 2016 – Whitehorse Industrial Precincts vs. Dandenong Industrial Growth Areas*



Source: ABS Census Working Population

*Transport Destination Zones: 213140002, 213142838, 213112828, 213110006, 213112871, 213112877.

The education profile of workers within Dandenong's industrial growth areas is also notably lower than for Whitehorse's industrial precincts with only 26.5% of workers having a tertiary qualification compared to 42.5% in Whitehorse. New businesses establishing in Whitehorse's industrial areas would again be expected to have an even higher proportion than all existing businesses which census data measures.

The key implication of this analysis is that while areas such as Dandenong have experienced strong industrial development, the jobs that have been created are less consistent with the educational profile of residents within the City of Whitehorse. As result, Dandenong's industrial growth areas do not represent a significant form of competition for Whitehorse in attracting local employment opportunities for Whitehorse residents.

Closer to Whitehorse there have been a number of industrial and commercial office developments within the Monash Technology Precinct and further to the east within the City of Knox. These projects highlight both the opportunities for similar forms of development within Whitehorse as well as the level of competition that these locations may exert in attracting new businesses.

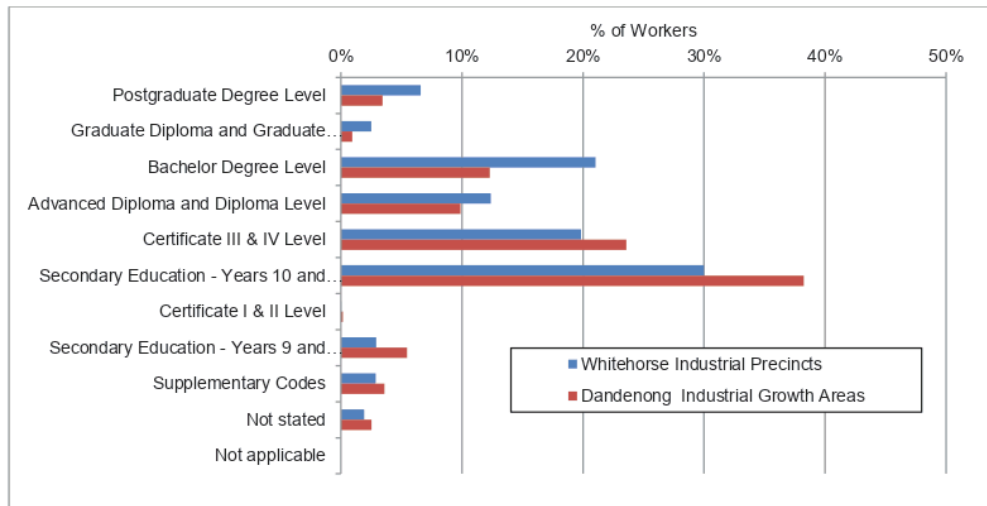
While the Monash Technology Precinct's profile has continued to support the development of large sites with main road exposure for corporate offices, there have also been smaller scale office warehouse developments with increasingly higher office components that cater for the new generation of industrial activities attracted to the area. The Uni Central Business Park profiled in Section 4 is one example of this.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

29

Figure 16: Employment by Highest Education Level 2016 – Whitehorse Industrial Precincts vs. Dandenong Industrial Growth Area*



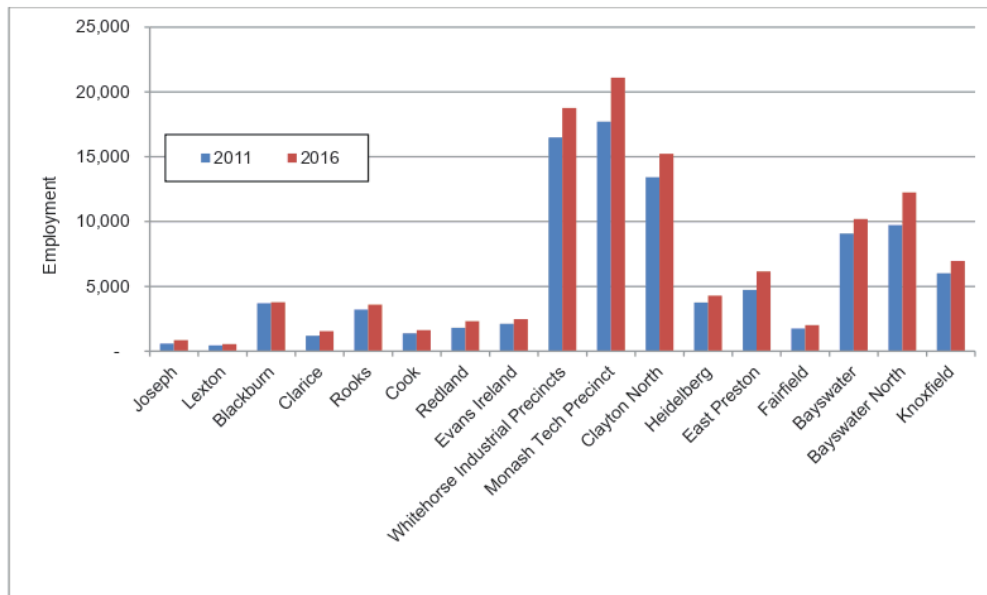
Source: ABS Census Working Population

*Transport Destination Zones: 213140002, 213142838, 213112828, 213110006, 213112871, 213112877.

5.1 Employment

Employment within Whitehorse's industrial precincts grew strongly over 2011-2016 at an average of 2.6% per annum. This is generally comparable to the nearest competing precincts of Clayton North (2.6%) and the Monash Technology Precinct (3.6%). Further to the east, employment within the Bayswater and Bayswater North industrial areas grew by 2.3% and 4.7% respectively.

Figure 17: Employment by Industrial Precinct 2011 vs. 2016



Source: ABS Census

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

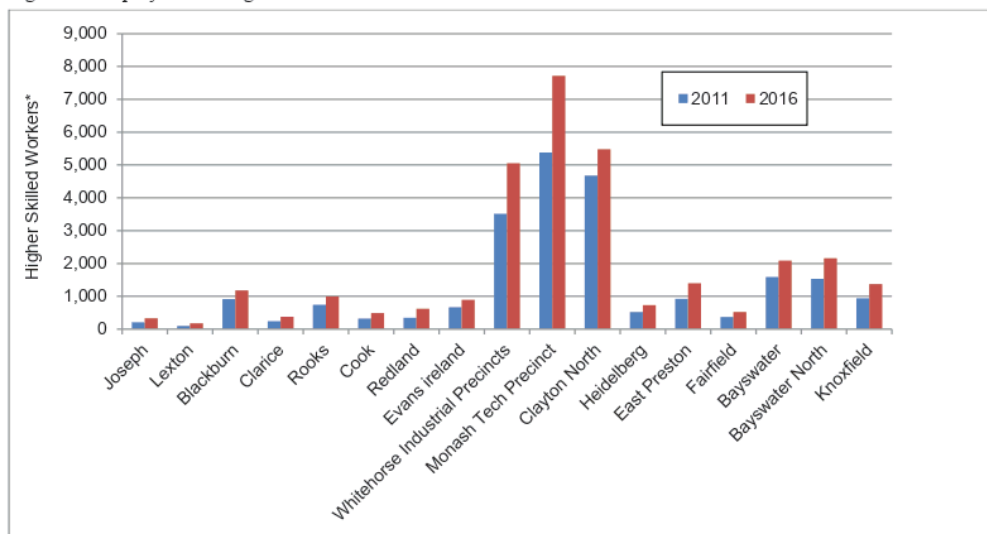
City of Whitehorse Industrial Precinct Review – Draft Report

30

The number of higher skilled workers (defined as having a bachelor degree or above) employed in Whitehorse's industrial precincts grew strongly over 2011-2016 from 3,516 to 5,051 workers (refer Figure 18). This represents an increase of 44% over the period which is consistent with the 43% growth achieved in the Monash Technology Precinct and other competing precincts.

As Figure 18 shows, growth in the employment of higher skilled workers has occurred across all precincts within Whitehorse as well as competing industrial precincts. This indicates that this trend is broad based and likely to continue, which will generate further demand for more contemporary industrial buildings with a larger proportion of office space as well as dedicated office developments.

Figure 18: Employment of Higher Skilled Workers 2011 vs. 2016



Source: ABS Census

*Bachelor Degree and above

The distance travelled by employees to work at Whitehorse's industrial precincts is generally consistent with that of most competing industrial locations with the exception of the Monash Technology Precinct and the Clayton North industrial area. Workers in these latter two precincts travel noticeably further with only around 23% of workers travelling less than 10 km compared to 38% of workers within the combined Whitehorse precincts. This most likely reflects the more specialised and higher skilled nature of jobs which attract workers from a wider area.

Figure 19: Travel Distance to Work by Precinct - Cumulative Percentage

Precinct	<2 km	<5 km	<10 km	<15 km	<20 km	Over 20km
Joseph	4.2%	13.6%	28.7%	46.8%	66.0%	100%
Lexton	8.9%	22.9%	49.0%	64.3%	80.0%	100%
Blackburn	2.8%	15.2%	37.1%	55.0%	68.6%	100%
Middleborough/Clarice	4.7%	21.5%	42.7%	57.8%	72.1%	100%
Rooks	3.5%	15.2%	37.6%	57.8%	68.7%	100%
Cook	6.0%	16.0%	43.3%	61.6%	72.4%	100%
Redland	4.1%	14.7%	35.5%	54.3%	66.7%	100%
Evans Ireland	4.6%	16.8%	37.0%	53.6%	70.0%	100%
Whitehorse Industrial Precincts	4.1%	16.2%	38.0%	56.1%	69.5%	100%

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

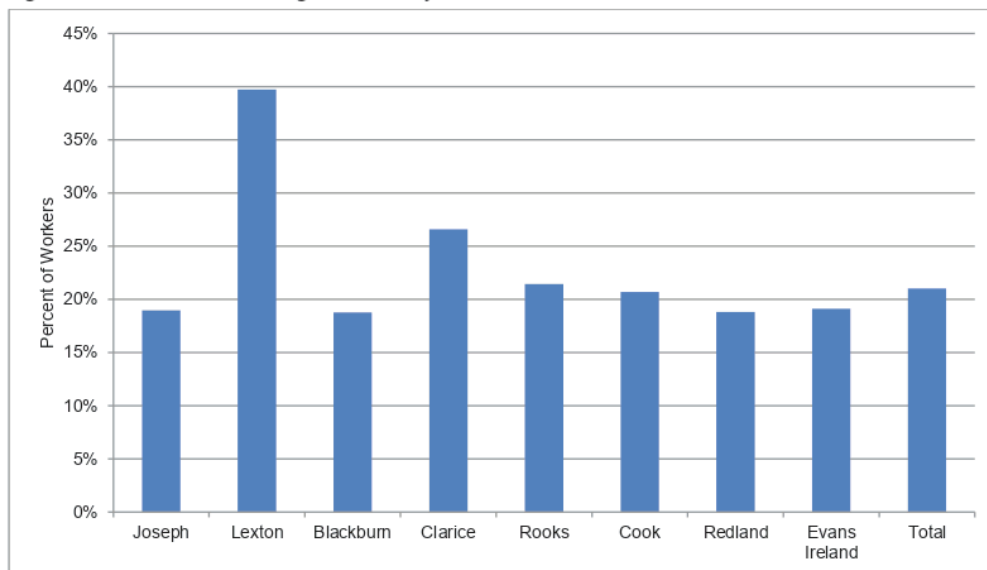
31

Precinct	<2 km	<5 km	<10 km	<15 km	<20 km	Over 20km
Monash Technology Precinct	1.0%	6.9%	23.7%	43.2%	58.5%	100%
Clayton North	1.1%	7.5%	22.5%	44.7%	58.1%	100%
Heidelberg	3.8%	14.9%	37.3%	59.1%	71.1%	100%
East Preston	2.5%	14.7%	33.5%	56.7%	69.7%	100%
Fairfield	4.7%	15.2%	35.8%	55.1%	67.8%	100%
Bayswater	1.6%	14.5%	38.8%	57.4%	65.2%	100%
Bayswater North	2.6%	15.6%	45.0%	60.9%	68.1%	100%
Knoxfield	2.3%	13.1%	30.1%	46.7%	61.1%	100%
Total	2.2%	12.0%	32.2%	51.5%	63.9%	100%

Source: ABS Census

The proportion of workers living within the City of Whitehorse is generally consistent across the precincts at around 20% with the exception of the Lexton Road precinct where it is 40%. This higher proportion most likely reflects the lower demand for higher skilled workers (refer Figure 18) and as a result businesses being able to source labour from within the local area.

Figure 20: Percent of Workers Living Within the City of Whitehorse



Source: ABS Census

5.2 Development Activity 2009-2019

Vacant industrial land represents only one measure of potential land availability for businesses seeking to establish within Melbourne's eastern region. More established industrial areas such as Whitehorse and Monash offer the opportunity for existing occupied sites to be redeveloped for more intensive industrial activities. The redevelopment of large industrial sites for smaller office-warehouses, as has occurred along Norcal, Rooks and Cook Roads are examples of this occurring in Whitehorse.

Over the 10 year period 2009-2019 a total of 13.5 ha of land has been identified as being developed, or currently under development, for new industrial facilities within the City of Whitehorse with vacant sites accounting for only 3.2 ha (24%). These new developments have delivered a total of 238 new industrial / office premises, the majority of which were contemporary office warehouses ranging in size up to 400 sqm.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

32

Larger corporate businesses have also been accommodated in freestanding corporate style office warehouses developed on vacant sites in Redland Drive which includes Stirling Fildes Healthcare and Smash Enterprises with the latter occupying 6,435 sqm of floorspace (including a 3 level office building of 1,766 sqm).

Retail development has also occurred in high exposure locations with the Home Consortium Homemaker Centre and Officeworks store being developed on Middleborough Road within the Middleborough / Clarice Road industrial precinct.

Figure 21 summarises new development activity that has occurred over the period 2009-2019. Five larger sites of more than 1 ha accounted for approximately 60% of the total area developed with one of these sites being developed for the Home Consortium Homemaker Centre (313 Middleborough Road Box Hill South). The remaining sites were developed for smaller office warehouses that may potentially also have been developed upon smaller sites. Seven vacant sites were developed over the period with all being located within Redland Estate. In total 289 new industrial / office premises were developed with redevelopment sites accounting for 251 or 87% of these.

Further details of each of these developments undertaken over this period are provided in Figure 22 and Figure 23.

Figure 21: City of Whitehorse Development Activity 2009-2019 – Site Characteristics

Site Area	Redeveloped Sites		Vacant Sites		Total	
	No.	Total Area (sqm)	No.	Total Area (sqm)	No.	Total Area (sqm)
1,000 - 4,999 sqm	5	14,238	5	12,099	10	26,337
5,000-9,999 sqm	3	19,246	1	8,471	4	27,717
10,000 sqm +	4	69,090	1	12,000	5	81,090
Total	12	102,574	7	32,570	19	135,144

Source: Google Earth, Bing Maps, Landchecker.com.au, City of Whitehorse, BWEC

The key implication of this pattern of development that is that:

- Larger industrial sites offer the opportunity for a significant amount of new industrial floorspace to be developed within a relatively short time period. However the availability of these sites is limited and any redevelopment is likely to be dependent upon the capacity of the market to absorb this supply within the necessary time frame in order to make redevelopment commercially viable.
- Large scale developments may address amenity issues within the immediate area through providing a high level of on-site amenity that attracts higher quality businesses.
- Contemporary office warehouse facilities are typically occupied by a new generation of industrial activities that are much less reliant upon heavy vehicle transport but generate higher demand for car parking for workers and visitors. However these developments also have greater capacity to provide on-site parking thereby reducing demand for on-street parking.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

33

Figure 22: Development Activity 2009-2019 – Site Address

Precinct / Address	Site Area (sqm)	Previous Use	No. New Units (Non-Retail)
Middleborough/Clarice Roads			
313 Middleborough Road	16,000	Manufacturing	Retail
23-25 Clarice Road	3,541	Factories	12
263 Middleborough Road	3,119	Warehousing / showroom	Retail
Redland Estate			
26 Redland Drive	3,528	Vacant Site	1
31 Redland Drive	2,021	Vacant Site	8
32 Redland Drive	1,556	Vacant Site	1
33 Redland Drive	8,471	Vacant Site	1
34 Redland Drive	3,242	Vacant Site	6
36 Redland Drive	1,752	Vacant Site	1
125-135 Rooks Road	13,000	Timber retailing	31
153-155 Rooks Road	12,000	Vacant Site	20
Cook Road			
9-21 Cook Road	6,929	Warehousing	21
23 Cook Road	7,017	Manufacturing	18
25-29 Cook Road	20,000	Manufacturing	38
8-10 Monomeeth	5,300		19
Lexton Road			
61-63 Lexton Road	3,525	Factories	32
Evans / Ireland Streets			
5-13 Sinnott Street	2,681	Factories	6
2-12 Tudor Street	1,372	Older style warehouses	3
Rooks Road			
31-37 Norcal Road	20,090	Infrastructure Services (Transfield)	
Total	135,144		289
Redeveloped Sites	102,574		251
Vacant Sites	32,570		38





Source: Google Earth, Bing Maps, Landchecker.com.au, City of Whitehorse, BWEC

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

34






Figure 23: Development Project Profiles

Middleborough / Clarice Road	
<p>313 Middleborough Road Box Hill South Previous Use: Chemical manufacturing (Hexion) Site Area: 1.6 ha Zoning: Industrial 1 Development: Home Consortium Homemaker Centre (13,950 sqm) Opened: December 2018 Current Tenants: Goodlife Gym, Chemist Warehouse, Kitchen Warehouse, Funtopia, Decathlon, Amway, Repco, Petbarn. Currently for lease: 6 tenancies Website: home-co.com.au</p>	
<p>23-25 Clarice Road Previous Use: Factories (2) Site area: 3,541 sqm Development: 12 office warehouses</p>	
<p>263 Middleborough Road Previous Use: Warehouse / Showroom Site Area: 3,119 sqm Zoning: Industrial 1 Development: Officeworks store</p>	
Redland Estate	
<p>26 Redland Drive Previous Use: Vacant Site Site Area: 3,528 sqm Zoning: Industrial 1 Development: Corporate Office warehouse Occupant: Stirling Fildes Healthcare</p>	
<p>31 Redland Drive Previous Use: Vacant Site Site Area: 2,021 sqm Zoning: Industrial 1 Development: 8 offices, ranging from 87sqm to 174sqm</p>	

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report






35

<p>32 Redland Drive Previous Use: Vacant Site Site Area: 1,556 sqm Zoning: Industrial 1 Development: Office Warehouse</p>	
<p>33 Redland Drive Previous Use: Vacant Site Site Area: 8,471 sqm Zoning: Industrial 1 Occupant: Smash Enterprises (consumer goods wholesaler) Corporate Office Warehouse (Total building area 6,435 sqm including 1,760 sqm of office space).</p>	
<p>34 Redland Drive Previous Use: Vacant Site Site Area: 3,242 sqm Zoning: Industrial 1 Development: Six office warehouses</p>	
<p>36 Redland Drive Previous Use: Vacant Site Site Area: 1,752 sqm Zoning: Industrial 1 Development: 20 Office warehouses</p>	
<p>125-135 Rooks Road Previous Use: Timber retailing (Matthews Timber) Site Area: Approx. 1.3 ha Zoning: Industrial 3 Development: Pivotal Business Estate (31 office warehouses with building areas in the range 178-628 sqm)</p>	

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report




36

<p>153-155 Rooks Road Previous Use: Vacant Site Site Area: Approx. 1.2 ha Zoning: Industrial 1 Development: 20 office warehouses</p>	
<p>Cook Road 9-21 Cook Road Previous use: Warehousing (Nippon Air Parts) Site Area: 6,929 sqm Zoning: Industrial 3 Development: 21 warehouses</p>	
<p>23 Cook Road Previous use: manufacturing (Teson Trims – ceased trading) Site Area: 7,017 sqm Zoning: Industrial 3 Development: 18 Office Warehouses</p>	
<p>25-39 Cook Road Previous use: manufacturing (Forgecast-ceased trading) Site Area: 13,800 sqm Zoning: Industrial 3 Development: 38 office warehouses</p>	
<p>8-10 Monomeeth Drive Previous use: Factories Site Area: 5,300 sqm Zoning: Industrial 1 Development: 19 warehouses – building areas ranging 123 sqm to 231 sqm</p>	

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

37

<p>Lexton Road</p> <p>61-63 Lexton Road Previous use: Industrial Supplies – Alliance Hardware (relocated to Joseph Street precinct) Site Area: 3,525 sqm Zoning: Industrial 3 Development: 32 lot sub-division (under construction)</p>	
<p>Evans / Ireland Streets</p> <p>5-13 Sinnott Street Previous use: Older style factoryettes Site Area: 2,681 sqm Zoning: Industrial 3 Development: six office warehouses</p>	
<p>2-12 Tudor Street Previous use: Older style warehouses Site Area: 1,372 sqm Zoning: Industrial 3 Development: Three office warehouses</p>	
<p>Rooks Road</p> <p>31-37 Norcal Road Previous use: Infrastructure Services (Transfield) Site Area: 2.09 ha Zoning: Industrial 1 Development: Industria Nunawading (71 office warehouses, three level office building)</p>	

Larger sites are strategically important due to the opportunity to potentially deliver a higher quality of development through providing on-site amenity, efficient car parking and circulation. In addition they offer the opportunity for higher profile developments that may potentially act as a catalyst for further redevelopment within a precinct.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

38

Whitehorse had a total of 28 sites of over 1 ha in 2017 compared to 56 sites within the Monash Technology Precinct and a further 41 sites within the Clayton North industrial area. Knox and Maroondah together had a total of 177 sites of more than 1 hectare, while the competing industrial areas of East Preston and Heidelberg had a total of 41 sites of at least 1 ha.

Figure 24: Industrial Lots Size Profile 2017 (Excluding Commercial 2 Zoned Land) – Number of Lots

Location	0-249 sqm	250-499 sqm	500-749 sqm	750-999 sqm	1,000 - 4,999 sqm	5,000- 9,999 sqm	10,000 sqm +	Total
Blackburn	28	85	52	53	48	5	1	272
Middleborough/ Clarice Roads	40	14	38	7	29	3	7	138
Cook Road	23	13	4	10	25	4	3	82
Evans / Ireland Streets	9	40	23	29	22	2		125
Joseph Street	3	8	5		12	2	2	32
Lexton Road	20	32	10	1	26	1		90
Redland Estate	68	60	38	20	57	11	6	260
Rooks Road	48	64	57	31	41	8	7	256
Whitehorse (8 Precincts)	239	316	227	151	260	36	26	1,255
Monash Tech	133	103	145	54	198	71	56	760
Clayton North	59	74	33	29	146	34	41	416
Knox	976	957	199	213	900	126	97	3,468
Maroondah	356	401	161	154	421	72	80	1,645
Eastern Region	1,524	1,535	538	450	1,665	303	274	6,289
East Preston	80	106	205	59	149	26	30	655
Heidelberg	85	77	344	49	129	12	11	707
Fairfield	83	40	105	76	66	2	4	376
Bulleen	33	31	43	12	15			134
Northern Region	281	254	697	196	359	40	45	1,872
Total	2,044	2,105	1,462	797	2,284	379	245	9,416

Source: Google Earth, Bing Maps, Landchecker.com.au, City of Whitehorse, BWEC

5.3 Conclusion

Despite not having a significant supply of vacant industrial land, Whitehorse's industrial precincts offer a variety of larger sites where an ageing building stock offers the opportunity for redevelopment for contemporary industrial and office accommodation for an increasingly diverse mix of businesses. The level of development activity which has occurred over the past decade across Whitehorse's industrial precincts may be expected to continue given the availability of potential redevelopment sites of a suitable size.

Whitehorse's competitive position lies between that of Monash Technology Precinct which benefits from its corporate profile and proximity to Melbourne's growing south-east region, and other nearby industrial precincts within Knox and Maroondah. However despite any competition between precincts, all have experienced strong employment growth, particularly amongst higher skilled workers, which highlights the broad-based transformation that is occurring.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

39

A trend towards value adding activities requiring higher skilled workers provides greater diversity of local employment opportunities for workers. However at the same time this increasing diversity of jobs also results in workers potentially having to travel outside their local area to obtain employment which best meets their skills. Nevertheless the distances travelled by workers to Whitehorse's industrial precincts are generally comparable to other industrial areas. With around 20% of workers living within Whitehorse, the precincts provide a valuable source of household income, of which a significant portion would be spent at local activity centres.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

40

6. Property Market Analysis

While the availability of industrial properties to accommodate new businesses within Whitehorse's industrial precincts may be measured by the current supply of industrial land and floorspace, this assumes that these properties are available at any point in time. A better indicator of supply is the number of properties sold or leased annually and their characteristics such as building area. For example, properties in some locations may be more likely to be owner-occupied and therefore not become available for sale or lease as regularly as investor owned properties. Similarly, some industrial areas may have a larger number of sites available for redevelopment resulting in a greater number of new industrial premises available for sale or lease.

Details of properties sold has been sourced from the Real Estate Institute of Victoria, while information on property leasing has been analysed from listings on the prominent real estate website realcommercial.com.au. As the extent to which these sources capture all sales and leaseings is unknown, it is the relative number across precincts, years and floorspace ranges rather than the nominal number of properties that is of particular importance.

Figure 25 shows the number of industrial properties sold annually for each precinct over the period 2009-2018. The Blackburn, Cook Road and Rooks Road precincts have accounted for 68% of property sales over this period. While this may reflect the number of properties in these precincts, the redevelopment of larger sites has also been a factor. Sales of properties in the Cook Road and Rooks Road precincts may remain high given the availability of a number of substantial sites that may be potentially redeveloped.

Figure 25: Industrial Property Sales (no.)

Precinct	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Total	Annual Average
Blackburn	10	15	13	11	15	16	13	11	13	7	124	12.4
Middleborough/ Clarice Rd	3	8	5	5	5	5	12	6	1		50	5.6
Cook Rd	1	7	19	21	11	16	13	12	8	6	114	11.4
Evans / Ireland	3	3	7	3	5	4	6	2	2	1	36	3.6
Joseph St		3	1	1	2	1	3	1	1	1	14	1.6
Lexton Rd	3	3	4	1	2	1	5	1	1	2	23	2.3
Redland Dr	9	6	9	4	9	1	12	8	4		62	6.9
Rooks Rd	6	6	10	14	16	17	17	19	39	26	170	17.0
Total	35	51	68	60	65	61	81	60	69	43	593	59.3

Source: REIV

Annual leasing activity is shown in Figure 26 for the period 2013-2018. Blackburn, Rooks Road and Evans / Ireland have had the largest number of properties become available for lease, whereas Joseph Street, Lexton Road and Redland Estate only average a few properties for lease each year.

Figure 26: Industrial Property Leases (no.)

	2013	2014	2015	2016	2017	2018	Total	Annual Average
Blackburn	12	6	11	10	12	13	64	10.7
Middleborough/ Clarice Rd	5	10	2	6	11	11	45	7.5
Cook Rd	5	5	8	3	3	15	39	6.5
Evans / Ireland	34	12	12	17	12	5	92	15.3
Joseph St	3			2		1	6	2.0
Lexton Rd	2	1	4	1		4	12	2.4

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

41

	2013	2014	2015	2016	2017	2018	Total	Annual Average
Redland Dr	1	7	3	4	2	7	24	4.0
Rooks	7	14	7	11	9	35	83	13.8
Total	69	55	47	54	49	91	365	60.8

Source: realcommercial.com.au

The distribution of leased building areas is shown in Figure 27 and Figure 28. The Cook Road precinct has had a significantly proportion of leases (88%) with building areas under 300 m² which reflects the three new developments at the northern end of Cook Road. Similarly, the Rooks Road and Middleborough / Clarice Roads precincts have also had a relatively high proportion of leased properties under 300 m² reflecting the development of Industria Nunawading in Norcal Road, and the generally smaller size of traditional factory units in Clarice Road.

Conversely, within the Blackburn precinct 50% of leased properties have had building areas in excess of 500 m². This reflects the generally older building stock within the precinct with relatively little new development.

Across the eight precincts potential businesses have had the choice of a relatively diverse range of industrial buildings for lease. However this becomes more limited where businesses are seeking to locate in a particular precinct. The availability of larger properties over 750 sqm is largely limited to the Blackburn and Evans / Ireland precincts which accounted for 60% of leased properties.

Any future redevelopment of larger sites will most likely deliver smaller office warehouses that meet the requirements of modern businesses and the price points of potential investors. From a development perspective, the commercial viability of redeveloping sites for more intensive industrial facilities is also more attractive.

Figure 27: Industrial Property Leases –Distribution of Building Areas

Precinct	<200 sqm	200-299 sqm	300-399 sqm	400-499 sqm	500-749 sqm	750-1,000 sqm	1,000 sqm+	Total
Blackburn	4.8%	1.6%	9.7%	29.0%	32.3%	11.3%	11.3%	100%
Middleborough/ Clarice Roads	25.6%	30.2%	20.9%	7.0%	7.0%	2.3%	7.0%	100%
Cook Road	53.8%	28.2%	7.7%	0.0%	7.7%	2.6%	0.0%	100%
Evans / Ireland Streets	1.1%	17.6%	46.2%	8.8%	15.4%	5.5%	5.5%	100%
Joseph Street	20.0%	0.0%	20.0%	20.0%	20.0%	0.0%	20.0%	100%
Lexton Road	8.3%	33.3%	8.3%	25.0%	16.7%	0.0%	8.3%	100%
Redland Estate	4.2%	25.0%	12.5%	16.7%	25.0%	8.3%	8.3%	100%
Rooks Road	28.9%	27.7%	13.3%	7.2%	16.9%	1.2%	4.8%	100%
Total	17.5%	20.6%	21.2%	12.0%	17.5%	4.7%	6.4%	100%

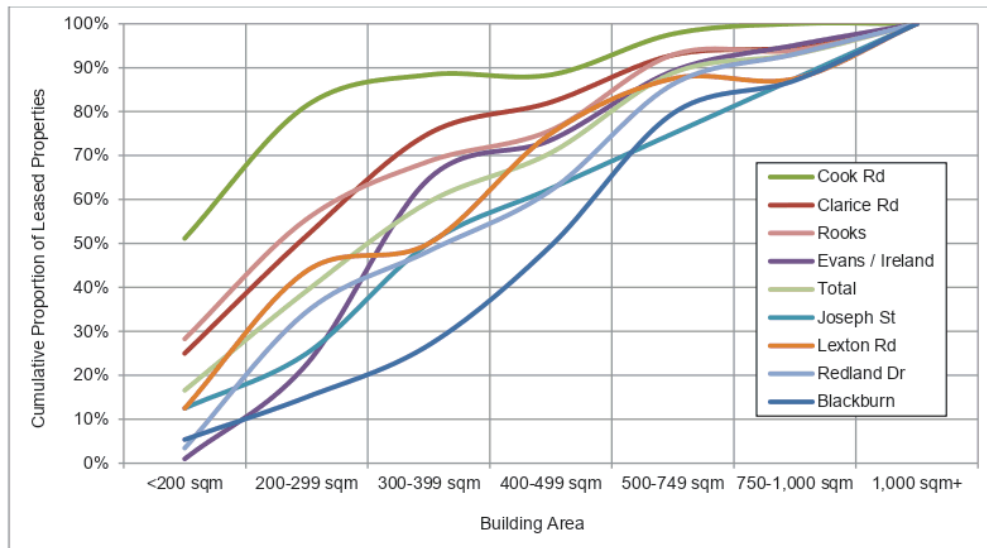
Source: realcommercial.com.au

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

42

Figure 28: Industrial Property Leases – Cumulative Distribution of Building Areas

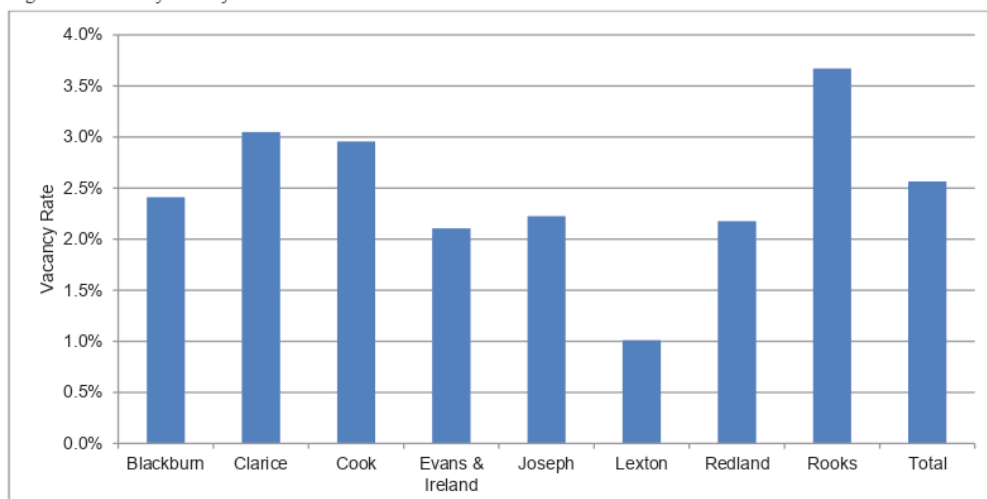


Source: realcommercial.com.au

6.1 Vacancies

The current vacancy rate for each precinct is shown in Figure 29 based upon the number of properties that are advertised for lease. Recently developed properties that are being advertised for the first time have been excluded. Given that a vacancy rate of 3% is typically considered to represent a balance between the supply and demand of properties, the overall vacancy rate of 2.6% represents a slightly tight market which suggests that there is the capacity for increased supply of industrial properties through the redevelopment of larger sites for modern office warehouses. The strongest conditions exist in the Evans / Ireland, Joseph Street and Lexton Road precincts where vacancy rates are 2.1%, 2.2% and 1% respectively, whereas Rooks Road has the highest vacancy rate at 3.7%.

Figure 29: Vacancy Rate by Precinct



Source: BWEC, realcommercial.com.au

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

43

6.2 Building Stock

Industrial properties are subject to greater obsolescence than other types of properties due to the impact of new innovations such as taller racking systems combined with modern high clearance warehouses. The efficiency of industrial buildings may therefore be reflected by the period during which they were constructed which influences the value of building improvements. Over time, older less efficient buildings are likely to be redeveloped for contemporary accommodation that better meets the needs of businesses.

6.2.1 Building Age

The distribution of building age is reasonably evenly distributed over the period since 1970 which accounts for 83% of all properties. There is however significant variance between precincts with:

- Blackburn and Lexton Road both having more than half of all buildings constructed prior to 1980 followed by Evans and Ireland Streets (43%) and the remaining precincts each having 15-32% constructed during this period.
- Cook Road has 74% of properties with buildings constructed since 2010 due to larger industrial sites at the northern end of Cook Road being redeveloped for smaller office warehouses.
- Redland Estate was a focus for development during 2000-2009 with a number of multi-unit developments within Rooks Road as well as single lot developments in Redland Drive and Trade Place.

Figure 30: Distribution of Building Age by Year

Precinct	1930 - 1939	1940 - 1949	1950 - 1959	1960 - 1969	1970 - 1979	1980 - 1989	1990 - 1999	2000 - 2009	2010 - 2019	Total
Blackburn	0.0%	0.4%	11.8%	16.8%	24.4%	26.9%	11.3%	7.6%	0.8%	100%
Lexton Road	0.0%	0.0%	20.5%	22.7%	11.4%	19.3%	4.5%	21.6%	0.0%	100%
Cook Road	0.5%	0.0%	0.0%	2.1%	12.8%	5.3%	1.1%	4.3%	73.9%	100%
Evans & Ireland Streets	0.0%	1.9%	22.9%	8.9%	8.9%	15.9%	0.6%	26.1%	14.6%	100%
Joseph Street Blackburn	0.0%	0.0%	2.3%	11.4%	18.2%	61.4%	4.5%	2.3%	0.0%	100%
Middleborough/ Clarice Roads	0.0%	0.0%	5.8%	14.2%	9.7%	12.3%	20.6%	21.9%	15.5%	100%
Rooks Road	0.0%	0.3%	1.6%	6.9%	20.3%	12.5%	24.7%	7.2%	26.6%	100%
Redland Estate	0.0%	0.4%	0.4%	6.4%	8.3%	4.2%	23.0%	43.0%	14.3%	100%
Total	0.1%	0.4%	6.7%	9.9%	14.8%	14.6%	14.3%	17.7%	21.4%	100%

Source: City of Whitehorse Rates Database, BWEC

- Cook Road and Rooks Road precincts account for 72% of buildings constructed since 2010.
- Redland Estate, Evans and Ireland Streets, and Middleborough and Clarence Roads together accounted for 73% of buildings constructed during 2000-2009.
- Blackburn accounts for almost 30% of properties constructed prior to 1990 which offers opportunities for businesses seeking more affordable accommodation, or alternatively the redevelopment of sites for contemporary industrial accommodation.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

44

Figure 31: Distribution of Building Age by Precinct

Precinct	1960 - 1969	1970 - 1979	1980 - 1989	1990 - 1999	2000 - 2009	2010 - 2019
Blackburn	27.8%	26.9%	30.0%	13.0%	7.0%	0.6%
Lexton Road	13.9%	4.6%	8.0%	1.9%	7.4%	0.0%
Cook Road	2.8%	11.1%	4.7%	1.0%	3.1%	44.7%
Evans & Ireland Street	9.7%	6.5%	11.7%	0.5%	15.9%	7.4%
Joseph Street Blackburn	3.5%	3.7%	12.7%	1.0%	0.4%	0.0%
Middleborough / Clarice Roads	15.3%	6.9%	8.9%	15.4%	13.2%	7.7%
Rooks Road	15.3%	30.1%	18.8%	38.0%	8.9%	27.3%
Redland Estate	11.8%	10.2%	5.2%	29.3%	44.2%	12.2%
Total	100%	100%	100%	100%	100%	100%

Source: City of Whitehorse Rates Database, BWEC

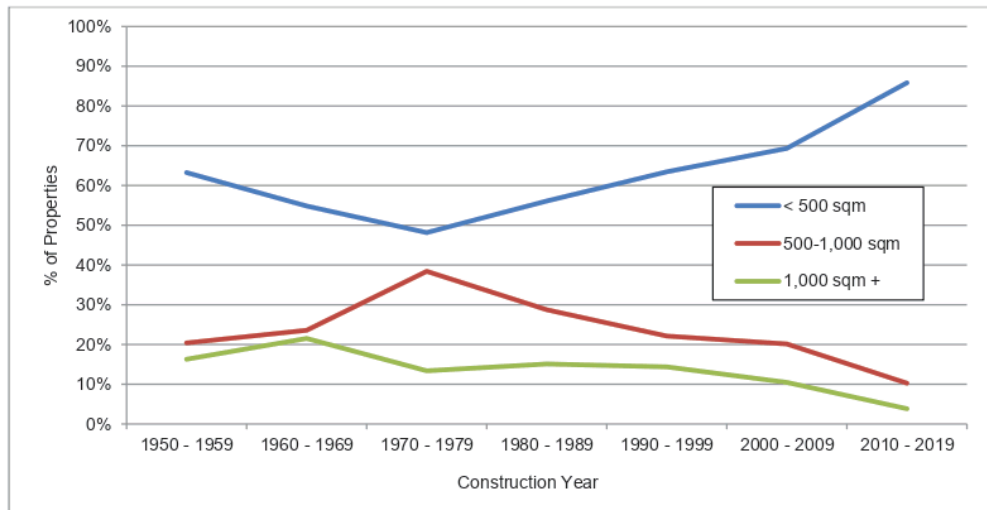
6.2.2 Building Area

There has been a notable trend towards smaller industrial properties since the 1970s as the Australian economy has restructured away from larger scale manufacturing towards more intensive and higher value adding activities.

Figure 32 shows the proportion of properties according to their lettable floorarea and the period during which they were constructed. Currently within Whitehorse's industrial precincts, only 50% of properties that were constructed in the 1970s are less than 500 sqm compared to 86% of properties constructed since 2010. Conversely, only 4% of properties constructed since 2010 are over 1,000 sqm compared to 22% of properties constructed in the 1960s.

Over time, larger properties are expected to represent a redevelopment opportunity as demand for these properties in middle suburban declines relative to that for smaller and more efficient office warehouses.

Figure 32: Distribution of Properties by Building Area / Construction Year (% of Properties)



Source: City of Whitehorse Rates Database, BWEC

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

45

6.2.3 Site Coverage

While industrial development is becoming more intensive with large sites being subdivided, the proportion of site area allocated to lettable space has remained reasonable constant over time at around 60% (refer Figure 33). A slight increase for properties constructed over 2010-2019 reflects the inclusion of car spaces as lettable area for a number of developments.

Figure 33: Site Coverage by Construction Year

Construction Year	Land Area	Lettable Area	Site Coverage
1950 - 1959	258,643	134,089	51.8%
1960 - 1969	211,867	130,720	61.7%
1970 - 1979	276,647	169,804	61.4%
1980 - 1989	269,765	151,626	56.2%
1990 - 1999	271,798	158,887	58.5%
2000 - 2009	264,863	151,688	57.3%
2010 - 2019	161,967	100,247	61.9%

Source: City of Whitehorse Rates Database, BWEC

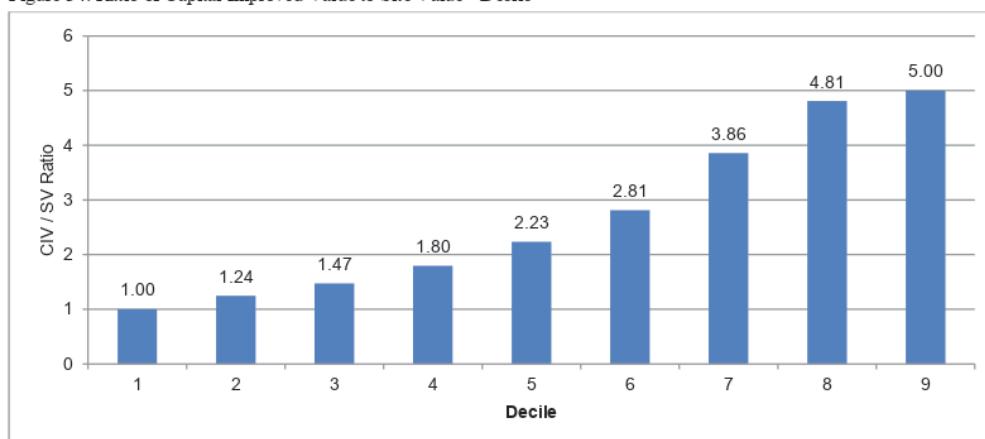
This stability in site coverage is explained by more intensive activities also requiring a greater provision of car parking and internal vehicle circulation as parking is provided adjacent to individual properties. In many cases large hardstand areas used for outside storage and/or truck access is now replaced by staff parking.

6.2.4 Capital Improvements

The value of capital improvements is a key factor influencing the likelihood of properties being redeveloped as this value will be lost with the demolition of buildings. However even smaller older style buildings that seemingly have little value are still demanded by activities such as automotive services or construction services that require relatively basic accommodation.

Based upon the City of Whitehorse's Rates Data, Figure 34 shows the distribution of industrial properties according to the ratio of their capital improved value to their site value. 10% of buildings have capital improvements of no additional value and 20% having improvements of less than 24% of site value.

Figure 34: Ratio of Capital Improved Value to Site Value - Decile



Source: City of Whitehorse Rates Database, BWEC

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

46

The precincts with the highest proportion of properties with capital improvements of less than 25% of site value are Blackburn (36%), Lexton Road (40%), and Evans and Ireland Street (27%).

Figure 35: Distribution of Capital Improved Value / Site Value Ratio by Precinct

Precinct	Capital Improved Value / Site Value Ratio								
	1.0- 1.24	1.25- 1.49	1.5- 1.74	1.75- 1.99	2.0- 2.24	2.25- 2.49	2.5- 2.74	2.75- 2.99	Over 3.0
Blackburn	36.4%	18.6%	12.8%	8.3%	10.3%	5.4%	4.5%	3.7%	0.0%
Lexton Road	39.8%	11.8%	17.2%	8.6%	9.7%	3.2%	1.1%	8.6%	0.0%
Cook Road	7.9%	3.1%	2.6%	4.7%	2.6%	1.6%	0.0%	0.0%	77.5%
Evans/Ireland Street	27.4%	14.0%	5.7%	3.2%	3.2%	1.3%	1.3%	2.5%	41.4%
Joseph Street	6.8%	9.1%	4.5%	13.6%	0.0%	0.0%	11.4%	25.0%	29.5%
Middleborough / Clarice Roads	19.7%	4.5%	2.5%	10.8%	13.4%	9.6%	6.4%	7.6%	25.5%
Rooks Road	12.4%	9.3%	7.7%	3.1%	4.3%	4.6%	1.2%	2.2%	55.1%
Redland Estate	16.7%	9.3%	7.4%	8.6%	5.9%	7.8%	0.7%	8.9%	34.6%
Total	20.5%	10.2%	7.6%	6.6%	6.4%	4.9%	2.4%	5.1%	36.4%

Source: City of Whitehorse Rates Database, BWEC

155 properties across the eight precincts are identified in Council's rates database of having capital improvements of no additional value. While this may understate the functionality of buildings, some of these properties represent potential short-medium term redevelopment opportunities.

6.2.5 Land Values

Land values provide an indication of underlying demand for industrial land independent of the value of improvements. Comparing Council valuations of individual properties over 2014-2018 indicates that land values have increased by an average of 47% over this four year period. The largest increases have occurred within Blackburn (66%) and Evans / Ireland Streets (63%). Cook Road (26%) and Joseph Street (27%) have recorded the lowest increase.

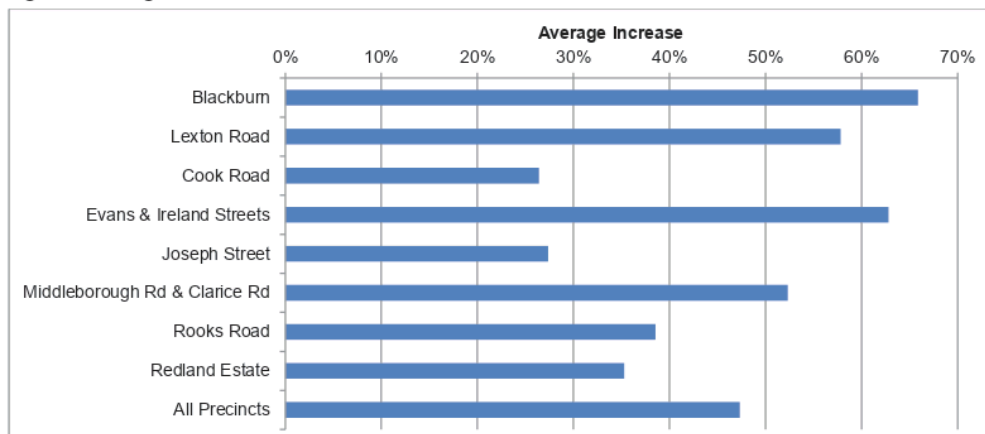
With properties increasing by an average of between 6% and 14% per annum across the eight this suggests reasonably strong demand for industrial sites. This is consistent with other indicators of demand such as low vacancy rates and the redevelopment of sites for new office warehouses.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

47

Figure 36: Average Increase in Site Values 2014-2018



Source: City of Whitehorse Rates Database, BWEC

6.3 Conclusion

The availability of properties for sale or lease has been influenced by the amount of new development occurring within the industrial precincts. This is particularly important given that this new accommodation is generally better suited to the requirements of a new generation of businesses seeking to locate within Whitehorse. Continued redevelopment of Whitehorse's ageing industrial stock is expected to result in a healthy supply of modern industrial facilities.

The distribution of available properties is not evenly distributed and as a result businesses may not easily find a property that meets both their location and operational requirements. Ongoing renewal of the industrial building stock through the redevelopment of sites may however expand the options available to businesses. This will be supported by relatively low vacancy rates which will encourage redevelopment of sites to take meet demand for contemporary industrial facilities.

Given a healthy level of development activity occurring within precincts, property market conditions would be expected to establish a balance between the retention of older properties for traditional light industrial activities and the redevelopment of sites for more contemporary accommodation for higher value adding activities.

Overall, Whitehorse's industrial precincts offer a diverse mix of accommodation options that are reasonably aligned with the needs of businesses as demonstrated by an acceptable level of vacancies and capital growth. This will continues to encourage development of sites to provide ongoing supply of new industrial buildings to ensure the overall functionality of Whitehorse's industrial building stock.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

48

7. Business Survey

All businesses within the eight industrial precincts were sent a written survey by Council during April/May 2019 with a total of 73 responses received. As this represents a response rate of less than 5% there is a reasonably large margin of error associated with the survey results. For example if 50% of the 73 businesses that responded chose a particular response, there is a 95% likelihood that between 38% and 62% of all businesses would also have given the same response.

The accuracy of the survey results will also be dependent upon the extent to which the characteristics of survey respondents match that of all businesses. For example, comparing the industry mix of survey respondents to that of businesses identified through the land use survey indicates that, a much higher proportion of respondents were manufacturers (19%) than that identified by the land use survey (11%).

While survey results need to be treated cautiously they do confirm some aspects that would be expected. A summary of the key survey results is provided below.

7.1 Location Decisions

There is generally little variance in the importance of factors influencing businesses location decisions with the exception of 'access to education and training facilities' and proximity to qualified workers and proximity to suppliers which are notably lower. This may however be over-stated due to the relatively high proportion of traditional industrial activities within the survey responses.

Conversely, suitable sites and / or building costs are identified as being very important to 83% of respondents followed by accommodation costs which are very important to 48% of respondents. This highlights the importance of not only a range of accommodation options to match the needs of businesses, but also ongoing renewal of Whitehorse's building stock.

Figure 37: Importance of Factors in Choosing Current Location (% Respondents)

	Not Important	Somewhat Important	Very Important	Grand Total
Accommodation Cost	17%	34%	48%	100%
Suitable Site and / or Building Cost	1%	16%	83%	100%
Proximity to Suppliers	48%	37%	16%	100%
Proximity to Customers	28%	38%	34%	100%
Proximity to Qualified Workers	37%	42%	22%	100%
Proximity to Residence	19%	44%	37%	100%
Access and Transport	13%	52%	34%	100%
Attractiveness of Estate	20%	42%	38%	100%
Access to Education and Training Facilities	75%	22%	3%	100%

Source: City of Whitehorse Business Survey

7.2 Key Markets

Local markets within 10 km were identified by 43% of respondents as being very important to their business. This would be expected to be the case given the large number of automotive and building services within Whitehorse's industrial precincts. Similarly, Melbourne south-eastern suburbs were identified as being very important to 33% of businesses.

Interstate and international markets were identified as being very important to 15% and 12% of businesses respectively. This highlights the extent to which businesses may be providing more specialised products and services that are not available locally within those markets.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

49

Figure 38: Importance of Geographic Markets (% Respondents)

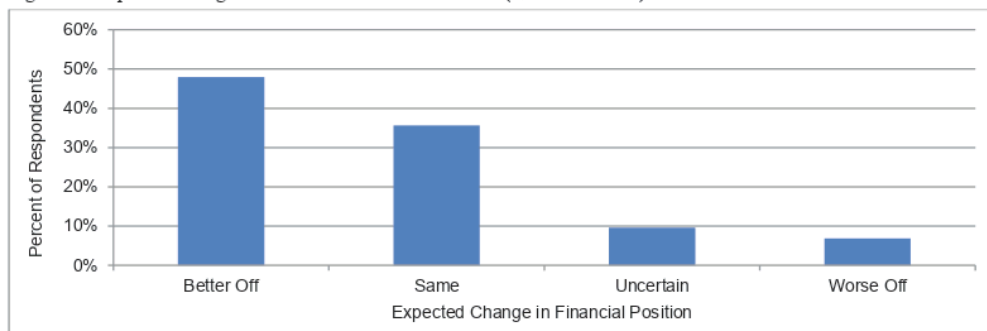
	Local (<10km)	Northern Suburbs	South- Eastern Suburbs	Western Suburbs	Regional Victoria	Interstate	Internationa l
Not Important	21%	31%	14%	38%	38%	46%	65%
Somewhat Important	19%	27%	26%	26%	32%	19%	7%
Important	18%	27%	27%	22%	18%	23%	18%
Very Important	43%	15%	33%	13%	12%	13%	10%
Total Respondents	100%	100%	100%	100%	100%	100%	100%

Source: City of Whitehorse Business Survey

7.3 Business Outlook

Surveyed businesses are generally quite positive with regard to future business prospects and demand for workers. 48% of respondents anticipated that the financial position of their business would improve over the next 12 months with a further 36% expecting it to remain the same (refer Figure 39). Only 7% of businesses expected to be worse off over this period while 10% were uncertain.

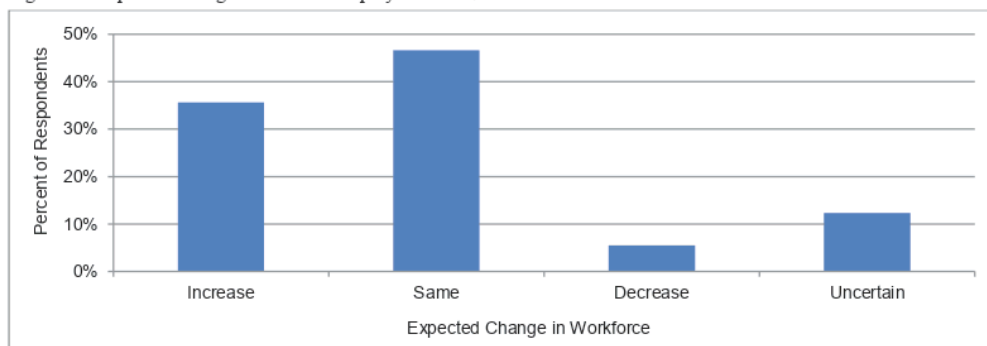
Figure 39: Expected Change in Financial Position of Business (Next 12 Months)



Source: City of Whitehorse Business Survey

The proportion of respondents that expected to increase their number of employees over the next 12 months is also quite high at 36% (refer Figure 40). A further 47% of respondents expect to maintain their workforce at current levels. Only 5% of respondents anticipate that they will need to reduce their number of employees. These findings suggest that the strong growth in employment which occurred over 2011-2016 is likely to continue despite an anticipated softening in economic conditions.

Figure 40: Expected Change in Workers Employed Over Next 12 Months



Source: City of Whitehorse Business Survey

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

50

7.4 Conclusion

Despite being based upon a small sample of businesses this survey still provides a useful insight into the role and performance of Whitehorse's industrial precincts.

Given that the affordability of properties is a major factor influencing businesses location decisions, it is important that there is a range of building formats, qualities and sizes available to best match the accommodation needs of businesses. This would include the continued supply of older style industrial buildings that may still be functional for particular activities such as automotive services. Similarly, the redevelopment of larger sites for smaller office warehouses may allow a more efficient use of space by businesses.

A positive business outlook is expected to underpin continued demand for industrial properties, resulting in low vacancy rates, continued capital growth and redevelopment of sites for new industrial buildings. This outlook however contrasts with other surveys of business confidence which indicate a sharp fall over the past 12 months².

² Roy Morgan Business Confidence Survey

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

51

8. Joseph Street

8.1 Location, Accessibility and Amenity

Location and Access

- Eastern Freeway provides direct access to Melbourne CBD and inner city commercial precincts, as well as to Eastlink and outer eastern industrial areas
- Middleborough Road offers a north-south connection to Whitehorse Road corridor (Box Hill and Mega Mile activity centres, industrial precincts) as well as Lexton Road and Clarice Road industrial precincts.
- Travelling northbound is constrained by heavy traffic during peak hour along Middleborough Road and the absence of a signalised intersection.
- Access along Joseph and Chapman Streets is consistent with local business requirements for light delivery trucks.
- Bus service 279 provides connections to Box Hill and Westfield Doncaster activity centres while bus route 303 provides a peak hour service to/from Ringwood North.
- Koornung Bike Trail provides access for cyclists adjacent to the Eastern Freeway from Burke Road to the west and Springvale Road to the east



Amenity / Sense of Place

- High level of amenity within the precinct reflects the adjacent residential area, parklands at the eastern end of Joseph Street and generally well-maintained properties. Significant office buildings at the eastern end of Joseph Street also contribute to the amenity of the precinct.
- A lack of eateries and other retail facilities within walking distance limits lunchtime activities for workers, although there is a café at the eastern end of Joseph Street.
- A lack of exposure to Middleborough Road limits the precinct's profile although this has not prevented high profile office users such as Ambulance Victoria and Arlec choosing to locate in the precinct.

8.2 Industrial Property Profile:

- Whitehorse's smallest industrial precinct with only 32 lots and a combined area of 8.0 ha (4.3% of total area within the Whitehorse industrial precincts).
- Prevalence of larger lots with 50% over 1,000 sqm compared to only 26% across all precincts.
- Sites are generally fully developed with minimal redevelopment opportunities.

Figure 41: Lot Size Distribution

	0-249 sqm	250- 499 sqm	500- 749 sqm	750- 999 sqm	1,000 - 4,999 sqm	5,000- 9,999 sqm	10,000 sqm +	Total
No. Lots	3	8	5	0	12	2	2	32
% of Total Lots	9.4%	25.0%	15.6%	0.0%	37.5%	6.3%	6.3%	100%
Whitehorse Industrial Precincts	19.0%	25.2%	18.1%	12.0%	20.7%	2.9%	2.1%	100%

Source: DWELP Urban Development Program 2017

- Annual sales and leaseings of properties are limited by the small number of properties within the precinct with an average of one property per year being sold and leased.
- There is a diversity of floor areas available, albeit based upon the small number of leases.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

52

Figure 42: Joseph Street Annual Sales and Leasings (no.)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Annual Average
Sold	0	3	1	1	2	1	3	1	1	3	1.1
Leased	n/a	n/a	n/a	n/a	3	0	0	2	0	1	1.0

Source: REIV, realcommercial.com.au

Figure 43: Leased Industrial Properties – Building Area 2013-2018

	<200 sqm	200-299 sqm	300-399 sqm	400-499 sqm	500-749 sqm	750-1,000 sqm	1,000 sqm+
No. Leasings	1	-	1	1	1	1	1

Source: realcommercial.com.au

8.3 Business Mix

- Professional, scientific and technical services are prevalent, accounting for 21% of businesses compared to only 7% across the combined Whitehorse precincts. Together with a notable absence of automotive services this contributes to the precinct's overall amenity and profile.
- While the precinct has attracted a number of corporate head office activities (Arlec, Optus and Ambulance Victoria) to occupy the former Hewlett Packard offices, there is also a number of significant manufacturing and wholesaling activities are located within the precinct. These include steel fabricating, packaging supplies and technical equipment supplies.
- Technology related activities such as IT, telecommunications services and environmental consultants have also established in the precinct which further highlights the diverse range of businesses that value Joseph Street's location adjacent to the Eastern Freeway, from which they may service customers across a wider region.

Figure 44: Joseph Street Business Mix

Business Activity	No. Identified Businesses	% of Identified Businesses
Professional, Scientific and Technical Services	8	20.5%
Manufacturing	5	12.8%
Sports and Recreation Activities	4	10.3%
Wholesale Trade	4	10.3%
Construction Services	4	10.3%
Religious Services	3	7.7%
Automotive Repair and Maintenance	2	5.1%
Administrative Services	2	5.1%
Rental, Hiring and Real Estate Services	1	2.6%
Catering Services	1	2.6%
Construction	1	2.6%
Civic, Professional and Other Interest Group Services	1	2.6%
Internet Service Providers, Web Search Portals and Data Processing Services	1	2.6%
Building Cleaning, Pest Control and Other Support Services	1	2.6%
Food and Beverage Services	1	2.6%
Sub Total	39	100.0%
Unidentified	6	
Total	45	

Source: BWEC Land Use Survey

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

53

Business Profiles:

	<p>Bigfish was founded in 1999 and has grown to become one of Melbourne's most successful computer services companies. We are trusted by over 500 customers in Finance, Accounting and Medical industries as well as Small to Medium Enterprises. We are proudly Melbourne based. (bigfishtech.com.au)</p>
	<p>CO2 Australia is Australia's leading environmental services company and has been delivering projects nation-wide since 2004. We are a wholly Australian-owned environmental consultancy dedicated to providing solutions for our clients that maximise positive outcomes and minimise environmental impacts. (co2australia.com.au)</p>
	<p>Our company has been operating and growing since May 1989 and currently employs around fifty staff. Westwoods also utilises the services of over a hundred trusted subcontractors, as well as maintaining a panel of specialist service suppliers and consultants. Services are provided all across Victoria including Melbourne Metro and provincial areas.</p>
	<p>Electric Cable Duct Systems Pty Ltd (ECD) is a specialist in the designing, manufacture and supply of cable management products for commercial & industrial buildings, school & universities since our establishment in 1979. (ecd.net.au)</p>
	<p>Head Office. Arlec Australia Pty Ltd, founded in 1947, is Australia's largest privately owned wholesaler of premium electronic and electrical products and accessories. (arlec.com.au)</p>
	<p>Celemetrix provides the Australasian IT and Industry Telecommunications market with leading specialist services designed to ensure the success of network and technology deployments. Celemetrix's specialist services model provides a range of technical solutions that assist organisations to construct, assure, maintain and optimise the performance of Telecommunications & IT infrastructure - Wireless and Wireline. Delivering services throughout Asia Pacific and customising solutions to tackle the most complex challenges requires us to be ahead of industry technology trends. Our customers include Carriers, Utilities, equipment manufacturers, Government, Systems Integrators, Enterprise, Network Construction Companies and Defence.</p>
	<p>Optus Business Centre (Melbourne East)</p>
	<p>Soundproofing is Megasorber's expertise. Our soundproofing products are engineered, tested and manufactured in Australia with globally sourced materials. Our extensive range of acoustic materials is specially engineered to maximise the materials' performance, complete with design parameters as well as extensive laboratory and field testing.</p>
	<p>International supplier of reflective materials.</p>

8.3.1 Economic Contribution

- Employment grew by 246 workers or 41% over 2011-2016, exceeding that which occurred across metropolitan Melbourne (16.5%) and the City of Whitehorse (12.6%).

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

54

- Strong employment growth reflects the movement of a number of larger organisations into the former Hewlett Packard offices over 2012-2013 including Arlec, Ambulance Victoria and Fire Protection Association Australia, resulting in more intensive use of floorspace.
- Together with growth in in 'healthcare and social assistance' employment (Ambulance Victoria), there has been a shift away from manufacturing and wholesaling employment towards higher value adding sectors such as 'information, media and telecommunications' and 'professional, scientific and technical services'. This is consistent with industry trends as well as the evolving role of industrial precincts that offer good accessibility and amenity.
- The changing role of industrial areas is also highlighted by increased employment in 'arts and recreational services' due to Bounce Trampoline Centre moving into the precinct.

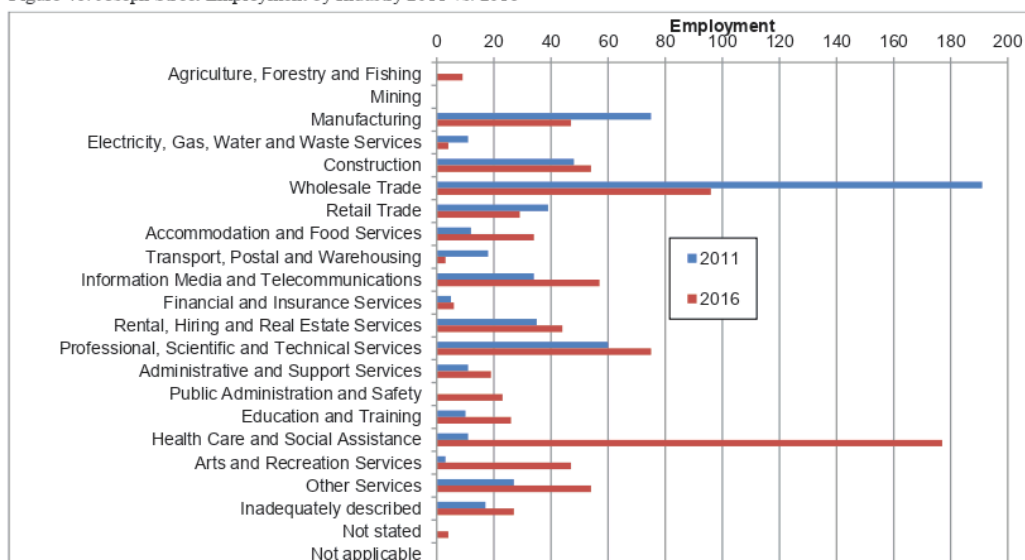
Figure 45: Employment Growth 2011-2016

	2011	2016	Increase (no.)	Increase (%)
Total Employment	600	846	246	41%
Higher Skilled Workers*	206	325	119	58%
Other Workers	394	521	127	32%

Source: ABS Census

*Bachelor Degree or Higher

Figure 46: Joseph Street Employment by Industry 2011 vs. 2016



Source: ABS Census

- Workers are drawn from a slightly wider catchment than the combined precincts with 13.6% of workers living within 5 km compared to 16.2% across all of Whitehorse's industrial precincts.
- 19% (158) of workers live within the City of Whitehorse which contributes \$8 million per annum to local household income.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

55

Figure 47: Worker Catchment (% of Workers)

Precinct	<2 km	<5 km	<10 km	<15 km	<20 km	Over 20km
Joseph	4.2%	13.6%	28.7%	46.8%	66.0%	100%
Whitehorse Industrial Precincts	4.1%	16.2%	38.0%	56.1%	69.5%	100%

Source: ABS Census

Figure 48: Local Economic Impact

Whitehorse Residents Employed	Average Income (per annum)	Total Income Generated (\$mill)
158	\$50,974	\$8.05 mill

8.4 Strategic Assessment

SWOT Analysis

- Proximity to the Eastern Freeway will continue to be a major attraction for businesses as will the precinct's amenity and profile provided by a number of corporate style businesses.
- Immediate accessibility and exposure from Middleborough Road is limited, which may increasingly impact upon the attractiveness of the precinct as a business location.
- While public transport and retail facilities are limited, to date this has not impacted upon the precinct's performance. Given the relatively small size of the precinct, additional eateries are unlikely to be supported.
- In the event that current office users relocated from Joseph Street, there is the potential for long-term vacancies given that the precinct is not a recognised office location.

Development Opportunities

- A small number of sites may represent potential redevelopment opportunities given minimal building improvements.

Strategic Direction

- Joseph Street is expected to continue its role as an industrial / office precinct that leverages off its proximity to the Eastern Freeway. This may be reinforced through the redevelopment of selected sites for more intensive industrial / office uses. Given its size and limited range of accommodation options the precinct will continue to fulfil a niche role.

Recommendations

- Investigate opportunities with Vicroads for the installation of traffic lights at Middleborough Road to improve access into and from the precinct.
- Support appropriate redevelopment of sites for more intensive commercial / industrial uses.
- Promote Joseph Street as a commercial / industrial location focused upon higher value adding activities that contribute to the profile and amenity of the precinct.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

56

9. Lexton Road

9.1 Location, Accessibility and Amenity

Location and Access

- Located approximately 1.5 km south of the Eastern Freeway (and Joseph Street industrial precinct) along Middleborough Road.
- Lack of exposure to Middleborough Road limits ability to establish a profile and general awareness.
- Unlike Joseph Street, the intersection with Middleborough road is signalised which enhances accessibility into and from the precinct.
- Middleborough Road offers a north-south connection to the Whitehorse Road corridor (Box Hill and Mega Mile activity centres, industrial precincts) as well as Joseph Street and Middleborough/Clarice Road industrial precincts.
- Accessibility within the precinct is generally adequate for the types of businesses located there, which would generally not require heavy vehicle access.
- Bus service 279 provides connections to Box Hill and Westfield Doncaster activity centres while bus route 303 provides a peak hour service from / to Ringwood North.



Amenity / Sense of Place

- Amenity is consistent with that of a post-war industrial estate with the majority of buildings constructed during the 1950s/60s.
- The level of amenity is considered adequate for the light industrial activities that characterise the precinct, particularly given a number of street trees. It is expected that any future redevelopment of sites could incorporate landscaping to further improve the precinct's amenity.
- Lack of exposure to Middleborough Road may limit precinct's overall profile and business mix.

9.2 Industrial Property Profile

- Lexton Road is Whitehorse's second smallest precinct with a total of 90 lots and a combined area of 9.2 ha representing 5% of total land area across Whitehorse's industrial precincts.
- The availability of properties for sale has averaged only 2.3 sales per annum over the past decade, with an average of two properties per annum available for lease over the past six years. Currently there is only one property available for lease, which represents a vacancy rate of only 1%.

Figure 49: Lot Size Distribution

	0-249 sqm	250- 499 sqm	500- 749 sqm	750- 999 sqm	1,000 - 4,999 sqm	5,000- 9,999 sqm	10,000 sqm +	Total
No. Lots	20	32	10	1	26	1	0	90
% of Total Lots	22.2%	35.6%	11.1%	1.1%	28.9%	1.1%	0.0%	100.0%
Whitehorse Industrial Precincts	19.0%	25.2%	18.1%	12.0%	20.7%	2.9%	2.1%	100%

Source: DWELP Urban Development Program 2017

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

57

Figure 50: Annual Property Sales and Leasings (no.)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Annual Average
Sold	3	3	4	1	2	1	5	1	1	2	2.3
Leased	n/a	n/a	n/a	n/a	2	1	4	1	0	4	2.0

Source: REIV, realcommercial.com.au

Figure 51: Leased Industrial Properties – Building Area 2013-2018

	<200 sqm	200-299 sqm	300-399 sqm	400-499 sqm	500-749 sqm	750-1,000 sqm	1,000 sqm+
No. Leasings	1	4	1	3	2	0	1

Source: realcommercial.com.au

9.3 Business Mix

- Business mix reflects the availability of smaller properties that provide suitable accommodation for automotive repair and maintenance services, construction services and smaller scale wholesaling which together account for 53% of businesses. The availability of larger sites also allows more substantial wholesalers such as Cooldrive to be accommodated on a site of 7,200 sqm.
- Manufacturing is not significant within the precinct with only two businesses.
- Despite the precincts relatively low profile there are a number of long-established businesses with a significant market presence including Cooldrive which is a leading distributor of automotive parts, and Pinpak which is a major manufacturer and distributor of plastic bags and films.
- New generation businesses include Melbourne Mail Management being a multi-platform communications service provider, while Cortrols Temperature Systems is a long-established building services provider adopting new technologies.

Figure 52: Lexton Road Business Mix

Business Activity	No. Identified Businesses	% of Identified Businesses
Automotive Repair and Maintenance	14	23.3%
Wholesale Trade	9	15.0%
Construction Services	9	15.0%
Sports and Recreation Activities	4	6.7%
Professional, Scientific and Technical Services	3	5.0%
Retail Trade	3	5.0%
Warehousing and Storage Services	3	5.0%
Development Site	3	3.3%
Road Transport	2	3.3%
Manufacturing	2	3.3%
Construction	2	3.3%
Road Transport	1	1.7%
Religious Services	1	1.7%
Laundry and Dry-Cleaning Services	1	1.7%
Repair and Maintenance	1	1.7%
Food and Beverage Services	1	1.7%
Motor Vehicle Parts and Tyre Retailing	1	1.7%
Printing	1	1.7%
Sub Total	60	100.0%


9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

58

Business Activity	No. Identified Businesses	% of Identified Businesses
Unidentified	38	
Total	98	

Business Profiles

	We use the latest technologies to deliver personalised and relevant communication across both print and digital channels. Services include: campaign planning & management, data services, content & asset management, multichannel delivery, workflow automation & integration.
 Your Business Angels	Tax Accountants
	CoolDrive Auto Parts is Australasia's Premier Trade Supplier of Automotive Aftermarket Parts. Operating from branches in all Australian states, with distributors in New Zealand, CoolDrive Auto Parts was established in 1977 and now employs about 470 staff in Australia and New Zealand. (cooldrive.com.au)
	Cortrols Temperature Systems has been delivering imaginative and innovative service to the HVAC industry since 1980. With over 40 years' experience and thousands of projects successfully completed throughout Australia, we get to the core of optimising Building Management Systems. (cortrols.com.au)
	Pinpak-Grayson (incorporating Warehouse Wrappings) is a family business with over 28 years experience (Est. 1987), dedicated to working with, and for our customers Australia wide. Pinpak specialise in the fastest turnaround of made to order plain and printed plastic bags and films on the planet. (pinpak.com.au)
	SES Lighting has more than 30 years experience in the manufacture, installation and maintenance of Tennis, Sports, Commercial & Carpark lighting. Our Company services domestic and overseas clientele directly, or via our network of national distributors. (seslighting.com.au)

9.4 Economic Contribution

- Employment has increased at above the metropolitan rate, growing by 22% from 451 to 552 workers over 2011-2016.
- Higher skilled workers have accounted for the majority (77%) of this increase with employment within this group increasing by 79%. Employment across other workers also increased, albeit much lower, by 7%.
- Employment trends reflect a shift away from manufacturing, and to a lesser extent wholesaling, to 'professional, scientific and technical services'.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

59

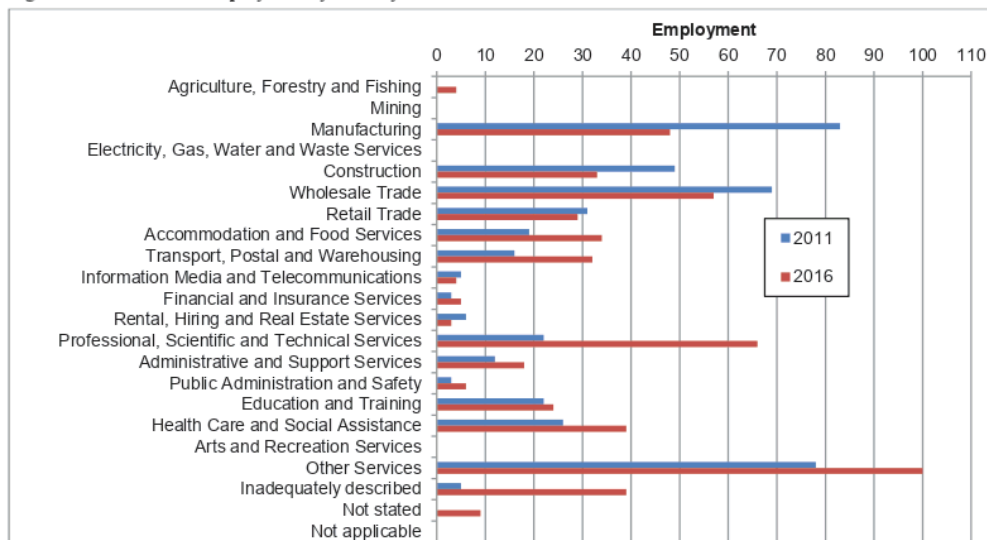
Figure 53: Employment Growth 2011-2016

	2011	2016	Increase (no.)	Increase (%)
Total Employment	451	552	101	22%
Higher Skilled Workers*	98	175	77	79%
Other Workers	353	377	24	7%

Source: ABS Census

*Bachelor Degree or Higher

Figure 54: Lexton Road Employment by Industry 2011 vs. 2016



Source: ABS Census

- Lexton attracts a much higher proportion of workers from within the immediate area than other precincts with 23% living within 5km compared to 16% across the combined precincts. However, it is likely that a continued shift to higher skilled occupations will result in workers being drawn from a wider area.
- 218 workers, or 39% of the total workers in the precinct, live within the City of Whitehorse which is notably higher than for the Joseph Street precinct (19%) located a short distance to the north but with a greater focus upon office activities.
- Income generated for these Whitehorse residents is estimated to be \$10.2 million which is 27% higher than the higher profile Joseph Street precinct.

Figure 55: Worker Catchment (% of Workers) 2016

Precinct	<2 km	<5 km	<10 km	<15 km	<20 km	Over 20km
Lexton Road	8.9%	22.9%	49.0%	64.3%	80.0%	100%
Whitehorse Industrial Precincts	4.1%	16.2%	38.0%	56.1%	69.5%	100%

Source: ABS Census

Figure 56: Local Economic Impact 2016

Whitehorse Residents Employed	Average Income (per annum)	Total Income Generated (\$mill)
218	\$46,633	\$10.2 mill

Source: ABS Census

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

60

9.5 Strategic Assessment

SWOT Analysis

- Absence of industrial areas north of the Eastern Freeway provides the opportunity to provide industrial services to residents and businesses within that area.
- Proximity to Eastern Freeway offers the opportunity to attract higher value adding businesses servicing a wider regional market (similar to Joseph Street) however this will be limited by the precinct's existing amenity.
- Significant number of larger sites with relatively little value attributable to building improvements, offer the opportunity for redevelopment, thereby allowing the amenity of the precinct to be improved.
- More intensive development will require the provision of on-site car parking to ensure the availability of casual on-street parking, otherwise the overall performance of the precinct may be impacted.
- Automotive services will be expected to dominate the precinct given the financial capacity of these uses to afford rents ahead of alternative industrial activities

Development Opportunities

- A significant number of properties developed during the 1950s and 1960s represent potential redevelopment opportunities. Some larger properties offer the potential to support much higher employment activity.

Strategic Direction

- Lexton Road will primarily remain a light industrial precinct but with the opportunity for some more intensive development such as high-tech office warehouses and potentially dedicated offices that leverage off its proximity to the Eastern Freeway similar to Joseph Street.

Recommendations

- Support the redevelopment of sites for more intensive commercial / industrial uses subject to adequate provision of off-street car parking.
- Support the redevelopment of larger sites with the capacity to incorporate on-site parking for more intensive employment uses.
- Encourage the relocation of less intensive uses such as self-storage to larger industrial precincts such as Blackburn.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

61

10. Blackburn

10.1 Location, Accessibility and Amenity

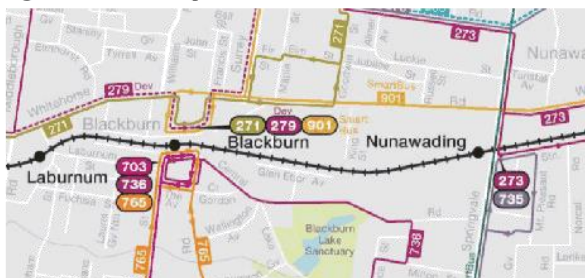
Location and Access

- Precinct is located between the Megamile Activity Centre and the railway line to the south, both of which limit its exposure while the railway line also limits accessibility.
- Road infrastructure is good with Whitehorse Road providing an east-west connection while access from the Eastern Freeway is via Springvale Road or Surrey Road. Eastlink may be accessed approximately 4km to the east along Whitehorse Road. Springvale Road also provides a north-south connection to major employment areas including the Tally Ho Business Park and the Monash Technology Precinct



- Excellent public transport services are available as the precinct is located between the Blackburn and Nunawading railway stations with the former also being a hub for a significant number of connecting bus services.

Figure 57: Public Transport Services



- Accessibility within the precinct varies with the width of roads noticeably less within the eastern portion of the precinct (Cottage, George and Mary Streets). Similarly, many streets are 'no through roads' which limits the movement of vehicles through the precinct.
- The availability of on-street car parking is somewhat limited in most streets which may limit the opportunity for more intensive employment uses. This may however be addressed through the redevelopment of sites for contemporary industrial accommodation that incorporates on-site parking.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

62

Amenity / Sense of Place

- The Blackburn Activity Centre offers access to a number of eateries but is beyond convenient walking distance for much of the industrial precinct. Similarly, food outlets around Springvale Road are also inconvenient for workers during lunchtimes. The Mega Mile Activity Centre does not offer any eateries or retailing facilities other than bulky good retailing.
- While the precinct's location behind the Mega Mile Activity Centre provides a level of amenity for the precinct, it also prevents it from establishing its own profile due to a lack of exposure to Whitehorse Road. As a result, there is likely to be a general unawareness of the precinct and the businesses within it.
- Despite the age of the precinct, it mostly offers a contemporary form of industrial development with relatively wide streets, generous building setbacks and a significant number of street trees which contributes to its overall amenity. Cottage, George and Mary Streets are however characterised by narrower streets, smaller lots and more intensive older style industrial development with lesser building setbacks which impact negatively upon amenity. The overall quality and maintenance of buildings is generally of a high standard throughout the precinct

10.2 Industrial Property Profile:

- Lot sizes are generally consistent with that of the combined precincts with a variety of smaller, medium and larger sites that may accommodate a diverse range of activities.
- A vacancy rate of 2.4% suggests a slightly tight leasing market with adequate demand for the mix of available properties.

Figure 58: Lot Size Distribution

	0-249 sqm	250- 499 sqm	500- 749 sqm	750- 999 sqm	1,000 - 4,999 sqm	5,000- 9,999 sqm	10,000 sqm +	Total
No. Lots	28	85	52	53	48	5	1	272
% of Total Lots	10.3%	31.3%	19.1%	19.5%	17.6%	1.8%	0.4%	100%
Whitehorse Industrial Precincts	19.0%	25.2%	18.1%	12.0%	20.7%	2.9%	2.1%	100%

Source: DWELP Urban Development Program 2017

- Property sales average 12 properties per annum while leasings average 11 properties per annum. This relatively high number reflects the overall number of properties within the precinct.
- Building areas for leased properties have been well distributed across all size ranges which will provide broad appeal for small and medium sized businesses.

Figure 59: Annual Property Sales and Leasings (no.)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Annual Average
Sold	10	15	13	11	15	16	13	11	13	7	12.4
Leased					12	6	11	10	12	13	10.7

Source: REIV, realcommercial.com.au

Figure 60: Leased Industrial Properties – Building Area 2013-2018

	<200 sqm	200-299 sqm	300-399 sqm	400-499 sqm	500-749 sqm	750-1,000 sqm	1,000 sqm+
No. Leasings	4.8%	1.6%	9.7%	29.0%	32.3%	11.3%	11.3%

Source: realcommercial.com.au

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

63


10.3 Business Mix

- The precinct's business mix is largely focused upon traditional industrial activities with automotive services, wholesale trade and manufacturing accounting for 65% of identified businesses compared to 45% of businesses across Whitehorse's combined precincts.
- 'Professional, scientific and technical services' businesses are notably absent from the precinct which may reflect a limited number of contemporary smaller-scale office warehouse development to accommodate such activities.

Figure 61: Business Mix

Business Activity	No. Identified Businesses	% of Identified Businesses
Automotive Repair and Maintenance	40	27.2%
Wholesale Trade	29	19.7%
Manufacturing	27	18.4%
Retail Trade	18	12.2%
Construction Services	11	7.5%
Construction	5	3.4%
Sports and Recreation Activities	4	2.7%
Printing	3	2.0%
Road Transport	2	1.4%
Warehousing and Storage Services	2	1.4%
Laundry and Dry-Cleaning Services	1	0.7%
Catering Services	1	0.7%
Adult, Community and Other Education	1	0.7%
Allied Health Services	1	0.7%
Motion Picture and Sound Recording Activities	1	0.7%
Other Personal Services	1	0.7%
Sub Total	147	100%
Unidentified	101	
Total	248	


Business Profiles:

	<p>Air-Met Scientific provides a range of sales and leasing, integrated systems, service and maintenance and equipment rental to a wide range of occupational health, safety and environmental monitoring equipment. Products include portable and fixed gas detectors, dust and aerosol monitors, sound and noise monitors, groundwater and soil sampling equipment, radiation monitors, heat stress monitors, indoor air quality monitors, air sampling equipment, water quality equipment, surface & dermal sampling equipment and weather monitors.</p>
---	---

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

64

	CryoLogic is an Australian company dedicated to providing innovative solutions to Instrumentation, Measurement and Control problems in Medical, Veterinary and Biological Sciences. Its goal is to deliver functional, reliable, and affordable equipment. CryoLogic provides a customisation service, develops new products in consultation with clients, and undertakes research and development.
	Teletech is a well-established, Australian company supplying a unique range of telephone cable instruments to the Australian and global markets since 1984. We design, manufacture and service all our products. These products are supported by strong patents held in 18 major countries and are backed by worldwide strategic alliances. Our manufacturing and services standards are high as reflected in our quality certification. Teletech continues to innovate in telecommunication testing through Research and Development with our skilled engineers and designers.
	Mérieux NutriSciences is dedicated to protecting consumers' health throughout the world, by delivering a wide range of test and consultancy services to the food and nutrition industries. In addition, we also serve companies in the water and environment, agrochemical, consumer goods, pharmaceutical and cosmetics sectors.

10.4 Economic Contribution

- Employment within the precinct, including adjacent bulky goods retailers on the southern side of Whitehorse Road, grew marginally by 2.5% over 2011-2016 from 3,693 to 3,787.
- Declining employment across manufacturing, wholesaling, information media and telecommunications has been offset by increases in a diverse range of other activities including construction, health care and social assistance, accommodation and food services, and rental, hiring and real estate services.
- The above shift in industry employment has been reflected in the strong growth in employment of higher skilled workers by 30% over 2011-2016 compared to a 6.4% contraction in employment of other workers.

Figure 62: Employment Growth 2011-2016

	2011	2016	Increase (no.)	Increase (%)
Total Employment*	3,693	3,787	94	2.5%
Higher Skilled Workers**	910	1,181	271	29.8%
Other Workers	2,783	2,606	-177	-6.4%

Source: ABS Census

*Includes bulky goods precinct on southern side of Whitehorse Road.

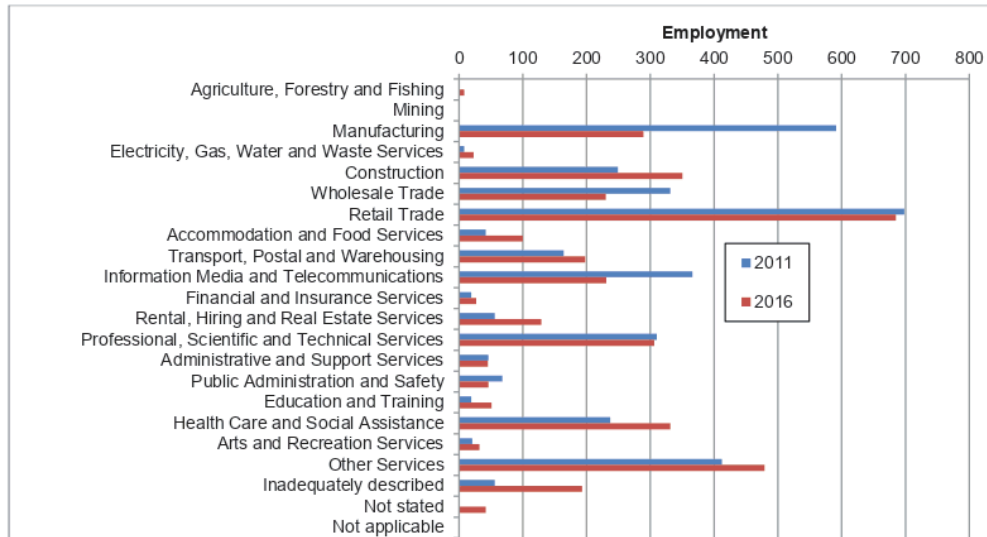
**Bachelor Degree or Higher

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

65

Figure 63: Employment by Industry 2011 vs. 2016



Source: ABS Census

- The distance travelled by workers is similar to that of the combined industrial precincts. The proportion of workers residing within the City of Whitehorse at 18.8% is slightly below that of the combined precincts (21%) which may partly reflect the opportunity for workers to travel by public transport from outside the City of Whitehorse.
- 709 Whitehorse residents are employed within the precinct with estimated gross earnings of \$37.5 million in 2016.

Figure 64: Worker Catchment (% of Workers) 2016

Precinct	<2 km	<5 km	<10 km	<15 km	<20 km	Over 20km
Blackburn	2.8%	15.2%	37.1%	55.0%	68.6%	100%
Whitehorse Industrial Precincts	4.1%	16.2%	38.0%	56.1%	69.5%	100%

Source: ABS Census

Figure 65: Local Economic Impact 2016

Whitehorse Residents Employed	Average Income (per annum)	Total Income Generated (\$mill)
709	\$52,845	\$37.5 mill

Source: ABS Census

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

66

10.5 Strategic Assessment

SWOT Analysis

- Location adjacent to the Mega Mile Activity Centre limits the precinct from gaining exposure to Maroondah Highway which may discourage corporate style office development.
- Accessibility to public transport offers the opportunity for more intensive employment uses although there is no significant evidence of this occurring to date.
- Overall scale of the precinct offers the opportunity for a number of sub-precincts that may become the focus of particular activities depending upon the availability of development opportunities that may act as a catalyst for change.
- Blackburn accounts for a significant proportion of older industrial properties across the combined precincts, which offers affordable accommodation.
- Older properties however also offer the potential for redevelopment resulting in increased the supply of contemporary industrial accommodation with on-site car parking.

Development Opportunities

- 46 properties are identified by Council's Rates Database as having building improvements of no additional value and typical site areas of 500-2,000 sqm.

Strategic Direction

- The Blackburn Industrial Precinct offers the opportunity for an increasing focus upon higher value adding activities while maintaining its role as a location for light industrial activities. The redevelopment of sites to provide more contemporary office / industrial accommodation that includes on-site parking will play a key role in facilitating increased employment. This direction for the precinct will enable it to leverage off its proximity to public transport and the Mega Mile Activity Centre.

Recommendations

- Encourage the redevelopment of sites to increase the diversity of employment opportunities within the precinct.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

67

11. Cook Road

11.1 Location, Accessibility and Amenity

Location and Access

- Whitehorse Road location approximately 1 km west of Eastlink offers a high level of accessibility and exposure.
- Cook Road and Cochrane Street provide a north-south linkage through the precinct which also acts to integrate the industrial (IN1Z and IN3Z) areas with the peripheral sales (C2Z) activities fronting Whitehorse Road.
- As local residential streets Cook Road and Cochrane Street offer limited vehicular access but would meet the needs of most businesses. Monomeeth Drive is notably wider and better able to accommodate larger vehicles that the more traditional industrial businesses within it may require.
- Location is midway between Mitcham and Heatherdale railway stations being approximately 1 km from each with Mitcham station also being a hub for eight bus services

Amenity / Sense of Place

- Cook Road's interface with the adjacent residential area combined with new office warehouse development provides a very high level of amenity.
- Provision of off-street parking within new developments also contributes to the precinct's accessibility and amenity.
- Amenity of the older industrial areas of Cochrane Street and Monomeeth Drive are similarly quite high with most properties being well maintained with generous building setbacks to allow off street parking to be provided.
- Precinct's streetscape benefits also from a generous number of street trees as well as landscaping of individual properties.
- Mitcham Activity Centre (approximately 800 metres west) offers a wide range of eateries and retailing. The Ringwood Metropolitan Activity Centre located approximately 1.5 km to the east also offers a range of higher order retailing and services.



9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

68

11.2 Industrial Property Profile:

- Current Urban Development Program (2017) data predates recent office warehouse developments at 23 and 25-39 Cook Road and 8-10 Monomeeth Drive, all of which consist of smaller building areas. Including these lots would result in a higher proportion being of less than 250 sqm.
- Compared to other precincts, Cook Road has a notably greater proportion of both smaller and larger lots with significantly less availability of mid-range sites of the 250-499 sqm and 500-749 sqm.

Figure 66: Lot Size Distribution (IN1Z and IN2Z)

	0-249 sqm	250- 499 sqm	500- 749 sqm	750- 999 sqm	1,000 - 4,999 sqm	5,000- 9,999 sqm	10,000 sqm +	Total
No. Lots	23	13	4	10	25	4	3	82
% of Total Lots	28.0%	15.9%	4.9%	12.2%	30.5%	4.9%	3.7%	100%
Whitehorse Industrial Precincts	19.0%	25.2%	18.1%	12.0%	20.7%	2.9%	2.1%	100%

Source: DWELP Urban Development Program 2017

- Market activity has largely reflected the sale and leasing of new developments and therefore may not be indicative of future levels.
- Given the extent of recent development relative to the total number of properties within the precinct, it is expected that the accommodation needs of businesses will be better met in the future.
- Smaller floorareas are generally consistent with the requirements of smaller industrial services that are typically driving the revitalisation of many middle suburban industrial precincts.

Figure 67: Annual Property Sales and Leasings (no.)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Annual Average
Sold	1	7	19	21	11	16	13	12	8	6	11.4
Leased	n/a	n/a	n/a	n/a	5	5	8	3	3	15	6.5

Source: REIV, realcommercial.com.au

Figure 68: Leased Industrial Properties – Building Area 2013-2018

	<200 sqm	200-299 sqm	300-399 sqm	400-499 sqm	500-749 sqm	750-1,000 sqm	1,000 sqm+
No. Leasings	2	5	1	4	2		2

Source: realcommercial.com.au

11.3 Business Mix

- Wholesaling accounts for the largest number of businesses with the majority of these located in newer office warehouses at the northern end of Cooks Road. However these additional small scale wholesalers have not offset a decline in overall wholesaling employment.
- Retail trade is also significant given the peripheral sales retailers located the Whitehorse Road. Construction and construction services, if combined, would represent the largest sector with 29% of businesses with many of the businesses in this sector located in new office warehouse developments in Cook Road. Professional, scientific and technical services businesses are relatively few given the absence of dedicated offices within the precinct.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report




City of Whitehorse Industrial Precinct Review – Draft Report

69

Figure 69: Business Mix

Business Activity	No. Identified Businesses	% of Identified Businesses
Wholesale Trade	18	20.2%
Retail Trade	15	16.9%
Construction Services	13	14.6%
Construction	13	14.6%
Automotive Repair and Maintenance	7	7.9%
Manufacturing	6	6.7%
Sports and Recreation Activities	5	5.6%
Professional, Scientific and Technical Services	3	3.4%
Motion Picture and Sound Recording Activities	2	2.2%
Road Transport	1	1.1%
Funeral, Crematorium and Cemetery Services	1	1.1%
Social Assistance Services	1	1.1%
Building Cleaning, Pest Control and Other Support Services	1	1.1%
Rental and Hiring Services (except Real Estate)	1	1.1%
Public Order, Safety and Regulatory Services	1	1.1%
Motor Vehicle Parts and Tyre Retailing	1	1.1%
Sub Total	89	100%
Unidentified	114	
Total	203	




Business Profiles:

	<p>BCF Ultrasound is a leading veterinary ultrasound supplier in Australia and New Zealand. In addition to being a veterinary ultrasound supplier, we take an active role in providing top quality educational resources. As a result, we ensure our clients have the best opportunity to develop their skills and confidence. Above all, education is the key to getting the best return on investment from your ultrasound equipment. We offer clinical learning resources, product resources and technical resources online. Furthermore, we support and host practical ultrasound workshops and events throughout the year.</p>
	<p>Production Audio Video Technology (PAVT) is a proudly Australian-owned and operated company that has distributed professional audio, video, conferencing, and production products for over 30 years, establishing ourselves as a leading AV provider for corporations, small-to- medium business, institutions, public buildings, and live production houses. With a highly skilled technical department delivering design, simulation, measurement, and commissioning services, PAVT can take your project from conception to operation while supplying industry benchmark products that will reliably deliver best-in-class results.</p>
	<p>EMYTE AUSTRALIA PTY LTD is a professional brand for fluid connection components. It is situated in Melbourne, Australia, and its manufacturing plant is based in Shanghai, China. Emyte designs, manufactures and sells a variety of products in different standards and materials, including compression fitting, welding fittings, adapters, hose fittings, clamps, quick release coupling, ball valves, check valves, hoses and other related products. With</p>

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

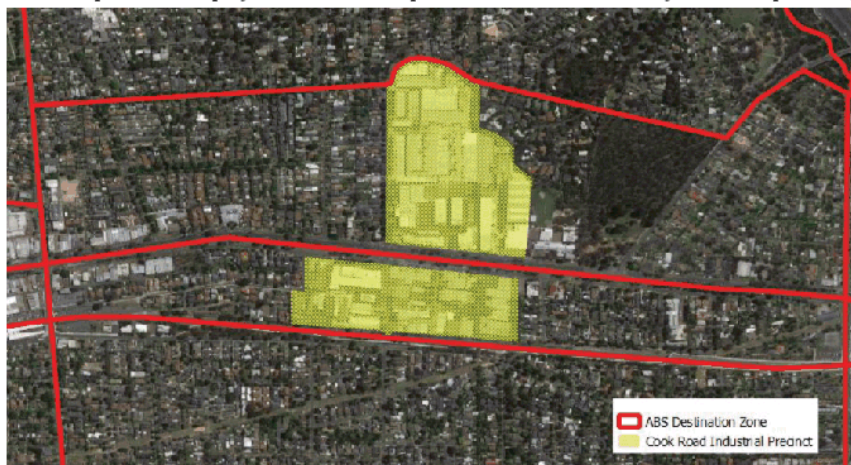
City of Whitehorse Industrial Precinct Review – Draft Report

70

<p>excellent manufacturing standards and continuous development of innovative products, Emyte has met the diverse needs of our customers and won their solid trust over the years. Emyte products are widely used in engineering, oil, marine, steel, power, paper manufacturing, pulp, mining and other industries.</p>	
	<p>MLCS provide a comprehensive range of high quality sheet metal fabrication solutions. We can also utilize our trusted partnerships with local businesses to provide finishing services such as Powder Coating, Zinc Plating, E-Coating & other specialized services. MLCS specialize in Stainless Steel fabrication and recognize the importance of high quality machinery, tooling & workmanship to produce a quality product. We also stock a range of Corten weathering steel for cladding, shop fitting, and decorative screening. View our Services Page to see exactly what MLCS can offer you & browse through our Gallery to view some of the wide range of products we have developed & manufactured.</p>
	<p>Metromatics specialises in ruggedised electronic components and products with a focus on design and manufacture of ruggedised MIL-Spec racks and Sunlight readable outdoor LCD digital signage technologies and screens. Metromatics strives to be world leaders in providing rugged electronic product solutions to industry and defence.</p>
	<p>Pacific Broadcast are a global broadcast facilities company that offer the best in outside broadcast, remote broadcast, RF links, specialty cameras and streaming services. Our head office is in Australia, but we have equipment situated strategically throughout the world.</p>

11.4 Economic Contribution

- Employment data is based upon ABS Transport Destination Zones which extend westwards to Mitcham Road. As a result, any employment changes may also be due to changes occurring outside the Cook Road industrial precinct. Employment data for this precinct should therefore only be relied upon as a guide.



- Total employment increased by 17.2% over 2011-2016 across the wider area with the redevelopment of larger industrial sites at the northern end of Cook Road for smaller office warehouses likely to have been major contributor. These sites were previously occupied by manufacturing activities (Teson Trims and Forgecast) which ceased trading.
- While the number of higher skilled workers within the wider employment area has increased, the nature of new businesses in the new Cook Road office warehouses do not indicate that this is necessarily the source of this growth.
- Manufacturing and wholesale trade employment declined over 2011-2016 however this has been largely offset by growth in employment in the construction sector. Growth in health care and social assistance is however most likely to have occurred outside the precinct, closer to the Mitcham Activity Centre.

blair warman economics
bwec

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

71

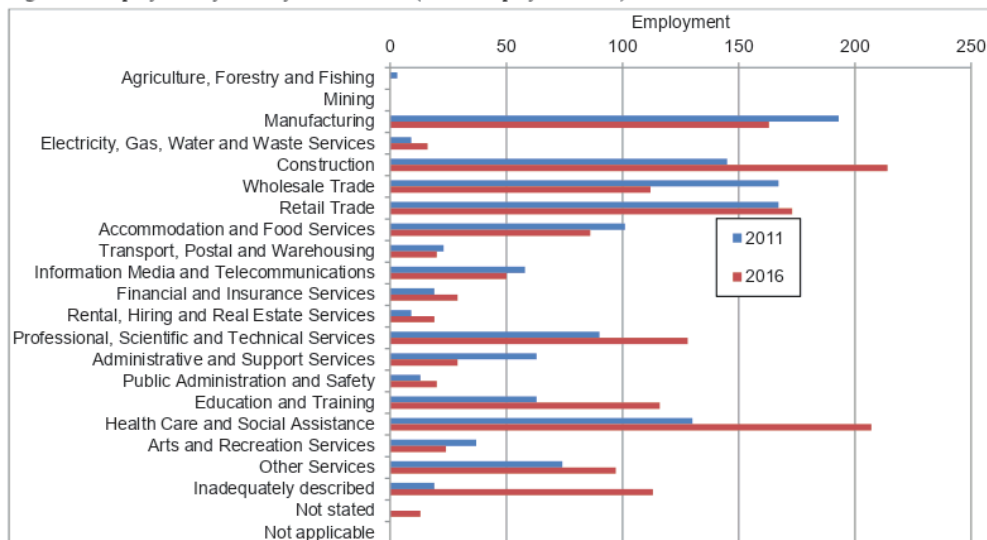
Figure 70: Employment Growth 2011-2016 (Wider Employment Area)

	2011	2016	Increase (no.)	Increase (%)
Total Employment	1,389	1,628	239	17.2%
Higher Skilled Workers*	321	492	171	53.3%
Other Workers	1,068	1,136	68	6.4%

Source: ABS Census

*Bachelor Degree or Higher

Figure 71: Employment by Industry 2011 vs. 2016 (Wider Employment Area)



Source: ABS Census

- The distance from which the precinct attracts workers is marginally less than the combined industrial areas while the proportion of workers living within the City of Whitehorse in 2016 (20.7%) being consistent with that of the combined areas (21.0%).
- A total of 336 Whitehorse residents were employed within the wider employment area in 2016, generating an estimated \$15.7 million in household income.

Figure 72: Worker Catchment (% of Workers) 2016

Precinct	<2 km	<5 km	<10 km	<15 km	<20 km	Over 20km
Cook Road	6.0%	16.0%	43.3%	61.6%	72.4%	100%
Whitehorse Industrial Precincts	4.1%	16.2%	38.0%	56.1%	69.5%	100%

Source: ABS Census

Figure 73: Local Economic Impact 2016

Whitehorse Residents Employed	Average Income (per annum)	Total Income Generated (\$mill)
336	\$46,678	\$15.7 million

Source: ABS Census

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

72

11.5 Strategic Assessment

SWOT Analysis

- Proximity to Eastlink supports demand for service orientated businesses such as construction services that typically travel to customers.
- Recent developments at the northern end of Cook Road have expanded the accommodation options available to potential new small businesses, as well as provide a catalyst for further development.
- Exposure to the Maroondah Highway together with the peripheral sales precinct along it supports the precinct's profile
- A relatively high level of street amenity offers the opportunity for high-tech office warehouses and potentially small scale office development.

Development Opportunities

- Monomeeth Drive offers a number of older (but still functional) properties that may be potentially redevelopment as has recently occurred at 8-10 Monomeeth Drive.
- Some larger sites may be potentially amalgamated to improve accessibility and development opportunities.

Strategic Direction

- The Cook Road precinct is expected to experience ongoing renewal with the opportunity to attract higher value adding activities that take advantage of the precinct's proximity to Eastlink and its relatively high amenity.
- Showroom activities will continue to play a key role in maintaining the precinct's profile and benefits associated with its Maroondah Highway frontage.

Recommendations

- Monitor the occupancy of recent developments in Cook Road to determine the extent of demand for smaller office warehouses.
- Support the showroom precinct fronting Maroondah Highway to support the precinct's profile and amenity.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

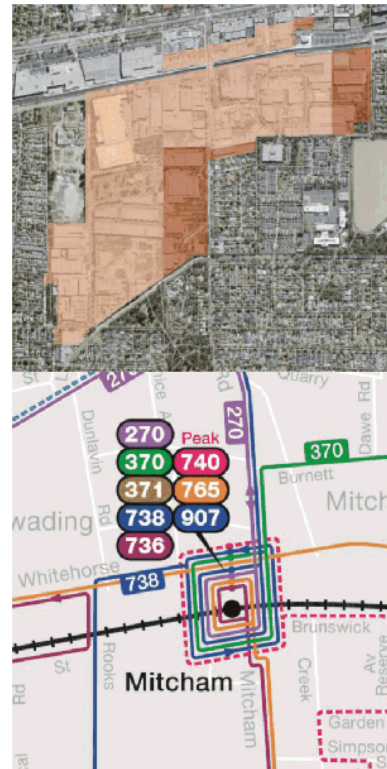
73

12. Rooks Road

12.1 Location, Accessibility and Amenity

Location and Access

- Railway line isolates the precinct from Whitehorse Road with Rooks Road being the only access route over the line.
- Despite being a relatively busy road there is no signalised access onto either Rooks Road or Springvale Road from Station Street.
- Rooks Road is a local residential road to the south and generally unsuitable for larger trucks.
- Internal road access is generally adequate for the types of activities within the precinct.
- More intensive office warehouse development along Norcal has generated increased demand for parking which may impact upon the ability of workers and visitors to access the precinct, particular as recent developments become fully occupied.
- On-street parking along Rooks Road is limited which may result in demand spilling over into Thornton Crescent.
- Nunawading and Mitcham railway stations are within 1.2 km of much of the precinct which offers an alternative to driving for some workers. Mitcham station is also a hub for a number of bus routes servicing the surrounding area. However access to Thornton Crescent from Mitcham Station is indirect and therefore may discourage use of public transport.



Amenity / Sense of Place

- Amenity varies within the precinct with Rooks Road having notably high traffic levels, although this also offers higher exposure for businesses. While Thornton Crescent is a typical older style industrial area, it benefits from a grassed nature strip with mature street trees that to some extent soften the impact of the older industrial buildings. Norcal Road benefits from on-site landscaping on the Automotive Brands and Industria Nunawading sites at its northern end.
- Future redevelopment of the former brickworks site (corner Station Street and Norcal Road) for residential uses will also improve the amenity of the northern end of Norcal Road. The southern end of Norcal Road is characterised by a lower level of amenity due to the relatively undeveloped eastern side of the road with no paving along the nature strip and the Crown Coaches site being used as a bus depot.
- Cafes and other eateries are located at the western end of Station Street adjacent to Springvale Road, immediately south of Norcal Road is the Mount Pleasant Road convenience centre, however these locations are not convenient to most businesses.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

74

12.2 Industrial Property Profile:

- Urban Development Program data indicates that the distribution of lot sizes is similar to that across Whitehorse's eight precincts.

Figure 74: Lot Size Distribution

	0-249 sqm	250- 499 sqm	500- 749 sqm	750- 999 sqm	1,000 - 4,999 sqm	5,000- 9,999 sqm	10,000 sqm +	Total
No. Lots	48	64	57	31	41	8	7	256
% of Total Lots	18.8%	25.0%	22.3%	12.1%	16.0%	3.1%	2.7%	100%
Whitehorse Industrial Precincts	19.0%	25.2%	18.1%	12.0%	20.7%	2.9%	2.1%	100%

Source: DWELP Urban Development Program 2017

- Property sales have increased markedly since 2012 as a result of new industrial estates in Norcal Road. Higher levels are expected to be maintained as properties are resold and other sites redeveloped.
- The number of properties available for lease has also increased as a result of newly constructed office warehouses becoming available. This increased stock of properties within the precinct is expected to result in a higher number of properties available for lease in the future.

Figure 75: Annual Property Sales and Leasings (no.)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Annual Average
Sold	5	5	9	12	13	11	13	18	34	21	14.1
Leased	n/a	n/a	n/a	n/a	3	10	6	8	8	18	8.8

Source: REIV, realcommercial.com.au

- Leases have been dominated by smaller properties under 200 sqm reflecting the size of properties in new developments.

Figure 76: Leased Industrial Properties – Building Area 2013-2018

	<200 sqm	200-299 sqm	300-399 sqm	400-499 sqm	500-749 sqm	750-1,000 sqm	1,000 sqm+
No. Leasings	19	18	5	4	6		1

Source: realcommercial.com.au

12.3 Business Mix

- Business mix closely reflects that of the combined eight precincts, although there is likely to be an increasing number of 'professional, scientific and technical services' related activities that are attracted to new office warehouses such as Industria Nunawading in Norcal Road.
- Thornton Crescent is likely to continue to have a focus upon automotive services given the suitability of older style properties for these activities. However offices within the street have also attracted a number of consulting and business services.
- The former Amcor site (corner Rooks Road and Thornton Crescent) with an area of 4.2ha represents a strategically significant development opportunity for a master planned industrial park. This would be expected to attract a range of contemporary businesses offering employment opportunities that match the requirements of local residents.
- While the recently completed Industria Nunawading is largely still unoccupied, the adjacent Eastern Business Centre at 41-49 Norcal Road provides an indication of the mix of businesses occupying contemporary office warehouses. Wholesalers still account for the majority of businesses (21%), followed by automotive services (17%) and construction services (10%) which represent a similar share of

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

75

businesses as across the wider precinct. Professional scientific and technical services account for 17% compared to around half this at a precinct level (8.6%).

Figure 77: Business Mix

Business Activity	No. Identified Businesses	% of Identified Businesses
Wholesale Trade	27	21.1%
Automotive Repair and Maintenance	21	16.4%
Construction Services	16	12.5%
Manufacturing	12	9.4%
Professional, Scientific and Technical Services	11	8.6%
Retail Trade	11	8.6%
Construction	6	4.7%
Printing	5	3.9%
Warehousing and Storage Services	4	3.1%
Social Assistance Services	3	2.3%
Road Transport	2	1.6%
Food and Beverage Services	2	1.6%
Other Personal Services	1	0.8%
Laundry and Dry-Cleaning Services	1	0.8%
Sports and Recreation Activities	1	0.8%
Motor Vehicle Parts and Tyre Retailing	1	0.8%
Waste Collection Services	1	0.8%
Religious Services	1	0.8%
Motor Vehicle Retailing	1	0.8%
Postal and Courier Pick-up and Delivery Services	1	0.8%
Sub Total	128	100%
Unidentified	90	
Total	218	

Business Profiles

	<p>Established in 1994. Today over 300 sites across Australia successfully use AIM Software. Our Directors have over fifty years experience in the Aged care industry and continue to drive the innovation and development of AIM Software</p>
	<p>BCA Consulting, formerly Bell, Cochrane & Associates Extractive Industries, is a consulting practice specialising in extractive industry resource assessment and planning for the quarrying and sand extraction industries.</p>
	<p>Engineering People are specialist recruiters. Our forte is Engineering People, hence the name. We are a very unique company and our services to our clients go way beyond what our clients expect. Our recruitment process brings the best out in our engineering, technical and sales candidates. Ask us how we deliver the best candidates and the best service to our clients. Our specialist recruitment services include the recruitment of permanent staff from engineering management to production and specialist trades. We can also provide temporary and contract staff, payroll administration and outsourcing.</p>

blair warman economics
bwec

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

76

	<p>MMH Engineering provide Engineering Design and Consultancy services tailored to suit surface mining and bulk materials handling industries.</p>
	<p>The Loyalty Group is a well-established loyalty marketing company specialising in the development and management of successful Customer Loyalty Programs. Our expertise lies in the design and implementation of loyalty programs, loyalty marketing services, marketing consultancy and customised loyalty program solutions. The Loyalty Group has developed and operates the successful Lucky Buys Reward program, which has become the largest independent small business customer loyalty program in Australia</p>
	<p>Fairmont Marketing is one of the few remaining independently owned and operated electronic component distribution companies in Australia. Founded in 1987 and headquartered in Melbourne, Fairmont Marketing provides value added and flexible supply chain solutions to customers ranging from small operators to some of the largest global OEM's of today.</p>
	<p>Established in Melbourne 1988, HAWK is now the global market leader in innovative level measurement, positioning and flow solutions. HAWK has won several prestigious awards for its breakthrough technologies. HAWK develops and manufactures level measurement equipment based on different technologies such as, Acoustic Wave, Ultrasonic, Microwave and Radar etc. The company has a distinguished record of success in the application of level, positioning and flow measurement technology, and the provision of expert services which range from the provision of instrumentation and technical assistance, through to implementation and ongoing asset management.</p>
	<p>FloLevel Technologies™ has more than 40 years' experience in developing and manufacturing process automation solutions to the mining industry. With a long and in-depth knowledge of the mining process the company has focused on developing level and flow products that can accurately measure small resolution changes in a Flotation Cell.</p>
	<p>Medmont is a manufacturer of medical instruments. All Medmont products are designed, tested and manufactured in house. Like all things of quality they are envisioned by some of the world's top engineers and hand assembled by Medmont's skilled team of craftsmen, hence the commitment to quality and the undeniable accuracy of Medmont products.</p>

12.4 Economic Contribution

- Rooks Road accounts for the second highest number of jobs after the Blackburn industrial precinct, and also recorded the second largest growth in employment after the Redland Estate Precinct over 2011-2016.
- Consistent with other precincts, there has also been a decline in employment in manufacturing and wholesale trade which has been offset by growth in employment in the construction sector and transport, postal and warehousing. The latter most likely reflects the Australia Post depot in Maurice Court becoming increasingly active in parcel deliveries associated with online shopping.
- With the completion of the Industria Nunawading estate at 31-37 Norcal Road employment will continue to grow as buildings become occupied. The likely future redevelopment of sites further to the south will also support employment growth.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

77

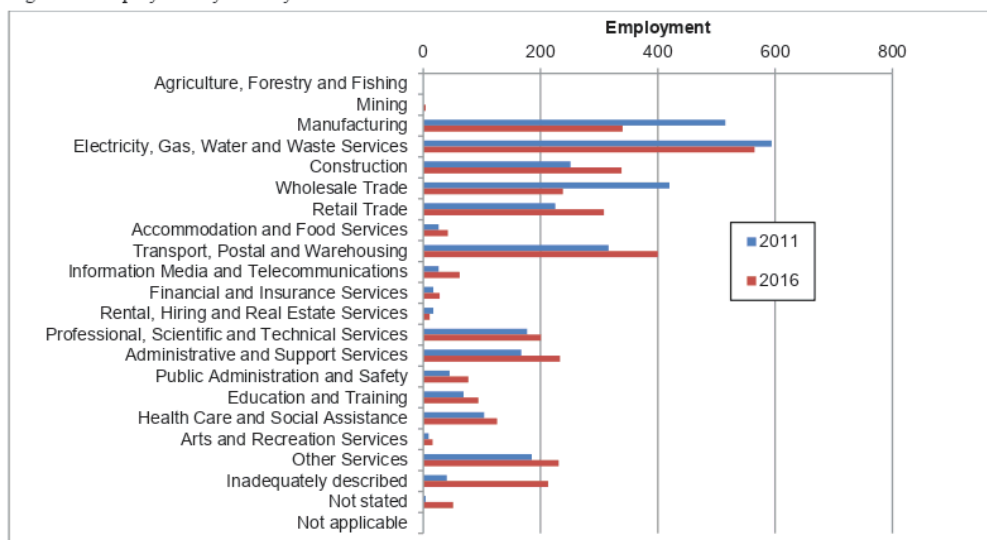
Figure 78: Employment Growth 2011-2016

	2011	2016	Increase (no.)	Increase (%)
Total Employment	3,202	3,590	388	12.1%
Higher Skilled Workers*	735	993	258	35.1%
Other Workers	2,467	2,597	130	5.3%

Source: ABS Census

*Bachelor Degree or Higher

Figure 79: Employment by Industry 2011 vs. 2016



Source: ABS Census

- The distance travelled by workers within the Rooks Road precinct is comparable to that of the combined eight precincts.
- The proportion of workers living within the City of Whitehorse is 21.4% which is also comparable to that of the combined precincts (21%).
- Whitehorse residents working within the precinct earn an average of \$56,007 per annum are the highest recorded across Whitehorse's industrial precincts. This generates \$43 million per annum in household income for these residents.

Figure 80: Worker Catchment (% of Workers) 2016

Precinct	<2 km	<5 km	<10 km	<15 km	<20 km	Over 20km
Rooks Road	3.5%	15.2%	37.6%	57.8%	68.7%	100%
Whitehorse Industrial Precincts	4.1%	16.2%	38.0%	56.1%	69.5%	100%

Source: ABS Census

Figure 81: Local Economic Impact 2016

Whitehorse Residents Employed	Average Income (per annum)	Total Income Generated (\$mill)
765	\$56,007	\$42.9 mill

Source: ABS Census

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

78

12.5 Strategic Assessment

SWOT Analysis

- The precinct lacks exposure to the major arterials which limits both its accessibility and profile.
- Rooks Road may become increasingly congested during peak times as recent developments on Norcal Road become fully occupied and remaining sites developed. This may require a signalised intersection at Station Street and Rooks Road in the future given that it is not possible to turn right to travel north at Springvale Road.
- Despite the provision of car parking within recent developments in Norcal Road, there appears to still be strong demand for on-street parking. This would be expected to increase further as employment in the area increases.
- Future residential development upon the brickworks site on the corner of Station Street and Norcal Road would be expected to improve the amenity of Norcal Road thereby adding to the attraction of the area as well as limit demand for on-street parking.
- Thornton Crescent complements recent developments in Norcal Road through offer more affordable older style industrial properties that are better suited to a range of light industrial activities.

Development Opportunities

- Former Amcor site (corner Rooks Road and Thornton Crescent) represents a key strategic development opportunity given its size (2ha), proximity to Maroondah Highway and Mitcham Station. Potential development options include a contemporary business park comprising a mix of high-tech office warehouses and dedicated offices.
- 26-28 Rooks Road (1,369 sqm) is effectively a vacant site which given its Rooks Road location may support a small office development.
- 51-53 Norcal Road (3 ha) is currently a vacant site proposed for subdivision into 33 lots (City of Whitehorse Planning Register).
- Other large sites are likely to remain under their current use over the short-medium term as underlying demand likely to be firstly met by the above sites.

Strategic Direction

- Rooks Road industrial precinct will continue to offer a diverse mix of industrial properties that cater for a range of traditional and more contemporary industrial / commercial activities. Future demand for industrial properties will be met through the redevelopment of larger sites for smaller office warehouses that meet the needs of a new generation of businesses. Infrastructure provision will need to ensure that growth does not impact accessibility and movement within the precinct.

Recommendations

- Investigate potential traffic issues that may arise as a result of further development within the precinct including the need for signalised access to Rooks Road from Station Street.
- Commence discussion with owners of the former Amcor site to determine longer-term development intentions and the potential for more intensive industrial development upon the site.
- Identify opportunities for more accessible eateries within the precinct. For example, within the proposed brickworks development to service the growing number of workers in Norcal Road.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

79

▪

13. Middleborough / Clarice Road

13.1 Location, Accessibility and Amenity

Location and Access

- Location adjacent to Middleborough Road and Canterbury Roads offers good local connections, but does not offer as convenient access to freeways as some other precincts.
- Central location within the region bounded by the Eastern Freeway, Monash Freeway and Eastlink offers the opportunity to service a large residential catchment which has supported significant retail activity within the precinct.
- Traffic volume along Middleborough Road combined with no service lane reduces accessibility to businesses fronting this road.



Amenity / Sense of Place

- Retailing within the precinct provides a high level of urban amenity for workers and provides a strong profile for the precinct.
- Clarice Road offers a reasonable level of amenity although a nature strip is only provided on the western side of the street. The eastern side of Clarice Road is dominated by cross-overs which impacts negatively upon amenity and pedestrian safety.
- Clarice Road has no building setbacks which impacts upon amenity although the above average quality of some properties may limit this to some extent.
- The Spotlight Centre at the northern end of the precinct offers a number of cafes and takeaway food outlets. Similarly, a small local centre adjacent to the precinct at the southern end also offers a number of food outlets for workers.
- Retailers within the centre are predominantly larger format stores (Bunning, Officeworks, Spotlight, Anaconda) as well as the new Home Consortium centre which limits the retail amenity of the centre.

13.2 Industrial Property Profile:

- Industrial activity is dominated by the Asaleo (Sorbent toilet tissue) manufacturing facility which occupies a 12.5 ha site.
- Asaleo undertook a \$65 million upgrade in 2015, hence this site is unlikely to become available for redevelopment in the foreseeable future.
- Significant sites occupied by retail activities such as the Home Consortium Centre (35,130 sqm), Bunnings (32,560 sqm), and the Spotlight Centre (16,140



bwec

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

80

sqm) are similarly not expected to become available for redevelopment.

- Remaining sites account for a total of only 11.5 ha of industrial zoned land, making this precinct only slightly larger than the Evans / Ireland Street (11.1 ha) and Lexton Road (9.2 ha) in terms of industrial activity.
- The distribution of industrial sites after excluding the Asaleo facility and those occupied by bulky goods retailers highlights a dominance of smaller lots with 41.5% being less than 250 sqm compared to only 19% across the combined industrial precincts.

Figure 82: Lot Size Distribution (Excluding Major Sites)

	0-249 sqm	250- 499 sqm	500- 749 sqm	750- 999 sqm	1,000 - 4,999 sqm	5,000- 9,999 sqm	10,000 sqm +	Total
No. Lots	39	15	20	6	10	3	1	94
% of Total Lots	41.5%	16.0%	21.3%	6.4%	10.6%	3.2%	1.1%	100%
Whitehorse Industrial Precincts	19.0%	25.2%	18.1%	12.0%	20.7%	2.9%	2.1%	100%

Source: DWELP Urban Development Program 2017

- There has been an average of 5 property sales and 7.5 leased per annum which provides a reasonable availability of properties for new businesses seeking to locate within the precinct.

Figure 83: Annual Property Sales and Leasings (no.)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Annual Average
Sold	3	8	5	5	5	5	12	6	1	0	5.0
Leased					5	10	2	6	11	11	7.5

Source: REIV, realcommercial.com.au

- The distribution of building areas for leased properties has favoured properties of less than 300 sqm which is consistent with the size of industrial buildings within the precinct.

Figure 84: Leased Industrial Properties – Building Area 2013-2018

	<200 sqm	200-299 sqm	300-399 sqm	400-499 sqm	500-749 sqm	750-1,000 sqm	1,000 sqm+
No. Leasings	11	15	9	3	3	1	3

Source: realcommercial.com.au

13.3 Business Mix

- Retailing accounts for the largest number of businesses due to the emergence of the precinct as a bulky goods precinct together with a small number of peripheral sales and online retailers.
- There is also an active manufacturing sector with an apparent focus upon wood related activities (i.e. cabinetmaking, guitar manufacturing and furniture making). Given the customised nature of these activities, this level of activity would be expected to be maintained as production is less likely to be relocated offshore.
- Automotive, wholesaling and construction activities also account for a significant number of businesses which is consistent across most smaller industrial locations.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report





City of Whitehorse Industrial Precinct Review – Draft Report

81

Figure 85: Business Mix

Business Activity	No. Identified Businesses	% of Identified Businesses
Retail Trade	20	21.5%
Manufacturing	15	16.1%
Automotive Repair and Maintenance	14	15.1%
Wholesale Trade	12	12.8%
Sports and Recreation Activities	8	8.6%
Construction Services	8	8.6%
Professional, Scientific and Technical Services	4	4.3%
Construction	3	3.2%
Food and Beverage Services	3	3.2%
Printing and Printing Support Services	2	2.2%
Real Estate Services	1	1.1%
Warehousing and Storage Services	1	1.1%
Adult, Community and Other Education	1	1.1%
Religious Services	1	1.1%
Social Assistance Services	1	1.1%
Sub Total	94	100.0%
Unidentified	74	
Total	168	


Business Profiles:

	Asaleo Care is a leading personal care and hygiene Company that manufactures, markets, distributes and sells essential everyday consumer products across the Feminine, Incontinence and Baby Care, Consumer Tissue and Professional Hygiene product categories.
	Established in 1920, we are an Australian-owned business that has been producing and supplying steam distilled water within Australia. We additionally export overseas for the convenience of our clientele.
	At Colby Furniture, we pride ourselves on meeting your every need for upholstered furniture. In addition to our extensive range, which can be made to your size specifications, we can also reproduce designs just for you. Our Australian manufacturing gives us the flexibility to create or change a style to get it "Just right" for your valued clients. Comfort and quality are as important to us as style and design.
	Compusign Pty Ltd specializes in the design, construction and installation of LED based displays for the traffic control industry. We have an extensive range of high quality traffic management products to suit a wide range of applications and regulations. Our products are designed and manufactured in Australia at our factory in Victoria and service and maintenance is always readily available throughout Australia.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

82

 Maton employs more than 70 people and remains 100 percent family owned and operated. The 2003 move to the current premises in Clarice Road in Box Hill required an investment of millions of dollars to make the new factory 'state of the art'. This has been helped by the introduction of locally designed computer programs and high technology that have allowed workers more time to do what they do best – make guitars by hand in a safe, climate-controlled environment.

13.4 Economic Contribution

- Employment increased by 337 jobs (28%) over 2011-2016 largely due to growth in the retail (+168) and construction (+62) sectors. Non-retail employment grew by 16% (169 jobs) over the period.
- Manufacturing declined by only 15% compared to 31% for the combined precincts while wholesaling employment increased by 7% which is noticeably better than the 24% decline across all precincts. Construction employment expanded by 144%, well above the combined precinct growth of 51%. Professional, scientific and technical services employment however declined by 44% despite increasing by 18% across the combined precincts.
- Employment of higher skilled workers increased by 56%, noticeably above that of other workers (21%) despite employment in the professional, scientific and technical services sector declining.

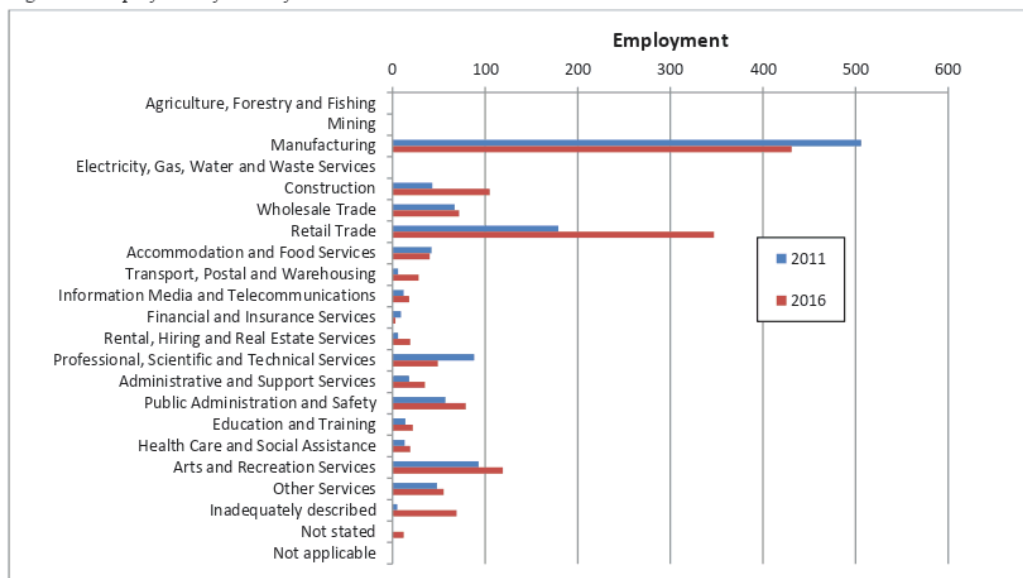
Figure 86: Employment Growth 2011-2016

	2011	2016	Increase (no.)	Increase (%)
Total Employment	1,208	1,545	337	27.9%
Higher Skilled Workers*	239	373	134	56.1%
Other Workers	969	1,172	203	20.9%

Source: ABS Census

*Bachelor Degree or Higher

Figure 87: Employment by Industry 2011 vs. 2016



Source: ABS Census

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

83

- Workers travel a lesser distance than the combined precincts with 21.5% living within 5km compared to 16.2%.
- 26.6% of the precinct's workforce (409 workers) lived within the City of Whitehorse in 2016, being the second highest percentage after Lexton Road and notably higher than 21% for the combined precincts. This reflects the higher proportion of total employment accounted for by the retail sector where employment opportunities are generally more likely to be available close to where workers live.
- Estimated average income at \$44,929 is the lowest of the eight precincts and 14% below the combined precincts (\$52,033) reflecting generally lower incomes within the retail sector.
- The precinct's contribution to household income within the City of Whitehorse is estimated to be \$18.4 million.

Figure 88: Worker Catchment (% of Workers) 2016

Precinct	<2 km	<5 km	<10 km	<15 km	<20 km	Over 20km
Middleborough / Clarice Road	4.7%	21.5%	42.7%	57.8%	72.1%	100%
Whitehorse Industrial Precincts	4.1%	16.2%	38.0%	56.1%	69.5%	100%

Source: ABS Census

Figure 89: Local Economic Impact 2016

Whitehorse Residents Employed	Average Income (per annum)	Total Income Generated (\$mill)
409	\$44,929	\$18.4 mill.

Source: ABS Census

13.5 Strategic Assessment

SWOT Analysis

- While retail development within the precinct has raised its profile and amenity, further retail development may threaten the precinct's role as an industrial location, resulting in reduced employment opportunities outside retailing.
- Accessibility via Middleborough / Canterbury Roads and the precinct's central location within a well-defined region provides the opportunity to provide a range of local services ranging from automotive services through to business / professional services.
- Small and medium scale office development may occur upon underutilised sites along Middleborough Road that offer high exposure and accessibility.
- Key manufacturers such as Asaleo Care and Maton Guitars contribute to a diversity of employment opportunities within the precinct with the latter potentially attracting other wood manufacturing related activities.

Development Opportunities

- A number of adjacent properties within the precinct offer the opportunity to be amalgamated and redeveloped.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

84

Strategic Direction

- Key manufacturers including the Asaleo Care and Maton are expected to continue to provide a diversity of employment opportunities within the precinct and Whitehorse generally. This should be complemented by the redevelopment of underutilised sites to leverage off the precinct's strategic location to support increased employment opportunities including business / professional services.

Recommendations

- Redevelopment of underutilised sites should be encouraged in order to reinforce the non-retail role of the precinct and generate new employment opportunities.
- Further expansion of retail activities should be discouraged in order to preserve the precincts role as a location for industrial activity and employment.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

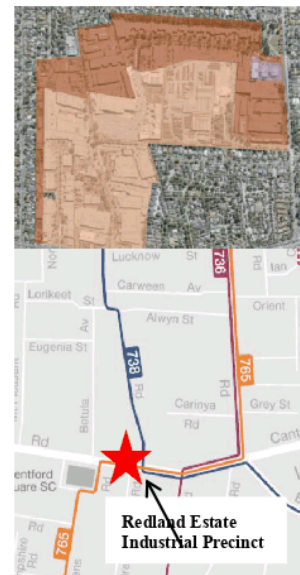
85

14. Redland Estate

14.1 Location, Accessibility and Amenity

Location and Access

- Redland Estate is located approximately 1.5 km south of the Rooks Road industrial precinct and midway between Forest Hill Chase shopping centre and Eastlink.
- Canterbury Road provides an east-west connection while Mitcham and Rooks roads link the precinct to Whitehorse Road to the north.
- The precinct comprises three distinct components being Redland Drive, which is only accessible via Mitcham Road, Rooks Road which is a major connection from Canterbury Road to the Rooks Road industrial precinct and Whitehorse Road, and Trade Place being a no through road accessed from Canterbury Road.
- Rooks Road does not offer on-street parking which may impact businesses where off-street parking is not adequate. Automotive services and businesses with a larger proportion of office space in particular may be disadvantaged. Redland Drive and Trade Place both offer adequate on-street parking.
- Public transport services are relatively limited with only three bus routes (736, 738 and 765) servicing the precinct.



Amenity / Sense of Place

- A high level of amenity characterises all streets within the precinct, although Redland Drive is particularly notable for the substantial landscaping of properties and corporate style office warehouse development.
- Redland Drive represents the highest quality of development across the eight precincts and is comparable to business parks within the Monash Technology Precinct.
- The amenity of Rooks Road is negatively impacted by high traffic volumes that may also limit accessibility to properties.

14.2 Industrial Property Profile:

- Lot size profile is generally consistent with that of the combined precincts with half of all sites being less than 500 sqm. A number of larger sites have been recently developed for smaller lots which are not reflected in Urban Development Program data.

Figure 90: Lot Size Distribution

	0-249 sqm	250- 499 sqm	500- 749 sqm	750- 999 sqm	1,000 - 4,999 sqm	5,000- 9,999 sqm	10,000 sqm +	Total
No. Lots	68	60	38	20	57	11	6	260
% of Total Lots	26.2%	23.1%	14.6%	7.7%	21.9%	4.2%	2.3%	100%
Whitehorse Industrial Precincts	19.0%	25.2%	18.1%	12.0%	20.7%	2.9%	2.1%	100%

Source: DWELP Urban Development Program 2017

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

86

- Property sales has average nine sales per annum over the past decade. There has also been an average of nine leases per annum.

Figure 91: Annual Property Sales and Leasings (no.)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Annual Average
Sold	10	7	10	6	11	7	16	9	9	5	9.0
Leased	n/a	n/a	n/a	n/a	5	11	4	7	3	24	9.0

Source: REIV, realcommercial.com.au

- There has been a relatively even distribution of leases across building areas which provides opportunities for a range of businesses.

Figure 92: Leased Industrial Properties – Building Area 2013-2018

	<200 sqm	200-299 sqm	300-399 sqm	400-499 sqm	500-749 sqm	750-1,000 sqm	1,000 sqm+
No. Leasings	6	11	9	6	14	3	5

Source: realcommercial.com.au

14.3 Business Mix

- Wholesaling, manufacturing, construction services, 'professional, scientific and technical services' are the main activities.
- Professional, scientific and technical services account for 21 businesses which the highest for any precinct, well ahead of Rooks Road (11) and Joseph Street (10).

Figure 93: Business Mix

Business Activity	No. Identified Businesses	% of Identified Businesses
Wholesale Trade	36	21.3%
Construction Services	33	19.5%
Professional, Scientific and Technical Services	21	12.4%
Manufacturing	20	11.8%
Automotive Repair and Maintenance	16	9.5%
Retail Trade	15	8.9%
Adult, Community and Other Education	4	2.4%
Allied Health Services	3	1.8%
Warehousing and Storage Services	3	1.8%
Social Assistance Services	2	1.2%
Sports and Recreation Activities	2	1.2%
Religious Services	2	1.2%
Rental, Hiring and Real Estate Services	2	1.2%
Construction	2	1.2%
Water Supply, Sewerage and Drainage Services	1	0.6%
Public Order, Safety and Regulatory Services	1	0.6%

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

87

Business Activity	No. Identified Businesses	% of Identified Businesses
Food and Beverage Services	1	0.6%
Machinery and Equipment Repair and Maintenance	1	0.6%
Catering Services	1	0.6%
Administrative Services	1	0.6%
Motor Vehicle Retailing	1	0.6%
Sub Total	169	100.0%
Unidentified	105	
Total	274	


Business Profiles:

	<p>We provide an extensive range of manufacturing services, including printed circuit boards and assemblies, cables, wiring harnesses, stencils, decals, membranes and full turnkey box assemblies. We offer a complete solution, from prototyping to production quantities based on local and offshore facilities.</p>
	<p>Established in Japan in 1950, TLV has grown to become a world authority in steam engineering products and services. TLV now counts companies in 12 different countries and offers products through over 100 distributors worldwide.</p>
	<p>Aegis has designed, manufactured and supplied Australian industry with test equipment for more than 80 years. Over the past 8 decades we have expanded to become one of the most diverse and trusted manufacturing companies both nationally and globally. Aegis specialises in working with the industry to understand what is required and design an instrument to suit. Our experience and expertise have helped our products become industry standard and we continue to remain one of the premier test equipment suppliers. Major utilities in the telecommunications, gas, and water industries rely upon Aegis equipment to maximise the efficiency and effectiveness of their networks. These products have evolved to become the standard tools for tradespeople Australia wide, and are successfully used in Europe, Asia and the Pacific Region. We continue to seek new markets where our expertise can help solve any problem for our customers.</p>
	<p>Cellular Asset Management is a leading provider of wireless solutions to some of the world's most exciting and architecturally challenging buildings and venues across the UK and Australia.</p>
	<p>Founded in Melbourne in 1984, CNC Design has become the leader in motion control & drive based solutions throughout Australia, New Zealand and South-East Asia and is the world's largest CNC retrofitting and CNC machine company. We are the exclusive Siemens representative for machine tool products in Australia and SE Asia where supporting sales, engineering and service.</p>
	<p>Parker Healthcare Pty Ltd is an Australian owned and operated Medical supply company, with offices located in all main states of Australia and international offices in both New Zealand and Malaysia. Parker is dedicated to designing and supplying the latest and most innovative medical equipment of the highest quality accredited to Australian and International Standards, where meticulous quality monitoring is a standard practice at all stages of production and supply.</p>


9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

88



Sensor Dynamics has a proud history and is a leading supplier of Licence Plate Recognition (LPR also known as ANPR) systems in Australia for parking, traffic, security and law enforcement applications. With clients in both the private and public sector, Sensor Dynamics is committed to working closely with our clients to identify and deliver on their exact requirements. LPR systems utilise a number of technologies including specialist cameras, character recognition software, networking, databases and IT infrastructure. Our company employs both hardware and software engineers who excel in these areas and have the expertise to deliver LPR systems that perform to the highest standards.



InSight Systems is the leading provider of audiovisual technologies in Australia. Offering a full range of audiovisual solutions and services, we ensure our clients experience technology in a way that enhances their lives and makes the world a better place. As audiovisual systems become more complex and converge within the IT framework, more corporations and institutions are choosing to focus on their core business while partnering with specialists to support their non-core activities.

14.4 Economic Contribution

- Total employment increased by 505 jobs (28%) over 2011-2016 with retail trade increasing by 109 jobs followed by construction (82), health care and social assistance (72) and professional, scientific and technical services (62).
- The percentage growth in the number of skilled workers (81%) significantly exceeds that of other workers (16%). Higher skilled workers accounted for 34.3% of all workers in 2016 which is marginally below that of the combined precincts (34.9%).

Figure 94: Employment Growth 2011-2016

	2011	2016	Increase (no.)	Increase (%)
Total Employment	1,811	2,316	505	27.9%
Higher Skilled Workers*	344	621	277	80.5%
Other Workers	1,467	1,695	228	15.5%

Source: ABS Census

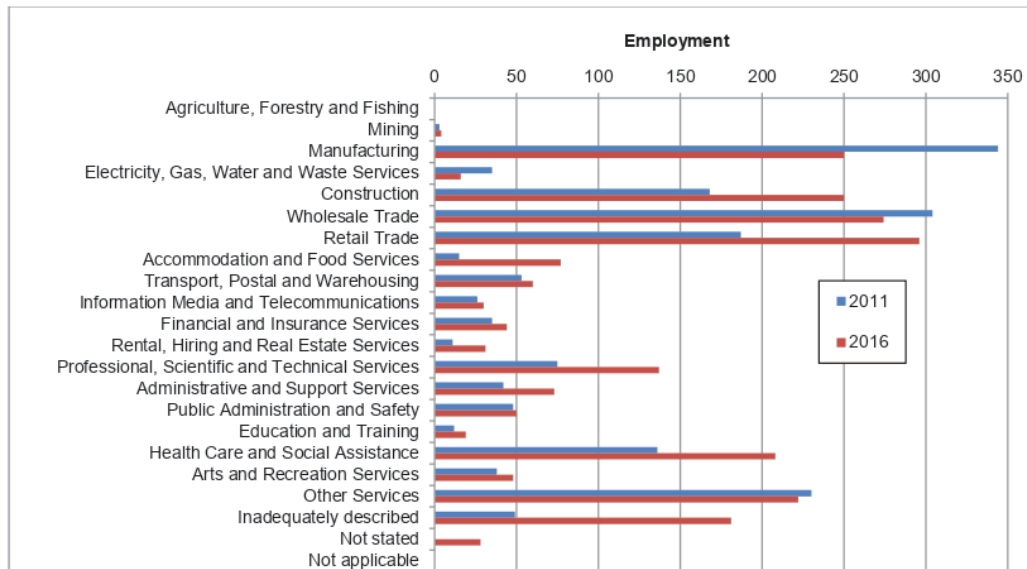
*Bachelor Degree or Higher

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

89

Figure 95: Employment by Industry 2011 vs. 2016



Source: ABS Census

- The distance travelled by workers within the precinct is slightly less than that of the combined precincts with 14.7% travelling less than 5 km compared to 16.2%.

Figure 96: Worker Catchment (% of Workers) 2016

Precinct	<2 km	<5 km	<10 km	<15 km	<20 km	Over 20km
Redland Estate	4.1%	14.7%	35.5%	54.3%	66.7%	100%
Whitehorse Industrial Precincts	4.1%	16.2%	38.0%	56.1%	69.5%	100%

Source: ABS Census

- The proportion of workers living within the City of Whitehorse (18.8%) is below that of the combined precincts (21.0%) while the estimated average annual income earned by these workers (\$52,353) is slightly above the combined precinct average of \$52,033. Overall the total amount of income generated for Whitehorse households is estimated to be \$22.7 million.

Figure 97: Local Economic Impact 2016

Whitehorse Residents Employed	Average Income (per annum)	Total Income Generated (\$mill)
433	\$52,353	\$22.7 mill

Source: ABS Census

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

90

14.5 Strategic Assessment

SWOT Analysis

- Redland Estate is Whitehorse's most contemporary industrial precinct with 80% of properties developed after 1990 compared to only 53% across the combined precincts. This has contributed to the precinct attracting a number of high value adding activities.
- Proximity to Eastlink (2km east) offers the opportunity to service Melbourne's outer eastern region as well as connect to the Eastern Freeway.
- The provision of on-site car parking within new developments has reduced demand for on-street car parking resulting in less congestion and generally higher level of amenity.
- Rooks Road and Trade Place complement Redland Drive expand the accommodation options available to businesses in terms of quality and affordability.
- Rooks Road traffic volumes limit on-street parking which may reduce accessibility for visitors to businesses.
- All three areas within the precinct are not interconnected and function independently which limits the opportunity for synergies between businesses.

Development Opportunities

- A small number of vacant and under-utilised sites within the precinct represent potential development opportunities.

Strategic Direction

- Redland Estate will continue to be Whitehorse's premier industrial precinct offering contemporary industrial and office accommodation of a standard that will attract high value adding businesses.

Recommendations

- Support the attraction of higher value adding activities through the development of contemporary industrial accommodation.
- Monitor traffic volumes along Rooks Road to identify any need for traffic calming measures to improve amenity and provide safe accessibility to and from properties.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

91

15. Evans / Ireland Streets

15.1 Location, Accessibility and Amenity

Location and Access

- Precinct is bounded by Burwood Highway, Highbury Road, Burwood Cemetery and the residential area to the east.
- Location is strategically significant given its proximity to Deakin University's Burwood Campus, and the Greenwood Business Park.
- Burwood Highway and Warrigal Road both provide connections to the Monash Freeway as well as east-west and north-south links respectively.
- Route 75 tram service along Burwood Highway is complemented by a number of bus services that connect Deakin University to Box Hill Station. Bus services along Warrigal Road also connect to Box Hill and Holmesglen Stations. Route 75 also provides a connection to rail services at Burwood Station approximately 2km to the east
- Accessibility and movement through the precinct is generally good with wide streets and adequate on-street car parking.



Amenity / Sense of Place

- Precinct's overall amenity is good with wider nature strips that the other precincts and mature street trees throughout much of the precinct.
- Proximity to Burwood Village Activity Centre offers a range of retailing, business and personal services, and eateries for workers.

15.2 Industrial Property Profile:

- Overall mix of lot sizes favours slightly larger lots when compared to other precincts, largely due to only 7.2% of lots under 250 sqm compared to 19% for the combined precincts. The development of the Burwood Business Park (125 Highbury Road) significantly increased the number of lots of 250-499 sqm to be 32% of total lots compared to 25% for the combined precincts.
- The relatively high number of leases in 2013 reflects the leasing of the Burwood Business Park. Similarly, a less pronounced increase in leaseings in 2016 was due to new office warehouses at 5-13 Sinnott Street.

Figure 98: Lot Size Distribution

	0-249 sqm	250- 499 sqm	500- 749 sqm	750- 999 sqm	1,000 - 4,999 sqm	5,000- 9,999 sqm	10,000 sqm +	Total
No. Lots	9	40	23	29	22	2	0	125
% of Total Lots	7.2%	32.0%	18.4%	23.2%	17.6%	1.6%	0.0%	100.0%
Whitehorse Industrial Precincts	19.0%	25.2%	18.1%	12.0%	20.7%	2.9%	2.1%	100%

Source: DWELP Urban Development Program 2017

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

92

- A high proportion of leased properties have had floorareas in the range 300-399 sqm which also reflects properties leased within the Burwood Business Park. This however also provides an indication of the depth of demand from businesses for properties of this size.

Figure 99: Annual Property Sales and Leasings (no.)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Annual Average
Sold	3	3	7	3	5	4	6	2	2	1	3.6
Leased	n/a	n/a	n/a	n/a	34	12	12	17	12	5	15.3

Source: REIV, realcommercial.com.au

Figure 100: Leased Industrial Properties – Building Area 2013-2018

	<200 sqm	200-299 sqm	300-399 sqm	400-499 sqm	500-749 sqm	750-1,000 sqm	1,000 sqm+
No. Leasings	1	16	42	8	14	5	5

Source: realcommercial.com.au

15.3 Business Mix

- Wholesale trade and automotive repairs are the major activities within the precinct, together accounting for half of all businesses. Retail trade is also significant although these activities predominantly relate to the sale of building products.
- Manufacturing businesses account for 4.1% (5 businesses) which is somewhat less than the 11% recorded across the combined precincts. Manufacturing businesses within the precinct typically undertake traditional activities such as furniture making rather than advanced manufacturing as is the case in some other precincts.

Figure 101: Business Mix

Business Activity	No. Identified Businesses	% of Identified Businesses
Wholesale Trade	23	18.9%
Automotive Repair and Maintenance	23	18.9%
Retail Trade	12	9.8%
Construction	11	9.0%
Professional, Scientific and Technical Services	10	8.2%
Motor Vehicle Retailing	9	7.4%
Printing	5	4.1%
Manufacturing	5	4.1%
Construction Services	4	3.3%
Building Cleaning, Pest Control and Other Support Services	4	3.3%
Warehousing and Storage Services	3	2.5%
Fuel Retailing	2	1.6%
Medical and Other Health Care Services	2	1.6%
Food and Beverage Services	2	1.6%
Motion Picture and Sound Recording Activities	1	0.8%
Other Personal Services	1	0.8%
Sports and Recreation Activities	1	0.8%
Business and Professional Association Services	1	0.8%
Rental, Hiring and Real Estate Services	1	0.8%







9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

93

Business Activity	No. Identified Businesses	% of Identified Businesses
Public Order, Safety and Regulatory Services	1	0.8%
Religious Services	1	0.8%
Sub Total	122	100%
Unidentified	68	
Total	190	

Business Profiles

	<p>PurePlay Orthopaedics is a specialist distributor of orthopaedic implants and trauma devices. We are quickly establishing ourselves through superior service and expert product knowledge. PurePlay Orthopaedics works in partnership with customers to deliver integrated superior service and emerging technologies.</p>
	<p>Apecs Investment Castings Pty. Ltd has been a major presence in the Australian jewellery industry for more than 48 years, providing excellent quality castings and a high standard of service, to which we remain dedicated to continue and improve. Apecs specializes in custom casting of gold alloys, platinum, silver, brass and bronze for the jewellery industry.</p>
	<p>For over 25 years, Homony has been in the core of the professional audio industry. Homony provides a full range of audio equipment that suits a variety of uses. The growing success of our commercial audio systems has encouraged us to diversify our product portfolio.</p>
	<p>We are a multi award winning product design consultancy based in Melbourne, Australia with over 30 years experience developing new products and ideas. We provide a complete product development service from concept generation, 3D CAD & prototyping, through to production documentation and specification across a wide range of industries including consumer & health, medical & scientific, baby & nursery, sport and leisure and industrial.</p>
	<p>Sapien Technology is a trusted technology partner providing individual animal management software and hardware solutions across the supply chain. Our customers make better decisions and run more efficient operations because of the insight our innovative solutions provide.</p>
	<p>NutriPATH is a privately owned medical laboratory that specialises in the area of functional health and wellbeing pathology testing. NutriPATH today, is one of the largest functional testing laboratories servicing as a multinational company for integrative medicine practitioners throughout Australasia.</p>

15.4 Economic Contribution

- Total employment increased by 17% (360 jobs) over 2011-2016 with higher skilled workers accounting for 228 jobs or 63% of this growth.
- Manufacturing declined by a relatively modest 16% compared to 44% across the combined precincts. This most likely reflects a focus upon furniture making, being a sector that has maintained a niche in the local market.
- Construction sector employment more than doubled over 2011-2016 from 167 to 361 jobs which is consistent with the sector now accounting for a significant proportion of businesses within the precinct.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

94

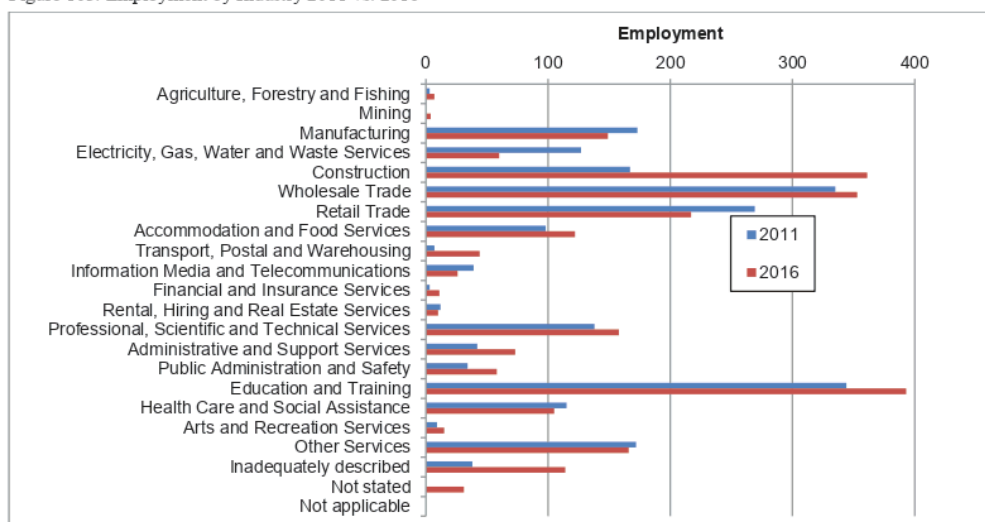
Figure 102: Employment Growth 2011-2016

	2011	2016	Increase (no.)	Increase (%)
Total Employment	2,120	2,480	360	17.0%
Higher Skilled Workers*	663	891	228	34.4%
Other Workers	1,457	1,589	132	9.1%

Source: ABS Census

*Bachelor Degree or Higher

Figure 103: Employment by Industry 2011 vs. 2016



Source: ABS Census

- The distance from which the precinct attracts workers is consistent with that of the combined precincts.
- While Whitehorse residents account for a smaller proportion of total workers (19.1%) than the combined precincts (21%), these workers have estimated average annual gross incomes (\$55,530) that are 7% higher. This results in an estimated \$26.2 million contribution to local household incomes.

Figure 104: Worker Catchment (% of Workers) 2016

Precinct	<2 km	<5 km	<10 km	<15 km	<20 km	Over 20km
Evans / Ireland Streets	4.6%	16.8%	37.0%	53.6%	70.0%	100%
Whitehorse Industrial Precincts	4.1%	16.2%	38.0%	56.1%	69.5%	100%

Source: ABS Census

Figure 105: Local Economic Impact 2016

Whitehorse Residents Employed	Average Income (per annum)	Total Income Generated (\$mill)
471	\$55,530	\$26.2 mill

Source: ABS Census

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

95

15.5 Strategic Assessment

SWOT Analysis

- Key strategic location fronting Burwood Highway offers opportunity for corporate office development given high exposure to this major arterial road, together with proximity to Deakin University, Greenwood Business Park and Burwood Village Activity Centre.
- A number of major development sites offer the opportunity to leverage off the precinct's strategic location to facilitate key catalyst developments that support a transition to a much higher intensity of employment.
- Proximity to the Melbourne CBD and inner eastern suburbs may provide a competitive advantage over business parks in neighbouring City of Monash.
- Burwood Business Park (127 Highbury Road) demonstrates the opportunity for more intensive office warehouse development that also provides sufficient parking on-site.
- Precinct has a high proportion of properties developed during the 1950s (23%) compared to the combined precincts (7%) suggesting a need for a general renewal of the building stock.
- Generous road widths and nature strips provide a high level of accessibility and amenity that may support a corporate profile for the precinct.
- Potential new railway station at Burwood as part of the proposed suburban rail loop would increase the attractiveness of the precinct for more intensive employment uses.

Development Opportunities

- A number of larger sites within the precinct represent potential redevelopment opportunities.

Strategic Direction

- Evans / Ireland Streets represents a key strategic opportunity for a corporate style employment area that supports high value adding activities and employment that are consistent with the needs of residents within Melbourne's inner east region. Future development of contemporary office warehouses may be facilitated by the availability of key catalyst sites and supported by the precinct's location within the high profile Burwood Highway corridor and proximity to Deakin University, public transport, retail services and amenities.

Recommendations

- Monitor short and longer-term intentions for the Reece Plumbing site.
- Support continued redevelopment of sites to ensure that the building stock continues to meet the needs of businesses given the high proportion of properties developed during the 1950s.

9.1.6 – ATTACHMENT 1. Industrial Precinct Economic Review Report

City of Whitehorse Industrial Precinct Review – Draft Report

96

16. Conclusion

This review has highlighted the strong performance of Whitehorse's eight industrial precincts in continuing to attract a new generation of businesses, supported by the continued development of contemporary industrial accommodation. While employment in traditional manufacturing activities continue to contract at both an industry and local level, this has been more than offset by an increasing number of jobs in higher value adding activities requiring modern industrial buildings and an increasingly higher skilled workforce. However at the same time, a growing population is also generating increased demand for automotive and building services that may require more affordable older style accommodation.

Each of Whitehorse's industrial precincts are unique in terms of their location, building stock and business mix which enhances the accommodation options available to potential new businesses. Low vacancy rates and strong employment growth indicate that the needs of businesses for a diverse range of accommodation options are being well met within Whitehorse. Nevertheless, Whitehorse has a finite amount of industrial land which must be used as efficiently as possible if continued employment growth is to be supported.

The continued redevelopment of industrial sites will support businesses efficient use of floorspace while also offering the opportunity to provide off-street car parking and improve the amenity of precincts. Such development should however provide for a range of the floor areas and formats suitable for a variety of business requirements.

For each precinct, this review has identified a strategic direction and recommendations to guide Council in promoting the future growth of each. This will provide a basis for any future discussions with landowners regarding redevelopment opportunities and how this may best contribute to the role, function and performance of each precinct as well as the City of Whitehorse economy.

9.2.2 Tender Evaluation (Contract 30140) Elgar Park South Pavilion Redevelopment and MACC Store

Attachment 1 June 2018 to Jan 2019 Comments

9.2.2 – ATTACHMENT 1.

June 2018 to Jan 2019 Comments

ELGAR PARK PAVILION REDEVELOPMENT - COST INCREASE BY CAUSE

COST INCREASE BY CLUB & C2 REQUESTS				
COST ITEM	Cost Plan A @ June 2018	CHANGE TO COST ITEM	VARIANCE	Cost Plan C2 (Pre Tender Estimate) @ Jan 2019
1 MACC Store Allowance	40,000.00	Store to be located close to NW Oval - MACC Request approved by Council increased from 15m2 to 20m2 - structure (see service increase below).	29,458.00	69,458.00
2 Drinking Fountain	0.00	Drinking fountain - C2 Barker Request	2,000.00	2,000.00
Sub-Total	40,000.00	Subtotal - Cost increase by Club Requests	31,458.00	71,458.00
COST INCREASE BY SCOPE DEVELOPMENT				
COST ITEM	Cost Plan A @ June 2018	CHANGE TO COST ITEM	VARIANCE	Cost Plan C2 (Pre Tender Estimate) @ Jan 2019
3 Original footing and slab	170,660.00	Redesigned due to soil conditions requiring screw piles / Footings / Edge beams / Suspended Concrete slab.	180,885.00	351,545.00
4 Traditional roof system and drainage	197,790.00	Composite roof panel system with larger downpipes	9,220.00	207,010.00
5 Structural steel beams and columns	146,200.00	Increased beam and column quantities required due to structural re-design and soil conditions	186,096.00	332,406.00
6 Inclusion of roller shutter doors to external windows	0.00	Roller shutters not part of the original scope - required for security and glazing protections	84,430.00	84,430.00
7 Windows and doors (single glazing)	104,280.00	Moved to double glazing due to ball impacts.	90,110.00	194,390.00
8 Kitchen Bench Tops, Fixtures and Fittings	164,350.00	Stainless steel bench tops for hygiene and longevity.	2,785.00	167,135.00
9 Group Metering (Switchboard Upgrade)	0.00	Additional switchboard requirements to facilitate future sportsground lighting, MACC Store, security lighting, increased conduits for electrical connections from substation as requested by Engineering.	58,280.00	58,280.00
10 Sewer Upgrade Works	0.00	Sewer upgrade costs due to increasing the existing 100mm pipe to 150mm pipe to service the new facility.	100,000.00	100,000.00
Sub-Total	783,480.00	Subtotal - Cost increase by Scope development & clarification	711,716.00	1,495,196.00
COST INCREASE BY STATUTORY COMPLIANCE				
COST ITEM	Cost Plan A @ June 2018	CHANGE TO COST ITEM	VARIANCE	Cost Plan C2 (Pre Tender Estimate) @ Jan 2019
11 Removal of Gas Wall Heaters & Installation of 4 x Split Systems	0.00	4 x Split Systems and condenser units to be provided in MPR, lowers and pipework required to facilitate change. Gas wall heaters removed from scope due to risk mitigation pertaining to the use of carbon monoxide poisoning.	48,850.00	48,850.00
12 External Works - DDA Ramp and Eastern Concourse Stairs	0.00	External Works - DDA Ramp and Eastern Concourse Stairs	13,000.00	13,000.00
13 Fire Hose Reels	0.00	Fire Hose Reels x 2	5,000.00	5,000.00
14 Fire Hydrant (External)	0.00	Fire Hydrant x 1	5,000.00	5,000.00
Sub-Total	0.00	Subtotal - Cost increase by Statutory Compliance	71,850.00	71,850.00
COST INCREASE BY PROJECT COSTS				
COST ITEM	Cost Plan A @ June 2018	CHANGE TO COST ITEM	VARIANCE	Cost Plan C2 (Pre Tender Estimate) @ Jan 2019
15 Construction Contingency (10%)	294,699.00	Construction Contingency (10%)	43,301.00	338,000.00
16 Escalation - June 2018 - June 2019	115,000.00	Escalation - June 2018 - June 2019	0.00	0.00
Sub-Total	409,699.00	Subtotal - Project Cost Increase	43,301.00	338,000.00

Cost increase by Club / Council Requests \$ 31,458.00
 Cost increase by Scope Development \$ 711,716.00
 Cost increase by Statutory Compliance \$ 71,850.00
 Cost increase by Project Costs \$ 43,301.00
 Sub-total cost increase by causes \$ 858,325.00

Approved Budget (excl. GST) as at June 2018 \$ 3,050,000.00
 Substation Allowance \$ 350,000.00
 Total Approved Project Budget as at June 2018 \$ 3,400,000.00

Pre-tender Estimate (Total Project) January 2019 \$ 4,375,000.00
 New Project Budget Requested \$ 4,360,703.00
 Variance \$ 960,703.00

9.3.1 Pavilion Development Policy

Attachment 1 Pavilion Development Policy



PAVILION DEVELOPMENT POLICY

JULY 2019

9.3.1 – ATTACHMENT 1. Pavilion Development Policy

CONTENTS

INTRODUCTION	2
AIM	3
SCOPE	3
OBJECTIVES	3
PRINCIPLES	4
PAVILION COMPONENTS AND FUNDING CONTRIBUTION SCHEDULE	5
SATELLITE PAVILIONS	8
FEMALE FRIENDLY FACILITIES	9
PROVISION OF FURNITURE, FITTINGS AND EQUIPMENT	10
TEMPORARY FACILITIES	12
EXTERNAL FUNDING SUPPORT	12
CLUB CONTRIBUTIONS	12
NON-STANDARD PAVILION COMPONENTS	12

INDEX OF TABLES

Table 1	Standard Pavilion Components and Contribution Schedules	6
Table 2	Non-Standard Pavilion Components and Contribution Schedules	7
Table 3	Satellite Pavilion Components and Contribution Schedule	7

APPENDICES

Appendix A: Definitions

9.3.1 – ATTACHMENT 1. Pavilion Development Policy

INTRODUCTION

Whitehorse City Council has undertaken extensive research and planning in relation to the current and future recreation provision within Whitehorse. Council has developed the Whitehorse Recreation Strategy Plan (2015–2024) to guide the delivery of sport and recreation over a ten year period.

Supporting the Recreation Strategy Plan are a range of documents that further define and specify Council's role in the provision of sport and recreation opportunities. One of these is the *Sporting Facilities Guide – Seasonal and Casual Users*. The guide outlines the terms and conditions under which sporting and recreation clubs occupy Council's sporting facilities and provides a framework for the development and funding of sporting infrastructure. The pavilion policy should be read in conjunction with the *Sporting Facilities Guide – Seasonal and Casual Users*.

Over recent times, the needs and functions of sporting clubs have changed, as have community expectations around the quality and type of infrastructure provided. The requirement of Clubs for social facilities and the need for pavilions to service all users whilst balancing flexible design are all placing existing infrastructure and Council and Club budgets under pressure.

For the purposes of this policy there is generally three types of capital works projects for Council's sporting pavilions.

Firstly, the '**Stay in Business (Renewal)**' of Council's sporting pavilions will refer to those capital works that involve the refurbishment of existing pavilions to a condition, which is compliant with current standards but excludes building extensions.

The intention is to restore the service potential of the existing building to "near new" condition and the works could involve any or all of the following:

- Replacement of kiosk/kitchen joinery and fixed appliances
- Replacement of plumbing fittings in the wet areas and renewing floor and wall treatments
- Replacement of deteriorated roofing or external materials
- Replacement of electrical fittings, joinery, locksets, etc.

Secondly, a '**Refurbishment**' extends the service potential or functionality of the existing facility giving the user a greater ability to offer a wider range of services or activities. A capital 'upgrade' may involve any of the following:

- A multipurpose room extension;
- An upgrade to kitchen facilities;
- The provision of additional change rooms to allow the club to field more teams in a competition;
- The addition of a water tank to harvest roof water to flush toilets and;
- The addition of a first aid room.

Thirdly, '**New Development**' will refer to capital works projects which involve the creation of a new asset where there previously was none, or where a pavilion cannot be refurbished due to its poor condition and requires demolition and a new development.

It is important to note that Council's priority is to renew and/or refurbish existing sports pavilions, before considering and planning for the development of new facilities. This principle is fundamentally supported through Council's corporate policies in particular the Council Plan and Our Vision. A feasibility and financial assessment would be undertaken prior to committing to the planning and development of a new pavilion. This internal assessment is carried out by

9.3.1 – ATTACHMENT 1. Pavilion Development Policy

Council will establish the viability and justification based on site conditions, Building Code of Australia (BCA) and The Federal Disability Discrimination Act 1992 (DDA) compliance issues and value for money.

It is intended for the policy to be administered with flexibility. The policy provides flexibility for the design project group, including representatives of the tenant sporting clubs, to design a pavilion that meets the site specific requirements.

AIM

To provide:

- Facility Standards to guide the development and/or refurbishment of pavilions, and;
- A framework for the funding contributions towards pavilions.

SCOPE

This policy applies to pavilions occupied under a seasonal tenancy agreement (licence) servicing seasonally allocated ovals. This policy does not relate to Council buildings, which are occupied under a lease arrangement.

OBJECTIVES

The below objectives are consistent with Council's Recreation Strategy and the Sporting Facilities Guide:

- To ensure that sports field pavilion infrastructure meets the needs of Council and clubs.
- To ensure a consistent, systematic and equitable approach to the funding and renewal, refurbishment or new development of pavilions.
- To encourage and foster partnerships between the Council and sporting clubs in the planning of pavilions.
- To ensure that the development and funding of pavilions is responsive to the changing participation levels and requirements of the different sporting codes.
- To ensure that sporting clubs are aware of Council and club responsibilities in relation to the funding of pavilions.
- To ensure that new, renewal and/or refurbished pavilions are integrated into the existing built and natural environment.
- To ensure that any new development, renewal and/or refurbishment complies with the Building Code of Australia and any other relevant legislation and standards.
- To ensure that any new development, renewal and/or refurbishment takes into account the principles and practices of sustainability as outlined in the Whitehorse Ecovision Strategy.
- To ensure that any new development, renewal and/or refurbishment is consistent with City of Whitehorse Building Asset Management Plan.

9.3.1 – ATTACHMENT 1. Pavilion Development Policy

PRINCIPLES

Any new development, renewal and/or refurbishment will consider universal design principles:

PRINCIPLE	DEFINITION
Equitable Use	The design is useful and marketable to people with diverse abilities.
Flexibility in Use	The design accommodates a wide range of individual preferences and abilities.
Simple and Intuitive Use	Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.
Perceptible Information	The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.
Tolerance for Error	The design minimizes hazards and the adverse consequences of accidental or unintended actions.
Low Physical Effort	The design can be used efficiently and comfortably and with a minimum of fatigue.
Size and Space for Approach and Use	Appropriate size and space is provided for approach, reach, manipulation, and use regardless of user's body size, posture, or mobility.

The following policy principles will apply to the future planning of pavilions and will form the basis for future decision making and prioritising of submissions for capital works funding.

Projects that are submitted for funding consideration through Council's Capital Works Program must demonstrate the ability to meet and satisfy these principles. Council considers projects on an annual basis and there is no guarantee that pavilion development, renewal and/or refurbishments will be funded. The number of projects that are funded each year is dependent on the total financial resources available and other Council priorities which will be part of Council's Capital Works Program. The total available funds for pavilion projects may therefore, vary from year to year.

The following principles apply to the development, renewal and/or refurbishment of pavilions.

- Council will support the renewal and/or refurbishment of existing facilities where appropriate as a priority to achieve optimum use and development, before considering the new development of similar facilities.
- The capital cost of constructing the standard components as outlined in table 1 which, primarily comprises of change rooms and amenities (including accessible toilets), unisex umpires room, public amenities, multi-purpose room, first aid / medical room, storage, kiosk / kitchen, timekeepers area, rubbish storage area and a spectator shelter will be met by Council.
- The focus of sound asset management should be towards extending the life of existing assets at an appropriate standard and to improve the level of service to the broader community.
- Council will only support the development of a new or a renewal and/or refurbished pavilion for which there is an identified and substantiated need.
- To ensure that resources are distributed equitably throughout the community, Council as a priority will support the sharing of facilities and encourage projects that allow joint

9.3.1 – ATTACHMENT 1. Pavilion Development Policy

development, renewal and/or refurbishment by Council, sporting clubs and where possible, receive Federal / State Government and other external funding/grants.

- Council will give a consideration to supporting, as a priority, projects that encourage increased utilisation and multi-functional use of existing recreational facilities.
- Council supports facilities available to other community groups when not occupied by the tenant sporting club. Clubs who actively support this principle will be looked upon favourably.
- Council will work in partnership with sporting clubs to attract external funding for sporting facilities.

PAVILION COMPONENTS AND FUNDING CONTRIBUTION SCHEDULES

Council will provide and maintain appropriate sporting infrastructure to meet the needs of sporting clubs. Council's role in encouraging sports participation is in the provision of facilities aligned with community sporting facility benchmarking suitable for sports training and competition. In order to provide clarity to clubs about what Council will include in any pavilion development, Council has determined the components of a pavilion that it will fund as standard and the non-standard components that the Club will be expected to fund.

The key principles determining the standard and non-standard components are:

- Council will be fully responsible for the provision of change rooms and amenities, unisex umpires' room, public amenities, first aid / medical room, storage, kiosk / kitchen, timekeepers' area, rubbish storage area and a spectator shelter. Sizes will vary from site to site based on service need.
- Due to the broader community benefits to be gained from belonging to a club, such as community building and strengthening, networking and to maximise the use of community resources, Council will fund the provision of a 100m² multi-purpose room. This will enhance the opportunities for shared use with other community groups and cater to a broader range of users.
- The club is responsible for funding components that are for the exclusive use of a sporting club and classified as non-essential such as a bar or a larger multipurpose space (over and above the 100m²), gymnasium, offices, meeting rooms, (supply of) ice baths (i.e. floor space and actual ice bath) and additional kitchen facilities as indicated in table 2.

Tables 1, 2 and 3 (below) specify the pavilion component schedule for future new pavilion development, renewal and/or refurbishment and include:

- The standard/base pavilion components (Table 1).
- The non - standard pavilion components (Table 2).
- Satellite Pavilion (Table 3).
- Indicative size requirements for each component that Council will fund.
- Level of financial contribution to be made by Council and the sporting club.

The dimension and layouts for individual pavilions may vary from the schedules due to the design constraints, site constraints, statutory requirements, building and planning processes and matters around residential impact and amenity. However, a standard and equitable approach will be followed where possible.

9.3.1 – ATTACHMENT 1. Pavilion Development Policy

Unisex change rooms are a critical component to participation, equity and the coordination of sporting competitions. The size, position, number, design and mix should comply with the relevant sporting codes and standards, and the change rooms should respond to the number of sports fields that the pavilion services.

Storage rooms including the provision of storage systems (i.e. shelving, hooks) shall be provided throughout the pavilion. Storage areas have been based on an allowance of 30m² per tenant club. The size, position, number, design and mix of storage areas should reflect the number of sports fields that the pavilion services, and the number of tenant clubs. Storage areas of 10m² are provided for community groups to share.

Shelving shall be provided to all externally accessible club storage areas. Steel framed storage shelving to be installed to these club storage areas to the perimeter walls. Cupboards shall be provided to the Community storage areas. These are to be lockable cupboard units that can be used by multiple community groups.

Loose furniture in the form of tables and chairs shall be provided by Council for the Multi-Purpose area for use by clubs and community groups.

A bin enclosure shall be provided to a location accessible by Waste trucks and in a location appropriate for the development. The bin enclosure walls shall be clad to mitigate illegal dumping of rubbish.

Pavilions will be designed to comply with the BCA and DDA. Pavilion designs will adopt female friendly principles. In addition, as a best practice aspiration, universal design principles shall be considered for inclusion where applicable. This shall be considered and agreed by the project team and stakeholders.

A funding contribution to a new pavilion development, renewal and/or refurbishment will not imply ownership or control of the facility. Council is the sole owner of pavilions located on Council land. The usage of the contributing parties and the ongoing building maintenance responsibilities will be formalised as part of a tenancy or licence agreement.

Council is responsible for insuring the building, fixtures and contents owned by Council. Clubs are responsible for insuring the contents purchased or supplied by the club.

The size areas detailed in the following schedules are the maximum that Council will fund. Clubs wishing to increase the area of specific room components beyond the schedule will be fully responsible for funding the additional area.

9.3.1 – ATTACHMENT 1. Pavilion Development Policy

Table 1 - Standard Pavilion Components and Contribution Schedules

Component	Size[@]	Council	Club
CHANGEROOMS <ul style="list-style-type: none"> • Home Team • Away Team 	45m ² (each) 45m ² (each)	100%	Nil
AMENITIES (showers/toilets) <ul style="list-style-type: none"> • Home Team • Away Team 	Determined by BCA.	100%	Nil
UMPIRES ROOM / UNISEX (incl. 2 change room, 1 shower and 1 toilet).	20m ²	100%	Nil
UNISEX / ACCESSIBLE PUBLIC TOILETS (External)	Determined by BCA.	100%	Nil
FIRST AID/MEDICAL ROOM	15m ²	100%	Nil
STORAGE <ul style="list-style-type: none"> • Tenant Clubs • *Community Groups • Cleaner (incl. hot and cold water with sink). 	30m ² per tenant 10m ² 5m ²	100%	Nil
KIOSK / KITCHEN (consider storage / pantry)	30m ²	100%	Nil
WASTE ENCLOSURE	15m ²	100%	Nil
TIMEKEEPER/SCORER AREA (as required)	10m ²	100%	Nil
SPECTATOR SHELTER/VERANDAH [^]	Site specific.	100%	Nil
ACCESSIBLE CAR PARKING BAY	Determined by BCA.	100%	Nil
MULTI PURPOSE ROOM	100m ²	100%	Nil
TOILET AMENITIES <ul style="list-style-type: none"> • Male (Internal) • Female (Internal) • Unisex/Baby Change (External) 	Determined by BCA.	100%	Nil
KITCHENETTE	7m ²	100%	Nil
STORAGE ROOM (Multi-Purpose Equipment)	15m ²	100%	Nil
COUNCIL EQUIPMENT SHED (as required)	12m ²	100%	Nil

* Storage size is determined by what Council believes to be fair and reasonable of the group.

[@] Sizes of all room components are subject to BCA and/or service need and subsequently may vary from one site to another.

BCA – Building Code of Australia.

[^] Spectator shelter is subject to many elements including but not limited to building footprint, pitch of roof, ESD considerations.

9.3.1 – ATTACHMENT 1. Pavilion Development Policy

Clubs are financially responsible for the following non-standard pavilion components.

Table 2 - Non-Standard Pavilion Components and Contribution Schedule

<ul style="list-style-type: none"> SEPARATE ADDITIONAL KITCHEN 	<ul style="list-style-type: none"> GYMNASIUM
<ul style="list-style-type: none"> BAR/ COOL ROOM 	<ul style="list-style-type: none"> EXTENDED MULTI PURPOSE ROOM
<ul style="list-style-type: none"> MEETING ROOM 	<ul style="list-style-type: none"> ADDITIONAL STORAGE
<ul style="list-style-type: none"> OFFICE 	<ul style="list-style-type: none"> ICE BATHS (Floor space and actual ice bath).

These components are subject to demonstrated need based on a strong business case and will have consideration to relevant master plans, site constraints, planning controls etc.

SATELLITE PAVILIONS

There are sites across the municipality where a sports field is not appropriately serviced by the main pavilion. This is generally because the sports field is located a significant distance or physically separated (i.e. by a road) from the main pavilion. Where the main pavilion cannot accommodate an isolated sports field then Council will consider a satellite pavilion. A satellite pavilion will generally be smaller in size and provide basic room components as indicated below:

Table 3 - Satellite Pavilion Components and Contribution Schedule

Component	Size [@]	Council Contribution	Club Contribution
CHANGEROOMS <ul style="list-style-type: none"> Home Away 	45m ² (each) 45m ² (each)	100%	Nil
AMENITIES (showers/toilets) <ul style="list-style-type: none"> Home Team Away Team 	Determined by BCA.	100%	Nil
PUBLIC AMENITIES Unisex / Accessible Public Toilets (external)	Determined by BCA.	100%	Nil
UMPIRES ROOM / UNISEX (incl. 2 change room, 1 shower and 1 toilet in each change room).	20m ²	100%	Nil
TIMEKEEPER/SCORER	10 m ²	100%	Nil
STORAGE	15 m ²	100%	Nil
CLEANERS ROOM	5m ²	100%	Nil
MEDICAL ROOM	15m ²	100%	Nil
KIOSK	15m ²	100%	Nil
SPECTATOR SHELTER / VERANDAH [^]	Site Specific.	100%	Nil

[@] Sizes of all room components are subject to BCA and/or service need and subsequently may vary from one site to another.

BCA – Building Code of Australia.

[^] Spectator shelter is subject to many elements including but not limited to building footprint, pitch of roof, ESD considerations.

9.3.1 – ATTACHMENT 1. Pavilion Development Policy

EXISTING PAVILION

A pavilion earmarked for demolition and replaced with a new build will be restricted to the spatial size as indicated in the preceding tables. This will be regardless of the current footprint or pavilion amenity in the old pavilion. A club will be financially responsible for a footprint larger than Council's commitment.

FEMALE FRIENDLY FACILITIES

Council is committed to providing female friendly facilities. Female friendly facilities include:

- Surfaces that are easily cleaned;
- Mirrors in change rooms including bench space and GPO's;
- Pans will be provided in toilets (no urinals);
- Cubicle showers with appropriate privacy;
- Seats and hooks in cubicle showers;
- Well-lit interior and exterior spaces;
- Safe access routes between the car park, building and playing fields, with clear lines of sight;
- Use of universal colour schemes;
- Selection of appropriate finishes promoting a friendly and inviting environment for all users, and;
- Safety considerations consistent with Crime Prevention Through Environmental Design (CEPTED).

9.3.1 – ATTACHMENT 1. Pavilion Development Policy

PROVISION OF FURNITURE, FITTINGS AND EQUIPMENT

Council will provide the minimum fixtures and fittings for the safe and functional use of pavilions. The fixtures and fittings selected will be chosen for their robustness, ease of maintenance and long asset life. Any items beyond the minimum shall be the total responsibility of the sporting club.

The following outlines Council and sporting club/s responsibilities in relation to the provision of furniture, fixtures and equipment. Council will comply with all Building Code of Australia requirements.

(i) Council Responsibilities

- Plumbing fixtures and fittings for the provision of showers and toilets and sinks;
- Ecological Sustainable Design (for eg. Energy saving design, water saving features such as shower heads, flow restrictors etc);
- Bench style seating in change rooms;
- Light fittings;
- Hooks in change rooms;
- Kitchen benches (stainless steel) and cabinets.
- Table and chairs (limited) as one off purchase for shared use by other community groups suitable for a 100m² Multi-Purpose Room;
- Tea making facilities for community use;
- *Non commercial oven;
- *Extractor fans / range hoods. Commercial range hood);
- Appropriate hard wearing floor coverings;
- Security lighting (external) shall be on sensor and time clock;
- Shelving/cupboards within storage areas. (Dexion storage system shelving or similar);
- Floor coverings i.e. carpet tiles in the multi-purpose room only, non slip floor in the wet and change room areas;
- Hot water service;
- Tiling;
- Instant hot water units in kiosk/kitchen;
- Baby change / parents room facilities;
- Master key / swipe card system;
- Split system (heating / cooling) to multi-purpose room only;
- Change room toilets fixtures i.e., hand dryers, hangers, toilet roll holders, mirror, GPO's, partition walls, wall tiles and soap holders;
- Paper towel dispensers in kitchen;
- Essential safety measures (e.g. Emergency exit lighting, fire prevention equipment). Emergency evacuation plan displayed in pavilion;
- Natural ventilation should be considered as part of the building design;
- Waste enclosures shall ideally be separate to the main pavilion or may adjoin the pavilion. Preparation of a site specific waste management plan is required to determine the adequate infrastructure required for waste management;
- Wiring for speakers system internally;
- Hearing loop;
- Water Tanks and toilet flushing using recycled water and;
- Solar PV 10KW system.

* These items may be upgraded through consultation with Council and funded by the tenant clubs.

9.3.1 – ATTACHMENT 1. Pavilion Development Policy

(ii) Tenant Sporting Clubs Responsibilities

- Tables and Chairs – if additional to Council supply is required. Replacement of all tables and chairs at end of useful life;
- Kitchen crockery;
- Cutlery;
- Refrigeration;
- Dishwasher;
- Drink fridges;
- Kitchen equipment;
- Furniture over and above Council allocation to the Multi-Purpose room;
- Curtain / blinds;
- Bar facilities, storage and associated fittings;
- Coolroom;
- Flooring covering, floorings and floor tiles for non standard pavilion components (see table 2);
- All active equipment for communications and data such telephones, modems, switchgear in racks, patch cables and leads, and television connections and fittings;
- Alarm / monitored security system;
- PA Systems and speakers;
- Massage table;
- Ice baths (floor space and actual ice bath);
- Upgrade to services (eg. Electrical supply) as a result of fixtures that require additional power (eg. Refrigerators etc) will be fully funded by Clubs and;
- Grease Traps are provided to all our pavilions. The Trade Waste Agreement and ongoing maintenance of the grease trap is the Club's responsibility, and;
- Any other items as required by the clubs.

Note: Installation of the above items require Council approval.

9.3.1 – ATTACHMENT 1. Pavilion Development Policy

TEMPORARY FACILITIES

During the construction of a pavilion it may be required to support the Club with onsite temporary facilities. Council is committed to providing basic temporary facilities to maintain the Clubs operational activities (training and competition) during the construction. Temporary facilities (if required by the Club) will be limited to player and umpire change rooms and amenities, small medical room, temporary canteen / kiosk to assist with packaged food sales and storage for club equipment.

Clubs are encouraged to seek alternative fit for purpose social facilities / meeting rooms during pavilion redevelopments if required. There may be suitable alternative buildings located in the reserve or located offsite.

If the Club wishes to install temporary facilities onsite for use as a social or meeting room then the Club will be responsible for the full costs associated with temporary facilities including any statutory permits. This will be considered on a case by case basis and is subject to Council approval. Permitted use will not exceed 8pm.

EXTERNAL FUNDING SUPPORT

Council must approve any application being made to State or Federal Governments or any other external funding agencies prior to any application being made. Clubs should contact Council's Recreation Services Officer on 9262 6499 for any further queries.

CLUB CONTRIBUTIONS

All funding sources must be clearly identified if clubs are committing club funds to a pavilion redevelopment project. Sporting clubs must familiarise themselves with all relevant Council policies. Sporting clubs must ensure that funding sources are secure. Clubs will be required to forward a deposit (amount as agreed by Council and the Club) to Council once final design has been agreed and signed off by all parties. Total Club contributions must be paid to Council during the financial year of the pavilion development.

NON-STANDARD PAVILION COMPONENTS

Where non-standard items are required by a sporting club or association and funded by the sporting club or association. Council will consult and consider all additional requirements and needs of the sporting club or association during planning and feasibility. Council will conduct a consultation process whereby the club or association will provide a clear brief of the additional needs for the purposes of Council providing a cost estimate. Only when all parties have agreed to the additional costs will a concept design follow for sign-off.

9.3.1 – ATTACHMENT 1. Pavilion Development Policy

APPENDIX A - DEFINITIONS

The following table defines the terms used in this policy.

COMPONENT/TERM	DEFINITION
Accessible Car Parking Bay	Car park having features enabled to be used by people with a disability.
Amenities	Includes the showers and toilet facilities within the pavilion for the use by sporting clubs.
Association	A State or National Sporting Association is the pre-eminent governing body for a sport.
Bar	Refers to a dedicated room with access to the multi-purpose room for the purpose of selling both alcoholic and non-alcoholic beverages.
Change rooms	Refers to the area within the pavilion used for the purpose of changing into sporting apparel.
Cool room	A refrigerated storeroom.
Council	Refers to Whitehorse City Council and any officer or Councillor representing the Council.
Council Equipment Shed	Refers to a dedicated area for storage of Council equipment such as turf wicket rollers, mowers, etc.
First Aid / Medical Room	Refers to a separate room set up for the purpose of administering first aid.
Gymnasium	Refers to a separate room to house weight training and other forms of gym equipment.
Ice Bath	Facility used to assist sports therapy generally following a period of intense exercise in which a substantial part of the human body is immersed in a bath or ice / ice water.
Kiosk	Refers to an area with external selling access, dedicated to the preparation of pre-packaged food and non-alcoholic beverages.
Kitchen	Refers to a room dedicated to the preparation and cooking of food. May have access to the multi-purpose room.
Kitchenette	Small area for preparing tea and coffee. Includes the supply of a bar fridge to store milk.
Meeting Room	Refers to a separate room set up for the purpose of club/community meetings.
Multi-purpose Room	Refers to an area within the pavilion dedicated for multi-purpose activities/functions, meetings or programs by sports clubs and broader community groups.
New Development	Refers to capital works projects which involve the creation of a new asset where there previously was none.
Office	Refers to a separate room set up for the administration of the sporting activities.
Pavilion	The Council building utilised by user groups to support the provision of their activity. The pavilion includes standard and non-standard components as outlined in this Policy.
Public Amenities	Includes male, female and accessible toilet facilities including public external toilet access.
Renewal/Refurbishment	Those Capital Works that, involve the upgrade of existing pavilions to a condition, which is compliant with current standards. This could also extend to include the construction of a new pavilion to replace an existing pavilion which has zero service potential left. It also relates to the provision of additional functionality to an existing asset, e.g. the construction of a new first aid room to an existing pavilion.

9.3.1 – ATTACHMENT 1. Pavilion Development Policy

Satellite Pavilion	A pavilion that services an isolated sports field not appropriately accommodated by the main pavilion. A satellite pavilion will generally be smaller in size and provide basic room components.
Seasonal Tenancy Agreement/Licence	Refers to the terms and conditions under which sporting clubs occupy Council sports fields and pavilions during the winter or summer season.
Spectator Shelter	Refers to the external covered area for the purpose of weather protection whilst viewing the sports field. The spectator cover generally abuts the pavilion with bench seating however may be located as a separate structure away from the pavilion or as a second level to the pavilion.
Sporting Club/s	Refers to the tenant sporting or recreation club(s) who are allocated use of the pavilion during the winter or summer sporting season.
Storage	Refers to separate areas for the storage of equipment, furniture, uniforms, stock, and cleaning equipment.
Timekeeper/scorer	Refers to the area set aside for the scorers and timekeepers of the sporting competition.
Umpires Room	Refers to a separate change room and amenities area for the umpires of the sporting competition.
Universal Design	Universal Design is a design philosophy that ensures that products, buildings, environments and experiences are innately accessible to as many people as possible, regardless of their age, level of ability, cultural background, or any other differentiating factors that contribute to the diversity of our communities.
Waste Enclosure	An enclosed secure area designated for the storage of rubbish bins.

9.3.2 Sporting Facilities Guide Review

Attachment 1 Summary of Community Consultation
Responses

Attachment 2 Combined Community Feedback

Attachment 3 Revised Sporting Facilities Guide

9.3.2 – ATTACHMENT 1.

Summary of Community Consultation Responses

ATTACHMENT ONE – Sporting Facilities Guide Summary of Community Consultation Responses

Changes Clause	Summary of Community Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
Introduction Page 1	<ul style="list-style-type: none"> The guide fails to encompass all the users of these facilities. Neither 'seasonal' nor 'casual' recognizes and/or encompasses the significant number of users who are using designated off leash parks. 	Noted and purpose included.	<p>Included the below paragraph under the Introduction and on page 4 under 1.1 Purpose to make the purpose of the document clearer:</p> <p><i>The purpose of this document is to provide a framework for active booked use of Council's Sports Fields and pavilions by incorporated user groups where fees and charges apply.</i></p> <p>Word change in last paragraph of <i>Sporting Landscape</i> from <i>girls</i> to junior females.</p>
Introduction – Code of Conduct Page 2	<ul style="list-style-type: none"> (The Code) is useless as it is not honoured, so it is spin. What is the code of conduct? We have never seen anything of the sort other than extreme disdain to us and other local residents. Consider adding wording around the behaviour of an individual representing a sporting club. Currently the wording is purely around club behaviour, including the sanctions. 	<ul style="list-style-type: none"> Noted and clause updated. Based on the comments and the intention of this clause, Officers have changed the title of the clause to more accurately describe what the clause is about. Amendments under this clause were also made to include individual representatives of a club. 	<p>Title changed from <i>Code of Conduct</i> to Standards of Behaviour.</p> <p>Wording amended to read:</p> <p><i>Every person in Whitehorse has the right to participate in community sport that is safe, welcoming and inclusive. The local neighbourhood has an expectation to enjoy the peace, comfort and privacy of their property without unreasonable interference from the Tenant Club. Tenant Clubs are expected to conduct themselves consistent with this expectation which means behaviour should not cause any</i></p>

9.3.2 – ATTACHMENT 1. Summary of Community Consultation Responses

Changes Clause	Summary of Community Comment	Officer Response	Change to Document Wording changes in bold
			<p>nuisance e.g. excessive noise, intimidating behaviour, excessive intoxication, violence, rubbish, criminal activity, harassment of neighbours or other offensive behaviour likely to bring the Council, Club or sport into disrepute. Please refer to the Code of Conduct of your respective sport for further information or the State Government's "Fair Play" Code.</p> <p>The Standards of Behaviour applies to all members of Tenant Clubs, their teams and any supporters or associated people connected to Tenant Clubs. It applies without geographic restriction, can be applied whether activity is an official Tenant Club activity or not and also relates to behaviour whilst travelling to and from Tenant Club events. Individual club representatives, including committee members, coaches, volunteers and players are expected to adhere to the Standards of Behaviour.</p> <p>Individual acts of physical and/or verbal abuse, intimidation, harassment or otherwise offensive behaviour towards residents, members of the community and/or Council Officers, or any other behaviour or action deemed in breach</p>

9.3.2 – ATTACHMENT 1.

Summary of Community Consultation Responses

Changes Clause	Summary of Community Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
4.3 – Finals <i>Tenant Clubs must apply in writing to Council's Recreation Services Officer to use Sports Fields for training and/or matches during finals. This is to assist the preparation of Council's Sports Fields during seasonal change over in particular the covering and uncovering of the centre wicket. The Tenant Club applying for use of Council's Sports Fields for finals matches and/or training will then be invoiced for this use as per the fees listed in Appendix 7. Training for finals will be made available to Tenant Clubs at no charge....</i>	<ul style="list-style-type: none"> User pays makes sense Disagree, finals are result of association's format competition. Cost should bear to those deciding competition format. Also streamlines process for council to work with one entity during busy time for clubs who are often more time poor organizing their teams/clubs during this finals time. If a tenancy licence runs for a 6 month period e.g. 1 Oct to 31 March, then a club should not have to pay extra if they are involved in finals that fall within that period and they are the host club. It does not seem reasonable for clubs to pay for finals ground rental when the association allocates our home ground to other clubs to play on. This may be reasonable for clubs who charge an entrance fee and can recoup costs, however some sports do not do this. If the host club uses facilities it's a benefit to showcase the facilities provided by the Council/community. Whitehorse Sport and Recreation Network members recommend the entity applying for finals is invoiced for the finals use. This provides flexibility for Officers to invoice either the Association or the Tenant Club depending on which entity submits the application 	<ul style="list-style-type: none"> Noted and clause amended. This is a Council fee for use of Council's sports fields. The fee for finals matches only applies if both competing teams are external to the Whitehorse municipality. There is no fee if at least one competing team is from a Whitehorse based club. This clause has been amended to reflect that the entity (Tenant Club, Local Association, State Association or any other body) applying for ground use will be charged a fee. 	<p>of their licence agreement, may result in Council applying penalties against the individual and/or club. See Section 7.15 Club Sanctions.</p> <p>Section 4.3 – Finals has been amended:</p> <p>Tenant Clubs/Associations must apply in writing to Council's Recreation Services Officer to use Sports Fields for matches during finals. This is to assist the preparation of Council's Sports Fields during seasonal change over in particular the covering and uncovering of the centre wicket. The entity (Tenant Club, Local Association, State Association or any other body) applying for use of Council's Sports Fields for finals matches will then be invoiced for this use as per the fees listed in Appendix 7. Training for finals will be made available to Tenant Clubs at no charge. Application for finals use must be made seven working days prior to the intended use, or as soon as confirmation of finals dates are known.</p> <p>If the entity (Tenant Club, Local Association, State Association or any other body) requiring use of Council's</p>

9.3.2 – ATTACHMENT 1. Summary of Community Consultation Responses

Changes Clause	Summary of Community Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
5.3.4 – Casual fees for sports fields <i>Tenant Clubs – There may be circumstances where Tenant Clubs with a seasonal licence to use a Sports Field require additional use of Sports Field/s. Pro rata Seasonal fees will apply in these circumstances as indicated</i>	<ul style="list-style-type: none"> Tenant clubs should not be charged casual fees Additional cost to a club over and above tenancy licence and fee. This is unfair if a club is introducing programs e.g. All Abilities etc. that will enhance their club's participation. 	<ul style="list-style-type: none"> Noted and agreed. This proposed change provides cheaper casual access to sports fields for seasonal clubs. Casual fees will remain applicable for all other casual use. A pro-rata formula has been calculated, with fees placed into Appendix 7 of the SFG. This replaces the casual fee originally being charged to tenant clubs and is now cheaper for tenant clubs i.e.: A casual fee for a AA ground would be \$172 per ground per day. Using the pro-rata formula tenant clubs will be charged \$42 per ground per day. 	<p>Sports Fields does not notify Council, there will be no guarantee that the Sports Field will be available for use. Furthermore, if Council has already prepared (e.g. covered / uncovered cricket wicket) the Sports Field for the next season then the Tenant Club will be responsible for the costs to reinstate the Sports Field to accommodate the finals use.</p> <p>Reference to the pro rata fee added to end of clause:<i>Tenant Clubs – There may be circumstances where Tenant Clubs with a seasonal licence to use a Sports Field require additional use of Sports Field/s. Pro rata Seasonal fees will apply in these circumstances as indicated in Appendix 7</i></p>

9.3.2 – ATTACHMENT 1. Summary of Community Consultation Responses

Changes Clause	Summary of Community Comment	Officer Response	Change to Document <i>Wording changes in bold</i>								
5.8 – Casual use of Pavilions <i>Requests for casual use of Pavilions should be directed to Council's Leisure and Recreation Services Administration Team on 9262 6371 who will guide enquiries on the application process and fees.</i>	<ul style="list-style-type: none">• I think the first point of contact should be the tenant club/s. If problems arise then the applicant can then revert to Council as the ultimate owner.• Offers better utilization of Council/ratepayers facilities – pavilions often unused during the day.	<ul style="list-style-type: none">• Noted. Council's Leisure and Recreation Services Administration team are responsible for administering the casual hire of pavilions designed as community facilities to maximise use.	Following the adoption of Motion 7.1 – <i>Diversity of Use of Sporting Pavilions</i> at the Special Committee Meeting of Council on 13 May 2019 the below wording has been included to acknowledge the development of this piece of work: Council are considering different models to explore opportunities to encourage and facilitate greater utilisation and diversity of uses of sporting pavilions into the future.								
7.2.2 – Liquor Licence <i>The permitted hours of alcohol consumption inside the pavilion may vary depending on the pavilion location and proximity to neighbours. However, the consumption of alcohol should be limited to inside the Pavilion across the following hours:</i>	<ul style="list-style-type: none">• Sporting clubs are also hubs of community activity, and liquor licence allows clubs to run community events locally, rather than at a licenced venue.• When people drink alcohol they tend to talk louder the more they consume. Then everyone needs to talk louder to be heard. This can lead to substantial issues with crowd noise, particularly at night. I don't think alcohol should be consumed outdoors at night at Council sporting facilities.• Where alcohol is consumed whilst watching sporting events alongside residences fences can or will provoke volatile situations, it's not an ideal situation.• The liquor licence laws may seem to hinder any new clubs. If the club possess an RSA then I'm unsure why they may be unable to sell or to allow the patrons to consume their drinks within the confines of the club and surrounds.• I do not support consumption of alcohol in Council run facilities, similar to ban on smoking.• Supportive of the changes if it does not restrict any new applications.	<ul style="list-style-type: none">• Noted. Based on the feedback a timeframe has been included on alcohol consumption outside the pavilion up until 10pm for sports fields that do not already have consumption outside the pavilion approved.	Section 7.2.2 – <i>Liquor Licence</i> has been amended to read: Table 8 - Permitted hours of alcohol consumption within a pavilion. <table><tr><th>Day</th><th>Hours of Use</th></tr><tr><td>Mon – Fri</td><td>11.30am – 11.30pm</td></tr><tr><td>Sat</td><td>11.30am – 12 midnight</td></tr><tr><td>Sun</td><td>12 noon – 10.00pm</td></tr></table> (Christmas Day and Good Friday excluded) <i>Council will consider requests for consumption outside the pavilion. Sporting Fields which already have consumption outside the pavilion will</i>	Day	Hours of Use	Mon – Fri	11.30am – 11.30pm	Sat	11.30am – 12 midnight	Sun	12 noon – 10.00pm
Day	Hours of Use										
Mon – Fri	11.30am – 11.30pm										
Sat	11.30am – 12 midnight										
Sun	12 noon – 10.00pm										

9.3.2 – ATTACHMENT 1. Summary of Community Consultation Responses

Changes Clause	Summary of Community Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
<p>Sat 11.30am – 12 midnight</p> <p>Sun 12 noon – 10.00pm</p> <p>(Christmas Day and Good Friday excluded)</p> <p>Council will consider requests for consumption outside the pavilion. Sporting fields which already have consumption outside the pavilion will be supported. For Sporting Fields which do not have consumption outside the pavilion approved, Council will consider on a case by case basis. If supported, consumption outside the pavilion will not exceed the times in Table 8</p>	<ul style="list-style-type: none"> Council should not impede on the times clubs can sell alcohol. The Whitehorse Sport and Recreation Network suggested: The wording "case by case basis" puts Officers in a difficult position to assess applications; Consider listing the framework used to assess applications in the SFG for clubs to apply against; Keep times as in table 8 with an addition that this is subject to site specific considerations including the effect on the amenity; The network thought in areas within close proximity to residents 10pm would be a suitable cut off time for outside alcohol consumption to consider both summer and winter tenant use. 		<p>be supported. For Sporting Fields which do not have consumption outside the pavilion approved, Council will consider on a case by case basis. If supported, consumption outside the pavilion will not exceed 10pm.</p>
<p>7.9 – Public Toilets</p> <p>Tenant Clubs are responsible to open and close public toilets attached to the pavilion (or freestanding public toilets within a sports reserve) when the Facilities are being used by the Tenant Club. Tenant clubs are responsible for cleaning the public toilets that are used midweek. Council will check and provide a clean service on Saturday and/or</p>	<ul style="list-style-type: none"> Why should a sporting club be responsible for general public toilets? The toilets should also be open while patrons and families can be reasonably be expected to be using the facilities. 	<ul style="list-style-type: none"> Noted and clause amended. Wording has been amended to reflect that clubs are responsible for cleaning public toilets which they open and use, whilst Council will clean public toilets if they are used by casual users. 	<p>Section 7.9 Public Toilets has been amended to read:</p> <p>Tenant Clubs are responsible to open and close public toilets attached to the pavilion (or freestanding public toilets within a sports reserve) when the Facilities are being used by the Tenant Club. Should a Tenant Club use a public toilet midweek, the tenant club will be responsible for cleaning.</p>

9.3.2 – ATTACHMENT 1. Summary of Community Consultation Responses

Changes Clause	Summary of Community Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
Sunday only. Council can open the public toilets attached to the pavilion, on request, for casual user groups.			Council will check and provide a clean service on Saturday and/or Sunday only. Council can open the public toilets attached to the pavilion, on request, for casual user groups.
7.15 – Club Sanctions Council expects appropriate conduct by Tenant Clubs when using Council Facilities. Complaints of Tenant Clubs breaching their licence agreement or participating in unsatisfactory conduct will be investigated by Council. Tenant Clubs will be provided with an opportunity to respond to any alleged breach. If after any investigation a Tenant Club is in default of their licence or participates in unacceptable behaviour (defined as a nuisance in Council's Community Local Law 2014), Council may implement the tiered procedure outlined below.....	<ul style="list-style-type: none"> Fair approach. 	<ul style="list-style-type: none"> Noted and section updated. This section now reflects the Standards of Behaviour information from the Introduction section of the document. The inclusion of reference to individual behaviour by club representatives has been added. 	<p>Clause now includes additional information:</p> <p>Council expects appropriate standards of behaviour by Tenant Clubs when using Council Facilities.</p> <p>Every person in Whitehorse has the right to participate in community sport that is safe, welcoming and inclusive. The local neighbourhood has an expectation to enjoy the peace, comfort and privacy of their property without unreasonable interference from the Tenant Club.</p> <p>Tenant Clubs are expected to conduct themselves consistent with this expectation which means behaviour should not cause any nuisance e.g. excessive noise, intimidating behaviour, excessive intoxication, violence, rubbish, criminal activity, harassment of neighbours or other offensive behaviour likely to bring the Council, Club or sport into disrepute.</p> <p>Please refer to the Code of Conduct of</p>

9.3.2 – ATTACHMENT 1. Summary of Community Consultation Responses

Changes Clause	Summary of Community Comment	Officer Response	Change to Document <i>Wording changes in bold</i> your respective sport for further information or the State Government's "Fair Play" Code. The Standards of Behaviour (see Introduction Section) applies to all members of Tenant Clubs, their teams and any supporters or associated people connected to Tenant Clubs. It applies without geographic restriction, can be applied whether activity is an official Tenant Club activity or not and also relates to behaviour whilst travelling to and from Tenant Club events. Individual acts of physical and/or verbal abuse, intimidation, harassment or otherwise offensive behaviour towards residents, members of the community and/or Council Officers, or any other behaviour or action deemed in breach of their licence agreement and Standards of Behaviour may result in Council applying penalties against the individual and/or club. Individual club representatives, including committee members, coaches, volunteers and players are

9.3.2 – ATTACHMENT 1. Summary of Community Consultation Responses

Changes Clause	Summary of Community Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
			<p>expected to adhere to the Standards of Behaviour.</p> <p>Any individual club representative is recognised as acting on behalf of the Club, so Club Sanctions will apply to breaches by either a Club or any individual representing that club.</p> <p>Complaints of Tenant Clubs breaching their licence agreement, participating in unsatisfactory conduct or not meeting the required Standards of Behaviour will be investigated by Council. Tenant Clubs/Individuals will be provided an opportunity to respond to any alleged breach. If after any investigation a Tenant Club/Individuals is in default of their licence or has demonstrated unacceptable behaviour (defined as a nuisance in Council's Community Local Law 2014), or has not met the required Standards of Behaviour, Council will implement the tiered procedure outlined below:</p> <p>Ask (1st Warning)</p> <p>If determined that the Tenant Club/Individual has breached their licence, or has demonstrated unacceptable behaviour (defined as a nuisance in Council's Community Local Law 2014), or has not met the required Standards of Behaviour,</p>

9.3.2 – ATTACHMENT 1.

Summary of Community Consultation Responses

Changes Clause	Summary of Community Comment	Officer Response	Change to Document <i>Wordings changes in bold</i>
			<p>Council will formally request the Tenant Club/Individual to correct their behaviour.</p> <p>Tell (2nd Warning – Formal Direction)</p> <p>If the Tenant Club/Individual further breaches the licence agreement or has demonstrated unacceptable behaviour (defined as a nuisance in Council's Community Local Law 2014), or has not met the required Standards of Behaviour, within a two year period, whether related to the first breach or not, then Council will instruct the Tenant Club/Individual to correct their behaviour and may require the Tenant Club/Individual to comply with certain conditions.</p> <p>Enforce</p> <p>Subject to the severity and frequency of breaches Council will place strict sanctions on the Tenant Club/Individual that may include, but not limited to:</p> <p>Also added to end of clause:</p> <ul style="list-style-type: none"> • Restrictions on an individual's contact with Council staff <p>If breaches are deemed serious enough by Council, Council will</p>

9.3.2 – ATTACHMENT 1. Summary of Community Consultation Responses

Changes Clause	Summary of Community Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
			enforce sanctions immediately without warning/s.
No Changes Clause	Summary of Community Comment	Officer Response	Change to Document
Introduction – Inclusive Clubs	<ul style="list-style-type: none"> In line with government initiatives 	<ul style="list-style-type: none"> Noted 	<ul style="list-style-type: none"> No change.
1.3 Definitions	<ul style="list-style-type: none"> Community Group versus Community – This definition required reclassification and/or classification to include friends of groups. Neither seasonal nor casual recognises and/or encompasses the significant number of users who are using designated off leash parks. 	<ul style="list-style-type: none"> Noted. The definition of community group/community does not need to include "Friends Of" groups. A purpose has now been included under the Introduction and Purpose sections which reads 'the purpose of this document is to provide a framework for active booked use of Council's Sports Fields and pavilions by incorporated user groups where fees and charges apply'. 	<ul style="list-style-type: none"> No change.
6.2.1.1 – Sports Field Floodlighting - Installation and Capital Costs Council currently provides floodlighting for training purposes. Council will develop a policy for night competition that includes but not limited to: <ul style="list-style-type: none"> Demonstrated need for night competition; 	<ul style="list-style-type: none"> The council policy to host night matches needs to consider the Lux council are willing to install , and check if this does meet Australian standard for playing at night. No mention of lighting requirements for cricket. The floodlighting rule is good but it may appear that the current lighting systems are not actually powerful enough for matches to actually be played under. 	<ul style="list-style-type: none"> Noted. Council's Capital Works program guides priority works which includes upgrading of floodlighting infrastructure to accommodate training under the required Australian Standards. Any reference made to floodlighting that includes night competition is to be referred to 	<p>Wording of the policy that will be developed to govern floodlights has been updated in SFG to reflect the name of the policy:</p> <p>Council currently provides floodlighting for training purposes. Council will develop a Floodlighting - Outdoor Sport and Recreation Policy that includes but is not limited to:</p>

9.3.2 – ATTACHMENT 1. Summary of Community Consultation Responses

No Changes			
Clause	Summary of Community Comment	Officer Response	Change to Document
<ul style="list-style-type: none"> Proximity to residents; Existing conditions with the site; Event management procedures (e.g. car parking, disturbance, traffic control, security / crowd control etc.); Cost including capital and operational, and; Proposed time of games and frequency. 		<p>the development of Council's Floodlighting – Outdoor Sport and Recreation Policy.</p>	<ul style="list-style-type: none"> Demonstrated need for night competition; Proximity to residents; Existing conditions with the site; Event management procedures (e.g. car parking, disturbance, traffic control, security / crowd control etc.); Cost including capital and operational, and; Proposed time of games and frequency.
<p>6.2.1.4 – Sports Field Floodlighting - Times of Use</p> <p>Floodlights used for training must be turned off by 9pm (Monday – Sunday). Floodlights must be turned off when training finishes. For weekend times please refer to section 7.1.2 Times of Sports Field Use. Council approval is required for use beyond these times....</p>	<ul style="list-style-type: none"> Need to maximise use of sports fields to accommodate growth of people wanting to participate in sport. But also need to balance surrounding residents. This requires lighting. Needs to consider preseason training use With more female football teams, the ability to have some night games or additional training nights in well-lit areas would be beneficial to all rather than using subpar grounds that are uneven or have the appropriate facilities. Football Victoria fixture games could include night competitions that finish at 10.30pm Offering lighting usage 7 days a week gives no respite to local residences. The floodlighting rule is good but it may appear that the current lighting systems are not actually powerful enough for matches to actually be played under. The broader community uses these so clubs should not have to pay. 	<ul style="list-style-type: none"> Noted. Floodlight times have been extended to help accommodate ongoing participation growth. Any reference made to floodlighting that includes night competition will be referred to the development of Council's Floodlighting – Outdoor Sport and Recreation Policy. 	<ul style="list-style-type: none"> No change.
<p>6.2.4 – Existing and New Synthetic Cricket Wickets</p> <p>Council is responsible for the provision and maintenance of</p>		<ul style="list-style-type: none"> Noted. Clubs do not need to pay under this Clause. 	<ul style="list-style-type: none"> No change.

9.3.2 – ATTACHMENT 1.

Summary of Community Consultation Responses

No Changes Clause	Summary of Community Comment	Officer Response	Change to Document
<i>synthetic cricket wickets on Sports Fields subject to Council's annual capital works budget process. This includes renewal and maintenance of the concrete base and synthetic surface where required due to end of useful asset life, wear and tear or vandalism.....</i>			
6.2.8 – Cricket Practice Facilities / Baseball Batting Cages Council will fund the construction, reorientation and enlargement of cricket practice facilities / baseball batting cages. This will be subject to Council approval of a business case, renewal priorities and available funding.....	<ul style="list-style-type: none"> Bowling machine is a standard part of cricket training and has been for some years. Council should provide access to power at nets to avoid any safety issues with use of extension cords. Bowling machines allows the club to offer cricket coaching in a very controlled environment to new players (including girls) from local area who are new to cricket. At a minimum a shared cost with council would seem reasonable. 	<ul style="list-style-type: none"> Noted. Use of bowling machines is exclusive to cricket clubs therefore clubs are responsible for costs as per current practice. 	<ul style="list-style-type: none"> No change.
6.2.9.1 – Reserve fencing Council does not support the installation of new Reserve Fencing in order for the Tenant Club to take an entry fee from spectators. Subsequently Council will not accept funding from external sources including other government grants for the installation of Reserve Fencing.	<ul style="list-style-type: none"> Does council have a solution for clubs that may be promoted to leagues that are required to have grounds that are fenced off? Gate takings are critical. Many clubs rely upon the revenue of gate takings to assist them with recurrent expenditure. Football pitches are generally fenced to prevent spectator entry onto the pitches Required in some instances for both security and playing surface integrity e.g. soccer. Also, what about existing fences – if the surrounding areas are demolished/upgraded as part of a broader development does the fence need to be excluded as part of any new proposal (or a special application put forward)? Needs to be open to public – exception – possible finals. 	<ul style="list-style-type: none"> Club feedback expressed a desire to have reserve fencing for the purpose of collecting an entry fee This has been balanced against the need to keep recreation spaces open to the community Collection of entry fees for clubs revenue is supported by Council through allowing temporary fencing The Whitehorse Sport and Recreation Network were overall comfortable with this clause. 	<ul style="list-style-type: none"> No change.

9.3.2 – ATTACHMENT 1. Summary of Community Consultation Responses

No Changes Clause	Summary of Community Comment	Officer Response	Change to Document
6.2.10 – Coaches boxes/dugouts <i>The cost for the upgrade, retrofit or construction of a new coaches box / dugout will be the full responsibility of Council subject to Council's approval and capital works budget. Council will be responsible for the maintenance costs of coaches boxes / dugouts. A maximum of three Coaches boxes may be erected on each Sports Field; two for the players bench and one for the interchange officials. A maximum of two (baseball) dugouts may be erected on each Baseball Sports Field. Requests for new coaches boxes / dugouts must be sent to Council's Active Communities Unit.</i> <i>No advertising will be allowed on the coaches boxes / dugouts.</i>	<ul style="list-style-type: none"> All ovals that the ratepayers contribute towards should be available to ratepayers when the oval is not in use. Reserves should be open and accessible for all. Agree – Council to maintain and introduce consistency. Does this apply to portable coaches boxes? 	<ul style="list-style-type: none"> Noted. Portable coaches boxes are unique at limited sites and Officers will consider upon request. 	<ul style="list-style-type: none"> No change.
6.2.13 – Players Races <i>Tenant Clubs wanting 'player's races' must submit a proposal seeking Council approval.</i>	<ul style="list-style-type: none"> Safety is a major concern when leaving a clubroom and walking or running to the ground. Required for National Premier League Clubs. 	<ul style="list-style-type: none"> Noted. This clause states that Council will be responsible for ongoing maintenance of player races. As this is not a standard piece of infrastructure for local sporting clubs, clubs are 	<ul style="list-style-type: none"> No change.

9.3.2 – ATTACHMENT 1. Summary of Community Consultation Responses

No Changes Clause	Summary of Community Comment	Officer Response	Change to Document
<p>The Tenant Club will be responsible for all costs associated with the design and construction. Council will be responsible for the ongoing maintenance. Council approval to construct a 'player's race' will be subject to:</p> <ul style="list-style-type: none"> Council's Open Space Strategy and Masterplans / Management plans; Function of the Reserve; and Standard of competition taking place on the Sports Field. 		<p>responsible for the cost of design and construction.</p> <ul style="list-style-type: none"> This infrastructure is likely to be site specific and as such would be discussed with tenant clubs as required. 	
<p>6.2.14 – Flag Poles The installation of flag poles in Council's parks and reserves will be considered on an as needs basis. Temporary flag poles are encouraged in preference to permanent flag poles. Tenant Clubs must submit a proposal seeking Council approval. The Tenant Club will be responsible for all costs including design, construction and maintenance.....</p>	<ul style="list-style-type: none"> Makes sense. Common Sense. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> No change.

9.3.2 – ATTACHMENT 1. Summary of Community Consultation Responses

No Changes Clause	Summary of Community Comment	Officer Response	Change to Document				
<p>7.1.2 – Sports Field</p> <p><i>User Groups that occupy Council Sports Fields must comply with the following times:</i></p> <p>Table 7 – Sports field hours of use.</p> <table><tr><th>Day</th><th>Hours of Use</th></tr><tr><td>Mon – Sun</td><td>8am – 9pm</td></tr></table>	Day	Hours of Use	Mon – Sun	8am – 9pm	<ul style="list-style-type: none">• Need to maximise use of sports fields to accommodate growth of people wanting to participate in sport. But also need to balance surrounding residents.• Football Victoria fixture games could include night competitions that finish at 10.30pm• Again allowing usage on a 7 day basis and up to 9pm impacts greatly on local residences, gives no room for respite.• I am concerned with usage till 9pm on weekends and use of the pavilion till 10pm and midnight, the noise will be loud and disruptive to the neighbouring homes.	<ul style="list-style-type: none">• Noted.• Section 4.1.1 <i>Seasonal Allocations</i> considers the impact the use may have on residents. This is factored into the allocation decision making process by Officers.	<ul style="list-style-type: none">• No change.
Day	Hours of Use						
Mon – Sun	8am – 9pm						
<p>7.2.1 – Occupational Health and Safety</p> <p><i>The Tenant Club must:</i></p> <ul style="list-style-type: none">• <i>conduct their activities in a safe and orderly manner so as to ensure that there is minimal exposure to hazards;</i>• <i>comply with the Occupational Health and Safety Act 2004 and all regulations and codes of practice made under the Act as well as any other relevant Australian standards in relation to the Tenant Club’s operations of the Facilities; and</i>• <i>remedy any hazards or risks identified as a result of a risk assessment conducted by the Tenant Club or as otherwise required by Council in writing.</i>	<ul style="list-style-type: none">• No comments on this clause.	<ul style="list-style-type: none">• Noted.	<ul style="list-style-type: none">• No change.				

9.3.2 – ATTACHMENT 1. Summary of Community Consultation Responses

No Changes			
Clause	Summary of Community Comment	Officer Response	Change to Document
7.2.4 – Smoking	<ul style="list-style-type: none"> No comments on this clause as this was a required legislative change. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> No change.
7.6.4 – Trade Waste The Tenant Club will be responsible for the appropriate disposal of Trade Waste including, but not limited to, regular cleaning and maintenance of grease traps / interceptor as required by an EPA licensed waste transporter. Records of grease trap maintenance are to be kept onsite and must be available on request.....	<ul style="list-style-type: none"> Council do not provide enough bins for the general public to use outside of match days, so clubs are not only managing their own waste but that of the general public as well. Council should encourage recycling by supplying a number of recycle bins. At present 90 % of waste is mixed due to restrictions on supplied bins. A number of smaller local clubs may struggle to cover this additional cost. Will the loss of this cost to council be passed on to local clubs? Rubbish left on all reserves and open spaces is disgusting and particularly dangerous to dogs. 	<ul style="list-style-type: none"> Initial research suggests the annual cost to manage trade waste is approximately \$579 per site. This will be divided between tenant clubs that use the kitchen/canteen. The additional cost for trade waste was considered to be reasonable by the Whitehorse Sport and Recreation Network. Clubs need to report any concern regarding public rubbish to Council to rectify. Tenant Clubs can apply to Council for assistance in the recycling of waste as per Clause 7.6.3 Recycling. 	<ul style="list-style-type: none"> No change.
7.7 – Sharp Objects/Needles Clubs wishing to use treatment needles on players (i.e. acupuncture, dry needling etc.) should ensure practitioners are appropriately trained, qualified and registered. For the safety of club members and users of the Facilities needles and other sharp objects must be disposed of appropriately and in a	<ul style="list-style-type: none"> No comments on this clause. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> No change.

9.3.2 – ATTACHMENT 1. Summary of Community Consultation Responses

No Changes Clause	Summary of Community Comment	Officer Response	Change to Document
<p><i>safe manner. Practitioner needles must be disposed of in appropriate sharps container.</i></p> <p><i>Council can provide sharps containers to the club at a small cost. Sharps container units are available from Council's Customer Service Centres. Full containers can be returned at the Nunawading and Box Hill Customer Service Centres only.</i></p>			
<p>7.13 – Security Systems</p> <p>.....Council approval is required to install security cameras at Council's Facilities. Council will consider requests on a case by case basis. The Tenant Club must demonstrate how they will adhere to the Victorian Information Privacy Act (2000) when using security cameras.</p>	<ul style="list-style-type: none"> Clubs should be allowed to protect their assets held in the club rooms. 	<ul style="list-style-type: none"> This clause allows clubs to install security systems. Applications for installation will be considered by Council on a case-by-case basis. 	<ul style="list-style-type: none"> No change.
<p>9.1 – Incident Reporting</p> <p>.....<i>If an incident occurs the Tenant Club should:</i></p> <ul style="list-style-type: none"> <i>Complete an incident form at the earliest convenience.</i> 	<ul style="list-style-type: none"> No comments on this clause. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> No change.

9.3.2 – ATTACHMENT 1. Summary of Community Consultation Responses

No Changes Clause	Summary of Community Comment	Officer Response	Change to Document
<ul style="list-style-type: none"> • Contact Council's Recreation Services Officer on 9262 6499 and report the incident. • Provide Council with a copy of the Tenant Club's Incident report..... <p>Appendix 3 – Pavilion Maintenance Schedule of General requirements for Council owned buildings on Council land.</p>	<ul style="list-style-type: none"> • Has council considered charging every club that shares a facility a significant bond, to ensure pavilions are handed over clean, as defined by council, not by the tenants? • Well thought out. 	<ul style="list-style-type: none"> • Noted. Council Officers undertake an inspection of pavilions at the time of seasonal handover (March and September) in liaison with clubs to ensure pavilions meet the required cleanliness levels. 	<ul style="list-style-type: none"> • No change.
Appendix 4 and 5 – Sports Fields and Pavilions Classifications	<ul style="list-style-type: none"> • Common sense, but I think (name of sports field removed) should be elevated to AA status. The association considers the ground and wicket to be highly appropriate for finals, and I think the community can benefit further, especially considering the need for improved facilities for women's football. • More emphasis needs to be put on the type of sporting event in relation to the area it is located. • Change classification of (name of sports field removed) from C to B due to the completion of a recent upgrade. • I think (name of sports field removed) should be elevated to AA. The grounds are outstanding in summer. It should be elevated so that it is sowed for winter sport. Given the traffic that flows past the facility every day, WCC should be looking to promote (name of sports field removed) as a key facility in its reserve infrastructure aligned with its Aquatic Centre investments. 	<ul style="list-style-type: none"> • Feedback regarding sports fields noted and amended. • All Sports Fields classifications are assessed against a set of criteria such as: <i>Sports field profile and on field infrastructure e.g.: sand profile, irrigation and drainage.</i> <i>Associated infrastructure e.g.: training, lights, perimeter fencing, car parking, viewing areas.... Etc..</i> 	<ul style="list-style-type: none"> • Appendix 4 and 5 have been amended to reflect updated sports field classifications.
Community Loans and Guarantees	<ul style="list-style-type: none"> • No comments on this clause. 	<ul style="list-style-type: none"> • Noted. 	<ul style="list-style-type: none"> • No change.

9.3.2 – ATTACHMENT 1. Summary of Community Consultation Responses

No Changes Clause	Summary of Community Comment	Officer Response	Change to Document
Section removed as current Community Organisations Loan Guarantee Policy applied to Clubs with a current lease with Council. The SFG does not include leased facilities.			
Incident Report Form Removed as Council's incidents are recorded electronically. Clubs will be encouraged to use their own form.	<ul style="list-style-type: none"> No comments on this clause. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> No change.
Other comments	<ul style="list-style-type: none"> All changes supported. Good balance of community expectations. Advertising needs to include use of scoreboards With relation to electronic scoreboards, there should be provision to promote club sponsors. We request that you make allowance for sporting clubs to be able to erect signage, within Council guidelines, for the purposes of clearly identifying to the public who they are. I would like a website developed that was maintained that enabled the residents to access information on when the oval/facility is in use. I'm pleased to see that the prohibited times for amplified sound have not been watered down. 	<ul style="list-style-type: none"> The use of electronic scoreboards for advertising or sponsorship signage displayed at Council sports fields will be considered within a future 'Advertising Signage Policy'. Other items noted. 	<ul style="list-style-type: none"> No change.

9.3.2 – ATTACHMENT 1. Summary of Community Consultation Responses

FEEDBACK RECEIVED FROM THE WHITEHORSE SPORT AND RECREATION NETWORK

Clause 4.3	Proposed Change: Tenant Clubs (both senior and junior) are to be invoiced for finals use rather than the Association (e.g. Eastern Football League).
Combined response.	Network members recommend the entity applying for finals is invoiced for the finals use. - This provides flexibility for Officers to invoice either the Association or the Tenant Club depending on who submits the application; - Network member's suggestion Officers highlight who pays the invoice as part of the application process prior to the finals season.
Clause 5.3.4	Proposed Change A tenant Club requiring additional use of a sports field will be charged a pro-rata seasonal fee. Previously, a casual fee was applied
Combined response	The network had the following discussion on this change: - Could be a flat casual fee for tenant clubs across the board instead of pro-rata of the seasonal fee; - Need to define pro-rata – is this based on impact of the facility or a total cost; - If this proposed change is endorsed as part of the draft SFG, Officers will need to determine what the pro rata definition is.
Clause 5.8	Proposed Change: Applications for casual use of sports pavilions is directed to Council in the first instance rather than the tenant Club.
Combined response.	Network Members agree that Applications for casual use of sports pavilion is directed to Council in the first instance rather than the tenant club.
Clause 6.2.9.1	Proposed Change Council does not support permanent "reserve fencing" at any new sites for the purpose of the Tenant Club collecting a 'gate' from spectators, due to the ongoing maintenance costs and the perception of the public's access to the open space.
Combined response.	The network had the following discussion on this change: - This will be site specific; - Some fencing is considered to be satisfactory with a control point; - No fencing at the whole reserve makes it difficult for clubs to charge a gate fee; - The network were overall comfortable with permanent fencing clause.
Clause 7.2.2	Proposed Change

9.3.2 – ATTACHMENT 1. Summary of Community Consultation Responses

Combined response.	<p>Council will consider requests for consumption of alcohol outside the pavilion. Sporting fields which already have consumption outside the pavilion will be supported. For sporting fields which do not have consumption outside the pavilion approved, Council will consider on a case by case basis. If supported, consumption outside the pavilion will not exceed the times listed in table 8.</p> <p>The network had the following discussion on this change:</p> <ul style="list-style-type: none"> - The wording "case by case basis" puts Officers in a difficult position to assess applications; - Consider listing the framework used to assess applications in the SFG for clubs to apply against; - Keep times as in table 8 with an addition that this is subject to site specific considerations including the effect on the amenity; - The network thought in areas within close proximity to residents 10pm would be a suitable cut off time for outside alcohol consumption to consider both summer and winter tenant use.
Clause 7.6	<p>Proposed Change The Tenant Club will be responsible for the appropriate disposal of Trade Waste.</p> <p>The network had the following discussion on this change:</p> <ul style="list-style-type: none"> - Estimates cost per annum per site was \$579; - The cost would be split between the summer and winter tenants; - Network members thought this cost was not excessive and there is a responsibility to dispose of waste properly; - The Network support this clause.

9.3.2 – ATTACHMENT 2.

Combined Community Feedback

ATTACHMENT TWO - Sporting Facilities Guide Combined Community Feedback

A number of pieces of feedback have been received from community members, club representatives and other interested parties. It is important to note that many submitters represented more than one user group. The feedback listed below represents all relevant feedback that was received. Some feedback received did not specifically relate to the Sporting Facilities Guide and was actioned and as such has not been included in Appendix Two.

1. Number of submissions

Yoursay Survey	22
Email	11
Hard Copy	1
Verbal	0
Total	34

2. Representative Groups

Submission No#	Local Sporting Club	Local Resident	Resident Living Next to a Sports Field	Sporting Association	Parks Advisory Committee or Friends of Group	Local School or University	Casual User	Rate Payers Assoc.	WSRN	Community Group not Listed
1		X								
2										X
3	X									
4	X	X		X			X			
5	X									
6	X									
7	X	X					X			
8		X								
9			X				X			
10					X					
11	X	X					X			
12		X								
13	X	X					X			

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Local Sporting Club	Local Resident	Resident Living Next to a Sports Field	Sporting Association	Parks Advisory Committee or Friends of Group	Local School or University	Casual User	Rate Payers Assoc.	WSRN	Community Group not Listed
14	X									
15	X								X	
16		X								
17									X	
18				X						
19	X	X		X						
20									X	
21					X					
22	X									
23			X							
24	X									
25		X								
26	X									
27		X					X			
28			X				X			
29	X									
30	X	X		X						
31	X						X			
32			X							
33					X					
34							X			
TOTAL	16	12	4	4	3	0	9	0	3	1

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
1	Local resident	5.3.4 – Casual fees for sports fields	Clubs who tenant should not be charged casual use fees for having selection trials at the field.	The proposed change to Clause 5.3.4 is to charge clubs a pro-rata seasonal fee instead of a casual fee. Thus, reducing the fees charged. This proposed change provides cheaper casual access to sports fields for seasonal clubs.	Reference to the pro rata fee added to end of clause:Tenant Clubs – There may be circumstances where Tenant Clubs with a seasonal licence to use a Sports Field require additional use of Sports Field/s. Pro rata Seasonal fees will apply in these circumstances as indicated in Appendix 7
		6.2.1.4 - Sports field floodlighting times of use	Need to maximise use of sports fields to accommodate growth of people wanting to participate in sport. But also need to balance surrounding residents. This requires lighting.	Noted. Any reference made to floodlighting that includes night competition will be referred to the development of Council's <i>Floodlighting – Outdoor Sport and Recreation Policy</i> .	No change.
		7.1.2 – Sports fields usage times	Need to maximise use of sports fields to accommodate growth of people wanting to participate in sport. But also need to balance surrounding residents.	The proposed change is increasing the amount of hours a sports field can be used.	No change.
		7.2.2 – Liquor Licence	Sporting clubs are also hubs of community activity, and liquor licence allows clubs to run community events locally, rather than at a licenced venue.	Noted.	Section 7.2.2 – <i>Liquor Licence</i> has been amended – refer Attachment 1.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
		Other Comments	All changes supported. Good balance of community expectations.	Noted.	No change.
2	Community group - not listed	All changes supported	No further comments were provided	Noted.	No change.
3	Member of a local sporting club	6.2.1.4 – Sports field floodlighting times of use	Sporting field floodlighting times of use – Is the use of floodlighting also being considered for preseason training (sports field name removed) has flood lights which we cannot presently use for preseason. The use of lights would eliminate a lot of preseason problems related to lack of space.	Noted. Any reference made to floodlighting that includes pre-season training will be referred to the development of Council's <i>Floodlighting – Outdoor Sport and Recreation Policy</i> .	No change.
		6.2.9 – Reserve and sports field fencing	Does council have a solution for clubs that may be promoted to leagues that are required to have grounds that are fenced off? It would put all clubs that presently have fenced off grounds at an unfair advantage if they are able to collect gate takings ahead of other clubs.	The proposed SFG is clear that no new reserve fencing will be supported, to ensure that reserves remain open for community access. Temporary fencing will be considered on a case by case basis.	No change.
		6.2.10 – Coaches boxes/dugouts	Does this change only apply to permanent coaches boxes or does it also include portable ones.	Noted. Portable coaches boxes are unique at limited sites and Officers will consider upon request.	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
4	<ul style="list-style-type: none"> Representative of a Sporting Association; Casual User of Council's Sports Fields; Local Resident; and Member of a Local Sporting Club 	<p>Appendix 3 – Pavilion maintenance</p> <p>4.3 – Finals</p> <p>5.8 – Casual use of pavilions</p>	<p>Has council considered charging every club that shares a facility a significant bond, to ensure pavilions are handed over clean, as defined by council, not by the tenants?</p> <p>User pays makes sense</p> <p>This has traditionally been managed by the clubs and has been a source of additional income for the clubs. Do not see the need for council to become involved in this.</p>	<p>Noted. Council Officers undertake an inspection of pavilions at the time of seasonal handover (March and September) in liaison with clubs to ensure pavilions meet the required cleanliness levels.</p> <p>Noted.</p> <p>Council's Leisure and Recreation Services Administration team are responsible for administering the casual hire of pavilions designed as community facilities to maximise use.</p>	<p>No change.</p> <p>Clause amended to read: <i>The entity (Tenant Club, Local Association, State Association or any other body) applying for use of Council's Sports Fields for finals matches will then be invoiced for this use as per the fees listed in Appendix 7....</i></p> <p>Following the adoption of Motion 7.1 – Diversity of Use of Sporting Pavilions at the Special Committee Meeting of Council on 13 May 2019 the below wording has been included to acknowledge the development of this piece of work: Council are considering different models to explore opportunities to encourage and facilitate greater utilisation and</p>

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i> diversity of uses of sporting pavilions into the future
		6.2.1 – Sports field floodlighting infrastructure	Lights need to be at sufficient light (lux) levels to safely train and play under	This is considered as part of Council's Capital Works process. Any reference made to floodlighting that includes night competition will be referred to the development of Council's <i>Floodlighting – Outdoor Sport and Recreation Policy</i> .	No change.
		6.2.1.4 – Sports field floodlighting times of use	To host night games.	Noted. Any reference made to floodlighting that includes night competition will be referred to the development of Council's <i>Floodlighting – Outdoor Sport and Recreation Policy</i> .	No change.
		6.2.4 – Existing/new synthetic cricket wickets	The broader community uses these so clubs should not have to pay	Noted. Clubs do not need to pay under this Clause.	No change.
		6.2.8 – Cricket practice facilities	As above	Noted. Council remains responsible for maintenance and replacement of cricket practice facilities. Use of bowling machines is exclusive to cricket clubs therefore clubs are responsible for costs as per current practice.	No change.
		6.2.9 – Reserves and sports field fencing	Reserves should be open and accessible for all	The clause supports keeping reserves open for the community.	No change.
		6.2.10 – Coaches boxes/dugouts	Remove the match day requirement to install canvass protection	This is not a requirement within the revised SFG.	No change.
		7.1.2 – Sports fields times of use	Host night matches	Noted. Any reference made to feedback on night competition is to be referred to	No change is recommended until the <i>Floodlighting – Outdoor</i>

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
		7.2.2 – Liquor licence	Clubs use an outdoor bar on match days to service the public and its members. We are governed by the Liquor Laws including responsible serving of alcohol. Whilst I see clubs with existing arrangements will be supported, the change here might be the 'thin end of the wedge'.	Council's upcoming <i>Floodlighting – Outdoor Sport and Recreation Policy</i> . The proposed change does not impact on a club's ability to obtain a 'booth liquor licence' which enables clubs to sell alcohol outside on match days.	<i>Sport and Recreation Policy</i> is undertaken. Section 7.2.2 – <i>Liquor Licence</i> has been amended – refer Attachment 1.
		7.6 – Waste management	Council do not provide enough bins for the general public to use outside of match days, so clubs are not only managing their own waste but that of the general public as well. I feel council have not put enough thought into this.	The proposed change relates to Trade Waste responsibilities. Clubs need to report any concern regarding public rubbish to Council to rectify.	No change.
		7.7 – Sharp objects/needles	Common sense approach	Noted.	No change.
		7.9 – Public toilets	Common sense approach	Noted. Wording has been amended to reflect that clubs are responsible for cleaning public toilets which they open and use, whilst Council will clean public toilets if they are used by casual users.	Section 7.9 Public Toilets has been amended to read: <i>Tenant Clubs are responsible to open and close public toilets attached to the pavilion (or freestanding public toilets within a sports reserve) when the Facilities are being used by the Tenant</i>

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
					<i>Club. Should a Tenant Club use a public toilet midweek, the tenant club will be responsible for cleaning.</i>
		7.13 – Security systems	Clubs should be allowed to protect their assets held in the club rooms	This proposed change allows clubs to install security systems. Applications for installation will be considered by Council on a case-by-case basis.	No change.
		Community loans and guarantees	No impact on our club	Noted.	No change.
		Appendix 3 – Pavilion maintenance	Well thought out	Noted.	No change.
		Appendix 4 and 5 – Sports fields and pavilions classifications	Makes sense to charge depending on quality of oval / pavilions	Noted.	No change.
		Incident report form	Makes sense	Noted.	No change.
		Introduction - Inclusive clubs	Makes sense	Noted.	No change.
		Introduction – Code of Conduct	Common sense	Noted.	Title changed to Standards of Behaviour to more accurately reflect the clause.
		6.2.13 – Players race	Makes sense	Noted.	No change.
		6.2.14 – Flag poles	Makes sense	Noted.	No change.
		7.15 – Club sanctions	Fair approach	Noted.	Section 7.1.5 – <i>Club Sanctions</i> has been amended – refer Attachment 1.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
		9.1 – Incident reporting Other comments	Common sense	Noted.	No change.
			I was disappointed to read about the proposed changes to advertising at sporting fields. Whilst I acknowledge that council will review the planning scheme. In my opinion council has not 'kept up with the times' with electronic scoreboards being implemented at great cost to clubs, the opportunity to monetise advertisers through the scoreboard is not being realised. Fund raising is an ever present reality for clubs, and this provides a wonderful avenue. It costs our club around \$1000 to put a player on the park per year (this excludes any player payments) so income generation is critical for us to continue to provide an avenue for kids to play footy at their local club.	Any advertising in Council's parks and reserves is governed by the Whitehorse Planning Scheme. The use of electronic scoreboards for advertising or sponsorship signage displayed at Council sports fields will be considered within a future 'Advertising Signage Policy'.	No change.
5	Member of a local sporting club	General comments	Advertising - we have an electronic scoreboard but cannot advertise on it. Surely this is an outdated law. If the screen is there is could raise valuable funds for the club. Banning of outdoor bars on match day - this is silly and unnecessary. The bars are an essential revenue	Any advertising in Council's parks and reserves is governed by the Whitehorse Planning Scheme. The use of electronic scoreboards for advertising and fundraising will be considered within a future Advertising Signage Policy. The proposed change to clause 7.2.2 (Liquor Licence) does not impact on a club's ability to obtain a 'booth liquor	No change. No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
			raiser for all the clubs. And to be fair there has never been an issue with safety at our club. Banning them would be political correctness gone mad. Many supporters like a drink and we have dry areas designated for others.	licence' which enables clubs to sell alcohol outside on match days.	
6	Member of a local sporting club	4.3 - Finals	We will need to agree this with the EFL and have an updated price structure.	Agreement on Association's fees to host finals is between clubs and the Association.	Clause amended to read: The entity (Tenant Club, Local Association, State Association or any other body) applying for use of Council's Sports Fields for finals matches will then be invoiced for this use as per the fees listed in Appendix 7....
		6.2.1 – Sports field floodlighting infrastructure	The council policy to host night matches needs to consider the Lux council are willing to install , and check if this does meet Australian standard for playing at night.	Noted. Any reference made to feedback on night competition and lux levels is to be referred to the development of Council's <i>Floodlighting - Outdoor Sport and Recreation Policy</i> .	No change is recommended until Council's <i>Floodlighting – Outdoor Sport and Recreation Policy</i> is developed.
		7.6 – Waste management	Council should encourage recycling by supplying a number of recycle bins. At present 90% of waste is mixed due to restrictions on supplied bins.	Clubs are able to seek recycling bins from Council. Clubs are encouraged to discuss this with the Recreation Services Officer.	No change.
7	• Local Resident;	4.3 - Finals	Reasonable	Noted.	Clause amended to read: The entity (Tenant Club, Local Association, State

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
	<ul style="list-style-type: none"> Member of a local sporting club; and Casual user of Council's sports fields. 				Association or any other body) applying for use of Council's Sports Fields for finals matches will then be invoiced for this use as per the fees listed in Appendix 7....
		5.3.4 – Casual fees for sports fields	Reasonable	Noted.	No change.
		5.8 – Casual use of pavilions	Reasonable	Noted.	Following the adoption of Motion 7.1 – Diversity of Use of Sporting Pavilions at the Special Committee Meeting of Council on 13 May 2019 the below wording has been included to acknowledge the development of this piece of work: Council are considering different models to explore opportunities to encourage and facilitate greater utilisation and diversity of uses of sporting pavilions into the future
		6.2.1 – Sports field floodlighting infrastructure	Reasonable	Noted.	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
		6.2.1.4 – Sports field floodlighting times of use	Reasonable	Noted.	No change.
		6.2.4 – Existing/new synthetic cricket wickets	Used by general community as well as clubs. Also a significant cost clubs may not be able to bear.	Noted. Clubs do not pay under this Clause.	No change.
		6.2.9 – Reserve sports field fencing	Reasonable	Noted.	No change.
		6.2.10 – Coaches boxes/dugouts	Not only used by football clubs as shelter	Noted. The proposed clause will see Council fully responsible for the costs to upgrade, retrofit and construct Coaches boxes/dugouts.	No change.
		7.2.2 – Liquor licence	Reasonable	Noted.	Section 7.2.2 – <i>Liquor Licence</i> has been amended – refer Attachment 1.
		7.6 – Waste management	Reasonable	Noted.	No change.
		7.7 – Sharp objects/needles	Reasonable	Noted.	No change.
		7.13 – Security systems	Reasonable	Noted.	No change.
		Community loans and guarantees	Reasonable	Noted.	No change.
		Appendix 3 – Pavilion maintenance	Reasonable	Noted.	No change.
		Appendix 4 and 5 – Sports fields and pavilions classifications	Reasonable	Noted.	No change.
		Incident report form	Reasonable	Noted.	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
		Introduction – Inclusive clubs	In line with government initiatives	Noted.	No change.
		Introduction – Code of conduct	Reasonable	Noted.	Title changed to Standards of Behaviour to more accurately reflect the clause.
		6.2.13 – Players race	Reasonable	Noted.	No change.
		6.2.14 – Flagpoles	Reasonable	Noted.	No change.
		7.15 – Club sanctions	Reasonable	Noted.	Section 7.1.5 – <i>Club Sanctions</i> has been amended – refer Attachment 1.
		9.1 – Incident reporting	Reasonable	Noted.	No change.
		6.2.8 – Cricket practice facilities	Bowling machine is a standard part of cricket training and has been for some years. Council should provide access to power at nets to avoid any safety issues with use of extension cords.	Noted. The use of bowling machines is exclusive to cricket clubs therefore clubs are responsible for costs as per current practice.	No change.
		7.9 – Public toilets	Why should a sporting club be responsible for general public toilets?	Noted. The original intent of this clause was not to make clubs responsible for cleaning public toilets that have been used by other casual users. Wording has been amended to reflect that clubs are responsible for cleaning public toilets which they open and use, whilst Council will clean public toilets if they are used by casual users.	Section 7.9 Public Toilets has been amended to read: <i>Tenant Clubs are responsible to open and close public toilets attached to the pavilion (or freestanding public toilets within a sports reserve) when the Facilities are</i>

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold being used by the Tenant</i>
					Club. Should a Tenant Club use a public toilet midweek, the tenant club will be responsible for cleaning.
8	Local resident	Introduction – Code of conduct	(The Code) is useless as it is not honoured, so it is spin.	The proposed code has been included, along with section 7.15 – <i>Club Sanctions</i> , to help enforce positive club behaviour.	Title changed to Standards of Behaviour to more accurately reflect the clause.
9	Local resident next to a sports field Casual user of Council's sports fields	7.2.2 - Liquor licence General comment	When people drink alcohol they tend to talk louder the more they consume. Then everyone needs to talk louder to be heard. This can lead to substantial issues with crowd noise, particularly at night. I don't think alcohol should be consumed outdoors at night at Council sporting facilities. I'm pleased to see that the prohibited times for amplified sound have not been watered down.	Noted. Based on the feedback a timeframe has been included on alcohol consumption outside the pavilion up until 10pm for sports fields that already have consumption outside the pavilion approved. Noted.	Section 7.2.2 – <i>Liquor Licence</i> has been amended – refer Attachment 1. No change.
10	Member of a Parks Advisory Committee or Friends of Group	Support all Changes	Well our committee is not involved with any sport but the changes all seem sensible to us.	Noted.	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
11	Member of a local sporting club Local Resident Casual user of Council's sports fields	6.2.1.4 – Sports field floodlighting times of use	Common sense	Noted.	No change.
		6.2.4 – Synthetic cricket wickets	Common sense	Noted.	No change.
		6.2.8 – Cricket practice facilities	Common sense	Noted.	No change.
		6.2.10 – Coaches Boxes/Dugouts	Common sense	Noted.	No change.
		6.2.13 – Players race	Common sense	Noted.	No change.
		6.2.14 – Flag poles	Common sense	Noted.	No change.
		7.2.2 – Liquor licence	Common sense, and critical for club sustainability. Also alcohol consumption is well controlled through numerous other regulations that are seriously understood by 'most' clubs and enforced by the regulators. I do not think this needs further oversight by local government, other than enforcement.	Noted. Based on the feedback a timeframe has been included on alcohol consumption outside the pavilion up until 10pm for sports fields that already have consumption outside the pavilion approved.	Section 7.2.2 – <i>Liquor Licence</i> has been amended – refer Attachment 1.
		7.6 – Waste Management	Common sense	Noted.	No change.
		7.7 – Sharp objects/needle disposal	Common sense	Noted.	No change.
		7.9 – Public toilet cleaning responsibilities	Common sense	Noted.	Section 7.9 Public Toilets has been amended to read:

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i> <i>Tenant Clubs are responsible to open and close public toilets attached to the pavilion (or freestanding public toilets within a sports reserve) when the Facilities are being used by the Tenant Club. Should a Tenant Club use a public toilet midweek, the tenant club will be responsible for cleaning.</i>
		7.15 – Club sanctions	Common sense	Noted.	Section 7.1.5 – Club Sanctions has been amended – refer Attachment 1.
		Appendix 3 – Pavilion maintenance	Common sense	Noted.	No change.
		Appendix 4 and 5 – sports fields and pavilions classifications	Common sense, but I think (sports field name removed) should be elevated to AA status. The ECA considers the ground and wicket to be highly appropriate for finals, and I think the community can benefit further, especially considering the need for improved facilities for women's football.	All sports field rankings are assessed against a pre-determined criteria, which has resulted in this sports field being classified as an 'A' sports field. All sports fields are maintained as appropriate for the ground conditions not based on classifications.	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
		Incident report form	Common sense	Noted.	No change.
		Community loans and guarantees	Common sense	Noted.	No change.
		Introduction – Code of conduct	Common sense	Noted.	Title amended to Standards of Behaviour to more accurately reflect the clause.
		7.9 – Public toilet cleaning responsibilities	Common sense	Noted.	Section 7.9 Public Toilets has been amended to read: <i>Tenant Clubs are responsible to open and close public toilets attached to the pavilion (or freestanding public toilets within a sports reserve) when the Facilities are being used by the Tenant Club. Should a Tenant Club use a public toilet midweek, the tenant club will be responsible for cleaning.</i>
		9.1 – Incident reporting	Common sense	Noted.	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
		4.3 - Invoicing for finals	Whatever is the cheapest option for the Clubs. Most Clubs have been residents for decades. Local Government should be pro-actively embracing the relationship and benefit that the Clubs (through the local resident volunteers that run them) bring to our communities and society as a whole.	<ul style="list-style-type: none"> Noted and clause amended. This is a Council fee for use of Council's sports fields. The fee for finals matches only applies if both competing teams are external to the Whitehorse municipality. There is no fee if at least one competing team is from a Whitehorse based club. 	Clause amended to read: The entity (Tenant Club, Local Association, State Association or any other body) applying for use of Council's Sports Fields for finals matches will then be invoiced for this use as per the fees listed in Appendix 7....
		5.3.4 - Casual fees for sports fields	Whatever is the cheapest option for the Clubs. Most Clubs have been residents for decades. Local Government should be pro-actively embracing the relationship and benefit that the Clubs (through the local resident volunteers that run them) bring to our communities and society as a whole.	<p>This proposed change provides cheaper casual access to sports fields for seasonal clubs.</p> <p>Casual fees will remain applicable for all other casual users.</p>	Reference to the pro rata fee added to end of clause:Tenant Clubs – There may be circumstances where Tenant Clubs with a seasonal licence to use a Sports Field require additional use of Sports Field/s. Pro rata Seasonal fees will apply in these circumstances as indicated in Appendix 7
		5.8 – Casual use of pavilions	Most clubs have been residents for decades. And pay rent accordingly. Most Clubs use the facilities for various uses both inside and outside their designated times. In the case of (sports field name removed) tenants, we communicate with each other's Executive on these matters to not cross over, and we manage	Noted. Council's Leisure and Recreation Services Administration team are responsible for administering the casual hire of pavilions designed as community facilities to maximise use.	Following the adoption of Motion 7.1 – Diversity of Use of Sporting Pavilions at the Special Committee Meeting of Council on 13 May 2019 the below wording has been included to acknowledge the

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
			very well. I am absolutely convinced that no reasonable request for access would be denied. I think the first point of contact should be the tenant club/s. If problems arise then the applicant can then revert to Council as the ultimate owner. I think we would also welcome WCC to send any local bodies to us to seek use. We want to share our facility with other community groups and would welcome opportunities to build relationships and welcome additional tenants e.g. Lions Club, Apex, Table Tennis, Bridge Clubs etc.		development of this piece of work: Council are considering different models to explore opportunities to encourage and facilitate greater utilisation and diversity of uses of sporting pavilions into the future
		6.2.9 – Reserve and sports field fencing	Gate takings are critical. At (club name removed) we used to take maybe \$250 at the gate with no fencing. With temporary fencing we now take >\$1,000 per home game. And we sell signage also. I think WCC can fence off many reserves and promote access through appropriate signage that these are facilities for all, thus everyone is a winner.	<ul style="list-style-type: none"> Club feedback expressed a desire to have reserve fencing for the purpose of collecting an entry fee This has been balanced against the need to keep recreation spaces open to the community Collection of entry fees for clubs revenue is supported by Council through allowing temporary fencing The Whitehorse Sport and Recreation Network were overall comfortable with this clause. 	No change.
		Appendix 4 and 5 – Sports fields and	I think (sports field name removed) should be elevated to AA. The grounds are outstanding during	All sports field rankings are based against a pre-determined criteria, which has	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
		pavilions classifications	summer. It should be elevated so that it is sowed for winter sport. Given the volume of traffic that flows past the facility every day, WCC should be looking to promote (sports field name removed) as a key facility in its reserve infrastructure, aligned with the Aquatic Centre investments.	resulted in this reserve being classified as an 'A' sports field. Please note that seasonal usage fees for sports fields are charged in line with sports field classifications.	
		General comments	Overall the SFG is well considered and a very workable document.	Noted.	No change.
12	Local resident	General comments	Congratulations. More support should be provided and education to clubs on recycling and waste management. Too often we see items overflowing in bins that are placed in wrong bin. Additionally the amount of cigarette butts around grounds and pavilions is horrible. Can clubs be made more accountable for this?	Section 7.6.2 specifically requires clubs to clean up and remove all litter at the end of each use of Council's facilities.	No change.
13	Member of a local sporting club	6.2.1 - Sports field floodlighting infrastructure	Training at all levels require well-lit grounds for safety and the ability for multiple teams to use the whole ground.	Noted. Any reference made to floodlighting that includes lux levels of floodlights will be referred to the development of Council's <i>Floodlighting – Outdoor Sport and Recreation Policy</i> .	No change.
	Local resident	6.2.1.4 - Sports field floodlighting times of use	With more female football teams, the ability to have some night games or additional training nights in well-lit areas would be beneficial	Noted. Floodlight times have been extended to help accommodate ongoing participation growth.	No change.
	Casual user of Council's sports fields				

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
			to all rather than using subpar grounds that are uneven or have the appropriate facilities.	Any reference made to feedback on night competition is to be referred to the development of Council's <i>Floodlighting-Outdoor Sport and Recreation Policy</i> .	
		6.2.10 – Coaches boxes/dugouts	Having a weatherproof coaches box with defined safety zones for both the coaching staff, medical staff and players is essential.	Noted.	No change.
		7.1.2 sports fields usage times	With more clubs having more female teams there is limited grounds for all teams to play at. By extending the usage times and lighting you can have twilight games being played. This enables all teams to utilise safe and appropriate playing surfaces and facilities.	Noted. Floodlight times have been extended to help accommodate ongoing participation growth. Any reference made to feedback on night competition is to be referred to the development of Council's <i>Floodlighting-Outdoor Sport and Recreation Policy</i> .	No change.
		6.2.13 – Players races	Safety is a major concern when leaving a clubroom and walking or running to the ground. Like a cricket pitch that needs to be maintained so should a synthetic covering or clearly defined and maintained player race to avoid injury. This shouldn't be left to a club to manage.	Noted. This clause states that Council will be responsible for ongoing maintenance of player races. As this is not a standard piece of infrastructure for local sporting clubs, clubs are responsible for the cost of design and construction. This infrastructure is likely to be site specific and as such would be discussed with tenant clubs as required.	No change.
14	Member of local sporting club	6.2.1 – Sports field floodlighting infrastructure	No comment provided	Noted.	No change.
		6.2.1.4 – Sports field floodlighting times of use	No comment provided	Noted.	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
15	Member of the Whitehorse Sport and Recreation Network Member of local sporting club	6.2.4 – Synthetic cricket wickets	No comment provided	Noted.	No change.
		6.2.8 – Cricket practice facilities	No comment provided	Noted.	No change.
		6.2.9 – Reserves and sports fields fencing	No comment provided	Noted.	No change.
		4.3 – Invoicing for finals	No comment provided	Noted.	Clause amended to read: The entity (Tenant Club, Local Association, State Association or any other body) applying for use of Council's Sports Fields for finals matches will then be invoiced for this use as per the fees listed in Appendix 7....
		4.3 – Invoicing for finals	Disagree, finals are result of association's format competition. Could easily run competitions as finish on top format but do not. Cost should bear to those deciding competition format. Also streamlines process for council to work with one entity during busy time for clubs who are often more time poor organizing their teams/clubs during this finals time.	This clause has been amended to reflect that the entity applying for ground use will be charged a fee.	Clause amended to read: The entity (Tenant Club, Local Association, State Association or any other body) applying for use of Council's Sports Fields for finals matches will then be invoiced for this use as per the fees listed in Appendix 7....
		5.8 – Casual use of pavilions	Does this prevent clubs from charging for clubroom use during their tenancy for hire etc..?	Noted. Council's Leisure and Recreation Services Administration team are responsible for administering the casual	Following the adoption of Motion 7.1 – Diversity of Use of Sporting Pavilions at the Special Committee

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
				hire of pavilions designed as community facilities to maximise use.	Meeting of Council on 13 May 2019 the below wording has been included to acknowledge the development of this piece of work: Council are considering different models to explore opportunities to encourage and facilitate greater utilisation and diversity of uses of sporting pavilions into the future
		6.2.1 – Sports field floodlighting infrastructure	No mention of lighting requirements for cricket? Understanding that play was forbidden this season from under lights, and no mention is made of ensuring that lighting will comply to allow cricket to be played of an evening where lighting is challenged. More cricket will be open to be played of an evening and mid-week as demand grows and female participation increases, including women's social cricket such as social sixes which usually is played 6:30pm to 7:30pm. Women in particular should be able to feel comfortable in these sporting environments of an evening.	Noted. Any reference made to feedback on night competitions or floodlighting is to be referred to the development of Council's <i>Floodlighting – Outdoor Sport and Recreation Policy</i> .	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
			Ensuring sufficient lighting is available will be quite important to ensure Cricket can grow within the constraints of the field use/time challenges of the sport. I would encourage council to work with local clubs SSO/NSO's to identify grants available to clubs in particular that could assist in major building work if this is an issue preventing this. An example being the Australian Cricket Infrastructure Fund which offers 3-year funding for major works. This could be a relevant grant that affected clubs apply for with support of council to conduct works on lighting infrastructure.		
		6.2.4 – Synthetic cricket wickets	If planning to increase provision of synthetic wickets, would there be opportunity for council to offer clubs/associations/SSO's to add funding grants towards these projects? Could assist in helping cover costs and incentivize clubs/associations to contribute who are in need of additional grounds.	Clubs/Associations are welcome to contribute funding/apply for grants in consultation with Council Officers when projects are identified as part of Council's Capital Works Program.	No change.
		7.6 – Waste Management (7.6.4 Trade Waste)	What are the financial and operational implications for clubs that may then restrict their ability to provide food and beverage service	Initial research suggest that the annual cost to manage trade waste is approximately \$579 per site, which will	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
			to members/community? A number of smaller local clubs may struggle to cover this additional cost. Will the loss of this cost to council be passed on to local clubs?	be divided between tenant clubs that use the kitchen/canteen. The additional cost for trade waste was considered to be reasonable by the Whitehorse Sport and Recreation Network.	
16	Local Resident	Introduction – Inclusive clubs	Inclusion and Diversity should be mandatory and a condition of the club licence with specified KPI	Noted. Council encourages clubs to be inclusive of all people regardless of age, gender, ethnicity and skill.	No change.
		Introduction – Code of conduct	Council should develop a more specific code of behaviour for club members and officials	Noted. Based on the comments and the intention of this clause, Officers have changed the title of the clause to more accurately describe what the clause is about.	Title changed to Standards of Behaviour to more accurately reflect the clause.
		2.2 - Principles and Objectives	Objective is to encourage participation in organised sport and recreation? (Recreation Strategy)	The <i>Sporting Facilities Guide - Seasonal and Casual Users (the Guide)</i> reflects the scope and management of Facilities, which include both Sport Fields and Pavilions. The purpose is to provide a framework for active booked use of Council's sports fields and pavilions by incorporated user groups where fees and charges apply. The Guide has been developed to assist clubs, associations and other User Groups to better understand Council's requirements with the use and development of sporting Facilities in the City of Whitehorse. Council's Recreation Strategy encourages participation in organised and active	No change.

9.3.2 – ATTACHMENT 2.

Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
				recreation, whilst the Whitehorse Open Space Strategy acknowledges dog walkers and other unstructured casual users.	
			Access to quality facilities to seasonal groups and the general public and designated users (e.g. off leash)?	Council Reserves are open space and can be used by the general community for recreation and leisure activities. When User Groups have allocation of the Sports Field, general park users wishing to use the Reserve are to be given pedestrian and vehicle access free of charge. All pedestrian access points are to remain open during match days.	No change.
			Facilities which are multi-purpose Ok but what about access to facilities and access to the reserve?	User Groups will be deemed to have exclusive use of the Sports Field/s and associated training facilities during the times outlined on their licence agreement. This is for the safety of park users and the general public. Council sports fields can be accessed by the community at any time when not allocated to the tenant club. Section 5.8 – <i>Casual use of Pavilions</i> , provides further opportunities for other community groups to utilise Sports Pavilions/ Community Facilities.	Following the adoption of Motion 7.1 – Diversity of Use of Sporting Pavilions at the Special Committee Meeting of Council on 13 May 2019 the below wording has been included to acknowledge the development of this piece of work: Council are considering different models to explore opportunities to encourage and facilitate greater utilisation and diversity of uses of sporting pavilions into the future

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
			What is the actual policy on fees charged and the nature of the WHC subsidy to clubs?? Where is this disclosed for transparency?	The cost to maintain Sports Fields and Pavilions is substantial. Council significantly subsidises the use of Sports Facilities for User Groups. Seasonal Fees have been calculated based on a partial cost recovery of maintenance costs only as outlined in Section 5.1 <i>Calculating Seasonal Fees</i> .	No change.
		3 – Facility classifications	Sporting fields need to be reclassified as mixed use to implement the Recreation Strategy Classifications of facilities and grounds could then also refer to non-organised sports club activities which should receive council capital investment and maintenance funding	As the primary purpose of these sports fields is for active use, the classifications within the SFG will remain. Sports fields are classified as active open space, which allows them to be used for both seasonal and casual use. The SFG provides a framework to rank each sports field. The criteria under which Sports Fields are classified includes: <ul style="list-style-type: none"> • Sports Field profile and on field infrastructure e.g. sand profile, irrigation, drainage. • Associated infrastructure e.g. training lights, perimeter fencing, car parking, viewing areas, concrete spoon drain etc. Council does invest capital and maintenance funding into parks and associated infrastructure that is not sporting club related such as playgrounds, park furniture etc.	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
		3.3 - Facility Access Agreements	Trends and demand for sporting and recreational facilities change over time. Organised sport is in decline in Whitehorse resident preferences. When will the allocation of facilities and reserves to clubs be formally reviewed and how? This should be included in Council's Open Space Strategy	Research undertaken by Council Officers suggests that sporting participation is increasing, particularly by females (in football and cricket). Council currently faces capacity constraints with sports fields, where not all teams are able to be accommodated during peak periods. The allocation of sports fields is reviewed half yearly through the seasonal allocation process.	No change.
		4 - Facility Allocations	Applications for seasonal allocations should be public and sporting reserves which are designated off leash should have local representation (users and residents) and/or incorporated representative body to ensure that the allocation takes account of other designated users and casual use from local residents Whitehorse clubs have priority over non-Whitehorse: does the membership of the club reflect WHC residency and or local residency as a majority of members?	Seasonal applications are open to all incorporated entities, as per the criteria list in section 4.1.1 – <i>Seasonal Allocations</i> . Council is responsible for the allocation of Council owned and managed sports fields, including those which are also designated off leash areas. There are a number of variables considered when making allocations. One is that Whitehorse based clubs will have priority over non Whitehorse based clubs as per section 4.1.1 – <i>Seasonal Allocations</i> . This means that if there is a club based in Whitehorse and a club based in Boroondara vying for use of a Whitehorse sports field, the Whitehorse based club would be given priority. The	No change. No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
				number of Whitehorse residents within a club is also considered when determining allocations and numbers vary on a case by case basis.	
			Licence agreements should be amended to incorporate the suggestions contained in this table. Requests for use of the facilities outside the seasonal agreement should be subject to consultation with local residents and/or incorporated bodies which represent them: e.g. liquor licences; inclusion requirements; how will you measure the number of Whitehorse residents participating in teams? What KPI have you developed to assess club performance over previous licences? There seem to be few sanctions for liquor licence breaches. What is the rationale for enabling clubs to have a lease over a Council funded club facility?	Community consultation for liquor licence amendments will follow the standard process adopted by the Victorian Commission for Gambling and Liquor Regulation. Involvement by residents in the allocation of facilities will not be considered at this time. This responsibility will remain with Council. Council officers will manage club behaviour through the addition of section 7.15 – <i>Club Sanctions</i> . Past behaviour of clubs is also considered when allocating facilities, as per section 4.1.1 – <i>Seasonal Allocations</i> . Clubs are provided with a seasonal licence, not a lease for use of facilities outlined in the SFG. A licence is required in order for Council to manage the booked use of Council's pavilions and sporting ovals. Section 4.1.3 – <i>Hire and Subletting</i> states that no subletting of sports fields or pavilions by User Groups is permitted.	No change.
		4.1.3 - Hire and sub letting	How does WHC police this? What if any are the sanctions for so doing? How does Council prevent informal		No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
			arrangements for private parties which are arranged by the club and members?	Breaches of this clause will be dealt with as per section 7.15 <i>Club Sanctions</i> .	
		4.1.4 - Community Access to reserves	Council reserves are open space and can be used by the general community for unstructured activities and recreation BUT access times are limited at times when there is peak demand for this use from the community (afternoon, evening and weekend) Is this balance correct? Suggest you review the time allocation for use of the reserve in light of this commitment and enable other users to view the proposed seasonal licence prior to its agreement with Council.	Council is currently experiencing significant demand from sporting clubs for ground use, particularly during peak times. Council will continue to allocate as per the demand. Sports fields will continue to be available for public use during non-allocated times.	No change.
			What is the process if the club breaches its times of use? What is the policy for off leash users in designated reserves? Is it reasonable to restrict the public and off leash dogs when the sporting club is having a post-match or training barbeque and in theory their liquor licence does not allow consumption of alcohol outside the pavilion??	Any breaches of the times of use will be actioned as per the proposed section 7.15 - <i>Club Sanctions</i> . Council's 'Dog Off Leash Order 7' notes that 'in a public place, dogs are not permitted within 2.5m of the perimeter of any sports ground, field, court or similar during an organised sporting event.	No change.
		4.2 – Application process	There needs to be a more transparent process for the seasonal	It is noted that sports fields that are designated off leash parks are designed	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
			<p>licence applications. Designated off leash parks should include incorporated body and/or local resident consultation early in this process and there should be a member of the local community (e.g. local councillor or community representative) on the assessment panel for applications.</p> <p>At present it is a closed shop and no one knows the basis of the negotiations or can influence it in any way because no stakeholders other than the Council and potential licence can be involved in the negotiation of the licence.</p> <p>As this licence applies to access and usage for public open space and Council owned facilities (such as a \$3 million "sporting pavilion") - facilities which are in short supply across Whitehorse for organised sporting activities which are not the priority recreation activities for the surveyed ratepayers in the Recreation Strategy, I find this process to be inappropriate as it does not generally represent the highest and best use of a public</p>	<p>for active recreation. As such, Council Officers do not propose to change the allocation process for these reserves.</p> <p>The SFG is available on Council's website for public viewing and fixtures are available on the respective association's website.</p>	

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
			<p>open space to have seasonal use licences restrict access and usage of the facilities and grounds to the extent that other residents and ratepayers must go elsewhere or have very restricted access.</p> <p>This is especially the case where a sporting reserve is also a designated off leash reserve but where the seasonal licence arrangement specifically excludes this group of users from having some role in the negotiation of the seasonal licence.</p> <p>The terms and conditions of these licences and the match fixtures should be public knowledge and subject to formal consultations with other designated park users and local residents and all licencees should be required to post a copy of the terms of the licence and their match fixtures for the season in advance at the pavilion in question.</p>		
		5.1 - Calculating Seasonal fees	<p>Council significantly subsidises the cost of sports facilities for user groups. Yet the calculation of fees and the total costs of maintenance of a sporting reserve (for example a cricket pitch) are never disclosed.</p>	<p>The cost to maintain Sports Fields and Pavilions is substantial. Council significantly subsidises the use of Sports Facilities for User Groups. Seasonal Fees have been calculated based on a partial cost recovery of maintenance costs only.</p>	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
			Ratepayers are significantly subsidising the costs of sporting reserve maintenance and pavilion maintenance and ratepayers pay the significant capital costs of investing in sporting pavilions. Yet local park users cannot access the pavilion which they paid for. This may have been sustainable back in the 60's and 70's but the significant capital costs which Council faces for these facilities are not subject to any other review or consultation except with the user group concerned. All the capital investments in (sports field name removed) Reserve have been designed with cricket in mind, against Council's own policy for multi-purpose reserves and multi-purpose facilities.	Fees and charges are listed in Appendix 7 and are consistent with Council's Annual Budget, which is a public document. Section 5.8 – <i>Casual Use of Pavilions</i> , provides further opportunities for other community groups to utilise sports pavilions.	
		6.2 - Sports Infrastructure	Flood lighting. Council is responsible for capital costs and maintenance costs and the Tenant Club for utilities. Since the capital costs of these lights are a sunk cost it is suggested that sports fields which are also designated off leash fields should have access to flood lighting in at specified times in the morning and evening and the utilities costs for those times which are not	Noted. Any reference made to floodlighting will be referred to the development of Council's <i>Floodlighting – Outdoor Sport and Recreation Policy</i>	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
			utilised by the tenant club should be met by Council for other users including the designated off leash users.		
		6.2.1.4 – Sports field floodlights times of use	Individual sites may be covered by formal agreements between Council and Tenant Clubs for floodlighting outside the standard times. This arrangement should be subject to consultation with local residents and/or the relevant incorporated body before such a local formal agreement is made.	Noted. Any reference made to feedback on floodlighting is to be referred to Council's upcoming will be referred to the development of Council's <i>Floodlighting – Outdoor Sport and Recreation Policy</i> . Clause does state that individual sites may be covered by formal agreements between Council and the Tenant Clubs with input from residents to set the days and times for the use of floodlighting, where this is warranted. Tenant Clubs that breach the schedules may have the usage times reduced.	No change.
		6.2.4 - Existing and new synthetic cricket wickets	The Guide states that Council is responsible for provision subject to the annual capital budget works process. There is no reference to the construction of cricket practice nets and the turf and synthetic wickets within them. In line with the Council's current Recreation Strategy this should be amended to require consultation with other user stakeholders and residents near sporting Reserves. In theory there	Section 6.2.4 references centre cricket wickets, not practice facilities. Reference to cricket practice facilities is made in section 6.2.8. Response to 6.2.8 is below.	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
			should be no further capital investment in new synthetic or turf practice wickets following the (sports field name removed) case where the number of wickets was totally disproportionate to the size of the club and the number of members. Once again any capital investment should provide for multi-purpose use which this cricket practice net does not. Council has made significant investments in maintaining the turf wickets in the practice nets when in most cases most local clubs do not use them and Councils do not provide them. Transparency and consultation are critical here and Council should be held to account to implement its own policy in relation to capital investments which promote multiple usage of sporting reserves.		
		6.2.8 - Cricket practice facilities/Baseball batting cages	See my comments above. Why is Council funding the construction reorientation and enlargement of cricket practice facilities and baseball batting cages? Requiring tenant clubs to provide access to at least one public cricket practice net or batting cage is not sufficient to meet the requirement of multi-	Cricket practice facilities and Baseball batting cages are an integral component of participation. Council aims to increase participation within the community, which this clause will help achieve with at least one practice wicket / batting cage remaining open for community use.	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
			purpose multi-use facilities. The facilities at (sports field name removed) are not consistent with the grade and size of the club in question yet Council funded it despite orienting the nets incorrectly against the club standards.	Community consultation is undertaken prior to constructing new cricket practice facilities. Sports fields with turf cricket wickets require turf practice wickets in the cricket practice facility. Clubs are responsible for funding 100% maintenance costs of turf practice wickets.	
		6.2.9.2 - Sports field fencing	The Guide states that sporting field fencing may be funded at Council's discretion. The process involves Council officers determining specific site considerations in deciding whether to install fences. However informally I am aware that a tenant sporting club will normally be engaged to discuss this option or alternatives and generally no other stakeholders. Should amend to state that whether fencing of a sporting field applies to a sporting reserve which is also a designated off leash park that local residents and the relevant off leash user group/incorporated body should be consulted and that these stakeholders may also engage with Council in the first instance to propose new fencing or amended	All relevant parties are consulted during capital works upgrades, including installation of sports field fencing. Sports field fencing is integral to ensuring community safety, as they provide a barrier between spectators and participants. Fencing also addresses safety by keeping balls within the sports field (when the ball is hit along the ground). Safety netting is also installed at some reserves, where required as a risk mitigation measure and for safety purposes.	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
			fencing which relates to the use and safety of the park as a designated off-leash reserve. Note that at (sports field name removed) residents were recently notified that a large mesh fence would extend to around a quarter of the sporting oval to prevent balls being thrown over the standard fence and damaging cars, properties across the road from the reserve. This is going to cost thousands of dollars but the tenant club in question is not being levied for this cost. The reason for this expenditure is that the tenant club in question is not able to prevent its members from throwing balls at the fence or damaging properties opposite the reserve.		
		6.2.12 - Spectator shelters/shade sails	This will be considered by Council on a needs basis. It is the tenant club which proposes a written submission for spectator shelters and/or shade sails. However, the tenant club is not the only stakeholder to be considered where there is public use involved in the reserve and in particular where a sports reserve is a designated off leash reserve. I note that fixed	Council undertakes community consultation in the development of reserve master plans/concept plans which guide the future development of the park/reserve including both new and renewal of park buildings and infrastructure.	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
			<p>shelters are generally considered in the context of the pavilion design. In the case of (Sports Field name removed) there is no fixed shelter from heat or bad weather except that provided by the roof overhand onto the attached timber decking of the pavilion. There is no protection for seating on the deck and no seating provided for any non-tenant club users including elderly park users. The pavilion design was not considered in terms of the shelter needs of non-tenant club users nor were local residents and other users ever consulted about its construction or design. There have been timber seats placed around the perimeter but I can only assume these were installed as a result of a request from the tenant club. These seats have been designed specifically to provide sight-lines for the seater spectators. There is no shading or shelter in the event of rain or severe heat. Where master planning for a sporting reserve is being considered there must be formal consultations with local residents and other designated users (in this case off leash park</p>		

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
			users). Council should facilitate this process by advising those using off leash designated reserves that they should incorporate in order to facilitate and ensure there is consultation with this group of users.		
		7.1 - Times of use	Tenant Club use outside the licence terms and conditions is at the discretion of the Council. How is this process transparent?? If use outside the agreed times of use are proposed by a tenant club then the decision should be taken by Council with evidence of consultation with local residents and in the case of designated off leash reserves, by a local representative group or incorporated body representing this user group	Requests for use by sporting clubs outside of the terms of use listed within the SFG will be considered on a case by case basis. Any additional use will be considered based on a variety of factors, including impact on residents.	No change
		7.1.1 - Pavilions	Based on the experience (Sports Field name removed) and repeated breaches of their liquor licence and EPA noise regulations, the proposed upper limit for hours of use for a sporting pavilion should not exceed 10.00pm on a weekday and 11.00on weekends. It is not reasonable for reserves which are located in a residential street opposite housing,	Clause 7.1.1 states that exceptions to the above times may be introduced as determined by Council with consideration to the proximity and effect on neighbours. Section 7.15 – <i>Club Sanctions</i> , has been added to manage breaches of the SFG.	No change

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
			to have these extended operating hours. Reference to the EPA guidelines is pointless if these are not to be enforced so it would be simpler to reduce the pavilion hours of use. What actions does Council take if the hours of use and/or amplified sounds use schedule are breached?		
		7.1.2 - Sports fields hours of use	Although the official start time is 8am the tenant clubs are routinely on the sporting field setting up for matches before 8am in some cases impeding access by other users.	If club use prior to 8am impedes on other users access, please report to Council Customer Service so Officers can follow up appropriately.	No change.
		7.2.1 - OHS and 7.2.2 - Liquor licences	Permitted alcohol consumption inside the pavilion are too extended. They should be amended to align with the standard hours of use suggested above. Council should not consider requests for consumption outside the pavilion because this generates noise and other issues for local residents. As this is not a standard practice in other establishments with liquor licences (i.e. outside consumption) I can see no reason why Council is prepared to consider consumption on the sports field. It is not clear why this is not a licensing issue which is	The proposed amendment to section 7.2.2 – <i>Liquor Licence</i> does not consider consumption of alcohol on sports fields. It proposes to permit consumption of alcohol within a clubs red line as per the pavilion hours of use. Based on the feedback a timeframe has been included on alcohol consumption outside the pavilion up until 10pm for sports fields that already have consumption outside the pavilion approved. It is noted that the Victorian Commission for Gaming and Liquor Regulation (VCGLR) seeks advice from Council on	Section 7.2.2 – <i>Liquor Licence</i> has been amended – refer Attachment 1.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
			determined by the VCGLR rather than subject to Council officers only. Tenant clubs are responsible for responsible consumption of alcohol using council facilities. However who is responsible when the Tenant Club and its members breach the terms of their liquor licence and/or tenant licence? This has been a major issue in (Sports Field name removed).	parameters around tenancy of sports pavilions by sporting clubs. As such, the times of use for pavilions and guidelines around the consumption of alcohol external to the pavilion need to be listed within the SFG, as this document will guide Councils advice to the VCGLR. Breaches of a club's liquor licence will be referred to section 7.15 – <i>Club Sanctions</i> as well as to the VCGLR for actioning.	
		7.13 - Security Systems	Where there are liquor licences granted to tenants of sporting pavilions then Council should be required to install security systems appropriate to each facility and the relevant legislation. This will assist in the enforcement and compliance of all aspects of licence terms and conditions but significantly, for the consumption of alcohol.	The primary purpose of security cameras is not to enforce liquor licences, they are to deter anti-social behaviour.	No change.
		7.15 - Club Sanctions	The propose process for Council dealing with tenant clubs which have breached their licence agreements is too lenient. While it is agreed that alleged breaches should be investigated and substantiated the Formal Direction (which is only to ask the club to comply with its agreement!) is inappropriate. After a formal warning if the behaviour is	The addition of section 7.15 – <i>Club Sanctions</i> considers a range of sanctions and actions by Council Officers.	Section 7.1.5 – <i>Club Sanctions</i> has been amended – refer Attachment 1.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
			reported then the Council should move to sanctions. The process for determining and implementing these is not specified. Are they listed in order of severity? The resident experience of (Sports Field name removed) is that Council has been reluctant to get involved in dealing with complaints and provided no support to residents at all. It has not imposed sanctions and the behaviour has continued to become part of the culture of that club. There have been no sanctions. What happens to resident complaints? There is no police attendance. This club acts with impunity. Residents and other park users should be made aware of how to lodge complaints of breaches of liquor licencing to the VCGLR. A detailed complaints and investigation process for all significant breaches of the licence including any liquor licence granted by the VCGLR should be publicly available.		
		8 - Council Support	Pavilion Redevelopments. Council is routinely strongly lobbied by sporting clubs for redevelopment or modernisation of Council sporting pavilions. However, although the	The purpose of this document is to provide a framework for active booked use of Council's sports fields and pavilions by incorporated user groups where fees and charges apply. The Guide	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
			<p>Guide states that Council support a community group through the provision of facilities, grant programs advice and club development sessions, in practice this only relates to organised sporting clubs in Whitehorse. The guide states that the refurbishment and redevelopment of sports pavilions will be guided by the key principle that <i>Council is responsible to provide and maintain appropriate infrastructure which facilities and increases opportunities to participate in organised sport</i> (in Whitehorse). This is not consistent with the requirements and principles outlined in the Whitehorse Open Space Strategy and in the Whitehorse Recreation Strategy 2015-2024. Sporting clubs are only one form of community group and there are 22 sporting fields in Whitehorse which are also designated off leash areas. Yet these users receive no facilities or support except regulated access to the sporting reserve and no access to the sporting pavilion. Even Council itself commits to ensure the use of sports pavilions are maximised</p>	<p>was developed to assist clubs, associations and other User Groups to better understand Council's requirements with the use and development of sporting Facilities in the City of Whitehorse.</p> <p>Infrastructure to support other user groups is considered via Council's park master planning/concept planning process.</p>	

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
			which could include shared use with other organisations. There is no evidence that this is a priority of council in any sporting reserve in Whitehorse. The intensive capital investment which council makes in sport and sporting facilities for the tenant clubs does not suggest that mixed use infrastructure is high on the capital investment list for the sporting reserves. There is a poorly maintained court at (Sports Field name removed) which is unsafe to use yet others have had millions of dollars spent in capital works and operating budgets for parks over the years. how will Council ensure that use of sports pavilions and reserves is maximised which would include shared use with other organisations when nothing in this guide mentions other users and any requirement that their access and needs should be considered by Council in the investment, regulation and management of these community facilities?		
		8.2 - Capital works program	Capital works proposals are assessed during the pre-budget period and placed on a forward plan. Tenant Clubs are invited to put	The SFG is a guiding document for seasonal incorporated groups and organised casual users. Community members and other community groups	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
			<p>submissions to the capital works program budget no later than 31 July for consideration for the subsequent capital works program. However, there is no mention here about access to other user groups of sporting reserves and other reserves to make submissions to the capital works program for a particular reserve or field. Therefore it is not likely that Council will ever include capital works submissions from other user groups of these facilities, even those who are users of designated off leash sporting reserves. The experience in (sports field name removed) is that residents and other users are not aware of the opportunity to make a submission and not invited to do so. When there are requests for capital works, in many cases of a minor nature the invariable response is that there is no money available and/or the capital works program has already been endorsed so no other expenditure is possible. However, I have observed significant additional costs for replacement turf, for example, for large parts of the (sports field name removed)</p>	<p>can also make budget submissions as per the Council budget process and/or directly to Council Officers for consideration.</p>	

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
			which may or may not have come from any formal capital works program but which are funded from the parks and recreation operating budget. Thousands of dollars have been invested in (sports field name removed), including new underground drainage, multiple turf replacements, a very costly installation of an artificial/natural turf section. The capacity for expenditure appears limitless for the tenant clubs but no one else. The process has to be adjusted so that incorporated bodies representing other user groups of these reserves are able to put submissions and comment on those proposed by tenant clubs as ratepayers.		
		8.5 - Community grants	Is it appropriate for a tenant club which is able to generate its own revenue via liquor licensing and other state government grants, would be eligible to access a grant which would further discount the fees for its licence and use of a pavilion and sports ground? It is not clear whether tenant clubs are able to access these funds	Eligibility criteria for Council's Community Grants Program is listed within the Program guidelines and clubs are eligible to apply along with many other community groups. This is governed separately to the SFG.	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
		Council contacts	It is recommended that these contacts should be made public and posted on a community noticeboard together with the tenant club seasonal fixtures and times of use as part of the requirement of the licence provided to the tenant club	All fixtures are publicly available through the respective club's association website. Council contacts are provided in the SFG to assist clubs direct maintenance and other enquiries and are also available on Council's website and so is public information.	No change.
17	Member of the Whitehorse Sport and Recreation Network	Introduction – Inclusive clubs Introduction – Code of conduct	Consistent with other legislation Very important that code of conduct is adhered to	Noted. Noted.	No change.
		4.3 – Invoicing for finals	Because the tenant club is the one gaining the revenue; simplifies the matter	It is noted that not all clubs profit from finals. This clause has been amended to reflect that the entity applying for ground use will be charged a fee.	Title changed to Standards of Behaviour to more accurately reflect the clause. <i>Clause amended to read: The entity (Tenant Club, Local Association, State Association or any other body) applying for use of Council's Sports Fields for finals matches will then be invoiced for this use as per the fees listed in Appendix 7....</i>
		5.3.4 – Casual fees for sports fields	Provides streamlined accounting	Noted.	Reference to the pro rata fee added to end of clause:Tenant Clubs – There may be circumstances where Tenant Clubs with a seasonal licence to use a Sports Field require additional use of Sports

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
					Field/s. Pro rata Seasonal fees will apply in these circumstances as indicated in Appendix 7
		5.8 – Casual use of pavilions	Centralised booking makes sense	Noted.	Following the adoption of Motion 7.1 – Diversity of Use of Sporting Pavilions at the Special Committee Meeting of Council on 13 May 2019 the below wording has been included to acknowledge the development of this piece of work: Council are considering different models to explore opportunities to encourage and facilitate greater utilisation and diversity of uses of sporting pavilions into the future
		6.2.1 – Sports field floodlighting infrastructure	Better illumination has been required for a while	Noted.	No change.
		6.2.1.4 – Sports field floodlighting times of use	With the increasing appetite for use of fields, consistency with the use of lighting will simplify the matter	Noted.	No change.
		6.2.4 – Synthetic cricket wickets replacement	Council should ensure appropriate facility and the lease cost to the	Noted.	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
		6.2.8 – Cricket practice facilities	clubs can reflect the financial investment Council has made		
		6.2.10 – Coaches boxes/dugouts	Makes sense	Noted.	No change.
		6.2.13 – Players races	Council should ensure appropriate equipment is in place and the cost can then be built into the lease cost	Noted.	No change.
		6.2.14 – Flag poles	Gives tenant clubs opportunity to ensure facilities meet their needs	Noted.	No change.
		7.1.2 – Sports fields usage times	Appropriate in commercial terms	Noted.	No change.
		7.2.2 – Liquor licence	Standardised times makes management easier	Noted.	No change.
			Will enable current activities and on a case by case basis will allow facility in new locations.	Noted.	Section 7.2.2 – <i>Liquor Licence</i> has been amended – refer Attachment 1.
		7.6 – Waste management	In line with commercial leasing practices	Noted.	No change.
		7.7 – Sharp objects/needle disposal	Acupuncture and dry needling are important therapeutic tools	Noted.	No change.
		7.9 – Public toilet cleaning	Makes sense	Noted.	Section 7.9 Public Toilets has been amended to read: <i>Tenant Clubs are responsible to open and close public toilets attached to the pavilion (or freestanding public toilets within a sports reserve)</i>

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold when the Facilities are being used by the Tenant Club. Should a Tenant Club use a public toilet midweek, the tenant club will be responsible for cleaning.</i>
		7.13 – Security systems	Council needs to ensure appropriate use of the footage	Noted.	No change.
		7.15 – Club sanctions	Makes expectations clear	Noted.	No change.
		9.1 – Incident reporting	Makes expectations clear	Noted.	No change.
		Appendix 3 – Pavilion maintenance	Reflects commercial leasing principles	Noted.	No change.
		Appendix 4 and 5 – Sports fields and pavilions classifications	Makes good sense	Noted.	No change.
		Incident report form	Makes sense	Noted.	No change.
		Community loans and guarantees	Makes sense	Noted.	No change.
		6.2.9 – Reserve and sports field fencing	Many clubs rely upon the revenue of gate takings to assist them with recurrent expenditure. Council should support this long-held function	The proposed SFG is clear that no new reserve fencing will be supported, to ensure that reserves remain open for community access. Collection of entry fees for clubs revenue is supported by Council through allowing temporary fencing.	No change.
18	State Sporting Association	Introduction – Inclusive club	Standard and part of Football Victoria's Inclusive Club Program	Noted.	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
		Introduction – Code of conduct	Standard and along the Football Victoria Policy	Noted.	Title changed to "Standards of Behaviour" to more accurately reflect the clause.
		6.2.1 – Sports field floodlighting infrastructure	As per Football Victoria's Lighting Guide	Noted. Council lights to Australian Standards. State Sporting Association lighting guidelines are considered when Council undertakes a lighting upgrade. Any reference made to floodlighting will be referred to in the development of Council's <i>Floodlighting – Outdoor Sport and Recreation Policy</i> .	No change.
		6.2.4 – Synthetic cricket wickets	Standard across other Councils	Noted.	No change.
		6.2.8 – Cricket practice facilities	Standard across other Councils	Noted.	No change.
		6.2.10 – Coaches boxes/dugouts	Standard across other Councils	Noted.	No change.
		6.2.13 – Players races	Required for National Premier League Clubs	Noted. This clause states that Council will be responsible for ongoing maintenance of player races. As this is not a standard piece of infrastructure for local sporting clubs, clubs are responsible for the cost of design and construction. This infrastructure is likely to be site specific and as such would be discussed with tenant clubs as required.	No change.
		6.2.14 – Flag poles	Standard	Noted.	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
		7.2.2 – Liquor licence	Standard	Noted.	Section 7.2.2 – <i>Liquor Licence</i> has been amended – refer Attachment 1.
		7.6 – Waste management	Standard	Noted.	No change.
		7.7 – Sharp objects/needle disposal	Standard	Noted.	No change.
		7.9 – Public toilet cleaning responsibilities	Standard across other Councils	Noted.	Section 7.9 Public Toilets has been amended to read: <i>Tenant Clubs are responsible to open and close public toilets attached to the pavilion (or freestanding public toilets within a sports reserve) when the Facilities are being used by the Tenant Club. Should a Tenant Club use a public toilet midweek, the tenant club will be responsible for cleaning.</i>
		7.13 – Security systems	Consistent	Noted.	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
		7.15 – Club sanctions	Standard	Noted.	Section 7.1.5 – Club Sanctions has been amended – refer Attachment 1.
		9.1 – Incident reporting	Standard	Noted.	No change
		Appendix 3 – Pavilion maintenance	Standard across other Councils	Noted.	No change
		Appendix 4 and 5 – Sports fields and pavilions classifications	Agreed	Noted.	No change
		Incident report form	Standard	Noted.	No change
		Community loans and guarantees	Consistent	Noted.	No change
		4.3 – Invoicing for finals	If a tenancy licence runs for a 6 month period e.g. 1 Oct to 31 March, then a club should not have to pay extra if they are involved in finals that fall within that period and they are the host club.	Seasonal Licence is given for the home and away season. A fee for finals matches only applies if both competing teams are external to the Whitehorse municipality. There is no fee if at least one competing team is from a Whitehorse based club.	Clause amended to read: The entity (Tenant Club, Local Association, State Association or any other body) applying for use of Council's Sports Fields for finals matches will then be invoiced for this use as per the fees listed in Appendix 7....
		5.3.4 – Casual fees for sports fields	Additional cost to a club over and above tenancy licence and fee. This is unfair if a club is introducing programs e.g. All Abilities etc. that will enhance their club's participation.	Noted. This proposed change provides cheaper casual access to sports fields for seasonal clubs. Casual fees will remain applicable for all other casual use.	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
		5.8 – Casual use of pavilions	Additional cost to a club over and above tenancy licence and fee. This is unfair if a club is introducing programs e.g. All Abilities etc. that will enhance their club's participation.	Noted. Council's Leisure and Recreation Services Administration team are responsible for administering the casual hire of pavilions designed as community facilities to maximise use.	Following the adoption of Motion 7.1 – Diversity of Use of Sporting Pavilions at the Special Committee Meeting of Council on 13 May 2019 the below wording has been included to acknowledge the development of this piece of work: Council are considering different models to explore opportunities to encourage and facilitate greater utilisation and diversity of uses of sporting pavilions into the future
		6.2.1.4 – Sports field floodlighting times of use	Football Victoria fixture games could include night competitions that finish at 10:30pm.	Noted. Any reference made to floodlighting that includes night competition will be referred to the development of <i>Floodlighting – Outdoor Sport and Recreation Policy</i> .	No change.
		6.2.9 – Reserve and sports field fencing	Football pitches are generally fenced to prevent spectator entry onto the pitches.	Club feedback expressed a desire to have reserve fencing for the purpose of collecting an entry fee. This has been balanced against the need to keep recreation spaces open to the community.	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
19	Member of a local sporting club Local Resident Representative of a sporting association			Collection of entry fees for clubs revenue is supported by Council through allowing temporary fencing. The Whitehorse Sport and Recreation Network were overall comfortable with this clause.	
		7.1.2 – Sports fields usage times	Football Victoria fixture games could include night competitions that finish at 10:30pm.	Noted. Any reference made to floodlighting that includes night competition will be referred to the development of <i>Floodlighting – Outdoor Sport and Recreation Policy</i> .	No change.
		General Comments	Generally OK with changes as they are seen as in line with other local Councils	Noted.	No change.
		6.2.4 – Synthetic cricket wickets	Well overdue. Large cost to the club every few years. The broader community use the synthetic as well as the cricket club so it's reasonable that Council pay the full costs.	Noted.	No change.
20	Whitehorse Sport and Recreation Network Member	7.2.2 – Liquor licence	Well overdue and is a common sense proposal that is in line with community expectations and a logical proposal for our 250 local families that make up our membership.	Noted.	Section 7.2.2 – <i>Liquor Licence</i> has been amended – refer Attachment 1.
		6.2.1 – Sports field floodlighting infrastructure	Will there/is there a register of all facilities LUX measurements? Hence is there a list of grounds that are highest priority? I think this would help to set expectations for clubs/tenants.	Council's priority list of floodlight upgrade projects is addressed within Council's Capital Works process.	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
		7.6 – Waste management	Would it be possible for public access bin points at all grounds in Whitehorse as I know these grounds are often used during the day from the general public outside the regular tenants (who control waste management).	Clubs need to report any concern regarding public rubbish to Council to rectify.	No change.
		General Comments	Other thoughts from my discussions with clubs: Use of electronic scoreboards – I know various clubs in the Whitehorse area would like to use these for advertising as a way to raise much needed funds for clubs. Could there be more guidance from council round this rather than a blanket no?	Any advertising in Council's parks and reserves is governed by the Whitehorse Planning Scheme. The use of electronic scoreboards for advertising and fundraising will be considered within a future Advertising Signage Policy.	No change.
21	Parkland Advisory Committee	General comments	As (name removed) does not have sporting facilities the committee have no input into the managing of such facilities.	Noted.	No change.
22	Member of a Local Sporting Club	Introduction – Inclusive club	No comment provided.	Noted.	No change.
		Introduction – Code of conduct	No comment provided.	Noted.	Title changed to Standards of Behaviour to more accurately reflect the clause.
		4.3 – Invoicing for finals	No comment provided.	Noted.	Clause amended to read: The entity (Tenant Club, Local Association, State Association or any other

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold body) applying for use of Council's Sports Fields for finals matches will then be invoiced for this use as per the fees listed in Appendix 7....</i>
		5.3.4 – Casual fees for sports fields	No comment provided.	Noted.	Reference to the pro rata fee added to end of clause:Tenant Clubs – There may be circumstances where Tenant Clubs with a seasonal licence to use a Sports Field require additional use of Sports Field/s. Pro rata Seasonal fees will apply in these circumstances as indicated in Appendix 7
		5.8 – Casual use of pavilions	No comment provided.	Noted.	Following the adoption of Motion 7.1 – Diversity of Use of Sporting Pavilions at the Special Committee Meeting of Council on 13 May 2019 the below wording has been included to acknowledge the development of this piece of work: Council are considering different models to explore opportunities to

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i> encourage and facilitate diversity of uses of sporting pavilions into the future
		6.2.1 – Sports field floodlighting infrastructure	Existing lighting (strength) is inadequate for training, compounded by shadows created by overgrown surrounding trees.	Noted. Concerns with floodlighting at a particular reserve that maybe affected by trees needs to be reported to Council's Recreation Services Officer. Any reference made to floodlighting including lux levels will be referred to the development of Council's <i>Floodlighting – Outdoor Sport and Recreation Policy</i> .	No change.
		6.2.1.4 – Sports field floodlighting times	No comment provided.	Noted.	No change.
		6.2.4 – Synthetic cricket wickets	No comment provided.	Noted.	No change.
		6.2.8 – Cricket practice facilities	No comment provided.	Noted.	No change.
		6.2.10 – Coaches boxes/dugouts	No comment provided.	Noted.	No change.
		6.2.13 – Players races	No comment provided.	Noted.	No change.
		6.2.14 – Flag poles	No comment provided.	Noted.	No change.
		7.1.2 – Sports fields usage times	No comment provided.	Noted.	No change.
		7.2.2 – Liquor licence	No comment provided.	Noted.	Section 7.2.2 – <i>Liquor Licence</i> has been amended – refer Attachment 1.
		7.6 – Waste management	No comment provided.	Noted.	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
		7.7 – Sharp objects/needle disposal	No comment provided.	Noted.	No change.
		7.9 – Public toilet cleaning responsibilities	No comment provided.	Noted.	Section 7.9 Public Toilets has been amended to read: <i>Tenant Clubs are responsible to open and close public toilets attached to the pavilion (or freestanding public toilets within a sports reserve) when the Facilities are being used by the Tenant Club. Should a Tenant Club use a public toilet midweek, the tenant club will be responsible for cleaning.</i>
		7.13 – Security systems	No comment provided.	Noted.	No change.
		7.15 – Club sanctions	No comment provided.	Noted.	No change.
		9.1 – Incident reporting	No comment provided.	Noted.	No change.
		Appendix 3 – Pavilion maintenance	No comment provided.	Noted.	No change.
		Appendix 4 and 5 – Sports fields and	No comment provided.	Noted.	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
		pavilions classifications			
		Incident report form	No comment provided.	Noted.	No change.
		Community loans and guarantees	No comment provided.	Noted.	No change.
		6.2.9 – Reserve and sports field fencing	Required in some instances for both security and playing surface integrity e.g. soccer. Also, what about existing fences – if the surrounding areas are demolished/upgraded as part of a broader development does the fence need to be excluded as part of any new proposal (or a special application put forward)?	The SFG is clear that no new reserve fencing will be supported, to ensure that reserves remain open for community access. Collection of entry fees for clubs revenue is supported by Council through allowing temporary fencing.	No change.
23	Resident and live next to a sports field	Why don't you support any changes?	There is no consideration to impacts on local residents as to the usage of sporting grounds both in design and ongoing use. Sporting grounds are crammed into unsuitable areas with little or no planning on buffering zones between residences and playing areas. There also appears to be no guidelines as to player and spectator behaviour, in essence a total lack of consideration.	SFG provides guidelines on Standards of Behaviour on page 2 and usage times consider the impact on residents.	No change.
		Introduction – Code of Conduct	What is the code of conduct? We have never seen anything of the sort other than extreme disdain to us and other local residents.	The Code of Conduct is a new addition to the SFG and is designed to positively impact club behaviour.	Title changed to Standards of Behaviour to more accurately reflect the clause.

9.3.2 – ATTACHMENT 2.

Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
		6.2.1 – Sports field floodlighting infrastructure	Impacts on local residences where there is insufficient buffering.	Noted. Floodlight infrastructure is designed to comply with Australian Standards (spill lighting) which considers impact on residents.	No change.
		6.2.1.4 – Sports field floodlighting times of use	Offering lighting usage 7 days a week gives no respite to local residences.	Section 6.2.1.4 – <i>Times of Use</i> states that individual sites may be covered by formal agreements with input from residents to set the days and times for the use of floodlighting (where this is warranted).	No change.
		6.2.9 – Reserve and sports field fencing	This does not reflect on all sporting grounds but on areas where space is at a premium it impacts on families who wish to use open areas during no playing times.	This clause aims to keep reserves open and accessible, not hinder public access.	No change.
		6.2.10 – Coaches boxes/dugouts responsibilities	Only applies where they are in direct line of site and close proximity to local residences. Noise levels and language are of concern.	This clause refers to maintenance and replacement responsibilities.	No change.
		7.1.2 – Sports fields usage times	Again allowing usage on a 7 day basis and up to 9pm impacts greatly on local residences, gives no room for respite.	Section 4.1.1 – <i>Seasonal Allocations</i> considers the impact the use may have on residents. This is factored into the decision making process when allocating use of reserves.	No change.
		7.2.2 – Liquor licence	Where alcohol is consumed whilst watching sporting events alongside residences fences can or will provoke volatile situations, it's not an ideal situation.	Clubs must adhere to the regulations within their liquor licence. Failure to do so may result in breaches from Council under section 7.15 – <i>Club Sanctions</i> , and/or from external authorities.	Section 7.2.2 – <i>Liquor Licence</i> has been amended – refer Attachment 1.
		Appendix 4 and 5 – Sports fields and	More emphasis needs to be put on the type of sporting event in	Section 4.1.1 – <i>Seasonal Allocations</i> considers the impact the use may have	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
24	Local sporting club	pavilions classifications	relation to the area it is located. Some sporting grounds within the Whitehorse area are totally unsuitable. No adequate safety precautions are provided to protect local residents.	on residents. This is factored into the decision making process.	
		General Comments	A clear and defined guide to what sporting facility is allowed in relation to the location is sited. Too many venues are crammed into totally inadequate locations. Clubs appear to do as they please and the Council just does a mop up after the event, it's better to be proactive than reactive.	Noted.	No change.
		6.2.1.4 – Sports field floodlighting times of use	We support this proposal but also request that this be extended to the cricket season (e.g. Friday night Junior cricket).	Noted. Any reference made to feedback on floodlighting is to be referred to the development of Council's <i>Floodlighting-Outdoor Sport and Recreation Policy</i> . The adopted standards for floodlight (training and competition) differs between sports. Floodlighting must be compliant against these standards.	No change.
		6.2.4 – Existing/New Synthetic Cricket Wickets	We strongly support this proposal and remind the council that the synthetic wicket on the middle oval will need to be replaced/repared due to damage done during the surface upgrade.	Noted.	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
		4.3 - Finals	We strongly oppose this proposal. It does not seem reasonable for clubs to pay for finals ground rental when the association allocates our home ground to other clubs to play on. Current seasonal bookings, should be extended to include the finals in addition to the home and away season. This would also result in less administrative organisation at the end of the home and away season. This may be reasonable for clubs who charge an entrance fee and can recoup costs, however some clubs do not do this. Also disadvantages teams who finish higher on the ladder and earn the right to host a final.	This clause has been amended to reflect that the entity applying for ground use will be charged a fee. The fee for finals matches only applies if both competing teams are external to the Whitehorse municipality. There is no fee if at least one competing team is from a Whitehorse based club.	Clause amended to read: The entity (Tenant Club, Local Association, State Association or any other body) applying for use of Council's Sports Fields for finals matches will then be invoiced for this use as per the fees listed in Appendix 7....
		6.2.8 – Cricket Practice Facilities	Bowling machines have been a standard fixture of cricket clubs for a significant number of years and well before the nets were upgraded at (sports field name removed). Therefore, it is an oversight in the original project and now a significant safety issue with long electrical leads in a public use area. Bowling machines allows the club to offer cricket coaching in a very controlled environment to new players (including girls) from local	Noted. Council remains responsible for maintenance and replacement of cricket practice facilities. Use of bowling machines is exclusive to cricket clubs therefore clubs are responsible for costs as per current practice.	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
			area who are new to cricket. At a minimum a shared cost with council would seem reasonable.		
		General Comments	In addition to the above, we would like to propose that where ovals are designated dog off lead parks), that appropriate dog "poo" bins are installed. The use of regular landfill bins is currently not sustainable as it is a major OHS concern. We would also like to encourage the council to have a noticeboard located at the new shelter built next to (sports field name removed) with seasonal ground bookings clearly listed. We have had many issues with dog walkers again this season refusing to leave the ground at times when the oval was booked and games/training were taking place.	This request sits outside the SFG and has been referred to Council's Recreation Services Officer.	No change.
25	Local resident	General Comments	I live very close to (sports field name removed) and (sports field name removed). I have become increasingly aware of the night time noise that is coming from these two venues, especially during the season when the (name removed) tend to party on most Saturday nights and have not been turning the music off at 11pm. It seems that the club has stated to hire out its venue for	Please report excessive noise to Council's Recreation Services Officer as it occurs. The SFG has clear times of use for pavilions and reference is made to the guidelines around amplified music, which clubs are expected to adhere to. The addition of section 7.15 – <i>Club Sanctions</i> , will assist Officers in managing such matters.	No.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
			parties which are quite loud, including one a few weeks ago on a Monday night which involved very loud karaoke. While it was all over by 10pm I really don't consider that this is acceptable on a Monday night. Potentially this could happen every night of the week. Council needs to put more measures in place to curb noise from these venues. Residents live very close and can't be expected to put up with parties on a frequent basis.		
26	Member of a local sporting club	Introduction – Inclusive club Introduction – Code of conduct	No comment provided.	Noted.	No change.
			No comment provided.	Noted.	Title changed to Standards of Behaviour to more accurately reflect the clause.
		4.3 – Invoicing for finals	No comment provided.	Noted.	Clause amended to read: <i>The entity (Tenant Club, Local Association, State Association or any other body) applying for use of Council's Sports Fields for finals matches will then be invoiced for this use as per the fees listed in Appendix 7....</i>
		5.3.4 – Casual fees for sports fields	No comment provided.	Noted.	Reference to the pro rata fee added to end of clause:

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
				Tenant Clubs – There may be circumstances where Tenant Clubs with a seasonal licence to use a Sports Field require additional use of Sports Field/s. Pro rata Seasonal fees will apply in these circumstances as indicated in Appendix 7
		5.8 – Casual use of pavilions	No comment provided.	Noted.	Following the adoption of Motion 7.1 – Diversity of Use of Sporting Pavilions at the Special Committee Meeting of Council on 13 May 2019 the below wording has been included to acknowledge the development of this piece of work: Council are considering different models to explore opportunities to encourage and facilitate greater utilisation and diversity of uses of sporting pavilions into the future
		6.2.1 – Sports field floodlighting infrastructure	No comment provided.	Noted.	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
		6.2.1.4 – Sports field floodlighting times	No comment provided.	Noted.	No change.
		6.2.4 – Synthetic cricket wickets	No comment provided.	Noted.	No change.
		6.2.8 – Cricket practice facilities	No comment provided.	Noted.	No change.
		6.2.9 – Reserve and sports field fencing	No comment provided.	Noted.	No change.
		6.2.10 – Coaches boxes/dugouts	No comment provided.	Noted.	No change.
		6.2.13 – Players races	No comment provided.	Noted.	No change.
		6.2.14 – Flag poles	No comment provided.	Noted.	No change.
		7.1.2 – Sports fields usage times	No comment provided.	Noted.	No change.
		7.2.2 – Liquor licence	No comment provided.	Noted.	No change.
		7.6 – Waste management	No comment provided.	Noted.	No change.
		7.7 – Sharp objects/needle disposal	No comment provided.	Noted.	No change.
		7.9 – Public toilet cleaning responsibilities	No comment provided.	Noted.	Section 7.9 Public Toilets has been amended to read: <i>Tenant Clubs are responsible to open and close public toilets attached to the pavilion (or freestanding public toilets within a sports reserve) when the Facilities are</i>

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold being used by the Tenant</i>
27	Local resident Casual user of Council's sports fields				Club. Should a Tenant Club use a public toilet midweek, the tenant club will be responsible for cleaning.
		7.13 – Security systems	No comment provided.	Noted.	No change.
		7.15 – Club sanctions	No comment provided.	Noted.	Section 7.1.5 – Club Sanctions has been amended – refer Attachment 1.
		9.1 – Incident reporting	No comment provided.	Noted.	No change.
		Appendix 3 – Pavilion maintenance	No comment provided.	Noted.	No change.
		Appendix 4 and 5 – Sports fields and pavilions classifications	No comment provided.	Noted.	No change.
		Incident report form	No comment provided.	Noted.	No change.
		Community loans and guarantees	No comment provided.	Noted.	No change.
		7.1.2 – Sports field usage times	Most change alterations make sense.	Noted.	No change.
		6.2.1 – Sports field floodlighting infrastructure	The changes I highlighted as not supporting, I support only in part. The floodlighting rule is good but it may appear that the current lighting	Noted. Council Officers are aware that some lighting infrastructure requires upgrading to cater for night matches. Any reference made to floodlighting will be	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
			systems are not actually powerful enough for matches to actually be played under. With the added women's teams, it places clubs under stress to try and play all games throughout the daylight hours. It may be actually beneficial to the clubs to play in to the evenings to accommodate more games.	referred to the development of Council's <i>Floodlighting – Outdoor Sport and Recreation Policy</i> .	
		6.2.1.4 – Sports field floodlighting times of use	See above.	See above.	No change.
		7.2.2 – Liquor licence	The liquor licence laws may seem to hinder any new clubs. If the club possess an RSA then I'm unsure why they may be unable to sell or to allow the patrons to consume their drinks within the confines of the club and surrounds.	The proposed amendments allows clubs to consume alcohol outside of their pavilion (within their red line or subject to restrictions in their booth licence, whichever applies) during their pavilion times of use, rather than restricting the consumption of alcohol.	Section 7.2.2 – <i>Liquor Licence</i> has been amended – refer Attachment 1.
		General Comments	With relation to electronic scoreboards, there should be provision to promote club sponsors. Usually the sponsors and local trades and businesses that support their local club. In turn, it would be advantageous for those sponsors to be known in a different form of media on game day between particular hours.	Any advertising in Council's parks and reserves is governed by the Whitehorse Planning Scheme. The use of electronic scoreboards for advertising and fundraising will be considered within a future Advertising Signage Policy.	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
28	Resident who lives next to a sports field Casual user of Council's sports fields	7.1.2 – Sports fields usage times	I live near (sports field name removed) and the current noise on weekends from events is loud enough. I am concerned with usage till 9pm on weekends and use of the pavilion till 10pm and midnight, the noise will be loud and disruptive to the neighbouring homes.	Clubs are expected to adhere to restrictions on amplified music, as per section 7.1.1 of the SFG. Clubs which fail to comply will be referred to section 7.15 – <i>Club Sanctions</i> .	No change.
		7.2.2 – Liquor licence	I do not support consumption of alcohol in Council run facilities, similar to ban on smoking. Alcohol is addictive and does not set a good example for community. The Whitehorse Council could take a stand and ban it altogether from a community and social standpoint. Similar to Baseball Australia banning alcohol sponsorship, Whitehorse Council could ban alcohol consumption from all sporting fields. The other reason I do not support alcohol consumption is that I fear patrons will be rowdy and disrupt the neighbourhood peace.	Noted. Based on the feedback a timeframe has been included on alcohol consumption outside the pavilion up until 10pm for sports fields that already have consumption outside the pavilion approved.	Section 7.2.2 – <i>Liquor Licence</i> has been amended – refer Attachment 1.
		7.9 – Public toilet cleaning responsibilities	The toilets should also be open while patrons and families can be reasonably be expected to be using the facilities. It is appalling that current toilets are always closed unless there is an event on and families with young children are	Council provides a number of publicly accessible toilets that can be used during the week by community members across a number of Council's parks/reserves.	Section 7.9 Public Toilets has been amended to read: <i>Tenant Clubs are responsible to open and close public toilets attached</i>

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold to the pavilion (or freestanding public toilets within a sports reserve) when the Facilities are being used by the Tenant Club. Should a Tenant Club use a public toilet midweek, the tenant club will be responsible for cleaning.</i>
			having to use the grounds as a toilet, which is unacceptable. The Council should install a self-cleaning 24 hour toilet facilities similar to (park name removed).		
		General Comments	Please allow for more parking and public toilets that are open 24/7 in the redevelopment of (sports field name removed).	These site specific requests will be directed to the relevant Council Officer for consideration and sits outside the scope of the SFG.	No change.
29	Local sporting club	7.10 – Advertising signage	We request that you make allowance for sporting clubs such as ours to be able to erect signage, within Council guidelines, for the purposes of clearly identifying to the public who they are.	Any advertising in Council's parks and reserves is governed by the Whitehorse Planning Scheme. Advertising signage, including club identification signage, is being considered through the development of a Signage Policy.	No change.
30	Local Resident Representative of a sporting association	5.8 – Casual use of pavilions	Offers better utilization of Council/ratepayers facilities – pavilions often unused during the day – access needs to be managed along with tenant clubs but with Council oversight.	Noted. Council's Leisure and Recreation Services Administration team are responsible for administering the casual hire of pavilions designed as community facilities to maximise use.	Following the adoption of Motion 7.1 – Diversity of Use of Sporting Pavilions at the Special Committee Meeting of Council on 13 May 2019 the below wording has been included

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
	Member of a local sporting club				to acknowledge the development of this piece of work: Council are considering different models to explore opportunities to encourage and facilitate greater utilisation and diversity of uses of sporting pavilions into the future
		6.2.1 – Sports field floodlighting infrastructure	Heading in the right direction here – potential night games will offload from weekend use which is already at capacity.	Noted. Any reference made to feedback on night competition is to be referred to the development of Council's <i>Floodlighting - Outdoor Sport and Recreation Policy</i> .	No change.
		6.2.1.4 – Sports field floodlighting times of use	Sufficient	Noted.	No change.
		6.2.4 – Synthetic cricket wickets	Agree – many synthetic wickets are in a poor state of repair with O,H&S issues due to inconsistent grass/soil heights around the wicket – not good for cricket or football.	Noted. Synthetic wickets are maintained in accordance with the required maintenance program/s. Council's Capital Works program will determine priority upgrade projects, subject to achieving funding as part of Council's annual budget process.	No change.
		6.2.9 – Reserve and sports field fencing	Needs to be open to public – exception – possible finals.	Noted. Requests for temporary fencing for finals is considered by Council on a case by case basis.	No change.
		6.2.10 – Coaches boxes/dugouts	Agree – Council to maintain and introduce consistency.	Noted.	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
		7.1.2 – Sports fields usage times 7.2.2 – Liquor licence	Times are appropriate. Case by case is sufficient. Needs to be very closely managed.	Noted.	No change.
31	Member of a local sporting club Casual user of Council's sports fields	6.2.1 – Sports field floodlighting infrastructure 6.2.8 – Cricket practice facilities 6.2.10 – Coaches boxes/dugouts 7.2.2 – Liquor licence	Support infrastructure as groups need to adapt to fact more use is required over longer period of time – there is an emerging fact that people, women and children in particular are not getting access due to lack of space – increasing usage ties will help ease this issue. To achieve this, Councils need to invest in satisfactory lighting to match all necessary levels. Clubs run by volunteers cannot afford but can contribute over a period of time. Perhaps to 10% of the value. Shared cost on a very high touch cost to Council. Need to meet a standard and once built should last for some time. No comment provided	Noted. Contributions towards maintenance and replacement of floodlights is to be referred to the development of Council's <i>Floodlighting-Outdoor Sport and Recreation Policy</i> .	No change. Section 7.2.2 – <i>Liquor Licence</i> has been amended – refer Attachment 1.
		7.7 – Sharp objects/needle disposal	No comment provided	Noted.	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
		7.9 – Public toilet cleaning responsibilities	No comment provided	Noted.	Section 7.9 Public Toilets has been amended to read: <i>Tenant Clubs are responsible to open and close public toilets attached to the pavilion (or freestanding public toilets within a sports reserve) when the Facilities are being used by the Tenant Club. Should a Tenant Club use a public toilet midweek, the tenant club will be responsible for cleaning.</i>
		Appendix 4 and 5 – Sports fields and pavilions classifications	No comment provided	Noted	No change.
		Incident report form	No comment provided	Noted	No change.
		4.3 – Invoicing for finals	Council should support success and foster a winning culture not profiteer. Also if the host club uses facilities it's a benefit to showcase the facilities provided by the	<ul style="list-style-type: none"> Noted and clause amended. This is a Council fee for use of Council's sports fields. The fee for finals matches only applies if both competing teams are external to 	Clause amended to read: <i>The entity (Tenant Club, Local Association, State Association or any other body) applying for use of</i>

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
			Council/community. It goes to say other Councils also host out our clubs.	the Whitehorse municipality. There is no fee if at least one competing team is from a Whitehorse based club. • This clause has been amended to reflect that the entity applying for ground use will be charged a fee.	<i>Council's Sports Fields for finals matches will then be invoiced for this use as per the fees listed in Appendix 7...</i>
		5.3.4 – Casual fees for sports fields	No comment provided.	Noted.	Reference to the pro rata fee added to end of clause:Tenant Clubs – There may be circumstances where Tenant Clubs with a seasonal licence to use a Sports Field require additional use of Sports Field/s. Pro rata Seasonal fees will apply in these circumstances as indicated in Appendix 7
		7.1.2 – Sports fields usage times	No comment provided	Noted.	No change.
		7.6 – Waste management	Clubs can easily get blown away by costs if not supported by Council.	Initial research suggests the annual cost to manage trade waste is approximately \$579 per site. This will be divided between tenant clubs that use the kitchen/canteen. The additional cost for trade waste was considered to be reasonable by the Whitehorse Sport and Recreation Network.	No change.

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
32	Resident and live next to a sports field	6.2.9 – Reserve and sports field fencing	There is no change recommended for existing fields that are already fenced off. I live near (sports field name removed) and my rates pay for this oval but as a resident I cannot access the facilities. All ovals that the ratepayers contribute towards should be available to ratepayers when the oval is not in use.	There are currently no plans to remove existing reserve fencing.	No change.
		General comments	I would like a website developed that was maintained that enabled the residents to access information on when the oval/facility is in use. As a resident near (sports field name removed), it is difficult to plan a gathering at your home as you have no idea of when the oval will be in use and thus all your guests will have nowhere to park due to users of the oval filling up all the street parking. A website with a listing of events at the oval with dates and times, kept up to date, particularly in the finals season, would assist residents.	Noted. This will be referred to the relevant Council Officer for consideration. If you have a specific query please contact Council's Recreation Services Officer.	No change.
33	Member of a Friends Of Group Comments received against	Introduction	The guide fails to encompass all the users of these facilities. Neither 'seasonal' nor 'casual' recognizes and/or encompasses the	The definition of community group/community does not need to include "Friends Of" groups. A redefined purpose has been included under the Introduction and Purpose sections.	Wording amended to read: The purpose of this document is to provide a framework for active booked use of Council's

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
	actual clauses have been considered however further comments have been extracted from the submission due to non-relevance.		significant number of users who are using designated off leash parks. The category 'sporting landscape' fails to recognize the increasing number of active retirees who walk within these reserves. Disagree strongly that the Guide provides a framework to support the broad trends facing local sport clubs in Whitehorse. The Guide should be about providing a framework for all users in Whitehorse, inclusive of casual non-structured users.		Sports Fields and pavilions by incorporated user groups where fees and charges apply.
		1.3 - Definitions	Community Group versus Community – This definition requires reclassification and/or clarification. (name removed) presents as a community group, we are not incorporated yet we are we single largest user group.	Noted. The definition of a Community Group is defined under Clause 1.3 as "An organisation that is incorporated under the Associations Incorporation Act (1981). For the purposes of this document tertiary institutions (i.e. TAFE, university) and school sports association (e.g. School Sports Victoria) will be considered a community group."	No change.
		2.1 – Policy framework	(name removed) contends that this Guide does not encompass the wider 'user group' of Sporting Facilities within Whitehorse. It has been the experience of (name removed) that Council has predominantly focused on	Noted. A redefined purpose has been included under the Introduction and Purpose sections. Infrastructure to support unstructured use of reserves is considered based on requirements at each reserve. This is separate from the SFG.	Wording amended to read: The purpose of this document is to provide a framework for active booked use of Council's Sports Fields and pavilions by incorporated user

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold groups where fees and charges apply.</i>
			enhancement of sports related spaces and assets to the detriment of the Public and Casual users as presented in this response. From a high level Vision statement, surely this guide should restructure and address the delivery objectives. By excluding Casual users from this Guide, then the current format/processes/policy development undermines the concept of 'Strategic' leadership.		
		General Comments	<p>This document does not identify, include policy and guidelines for the large non structured groups of regular users.</p> <p>Omitting regular/casual groups from this guide projects 'exclusion' from the broader issues of sporting facilities planning.</p> <p>At the very least the name should be changed to the 'Sport and Activities Guide' in recognition of the large and diverse groups of people who access these facilities.</p> <p>Whitehorse needs to change the name and focus of this Guide to</p>	<p>The purpose of the SFG is to provide a framework for active booked use of Council's sports fields and pavilions by incorporated user groups where fees and charges apply. The Guide was developed to assist clubs, associations and other User Groups to better understand Council's requirements with the use and development of sporting Facilities in the City of Whitehorse. A redefined purpose has been included under the Introduction and Purpose sections.</p> <p>The Whitehorse Open Space Strategy considers passive users of Council's open space, including dog walkers.</p>	<p>Wording amended to read: The purpose of this document is to provide a framework for active booked use of Council's Sports Fields and pavilions by incorporated user groups where fees and charges apply.</p>

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i>
			reflect a broad and comprehensive view of all outdoor activities within the region. The exclude user groups such as Friends of Mont Albert Reserve is to ignore the impact that poor facility maintenance and development have on the many users who fit in and around structured sports.		
		General comments	Focusing on the last 2+ years at (sports field name removed), multiple instances of breaches have been reported to Customer Service and Parks & Recreation. Overall, residents do not see effective By Laws enforcement. We see no statement on 'duty of care' within the Guide, nor do we see a framework for introducing penalties for breaches.	Previous matters have been managed. New section 7.15 – <i>Club Sanctions</i> has been included in SFG which will be used to manage future breaches.	No change.
34	Casual user of Council's sports fields	7.6 – Waste management	Rubbish left on all reserves and open spaces is disgusting and particularly dangerous to dogs.	Clubs are responsible to collect rubbish after use of a sports field as per Clause 7.6.2.	No change.
		7.10 – Advertising signage	Billboards used as advertisements lining the fence of one oval at (sports field name removed) and sometimes at (sports field name removed) keep falling down off the fence onto the ovals.	Clubs must ensure signs are adequately secured to fence lines. Any reports of fallen signs to Council Officers will be directed to the club to action.	No change.
	Council Staff	Appendix 4 and 5 – Sports fields and	Change classification of (name of sports field removed) from C to B	Noted and actioned.	Appendix 4 and 5 have been amended to reflect

9.3.2 – ATTACHMENT 2. Combined Community Feedback

Submission No#	Representation	Clause	Comment	Officer Response	Change to Document <i>Wording changes in bold</i> the up to date classifications
	Council Staff	pavilions classifications 7.15 – Club Sanctions or Code of Conduct	Consider adding wording around the behaviour of an individual representing a sporting club. Current the wording is purely around club behaviour, including the sanctions.	Inclusion of a section under the 'Standards of Behaviour' that governs an individual club representative's behaviour.	The Introduction – Standards of Behaviour and Section 7.1.5 – <i>Club Sanctions</i> have been amended – refer Attachment 1.



CITY OF WHITEHORSE

SPORTING FACILITIES GUIDE

Seasonal and Casual Users

July 2019

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

CONTENTS

INTRODUCTION	1	5.6 Keys	16
		5.6.1 Collection and Key Return.....	16
		5.6.2 Replacement Keys.....	16
		5.6.3 Emergency Access.....	16
POLICY FRAMEWORK	7	5.7 Utilities.....	17
2.1 Policy Statement.....	7	5.8 Casual Use of Pavilions.....	17
2.2 Principles / Objectives.....	9	5.9 Payments to Council	17
		5.10 Refunds for Casual User Group/s	17
FACILITY CLASSIFICATIONS	10	SPORTS INFRASTRUCTURE	18
3.1 Sports Field Classifications.....	10	6.1 Pavilion Maintenance.....	18
3.2 Pavilion Classifications.....	10	6.2 Sports Field Infrastructure.....	18
3.3 Facility Access Agreements	10	6.2.1 Sports Field Floodlighting	18
		6.2.2 Protection of the Sports Field.....	19
FACILITY ALLOCATIONS	11	6.2.3 Covering and Uncovering Synthetic Cricket Wickets	19
4.1 Overview.....	11	6.2.4 Existing and New Synthetic Cricket Wickets	19
4.1.1 Seasonal Allocations.....	11	6.2.5 Car Parks and Access Roads	20
4.1.2 Non Seasonal Allocations.....	11	6.2.6 Sports Infrastructure Ownership	20
4.1.3 Hire and Subletting	12	6.2.7 Scoreboards	20
4.1.4 Community Access to Reserves.....	12	6.2.8 Cricket Practice Facilities / Baseball Batting Cages	20
4.2 Application Process	12	6.2.9 Reserve and Sports Field Fencing	21
4.3 Finals.....	13	6.2.10 Coaches Boxes/Dugouts	21
4.4 Pre-season Training and Practice Matches.....	13	6.2.11 Ticket Boxes	21
		6.2.12 Spectator Shelters / Shade Sails.....	22
FEES	14	6.2.13 Player's Races.....	22
5.1 Calculating Seasonal Fees.....	14	6.2.14 Flag Poles.....	22
5.2 Non Payment of Fees.....	14	7.1 Times of Facility Use	24
5.3 Fees for Sports Fields.....	14	7.1.1 Pavilions	24
5.3.1 Fees for Finals	14	7.1.2 Sports Fields.....	24
5.3.2 Turf Cricket Wicket Fees	14	7.2 Legislation, Statutory and Policy.....	24
5.3.3 School Fees for Sports Fields.....	15	7.2.1 Occupational Health and Safety	24
5.3.4 Casual Fees for Sports Fields.....	15	7.2.2 Liquor Licence.....	25
5.3.5 Commercial Fees for Sports Fields	16	7.2.4 Smoking.....	25
5.4 Pavilion Fees.....	16	7.2.5 Food Registration.....	25
5.5 Pavilion Inspections	16		

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

7.3	Facility Damage.....	26	APPENDIX 1	36
7.4	Line Marking.....	26	APPLICATION TO USE COUNCIL FACILITIES	36
7.5	Buffer Zones.....	26	– SEASONAL	36
7.6	Waste Management	26	APPENDIX 2	44
7.6.1	Public (General) Waste.....	26	APPLICATION TO USE COUNCIL FACILITIES	44
7.6.2	Tenant Club Waste	26	– CASUAL	44
7.6.3	Recycling	27	– CASUAL	44
7.6.4	Trade Waste.....	27	APPENDIX 3	48
7.7	Sharp Objects / Needles.....	27	PAVILION MAINTENANCE RESPONSIBILITIES	48
7.8	Cleaning	27	APPENDIX 4	59
7.9	Public Toilets.....	27	SPORTS FIELD CLASSIFICATION	59
7.10	Advertising / Signage.....	27	APPENDIX 5	61
7.11	Sponsorship Logos on Sports Fields.....	28	PAVILION CLASSIFICATION	61
7.12	Facility / Sports Field Audit.....	28	APPENDIX 6	63
7.13	Security Systems	28	ADDRESSES SPORTS FIELDS AND PAVILIONS	63
7.14	Graffiti Removal	28	APPENDIX 7	65
7.15	Club Sanctions.....	28	FEES AND CHARGES	65
7.16	In Case of Emergency	30	APPENDIX 8	69
	COUNCIL SUPPORT	31	NOISE SCHEDULE	69
8.1	Pavilion Redevelopments.....	31	APPENDIX 9	72
8.2	Capital Works Program.....	31	SPORTSFIELD AUDIT	72
8.3	Club Request for Facility Alterations.....	32		
8.4	Club Development Sessions.....	32		
8.5	Community Grants	32		
	RISK MANAGEMENT	33		
9.1	Incident Reporting	33		
	INSURANCE	34		
10.1	Tenant Clubs	34		
10.2	Property Insurance	34		
10.3	Public Liability Insurance	34		
10.4	Indemnity (Release).....	34		
	COUNCIL CONTACTS	35		

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

INTRODUCTION

Council adopted the Whitehorse Sports Field Strategy in July 1996. This is the fourth significant review.

The *Sporting Facilities Guide - Seasonal and Casual Users (the Guide)* reflects the scope and management of Facilities, which include both Sport Fields and Pavilions. The purpose of this document is to provide a framework for active booked use of Council's sports fields and pavilions by incorporated user groups where fees and charges apply. The Guide was developed to assist clubs, associations and other User Groups to better understand Council's requirements with the use and development of sporting Facilities in the City of Whitehorse.

This Guide follows a comprehensive review and fits within Council's broader corporate policies including the *Council Vision (2013-2023)*, *Council Plan (2017 – 2021)*, Whitehorse Health and Wellbeing Plan (2017-2021), Whitehorse Open Space Strategy (2007), the *Recreation Strategy (2015– 2024)* and other relevant corporate policies.

User Groups accessing Council's Facilities in particular Sports Fields can be categorised into two groups:

Seasonal

Tenant Clubs generally operate on a seasonal basis i.e. AFL and soccer are winter sports while cricket is a summer sport. These sports are played on ovals that contribute towards Council's open space network and accessed by the community when not allocated for sporting activities.

Access by these groups is typically managed by a Licence Agreement.

Casual

Other user groups, such as schools, access Council Facilities on a less regular basis. Access by casual groups is typically managed by a casual booking.

Exclusive year round access to Council's facilities such as tennis, lawn bowls and athletics are managed via a lease agreement.

Sporting Landscape

Consistent with national trends Whitehorse is experiencing a significant growth in female participation with junior participation continuing to place a high demand on Council's Facilities. Of note is the total participation spread of females has risen from 8% (2010) to 14% (2017). When further examined the growth of total female participation is significant as indicated by table 1. Table 2 highlights the substantial participation growth of junior females.

Table 1: Participation growth by gender.

	2010	2017	GROWTH (%)
Total Male	9,258	10,268	11%
Total Female	844	1,714	103%
Total Participation	10,102	11,982	19%

Table 2: Participation growth by juniors.

	2010	2017	GROWTH (%)
Juniors (Male)	5,731	6,459	13%
Juniors (Female)	497	1,287	159%
Total	6,228	7,746	24%

Other broad sport trends in Whitehorse include, but not limited to:

- Continued growth in mainstream sport;
- Increased participation in passive recreation and casualised sport;
- Increased community expectations on Council's Facilities;

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

- Club administration managing complex social matters such as female participation, responsible drinking, inclusiveness etc., and;
- Managing the impact of growth on community amenity.

Sporting trends have reshaped the landscape! There are limited opportunities to develop new sporting facilities across Whitehorse requiring a collaborative approach with the sporting fraternity to manage the growth of sport participation including, but not limited to:

- upgrade sports fields to optimise their use;
- increase floodlit training venues;
- retrofit pavilions;
- consider temporary facilities as required;
- supporting shared use of facilities;
- review programming opportunities including night competition, and;
- identify opportunities to gain access to school facilities.

This Guide provides a framework to support the broad trends facing local sport Clubs in Whitehorse.

Club Leadership

Sporting clubs play an important role to build stronger, healthier, happier and safer communities.

Clubs have a leadership responsibility to provide an inclusive environment and require members to conduct themselves consistent with appropriate behaviour.

Inclusive Club

Council encourages the Tenant Club to be an 'Inclusive' Club. An Inclusive Club will create an environment that acknowledges the diverse skills and perspectives that people may bring to the Club because of their gender, age, language, ethnicity, cultural background, disability, religious belief, sexual orientation, working style, educational level, professional skills, work and life experiences, socio-economic background, job function, geographical location, marital status and family responsibilities.

An inclusive club will remove barriers to ensure all members and spectators enjoy full participation of Club activities. It involves recognising the value of individual differences and embrace the diversity each person brings to the Club. An Inclusive Club will create an environment of trust, mutual respect and appreciation which allows all participants to collaborate effectively in the ongoing development and delivery of Club related functions.

Diversity and inclusiveness is embedded in Federal and State legislation such as Racial Discrimination Act (1992); Victorian Equal Opportunity Act (2010); Victorian Racial and Religious Tolerance Act (2001); Multicultural Victoria Act (2011) and the Victorian Charter of Human Rights and Responsibilities Act (2006).

However, rather than considering the legislative obligations it is worth noting the Club benefits from creating an inclusive environment. These benefits include but are not limited to:

- A welcome inclusive environment will attract new playing and social members (and sponsors) which increases revenue.
- Happy members and a well-functioning club can result in on and off field success.
- Diverse skills can assist, support and improve Club governance.
- Different perspectives can increase efficiency with Club operations.
- Potential to increase funding opportunities.

Standards of Behaviour

Every person in Whitehorse has the right to participate in community sport that is safe, welcoming and inclusive. The local neighbourhood has an expectation to enjoy the peace, comfort and privacy of their property without unreasonable interference from the Tenant Club. Tenant Clubs are expected to conduct themselves consistent with this expectation which means behaviour should not cause any nuisance e.g. excessive noise, intimidating behaviour, excessive intoxication, violence, rubbish, criminal activity, harassment of neighbours or other offensive

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

behaviour likely to bring the Council, Club or sport into disrepute. Please refer to the Code of Conduct of your respective sport for further information or the State Government's "*Fair Play*" Code.

The Standards of Behaviour applies to all members of Tenant Clubs, their teams and any supporters or associated people connected to Tenant Clubs. It applies without geographic restriction, can be applied whether activity is an official Tenant Club activity or not and also relates to behaviour whilst travelling to and from Tenant Club events.

Individual club representatives, including committee members, coaches, volunteers and players are expected to adhere to the Standards of Behaviour.

Individual acts of physical and/or verbal abuse, intimidation, harassment or otherwise offensive behaviour towards residents, members of the community and/or Council Officers, or any other behaviour or action deemed in breach of their licence agreement may result in Council applying penalties against the individual and/or club. See Section 7.15 Club Sanctions.

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

1.1 Purpose

The purpose of this document is to provide a framework for active booked use of Council's sports fields and pavilions by incorporated user groups where fees and charges apply. It is also to provide User Group/s with an understanding of:

1. the principles guiding the seasonal and casual allocation of Council Facilities;
2. Council's requirements and responsibilities;
3. User Groups responsibilities; and
4. the process for facility development.

The document comprises of two main sections.

Part One - Policy Framework

This section outlines the guiding principles Council considers when managing and allocating Sports Facilities within the City of Whitehorse including fees.

Part Two - Facility Infrastructure

This section provides the operational framework for the use and development of Council Facilities.

The Guide is an evolving document. A comprehensive review of this Guide will be conducted every ten years (unless significant changes are required). Minor changes will be amended when necessary with fees and charges being reviewed annually in accordance with Council's annual budget process.

1.2 Preamble

This Guide forms the terms and conditions on which Council Facilities are used on a seasonal and casual basis. The terms and conditions in the Guide apply to the User Group and its members, or anyone they allow on or in the relevant Council Facility.

Occasionally, Council may impose some special (extra) conditions on a User Group's use of a Facility. For example, these conditions may involve additional requirements being placed on a User Group. The special conditions may reflect specific requirements that arise from a particular type of Facility or use. If Council requires special conditions for use then they will be covered within Council's licence agreement / approval letter to the User Group. The User Group understands and agrees to be bound by the special conditions. If there is any inconsistency between the special conditions and the Guide, then the special conditions prevail to the extent of the inconsistency.

The cost to provide Sports Fields and Pavilions is significant. Council will significantly subsidise the cost to maintain Council's Sports Fields and Pavilions.

If you have any questions about the Guide or the application process (Section 4.2) please contact Council's Recreation Services Officer on 9262 6499.

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

1.3 Definitions

Term	Definition
Association Representative Match/Training	A match or training session conducted by an Association made up of Whitehorse affiliated clubs.
Casual Use	The use outside of Seasonal Use by any group, which has been granted access to a Facility.
Club Event	Any activity undertaken as part of club operations other than training or competition as outlined on a seasonal licence.
Commercial / Private Operators	An organisation or trading entity engaged in business, commercial, industrial or professional activities. A business (either an individual or a group) can be a for profit entity, such as a publicly traded corporation, or a non-profit organisation engaged in business activities (e.g. Personal Trainers).
Community Group	An organisation that is incorporated under the Associations Incorporation Act (1981). For the purposes of this document tertiary institutions (i.e. TAFE, university) and school sports association (e.g. School Sports Victoria) will be considered a community group.
Council	The Whitehorse City Council constituted on 15 December 1994.
Facility/ies	Both the Sports Field and Pavilion.
Fencing	Reserve Fencing – Fencing that surrounds the part of or the entire park to assist the Tenant Club with the collection of a gate entry fee from spectators. Sports Field Fencing – Fencing that surrounds the sports field only.
Junior	Any team entered into an under 18's or lower section of competition.
Key	Method of access to Council's Pavilions which may include a traditional key system or a 'swipe card' system.
Multi-Purpose Room	A room within the Pavilion that is multi-functional in nature which is available for Tenant Club social activities or other compatible community groups for their activities.
Pavilion	The Council building utilised by User Groups to support the provision of their activity.
Regular Use	The use outside of Seasonal Use and Casual Use by any group.
Reserve	The area of land, which will contain not only a sports field but other community infrastructure (e.g. Playground, seating car park etc.) and open space.
Recreation	Activities that are generally less structured and have a lesser emphasis on

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

	competition than does sport.
Recreation Groups	Sports and recreation groups that are not traditional or mainstream yet are important in providing a diverse range of recreational opportunities for the broader community. Recreation groups can include sport and recreation activities that provide for mixed gender teams including junior modified teams (e.g. Auskick, milo cricket, small sided football etc.).
School	An institution (either government, private or independent) where instruction is given in a particular skill or field and will typically include (preschool, primary school, secondary school). For the purposes of this document tertiary institutions (i.e. tafe, university) and schools located outside the municipality will be considered a community group.
Seasonal Licence Agreement	Written documentation that confirms seasonal use of a sports field, pavilion and / or support infrastructure including dates, times, Terms and Conditions etc.
Seasonal Use	The use by any Sports Club, Organisation or School of a Council Sports Field, Pavilion and / or Support Infrastructure over the duration of either a Summer Sports Season or Winter Sports Season as per the dates, times and use listed in the Seasonal Licence Agreement.
Sport	An organised and competitive activity that aims to promote physical activity and wellbeing.
Sports Field	An area of open space provided primarily for the purpose of conducting formal sport or encouraging informal recreation activity.
Support Infrastructure	Provisions that are made specifically to assist in the conduct of formal sporting training or competition (e.g. Practice nets, coaches' boxes etc.).
Tenant Club/s	Any Club, Organisation or School that has been allocated the Seasonal Use including finals of a facility or Sports Field.
User Group/s	Any sporting club, group, association or school that has Council approval to use any Reserve, Sports Field or Pavilion on either a seasonal or casual basis.
Veterans / Masters	A competition established to cater for players normally of an older age who want to keep playing in a friendly and semi competitive environment. The age of competitors will depend on the respective sport.

Any reference to a Council Officer by title (e.g. Recreation Services Officer) in the Guide includes anyone acting in that position or other Council Officers acting on behalf of Whitehorse City Council.

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

POLICY FRAMEWORK

2.1 Policy Statement

The City of Whitehorse has several key corporate and strategic documents that support and guide the provision of sport and recreation opportunities within the municipality. The following corporate documents provide the policy framework for the Sporting Facilities Guide:

Council Vision (2013 – 2023)

The *Council Vision* is informed by community engagement, research and consultation and holds the community's aspirations, while outlining the guiding principles for future action by Council.

There are five key strategic directions:

1. Support a healthy, vibrant, inclusive and diverse community;
2. Maintain and enhance our built environment to ensure a liveable and sustainable city;
3. Protect and enhance our open spaces and natural environments;
4. Strategic leadership and open and accessible government; and
5. Support a healthy local economy.

The key Strategic Directions of most relevance to the Sporting Facilities Guide are one, two and three.

Whilst each Strategic Direction relates to the Sporting Facilities Guide in some form, Strategic Direction One 'Support a healthy, vibrant, inclusive and diverse community', Strategic Direction Two 'Maintain and enhance our built environment to ensure a liveable and sustainable city' and Strategic Direction Three 'Protect and enhance our open spaces and natural environments' are the three key Strategic Directions.

Council Plan (2017 – 2021)

The *Council Plan* details Council's contribution to the delivery of the Council Vision through an array of high level goals sitting beneath each Strategic Direction featured within the Council Vision. The Council Plan focuses on Council's approach to working with the community, key stakeholders, community organisations and other levels of government in order to achieve these goals over the next four years. These goals are as follows:

Strategic Direction One

Support a healthy, vibrant, inclusive and diverse community.

- Goal 1.1: A safe, inclusive, resilient and diverse community which benefits from good health and wellbeing through the delivery of services, facilities and initiatives.

Strategic Direction Two

Maintain and enhance our built environment to ensure a liveable and sustainable city.

- Goal 2.1: A well-connected City with a balanced approach to growth supported by infrastructure and development that respects our neighbourhood character.

Strategic Direction Three

Protect and enhance our open spaces and natural environments.

- Goal 3.1: A place where passive and active open space is highly valued, shared and enhanced.

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

Strategic Direction Four

Strategic leadership and open and accessible government.

- Goal 4.1: Good governance and resource management.
- Goal 4.3: A Council that communicates effectively, engaging with our community to enable the delivery of services and facilities that meet the needs of our diverse community.

Strategic Direction Five

Support a healthy local economy.

- Goal 5.1: Work in partnership to support a strong, active local economic environment that attracts investment and provides economic opportunities for business and employment for people.

Whitehorse Health and Wellbeing Plan (2017 – 2021)

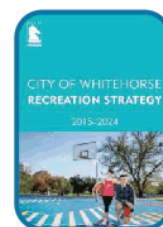
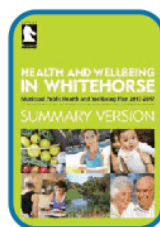
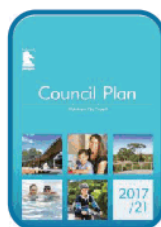
Strongly aligned with the Council Plan (2017-2021), this plan meets requirements under the Public Health and Wellbeing Act 2008 and describes the work Council undertakes in partnership with the community and with key State and local organisations to improve the health and wellbeing of people in the municipality. The plan recognises that population health, including participation in sport and recreation, is affected by many different factors across the built, social, economic and natural environments.

Whitehorse Open Space Strategy (2007)

Sets out the strategic direction for the future provision, planning, design and management of publicly owned land that is set aside for leisure, recreation and nature conservation purposes.

Recreation Strategy (2015 – 2024)

The Recreation Strategy guides the delivery of sport and recreation in the municipality. The Recreation Strategy recognises the benefits from well managed and utilised Facilities.



9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

2.2 Principles / Objectives

The following principles and objectives will direct the Sporting Facilities Guide.

Table 1: Principles / Objectives of the Sporting Facilities Guide

PRINCIPLE	OBJECTIVE
1. Participation Council recognises that participation in sport and physical activity provides a range of health, social and economic benefits for individuals and communities.	<ul style="list-style-type: none"> To encourage increased participation in Sports and Recreation.
2. Access Council recognises that all Whitehorse residents and visitors have equal rights to participate in and enjoy the benefits of sport and physical activity.	<ul style="list-style-type: none"> To provide a range of quality recreation and sporting Facilities that are accessible to seasonal groups and the general public. Facilities are available for public use when not allocated to a sports club.
3. Shared Facilities Council places importance on flexible and multipurpose Facilities that are used to capacity.	<ul style="list-style-type: none"> To maximise the use of Facilities through greater utilisation and sharing of Council's Sports Fields and Pavilions. (This will be achieved through Facilities that incorporate design features that facilitate flexible and multi-purpose use).
4. Facility Standards Council will provide Sports Fields and Pavilions that accommodate different uses including levels of competitions ranging from 'grass roots' through to elite level.	<ul style="list-style-type: none"> To develop a rating system (e.g. AA, A, B, C, D) that distinguishes between the different standards of Sports Fields and Pavilions. For instance some facilities are fully enclosed with tall perimeter fencing restricting public access compared to other facilities that are not enclosed.
5. Fees Council's fee structure will encourage participation from a variety of User Groups. Council will recover some of the maintenance costs from the fees charged to User Groups.	<ul style="list-style-type: none"> To develop a fee structure that encourages different groups including juniors, older adults and women. To develop a fee structure that recognises the different categories of Facilities. To adjust fees annually in line with Council's annual budget process.
6. Sustainable Use Council will manage the sustainable use of their Sports Fields and Pavilions to ensure facilities are safe for optimum use.	<ul style="list-style-type: none"> To ensure the use of Sports Fields is compatible to the ground condition.

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

FACILITY CLASSIFICATIONS

3.1 Sports Field Classifications

Each Sports Field has been assessed and categorised into one of five standard classifications. These classifications are AA, A, B, C and D with AA being of the highest standard and D being of the lowest standard.

The criteria under which Sports Fields are classified includes:

- Sports Field profile and on field infrastructure e.g. sand profile, irrigation, drainage.
- Associated infrastructure e.g. training lights, perimeter fencing, car parking, viewing areas, concrete spoon drain.
- Capacity to charge (i.e. Reserve Fencing).
- The classification of each Sports Field will form the basis on which the fees will be determined (refer Section 5) irrespective of the type of use (i.e. competition or training). Accordingly lower standard Sports Fields will be charged at a lower rate than a Sports Field of a higher standard.
- The classification of Sports Fields may change particularly after significant improvements have been undertaken. Tenant Clubs will be advised accordingly if the Sports Field is reclassified.
- Appendix 4 provides a listing of Sports Field Classifications.

3.2 Pavilion Classifications

Each Pavilion has been assessed and categorised into one of four standard classifications. These classifications are AA, A, B, and C with AA offering higher quality pavilion components and C offering basic components.

The criteria under which Pavilions are classified includes:

- Change rooms / amenities.
- Kitchen facilities e.g. kitchenette, kiosk or full kitchen.
- Covered viewing areas.
- Toilets (inside or outside).
- Umpires change facilities.
- Storage.
- First Aid / Medical Room.
- Timekeepers / Scorer box.
- Multi-Purpose Room.

The classification of each Pavilion will form the basis on which the fees will be determined (refer Section 5). The classification of Pavilions which undergo significant improvements will be updated and Tenant Clubs advised accordingly. Appendix 5 provides a listing of Pavilion Classifications.

3.3 Facility Access Agreements

Council acknowledges the trends and demand for sporting and recreational activities change over time. Council will endeavour to allocate Sports Fields and Pavilions on a seasonal basis to meet demand. However, if demand exceeds supply, it will be the Club's responsibility to find alternative Facilities.

The administration of Sports competitions considers team performance (i.e. promotion and relegation). Due to the nature of promotion and relegation it will not be possible to match the grading level (i.e. Division 1, 2, 3 etc.) of clubs with the classification level of Sports Fields. In most cases it may be possible to match the standard of the competition (i.e. local, regional or state) with the standard of Facilities required by the association.

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

FACILITY ALLOCATIONS

4.1 Overview

The allocation of Council's Sports Fields and Pavilions will be applicable to all User Groups.

4.1.1 Seasonal Allocations

Tenant Clubs will be invited to apply for Sports Fields and Pavilions in December/January and June/July of each year with a return date specified on the cover letter. Council managed Facilities are heavily utilised. Tenant Club's requests for Council's Facilities must reflect the actual days/times that they need and may be required to justify their request.

A licence agreement will be forwarded to clubs in March and September allowing the use of Sports Fields for the following dates.

Summer: 1 October - 28 February (or end of home and away fixtured season)

Winter: 1 April - 31 August (or end of home and away fixtured season)

Note: These do not include Finals.

Requests for use of Facilities outside of the Tenant Club's licence agreement must be approved by Council. Access to Pavilions will predominantly be in the form of a seasonal licence agreement however, in isolated circumstances a lease agreement for part of the Pavilion may be in place with a sports club. Council will consider the impact an extended season will have on maintenance requirements and other User Groups.

Council will consider a number of variables when allocating Facilities including:

- User Group/s must be incorporated.
- Whitehorse based Clubs will have a priority over non Whitehorse Clubs. Capacity for the Sports Field to accommodate the request.
- Suitability of Pavilion design to accommodate request.

- Demonstrated need for Council managed facilities based on:
 - Number of Whitehorse teams
 - Correlating fixtures
- Clubs that have historically been allocated Facilities will have priority over new Clubs or new requests from existing Tenant Clubs.
- Teams that have been displaced due to Council initiated works will be given priority on a season by season basis.
- Sports Field risk assessment to ensure the Sport is suitable for the size of the Sports Field and Support Infrastructure.
- User Group/s previous record: a) fees paid on time; b) support of Council objectives; c) cleanliness and care of the Facilities; and d) Tenant Club effective management / governance.
- The investment (financial and/or in kind) from the club towards the capital development of the Pavilion or Supporting Infrastructure.
- Number of Whitehorse residents participating in teams.
- All information regarding the seasonal booking is received by the due dates.

4.1.2 Non Seasonal Allocations

Council has a commitment *to ensure facility use is optimised*. Use of Council's Facilities may be in the form of Casual or Regular Use. Non seasonal allocations of Council Facilities will effectively be available from 9am – 3pm Monday to Friday. Access outside of these times will be considered provided it does not impact on the Tenant Club's seasonal occupation.

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

4.1.3 Hire and Subletting

No sub-letting of Sports Fields or Pavilions by User Groups is permitted.

Council will manage the use of Council's sports pavilions directly with interested groups. This will: Support clubs who already have a busy administration workload;

Allow Council to check insurances and administer terms and conditions of use;

Administer fees associated with the use, and;

Service the interested group to meet their requirements.

4.1.4 Community Access to Reserves

Council Reserves are open space and can be used by the general community for recreation and leisure activities. Please note that when User Groups have allocation of the Sports Field, general park users wishing to use the Reserve are to be given pedestrian and vehicle access free of charge. All pedestrian access points are to remain open during match days.

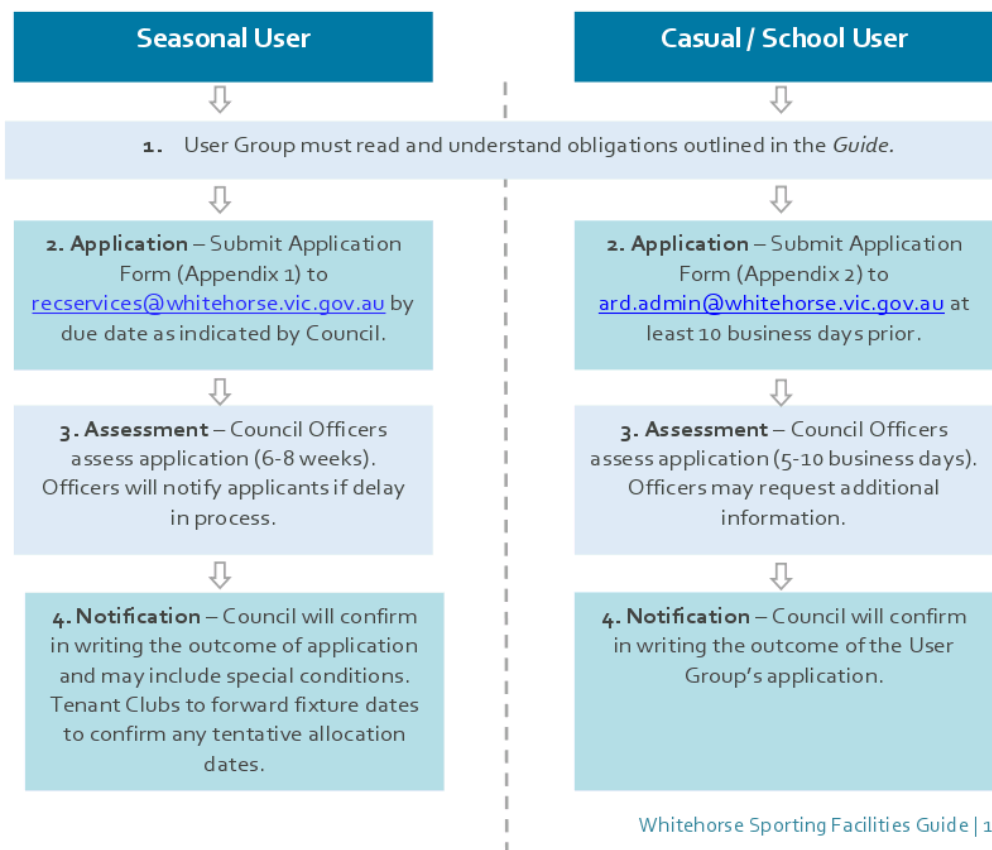
User Groups will be deemed to have exclusive use of the Sports Field/s and associated training facilities during the times outlined on their licence agreement. This is for the safety of park users and the general public.

4.2 Application Process

The application process to use Council's Facilities will vary slightly for seasonal and casual requests as outlined below. Authorised Office Bearers will be required to sign an application form accepting Council's conditions of use.

User Groups should note:

- Council has the right to refuse access to Council's Facilities.
- Casual bookings are not accepted for use in March and September due to maintenance or ground preparation.
- School use is restricted to weekdays between 9am – 3pm on dates consistent with those established as term dates by the Department of Education and Training.
- Outstanding debts/fees may result in no Sports Field/Pavilion allocation.



9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

4.3 Finals

Tenant Clubs/Associations must apply in writing to Council's Recreation Services Officer to use Sports Fields for matches during finals. This is to assist the preparation of Council's Sports Fields during seasonal change over in particular the covering and uncovering of the centre wicket. The entity (Tenant Club, Local Association, State Association or any other body) applying for use of Council's Sports Fields for finals matches will then be invoiced for this use as per the fees listed in Appendix 7. Training for finals will be made available to Tenant Clubs at no charge. Application for finals use must be made seven working days prior to the intended use, or as soon as confirmation of finals dates are known.

If the entity (Tenant Club, Local Association, State Association or any other body) requiring use of Council's Sports Fields does not notify Council, there will be no guarantee that the Sports Field will be available for use. Furthermore, if Council has already prepared (e.g. covered / uncovered cricket wicket) the Sports Field for the next season then the Tenant Club will be responsible for the costs to reinstate the Sports Field to accommodate the finals use.

4.3.1 Community Consultation and Access

An entry fee is charged at some Sports Fields where finals are played in support of the development of the Sport and the seasonal Tenant Club.

The Tenant Club hosting the final/s is responsible to inform surrounding residents and other User Groups located within the Reserve in writing as to when the finals will be occurring.

A copy of this letter is to be forwarded to Council's Recreation Services Officer for approval prior to distributing to residents. This letter will assist the general public in being informed of the upcoming finals, which generally attract larger crowds. Please note that general park users wishing to use the Reserve on final days are to be given pedestrian and vehicle access at no charge.

4.4 Pre-season Training and Practice Matches

Pre-season training and practice matches are not guaranteed for every season. The availability of Sports Fields is subject to maintenance and ground conditions.

Pre-season Training

Tenant Clubs seeking the use of Sports Fields for pre-season training must follow the process outlined below:

1. Council's Recreation Services Officer will contact all clubs identifying which Sports Fields are available for pre-season training.
2. The club must complete a pre-season application form outlining the preferred dates and times.
3. Council's Recreation Services Officer will allocate Sports Fields with consideration to Council's scheduled maintenance.
4. The club will be advised of Council approval via a pre-season training licence.

Practice Matches

Council will only approve practice matches the week prior to the official season. Requests for practice matches must be received at least two weeks prior. Council will consider approval based on availability and condition of the Sports Field. No practice matches will be permitted on Sports Fields which are being used to host finals or have not been prepared for the upcoming season.

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

FEES

5.1 Calculating Seasonal Fees

The cost to maintain Sports Fields and Pavilions is substantial. Council significantly subsidises the use of Sports Facilities for User Groups. Seasonal Fees have been calculated based on a partial cost recovery of maintenance costs only. Construction costs of Facilities have not been considered when developing Fees. Fees have been developed with consideration that:

- Higher classified facilities will require higher maintenance costs.
- Fee structure is weighted to acknowledge Council's commitment to encourage participation from groups such as juniors, women and veterans.
- There is no differentiation between summer and winter seasons.
- There is no differentiation for the use of fields for training or competition.
- There is no differentiation for Tenant Clubs that play home and away fixtures.

5.2 Non Payment of Fees

Clubs with outstanding debts that are not paid by the commencement of the following season may result in no Sports Field/Pavilion allocation.

5.3 Fees for Sports Fields

Tenant Clubs that share Sports Fields will evenly split the Fees i.e. two Tenant Clubs will split the fees 50%; three Tenant Clubs will split the fees 33%. This encourages shared use to minimise costs to Tenant Clubs.

The deadline for seasonal allocation fees is 1 November for summer and 1 May for winter. Council will retain 5% of the seasonal fee, to cover associated costs, should the Club notify Council that they no longer require the use of a Sports Field or Pavilion past the seasonal deadline.

Fee Discounts

Discount off the full seasonal fees will be available for Tenant Clubs to encourage participation by the following groups.

Table 3: Fee discounts

Group	Discount
Juniors	50%
Women	50%
Veterans / Masters	<ul style="list-style-type: none"> • 100% (i.e. no charge for home ground) if representing Tenant Club with a seasonal allocation. • 50% if separate club or uses a separate Sports Field.

5.3.1 Fees for Finals

Sports field seasonal fees are inclusive of all home and away games (including training) during the dates specified under Section 4.1. A sports field fee for finals will be charged to the hosting club if the finals matches do not involve a Whitehorse based club. The club will not be charged if the competing teams in the finals matches involve a Whitehorse based club.

5.3.2 Turf Cricket Wicket Fees

Council maintains turf centre cricket wickets and turf practice wickets during the summer season at three Sports Fields; Box Hill City Oval, Mont Albert Reserve and Surrey Park South West.

It is significantly more expensive to prepare turf cricket wickets and turf practice wickets compared to maintaining concrete and synthetic cricket pitches and practice wickets. In recognition of this an additional fee (refer Appendix 7 - Fees and Charges) per season will be charged to Tenant Clubs that are allocated use of a Council maintained turf cricket Sports Field.

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

In consultation with the Tenant Clubs they have been notified that they are responsible for 100% of the maintenance costs for turf practice wickets from the 2018/19 summer season.

Half of the Turf Cricket Wicket fees will be invoiced in November with the balance invoiced in February.

Centre Wickets

Council will prepare one centre turf wicket table at each of the aforementioned sites. On the turf centre wicket table, Council will prepare one wicket per fixtured match.

Practice Wickets

Council is responsible for the preparation of one turf practice table at each of the aforementioned sites. Within the turf practice wicket table, two practice wickets will be prepared at each venue for training on Tuesday and Thursday evenings (per week / per training session).

Council will continue to prepare two turf practice wickets at Box Hill City Oval for women's premier division over and above the current level of service at no additional cost.

Council will not prepare additional wickets (centre or practice) other than outlined above unless for international, state, association representative or exhibition matches. Fees will apply (Appendix 7).

5.3.3 School Fees for Sports Fields

All school use of Council's Sports Fields must be booked and approved by Council prior to the use. Schools wishing to use Council's Sports Fields must apply in writing via the process outlined in Section 4.2. Schools within the municipality will not be charged fees for use of Sports Fields. Schools located outside the municipality will be regarded as a community group and charged casual fees accordingly as outlined in Appendix 7. Council may determine to charge a school if no booking has been made.

Please note educational institutions such as TAFE or tertiary institutions and school associations (e.g. School Sports Victoria) will be considered a community group and charged accordingly as outlined in Appendix 7.

5.3.4 Casual Fees for Sports Fields

Casual User Group/s wishing to utilise Council's Sports Fields must apply in writing via the process outlined in Section 4.2. Fees are applicable as per Appendix 7.

Tenant Clubs – There may be circumstances where Tenant Clubs with a seasonal licence to use a Sports Field require additional use of Sports Field/s. Pro rata Seasonal Fees will apply in these circumstances as indicated in Appendix 7

Table 4: Tenant Club additional use of Sports Fields and applicable fees.

Use	Terms and Conditions
<u>Allocated Sports Field.</u> Applies when a Tenant Club requests additional training or home and away matches on their seasonally allocated Sports Field/s outside of the days and times nominated on their licence agreement.	No fees if written request received 10 working days prior to use. All requests must be in writing seeking Council approval as per Section 4.2 Application Process.
<u>New Sports Field.</u> Applies when a Tenant Club with a seasonal licence requests an extra Sports Field (excluding junior representative use as outlined below). This may include a one off use or rescheduled training or matches.	Casual fees apply. All requests must be in writing seeking Council approval as per Section 4.2 Application Process.
<u>Representative Matches</u> This applies where a Tenant Club hosts an Association Representative match or training.	No fees for junior use provided 10 working days written notice is provided. Casual fees apply for other requests. Fees as per Section 5.0 apply if turf wicket preparation is required and will be directly invoiced to the User Group/s.

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

5.3.5 Commercial Fees for Sports Fields

Sports Fields will be allocated to commercial/private operators provided the use does not displace an incorporated community group.

Separate guidelines have been developed for the use of Open Space by Health and Fitness Providers. Personal Trainers should contact Council's Leisure and Recreation Services Administration Team on 9262 6371 for more information.

5.4 Pavilion Fees

Seasonal fees will vary according to the Pavilion classification (i.e. AA, A, B and C) which is based on the facility components within the Pavilion. The total Pavilion fee will be charged where seniors and juniors use the same Pavilion (Full Fee). Where seniors are in sole use of a Pavilion the fee will be 75% of the 'Full Fee'. Where juniors / womens, veterans or recreation groups are in sole use the fee will be 25% of the 'Full Fee'.

5.5 Pavilion Inspections

Council officers will conduct an inspection of Facilities at a suitable time on specified dates between seasons. Council Officers will require Tenant Clubs to attend the Pavilion inspection.

5.6 Keys

All seasonally allocated Pavilions will be placed on a master key system that allows Council to gain access to complete any maintenance works. Tenant Clubs are not allowed to install their own locks to Council owned Pavilions.

5.6.1 Collection and Key Return

Pavilion keys will be issued to the Tenant Club for access to the Pavilion for their season. Tenant Clubs requiring additional keys must substantiate

and submit a request in writing including the reasons for additional keys. Tenant Clubs may be requested to produce a key register before new keys are ordered. Additional keys will be considered based on the number of keys previously issued. Tenant Clubs may be required to meet the costs for the additional keys. Tenant Clubs will be financially responsible for lost and/or replacement keys.

The return of keys for outgoing Tenant Clubs will occur on a specified date between the seasons. Tenant Clubs will be informed of this date in writing and will occur around the same time as Pavilion inspections. Incoming tenants can make arrangements for the collection of keys with Council's Recreation Services Officer.

5.6.2 Replacement Keys

User Groups will be financially responsible for replacing keys or changing locks to the Pavilion.

5.6.3 Emergency Access

Two locks have been fitted to the vehicle gate accessing the Sports Field. One of these locks provides parks maintenance access. The other lock has been fitted to allow emergency access only. The Metropolitan Ambulance Service has the relevant keys to access the Sports Field in case of an emergency.

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

5.7 Utilities

Tenant Clubs will be financially responsible for Pavilion utility charges during their Seasonal Use. This includes all charges (e.g. service and supply) for gas, electricity and telephone. In the future water meters may be installed within Pavilions and clubs charged for water usage. Water consumption, similar to other utilities, will be based on a user pays system. Where Tenant Clubs share Facilities, each club will be responsible for a percentage of the utility charges based on the amount of use by each Tenant Club. Council will advise the Tenants Clubs of the percentage split.

Where the connection of services is required for the exclusive use of a Tenant Club (i.e. activity based) the cost will be borne by the club. Council will be responsible for service connections provided for community use.

5.8 Casual Use of Pavilions

Requests for casual use of Pavilions should be directed to Council's Leisure and Recreation Services Administration Team on 9262 6371 who will guide enquiries on the application process and fees.

Council are considering different models to explore opportunities to encourage and facilitate greater utilisation and diversity of uses of sporting pavilions into the future.

5.9 Payments to Council

The Seasonal fees for the use of Facilities will be detailed on the seasonal licence. An invoice for fees will be sent to Tenant Clubs in two instalments for each season according to the following dates.

Summer season

1. 50% of total fees in November.
2. Balance of fees in February.

Winter season

1. 50% of total fees in May.
2. Balance of fees in August.

Tenant Clubs will be charged fees based on allocations made as a result of applications received. Therefore, Tenant Clubs should only apply for Facilities they actually require.

The Tenant Club will pay the full cost of debt collection, if required by Council, to resolve outstanding accounts.

5.10 Refunds for Casual User Group/s

NO refunds will be issued for the cancellation of a casual booking for either a Sports Field or Pavilion. Council may reschedule a casual booking provided the casual User Group notifies Council in writing no later than 5 working days before their booking. If less than 5 working days written notice has been provided then the booking cannot be postponed and no refund will be issued.

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

SPORTS INFRASTRUCTURE

6.1 Pavilion Maintenance

A comprehensive table outlining the maintenance responsibilities of Tenant Clubs and Council is summarised in Appendix 3.

All maintenance requests should be sent to Council's Recreation Services Officer on recservices@whitehorse.vic.gov.au

Where Tenant Clubs have non-standard maintenance arrangements of Pavilions a separate agreement must be signed by both Council and the Tenant Club.

6.2 Sports Field Infrastructure

Council will be responsible for the provision of some Sports Field infrastructure to participate in sport training and competition. Any additional infrastructure will be the responsibility of the Tenant Club.

6.2.1 Sports Field Floodlighting

6.2.1.1 Installation and Capital Costs

Council currently provides floodlighting for training purposes. Council will develop a Floodlighting – Outdoor Sport and Recreation policy that includes but is not limited to:

- Demonstrated need for night competition;
- Proximity to residents;
- Existing conditions with the site;
- Event management procedures (e.g. car parking, disturbance, traffic control, security / crowd control etc.);
- Cost including capital and operational, and;
- Proposed time of games and frequency.

The level of lighting provided (i.e. training or competition) will need to meet all relevant

Australian Standards including the 'Control of the Obtrusive Effects of Outdoor Lighting' Standard.

Council will manage the installation of Sports Field floodlights on Council Reserves to ensure a standardised approach to the type and quality of floodlights provided. Council will manage any maintenance or upgrade of floodlights. The Tenant Club requesting the floodlighting upgrade to competition standard will be responsible for all costs associated with the upgrade.

Council will prioritise the upgrade of floodlights for training, subject to funding, with consideration to:

- Where safety and/or risk necessitates the provision or maintenance of floodlighting.
- If the Sports Field has no lights.
- The number of poles and fittings required (e.g. some grounds may have insufficient infrastructure which inadequately services the sports field).
- If installation will assist with Sports Field maintenance.
- If the existing lights are insufficient (i.e. do not meet Australian Lighting Standards) and require upgrading or have been recently decommissioned.

The planning process to upgrade/install floodlighting will include community consultation.

6.2.1.2 Maintenance Costs

Council's ParksWide Department will be 100% responsible for the ongoing maintenance of floodlight towers, fittings, cleaning of light covers and globe replacement.

6.2.1.3 Power Costs

Tenant Clubs are responsible for all power costs (i.e. service charge and supply). Clubs will receive

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

electricity bills directly from the power company or from Council. Where Tenant Clubs share the use of floodlights, each club will be responsible for a percentage of the utility charges based on the amount of use by each Tenant Club. Council will advise the Tenants Clubs of the percentage split.

6.2.1.4 *Times of Use*

Floodlights used for training must be turned off by 9pm (Monday – Sunday). Floodlights must be turned off when training finishes. For weekend times please refer to section 7.1.2 Times of Sports Field Use. Council approval is required for use beyond these times.

Individual sites may be covered by formal agreements between Council and the Tenant Clubs with input from residents to set the days and times for the use of floodlighting, where this is warranted. Tenant Clubs that breach the schedules may have the usage times reduced.

6.2.2 *Protection of the Sports Field*

Council and Users have a vested interest in protecting the community's assets and providing facilities that are safe for the community to use. Council will monitor the condition of Sports Field surfaces and reserves the right to limit the use of Sports Fields at any time. This will generally be as a result of environmental conditions (either wet or dry conditions) where use may be detrimental to the condition of the playing surface or programmed maintenance or improvement works.

It may be necessary in order to protect and ensure the sustainable management of Council's asset to:

- Relocate, decline or cancel a booking (Casual bookings will be cancelled or relocated as a first option).
- Require Tenant Clubs to vary their usage. In this instance Council will endeavour to notify the Tenant Club within 24 hours of the decision.
- Suspend a booking.

The Council may consider a reduction of seasonal fees if the Tenant Club cannot play competition on

its allocated Sports Field and is unable to re-fixtured competition.

6.2.3 *Covering and Uncovering Synthetic Cricket Wickets*

Council will be responsible for covering and uncovering synthetic cricket wickets on Sports Fields. This will be undertaken during the period between the end of one fixtured season and before the start of the next fixtured season.

The covering of wickets for the winter season generally occurs during March / April. The uncovering of wickets in preparation for the summer season generally occurs during August / September. The exact timing and priority of covering / uncovering synthetic cricket wickets is dependent upon a number of factors including finals schedules, weather conditions and contractor availability.

Under no circumstances are User Groups to uncover a synthetic cricket wicket. Any costs to re-instate the cover and/or any costs associated with damage to the covers will be charged to the User Group.

It is the User Group's responsibility to advise Council of their finals requirements. If the User Group does not advise Council and the pitch is required to be reinstated then the User Group will be charged for these additional works.

6.2.4 *Existing and New Synthetic Cricket Wickets*

Council is responsible for the provision and maintenance of synthetic cricket wickets on Sports Fields subject to Council's annual capital works budget process. This includes renewal and maintenance of the concrete base and synthetic surface where required due to end of useful asset life, wear and tear or vandalism.

Any modifications requested by the Tenant Club will be subject to Council approval. Modifications

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

to synthetic cricket wickets will be the responsibility of Council.

6.2.5 Car Parks and Access Roads

The maintenance of car parks / access roads (and associated lighting) will be the responsibility of Council. Where Council determines car parks / access roads require sealing the work will be programmed into the capital works budget. Where access roads require grading Council will complete the works as part of a maintenance cycle.

6.2.6 Sports Infrastructure Ownership

Any 'fixed' Sports Field infrastructure (e.g. floodlighting, practice nets/cages, etc.) partly or fully funded by the Tenant Club will remain the property of Council and cannot be removed. If Tenant Clubs that have financially contributed to the development of Sports Field infrastructure are relocated to alternative Sports Fields as a result of the allocation process, then Council will consider financially assisting the Tenant Club to re-establish itself at a different location.

6.2.7 Scoreboards

Council supports the use of scoreboards at Sports Fields to support the community's participation in organised sporting competition. Modern scoreboards have electronic displays and generally require to be affixed to a built structure i.e. directly to a building e.g. sporting pavilion or a freestanding, appropriately designed and constructed frame.

Tenant Clubs are financially responsible for the supply, installation / construction and maintenance of all scoreboards.

The construction and upgrade of scoreboards at Sports Fields is subject to written approval from Council. All requests for new or upgraded scoreboards must be forwarded in writing addressing the following considerations:

- Size, design, type and proposed location of scoreboard;
- Project costs including purchase, installation and all permit fees;
- the capacity to pay for the works;
- Proposed footings design (free-standing scoreboards) or fixing method (mounted to structure);
- Support from other Tenant Clubs based at the Sports Field;
- Proposed construction methodology and contractor details, and;
- Maintenance of the scoreboard.

Any scoreboard that has deteriorated to a condition deemed to be a danger to the community will be removed by Council without obligation to replace the scoreboard.

Should a Tenant Club wish to include a scoreboard into any Pavilion upgrade or re-development, they should advise Council at the earliest opportunity during the project design process. If approved by Council, funding for the scoreboard and the associated electrical connection would be a Tenant Club responsibility.

6.2.8 Cricket Practice Facilities / Baseball Batting Cages

Council will fund the construction, reorientation and enlargement of cricket practice facilities / baseball batting cages. This will be subject to Council approval of a business case, renewal priorities and available funding.

Tenant Clubs must ensure public access to at least one practice wicket / batting cage. The design and construction of cricket practice facilities / baseball batting cages will be consistent with Australian Standards with consideration to:

- the enclosure is constructed using black coated PVC mesh;
- the enclosure has top and bottom rails;
- the installation of rubber mats at the batsman's end to prevent wire stretch;

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

- the location of the facility preferably should be off the sports field and have minimal impact on other park users; and
- consideration on whether the facility is full or partially enclosed.

Council will be responsible for the maintenance of both open and closed practice facilities.

Council / landowner approval is required for the connection of power to operate a 'ball machine'. The Club will be fully responsible for the costs associated with the installation, upgrade, maintenance, replacement and utility expenses.

6.2.9 Reserve and Sports Field Fencing

Approval to construct any type of fence on Council managed land will require the land owners approval and may require a planning / building permit. If landowners approval and relevant statutory permits are granted the fencing must be of a height, design and colour that is conducive to creating a community perception that the facilities are accessible to all. The only circumstance where high fencing may be allowed is for safety or security requirements.

6.2.9.1 Reserve Fencing

Council does not support the installation of new Reserve Fencing in order for the Tenant Club to take a 'gate' from spectators. Subsequently Council will not accept funding from external sources including other government grants for the installation of Reserve Fencing.

Council will be financially responsible for the ongoing maintenance and replacement (if approved and subject to capital funding) of any existing Reserve Fencing.

Temporary fencing of Reserves for the conduct of finals and special events will be the responsibility of the Tenant Clubs. Tenant Clubs must make application to Council seeking permission to erect temporary Reserve Fencing, outlining the proposed event, the fence type, the location and the manner in which it is to be constructed.

If determined necessary Council will provide post and rail or bollard fencing suitable to restrict vehicle movement to designated areas of a Reserve. Where Tenant Clubs seek fencing of higher quality, the Tenant Club will be responsible for the cost of the upgrade.

6.2.9.2 Sports Field Fencing

Council will install Sports Field fencing at its discretion. In determining whether a Sports Field fence is installed, Council Officers will review site specific considerations including, but not limited, to:

- Reserve Master / Management Plans;
- Risk Management;
- Function of the Reserve, and;
- Sports Field Classification.

Council will be financially responsible for the installation, ongoing maintenance and replacement of Sports Field fences.

6.2.10 Coaches Boxes/Dugouts

The cost for the upgrade, retrofit or construction of a new coaches box / dugout will be the full responsibility of Council subject to Council's approval and capital works budget. Council will be responsible for the maintenance costs of coaches boxes / dugouts.

A maximum of three Coaches boxes may be erected on each Sports Field; two for the players bench and one for the interchange officials.

A maximum of two (baseball) dugouts may be erected on each Baseball Sports Field.

Requests for new coaches boxes / dugouts must be sent to Council's Active Communities Unit.

No advertising will be allowed on the coaches boxes / dugouts.

6.2.11 Ticket Boxes

The provision of ticket boxes at Council's Reserves will be considered on an as needs basis. The Tenant Club must provide a written proposal to

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

Council for consideration and include details such as, but not limited to, position, design, construction material and colours.

Council approval will be subject to the consideration of:

- Reserve Master / Management Plans;
- Function of the Reserve, and;
- Standard of competition taking place on the Sports Field.

Maximum size for ticket boxes is 2400mm high x 1300mm wide x 1800mm in length.

Council will be responsible for the ongoing maintenance of ticket boxes that are included on Council's Building Register. All other ticket boxes will be the responsibility of the Tenant Clubs to pay all costs associated with the ticket box including design, statutory fees, fabrication, installation, maintenance and removal if instructed by Council.

6.2.12 Spectator Shelters / Shade Sails

The provision of spectator shelters/shade sails at Council's Reserves will be considered on an as needs basis. It is important to distinguish between the different types of spectator shelters namely; incorporated into the Pavilion footprint or a freestanding structure. Shelters attached to Pavilions will be considered as part of the design and construction process of a pavilion redevelopment.

A freestanding structure will generally be in the form of a portable/temporary shade structure or could be a fixed structure generally in a different location to the pavilion.

The Tenant Club must submit a written proposal to Council for consideration and include details including, but not limited to, location, maintenance plan, design, construction material and colours.

Council approval will consider the following:

- Purpose of spectator shelter / shade sail;

- Reserve Masterplans / Management plans; and,
- Function of the Reserve.

The provision of temporary shade structures / marquees has the potential to cause personal injury to the general public during strong winds.

User Groups who wish to provide temporary shade structures / marquees must ensure the temporary structures are securely anchored to the ground at all times with a system of ballast weights consistent with the Temporary Structures Standard (Australian Building Codes Board 2015). Council will be responsible for the maintenance of fixed spectator shelters / verandas fixed to the Pavilion.

6.2.13 Player's Races

Tenant Clubs wanting a 'player's race' must submit a proposal seeking Council approval.

The Tenant Club will be responsible for all costs associated with the design and construction. Council will be responsible for the ongoing maintenance. Council approval to construct a 'player's race' will be subject to:

- Council's Open Space Strategy and Masterplans / Management plans;
- Function of the Reserve; and
- Standard of competition taking place on the Sports Field.

6.2.14 Flag Poles

The installation of flag poles in Council's parks and reserves will be considered on an as needs basis. Temporary flag poles are encouraged in preference to permanent flag poles.

Tenant Clubs must submit a proposal seeking Council approval. The Tenant Club will be responsible for all costs including design, construction and maintenance.

Council approval to construct a flag pole will be subject to:

- Purpose and use of the flag pole;

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

- Council's Open Space Strategy and Masterplans / Management plans;
- Function of the Reserve; and,
- Standard of competition taking place on the Sports Field.

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

TERMS OF USE

7.1 Times of Facility Use

Other than conditions prescribed in any statutory / planning permits or as outlined in Section 6.2.1.4 *Times of Use* (Floodlighting), use beyond the times indicated below will be considered at Council's discretion on an as needs basis. Schools, Casual and Commercial use is assessed on the merits of each application.

7.1.1 Pavilions

User Groups that occupy Council Pavilions must comply with the following times:

Table 5 - Pavilion hours of use.

Day	Hours of Use
Mon – Fri	8am – 11.30pm
Sat	8am – 12 midnight
Sun	8am – 11.30pm

Exceptions to the above times may be introduced as determined by Council with consideration to the proximity and effect on neighbours.

Noise such as any electrical amplified sound including noise / music arising from any appliance must not be audible in a habitable room of another residential premises during prohibited times. Prohibited times for amplified sounds are:

Table 6 - Prohibited hours of amplified sounds.

Day	Hours of Use
Mon – Thur	before 8am and after 10.00pm
Fri	before 8am and after 11.00pm
Sat	before 9am and after 11.00pm
Sun	before 9am and after 10.00pm

Public holidays are as per Saturday's hours. For further information please refer to the Noise Schedule (Appendix 8).

7.1.2 Sports Fields

User Groups that occupy Council Sports Fields must comply with the following times:

Table 7 - Sports field hours of use.

Day	Hours of Use
Mon – Sun	8am – 9pm

7.2 Legislation, Statutory and Policy

There are many different documents that govern the use of Council's Facilities. These documents include, but not limited to, Federal and State law, statutory requirements outlined under the Whitehorse Planning Scheme or policy including Council's Community Local Law.

Although every relevant document is not specifically mentioned in this Guide it is the Tenant Club's responsibility to comply with all relevant legislation, statutory obligations and Council policy. Of note are the following important responsibilities.

7.2.1 Occupational Health and Safety

The Tenant Club must:

- conduct their activities in a safe and orderly manner so as to ensure that there is minimal exposure to hazards;
- comply with the Occupational Health and Safety Act 2004 and all regulations and codes of practice made under the Act as well as any other relevant Australian standards in relation to the Tenant Club's operations of the Facilities; and
- remedy any hazards or risks identified as a result of a risk assessment conducted by the Tenant Club or as otherwise required by Council in writing.

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

7.2.2 Liquor Licence

The Victorian Commission for Gambling and Liquor Regulation (VCGLR) is the responsible authority that regulates the supply of liquor.

Tenant Clubs shall not sell or consume liquor within Council Facilities or on Council land without obtaining the appropriate licences required by statutory law. (For further information contact the Victorian Commission for Gambling and Liquor Regulation (VCGLR) on 1300 182 457).

Clubs who want to vary their existing liquor licence will need to:

- please contact Council's Recreation Services Officer if you are considering amending your club's liquor licence hours prior to making an application to VCGLR.
- seek planning permit or land owner permission (To amend the hours of some liquor licences a planning permit is required and planning permit fees apply).
- refer to VCGLR website for the liquor licence application process.

The permitted hours of alcohol consumption inside the pavilion may vary depending on the pavilion location and proximity to neighbours. However, the consumption of alcohol should be limited to inside the Pavilion across the following hours:

Table 8 - Permitted hours of alcohol consumption within a pavilion.

Day	Hours of Use
Mon – Fri	11.30am – 11.30pm
Sat	11.30am – 12 midnight
Sun	12 noon – 10.00pm

(Christmas Day and Good Friday excluded)

Council will consider requests for consumption outside the pavilion. Sporting Fields which already have consumption outside the pavilion will be supported. For Sporting Fields which do not have consumption outside the pavilion approved, Council will consider on a case by case basis. If

supported, consumption outside the pavilion will not exceed 10pm.

Tenant Clubs are responsible to ensure that responsible consumption of alcohol takes place when using Council's Facilities.

7.2.3 Gaming / Gambling

Council's *Responsible Gambling Policy (2011)* does not allow gaming machines on Council property. Fundraising in Victoria is overseen by the Victorian Commission of Gambling and Liquor Regulation.

No game of chance at which either directly or indirectly money is passed as a prize should take place in a Council facility without first obtaining the approval of Council and a permit from VCGLR.

Raffles with a prize value over \$5,000 requires Council consent and a permit from the VCGLR. Reverse raffles are illegal in Victoria.

7.2.4 Smoking

The Tobacco Act (1987) prohibits smoking at Council facilities with further information below:

Pavilions – Smoking in all Council buildings.

Sports Fields – Smoking is now unlawful within 10 metres of certain outdoor facilities including outdoor sporting venues during organised underage (under 18) sporting events or training session. The ban also applies to outdoor drinking areas located within 10 metres of an outdoor sporting venue during an under age sporting event or training session. Sporting venue staff, operators and volunteers will not be expected to enforce the ban and are not liable if smoking occurs at an underage sporting event (Source: <http://www.health.vic.gov.au/tobaccoreforms/>)

7.2.5 Food Registration

Any Tenant Club which intends to sell food must obtain registration.

- It is a mandatory requirement under the *Food Act 1984* that the premises, in which any

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

person or organisation sells food, is registered as a Food Premise with Council.

- Council's Environmental Health Unit registers and inspects the food operations and facilities of all Tenant Clubs that sell food to their members, supporters or the general public.
- All Tenant Clubs using Council owned buildings with kitchens / canteens and are a 'Class 2 premises' must submit a Food Safety Program template to Council when they register.
- Each Tenant Club that is a Class 2 premises must have a nominated Food Safety Supervisor who has the relevant competencies to perform that role.
- A Food Premises Registration renewal form will be issued from the City of Whitehorse Environmental Health Unit at the end of the calendar year for each registered club and is subject to approval by Council.
- Fees are set at 50% of standard registration fees where the tenant clubs are a not for profit community / sports group.
- Seasonal Sports Food Premises registration is renewed each year at a reduced fee according to period of operation (e.g. 50% for 6 months operation).
- GST is not applicable to the fees in association with food registration.
- Fees associated with Food registration may increase annually consistent with CPI.

Contact Council's Environmental Health Unit on 9262 6197 for more information.

7.3 Facility Damage

User Groups that damage or leave Council's Facilities in an unsatisfactory state, beyond reasonable wear and tear, will be notified in writing and given reasonable time to remedy the faults. If the faults remain at the end of this period Council will charge the User Group the full costs of the rectification works.

7.4 Line Marking

The marking of lines for Sports competition is the responsibility of Tenant Clubs. Line marking must be carried out using a suitable marking paint or chalk. Lime, roundup or other substances that kill grass or in Council's opinion may present public health or environmental safety issues cannot be used.

Where the use of prohibited substances has occurred, the cost to reinstate the Sports Field will be charged to the Tenant Club.

7.5 Buffer Zones

Tenant Clubs must give consideration to appropriate buffer zones as guided by their respective State Sporting Association line marking and safety guidelines. If no guidelines exist a minimum of 3 metres between infrastructure is required including, but not limited to, Sports Field fencing, spoon drains or other solid structures that may cause injuries etc.

If unsure of appropriate buffer zones Tenant Clubs should contact their Peak Sporting Association or Council for further advice.

7.6 Waste Management

7.6.1 Public (General) Waste

Council rubbish bins in reserves are for park visitors and are not to be used for waste generated by the Tenant Club. These bins will be serviced by Council.

7.6.2 Tenant Club Waste

Tenant Clubs are responsible for the removal of all waste (including landfill, recycling and hard rubbish) generated or associated with Tenant Club activities at Council's Facilities. This may require the Tenant Club to hire private waste management services (e.g. dump master bin).

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

The Tenant Club is required to clean up and remove all litter at the end of each use of Council's Facilities.

7.6.3 Recycling

Tenant Clubs can apply to Council for assistance in the recycling of waste. Council support will be subject to general service requirements. Council reserves the right to support the Tenant Club's waste management requirements. Tenant Clubs who would like assistance to recycle their waste should contact Council's Sustainability Department on 9262 6333.

7.6.4 Trade Waste

Any water that is used when preparing or cooking food, cleaning dishes or washing the kitchen etc. is classified as trade waste. Trade waste needs to be treated before entering the sewer system. It is against the law (Section 178 of the Water Act 1989) to discharge into the sewer without a Trade Waste Agreement.

The Tenant Club will be responsible for the appropriate disposal of Trade Waste including, but not limited to, regular cleaning and maintenance of grease traps / interceptor as required by an EPA licensed waste transporter. Records of grease trap maintenance are to be kept onsite and must be available on request.

Council will consider covering the costs for the installation of a grease trap (if applicable) subject to budget allocation. The Tenant Club will be responsible for all costs associated with maintenance of the grease trap and fees applied by Yarra Valley Water e.g. application fee, annual contract fees etc.

7.7 Sharp Objects / Needles

Clubs wishing to use treatment needles on players (i.e. acupuncture, dry needling etc.) should ensure practitioners are appropriately trained, qualified and registered.

For the safety of club members and users of the Facilities needles and other sharp objects must be disposed of appropriately and in a safe manner. Practitioner needles must be disposed of in appropriate sharps container.

Council can provide sharps containers to the club at a small cost. Sharps container units are available from Council's Customer Service Centres. Full containers can be returned at the Nunawading and Box Hill Customer Service Centres only.

7.8 Cleaning

Council's Facilities must be cleaned and maintained in a state suitable for use by other User Groups. It is the responsibility of User Groups to leave Pavilions and Sports Fields in a clean and tidy condition immediately after use.

7.9 Public Toilets

Tenant Clubs are responsible to open and close public toilets attached to the pavilion (or freestanding public toilets within a sports reserve) when the Facilities are being used by the Tenant Club. Should a Tenant Club use a public toilet midweek, the tenant club will be responsible for cleaning.

Council will check and provide a clean service on Saturday and/or Sunday only. Council can open the public toilets attached to the pavilion, on request, for casual user groups.

Advertising / Signage

Any form of advertising or signage at Council's sporting reserves requires Council approval which is governed by the Whitehorse Planning Scheme. The Planning Scheme ensures the proliferation of signage does not drastically reduce the visual amenity of the local area. The use of any signage on Pavilions and / or around sports fields must comply with the Whitehorse Planning Scheme which has restrictions on signage in sports reserves.

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

Council acknowledges that the use of advertising and signage helps clubs to promote their activities and provides a revenue source. As such, Council is looking to review the Planning Scheme provisions for signage at sporting reserves, acknowledging the need to balance the visual amenity of the local area with the needs of sporting clubs. Any change to the Planning Scheme to support Clubs would be subject to the statutory process including community consultation and Ministerial approval.

7.11 Sponsorship Logos on Sports Fields

The painting of sponsorship logos on Sports Fields will be allowed subject to approval by the Council's ParksWide Department. All costs associated with painting sponsorship logos will be the responsibility of the User Group. Council may request the chemical safety data sheet.

Tenant Clubs must submit a request to Council's Recreation Services Officer which includes:

- Size and number of logos
- Type of paint
- Purpose for logo
- Logo message (Gambling, alcohol or smoking logos etc. not allowed)
- Approval from the Sports Association
- Reinstatement of the field at end of season
- Colours
- Cost and responsibilities

7.12 Facility / Sports Field Audit

Tenant Clubs are encouraged to regularly check facilities and report maintenance requests to Council during their seasonal allocation.

Tenant Clubs must undertake a Sports Field Audit (refer Appendix 9) prior to training or match play. This audit will assist the Tenant Club to assess the risk and whether the sports field is safe for players to use the sports field. If the Tenant Club determines that the Sports Field is not safe then training or match play should not proceed until the risk is appropriately managed. If training or match play does not proceed due to safety

concerns the Tenant Club must advise Council's Recreation Services Officer.

7.13 Security Systems

Tenant Clubs must ensure the facility is fully secured after each use for the protection of the Club's property and Council's asset.

Security Alarm

Tenant Clubs are permitted to arrange a monitored (non-audible) security alarm subject to Council approval. The Tenant Club is responsible for the cost of installation, monitoring and repair costs and any costs associated with replacement at the end of economic life. Tenant fitted systems must be capable of accepting a 4 digit user code to allow Council to access the building for maintenance purposes via Council's specific code as required.

Security Cameras

Council approval is required to install security cameras at Council's Facilities. Council will consider requests on a case by case basis. The Tenant Club must demonstrate how they will adhere to the Victorian Information Privacy Act (2000) when using security cameras.

Tenant Clubs are responsible for the costs associated with the installation and maintenance of all security systems.

7.14 Graffiti Removal

Please report graffiti on Council buildings and other infrastructure to Council as soon as possible on 9262 6333.

7.15 Club Sanctions

Council expects appropriate standards of behaviour by Tenant Clubs when using Council Facilities.

Every person in Whitehorse has the right to participate in community sport that is safe, welcoming and inclusive. The local neighbourhood has an expectation to enjoy the peace, comfort

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

and privacy of their property without unreasonable interference from the Tenant Club.

Tenant Clubs are expected to conduct themselves consistent with this expectation which means behaviour should not cause any nuisance e.g. excessive noise, intimidating behaviour, excessive intoxication, violence, rubbish, criminal activity, harassment of neighbours or other offensive behaviour likely to bring the Council, Club or sport into disrepute. Please refer to the Code of Conduct of your respective sport for further information or the State Government's "Fair Play" Code.

The Standards of Behaviour (see Introduction Section) applies to all members of Tenant Clubs, their teams and any supporters or associated people connected to Tenant Clubs. It applies without geographic restriction, can be applied whether activity is an official Tenant Club activity or not and also relates to behaviour whilst travelling to and from Tenant Club events.

Individual acts of physical and/or verbal abuse, intimidation, harassment or otherwise offensive behaviour towards residents, members of the community and/or Council Officers, or any other behaviour or action deemed in breach of their licence agreement and Standards of Behaviour may result in Council applying penalties against the individual and/or club.

Individual club representatives, including committee members, coaches, volunteers and players are expected to adhere to the Standards of Behaviour.

Any individual club representative is recognised as acting on behalf of the Club, so Club Sanctions will apply to breaches by either a Club or any individual representing that club.

Complaints of Tenant Clubs breaching their licence agreement, participating in unsatisfactory conduct or not meeting the required Standards of Behaviour will be investigated by Council. Tenant Clubs/Individuals will be provided an opportunity to respond to any alleged breach. If after any

investigation a Tenant Club/Individual is in default of their licence or has demonstrated unacceptable behaviour (defined as a nuisance in Council's Community Local Law 2014) or has not met the required Standards of Behaviour, Council will implement the tiered procedure outlined below:

Ask (1st Warning)

If determined that the Tenant Club/Individual has breached their licence, or has demonstrated unacceptable behaviour (defined as a nuisance in Council's Community Local Law 2014), or has not met the required Standards of Behaviour, Council will formally request the Tenant Club/Individual to correct their behaviour.

Tell (2nd Warning – Formal Direction)

If the Tenant Club further breaches the licence agreement or has demonstrated unacceptable behaviour (defined as a nuisance in Council's Community Local Law 2014), or has not met the required Standards of Behaviour, within a two year period, whether related to the first breach or not, then Council will instruct the Tenant Club/Individual to correct their behaviour and may require the Tenant Club/Individual to comply with certain conditions.

Enforce

Subject to the severity and frequency of breaches Council will place strict sanctions on the Tenant Club/Individual that may include, but not limited to:

- Restriction of Council facilities for match and training requirements only. No social functions will be allowed.
- A reduction in licence hours for the use of Council's pavilion and/or sports field.
- Reported to the governing body including but not limited to the respective State Sporting Association, VicSport, Victorian Commission for Gambling and Liquor Regulation, Good Sports.
- Ineligible for funding opportunities for a period of two years through Council. Council will not support the Tenant Club applying for funding through other funding bodies.

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

- Enforcement action in accordance with Council's Community Local Law 2014 (prosecution and infringements).
- Loss of tenancy and loss of access to all Council facilities.
- Restrictions on an individual's contact with Council staff

If breaches are deemed serious enough by Council, Council will enforce sanctions immediately without warning/s.

7.16 In Case of Emergency

The following list of numbers is provided to clubs for use in case of an emergency situation.

Table 10 - Emergency Contacts.

Name	Telephone
Police, Fire and Ambulance (emergency)	000
Electricity Alinta – Faults & Emergencies	13 2 702
Gas Emergency Only, Gas Escapes, etc.	FREECALL 1800 676 300
Box Hill Hospital Nelson Road, Box Hill	9895 3333
Poisons Information Centre	13 11 26
Traffic Hazards Vic Roads	13 11 70
Water and Sewerage Yarra Valley Water	13 27 62
City of Whitehorse After Hours	9262 6333

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

COUNCIL SUPPORT

Council will support a Community Group through the provision of Facilities, grant programs, advice and club development sessions.

8.1 Pavilion Redevelopments

The dimensions and layouts for individual pavilions will vary due to design and site constraints, statutory requirements, building and planning processes and matters around residential impact and amenity. However, a standard and equitable approach will be followed wherever possible. The development of new or refurbished sports pavilions will be guided by the key principle that Council is responsible to provide and maintain appropriate infrastructure which facilitates and increases opportunities to participate in organised sport. Council will discuss the pavilion components that it will fund as a standard and the non-standard components that the Club would be expected to fund.

Council is committed to ensure the use of sports pavilions are maximised which would include shared use with other organisations.

It is acknowledged that pavilions with multiple sports fields may have additional pavilion requirements.

Fees During Pavilion Redevelopment

Council will consider a reduction of the pavilion fees in the circumstances where a pavilion redevelopment impacts on the use of the existing pavilion. A reduction of the pavilion fees is at Council's discretion. Full fees for the use of the sports field will apply.

In the circumstances where Council has determined that the Pavilion will be completely demolished and replaced with a new pavilion Council will determine whether the Club will operate from portable

buildings. If the Club operates from portable buildings during the construction no pavilion fees will apply (full sports field fees still apply). If the Club is relocated to another venue then full pavilion fees will apply.

8.2 Capital Works Program

Capital projects are works on Council managed properties and may include the construction of car parks, Sports Fields, Pavilions and other infrastructure. Capital works projects are assessed during the pre-budget period and may be placed on the upcoming budget or subsequently placed on the capital works forward plan. Capital works budgets may include an identified sum for the planning phase of a project. In some instances User Group/s financial contribution may affect the positioning of the project in Council's Capital Works program.

Submissions from Tenant Clubs should be received no later than 31 July for consideration in the subsequent Capital Works Program.

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

8.3 Club Request for Facility Alterations

All Facility alterations, improvements or developments (e.g. bars, food outlets, storage, terraces, painting etc.) are subject to Council approval including **any alterations exclusively funded by the Tenant Club require Council approval**. Applications must include detailed plans, timing of the proposed works, schedule of materials and letters of support from all other Tenant Clubs who may use the facility.

Major alterations will be subject to planning and building approval. The Tenant Club can organise for their own professionals (e.g. structural engineer, building surveyor etc.) to sign off on the proposed works provided all necessary permits are provided.

It is strongly recommended the Tenant Club discusses the Club's project with Council's Recreation Services Officer prior to submitting a proposal for Council approval.

8.4 Club Development Sessions

Council will facilitate Club Development Sessions on a range of Club related topics to support Tenant Clubs. Contact Council's Recreation Services Officer on 9262 6499 for more information.

8.5 Community Grants

Council's Community Grants program is advertised annually in February and March with submissions closing in mid-April. Grants are available to non-profit community organisations

and groups that are located and/or undertake programs, initiatives and activities within the City of Whitehorse and who meet eligibility criteria as identified in the grant guidelines. Organisations requesting cash grants must be incorporated or under the auspice of an incorporated body and must provide proof of current public liability insurance.

Grants are not for capital expenditure items (e.g. buildings or any related items i.e. sunshades or solar panels, building room refurbishments, furniture, land, earthworks, landscaping, computers, playgrounds, or garden redevelopments etc.).

Not for profit Community Groups can apply to Council for a discount off hall hire rates at some Council owned properties for an event or meetings (both regular and casual). User Groups can apply for Discount Support from the hall hire manager at the time of booking a venue. Discounts vary and all applicants must meet the criteria listed in the application form and provide the required documentation in order to receive a discount of the hall hire rates for venues such as the Box Hill Town Hall, Whitehorse Centre, Box Hill Community Arts Centre or a number of other halls and meeting rooms across the municipality operated by Council. Applications for Discount Support must be lodged prior to the event or meeting.

Contact Council's Social Planning Officer on 9262 6434 for further information.

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

RISK MANAGEMENT

Risk Management is a key process and an important part of best practice for the private and public sector including community based organisations. Council and User Groups have a responsibility in managing the risk associated with the provision of sporting and recreational activities for the broader community.

User Groups should have a Risk Management Plan and a broad understanding of the risks associated with their organisations operations. Learning how to manage risk effectively enables Office Bearers, officials and other volunteers to improve outcomes for the sporting club by identifying and analysing the wider range of issues and providing a systematic way to make informed decisions.

The main elements of Risk Management include:

- Communicate and Consult
- Establish the context
- Identify Risks
- Analyse Risks
- Evaluate Risks
- Treat/Action Risks
- Monitor and Review

Council has developed a Sports Field Audit form (Appendix 9) to assist Tenant Clubs to identify risks. However, it is strongly recommended when developing a Risk Management Plan or managing risk to seek more information from the Risk Management Standard ISO 31000-2018.

9.1 Incident Reporting

Council and Tenant Clubs have a responsibility to ensure that Council's Facilities, Club / Council equipment and infrastructure is safe for all park users including people not directly associated with the sporting activity. It is essential that Tenant Clubs keep a record of any incident that results in injury (or a serious near miss). Tenant Clubs should use their own Incident Report documentation. If a serious incident were to occur there may be a requirement for the Tenant Club to notify Worksafe of the incident - refer to the Worksafe website www.worksafe.vic.gov.au

If an incident occurs the Tenant Club should:

- Complete an incident form at the earliest convenience.
- Contact Council's Recreation Services Officer on 9262 6499 and report the incident.
- Provide Council with a copy of the Tenant Club's incident report.

Tenant Clubs are responsible for checking and upgrading/replacing protective Sports equipment regularly and to standard. Tenant Clubs must report to Council any unsafe equipment, infrastructure or Facilities. If unsure contact Council's Recreation Services Officer for further advice.

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

INSURANCE

10.1 Tenant Clubs

Tenant Clubs must submit to Council copies of Insurance Certificates of Currency before the club commences to use Council's Facilities and must provide updated copies of the Certificates of Currency whenever requested to do so by Council.

Tenant Clubs must ensure appropriate insurance coverage on club property and the property of its members, officers, agents, invitees and licensees if applicable.

10.2 Property Insurance

Buildings owned by Council are fully insured by Council unless otherwise stated in the individual Licence agreement.

Contents owned by Council are fully insured by Council. Contents purchased / supplied by User Groups and not considered fixtures of the facility, remain the property of the occupiers and are NOT insured by Council. Insurance cover for any contents owned by the Tenant Club is the responsibility of the club.

Council DOES NOT insure property that is owned by others.

Council DOES NOT insure cash and consumable goods kept on premises by occupiers.

10.3 Public Liability Insurance

Council holds its own Public Liability Insurance to cover its liability. User Groups must submit evidence of a current public liability insurance cover with indemnity of not less than \$20,000,000 per any single claim.

The activities of independent bodies, publicly elected committees and sporting bodies etc. that occupy Council owned buildings are NOT protected by Council's Public Liability Insurance.

Each Casual User Group/s, including schools, must carry its OWN Public Liability Insurance to cover its liability to the public, members and invitees.

10.4 Indemnity (Release)

All User Groups of Council Facilities, whether on a seasonal or casual basis, expressly agree to indemnify and to keep indemnified and to release the City of Whitehorse, its Councillors, staff, servants and agents and each of them from and against all actions, costs, claims, charges, expenses and damages whatsoever which may be brought or made or claimed against them or any of them arising out of or in relation to the seasonal or Casual User Group/s use of a Council facility and/or in any other manner related to this Guide.

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

COUNCIL CONTACTS

ISSUE	CONTACT	TELEPHONE
Sports Fields maintenance	ParksWide	9262 6222
Pavilions maintenance	Recreation Services Officer	9262 6499
Floodlight maintenance	ParksWide	9262 6222
Signage	Recreation Services Officer	9262 6499
Key Allocation	Recreation Services Officer	9262 6499
Seasonal Sports Field Allocation	Recreation Services Officer	9262 6499
Seasonal Pavilion Allocation	Recreation Services Officer	9262 6499
Capital Works Projects	Strategic Recreation Projects Officer	9262 6561
Sports Development	Recreation Services Officer	9262 6499
Casual and School Bookings	Leisure and Recreation Services Administration Officer	9262 6371
Graffiti Removal	Customer Service	9262 6333

Council Phone No	9262 6333 (24 Hour Line)
Facsimile	9262 6490
Email	recservices@whitehorse.vic.gov.au
Postal Address	City of Whitehorse Locked Bag 2 Nunawading Delivery Centre VIC 3131
Street Address	City of Whitehorse 379 – 397 Whitehorse Road Nunawading VIC 3131

APPENDIX 1

APPLICATION TO USE COUNCIL FACILITIES

– SEASONAL

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide



Active Communities Unit

City of Whitehorse
Locked Bag 2
NUNAWADING DELIVERY CENTRE VIC 3131
Ph: (03) 9262 6499 | Mob: 0448 384 216
Email: recservices@whitehorse.vic.gov.au

APPLICATION FOR A SEASONAL SPORTS PERMIT

This booking form is to apply for a booking for **one** sports field and pavilion. If you require bookings for a number of sporting fields, please complete a separate booking form for each. All enquiries should be directed to the Recreation Services Officer, Active Communities Unit on the telephone number listed above.

SECTION A.1

CLUB CERTIFICATION & CONTACT DETAILS

Club Details	
Club Name:	
Club Postal Address:	
Club Primary Contact:	
Club Contact Position:	
Club Contact Phone:	
Club Contact Email:	
Affiliated Competition:	

Membership Details	
No. senior male players:	
No. senior female players:	
No. junior male players:	
No. junior female players:	
TOTAL no. of players:	
No. senior male social members	
No. senior female social members:	
No. junior male social members	
No. junior female social members	
TOTAL no. of social members:	

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

SECTION A.2

CLUB DETAILS

Incorporation

YES	NO
-----	----

Is the Club Incorporated?

Incorporation Number: _____

Public Liability Insurance

YES	NO
-----	----

All clubs using Council's reserves and facilities require Public Liability Insurance for a minimum value of \$20 million dollars. Does the Club have current Public Liability Insurance?

Please attach current certificate of currency for this application to be processed

Liquor Licence

YES	NO
-----	----

All clubs serving or allowing the consumption of alcohol on their premises are required by law to have a Liquor Licence. Does the Club serve or allow the consumption of alcohol?

If yes, what category of Liquor Licence Does the Club hold? _____

Please attach a copy of your current Liquor Licence for this application to be processed. If the club is currently applying for a Liquor Licence, please advise the category and the status of your application

Summary of Team Details:

Category	No. of Teams	Category	No. of Teams
Senior		Veteran	
Women		Social	
Junior		General	

Which of the above are new teams this season?

Team	Category

Which teams from last season are not being fielded this season?

Team	Category

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

SECTION A.3 CLUB EXECUTIVE DETAILS & DECLARATION

Contact	Details
President	
Name:	
Email:	
Address:	
Phone:	
Secretary	
Name:	
Email:	
Address:	
Phone:	
Treasurer	
Name:	
Email:	
Address:	
Phone:	

In making application for the use of Council facilities the Club accepts that it is liable for the payment of hire fees for the sports field(s) and pavilion(s) that are allocated to the Club and for the utility costs (gas, electricity, telephone, etc.) incurred by using the facilities. It is agreed and understood that the payment of charges will be made in accordance with the conditions as described in the "Whitehorse Sporting Facilities Guide – Seasonal and Casual Users".

The Club indemnifies Council from and against all actions, costs, claims, expenses and damages whatsoever which may be brought or made or claimed against Council arising out of or in relation to the use/hire of the facility/sports field(s) in question. Acceptance of the seasonal allocation will form an agreement between Council and your Club; the agreement can be revoked, amended, changed or cancelled at any time, if required. The Club declares that it has Public Liability insurance cover of a minimum value of \$20 million. The Club agrees to provide Council with a Certificate of Currency for this insurance prior to commencing use of the allocated facility/sport field(s).

The personal information requested on the Application for a Seasonal Sports Permit form is being collected for the purpose of management of park facilities and the allocation of sports fields and pavilions. The personal information will be used solely by Council for that primary purpose or directly related purpose & will not be disclosed to any other party except as required by law. If you fail to provide this information we may not be able to process your application, therefore allocate your club with a sports field and/or pavilion for seasonal use. The applicant understands that the personal information provided is for the Active Communities Unit and that they may access the information held by contacting the Recreation Services Officer on 9262 6499.

Please indicate which person/s contact details the Club wish the City of Whitehorse to use for community enquiries.

Please tick: President ☐ Secretary ☐ Treasurer ☐

I/We agree to abide by all terms and conditions as detailed in the City of Whitehorse Sporting Facilities Guide.

Signed President _____ Date _____
 Secretary _____ Date _____
 Treasurer _____ Date _____

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

SECTION B.1

SPORTS FIELD APPLICATION

MATCH REQUIREMENTS

This booking form is to apply for a booking for one sports field, please use a new table for each sports field. Please include both training and match requirements in each table.

Please be aware that as per Council's Sporting Facilities Guide, times of sports field use are:

Monday – Friday 8am – 8:30pm
Saturday 8am – 8pm
Sunday 9am – 7pm

GROUND 1:

Name of Park: _____ **Name of Ground:** _____

Did your club use this Sports Field last season?

YES	NO
-----	----

Day	Start time	Finish time	Category
MONDAY			
TUESDAY			
WEDNESDAY			
THURSDAY			
FRIDAY			
SATURDAY			
SUNDAY			

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

TRAINING REQUIREMENTS

This booking form is to apply for a booking for one sports field, please use a new table for each sports field. Please include both training and match requirements in each table.

Please be aware that as per Council's Sporting Facilities Guide, times of sports field use are:

Monday – Friday 8am – 8:30pm
Saturday 8am – 8pm
Sunday 9am – 7pm

GROUND 1:

Name of Park: _____ **Name of Ground:** _____

Did your club use this Sports Field last season?

YES	NO
-----	----

Day	Start time	Finish time	Category	No. players
MONDAY				
TUESDAY				
WEDNESDAY				
THURSDAY				
FRIDAY				
SATURDAY				
SUNDAY				

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

SECTION B.2

PAVILION APPLICATION

PAVILION REQUIREMENTS

This booking form is to apply for a booking for one pavilion, please use a new form for each pavilion. Please include both training and match requirements in each table.

Please be aware that, in relation to the Sporting Facilities Guide – Seasonal and Casual Users (SFG), times of pavilion use are:

Monday – Friday 8am – 11:30pm
Saturday 8am – 12 midnight
Sunday 8am – 11:30pm

Pavilion applied for: _____

Did your club use this Pavilion last season?

YES	NO
-----	----

Day	Start time	Finish time	Use	# participants
MONDAY				
TUESDAY				
WEDNESDAY				
THURSDAY				
FRIDAY				
SATURDAY				
SUNDAY				

SECTION B.3

FIXTURE REQUIREMENTS

The finish date of the winter season will be in accordance with seasonal allocations and the Club's involvement in finals.

Dates of Club's first & last 'home and away' fixtured matches (**finals not included**):

First	/ /	Last	/ /
-------	-----	------	-----

APPENDIX 2

APPLICATION TO USE COUNCIL FACILITIES

– CASUAL

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide



Active Communities Unit

City of Whitehorse
Locked Bag 2
NUNAWADING DELIVERY CENTRE VIC 3131
Ph: (03) 9262 6371
Email: ard.admin@whitehorse.vic.gov.au

APPLICATION FOR CASUAL USE OF SPORTS FIELDS FOR SPORT

1. Applicants should read the Conditions for Casual User of Sports Fields for Sport (see page 3) prior to completing this application form
2. Complete the Applicant and submit to:
Whitehorse City Council
Recreation and Leisure Services Administration Team
Locked Bag 2, Nunawading DC VIC 3131
ard.admin@whitehorse.vic.gov.au
3. If approved, you will be advised of the usage charges after your application has been assessed

For more information, please call 03 9262 6371 or email ard.admin@whitehorse.vic.gov.au

Applicant Details	
Group/Organisation/School Name:	
Name of Representative:	
Postal Address of Representative:	
Landline:	
Mobile:	
Email:	

Activity Details		
Name of activity:		
Sportsfield(s)	Date/s	Times

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

EVENT SPECIFICS

Type of activity at Event (please tick):

- | | | |
|----------------------------------|--|--------------------------------------|
| <input type="checkbox"/> AFL | <input type="checkbox"/> Cross Country | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Soccer | <input type="checkbox"/> Baseball | |
| <input type="checkbox"/> Cricket | <input type="checkbox"/> Rugby | |

Nature of activity (please tick):

- | | | |
|--|--------------------------------------|--------------------------------------|
| <input type="checkbox"/> Skills/drills | <input type="checkbox"/> Competition | <input type="checkbox"/> Other _____ |
|--|--------------------------------------|--------------------------------------|

Participants (please tick):

- | | | |
|---------------------------------|---------------------------------|--------------------------------|
| <input type="checkbox"/> Junior | <input type="checkbox"/> Senior | <input type="checkbox"/> Mixed |
|---------------------------------|---------------------------------|--------------------------------|

Are you charging a fee for people to participate in this activity? Y/N.

If yes please advise of the fee: \$ _____ Expected number of participants: _____

Please tick if you plan to include or undertake any of the following:

- ☐ Public Toilets Requires
- ☐ Noise, P/A (public address) sources _____
- ☐ Erect marquees, approx. number? _____ What is the size of the marquee(s)? _____m wide x _____m deep (secured with sand or water weights)
- ☐ Display signage
- ☐ Other _____

INSURANCE

It is a requirement of Council that all organisations that are incorporated have Public Liability Insurance (PLI) to a minimum of \$20m.

- | | | |
|---|---|---|
| <input type="checkbox"/> Copy of PLI attached | <input type="checkbox"/> Insurance Company
_____ | <input type="checkbox"/> Expiry Date
_____ |
|---|---|---|

USER DECLARATION

In making this application _____ (name of group or organisation) indemnifies Council and holds Council harmless from and against all actions, costs, claims, expenses and damages whatsoever which may be brought or made or claimed against Council arising out of or in relation to the use/hire/lease of the park/reserve/facility/sports field(s) in question.

In the event of a declared day of total fire ban within the State of Victoria-Council have the right to cancel/reject any pre-approved event/activity to be held in a location deemed at risk of a bushfire.

I acknowledge that I have read and agree to abide by the Conditions for Casual Use of Sports fields for Sport (page 3), to undertake and comply with all conditions should this application be successful.

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

Name of Group or Organisation:	
Signed by (name):	Position:
Signature:	Date:

PRIVACY STATEMENT: The personal information requested on this form is being collected so that your application may be processed. The information will be used solely by Council for the primary purpose or directly related purposes and will not be disclosed to any other party except as required by law. For more information about Council's Privacy Policy, visit www.whitehorse.vic.gov.au or telephone 9262 6333.

CONDITIONS FOR CASUAL USE OF SPORTSFIELD FOR SPORT

1. Approval will only be issued if application is made in writing using the Casual Use of Sportsfield for Sport Application form and is made no later than fifteen (15) working days prior to actual usage and if the surface of the Sports Field is in suitable condition.
2. Use of Sports Fields by School User Groups. School term use of Sports Fields must be submitted to Council no later than ten (10) working days prior to the end of the preceding school term. Council reserves the right to reject or withdraw any application for the use of Sports Fields during a term booking if Sports Field conditions deteriorate.
3. Written Approval from Council may take up to ten (10) working days from the date the application is received by Council.
4. Casual User Group/s will be charged a rate per day dependant on the type of group (Commercial or Community) and the classification of the chosen ground. Fees of use will be confirmed with the Casual User Group/s upon confirmation.
5. Primary Schools and Secondary Schools within Whitehorse will not be charged fees for the Casual Use of Sports Fields. Schools located outside the municipality will be charged fees to use Sports Fields as per the Community Casual User Group/s rate. Please note educational institutions such as TAFE or Tertiary Institutions and school associations such as Victorian School Sports Association will be considered as a Community Casual User Group and charged accordingly.
6. A bond of \$300 will apply for casual and school user groups on Sports Fields.
7. Casual Bookings are not taken in the months of March and September.
8. No refunds will be used for the cancellation of a casual booking. Council may postpone a casual booking provided the casual user group notifies Council in writing no later than 5 working days before their booking. If less than 5 working days written notices has been provided then the booking cannot be postponed and no refund will be issued.
9. No damage is to be caused to the sports field as part of the booking requirements. Any costs to repair damage to the sports field caused by the booking will be charged to the applicant.
10. Any signage request requires Council approval.
11. All rubbish or equipment generated by the booking must be removed from the site and surrounding areas at the completion of the booking by the Casual User Group
12. Facilities in the reserve are for public use and must be shared. The booking is not to interfere with other park users (i.e. pedestrians) wishing to use the reserve.
13. Any structures (marquees, tables, chairs etc if required) bought onto the site in support of the booking need to be sited on firm ground using sandbags.
14. The use of sports field floodlights are not permitted for casual bookings of sports fields.
15. Vehicles are not permitted on the sports field. Car parking must only be in designated car parking areas, not on parkland (Emergency vehicle access excepted).
16. Whitehorse City Council reserves the right to cancel the event up to 24 hours before commencement.
17. Should your application be successful, the applicant must bring confirmation documentation from Council to the sports field and present it as proof of booking when requested by Council Officers.

APPENDIX 3

PAVILION MAINTENANCE RESPONSIBILITIES

9.3.2 – ATTACHMENT 3.

Revised Sporting Facilities Guide

Pavilion Maintenance Responsibilities

General requirements for Council owned buildings on Council land:

- Report all maintenance problems to Council's Recreation Services Officer on 9262 6499 or recservices@whitehorse.vic.gov.au
- Tenant Clubs pay for the repair / replacement of all damages through club misuse / abuse even if not explicitly listed in the table below.
- Tenant Clubs must obtain prior approval from Council before making any alterations and installing any new fixed plant and equipment.

ITEM	TENANT CLUB'S / ASSOCIATION'S RESPONSIBILITY	COUNCIL'S RESPONSIBILITY
Interior		
Air Cooling and Heating (Plant and Fixtures)	Payment of all gas and electricity bills. If the Tenant Club wants a new air cooling unit, then the Tenant Club pays for the installation and replacement at end of useful life.	Council will supply a heating system and cooling in the form of a ceiling fan to the multi-purpose room only. Council will replace heating and ceiling fan at end of useful life or when repair is not cost-effective subject to need analysis. Council will maintain all air cooling and heating systems. All works coordinated by Council.
Alarm System	Pay costs of non-audible monitoring system. Pay installation and repair costs. Replace if desired at the end of economic life. Tenant Club to supply Council with the alarm code so Council can access the building for maintenance purposes as required. Alarm system must be able to facilitate a 4 digit maintenance code. Report if concerns of asbestos.	Nil.
Asbestos		Council to Fund/ Coordinate 5 Yearly Asbestos audits, maintain a register of all asbestos on each site. Responsible for appropriate removal and treatments as per relevant regulations.

9.3.2 – ATTACHMENT 3.

Revised Sporting Facilities Guide

ITEM	TENANT CLUB'S / ASSOCIATION'S RESPONSIBILITY	COUNCIL'S RESPONSIBILITY
Bar Facilities	Full responsibility.	Nil.
Boiling water unit.	Nil.	Replace existing boiling water unit at end of life. New existing boiling water units are subject to Council's annual capital works process. Replacement / repair due to minor building movements or fair wear and tear.
Built in cupboards, benches, drawers and door furniture	All wilful damage and misuse.	Repair and replace at end of life.
Ceiling	All wilful damage and misuse.	Major repair and /or replacement due to structural faults, age, etc.
Cleaning	Full responsibility.	Repairs due to misuse (Club will be invoiced the costs if Club causes damage).
Curtains and Blinds	All installation, cleaning, repair and replacement at end of life	Nil.
Defibrillators	Full responsibility.	Nil.
Dish/glass washer	Full responsibility.	Nil.
Doors (including cupboard doors & door furniture)	All wilful damage and misuse.	Replacement due to age or structural fault.
Doors and paths - access / egress.	Keep all entry/exit doors clear and all paths of travel clear.	Minor adjustment due to normal building movement, shrinkage etc. Nil as per Occupation Certificate.
Electrical kitchen fixtures i.e. non-commercial oven, range hoods, exhaust fans.	All wilful damage and misuse. Cleaning of fixtures and cleaning of extraction filters. Maintenance and Cleaning of all Commercial Kitchen / Catering appliances and associated systems such as exhaust hoods and canopies, commercial ovens and dishwashers.	Replacement due to fair wear and tear.

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

ITEM	TENANT CLUB'S / ASSOCIATION'S RESPONSIBILITY	COUNCIL'S RESPONSIBILITY
Electrical Wiring and Fittings in Building including light fittings and globes.	If the installation of Tenant Club equipment requires additional power points or an upgrade of wiring of main supply/switchboard then the club will meet all associated costs.	All electrical work will be coordinated by Council through Councils contractors. Replacement and cleaning of all light globes, tubes and covers/cages. Repair, replace and maintain surface electrical fittings such as General Purpose Outlets, switches as well as other exposed fittings.
Electrical Appliances (Testing and Tagging)	Full responsibility to ensure that only new or tested and tagged electrical appliances are used on the premises. To ensure that all flexible cord-connected electrical equipment/appliances used within the building are in safe working order at all times. Tenant to establish and maintain a register of items and provide Council's appointed tester with a copy every 12 months for the purposes of annual testing. A copy of the register should be located in an accessible location for Council's contractors and staff to review as required (e.g. Inside the main electrical switchboard). Report to Council.	Responsibility to test and tag electrical appliances as listed on the tenant provided electrical appliances register. To ensure compliance with Occupational Health and Safety Act and AS 3760.
Emergency Exit Lights	Report to Council.	Responsible for maintenance, repair and replacement of emergency exit lights.
Fire Hydrant Hoses and other Fire Fighting Equipment	Pay costs associated with Tenant Club misuse or theft. Report any genuine use of equipment to Council.	Refill extinguishers due to genuine use. Preventative maintenance agreements to ensure compliance to Building Regulations.

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

ITEM	TENANT CLUB'S / ASSOCIATION'S RESPONSIBILITY	COUNCIL'S RESPONSIBILITY
Fittings i.e. towel rails, coat hooks / hangers, toilet roll holder, paper towel dispenser, partition walls, mirror, wall tiles and soap holders.	All wilful damage and misuse.	Replacement due to age or malfunction. Replacement / repairs due to fair wear and tear.
Fixtures and Appliances (non-permanent) i.e. furniture, tables, chairs, kitchen crockery, cutlery, refrigeration, dishwasher, microwaves, pie warmers, urns, drink fridges and any other items as required by the clubs (or supplied by Council for the community use).	Full responsibility.	Nil.
Floor Coverings, floorings and floor tiles	Regular cleaning and repair of all floor coverings. Steam clean carpet at the end of each season. Any additional flooring to be installed by Tenant Club (Council approval is required before any additional floor coverings are installed) Full responsibility (even if Council has supplied as a goodwill gesture).	Council will provide epoxy finish to change room floors and amenities as part of new developments or Pavilions refurbishments subject to budget constraints.
Furniture, equipment and shelving installed by the club after Council approval.		Nil.
Goals <ul style="list-style-type: none"> Goals, Padding and Nets. 	<ul style="list-style-type: none"> Tenant Clubs are responsible for the repair / replacement of goals when damaged through Tenant Club misuse. 	<ul style="list-style-type: none"> The maintenance of goals used in the conduct of Sports competition will be the responsibility of Council. Goals are

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

ITEM	TENANT CLUB'S / ASSOCIATION'S RESPONSIBILITY	COUNCIL'S RESPONSIBILITY
<ul style="list-style-type: none"> Portable Goals. 	<p>Tenant Clubs are to supply and maintain soft safety padding and nets for goals. Clubs are advised to seek advice from their governing sport body for any safety specifications for goal padding and goal nets for their respective sports.</p> <ul style="list-style-type: none"> Full responsibility for the provision and installation of portable goal posts. (Note: A Victoria Government permanent ban order (2 December 2005) requires all portable soccer goals in Victoria to comply with the Standards Australia document HB 227-2003: Portable soccer goalposts. Further information is available from Standards Australia website www.standards.org.au). 	<p>to remain in place throughout the year unless the Council deems otherwise.</p> <p>Council will pay for the initial cost of providing goals at Sports Fields for use by the whole community. Council will fund the repair / replacement when goals are vandalised.</p> <ul style="list-style-type: none"> Nil.
Graffiti (internal)	<p>Pay for removal of graffiti from all internal areas on the building. (If Tenant Club is not able to remove graffiti from internal areas 14 days after receiving notice, Council will remove and charge the Tenant Club)</p> <p>Full responsibility.</p>	Nil.
Grease trap	<p>Grease traps to be cleaned / pumped out regularly as required by Yarra Valley Water. Records of service to be kept onsite.</p> <p>Regular cleaning.</p>	Nil.
Hardware i.e. locks, rails, etc.	Report any issues to Council.	Repair and replacement but if wilful damage by Tenant Club, Tenant Clubs will be charged replacement costs.
Hot water service (including kitchens/kiosks).		Replacement / repair due to malfunction or fair wear and tear.
Key/Swipe Cards and Locks	<p>Responsibility for the security of the building at all times.</p> <p>Responsible for keys issued to Tenant Club. No locks are to be</p>	<p>Any wilful damage by Tenant Clubs will be charged to Tenant Clubs.</p> <p>Installation and maintenance of locks and card readers. Supply of replacement keys.</p>

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

ITEM	TENANT CLUB'S / ASSOCIATION'S RESPONSIBILITY	COUNCIL'S RESPONSIBILITY
	<p>changed or installed.</p> <p>Maintain a key register and provide a copy to Council on request.</p> <p>Pay for the cost of replacement for any lost keys or swipe cards and new allocations over agreed quantities.</p> <p>Cost to replace lost keys, locks and process to re-key the building if the keys are lost.</p>	<p>Maintenance of a key register.</p>
Multi-Purpose Room (irrespective of size).	All wilful damage and misuse.	Any maintenance of the multi-purpose room due to fair wear and tear.
Pest Control i.e. vermin, rodents, ants, spiders, bees and wasps, cockroaches, possums, termites, birds.	<p>Maintenance of Council's Facilities and surrounds in a clean and hygienic condition to keep the Facilities and Tenant Club's property free of refuse which may attract pests.</p> <p>Regular inspections for infestations of pests as required.</p> <p>Immediately report to Council of suspected possum activity.</p> <p>Eradication and removal of all pest infestations.</p>	Inspection for and eradication of termites.
Plumbing (internal)	<p>Keep the buildings internal plumbing in a clean and hygienic state.</p> <p>Cost of internal repair due to misuse.</p> <p>Tenant Club to pay for any new installation and upgrade.</p>	<p>Installation, repair or renewal if due to fair wear and tear, of all plumbing related fixtures.</p> <p>Full responsibility to maintain, replace and repair as required including blockages in waste pipes.</p> <p>Council will coordinate all works including repairs regardless of responsibility. Council will recover costs from Tenant Club if damage caused through Tenant Club misuse.</p> <p>Replacement / repair due to malfunction or fair wear and tear.</p>
Plumbing (Flue & Gas)	All wilful damage and misuse.	

9.3.2 – ATTACHMENT 3.

Revised Sporting Facilities Guide

ITEM	TENANT CLUB'S / ASSOCIATION'S RESPONSIBILITY	COUNCIL'S RESPONSIBILITY
Roller screen doors and change room concertina/ roller doors.	All wilful damage and misuse.	Repair and replacement but if wilful damage by Tenant Club, Tenant Clubs will be charged replacement costs.
Seating (bench style) and hooks in change rooms.	All wilful damage and misuse.	Repair and replacement for normal wear and tear.
Sewerage	Pay for all damages / blockages due to misuse up to boundary trap.	Replacement / repair due to malfunction or fair wear and tear. Arrange emptying. Replacement of pump and servicing.
Shelving provided by Council in storage areas.	All wilful damage and misuse.	Repair and replacement but if wilful damage by Tenant Club, Tenant Clubs will be charged replacement costs.
Sightscreens	Tenant Clubs are responsible to pay all costs associated with temporary sightscreens including design, any statutory fees, fabrication, installation, maintenance and removal if instructed by Council. Council approval is required for temporary sightscreens. Sockets, sleeves or poles may be installed and removable screens fitted throughout the season.	Consider requests from Tenant Clubs for the installation of temporary sight screens.
Speakers / Public Address System	Full responsibility.	Nil.
Storm water drains	Pay for all damages / blockages due to misuse.	Replacement / repairs or cleaning due to fair wear and tear. Blockages.
Telecommunication (includes telephone, internet, data cables etc).	Full responsibility.	Nil.
Television	Full responsibility.	Nil.
Walls	All wilful damage and misuse. Club to rectify any damage caused by the application of drawing pins, bluetak or similar. Council will do the repair and invoice Tenant Club. Council to notify Tenant Club of repairs required.	Major repair and/or replacement due to structural faults, age, etc.

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

ITEM	TENANT CLUB'S / ASSOCIATION'S RESPONSIBILITY	COUNCIL'S RESPONSIBILITY
Windows (Includes Window Frames)	Keep clean and pay for replacement when damaged by Tenant Club. (Council will do the repair and invoice the Tenant Club for works). Report any damage.	Replace if breakage occurs from external source. All damages to frames Minor adjustment due to normal building movement, shrinkage etc.
Exterior		
Bin Enclosure	Nil.	Full responsibility.
Building additions and alterations	Business case proposals for renovations, extension, etc. submitted to Council.	Assess all requests submitted and if approved by Council ensure quality control, satisfactory completion of work, etc. by Capital Works Manager.
Building Perimeter and Security Lighting	Tenant Club responsible to pay costs for any wilful damage and misuse.	Replacement due to fair wear and tear. Replacement and regular cleaning of all light globes / tubes and light fixtures.
Cleaning – Building surrounds	Full responsibility	Nil.
Coaches / Interchange Boxes	All wilful damage and misuse.	Maintenance and Renewal due to fair wear and tear.
Cricket Nets / Batting Cages		
• Exclusive club use and public use nets/cages.	• Nil.	• Full responsibility.
• Relocation (as identified in reserve master plan)	• Nil	• Full responsibility (subject to capital works budget)
• Reconstruction (damage or extended use)	• Club contribution (to be discussed as part of the planning phase)	• Council contribution (subject to capital works budget)
Decking handrail, step	All wilful damage and misuse.	Replacement due to fair wear and tear.

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

ITEM	TENANT CLUB'S / ASSOCIATION'S RESPONSIBILITY	COUNCIL'S RESPONSIBILITY
paving, gates and locks.		
Doors	Pay for all damage to frames due to Tenant Club misuse. (Council will complete repairs and invoice the Tenant Club). No hardware to be installed by Tenant Club.	Minor adjustment due to normal building movement, shrinkage etc.
External building damage due to vandalism	Report any external damage to Council.	Full cost of reinstatement to council property.
Fencing		
• Sports field	• Nil.	• All ongoing maintenance and replacement.
• Reserve	• Nil.	• All ongoing maintenance and replacement.
Flag pole	Full responsibility.	Nil.
Flood Lighting (Sports Field)	Nil.	Pay for the costs to replace globes. Cleaning of all lamp shields and covers.
Fly screens	All wilful damage and misuse.	Renewal and upgrade of flood lights subject to capital funding.
Garden Wall	Litter removal and reporting of issues i.e.: dying plants or failure in irrigation system etc.	Replace when required.
Graffiti (external)	Report any graffiti on the exterior to Council.	Ongoing maintenance including plant renewal and pruning, unless otherwise agreed to with Tenant Club.
Guttering incl. Roof guttering, down pipes etc.	All wilful damage and misuse. Tenant Club to report any other damages to Council.	Removal of graffiti from the external exposed face of the building. Replacement / repairs or cleaning due to fair wear and tear Cleaning of roof gutter as required.
Painting interior and exterior	No painting to be undertaken by Tenant Clubs. Paint palette for the Pavilion (internal or external) will be neutral in accordance with Council requirements i.e. no club colours are permitted.	Painting of existing painted surface under Councils cyclic painting schedule, based on condition rating and subject to available funding.

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

ITEM	TENANT CLUB'S / ASSOCIATION'S RESPONSIBILITY	COUNCIL'S RESPONSIBILITY
Plumbing (external including water tanks)	Pay for all damages due to Tenant Club misuse.	Replacement / repairs due to fair wear and tear.
Roof (Includes skylight/solar panels if fitted)	Reporting of potential major maintenance problems.	All maintenance and repairs as required. Regular cleaning of skylight.
Rubbish and Waste	Collection, storage and removal of Tenant Club generated refuse from the property.	Council may assist with the collection of recycling refuse. Collection of dumped rubbish.
Scoreboards	Maintenance of scoreboards that are <u>not</u> listed on Council's Building Register.	Maintenance of scoreboards that are listed on Council's Building Register including City Oval, East Burwood Reserve, Forest Hill Reserve, Morton Park, Vermont Reserve and Walker Park.
Service Pipes (Gas, water, electrical, sewerage, drainage utilities, etc.)	Report maintenance problems.	Replace and/or repair of pipes/ infrastructure and/or coordinate with relevant service provider.
Signage	Installation and maintenance of facility identification signage with prior Council approval.	Review and approval of all signage requests.
Surrounds	Keep all immediate surrounds, paths, grass and garden areas free from Tenant Club generated rubbish.	Nil.
Walls	All wilful damage and misuse. (Council will repair and invoice Tenant Clubs).	Major repair and/or replacement due to structural faults, age, etc.
Windows (includes window frames and roller shutters)	Keep clean and pay for replacement when damaged by Tenant Club. (Council will do the repair and invoice the Tenant Club for works).	Replace if breakage occurs from external source. All damages to frames. Minor adjustment due to normal building movement, shrinkage etc.

APPENDIX 4

SPORTS FIELD CLASSIFICATION

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

Sports Field	AA	A	B	C	D
Ballyshannassy Park Nth			•		
Ballyshannassy Park Sth			•		
Bennettswood Reserve Sth			•		
Billabong Park Sth (main)			•		
Billabong Park Nth					•
Box Hill City Oval	•				
Davy Lane					•
East Burwood Reserve Sth	•				
East Burwood Reserve Nth		•			
East Burwood Bill Sewart Athletics Infield	•				
Eley Park			•		
Elgar Park Sth East			•		
Elgar Park Sth West			•		
Elgar Park Nth West			•		
Elgar Park Nth East				•	
Forest Hill Reserve		•			
Heatherdale Reserve East		•			
Heatherdale Reserve West			•		
Heatherdale Reserve (Retarding basin)					•
Highbury Park			•		
Kalang Park				•	
Koonung Reserve East		•			
Koonung Reserve West			•		
Livingstone Primary School (Upper)			•		
Livingstone Primary School (Lower)				•	
Mahoneys Reserve Nth		•			
Mahoneys Reserve Sth East (Soccer)	•				
Mahoneys Reserve Sth Mid			•		
Mahoneys Reserve Sth West				•	
Mirrabooka Mid					•
Mirrabooka West				•	
Mirrabooka South			•		
Mirrabooka North					•
Mont Albert Reserve		•			
Morton Park East	•				
Morton Park West	•				
Simpson Park					•
Sparks Reserve Sth		•			
Sparks Reserve Nth			•		
Sparks Reserve Archery				•	
Sparks Reserve West (Soccer)			•		
Springfield Park West		•			
Springfield Park East			•		
Surrey Park Sth West		•			
Surrey Park Nth West				•	
Surrey Park Nth East			•		
Surrey Park Sth East			•		
Terrara Park West			•		
Terrara Park Mid.			•		
Terrara Park East			•		
Vermont Reserve	•				
Walker Park	•				
Wembley Park	•				
Whitehorse Reserve		•			

APPENDIX 5

PAVILION CLASSIFICATION

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

Pavilion	AA	A	B	C
Ballyshannassy Park			•	
Bennettswood Reserve	•			
Billabong Park	•			
Box Hill City Oval North		•		
East Burwood Reserve Sth	•			
Eley Park			•	
Elgar Park North	•			
Elgar Park South			•	
Forest Hill Reserve	•			
Heatherdale Reserve			•	
Kalang Park	•			
Koonung Reserve	•			
Livingstone Pavilion	•			
Mahoneys Reserve South (Soccer)			•	
Mirrabooka			•	
Mont Albert Reserve	•			
Morton Park	•			
Simpson Park (Community Facility)				•
Sparks Reserve Sth		•		
Sparks Reserve Nth				•
Springfield Park	•			
Surrey Park South West		•		
Terrara Park 1 West				•
Terrara Park 2				•
Terrara Park 3				•
Terrara Park 4 East				•
Vermont Reserve	•			
Walker Park	•			
Wembley Park	•			
Whitehorse Reserve			•	

APPENDIX 6

ADDRESSES SPORTS FIELDS AND PAVILIONS

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

Pavilion	ID	Sportsfields	Address
Ballyshannassy Park	B169	South, North	465 Highbury Rd, Burwood East
Bennettswood Reserve	B139 / B140	South	175 Burwood Hwy, Burwood
Billabong Park	B291	South (Main) North	414A Burwood Hwy, Vermont South
Box Hill (City) Oval North	Bo87	City Oval	1153-1155 Whitehorse Rd, Box Hill
No Pavilion		Davy Lane	13 Davy Lane, Forest Hill
East Burwood (South / North)	B162 / B163	South / North	310-330 Burwood Hwy, Burwood East
East Burwood Athletics	B166	Athletics track infield	310-330 Burwood Hwy, Burwood East
Eley Park	Bo29	Eley Park	87 Eley Rd, Blackburn South
Elgar Park (North)	B246	South East, Hockey, North West.	659 Elgar Rd, Mont Albert North
Elgar Park (South)	B244	South West, North East.	
Forest Hill Reserve	B177	Forest Hill Reserve	4 Fraser Place, Forest Hill
Heatherdale Reserve	B223	East, West, Retarding Basin	116-124 Heatherdale Rd, Mitcham
No pavilion		Highbury Park	400 Blackburn Rd, Burwood East
Kalang Park	B550	Kalang Park	11 Kalang St, Blackburn
Koonung Reserve	Bo22	East, West	85-103 Springfield Rd, Blackburn North
Livingstone Pavilion	B357	Livingstone Pavilion	2 Hanover Rd, Vermont South
Mahoneys Reserve (North)	B193	North	144 Mahoneys Rd, Forest Hill
Mahoneys Reserve (South)	B194	South East (Soccer), South Mid, South West	144 Mahoneys Rd, Forest Hill
Mirraboooka	Bo30	Mirraboooka Oval (incl. south, north, west, mid)	111 Orchard Grove, Blackburn South
Mont Albert Reserve	Bo69	Mont Albert Reserve	49 Dunloe Ave, Mont Albert
Morton Park	Bo07	East, West	35 Central Rd, Blackburn
Simpson Park	B514	Simpson Park	22-60 Cochrane St, Mitcham
Sparks Reserve (South)	Bo63	South, North	999 Canterbury Rd, Box Hill
Sparks Archery (North)	Bo62	Archery, West (Soccer)	122 Albion Rd, Box Hill
Springfield Park	B538	West, East	2 Springfield Rd, Box Hill North
Surrey Park	Bo52	South West, North West, North East, South East	23-25 Surrey Drive, Box Hill
Terrara Park	B320	West	127A Terrara Rd, Vermont South
	B321, B322	Mid	
	B323	East	
Vermont Reserve	B527	Vermont Reserve	556-566 Canterbury Rd, Vermont
Walker Park	B277	Walker Park	407 Whitehorse Rd, Nunawading
Wembley Park	B426/B125	Wembley Park	1000 Canterbury Rd, Box Hill South
Whitehorse Reserve	Bo91	Whitehorse Reserve	1158 Whitehorse Rd, Box Hill

APPENDIX 7

FEES AND CHARGES

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

The following Fees apply for the use of Council's Facilities:

- Fees are applicable from 1 April 2019
- Fees will be reviewed annually in line with Council's annual budget process.
- GST inclusive unless otherwise stated.

SPORTS FIELDS					
Seasonal (Refer Section 5.3)	Senior, Junior & Women Teams (Full Fees)		Senior only		Junior / Women / Veterans or Recreation Groups
	AA	\$6,496	\$4,329		\$2,168
	A	\$5,196	\$3,461		\$1,731
	B	\$3,897	\$2,598		\$1,300
	C	\$2,923	\$1,946		\$973
	D	\$1,948	\$1,301		\$649
Finals (Refer Section 5.3.1)	\$215 per day per Sports Field		If both competing teams are external to the City of Whitehorse municipality.		
	No charge.		If one competing team is a Whitehorse based club.		
Pre-Season / Practice Match (Refer Section 4.4)	No Charge.				
Turf Wickets (Refer Section 5.3.2)	<ul style="list-style-type: none">Seasonal preparation - \$13,950 (2018/19 Fees – consists of 100% turf practice wicket maintenance costs and 25% centre wicket maintenance costs).'Country week' – No charge (considered a fixture event).No charge – For finals if one competing team is a Whitehorse based club.Casual Use. May include international, state, association representative or exhibition matches fees for preparation of casual use of turf wicket will be confirmed upon application.				
Schools (Refer Section 5.3.3)	AA and A		B	C and D	
	Whitehorse School (per ground per day)		No charge		
	External School (per ground per day)		\$172	\$152	\$129
Casual (Refer Section 5.3.4)	AA and A		B	C and D	
	Commercial per ground per day		\$435	\$325	\$215
	Community per ground per day		\$172	\$152	\$129
Tenant Club Pro-Rata (Refer Section 5.3.4)	Senior, Junior & Women Teams (Full Fees) per day		Senior only per day		Junior / Women / Veterans Teams or Recreation Groups per day
	AA	\$42.00	\$28.00		\$14.00
	A	\$34.00	\$22.00		\$11.00
	B	\$25.00	\$17.00		\$8.00
	C	\$19.00	\$13.00		\$6.00
	D	\$13.00	\$8.00		\$4.00
Personal Trainers	Refer <i>Guidelines For Use of Open Space by Health and Fitness Providers</i> .				

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

(Refer Section 5.3.5)

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

PAVILIONS			
Seasonal (Refer Section 5.4)	Senior, Junior & Women Teams (Full Fees)	Senior only	Junior / Women / Veterans or Recreation Group
AA	\$1,518	\$1,137	\$380
A	\$1,301	\$973	\$325
B	\$1,084	\$812	\$271
C	\$864	\$649	\$217

APPENDIX 8

NOISE SCHEDULE

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

Noise Schedule

Prohibited Hours for Prescribed Items of Domestic Equipment

The table below lists the prohibited hours for the prescribed items of equipment as contained in the Environment Protection (Residential Noise) Regulations 1997 and the EPA Noise Control Guidelines. It must be understood that noise from these items of equipment outside the prohibited hours could also be unreasonable depending on the circumstances.

The following items and prohibited times are prescribed for the purposes of section 48A (5) of the Environment Protection Act 1970.

Group	Prescribed Items	Prohibited Times
1	A motor vehicle (except a vehicle moving in or out of premises), lawn mower or other grass cutting device and any equipment or appliance not falling within Group 2 having an internal combustion engine.	<u>Monday to Friday:</u> before 7am and after 8pm. <u>Weekends and public holidays:</u> before 9am and after 8pm.
2	An electric power tool, chain or circular saw, gas or air compressor, pneumatic power tool, hammer and any other impacting tool, grinding equipment.	<u>Monday to Friday:</u> before 7am and after 8pm. <u>Weekends and public holidays:</u> before 9am and after 8pm.
3	A domestic air conditioner, swimming pool pump, spa pump, domestic heating equipment (including central heating and hot water systems) and domestic vacuum cleaners.	<u>Monday to Friday:</u> before 7am and after 10pm. <u>Weekends and public holidays:</u> before 9am and after 10pm.
4	A musical instrument and any electrical amplified sound reproducing equipment including a stereogram, radio, television and public address system.	<u>Monday to Thursday:</u> before 7am and after 10pm. <u>Friday:</u> before 7am and after 11pm. <u>Saturday and public holidays:</u> before 9am and after 11pm. <u>Sunday:</u> before 9am and after 10pm.
5	Any electric equipment or appliance not falling within Group 2, Group 3, or Group 4, including electric gardening equipment.	<u>Monday to Friday:</u> before 7am and after 8pm. <u>Weekends and public holidays:</u> before 9am and after 8pm.

Noise Schedule – Public Address (PA) Systems

The EPA has also developed noise control guidelines for the use of Public Address Systems. Clubs must comply with these guidelines.

Public address systems are commonly used in conjunction with outdoor entertainment and sporting activities and can cause annoyance if used inappropriately. For the purpose of this Guide public address systems may

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

be divided into two categories: (i) low power units needed for control of persons engaged in the activities or events, and (ii) high power units used for making public commentaries and announcements.

Objectives

In all cases, the environmental objective should be noise intrusion of not more than 5dB(A) above background at any affected residencies or other noise-sensitive locations. Corrections for tonal or impulsive noise usually are not necessary, and further tolerance of up to 5dB(A) may be allowed for unique or very infrequent activities with recognised social merit. Amplifier level settings must be minimised while ensuring conveyance of information to audience or participants is adequate.

Restrictions on the times of use of public address systems should be considered. Noise from PA Systems must not be audible inside a residential dwelling during normal sleeping hours.

Low Power Systems for Event Control

These are usually small systems such as used for controlling competitors in events such as BMX bike races and go-kart races. Where such systems may cause noise annoyance, the following criteria should be applied:

1. The public address system must only be used to control the event, not for giving commentaries, advertising or playing music.
2. Speakers may only be installed in the essential control areas, such as marshalling sites.
3. Speakers should be small, low power horn units no more than 20cm across the horn opening and operated by an amplifier of no more than 30 watts.
4. Horn units are to incline downwards at an angle of approximately 45 degrees, point in the appropriate direction and be mounted on poles approximately 3m high, in such a way that the speaker is held firmly and cannot be rotated.
5. A sound level limiting circuit should be incorporated in the amplifier to control the signal amplitude to a fixed level regardless of the loudness of the operator's voice.
6. Once the control knobs have been set to the correct positions, they should be removed and the potentiometer spindles covered with a fixed metal channel attached to the front panel of the amplifier.
7. The spare microphone inputs should be covered with metal plates securely fitted to the rear or front panel of the amplifier, as the case may be.

High Power Systems for Commentaries and Announcements

These are usually much larger systems used, for example, to give a running commentary during a sporting event or race meeting, to keep spectators entertained or for carnival type advertising.

1. Most of the criteria for lower power systems are applicable.
2. Rather than use high powered speakers placed in a few locations, it is preferable to place more low powered speakers to cover the entire perimeter of the grounds, each pointing downward and inward towards the ground where the event is taking place.

Note:

1. Consideration should be given to substitution of sound systems by visual displays such as electronic scoreboards and video screens for large operations.
2. PA Systems used for paging staff and patrons in business and catering operations may also be replaced where they adversely affect residencies. In business, two way radios or pocket beepers may be used. In hotels, meal ticket numbers may be presented on digital display boards instead of being announced.

APPENDIX 9

SPORTSFIELD AUDIT

9.3.2 – ATTACHMENT 3. Revised Sporting Facilities Guide

Boundary Area	YES	NO	NO - But	Comments
Is the boundary line at least three (3) metres from any fixed object including but not limited to fencing, concrete perimeters (spoon drain), or other solid structures that may cause injuries?				
Are all drains properly covered by drains?				
Is there any wire or other material protruding from fence and signage?				
Has appropriate material been used for all ground markings?				
Sprinklers	YES	NO	NO - But	Comments
Are any sprinkler heads protruding?				
Are rubber protective covers in place on all sprinkler heads?				
Have any potholes surrounding sprinkler heads been adequately filled?				
General Playing Surface	YES	NO	NO - But	Comments
Have all potholes been adequately filled?				
Are all drainage trenches adequately filled?				
Is the surface adequately even?				
Is the surface clear of debris/garbage i.e. cans, rocks, bottles?				
Is there sufficient grass coverage/height of grass/adequate filling to minimise hardness?				
Has the ground been correctly marked for play?				
Turf and Synthetic Wicket	YES	NO	NO - But	Comments
Is the surface level between the actual pitch and the surrounds?				
In travelling from grassed to non-grassed areas, is it likely to cause stability problems for players?				
Is the wicket suitable for play - flat & even, minimal cracks and/or grass clippings used?				
Has the wicket been correctly marked for play?				
Goal Posts	YES	NO	NO - But	Comments
Are padded to an acceptable standard (between 35mm - 50mm thick)?				
Adequate controls to prevent children from climbing structures				
Light Towers				
Are a safe distance from playing area, or are padded in an acceptable fashion (Minimum 5cm thick)?				
Adequate controls to prevent children from climbing structures				

Venue
Captains / Umpires
Signature
Date
Official Position

Are there any questions marked NO
If NO, please sign the audit sheet. If YES, please fill in the box below

Do you believe the ground is still fit for play?

☐ NO ☐

*** If NO, the game must be cancelled**

* If YES, you may wish to alert players and officials to a potential risk

* If YES, you may wish to cordon off an area, provided it does not pose a risk to play.

9.4.2 Electoral Representation Review - Preliminary Submission

Attachment 1 Electoral Representation Review -
Preliminary Submission Final



ELECTORAL REPRESENTATION REVIEW

WHITEHORSE CITY COUNCIL PRELIMINARY SUBMISSION

July 2019

TABLE OF CONTENTS

1 INTRODUCTION	1
1.1 Review Framework	1
1.2 Local Government Bill 2019	1
2 EXECUTIVE SUMMARY	1
2.1 Submission Options	1
3 CURRENT STRUCTURE	2
3.1 History	2
3.2 Assessment	2
4 POTENTIAL OPTIONS	3
4.1 Possible Structures	3
5 Criteria for Assessment of Options	3
5.1 Ward Structure – Single Member or Multi Member?	3
5.2 Number of Councillors	4
5.3 Statutory Requirement - Percentage Variation of Voters	5
5.4 Basis for Voter Numbers	5
5.5 Population Increases and Estimated Additional Voters	5
5.6 Communities of Interest	5
5.7 Ward Names	6
5.8 One Vote One Value	7
6 OPTIONS	8
6.1 Non Favoured Options	8
6.2 Favoured Options	9
7 CONCLUSION	9
APPENDICES	11
Appendix 1 - Electoral Structure Metropolitan Councils	12
Appendix 2 A – Table 1 - Projected Population	13
Appendix 2 B – Table 2 Projected Voters	14
Appendix 3 – Current Ward Structure	15
Appendix 4 – 9 Councillors & 3 Wards	16
Appendix 5 – 10 Councillors & 5 Wards	18
Appendix 6 – 11 Single Member Ward Option	20
Appendix 7 – Alternative Option – 11 Councillors & 4 Wards	22
Appendix 8 – Preferred Option – 11 Councillors & 5 Wards	24

9.4.2 – ATTACHMENT 1. Electoral Representation Review - Preliminary Submission Final

Electoral Representation Review Preliminary Submission

Whitehorse City Council

1 INTRODUCTION

1.1 Review Framework

Electoral Representation Reviews occur at least every 12 years across the Victorian Local Government sector for all Councils.

The Representation Reviews are undertaken by the Victorian Electoral Commission (VEC) and seek to determine:

- Number of Councillors appropriate for the municipality;
- For metropolitan Councils (as all are to have wards):
 - Number of wards;
 - Ward boundaries;
 - Number of Councillors representing each ward; and
 - Ward names (subsidiary and not the focus of the Review)

Submissions pertaining to Whitehorse are encouraged from both the public and Council with Preliminary Submissions closing on 31 July 2019. A Preliminary Report is then issued by the VEC listing options for a structure and response submissions are requested to these. A Final Report is issued in late October 2019.

At the time of this Representation Review single member Councillor wards or multi member Councillor wards are the only ward structure appropriate for a metropolitan Council. Multi member Councillor wards may be wards with a consistent number of Councillors ie 3 wards with 3 Councillors for a total of 9 Councillor or mixed wards with different number of Councillors ie 4 wards with 2 Councillors plus 1 ward with 3 Councillors for a total of 11 Councillors.

1.2 Local Government Bill 2019

On 17 June this year the Minister for Local Government announced the intention of the State Government to introduce the Local Government Bill 2019. One of the provisions of the Bill proposes to reduce the options for electoral structures across the sector (except for rural Councils) to solely single member wards. Implementation is to be by the 2024 election.

Clarification from the VEC on this announcement has confirmed that the current Review will proceed under the present legislative framework ie with all ward options “still on the table” and not proposed changes. Whitehorse has therefore decided to present within this Preliminary Submission the options Council has developed including a single member ward structure.

2 EXECUTIVE SUMMARY

2.1 Submission Options

Whitehorse approached the review by adopting a “blank canvas” approach to it.

Rather than merely adopting a “steady as we go” approach with a revamped version of the current electoral structure (primarily to meet the voter variations between wards) all aspects of the review were open to being assessed. Details of the processes/methodology will be elaborated upon within the submission.

9.4.2 – ATTACHMENT 1. Electoral Representation Review - Preliminary Submission Final

Electoral Representation Review Preliminary Submission

Whitehorse City Council

Council submits two options that it strongly favours for consideration by the VEC – both of which have 11 Councillors with a multi ward option.

Preferred Option

5 wards comprising of 4 wards represented by 2 Councillors and 1 ward represented by 3 Councillors.

Alternative Option

4 wards comprising of 3 wards represented by 3 Councillors and 1 ward represented by 2 Councillors.

Both of these options represent a distinct departure from the current structure of 10 Councillors – 5 wards represented by 2 Councillors.

Council is confident that either of the proposed options will enhance the ability of Whitehorse to provide effective representation and good governance for its community for the elections scheduled in 2020, 2024 and 2028 remaining compliant up to the next scheduled electoral review prior to the 2032 elections.

3 CURRENT STRUCTURE

3.1 History

Whitehorse City Council was created by an Order in Council (State Government) on 15 December 1994 in amalgamating the former City of Box Hill together with the former City of Nunawading. Appointed Commissioner oversaw the transition process for amalgamation and one of their prime roles was to adopt an electoral structure for the conduct of inaugural election of Councillors in March 1997.

The current structure of Whitehorse – 10 Councillors with 5 wards represented by 2 Councillors – was adopted by Commissioners and has basically remained unchanged since. One relatively minor alteration occurred in 1999 with a change in name of one of the wards from Blackwood Ward to Central Ward.

3.2 Assessment

Variances of voter numbers is a critical component of any review and any potential new structure. A tolerance of plus or minus 10% from the average of voters per Councillor is prescribed by the Local Government Act (LGA).

A review of the existing ward arrangements was undertaken and the results are indicated within Table 1. Both Elgar ward and Morak ward are only compliant for 2019 as the unavoidable impact of ongoing development and projected population movements coupled with voter enrolments for 2026 and 2031 cause the wards to be significantly outside of the prescribed tolerance levels. In short the existing structure would at best remain viable for only the 2020 election.

Council was therefore of the view that the current ward arrangements would be required to change to cater for the future needs of Whitehorse.

9.4.2 – ATTACHMENT 1. Electoral Representation Review - Preliminary Submission Final

Electoral Representation Review Preliminary Submission

Whitehorse City Council

Table 1 – Current Ward Structure
Detailing Percentage Variations

Ward	Crs	Voters 2019	Variance 2019	Projected + Voters to 2026	Total Voters 2026	Variance 2026	Projected + Voters to 2031	Total Voters 2031	Variance 2031
Elgar	2	25,187	+ 7.00%	8,834	34,021	+ 22.68%	2,702	36,723	+ 25.13%
Central	2	23,433	- 0.45%	3,006	26,439	- 4.66%	1,114	27,553	- 6.11%
Springfield	2	24,610	+ 4.55%	2,633	27,243	- 1.76%	1,647	28,890	- 1.56%
Riversdale	2	22,917	- 2.67%	4,293	27,210	- 1.88%	1,142	28,352	- 3.39%
Morak	2	21,558	- 8.42%	2,191	23,749	- 14.36%	1,470	25,219	- 14.07%
Total	10	117,705		20,957	138,662		8,075	146,737	
Aver per Councillor		11,770			13,866			14,674	

The current ward boundaries are displayed in Appendix 3 of this submission

4 POTENTIAL OPTIONS

4.1 Possible Structures

Since late 2018 Council has developed a series of options that range from 9 Councillors through to 11 Councillors. These options – aside from the single member ward one - were “cherry picked” from ones conceived by either Whitehorse or the VEC for the 2007 Representation Review and updated with voter numbers for 2019 and projected voter populations for the years 2026 and 3031. They are:

- 9 Councillors – 3 wards x 3 Councillors – refer to Appendix 4
- 10 Councillors – 5 wards x 2 Councillors – refer to Appendix 5
- 11 Councillors – 4 wards (3 wards x 3 Councillors + 1 ward x 2 Councillors) – refer to Appendix 7
- 11 Councillors – 5 wards (4 wards x 2 Councillors + 1 ward x 3 Councillors) – refer to Appendix 8
- 11 Councillors – 11 single member wards – refer to Appendix 6

Each of these options are highlighted and analysed as per the Appendix reference within this submission.

5 Criteria for Assessment of Options

5.1 Ward Structure – Single Member or Multi Member?

Single member Councillor wards or a multi member Councillor wards are the only electoral structures currently appropriate for a metropolitan Council.

9.4.2 – ATTACHMENT 1. Electoral Representation Review - Preliminary Submission Final

Electoral Representation Review Preliminary Submission

Whitehorse City Council

Whitehorse has always had a multi member Councillor ward structure. This is viewed as appropriate due to: the size of the municipality; the number of voters; more easily identifiable ward boundaries in being able to utilise features within the municipality such as main roads; accommodating communities of interest; and ability to cater more readily for changes to voter numbers.

After the 1997 elections and again in 2002 Whitehorse Council considered changes to its electoral structure from multi member Councillor wards to single member Councillor wards and both times rejected the proposal. Single member wards do offer the advantage of easy to identify Councillor responsibility for a ward; an easier to understand electoral system – simple preferential as opposed to quota preferential; and the ability to represent distinct communities of interest. The downside of single member Councillor wards is: the potential constant review of ward boundaries to cater for increases in voter population; and the greater the number of Councillors (and therefore wards) the more convoluted the boundaries can become and less clearly identifiable.

Further, experience across the sector tends to indicate that single member wards work more effectively with smaller number of Councillors and where voter population movements are evenly spread across a municipality. Whitehorse's population growth is forecast to heavily increase for the Box Hill Activity Centre.

As noted the announcement in June this year by the State Government that by 2024 all Councils (except some rural ones) are to have single member wards meant Whitehorse needed to assess the viability of this option. An analysis of the option is provided later within this submission. One of the key findings from this analysis was that single member wards for Whitehorse would be compliant for a single electoral cycle only with changes to boundaries required for future elections.

Whitehorse therefore considers that overall a multi member Councillor wards will meet the current and future needs of Council and the community.

5.2 Number of Councillors

To assist in determining the number of Councillors appropriate for a municipality the VEC is guided by comparisons with other Councils of a similar size and category. Appendix 1 reproduces the table of metropolitan Councils provided within the VEC's publication *Local Council Representation Review – Submission Guide June 2019*. Note the table is sorted in ascending order via the column *Voters per Councillor*.

Whitehorse is placed currently in a "middle of the road position" with 11,771 voters per Councillor and thus placed 12 out of 22 Councils. If Whitehorse adopted a structure of 9 Councillors then the number of voters per Councillor increases significantly to 13,078 placing Whitehorse 17 out of 22. Correspondingly if a structure of 11 Councillors was adopted then the figure drops to 10,700 that is placed 10 out of 22.

Boroondara City Council with a similar area and population to Whitehorse has completed the Representation Review process in June 2019 and the VEC have recommended an increase in Councillor numbers from 10 to 11. Both Darebin and Knox have identical voter numbers but due to only having 9 Councillors are 19 and 20 respectively on the table. It would appear highly likely that both these Councils will receive an increase in the number of Councillors when their review process is conducted.

Overall these factors for Whitehorse tend to point towards a structure of 11 Councillors to cater for future population and voter growth. Evaluation is therefore critical as to how any potential structure meet the requisite voter percentages between wards; especially with regard to future voter population growth.

9.4.2 – ATTACHMENT 1. Electoral Representation Review - Preliminary Submission Final

Electoral Representation Review Preliminary Submission

Whitehorse City Council

5.3 Statutory Requirement - Percentage Variation of Voters

A key statutory requirement for all electoral structures is to ensure that the number of voters represented by each Councillor is within 10% of the average number of voters per Councillor for Whitehorse.

For all options within this submission an extensive statistical analysis was completed for the number of voters as at 2019, 2026 and 2031. A table highlighting the variations is provided within the appendices for each option.

5.4 Basis for Voter Numbers

The VEC produced a Voters Roll at February 2019 for Whitehorse and provided Council with a file that captures all the SA1s areas (the smallest statistical areas used by the ABS for the collection census data) with elector numbers, and this was superimposed over a map of the municipality.

In this way Council was able to devise ward options even though it involved a laborious manual process to do so, literally by counting the voter numbers within the SA1's for any ward option. Regrettably, the VEC would not release their Boundary Builder application until the opening of public submissions on 3 July 2019. This proved too late for Council to use given its resources to do so and also Council processes for consideration of options. It is recognised that modelling done with Boundary Builder would be more accurate than modelling with SA1 numerical figures. In spite of this Council is convinced that the voter numbers for options will compare quite favourably against the electronic mode of developing ward boundaries.

5.5 Population Increases and Estimated Additional Voters

An electoral structure should be able to cater for increases in voter populations for at least 3 elections. Any adopted structure is to be used for Council elections in 2020, 2024 and 2028 and still should be applicable up to the next scheduled review prior to the 2032 elections.

To ensure that potential structures could meet this requirement Council utilised the services of the firm *id forecasting* for the capture of population forecasts up to 2031. In order to derive an estimated voter figures (as opposed to population increases) voter numbers for the years 2008, 2012 and 2016 were compared to respective population levels for the set years. This produced a % of voters to total population factor and an average of these factors over the 3 set years derived a figure of 71.9%. The additional forecasted population increases were therefore multiplied by 71.9% and so determines the estimated additional voters.

The two tables reproduced within Appendix 2 and Appendix 3 highlight the increases and estimated number of voters for 2026 and 2031. A further matter to be taken into consideration was population figures being tabulated by suburb requiring a further percentage split via suburb overlayed across any ward options.

5.6 Communities of Interest

Communities of interest are an important consideration of reviews as communities will have unique needs and it is important that they are reflected fairly by any new structure. Whitehorse contends that the boundaries for any proposed options do on the main reflect communities and this is particularly so for the 11 Councillor multi ward options.

In designing any ward option a major challenge was not to divide the Box Hill Activity Centre given its projected rapid population/voter increase for the next 5 years resulting in any option having a negative variance level of voter numbers at 2019 to cater for future increases.

9.4.2 – ATTACHMENT 1. Electoral Representation Review - Preliminary Submission Final

Electoral Representation Review Preliminary Submission

Whitehorse City Council

Alternative Option 11 Councillors & 4 Wards – refer to Appendix 7.

Structure encompasses communities of interest :-

- North West Ward communities of Box Hill; Box Hill North, Mont Albert, Mont Albert North, part of Blackburn and a sliver of Surrey Hills
- South West Ward communities of Box Hill South, majority of Surrey Hills, Burwood and part of Burwood East
- North East Ward communities of Blackburn North, Nunawading, Mitcham, part of Blackburn, and part of Forest Hill.
- South East Ward communities of Blackburn South, Vermont, Vermont South, part of Forest Hill and part of Burwood East.

Preferred Option 11 Councillors & 5 Wards – refer to Appendix 8.

Structure encompasses communities of interest :-

- Elgar Ward communities of Box Hill; Box Hill North, Mont Albert, Mont Albert North, Surrey Hills and part of Box Hill South
- Riversdale Ward communities of Burwood, part of Box Hill South, majority of Blackburn South and part of Burwood East
- Central Ward communities of Blackburn, Blackburn North, part of Nunawading and part of Forest Hill.
- Springfield Ward communities of Mitcham, part of Nunawading, part of Forest Hill and part of Vermont
- Morack Ward communities of Vermont South, part of Forest Hill, part of Vermont, part of Burwood East and a sliver of Blackburn South.

Refer to *Appendices 2 & 3* for voter population movements that are projected up to 2031.

5.7 Ward Names

Ward names may be based on Indigenous names, natural features such as a lake; place names, compass directions, historic buildings, pioneers or prominent citizens; or native flora and fauna.

Though are not a critical component of the Representation Review ward names are deemed to be useful in identifying the area represented by the ward. Current ward names are viewed as still being appropriate for Whitehorse as they have broad acceptance by the community and reflect both Indigenous and historical names.

- Elgar Ward - named after Henry Elgar an early settler whom purchased a large special survey parcel of land in 1841. Elgar Road and Elgar Park named after him.
- Riversdale Ward – named after a 100 acre parcel of land created in 1850
- Central Ward – replaced the name Blackwood in 1999 by Council reflecting its geographic location in the centre of the municipality
- Springfield Ward – name reflects an early road in the region. The first mention of Springfield Road occurs in 1869 due to it servicing a small pottery and an independent church.
- Morack Ward - Koori name meaning “a place of hills”. The name was extended to Morack Road and also the golf course in 1950.

For the 11 single member ward option – refer to Appendix 6 - no ward names were allocated so that an appreciation of the size, configuration and compliance of the ward could be assessed.

9.4.2 – ATTACHMENT 1. Electoral Representation Review - Preliminary Submission Final

Electoral Representation Review Preliminary Submission

Whitehorse City Council

5.8 One Vote One Value

The VEC publication *Local Government Representation Review - Submission Guide* espouses the principle of one vote one value where every vote counts equally and such forms the cornerstone of the review process. Provisions with the Act prescribe the % variation between the wards and this assists in upholding the principle by ensuring that voter numbers between the wards remain within a range from the average number of voters for the ward – highlighted in Tables 2 & 3 by the column % Variation.

Table 2 Preferred Option – 5 Wards (4w x 2CrS + 1w x 3CrS)

Ward	CrS	Voters 2019	% Variation	No Voters to Elect a C'cillor	Voters 2026	% Variation	No Voters to Elect a C'cillor	Voters 2031	% Variation	No Voters to Elect a C'cillor
Elgar	3	30,437	- 5.2	7,610	39,513	+ 4.5	9,875	42,267	+ 5.6	10,567
Central	2	20,960	- 2.1	6,917	24,378	- 3.3	8,045	25,779	- 3.4	8,507
Springfield	2	22,015	+ 2.9	7,265	24,069	- 4.5	7,943	25,391	- 4.8	8,379
Riversdale	2	22,604	+ 5.6	7,460	26,783	+ 6.2	8,838	27,935	+ 4.7	9,218
Morak	2	21,689	+ 1.4	7,157	23,919	- 5.1	7,893	25,365	- 4.9	8,370
Total	11	117,705			138,662			146,737		
Aver per Councillor		10,700			12,606			13,340		
Range				693			1,432			1,406

Table 3 Alternative Option – 4 Wards (3w x 3 CrS + 1 w x 2 CrS)

Ward	CrS	Voters 2019	% Variation	No Voters to Elect a C'cillor	Voters 2026	% Variation	No Voters to Elect a C'cillor	Voters 2031	% Variation	No Voters to Elect a C'cillor
North West	3	30,440	- 5.2%	7,610	40,291	+ 6.5%	10,072	43,416	+ 8.5%	10,854
North East	3	33,403	+ 4.0%	8,350	37,651	- 0.4%	9,413	39,785	- 0.6%	9,946
South West	2	21,121	- 1.3%	6,970	25,367	+ 0.6%	8,371	26,484	- 0.8%	8,740
South East	3	32,741	+ 2.0%	8,185	35,353	- 6.5%	8,838	37,052	- 7.5%	9,263
Total	11	117,705			138,662			146,737		
Aver per Councillor		10,700			12,606			13,340		
Range				575			1,701			1,591

Recent reviews of electoral structures have expressed concerns regarding multi member wards with varying number of Councillors between the wards. It is contended that as the percentage to elect a Councillor varies with the number of vacancies to be filled, that the value of one vote varies between the wards. In the 11 Councillor options of both 5 and 4 wards one of the wards varies in the number of Councillors elected from the remaining. For instance in the 5 ward option one ward is proposed to be represented by 3 Councillors with the remaining 4 wards represented by 2 Councillors. To elect a candidate for a ward returning 2 Councillors they need to poll 33% of the vote while a ward returning 3 Councillors a candidate needs to poll 25% of the vote.

9.4.2 – ATTACHMENT 1. Electoral Representation Review - Preliminary Submission Final

Electoral Representation Review Preliminary Submission

Whitehorse City Council

The shaded columns in Tables 2 and 3 indicate the number of votes to elect a candidate in addition to the range of votes over the years – 2019, 2026 and 2031. There is little between the two options with the Preferred Option in Table 2 having a slightly larger differential for 2019 but this flattens over the next two periods. In Table 2 the sole ward with 3 Councillors has a consistently higher number of votes for a candidate to be elected (quota) whereas in Table 3 it is the sole ward returning 2 Councillors having a consistently lower quota.

Overall the range and variations for both options are tolerable and have little to no adverse impact on the principle of one vote one value.

6 OPTIONS

6.1 Non Favoured Options

9 Councillors with 3 wards x 3 Councillors

Considered that the number of Councillors is insufficient for the future needs of Whitehorse and rates poorly when compared with other Councils – see Appendix 1 – Table Electoral Structure Metropolitan Councils. For 9 Councillors the number of voters per Councillor ratio increases significantly to 13,078 that equates to 17th out of 22 metropolitan Councils.

10 Councillors with 5 wards x 2 Councillors

An updated version of the current Council structure. This option was able to absorb the projected voter increases however by 2031 had exceeded the % variance level for voters in one ward. The major difficulty for this option was the projected ratio of voters per Councillor for the years 2026 and 2031, 13,866 & 14,673 respectively. When applied to the Table Electoral Structure Metropolitan Councils they are 21st and the largest ratio, both of which make this option non viable. It is therefore considered that a different structure would best suit the needs of Whitehorse into the future.

11 Councillors – Single Member Ward Option

Pros for single member wards are: i) easy to identify Councillor responsibility for a ward; ii) easier to understand electoral system – simple preferential as opposed to quota preferential; and iii) the ability to represent distinct communities of interest.

Cons are i) potential constant review of ward boundaries to cater for increases in voter population; ii) the greater the number of Councillors (and therefore wards) the more convoluted the boundaries can become and less clearly identifiable; and iii) cost of conducting a bi election for a ward (new election) as opposed to a countback election (use votes cast at immediate past election) to fill a vacancy should one occur during the 4 year term. .

Experience throughout the sector tends to indicate that single member wards work best with a relatively low number of councillors coupled with an even increase in voter population across the municipality. Whitehorse's projected spike in voter population for and abutting the Box Hill Metropolitan Activity Centre (MAC) results rapidly in a non-compliant ward structure as highlighted by the table in Appendix 6.

If the State Government proceeds with mandating a single member ward for all metropolitan Councils then boundaries for Whitehorse would require altering every 4 years prior to an election.

9.4.2 – ATTACHMENT 1. Electoral Representation Review - Preliminary Submission Final

Electoral Representation Review Preliminary Submission

Whitehorse City Council

6.2 Favoured Options

Both of these options are able to cater for the increases in projected population growth for Whitehorse between now and the scheduled election in 2032. They have been able to do so as the Box Hill Activity Centre - the area with the largest increases in voter population - is within a ward that has 3 Councillors for both options. This provides a base number of voters of 30,000 + and can assimilate more readily rapid increases in voters when compared to wards with 2 Councillors.

Alternative Option

11 Councillors with 4 wards (3 wards x 2 Councillors + 1 ward x 3 Councillors)

This option is an alternative option - to the preferred one – and it would also be suitable for Whitehorse as: i) it has a smaller number of wards; ii) caters for voter population increases iii) boundaries though not all main roads are still easy to identify; and iii) caters for communities of interest – eg incorporates the Box Hill Activity Centre in one ward.

Preferred Option

11 Councillors – 5 wards (4 wards x 2 Councillors + 1 ward x 3 Councillors)

This is the preferred option of Council for a number of important factors: i) has the most easy to identify boundaries in that all boundaries are main roads ii) makes it easy for residents to identify their Councillor iii) most closely replicates the current ward structure and saves confusion amongst residents; iv) caters for communities of interest – eg incorporates the Box Hill Activity Centre in one ward; and v) is more robust to all other options with the % variation of voters between the ward and projected increases in voters.

It is worth highlighting that none of the wards under this option exceeds (either + or -) a 6.5% variation from 2019 to 2031 and is superior in this regard to any other option.

7 CONCLUSION

Whitehorse adopted an open and analytical approach to the Representation Review. It explored several structural options beyond merely retaining the current structure despite it having served Whitehorse with almost no changes since 1997.

Options for 9 Councillors and also updating the current 10 Councillor option were not favoured to see Whitehorse up to the next Representation Review before the 2032 elections. Both options when compared on the basis of voters represented by Councillors to other metropolitan Councils – refer Appendix 1 - saw Whitehorse either mid table or towards the bottom end with a large range of voter numbers. . Further the revamped current 5 ward structure was only marginally able to absorb the voter increase and by 2031 had exceed the % variance level for voters in one ward.

Council considers that an 11 Councillor multi ward option would be the most appropriate for Whitehorse for the future. Its Preferred Option is for 5 wards and its Alternative Option is for 4 wards. Both provide Council with structures that conform to the prescribed variance between the wards for 2019, 2026 and 2031.

As noted within this submission the key for both options was to ensure that the community of interest of the Box Hill Activity Centre - commercial and residential - was maintained in one ward. Each of the 11 Councillor multi ward options achieved this desired outcome.

9.4.2 – ATTACHMENT 1. Electoral Representation Review - Preliminary Submission Final

Electoral Representation Review Preliminary Submission

Whitehorse City Council

In summation Council's preferred option of 11 Councillors with 5 wards provides boundaries that are easy to identify – all being main roads - and makes identifying representation for residents easy. Additionally out of all the options outlined within this submission it is superior with regard to the required statutory % variances and further maintains the basic shape of the current structure avoiding confusion with major changes to boundaries. In short this option provides the optimum structure for Council to provide and continue to deliver services and good governance to the Whitehorse Community.

Council trusts that the Victorian Electoral Commission will recognise that appropriate options have been assessed for Whitehorse and that the preferred option – 11 Councillors with 5 wards - will serve Council and the community well from 2020 to 2032.

Council looks forward to the next stage of the Representation Review Process with the release of the VEC Options Paper.

APPENDICES

9.4.2 – ATTACHMENT 1.

Electoral Representation Review - Preliminary Submission Final

Appendix 1 - Electoral Structure Metropolitan Councils
Source VEC 2019

Municipality	Area km2	Pop - 2016 Census	Voters Last Review	Current Est of Voters	No of Councillors	Voters per Councillor	Electoral Structure	Wards Nos	Wards Structure
Yarra	20	86,657	65,512	81,669	9	9,074	Multi - Const	3	3wx3
Greater Dandenong	130	152,050	93,970	101,846	11	9,259	Mixed Wards	4	3wx3 + 1wx2
Maribyrnong	31	82,288	52,543	65,202	7	9,315	Mixed Wards	3	2wx2 + 1wx3
Maroondah	61	110,376	77,739	87,817	9	9,757	Multi - Const	3	3wx3
Hobsons Bay	65	88,778	63,363	69,683	7	9,955	Mixed Wards	3	2wx2 + 1wx3
Manningham	114	116,255	85,748	89,624	9	9,958	Multi - Const	3	3wx3
Port Phillip	20	100,863	85,439	93,106	9	10,345	Multi - Const	3	3wx3
Stonnington	25	103,832	77,494	93,754	9	10,417	Multi - Const	3	3wx3
Moonee Valley	44	116,671	88,394	94,682	9	10,520	Multi - Const	3	3wx3
Monash	81	182,618	120,779	123,695	11	11,245	Mixed Wards	4	1wx2 + 3wx3
Bayside	36	97,087	67,702	78,937	7	11,277	Mixed Wards	3	1wx3 + 2wx2
Whitehorse	64	162,078	111,384	117,705	10	11,771	Multi - Const	5	5wx2
Glen Eira	38	140,875	97,582	106,440	9	11,827	Multi - Const	3	3wx3
Moreland	51	162,558	109,744	132,790	11	12,072	Mixed Wards	3	2wx4 + 1wx3
Frankston	131	134,143	95,979	109,662	9	12,185	Multi - Const	3	3wx3
Brimbank	123	194,319	127,517	135,931	11	12,357	Mixed Wards	4	3wx3 + 1wx2
Darebin	53	146,719	96,334	117,261	9	13,029	Multi - Const	3	3wx3
Knox	114	154,110	116,335	118,678	9	13,186	Single Member	9	9wx1
Boroondara	60	167,231	125,742	133,357	10	13,336	Single Member	10	10wx1
Kingston	91	151,389	105,316	122,333	9	13,593	Multi - Const	3	3wx3
Banyule	63	121,865	90,094	99,094	7	14,156	Single Member	7	7wx1

Nb Table is sorted via the column **Voters per Councillor**. Melbourne City has been excluded as that has its own unique characteristics.

9.4.2 – ATTACHMENT 1.

Electoral Representation Review - Preliminary Submission Final

**Appendix 2 A – Table 1 - Projected Population
Movements and Estimated Additional Voters**

POPULATION PROJECTION DATA 2016 to 2031 (Provided by *id forecasting*) and Projected Additional Voters

Area	2016	2026	Net Population Movement 2016 to 2026	Est. additional Electors @ 71.9% of Pop	2031	Net Population Movement 2026 to 2031	Est. additional Electors @ 71.9% of Pop
Whitehorse	169,641	198,791	29,150	20,959	210,027	11,236	8,075
Blackburn	14,522	17,533	3,011	2,165	18,787	1,254	901
Blackburn North	7,769	8,547	778	559	8,658	111	80
Blackburn South	11,229	11,514	285	205	11,655	141	101
Box Hill	11,970	21,959	9,989	7,182	25,015	3,056	2,197
Box Hill North	12,489	13,623	1,134	815	14,055	432	310
Box Hill South	8,869	9,521	652	469	9,669	148	106
Burwood	12,900	16,293	3,393	2,440	16,682	389	280
Burwood East	10,772	13,964	3,192	2,295	15,797	1,833	1,318
Forest Hill	11,074	11,983	909	654	12,388	405	291
Mitcham	16,859	18,395	1,536	1,104	19,375	980	704
Mont Albert	4,951	5,783	832	598	5,959	176	126
Mont Albert North	5,946	6,240	294	211	6,328	88	63
Nunawading	12,061	13,824	1,763	1,268	14,931	1,107	796
Surrey Hills	5,536	5,710	174	125	5,745	35	25
Vermont	10,443	10,897	454	326	11,276	379	272
Vermont South	12,251	13,004	753	541	13,707	703	505

9.4.2 – ATTACHMENT 1. Electoral Representation Review - Preliminary Submission Final

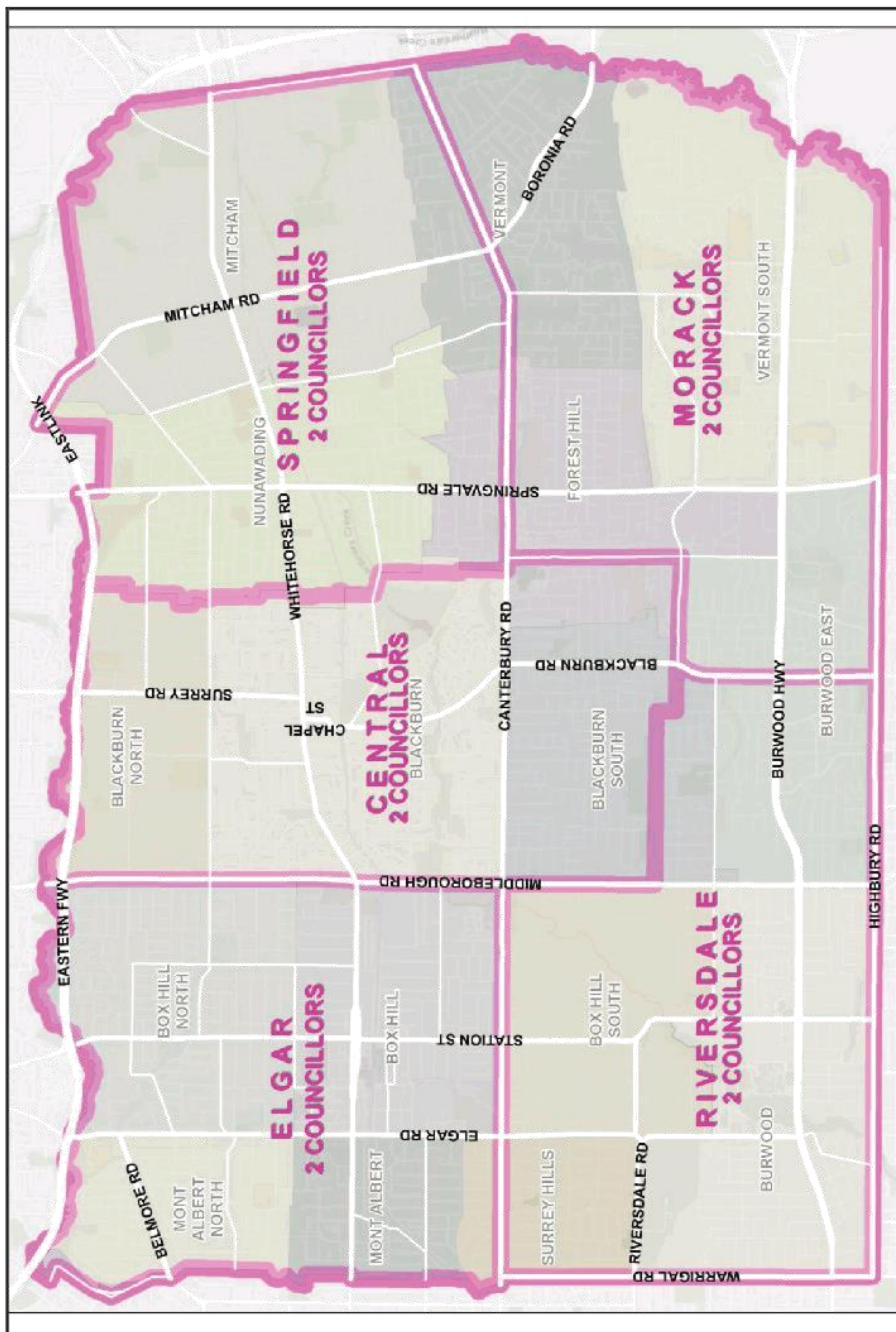
**Appendix 2 B – Table 2 Projected Voters
Enrolments By Suburb (15/2/19 to 30/6/31)**

Ward	Total Voters @ 12/2/2019	Additional voters to 30/6/26	Total Voters @ 30/6/2026	Additional voters to 30/6/31	Total Voters @ 30/6/2031
Blackburn	10,540	2,165	12,705	901	13,606
Blackburn North	5,401	559	5,960	80	6,040
Blackburn South	7,816	205	8,021	101	8,122
Box Hill	7,894	7,182	15,076	2,197	17,273
Box Hill North	8,336	815	9,151	310	9,461
Box Hill South	5,935	469	6,404	106	6,510
Burwood	7,915	2,440	10,355	280	10,635
Burwood East	7,376	2,295	9,671	1,318	10,989
Forest Hill	7,819	654	8,473	291	8,764
Mitcham	12,271	1,104	13,375	704	14,079
Mont Albert	3,785	598	4,383	126	4,509
Mont Albert North	4,225	211	4,436	63	4,499
Nunawading	8,338	1,268	9,606	796	10,402
Surrey Hills	4,247	125	4,372	25	4,397
Vermont	7,177	326	7,503	272	7,775
Vermont South	8,630	541	9,171	505	9,676
Total	117,705	20,957	138,662	8,075	146,737

9.4.2 – ATTACHMENT 1.

Electoral Representation Review - Preliminary Submission Final

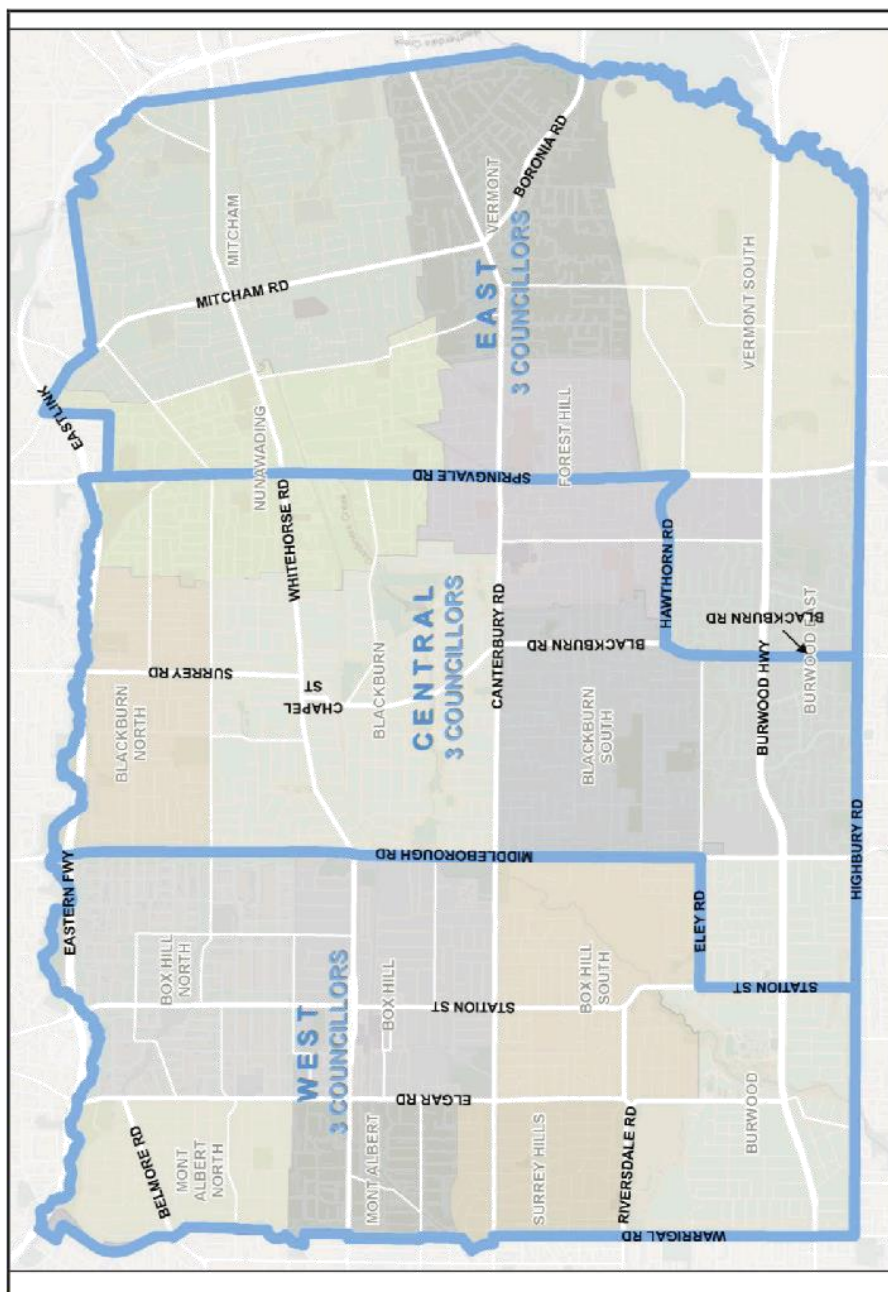
Appendix 3 – Current Ward Structure
10 Councillors and 5 Wards (5w x 2Cr)



9.4.2 – ATTACHMENT 1.

Electoral Representation Review - Preliminary Submission Final

Appendix 4 – 9 Councillors & 3 Wards
Non Favoured Option – (3w x 3Cr)



9.4.2 – ATTACHMENT 1. Electoral Representation Review - Preliminary Submission Final

Whitehorse City Council

Electoral Representation Review Preliminary Submission

9 Councillors and 3 Wards – (3 w x 3 Crs) Cont.

Ward	Councillors	Total Voters @ 12/2/19	Variance	Projected + voters to 2026	Total Voters @ 30/6/26	Variance	Projected + voters to 2031	Total Voters @ 30/6/31	Variance
West	3	38,869	-1.0%	10,766	49,635	+ 7.4%	2,984	52,619	+ 7.6%
Central	3	39,403	0%	6,204	45,607	- 1.3%	2,456	48,063	- 1.7%
East	3	39,433	0%	3,987	43,420	- 6.0%	2,635	46,055	- 5.8%
Total	9	117,705		20,957	138,662		8,075	146,737	
Average per Councillor		13,078			15,407			16,304	

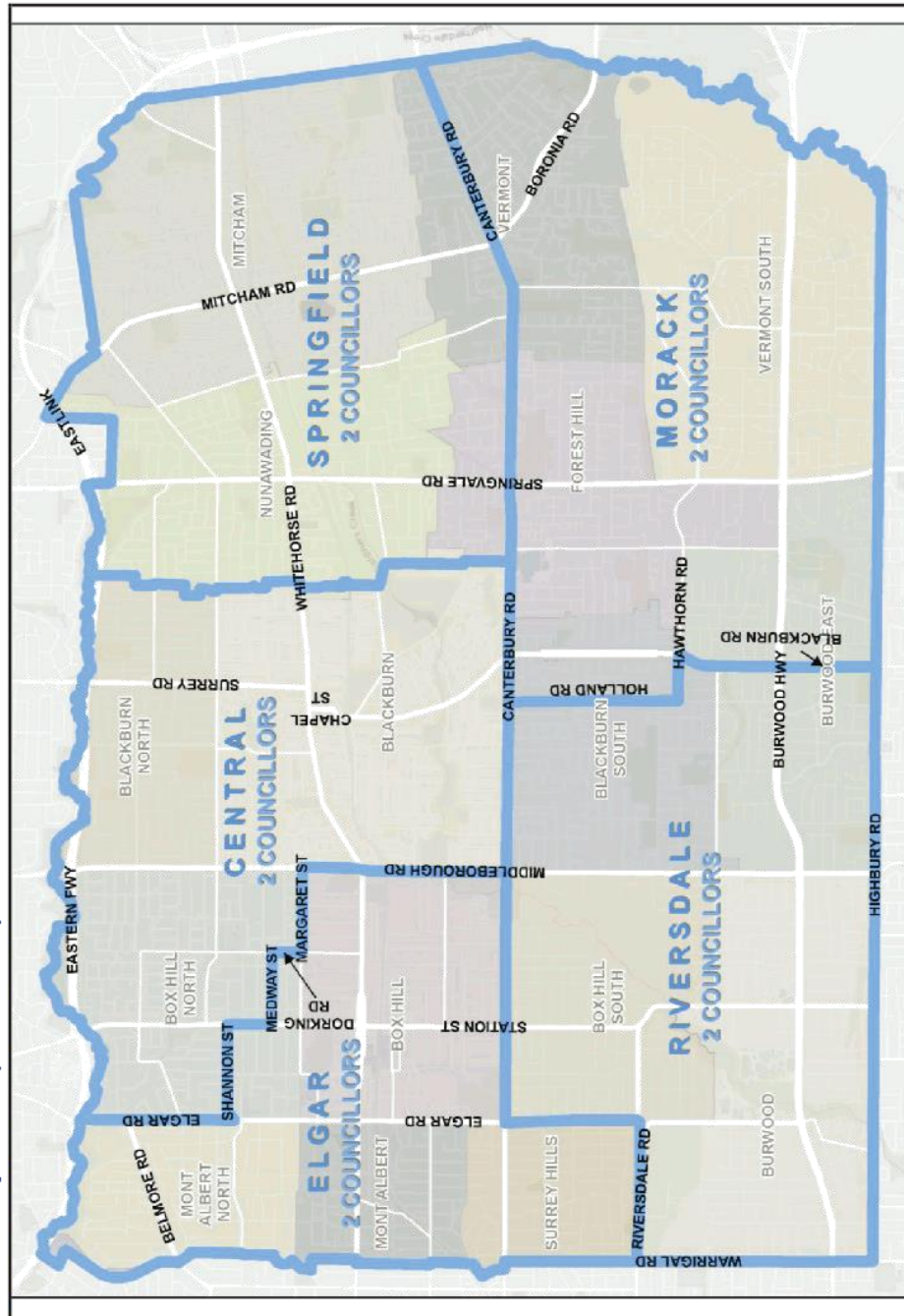
Notes

- Representation per Councillors is too high in comparison to other Metropolitan Councils. 13,078 that would place Whitehorse currently 17 out of 22 metropolitan Councils.
- Monash Council of a slightly higher voter number has currently 11 Councillors. Boroondara has completed its review and is recommended to increase from 10 to 11 Councils. It has the same population and area size as Whitehorse but higher voter number.
- All variations are within tolerance level.

9.4.2 – ATTACHMENT 1.

Electoral Representation Review - Preliminary Submission Final

Appendix 5 – 10 Councillors & 5 Wards
Non Favoured Option – (5w x 2Cr)



9.4.2 – ATTACHMENT 1. Electoral Representation Review - Preliminary Submission Final

Whitehorse City Council

Electoral Representation Review Preliminary Submission

10 Councillors and 5 Wards – (5 w x 2 Crs) Cont.

Ward	Councillors	Total Voters @ 12/2/19	Variance	Projected + voters to 2026	Total Voters @ 30/6/26	Variance	Projected + voters to 2031	Total Voters @ 30/6/31	Variance
Elgar	2	21,760	- 7.6%	8,271	30,031	+ 8.3%	2,470	32,501	+ 10.7%
Central	2	22,668	- 3.7%	3,384	26,052	- 6.1%	1,232	27,284	- 7.0%
Springfield	2	24,610	+ 4.5%	2,627	27,237	- 1.8%	1,647	28,884	- 1.6%
Riversdale	2	23,289	- 1.1%	4,291	27,580	- 0.5%	1,169	28,749	- 2.0%
Morack	2	25,378	+ 7.8%	2,384	27,762	0%	1,557	29,319	- 0.1%
Total	10	117,705		20,957	138,662		8,075	146,737	
Average per Councillor		11,770			13,866			14,673	

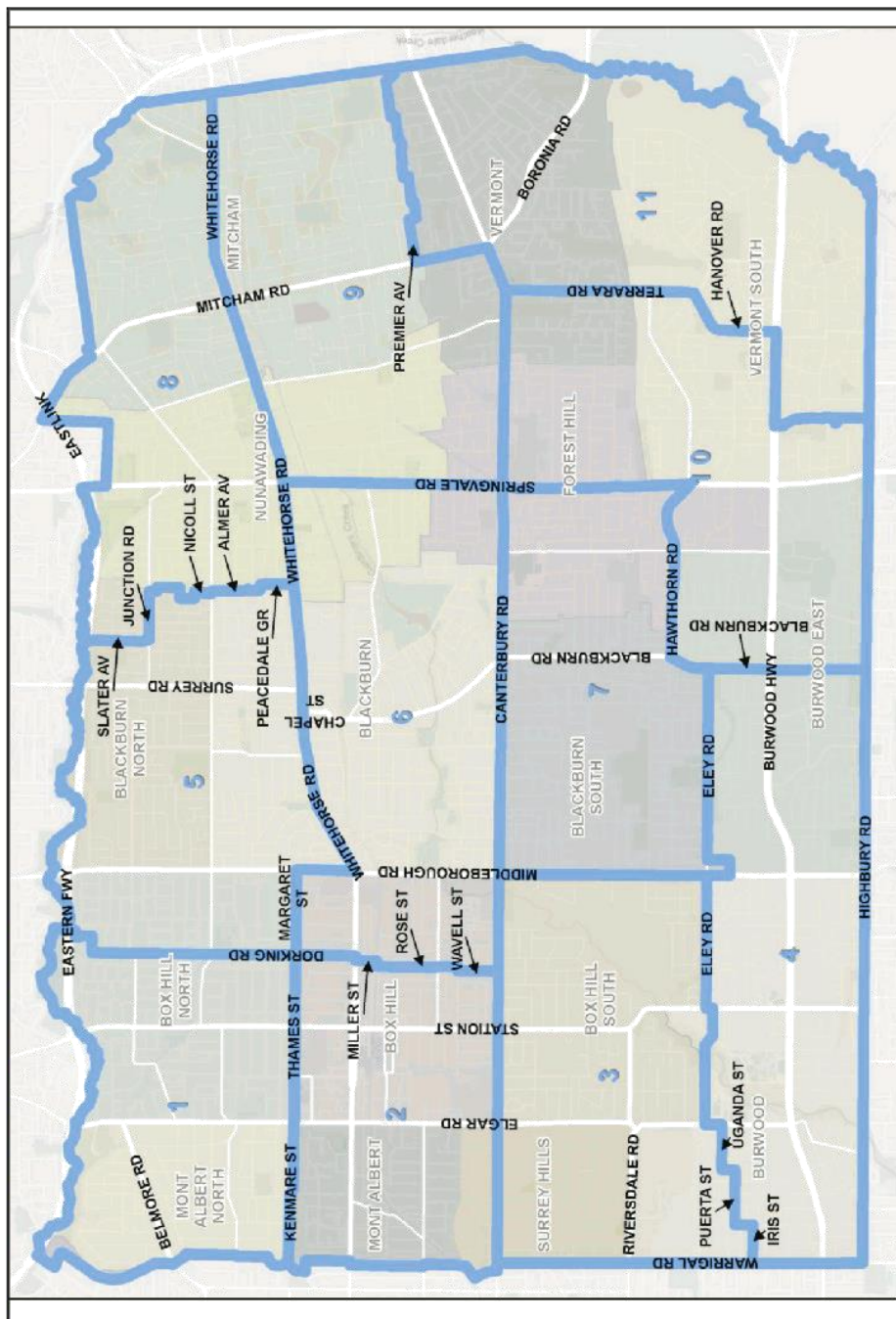
Notes

- Current structure updated with voter figures resulting in re-casting of boundaries
- Elgar ward only just manages to cater for the estimated population increase and ultimately exceeds the tolerance levels
- Not robust enough to cater for future needs both population and also number of Councillors

9.4.2 – ATTACHMENT 1.

Electoral Representation Review - Preliminary Submission Final

Appendix 6 – 11 Single Member Ward Option
11 Councillors – Non Favoured Option



9.4.2 – ATTACHMENT 1.

Electoral Representation Review - Preliminary Submission Final

Whitehorse City Council

Electoral Representation Review Preliminary Submission

11 Councillors – Single Member Ward Option Cont.

Ward	Crs	Voters 2019	Variance	Projected + Voters to 2026	Total Voters @ 30/6/26	Variance	Projected + Voters to 2031	Total Voters @ 30/6/31	Variance
1	1	9,904	-7.54%	765	10,669	-15.44%	274	10,943	-18.04%
2	1	10,368	-3.52%	5,725	16,093	+27.32%	1,691	17,784	+32.99%
3	1	10,466	-1.74%	957	11,423	-9.00%	170	11,593	-12.73%
4	1	10,655	-0.64%	3,289	13,944	+10.43%	947	14,891	+11.46%
5	1	11,411	+7.28%	1,581	12,992	+3.60%	513	13,505	+1.75%
6	1	11,100	+2.15%	3,681	14,781	+15.91%	1,342	16,123	+19.59%
7	1	11,114	+3.00%	473	11,587	-8.81%	220	11,807	-12.18%
8	1	10,925	+1.99%	1,295	12,220	-3.15%	788	13,008	-2.58%
9	1	10,609	+0.86%	1,078	11,687	-5.84%	672	12,359	-5.98%
10	1	10,477	-1.46%	1,536	12,013	-4.17%	943	12,956	-2.37%
11	1	10,676	-0.37%	577	11,253	-10.85%	515	11,768	-11.89%
Total	11	117,705		20,957	138,662		8,075	146,737	
Aver per Councillor		10,700			12,606			13,340	

Notes

- Structure is complaint with % variations of voters for the 2020 election only.
- Voter Population Projections - 2026 up to 5 wards are no longer compliant with the % deviation. 2031 up to 7 wards are no longer compliant.
- Require to be reviewed after each election cycle of 4 years.
- Boundaries are frequently residential streets as opposed to main roads.

9.4.2 – ATTACHMENT 1.

Electoral Representation Review - Preliminary Submission Final

**Appendix 7 – Alternative Option – 11 Councillors & 4 Wards
(3w x 3CrS + 1w x 2CrS)**



9.4.2 – ATTACHMENT 1. Electoral Representation Review - Preliminary Submission Final

Whitehorse City Council

Electoral Representation Review Preliminary Submission

11 Councillors and 4 Wards – (3w x 3CrS + 1w x 2CrS) Cont.

Ward	Councillors	Total Voters @ 12/2/19	Variance	Projected + voters to 2026	Total Voters @ 30/6/26	Variance	Projected + voters to 2031	Total Voters @ 30/6/31	Variance
North West	3	30,440	- 5.2%	9,851	40,291	+ 6.5%	3,125	43,416	+ 8.5%
North East	3	33,403	+ 4.0%	4,248	37,651	- 0.4%	2,134	39,785	- 0.6%
South West	2	21,121	- 1.3%	4,246	25,367	+ 0.6%	1,117	26,484	- 0.8%
South East	3	32,741	+ 2.0%	2,612	35,353	- 6.5%	1,699	37,052	- 7.5%
Total	11	117,705		20,957	138,662		8,075	146,737	
Average per Councillor		10,700			12,605			13,340	

Notes

- All wards within voter tolerance levels from 2019 through to 2031.
- Box Hill Activity Centre within one ward.

9.4.2 – ATTACHMENT 1.

Electoral Representation Review - Preliminary Submission Final

Appendix 8 – Preferred Option – 11 Councillors & 5 Wards
(4w x 2CrS + 1w x 3CrS)



9.4.2 – ATTACHMENT 1.

Electoral Representation Review - Preliminary Submission Final

11 Councillors and 5 Wards – (4w x 2CrS + 1w x 3CrS) Further Option Cont.

Ward	Councillors	Voters 2019	Variance	Projected + Voters to 2026	Total Voters @ 30/6/26	Variance	Projected + Voters to 2031	Total Voters @ 30/6/31	Variance
Elgar	3	30,437	- 5.18%	9,076	39,513	+ 4.49%	2,754	42,267	+ 5.62%
Central	2	20,960	- 2.06%	3,418	24,378	- 3.31%	1,401	25,779	- 3.38%
Springfield	2	22,015	+ 2.87%	2,054	24,069	- 4.54%	1,322	25,391	- 4.83%
Riversdale	2	22,604	+ 5.62%	4,179	26,783	+ 6.23%	1,152	27,935	+ 4.71%
Morak	2	21,689	+ 1.35%	2,230	23,919	- 5.12%	1,446	25,365	- 4.92%
Total	11	117,705		20,957	138,662		8,075	146,737	
Aver per Councillor		10,700			12,606			13,340	

Notes

- Elgar Ward comprises 3 Councillors with Riversdale Ward 2 Councillors.
- Boundaries are all main roads so easily identifiable wards and representation for residents.
- Projected populations increases. No ward exceeds 6.5% variation from 2019 to 2031.