

BANYULE CITY COUNCIL



A G E N D A

FOR THE ORDINARY MEETING OF COUNCIL
TO BE HELD AT THE COUNCIL CHAMBERS, SERVICE CENTRE
275 UPPER HEIDELBERG ROAD, IVANHOE
ON 5 JULY 2010 COMMENCING AT 7.45PM
Following the public forum commencing at approximately
7.30pm and may be extended to 8pm if necessary.

THE MAYOR'S ACKNOWLEDGEMENT OF THE WURUNDJERI PEOPLE

"Our Meeting is being held on the traditional lands (country) of the Wurundjeri people and I wish to acknowledge them as the traditional owners and pay my respects to their Elders."

APOLOGIES AND LEAVE OF ABSENCE

CONFIRMATION OF MINUTES

Ordinary Meeting of Council held 21 June 2010

DISCLOSURE OF INTERESTS

PRESENTATION

A presentation will be made to the Mayor of the "Pam Keating Environmental Innovation Award" won by the Early Childhood and Waste Services teams for the 'Eenee 100% Compostable Nappy' at the Keep Australia Beautiful Victoria Sustainable Cities and Clean Beaches awards held on 18 June 2010.

PETITIONS - No Paper

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NOTICES OF MOTION - No Paper

GENERAL BUSINESS

URGENT BUSINESS

CLOSURE OF MEETING TO THE PUBLIC

That in accordance with Section 89(2) of the *Local Government Act 1989*, Council close the Meeting to members of the public and adjourn for five minutes to allow the public to leave the Chamber prior to considering the following confidential matters.

CONFIDENTIAL MATTERS

CMOC.44 PROPERTY CONTRACTUAL MATTER

MATTERS DISCUSSED IN CAMERA

That all confidential matters and reports related to items CMOC.44 remain confidential unless otherwise specified.

CLOSURE OF MEETING

LEGAL

**LOC.87 224 ELDER STREET, GREENSBOROUGH - PROPOSED SALE OF LAND
(BAKEWELL WARD)
<Jeanette Kringle - City Development>
BS28/010/006 X BP2405/224**

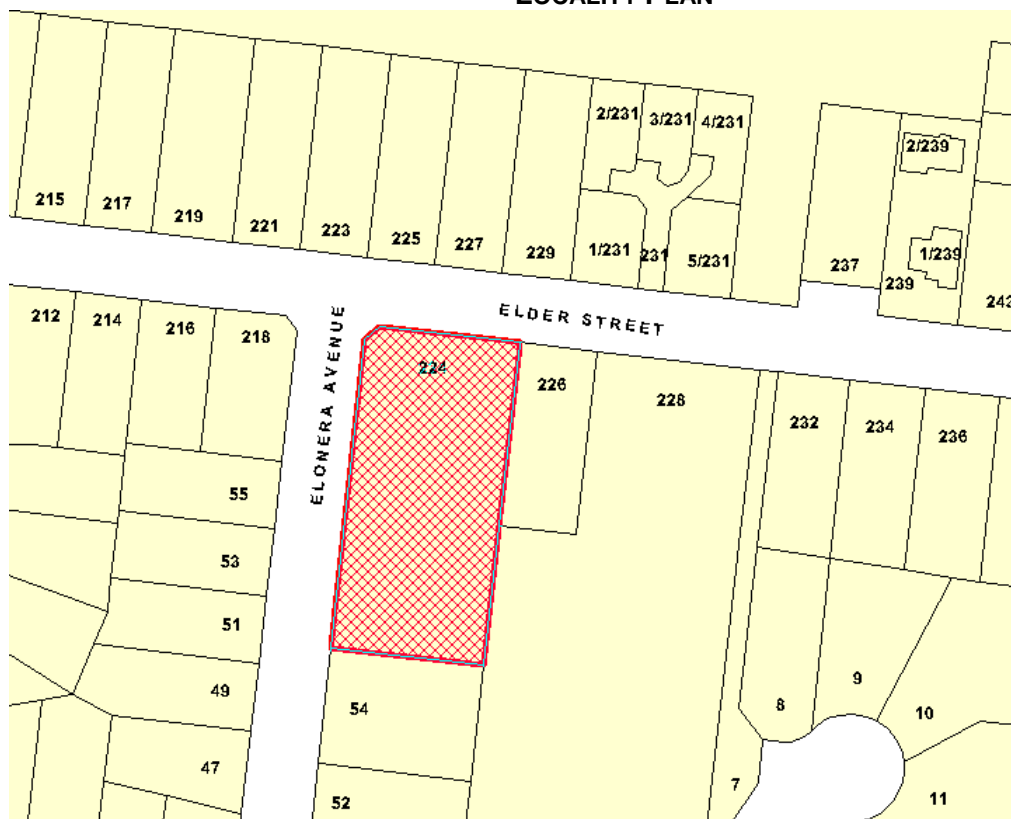
PROPOSAL

To consider the sale of the Council-owned land located on the south east corner of Elonera Avenue and Elder Street, Greensborough, known as 224 Elder Street, Greensborough, by public auction.

BACKGROUND

Council is the owner of a parcel of land known as 224 Elder Street, Greensborough, being the land shown shaded on the locality plan below (the subject land).

LOCALITY PLAN



Title to the subject land was originally transferred to the former Diamond Valley Council in 1978, as part of the developer's open space contribution, under section 569(8A) of the *Local Government Act 1958* (now repealed).

At its Ordinary Meeting of 9 December 2002 (item LOC.390) Council considered a report on the current status of the subject land to determine whether the land could be best utilised as open space (or a playground).

The report explained that the fall of land limited its future use as a playground primarily due to the gradient and that significant earthworks would be required to facilitate the installation of playground equipment.

LEGAL

LOC.87 224 ELDER STREET, GREENSBOROUGH - PROPOSED SALE OF LAND (Bakewell Ward) cont'd

Council noted the report and resolved that an expression of interest be submitted for consideration in the New Works and Services program 2003/2004 for appropriate landscaping and seating. Unfortunately this was not successful and the status quo has remained.

At its ordinary meeting of 29 June 2009 (LOC.34) Council considered a report on a proposal to commence the statutory procedures to remove the reserve status and sell the subject land and resolved:-

- “1. *That being of the opinion that 2508m² of land, being the Council-owned land known as 224 Elder Street Greensborough (the subject land), is no longer reasonably required for the purposes for which it is currently reserved and is deemed surplus to Council’s and the community’s needs, Council now directs that the statutory procedures be commenced under:*
 - (a) *Part 4 of the Planning and Environment Act 1987 and section 24A of the Subdivision Act 1988 to remove the reservation from the subject land following which the Council intends to sell the subject land; and*
 - (b) *Section 189 of the Local Government Act 1989 to sell the subject land and that, under section 223 of that Act, public notice of the proposed sale be given in the “Diamond Valley Leader” and the “Heidelberg and Valley Leader” and a valuation be obtained.*
2. *A further report be presented to Council following the completion of the statutory procedures referred to in Item 1(a) and (b) above, but in any event not less than four (4) weeks after public notice is given in accordance with Item 1(b) above.”*

At its Ordinary Meeting of 15 February 2010 (item LOC.67) Council considered a report on the planning permit application to remove the reserve status and resolved:

PART A

That Council, having complied with Section 52, 58, 60, 61 and 62 of the Planning and Environment Act 1987, resolves that a Notice of Decision to Grant a Planning Permit be issued in respect of Application No. P504/2009 for Removal of Recreation Reserve Status of Reserve No. 1 on LP126500S at 224 Elder Street, Greensborough, subject to the following conditions:

- (1) *The subdivision as shown on the endorsed plan shall not be altered or modified (whether or not in order to comply with any statute, Statutory Rule or By-Law or for any other reason) without the consent of the Responsible Authority.*
- (2) *In accordance with section 68 of the Planning and Environment Act 1987, this permit will expire if one of the following circumstances applies:*
 - *The plan is not certified within two years of the date of this permit; or*
 - *A Statement of Compliance is not issued within five (5) years of the date of certification.*

In accordance with section 69 of the Planning and Environment Act 1987, the Responsible Authority may extend the periods referred to if a request is made in writing along with payment of relevant fee before the permit expires, or within three months afterwards.

LEGAL

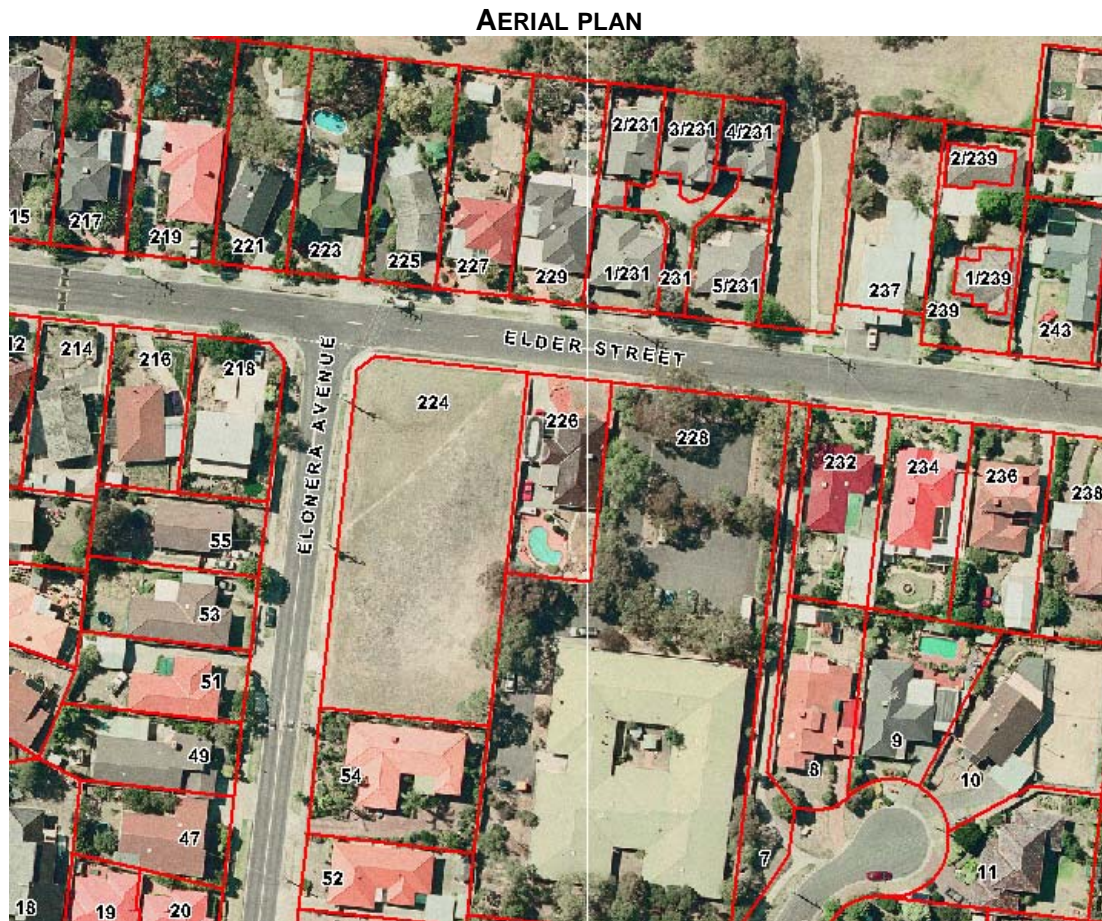
**LOC.87 224 ELDER STREET, GREENSBOROUGH - PROPOSED SALE OF LAND
(Bakewell Ward) cont'd**

PART B

That Council proceed with a four (4) lot subdivision of the land, with appropriate restrictions included requiring one residential dwelling on each allotment."

TECHNICAL CONSIDERATION

As shown on the aerial plan below there are no improvements on the subject land. It is a grassed area not actively being used by the community other than as a short cut.



EASEMENTS AND INFRASTRUCTURE ASSETS

There is a three metre wide drainage and sewerage easement along the eastern boundary, which contains a 225mm underground drain within the easement. The subject land is not serviced by electricity, water or sewer. These services must be provided before being sold.

ZONING

The subject land is included in a Residential 1 Zone and is not affected by any overlay controls within the Banyule Planning Scheme.

Banyule's Neighbourhood Character Strategy includes the area within its Garden Suburban (GS1) precinct.

LEGAL

LOC.87 224 ELDER STREET, GREENSBOROUGH - PROPOSED SALE OF LAND (Bakewell Ward) cont'd

Proposed amendments to the Banyule Planning Scheme No. C33 (Part 2) affects the subject land. This amendment proposes changes to the housing policy for the entire municipality.

ADJACENT LAND

The immediate neighbourhood predominantly consists of detached residential dwellings dating from the late 1970's. The Greensborough Private Nursing Home is also located to the east of the subject land.

LEGAL CONSIDERATION

STATUTORY PROCEDURES

Subdivision Act 1988/Planning and Environment Act 1987

A planning permit to remove the reservation status from the subject land pursuant to Section 24A of the *Subdivision Act* 1988 (the SD Act) has been granted together with a permit for a four (4) lot subdivision, with appropriate restrictions included requiring only residential housing on each allotment.

Local Government Act 1989

In accordance with Section 189(2) of the *Local Government Act* 1989 (the LG Act) public notice of Council's intention to sell the subject land was given in the "*Diamond Valley Leader*" on 5 May 2010 and the "*Heidelberg and Diamond Valley Weekly*" on 11 May 2010. Submissions on the proposal were invited from members of the public in accordance with Section 223 of the LG Act. The submission period closed on 2 June 2010 and no submissions were received.

In accordance with Section 189 (2) a valuation must be obtained no more than six months prior to the date of sale. Valuations for the (unregistered) individual lots will be obtained, but will remain 'commercial in confidence' until after the land has been sold.

POLICY IMPLICATIONS

OPEN SPACE STRATEGY

Council's Open Space Strategy 2007-2012 indicates that the subject land is located within the Greensborough Precinct and is identified as "stand alone vacant land". It does not form part of any larger parcel or link to other open space. This precinct provides ample open space, both in quality and quantity, particularly in terms of playgrounds. There are playground facilities within a relatively short distance to the site including:

- Gladman Street Reserve – neighbourhood play area approximately 250 metres to the east of the subject land; and
- Central Park - two playground facilities approximately 160 and 200 metres to the north, the entrance to which is located in Elder Street less than 60 metres from the subject land.

SALE OF LAND

The Guidelines for the Sale and Exchange of Council Land (the Guidelines – adopted by Council in April 2009) provides that the sale of land should be conducted through a public process, unless circumstances justify an alternative method of sale. Disposal of the Council land at public auction provides a transparent process and is considered the most appropriate method of sale.

LEGAL

LOC.87 224 ELDER STREET, GREENSBOROUGH - PROPOSED SALE OF LAND (Bakewell Ward) cont'd

In any event any sale of Council land should be in the best interest of the community and provide the best result, both financial and non-financial for Council and the community.

FUNDING IMPLICATIONS

The subject land comprises land that was transferred to Council in 1978, as part of the developer's contribution to public open space requirements, under section 569(8A) of the *Local Government Act 1958* (now repealed).

Although the subject land is included in a Residential 1 Zone it was a Recreation Reserve. Therefore it is deemed public open space for the purposes of section 20 of the SA.

If Council sells public open space then the proceeds of any sale must be used to:

- (a) buy land for use for public recreation or public resort, as parklands or for similar purposes; or
- (b) improve land already set aside, zoned or reserved (by the Council, the Crown, a planning scheme or otherwise) for use for public recreation or public resort, as parklands or for similar purposes; or
- (c) with the approval of the Minister administering the LG Act, improve land (whether set aside on a plan or not) used for public recreation or public resort, as parklands or for similar purposes.

Consequently any moneys received from the sale of the subject land must be put towards the above purposes.

CONCLUSION

The proposal to sell the subject land has been considered having regard to the current and potential future uses, the Guidelines and the Open Space Strategy.

There is no strategic or long term purpose for the subject site nor does it fulfil any useful Council or community function. The subject land does not support "best practice" service delivery. For all intents and purposes the subject site is a stand alone residential block and its disposal is consistent with the Open Space Strategy. The sale of the subject land will realise a significant amount of capital for Council and will reduce maintenance costs.

The disposal of the subject land will enable it to be used and developed consistent with the Banyule Planning Scheme and Council's Housing Strategy.

For the reasons mentioned above it is considered that the proposal to sell the land should be supported.

RECOMMENDATION:

1. That, having complied with the provisions of Section 189 of the *Local Government Act 1989* by giving public notice of Council's intention to sell the Council-owned land known as 224 Elder Street Greensborough (the subject land) and being of the opinion that the subject land is surplus to Council's and the community's needs, for the following reasons:
 - a. the subject land is a vacant block zoned Residential 1 Zone (R1Z);
 - b. the subject land does not service the community effectively as viable open space because of:

LEGAL

**LOC.87 224 ELDER STREET, GREENSBOROUGH - PROPOSED SALE OF LAND
(Bakewell Ward) cont'd**

- inappropriate topography; eg steep, swampy etc
 - poor access to the site
 - poor location and orientation from a community safety perspective, eg. lack of natural surveillance, close proximity to main or collector roads etc
 - low levels of community use
- c. the disposal of the subject land is consistent with the Banyule City Council Public Open Space Strategy 2007-2012;

Council now directs that valuations for the (unregistered) individual lots be obtained and then the four lots be sold at public auction.

2. That the necessary documentation to effect the sale and transfer of the land be signed and sealed at the appropriate time.

LEGAL

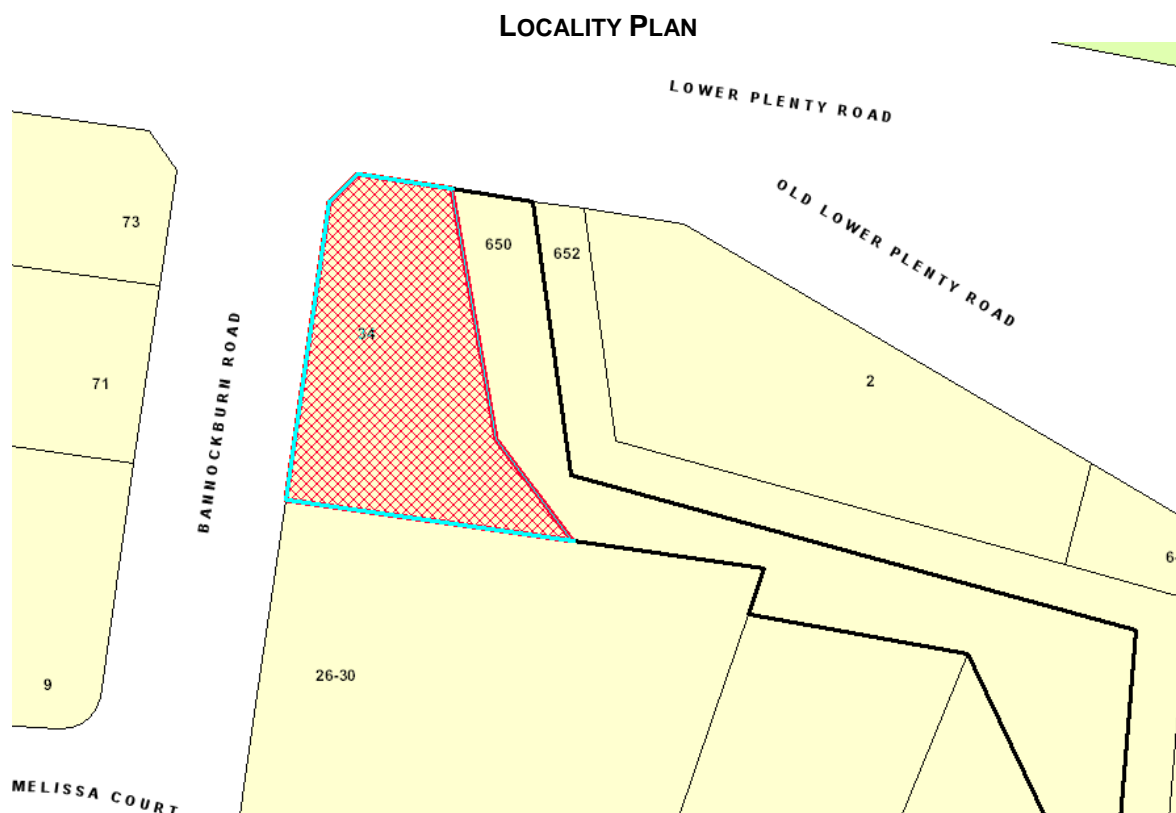
**LOC.88 34 BANNOCKBURN ROAD, VIEWBANK - PROPOSED SALE OF LAND
(HAWDON WARD)
<Jeanette Kringle - City Development>
BS28/018/028 X BP600/34**

PROPOSAL

To consider a report on the suitability of the Council-owned land, located on the south east corner of Lower Plenty Road and Bannockburn Avenue, Viewbank and known as 34 Bannockburn Road, Viewbank, for open space purposes.

BACKGROUND

Council is the owner of a parcel of land known as 34 Bannockburn Road, Viewbank, being the land shown shaded on the locality plan below (the subject land).



Title to the subject land was originally transferred to the former Heidelberg Council in 1990, in lieu of the developer's open space contribution, under the provisions of the *Subdivision Act* 1988.

LEGAL

LOC.88 34 BANNOCKBURN ROAD, VIEWBANK - PROPOSED SALE OF LAND (Hawdon Ward) cont'd

At its Ordinary Meeting of 15 March 2010 (item LOC.72) Council considered submissions and a report on a proposal to sell the subject land and resolved among other things that:

"....action to sell the properties known as 34 Bannockburn Road be deferred pending a further report and discussion regarding suitability of the site(s) being used for open space including active open space, the ability for the sites to meet the objectives regarding Council's Open Space Policy, Safety, Access and Car Parking. The report is to also include the costs to develop these parcels of land having regard to suitable playground equipment, public toilets and proximity of other open space in the area which is suitable to service the local community...."

TECHNICAL CONSIDERATION

As shown on the aerial plan below there are no improvements on the subject land. It is a grassed area not actively being used by the community other than as a short cut.



EASEMENTS AND INFRASTRUCTURE ASSETS

There are no registered easements on title and the site contours do not restrict the development potential of the site. There is however an agreement pursuant to section 173 of the Planning and Environment Act 1987 registered on title which restricts the development potential of the site to two dwellings. It is unlikely that access to the subject land via Lower Plenty Road would not be permitted.

LEGAL

LOC.88 34 BANNOCKBURN ROAD, VIEWBANK - PROPOSED SALE OF LAND (Hawdon Ward) cont'd

ZONING

The subject land is included in a Residential 1 Zone and is affected the Environmental Significance Overlay (ESO1) controls within the Banyule Planning Scheme.

Banyule's Neighbourhood Character Strategy includes the area within its Garden Court (GC5) precinct.

Proposed amendments to the Banyule Planning Scheme No. C33 (Part 2) affects the subject land. This amendment proposes changes to the housing policy for the entire municipality.

ADJACENT LAND

The neighbourhood predominantly consists of detached residential dwellings dating from the late 1970's and early 1990's. The Viewbank Childcare Centre is located to the south of the subject land.

The closest public toilets are located in the Lower Plenty Shopping Centre approximately 1 km to the north east. The cost to install public toilets on the subject land would be between \$150,000 - 180,000 (being the cost to provide the basic one male cubicle and one urinal, two female cubicles and one disabled toilet) and \$20,000 to connect to the sewer.

Lower Plenty Road, to the north of the site, is an arterial road. Consequently, given the need for turning facilities for traffic in this location, parking in Lower Plenty Road would not be encouraged. Bannockburn Road itself is constructed but no kerb and channel exists. In order to provide parking spaces in Bannockburn Road, adjacent to the subject land, consideration would need to be given to increasing the width of the existing pavement, the construction of kerb and channel and providing additional drainage. The cost to provide ten car parking spaces, kerb and channel and drainage, would be between \$80,000 - \$100,000.

To the east of the subject land is a Council-owned drainage reserve. The drainage reserve serves as a storm water open drain which feeds into the Plenty River.

POLICY IMPLICATIONS

PLAYGROUND DEVELOPMENT & MANAGEMENT STRATEGY

The Banyule City Council Playground Development & Management Strategy prepared in 1999 (the 1999 Strategy) is currently under review. The purpose of the review is to develop a strategy for the management of play spaces within the municipality. This is likely to include consideration of:

- the suitability, age and condition of play space equipment;
- realistic maintenance regimes;
- safety issues and Australian Standards; and
- location, design and development of future play spaces.

Future management of play spaces within the municipality may involve decommissioning some of the existing playground equipment. It may also involve selling some of the play spaces.

Initial investigations have revealed that the municipality is struggling to appropriately maintain its existing playground equipment and facilities. The 1999 Strategy identified a number of play spaces for possible decommissioning. Those works have not yet been undertaken.

LEGAL

LOC.88 34 BANNOCKBURN ROAD, VIEWBANK - PROPOSED SALE OF LAND (Hawdon Ward) cont'd

OFFICER COMMENT

Despite the fact that the 1999 Strategy is still in the process of being reviewed the subject land has been identified as being unsuitable as a play space. It is unsuitable for the installation of playground equipment primarily because of the location and the safety issues associated with such a facility being located within close proximity of an arterial road but also the number of play spaces in the vicinity.

Another consideration is the cost to install playground equipment at this location. This has been estimated as being between \$250,000 to \$500,000, depending on the type of equipment installed and the relative play value and equipment durability. Preliminary estimates to provide public toilets and suitable car parking spaces are in the vicinity of \$300,000. The total cost would be between \$480,000 and \$800,000.

It is difficult to justify the retention of the land for a play space with or without the installation of playground equipment because there are a number of play spaces within close proximity of the subject land. This is discussed further in this report.

OPEN SPACE STRATEGY

The vision of Banyule City Council Public Open Space Strategy 2007-2012 (the Strategy) is that "*Council will provide and maintain public open space throughout Banyule which:*

- *is of a consistently high quality;*
- *offers a diversity of leisure opportunities;*
- *recognises the importance of protecting indigenous flora and fauna and habitat for native birds and animals;*
- *recognises and celebrates the area's heritage and character;*
- *is inclusive and easily accessible;*
- *is a safe and is perceived to be safe."*

The Strategy contains a set of principles, consistent with the vision, to provide guidance as to the principles to the planning, management and development of open space.

It also states that "*consideration should be given to disposing of Council land classified as open space where it cannot service the community effectively as viable public open space where one or more of the following reasons exist:*

- *Lack of size;*
- *Inappropriate topography; eg steep, swampy etc;*
- *Poor access to the site;*
- *Poor location and orientation from a community safety perspective, eg. lack of natural surveillance, etc;*
- *Low levels of community use;*
- *Unreasonably difficult and/or costly to maintain."*

The Strategy indicates that the subject land is located within the Viewbank Precinct and is identified as "stand alone block". The Strategy states that:

"....Viewbank is extremely well catered for in terms of public open space the quality of public open space in Viewbank is exceptional for an urban area. There is a wide variety of public open space types within Viewbank, ranging from active sporting to environmentally significant reserves and from local neighbourhood parks to regional parklands."

LEGAL

LOC.88 34 BANNOCKBURN ROAD, VIEWBANK - PROPOSED SALE OF LAND (Hawdon Ward) cont'd

This precinct provides ample open space, both in quality and quantity, particularly in terms of play spaces and playground equipment. As previously mentioned there are a number of play spaces and playground facilities within a relatively short distance to the site, these include:

- The Glade Reserve – neighbourhood play space approximately 350 metres to the south with playground facilities;
- Castleton Park – neighbourhood play space approximately 480 metres to the west with playground facilities;
- Crana Reserve – neighbourhood play space approximately 600 to the southwest with playground facilities.

SALE OF LAND

The Guidelines for the Sale and Exchange of Council Land (the Guidelines – adopted by Council in April 2009) provides that the sale of land should be conducted through a public process, unless circumstances justify an alternative method of sale. Disposal of the Council land at public auction provides a transparent process and is considered the most appropriate method of sale.

In any event any sale of Council land should be in the best interest of the community and provide the best result, both financial and non-financial for Council and the community.

FUNDING IMPLICATIONS

Notwithstanding that the subject land comprises land that was transferred to the former Heidelberg Council in 1990, in lieu of the developer's contribution to public open space requirements, the subject land has not been set aside, zoned or reserved (by the Council, the Crown, the Banyule Planning Scheme or otherwise) for use for public recreation, public resort, as parklands or for similar purposes.

Consequently it is **not** deemed public open space for the purposes of section 20 of the *Subdivision Act 1988*.

CONCLUSION

The current playground replacement regime will take about 45 years to run through one cycle if current resources are maintained and the cost for replacement remains stable.

Accordingly, and despite the review of the 1999 Strategy not being due to be completed until later this year, it is considered that the subject land is not suitable as a play space or for the installation of playground equipment.

The proposal to sell the subject land has been considered having regard to the current and potential future uses, the Guidelines, the Open Space Strategy and the 1999 Strategy.

There is no strategic or long term purpose for the subject site nor does it fulfil any useful Council or community function. The subject land does not support "best practice" service delivery. For all intents and purposes the subject site is a stand alone residential block. Its disposal is consistent with the Open Space Strategy and will enable the land to be used and developed consistent with the Banyule Planning Scheme and Council's Housing Strategy.

For the reasons mentioned above it is considered that the proposal to sell the land should be supported.

LEGAL

LOC.88 34 BANNOCKBURN ROAD, VIEWBANK - PROPOSED SALE OF LAND (Hawdon Ward) cont'd

RECOMMENDATION:

1. That, being of the opinion that the Council-owned land known as 34 Bannockburn Road, Viewbank (the subject land) is surplus to Council's and the community's needs, for the following reasons:
 - a) the subject land is a vacant block zoned Residential 1 Zone (R1Z);
 - b) the subject land may not service the community effectively as viable open space because of one or more of the following:
 - inappropriate area/size
 - poor location and orientation from a community safety perspective, eg. close proximity to main or collector roads etc
 - inappropriate topography, eg steep, swampy etc
 - poor access to the site
 - low levels of community use
 - c) the disposal of the subject land is consistent with the Banyule City Council Public Open Space Strategy 2007-2012;

Council now directs that the land be sold at public auction.

2. That the necessary documentation to effect the sale and transfer of the land be signed and sealed at the appropriate time.

LEGAL

LOC.89 PROPOSED EXTENSION OF PROHIBITION OF ALCOHOL IN PUBLIC PLACES
<Gina Burden - City Development>
BS06/015/007

PROPOSAL

To follow-up on the initial report provided to Council on 15 February 2010 regarding the proposed extension of Council's Local Law prohibition of alcohol in public places to other precincts within Banyule. This report provides feedback on the consultation that has occurred to date, and recommends that public submissions on the proposal now be sought prior to Council making a final decision on the matter.

BACKGROUND

At the Council Meeting on 14 December 2009, in response to concerns regarding alcohol related anti-social behaviour in public places, Council adopted a Notice of Motion requesting Officers to report and advise on Council's current local laws in relation to consumption of alcohol in public places and the process for reviewing and extending the current local laws. A detailed initial report was considered by Council on 15 February 2010 (see [Attachment 1](#)).

In the February report, Council was advised of those areas identified as being areas where Council should consider extending the alcohol restrictions. These areas included the following shopping precincts:

- Watsonia Shopping Centre and surrounds;
- Lower Plenty Shops;
- Montmorency Shopping Precinct;
- Extension of the Olympic Village Shopping Centre located at Southern Road, Heidelberg West to include the park, community centre, and adjoining laneway;
- Waterdale Rd North Shops and surrounds including park, Heidelberg West;
- Andrew Place & Strikers Bowling precinct, Bundoora;
- Ivanhoe Shopping Precinct and Council Offices;
- Silverdale Road Shopping Strip, Eaglemont.

In relation to the February report, Council resolved the following:

- “1. That Council note the report and agree in principle with the proposal to extend the prohibition of alcohol in public places to the areas identified in the report.
2. That a further report be presented to Council following further consultation with relevant parties.”

CITY PLAN

The review of the prohibition of alcohol in public places is consistent with the following objectives and strategies in the 2009-2013 City Plan:

‘People’ - Promote community safety and amenity - Working in partnership with the community and key stakeholders to influence solutions that will address safety concerns and experiences of crime or accidental injury in Banyule's social, built and natural environments; and

“Place” - Enhance public spaces – Protect and improve places to meet and engage in social or leisure activities.

LEGAL

LOC.89 PROPOSED EXTENSION OF PROHIBITION OF ALCOHOL IN PUBLIC PLACES cont'd

CONSULTATION

Following the report to Council, discussion has been held with Sergeant Carl Richmond from Greensborough Police Station representing Victoria Police, relevant Council staff, traders and trader associations.

Council's decision to investigate extending the alcohol local law restrictions generated interest from the local media. One report focused on the proposed additional areas as being 'hotspots'. This initially created a negative reaction from the Eaglemont Village Traders Association which indicated that it did not want to be included in the local law restrictions as there was no evidence of any problems in the Eaglemont area and was therefore not a 'hotspot'. Conversely, the question was asked by the Burgundy Street traders as to why that shopping precinct had not been included in the proposed list.

As indicated in the previous report the list of areas was put together in consultation with Victoria Police and focuses on the shopping precinct areas where there had been reported problems with public drinking. Even though the Eaglemont shopping precinct does not have an existing problem, it was considered that potential problems could occur in future if the bans are applied to other areas such as the Ivanhoe precinct, which could result in drinkers moving to areas that are not covered by the ban. It was being treated as a preventative measure in that regard. In hindsight Burgundy Street precinct should have been included for the same reason, which would therefore consistently apply the bans to selected shopping precincts in Banyule.

Some of the feedback received from trader groups including Burgundy Street was concern about how the bans would impact on businesses that sell alcohol, for example that it may negatively implicate those premises or that it could impact on the ability to renew liquor licences. In meetings with trader groups and in letters forwarded to traders not represented by a group, which includes traders at Waterdale Rd North shops and Andrew Place precinct, traders were informed of the purpose of the bans and that they would not apply to licensed premises as is the case currently with the existing bans.

Following meetings at which Council's position was clarified, the Eaglemont Village Traders Association advised that they were no longer concerned with the ban being applied to the Village so long as it would not impact on licensed premises. They also stated that they would like to be consulted on the positioning in the Village of signage advising of the bans. Written support was received from traders at both Waterdale Road North and Andrews Place in response to the letter forwarded to all traders in these areas, and no objections were received.

During the consultation with traders, further advice was received from the Centre Coordinator representing Watsonia, Montmorency and Lower Plenty Traders Associations which indicated that there was some confusion in the centres relating to the restrictions and the impact on current and future liquor licences. Again a letter was forwarded to all traders in these centres to outline the purpose of the bans, and to confirm that it would not apply to licensed premises. Feedback was sought from the traders, however, no concerns or opposition to the proposed bans were received.

It should be noted that Watsonia, Montmorency and Lower Plenty Shopping precincts had been identified as particular areas of concern in the initial request received by Victoria Police in relation to seeking an extension to the current areas where the bans apply.

LEGAL

LOC.89 PROPOSED EXTENSION OF PROHIBITION OF ALCOHOL IN PUBLIC PLACES cont'd

Accordingly, it is proposed that the areas where the bans be extended include the original areas identified in the February Council report, with the addition of Burgundy Street Shopping Centre and surrounds. Maps highlighting the affected areas are attached (see [Attachment 2](#)).

WIDER ISSUES

As advised in the previous report there are many councils that in some form or other apply restrictions on the consumption or possession of alcohol in public places. This is the case not just in Victoria but throughout Australia. It can be argued that it has limited impact on reducing the incidence of alcohol related antisocial behaviour, certainly some councils have experienced more success than others. At Banyule the local law has been of some effect enabling the Police to confiscate alcohol, or issue fines on the spot which allows them to deal immediately with situations, however, the problem tends to move elsewhere or becomes covert.

Darebin Council, when it was investigating the trial implementation of some alcohol restriction zones last year, undertook a small study of a number of Council's throughout Australia to analyse the effectiveness or otherwise of the restrictions applied in those councils. The feedback indicated that there were both positive and negative aspects of the restrictions.

Positive effects include that:

- it gives police the power to respond;
- sets clear expectations to the community about appropriate behaviour;
- increases the perception that an area is safer, in some areas has actually resulted in a decrease in alcohol related crime and damage, including graffiti; positive feedback received on the decrease in public drinking;
- enhanced image and tourism potential; and
- provides an opportunity to link some offenders with rehab services.

Negative aspects of the restrictions include that:

- it has not resulted in an improvement in the community's perception of safety;
- it causes the displacement of the problem to other areas;
- it is only effective as long as the police enforce which does not happen often enough due to resourcing issues;
- people engage in other risky behaviour;
- there is very strong opposition from licensees;
- often affects already marginalised and disadvantaged groups and can be discriminatory to these groups;
- dispersal of drinkers into homes which increases stress factors on families in affected homes;
- some difficulties in signage and lack of public awareness of the zones; and
- fines often remain unpaid so does not act as a deterrent.

LEGAL

LOC.89 PROPOSED EXTENSION OF PROHIBITION OF ALCOHOL IN PUBLIC PLACES cont'd

Responding to issues associated with drug and alcohol misuse requires a holistic approach offering primary prevention strategies alongside both secondary and tertiary support services. This approach is strongly supported by Banyule Community Health Service, generalist support services and a cross section of residents. Alcohol Restricted Zones are a useful tool when actioned as part of a broader holistic approach encompassing both primary, secondary and tertiary support. These strategies are required to complement Alcohol Restricted Zones and without them we risk further exacerbating the health and wellbeing risks associated with alcohol misuse.

Currently in Banyule a shortage exists of support services including health promotion, counselling and drug & alcohol outreach. There is merit in Council supporting these services and there may be options for funding these services which Council can further explore. By doing this Council would be acknowledging that Alcohol Restricted Zones are just one response mechanism as we work towards a more comprehensive holistic response.

An example of the complementing strategies that Banyule City Council are currently involved with include:

- Banyule Liquor Accord

Council is involved in this initiative as a key partner alongside Victoria Police and Responsible Alcohol Victoria. The Banyule Liquor Accord is a co-operative agreement between licensees of Hotels, Licensed Clubs, Packaged Liquor Outlets and Sporting Clubs. Its purpose is to encourage and promote best practice in licensed premises within Banyule and to contribute to the safety of patrons, staff and the local community.

- Support and Outreach

The Youth and Community Partnerships team deliver Link-U, a mobile after hours outreach, information, program support and referral service for Banyule young people and their families. Link-U staff are able to monitor hot spot areas within Banyule whereby drug or alcohol misuse may occur. The Link-U staff respond to issues by connecting young people to relevant services and facilities in the community including North Eastern Outreach Drug & Alcohol Service (NEODAS) or Youth Substance Abuse Service (YSAS).

The Youth and Community Partnerships team are also a lead agency in the program planning and delivery of the Back Up program. Back up is a crime prevention program aiming to reduce risk factors and strengthen protective factors reducing the risk of engagement in criminal activity. When a young person is cautioned or deemed as 'at risk' by local police they are then referred to a central referral point (Y & CP team) whereby they are then linked with a range of services relevant to their needs.

- Community Education

In 2009 the Youth and Community Partnership team worked alongside a number of community organisations and local schools to develop and deliver Silent Friends a peer support program early intervention program. The overall aim of Silent Friends was to raise knowledge and awareness about the unsafe consequences of binge drinking to young people within a peer support framework. This in turn would see participants develop skills and confidence to informally educate their peers about harm minimisation. The Y & CP team are currently in the final stage of evaluating this program and actively working to seek resources to be able to continue to deliver this in schools across Banyule.

LEGAL

LOC.89 PROPOSED EXTENSION OF PROHIBITION OF ALCOHOL IN PUBLIC PLACES cont'd

- Creating Safer Spaces

Crime Prevention Through Environmental Design Audits are conducted in public places across Banyule by the Community Safety Planning and Development Officer and the local Victoria Police Crime Prevention Officer. These audits aim to minimise the opportunity for crime and to create safer, accessible and liveable places that encourage community participation.

- Cross Sectoral partnerships

Banyule City Council works in partnership with a range of organisations and services across the municipality of particular relevance to this issue is the Memorandum of Understanding that informs our work with Banyule Community Health Service. These partnerships see key agencies with strong interest come together to respond to complex issues

REQUIREMENT FOR PUBLIC SUBMISSIONS

Clause 205 of Banyule Council's General Local Law No. 1(2005), allows Council by resolution, to prohibit any activity (including the drinking of alcohol, or being in possession of an opened container of alcohol) in or on a specified Road, or in a specified portion of the municipal district subject to such conditions as Council thinks fit. The provision is subject to Council first calling for submissions as it would under section 223 of the *Local Government Act* 1989 (clause 206), and the resolution has no force (clause 207) until details of the prohibition are published in a local newspaper and signs advising of the prohibition are erected in or on the specified Road or portion of the municipal district. Following hearing of section 223 submissions, Council can then formally prescribe the areas and conditions which will be subject to the alcohol bans.

CONDITIONS

In the existing areas where the bans apply Council has specified the condition that the bans do not apply to individual trading premises or licensed premises but does extend to all other public places within the designated areas, including private property, as indicated by signs. It is proposed that the same conditions apply for the additional areas that have been identified. The positioning of signage will be important, and the trader groups will be consulted on where these are placed.

CONCLUSION

Following the initial report to Council, which identified those areas which Council's current local law relating to alcohol in public places could be extended to, consultation occurred with traders and trader groups to assess if there were any concerns about the proposed bans. Any initial concerns that the bans would negatively impact on licensed premises has been dispelled through talks and written communication. Subsequently, it has been identified that Burgundy Street, Heidelberg, shopping precinct should also have been included.

At this stage in the process there appears to be general support in the community for the bans as a way of addressing some of the concern relating to anti social behaviour caused by drinking in public. It is recognised, however, that the local law is only a very minor part of any solution to the overall problem of alcohol related violence and anti social behaviour. The next stage in the process involves Council seeking public submissions on the proposal.

LEGAL

LOC.89 PROPOSED EXTENSION OF PROHIBITION OF ALCOHOL IN PUBLIC PLACES cont'd

RECOMMENDATION:

1. That Council publicly advertise in the local newspaper and on its internet website, its intention to extend the prohibition of alcohol in public places to the following areas:
 - Watsonia Shopping Centre and surrounds;
 - Lower Plenty Shops;
 - Montmorency Shopping Precinct;
 - Extension of the Olympic Village Shopping Centre located at Southern Road, Heidelberg West to include the park, community centre, and adjoining laneway;
 - Waterdale Rd North Shops and surrounds including park, Heidelberg West;
 - Andrew Place & Strikers Bowling precinct, Bundoora;
 - Ivanhoe Shopping Precinct and Council Offices;
 - Silverdale Road Shopping Strip, Eaglemont;
 - Burgundy Street Shopping Precinct, Heidelberg.
2. That Council in accordance with clause 203 of General Local Law No. 1(2005), seek submissions as it would under the provisions of Section 223 of the *Local Government Act 1989*.
3. That a further report be presented to Council following receipt of submissions.

LEGAL

LOC.90 SEALING OF DOCUMENTS
<Andrea Turville - City Development>
BS02/025/001, BS28/015/079 x BP4690/66

The following documents require the affixing of the Common Seal of Council:

- 1. PARTY\PARTIES:** Banyule City Council and Basile Real Estate Agents Pty Ltd
- OFFICER:** Andrea Turville
- FILE NUMBER:** BS28/015/079 x BP4690/66
- DOCUMENT:** Lease Agreement
- ADDRESS:** 66 Main Street, Greensborough (Bakewell Ward)
- BRIEF EXPLANATION:** Council is the owner of the retail shop situated at 66 Main Street, Greensborough. A five (5) year lease commencing on 1 June, 2010 has been negotiated with Basile Real Estate Agents Pty Ltd. Public notice of Council's intention to enter into the lease has been given in accordance with s.190 of the Local Government Act 1989 (the Act). The submission period closes on 30 June, 2010. Council should resolve to formally ratify the lease by the affixing of its Common Seal to the lease, subject to there being no submissions received.

RECOMMENDATION:

1. That Council acknowledges that the statutory procedures, pursuant to s.190(3) of the Local Government Act 1989 have commenced by giving public notice of its intention to enter into a lease with Basile Real Estate Agents Pty Ltd in the Diamond Valley Leader on the 2 June, 2010.
2. Subject to there being no submissions received pursuant to s.223 of the Act; Council resolves to enter into the lease with Basile Real Estate Agents Pty Ltd for a period commencing on 1 June, 2010 and affix its Common Seal to the lease.
3. In the event of submissions being received in accordance with the Act, a further report will be presented to Council on 19 July, 2010.

**FOC.48 SPORT & RECREATION VICTORIA 2011/12 COMMUNITY FACILITY
FUNDING PROGRAM GRANTS
<Allison Beckwith - Community Programs>
BS38/040/001**

PROPOSAL

To provide funds in the 2011/12 New Works & Services program for the successful Sport & Recreation Victoria (SRV) 2011/12 Community Facility Funding Program and Strengthening the World Game Funding Program applications.

BACKGROUND

Community Facility Funding Program

The Community Facility Funding Program contributes to the provision of high-quality and accessible community sport and recreation facilities across Victoria.

The program encourages:

- Better planning of sport and recreation facilities.
- Innovative sport and recreation facilities.
- Increased community access to leisure opportunities.
- Strengthening communities through sport and recreation participation; and
- Increased inclusive practices for communities

The Community Facility Funding Program's 'Building Community Infrastructure' category provides grants for improving places where communities meet and interact. There are four sub-categories focussing on building or upgrading community sport and recreation facilities:

- Minor Facilities - projects with total costs of up to \$250,000 (GST exclusive).
- Major Facilities - projects with a total cost of over \$250,000 (GST exclusive).
- Planning - Recreation planning, facility feasibility and regional planning projects. Projects must demonstrate a boarder municipal or regional benefit.

Within the 'Building Community Infrastructure' category, Council may make only one application under the Major Facilities category.

The Minor Facilities category is to assist local community groups, in partnership with their local government authority, in the development and upgrading of community sport and recreation facilities. Three applications can be submitted under this category, two of the projects can seek up to \$60,000 and one project can seek up to \$30,000. Matching funds must be available for each application.

Officers have identified a number of priority projects for Council to consider for the Community Facilities Funding Program. These projects have been identified through Council's 10 year Capital Works Plan that clubs contributed to last year as well as priority actions from the 2008-2013 Recreation Strategy.

Strengthening the World Game Funding Program (STWG)

The STWG program provides funding to assist local football (soccer) clubs and organisations to upgrade existing or develop new facilities to maximise their capacity to cater for additional participation in football (soccer). This may include:

FINANCIAL

FOC.48 SPORT & RECREATION VICTORIA 2011/12 COMMUNITY FACILITY FUNDING PROGRAM GRANTS cont'd

- Change rooms for players and referees of both genders;
- Installing and upgrading floodlighting;
- Developing or upgrading pitches;
- Improved access for women, people with a disability, young people, older adults, culturally and linguistically diverse people and indigenous people.

There are two assessment periods in each financial year. Councils may apply for up to \$100,000 in each assessment period.

The STWG program does not have a maximum total project cost unlike the Minor Facilities Funding Program and therefore suits projects which have a total project cost in excess of \$250,000.

The following projects were successful in receiving funding through the STWG funding program in 2009/2010:

- First Round – Sports Field Lighting Project, Banyule Flats Reserve.
Total project cost \$362,765, Council contribution \$242,765, club contribution \$20,000 and SRV contribution \$100,000. (Council funding available in 2010/2011 financial year).
- Second Round – Elder St Reserve Sporting Precinct Pavilion Redevelopment.
Total project cost \$ 674,750, Council contribution \$396,063, club contribution \$178,687, SRV contribution \$100,000 (Council funding available in 2010/2011 financial year).

The next assessment round for the STWG funding program closes on the 14 July 2010.

APPLICATIONS

Major Facilities

Council is only permitted to submit one application in this category for a project with a total cost of over \$250,000 (GST exclusive). Applications for this category close on 18 August 2010.

After investigation of potential projects that suit the funding program, officers have identified one project for consideration, which is summarised in the below table:

Organisation	Project	Funding
Banyule City Soccer Club/ Viewbank Cricket Club	Banyule Flats Pavilion Redevelopment	Total project Cost - \$ \$870,000 SRV: \$ 217,000 BCC: \$ 653,000(EOI NWS 11/12) <i>Note: Club contribution to be confirmed. Council contribution can be lowered if club commits funds.</i>

Minor Facilities

Council is only permitted to submit three applications in this category and at least one application must be for a project with a total cost of \$60,000 or less. Applications for this project category close on 21 July 2010.

FINANCIAL

FOC.48 SPORT & RECREATION VICTORIA 2011/12 COMMUNITY FACILITY FUNDING PROGRAM GRANTS cont'd

Officers considered five applications which are summarised in the following table:

Organisation	Project	Funding
Banyule City Council	Warringal Park Play Space Redevelopment – Stage 1	Total Project Cost - \$250,000 TBC SRV: \$60,000 BCC: \$190,000 TBC (EOI NWS 11/12)
Ivanhoe Junior Football Club/ Bellfield Cricket Club	Ford Park Lighting Project - Stage 2	Total Project Cost - \$80,000 SRV: \$40,000 BCC: \$40,000 (EOI NWS 11/12)
Montmorency Tennis Club	Conversion of 1 tennis court to a synthetic surface	Total Project Cost - \$60,000 SRV: \$30,000 BCC: \$30,000 (EOI NWS 11/12)
Grace Valley Tennis Club	Conversion of 4 tennis courts to a synthetic surface.	Total project Cost - \$180,000 SRV: \$60,000 BCC: \$80,000 (EOI NWS 11/12) Club: \$40,000

Planning

Council is only permitted to submit one application in this category. The maximum grant provided by SRV under this category is \$30,000. Applications for this close on 27 October 2010.

Officers considered one project which is summarised in the following table:

Organisation	Project	Funding
Inline Skate Victoria	<i>Olympic Park – Skate Feasibility Study</i>	Total project Cost - \$30,000 SRV: \$15,000 BCC: \$15,000 (EOI NWS 11/12)

Strengthening the World Game Funding Program (STWG)

Council can submit one project under the third assessment period and apply for up to \$100,000 from SRV towards the total project costs. Applications for this close on 14 July 2010.

FINANCIAL

FOC.48 SPORT & RECREATION VICTORIA 2011/12 COMMUNITY FACILITY FUNDING PROGRAM GRANTS cont'd

After investigation of potential projects that suit the funding program, officers considered one project which is summarised in the following table:

Organisation	Project	Funding
Banyule City Soccer Club	Yallambie Park Pavilion Redevelopment: (Stage 2) – player change & referee rooms, toilets & showers.	Total project Cost - \$465,658 SRV: \$100,000 BCC: \$365,658 (EOI NWS 11/12) Club: \$179,684 In-kind (see comments below)

The Yallambie Park Pavilion Project consists of two stages. The first stage of the project includes an extension and upgrade of the social room area. Banyule City Soccer Club (BCSC) will fully fund and complete all works for the first stage of this project.

BCSC are currently working with Council to obtain the correct approvals for works to begin. The clubs in-kind contribution for this project is valued at \$179,684

The second stage of the project includes the following items:

- Upgrades to the players home and away change room;
- Upgrades to the referee change rooms;
- Upgrades to change room toilets and showers;
- Cubicle showers for female players and referees;
- Accessible toilet facilities;
- Upgrades to external toilet facilities and inclusion of equipment storage areas.

The total cost for the second stage of the project is \$465,658 and Council would seek \$100,000 from SRV for this project.

FUNDING RECOMMENDATIONS

Minor & Major Facility Funding:

The assessment of the applications involved a comparison against funding criteria, on-site visits at all sites and discussions with the community clubs involved in the process.

The three projects that the Leisure Services Team sees as priorities and recommends that are developed further and presented to Sport and Recreation Victoria under the 'Minor Facilities' category are as follows:

- Warrigal Park Play Space Redevelopment – Stage 1
- Conversion of four tennis courts to a synthetic surface at Grace valley Tennis Club
- Court conversion at Montmorency Tennis Club

For the Major Facilities Category, the Leisure Services Team recommends Banyule Flats Pavilion Redevelopment be presented to Sport and Recreation Victoria for consideration.

For the Planning Category, the Leisure Services Team recommends Olympic Park – In Line Skate Feasibility Study be presented to Sport and Recreation Victoria for consideration.

FINANCIAL

FOC.48 SPORT & RECREATION VICTORIA 2011/12 COMMUNITY FACILITY FUNDING PROGRAM GRANTS cont'd

Strengthening the World Game:

Under the Strengthening the World Game funding, the Leisure Services Team recommends the Yallambie Park Pavilion Redevelopment be presented to Sport and Recreation Victoria for consideration.

Summary

These six projects have a total project cost of \$1,855,658 of asset upgrades and development. If successful \$482,000 of these costs would be funded through State Government money via this fund and \$40,000 would come from the local community groups. However please note that Banyule City Soccer Club is undertaking Yallambie Park Pavilion Redevelopment Stage 1 at their own cost at a price of \$179,684.

This would leave Banyule City Council with a cost of \$1,333,658 for the six projects that would be submitted through the EOI process for the New Works and Services Budget 11/12. These funds would be required if the project submissions were successful and made available through 11/12 budget process for projects to proceed. Notification of successful applications through this funding scheme is available from September 2010.

It should be noted in consideration of the above projects that Sport and Recreation Victoria have indicated that Drought Relief/Sustainable Sports fields funding guidelines will be released shortly. This will provide Council with a further funding opportunity particularly in relation to its warm season grass program for its active reserves. In previous years this funding program has required matching funding.

RECOMMENDATION:

1. That Council endorse the officer recommendations as outlined in the report relating to Minor Facility and Strengthening the World Game funding and endorse applications to SRV for:
 - Warringal Park Play Space Redevelopment – Stage 1
 - Conversion of four tennis courts to a synthetic surface at Grace Valley Tennis Club
 - Court conversion at Montmorency Tennis Club
 - Yallambie Park Pavilion Redevelopmentproviding an allocation of \$665,658 in the 2011/12 New Works and Services Budget to be made available upon successful notification of grants.
2. That officers undertake discussion with clubs regarding the Planning and Major Facility Funding to encourage and firm up contributions to these projects. That a further report be submitted to Council in August to consider if these applications should proceed.
3. That officers provide Council with a report for consideration regarding drought relief funding once guidelines are announced.

FINANCIAL

FOC.49 SUPPLEMENTARY VALUATION 1/2010
<Peter Kemm - City Development>
BS12/055/003

PROPOSAL

Minuting the Valuer's Statutory Declaration relating to the Supplementary Valuations effective from 1 July 2010.

BACKGROUND

The City Valuer has submitted the attached supplementary valuation statutory declaration as required under Section 13DH(2) of the Valuation Land Act 1960. The Supplementary Valuation is to be effective from 1 July 2010.

RECOMMENDATION:

That Council note the attached Supplementary Valuation Declaration dated 22 June 2010.

FORWARD PLANNING

**FPOC.109 BANYULE ACTIVITY CENTRE CAR PARKING POLICY AND STRATEGY
<Michelle Herbert - City Development>
BS20/20/001**

PROPOSAL

To consider adopting the Banyule car parking policy and strategy for Activity Centres.

BACKGROUND

This item was considered at the Ordinary Meeting of Council held Monday, 1 March 2010. At that meeting, Council resolved:

“That the matter be deferred to a future Meeting of Council.”

Following the March Council meeting, Councillors extended an invitation to those community members who had requested to speak at the meeting, to attend a Councillor Briefing on 7 June 2010. The purpose of the briefing session was to allow community members a further opportunity to make their submissions to Council.

Summary of community members briefing

The main concerns of the community members who spoke can be summarised:

- One generic car parking policy and strategy applying to all Activity Centres when each Activity Centre is quite different and has different issues and needs.
- The inclusion of Bolden Street and Powlett Street in Zone A, which does not allow residential parking permits for residents.
- Objections to any form of paid parking or parking meters.
- Objections to payment for residential parking permits.
- The lack of any new publicly available car parking resources in Heidelberg.
- The effect of large employers such as the Austin Medical Precinct, Repatriation Hospital and schools on the car parking supply around Heidelberg and Ivanhoe.
- Lack of opportunity for residential parking on streets close to Activity Centres.
- Lack of long stay trader and employee parking in the Activity Centres.

Officers response to the issues raised:

Many of the issues are addressed in the latest version of the Car Parking Policy and Strategy, for example:

- There will be individual car parking strategies developed for each of the Principal and Major Activity Centres (Greensborough, Heidelberg, and Ivanhoe) with input from all stakeholders.
- Bolden Street and Powlett Street will likely be in Zone A, with existing residents having access to residential parking permits. The details of this will be developed as part of the Heidelberg Parking Plan.
- Currently, Council Officers do not see an immediate need for parking meters or paid parking and this is reflected in the policy and strategy.
- The cost of resident parking permits is in the order of \$25 per year, which compares favourably with neighbouring municipalities. This cost could be incorporated into municipal rates.
- Trader Permits will remain in the short to medium term, and considered as part of the individual Activity Centre parking plans.

FORWARD PLANNING

FPOC.109 BANYULE ACTIVITY CENTRE CAR PARKING POLICY AND STRATEGY cont'd

- Residents will have the opportunity to apply for residential and visitor permits in all streets close to Activity Centres.

The State Government's Metropolitan Strategy '*Melbourne 2030 – planning for sustainable growth*' aims to integrate land use and transport planning around networks of activity centres to create a balanced and workable city. Within the City of Banyule, Greensborough is one of Melbourne's 25 Principal Activity Centres. Heidelberg is a Major and Specialised Activity Centre, whilst Ivanhoe is a Major Activity Centre. Other smaller shopping locations across Banyule are either Neighbourhood Activity Centres or local convenience centres.

Melbourne 2030, Council's Municipal Strategic Statement and recently adopted Housing Strategy identify Activity Centres as preferred places for greater housing diversity, retail and commercial growth and community needs. Structure Plans have been adopted by Council for Greensborough and Heidelberg. Work is well advanced for an Ivanhoe Structure Plan and master planning at the Bell Street Mall in Heidelberg West.

Activity Centre structure plans also look at access and connectivity for each centre to foster pedestrian priorities and strategic objectives to:

- Provide a managed approach to car parking, vehicular movement and connectivity.
- Minimise the adverse impacts of through traffic on pedestrians, cyclists and public transport.

These strategic objectives will in part be achieved by:

- Applying guiding principles for transport planning decisions in activity centres that apply a hierarchy of travel modes to enable assessment and detrimental impacts on higher order modes.
- Implementing a Car Parking Strategy that makes provision for:
 - Controlled on-street parking;
 - Residential parking permit areas;
 - Planning for multi-level car parking facilities within mixed-use built environments;
 - Managing car parking supply and future growth to support land development and sustainable infrastructure.

As a first step to developing and implementing an individual car parking strategy for each Activity Centre, Council Officers developed a general draft Car Parking Policy and Strategy for Activity Centres in 2009. The draft Policy and Strategy related to all Activity Centres in Banyule, including immediate surrounding residential streets, which are commonly affected by people working, shopping and visiting the Centres.

The draft Car Parking Policy proposed a car parking hierarchy in Activity Centres based on a zonal system. Four concentric zones generally based on comfortable walking distances around each Activity Centre are proposed:

- Zone A - The core development area where the bulk of the development will take place;
- Zone B – A 5 minute walking distance area beyond the Core Area;
- Zone C - A 10 minute walking distance area beyond the Core Area; and
- Zone D – A 20 minute walking distance area beyond the Core Area.

FORWARD PLANNING

FPOC.109 BANYULE ACTIVITY CENTRE CAR PARKING POLICY AND STRATEGY cont'd

It is envisaged that each Activity Centre will have a need for parking management measures in Zones A and B, with larger Activity Centres requiring parking management measures in Zone C and perhaps Zone D. In Zone A, the emphasis is on short stay parking, efficient turnover of parking spaces, multi-deck car parking providing a range of short and long stay needs, and walking as the predominant travel mode.

In Zones B, C and D, the emphasis is on progressively longer stay parking, protection for residents with residential parking permits, enforcement of parking restrictions, and cycling and public transport being the dominant travel modes.

CONSULTATION ON THE CAR PARKING POLICY AND STRATEGY

The draft Banyule Car Parking Policy and Strategy for Activity Centres were made available for public comment from 1 June 2009 to 31 July 2009. This period of public exhibition was later extended to 11 September 2009 to allow more time for the local community to consider and comment on the draft Policy and Strategy.

Council Officers undertook an extensive consultation plan to raise awareness of the Policy and its implications and to obtain all stakeholders views of the draft policy and zonal parking system. The elements of the consultation plan are listed below:

- Consultation Period open from 1 June 2009 to 31 July 2009, with a further extension to 11 September 2009;
- Letter and copy of the policy/strategy hand delivered to all traders in Ivanhoe, Heidelberg and Greensborough;
- Explanative letter hand delivered to 4,000 residents in Zones A and B adjoining the Principal and Major Activity Centres – Greensborough, Ivanhoe, and Heidelberg;
- Identification of major stakeholders in Banyule identified and contacted individually to obtain feedback on the Policy/Strategy;
- Article in the Banyule Banner (June/July 2009);
- Full Policy and Strategy available for download on Council's website www.banyule.vic.gov.au and also as hard copy at all Council Customer Service Areas and Libraries within the municipality;
- Two Trader meetings held in July 2009;
- Council Officers attended meetings of Banyule's Shopping Centre Coordinators to explain and receive feedback on the Policy/Strategy;
- Advertisements in the Heidelberg Leader and Diamond Valley Leader advising of two drop-in consultation evenings in August 2009;
- Two drop-in consultation evenings in August 2009; and
- Further meeting with the Banyule Shopping Centre Coordinators in February 2010.
- Councillor Briefing Session with submitters in June 2010.

SUBMISSIONS RECEIVED TO THE CAR PARKING POLICY AND STRATEGY

In response to the consultation plan, Council Officers received 328 written and verbal submissions. In terms of Activity Centre location, 132 submissions were received from Ivanhoe residents/traders; 121 were received from Heidelberg residents/traders; 27 were received from Greensborough, 17 were received from Eaglemont and single digit numbers from East Ivanhoe, Rosanna, Montmorency, Watsonia and Lower Plenty.

FORWARD PLANNING

FPOC.109 BANYULE ACTIVITY CENTRE CAR PARKING POLICY AND STRATEGY cont'd

A detailed analysis of the submissions found that approximately 10% of submissions were in favour of the Policy/Strategy and 90% were not in favour of aspects of the Policy/Strategy. [Attachment 1](#) provides detail of all submissions received.

To give a summary of the submissions received, the following sets out the more common themes:

In favour Submissions

- Agree with a Policy and Strategy which restricts more car parking.
- Agree with the idea of residents parking permits.
- Agree with more promotion of sustainable transport.
- Agree with a transport policy which places greater emphasis on the natural environment.

Not in favour Submissions

- Do not agree with resident parking schemes.
- Residents should not have to pay for resident parking schemes.
- Do not agree to having parking meters.
- Should not have to pay for parking meters or parking in Banyule.
- Do not agree with Activity Centres.
- Council approving too much development in Activity Centres.
- Developments are not providing enough car parking.
- Council should provide more long term car parks
- Do not agree with shorter parking time limits.
- Do not agree to parking restrictions.
- Do not agree with zonal parking.
- Do not agree to trader and shopper car parking in residential streets.
- Policy would destroy the local environment and amenity.
- Parking issues are being caused by State Government i.e. Melbourne 2030, Austin Hospital redevelopment, Schools.
- Restrictive parking will destroy shopping strips.

FORWARD PLANNING

FPOC.109 BANYULE ACTIVITY CENTRE CAR PARKING POLICY AND STRATEGY cont'd

The four (4) most common trader and resident issues raised in the consultation and how the Policy and Strategy could be amended to accommodate these concerns are set out in the table below:

Table 1: Common Issues and Proposed Resolution

Traders' Issues	Proposed Resolution of Issue
Loss of Trader Parking Permits.	Retention of current existing trader parking permit scheme in those Activity Centres which currently have a trader parking permit scheme. However, no additional permits or trader car parking spaces will be permitted. As development occurs in the core development area of each Activity Centre and if trader parking is lost, it will not be replaced. This is reflected in the final car parking policy and strategy.
Long Stay parking required for traders and their staff – more multi-level car parks.	It is not possible nor is it the role of Council to provide exclusive long stay parking for traders and their staff in the core development area. Council is committed to developing multi-level car parks in collaboration with other community uses and there is scope within this remit to provide some longer stay car parks for traders and their staff. At this stage, it would be expected that there would be a cost associated with longer stay parking.
Objection to any paid parking or parking meters	Currently, Council Officers do not see a need for parking meters or paid parking. Appropriate enforcement of time limitations will assist in increasing parking turnover. However, paid parking is a legitimate parking management tool where demand exceeds supply and it may be entertained in the future.
Current level of development being undertaken without appropriate parking provision	Development planning permits do include appropriate levels of car parking. Any reduction in car parking levels (less than can be accommodated in the surrounding area) should be accompanied by an in-lieu contribution to sustainable transport choices. This is reflected in the final car parking policy and strategy.

FORWARD PLANNING

FPOC.109 BANYULE ACTIVITY CENTRE CAR PARKING POLICY AND STRATEGY cont'd

Residents' Issues	Proposed Resolution of Issue
Objection to any paid parking or parking meters.	Currently, Council Officers do not see a need for parking meters or paid parking. Appropriate enforcement of time limitations will assist in increasing parking turnover. However, paid parking is a legitimate parking management tool where demand exceeds supply and it may be entertained in the future.
Objection to any payment for residential parking permits.	The current cost of residential parking permits is minimal ...equating to \$25 per permit per annum, and it provides a service to residents who can park unrestricted on public roads in front of or close to their home address. Benchmarking with neighbouring municipalities, show that Banyule residential parking permits are costed at less than 50% of neighbouring municipalities. Council sets the price of permits annually, this could be waived.
Objections to inclusion in Zone A and there needs to be a tighter core development area.	The current core development areas have been developed in line with the Structure Plans for Heidelberg and Greensborough. However, in line with the existing conditions that many streets within Zone A are purely residential.....residential parking permits will be made available to those existing residents of Zone A living in a street with a residential interface. This is reflected in the final car parking policy and strategy.
Current level of development being undertaken without appropriate parking provision	Development planning permits do include appropriate levels of car parking. Any reduction in car parking levels (less than can be accommodated in the surrounding area) should be accompanied by an in-lieu contribution to sustainable transport choices. This is reflected in the final car parking policy and strategy.

The proposed resolution of the four main issues raised by traders and local residents is considered to improve the Car Parking Policy and Strategy and provide a better balance for all affected. The final Policy and Strategy documents reflect the proposed changes made above (see [Attachments 2](#) and [3](#)).

Some issues brought up by local residents such as the issue of car parking around local schools and the issue of State Government approving large public facilities with very little parking are not so easily solved. Council Officers will continue to work with the individual schools and the State Government to find the best solution for all parties involved.

FORWARD PLANNING

FPOC.109 BANYULE ACTIVITY CENTRE CAR PARKING POLICY AND STRATEGY cont'd

COST IMPLICATION TO COUNCIL

In order to implement the general Car parking policy and strategy, Council Officers intend to research and develop a series of individual car parking strategies in consultation with all stakeholders in the individual Activity Centres. The cost of these strategies will be in the region of \$30,000 to \$40,000 each and will be subject to funding requests to the 10-Year New Works and Services Program. The principles of the Car parking policy and strategy will also be integrated in the structure planning for all activity centres.

CONCLUSION

The draft Banyule Car Parking Policy and Strategy generated a huge amount of interest with a large number of submissions being received in response to the consultation period. The majority of the submissions received were not in favour of a "blanket" policy and strategy and specifically were not in favour of a number of proposals such as removal of trader parking permits, metered car parking and payment for residential parking permits.

The revised general Car Parking Policy and Strategy which include resolution of the main objections received will be a major step towards strategically managing car parking in Banyule. Moving on from the general car parking policy and strategy, the next step is for Council Officers to begin preparation of individual car parking strategies with the individual Activity Centres commencing with the Heidelberg Activity Centre.

Individual car parking strategies will allow Council to work more closely with the local Activity Centre communities to find solutions which will better fit the particular Activity Centre.

RECOMMENDATION:

1. That Council adopt the Banyule Car Parking Policy and Strategy for Activity Centres.
2. That Council consider funding the preparation of individual car parking strategies for each Activity Centre, commencing with Heidelberg in the annual New Works and Services Program.
3. That submitters be advised of Council's decision.

FORWARD PLANNING

FPOC.110 ESTABLISHMENT OF BANYULE ROAD SAFETY IMPLEMENTATION COMMITTEE
<Michelle Herbert - City Development>
BS20/20/001

PROPOSAL

To advise Council on the establishment of a Banyule Road Safety Implementation Committee and to appoint a Councillor as Chairperson of the Committee.

BACKGROUND

The Banyule Road Safety Plan 2010 – 2015 was adopted by Council on 3 May 2010. Council resolved as follows:

- “1. That Council adopt the Road Safety Plan 2010-2015.*
- 2. That Council acknowledge the Transport Accident Commission (TAC) in providing the funding to undertake this project and thank the Road Safety Steering Committee for their work into bringing this project to fruition.*
- 3. That a report be submitted back to Council regarding the establishment of a Committee to monitor the implementation of the Road Safety Plan and to nominate suggested representatives for the Committee.”*

A draft Terms of Reference for the Road Safety Implementation Committee has been established and is **attached**. The purpose of the Road Safety Implementation Committee, which is proposed to meet quarterly, is to:

- “Provide advice to Council and Council staff on the implementation of the newly adopted Banyule Road Safety Plan 2010-2015 and other related documents/initiatives.*
- Provide advice to Council on relevant road safety matters.*
- Raise road safety issues of local, regional or global interest or concern for consideration by Council.”*

Given the strategic nature of the Road Safety Plan and based on past road safety implementation committees in Banyule and other municipalities, the committee is proposed to be comprised of road safety agency officers and council officers. Council receives many road safety requests each year which tend to be specific to a particular issue or street and these requests are best addressed on an individual operational level by Council’s transport engineers.

Additionally, community representatives and road safety agencies meet on a monthly basis as part of the RoadSafe North West Road Safety Community Forum which deals with road safety behavioural and operational issues in the north west region of Banyule, Nillumbik and Whittlesea.

FORWARD PLANNING

FPOC.110 ESTABLISHMENT OF BANYULE ROAD SAFETY IMPLEMENTATION COMMITTEE cont'd

The draft Terms of Reference for the committee state that:

“The Committee will comprise a combination of a the following members:

- *One Councillor, or a nominated deputy as appointed by Council to Chair the meeting.*
- *A representative of VicRoads;*
- *A representative of Victoria Police;*
- *A representative of RoadSafe North East Region;*
- *Representatives of Council departments with an interest in road safety i.e. Transport, Youth Services, Health Services, Community and Family Services;*
- *A community representative.”*

CONCLUSION

Council officers are currently contacting road safety agencies to secure the nomination and attendance of appropriate officers. To date, commitments have been made by VicRoads and the RoadSafe North East Region.

RECOMMENDATION:

1. That Council accept all nominations from State road safety agencies to the Banyule Road Safety Implementation Committee.
2. That Council nominate a Councillor as Chair of the Committee.

FORWARD PLANNING

FPOC.111 BANYULE ROAD USE HIERARCHY PLAN
<Justin Dynan - City Development>
BS20/015/004

PROPOSAL

Council to consider endorsing the Road Use Hierarchy plan for Banyule.

BACKGROUND

This matter was deferred at the 19 April 2010 Council Meeting (item FPOC.97).

As part of the Victorian Transport Plan, the Victorian Government has developed SmartRoads network operating plans for each local government area across Melbourne. VicRoads has provided details and guidelines of the SmartRoads program and in turn has been working with the metropolitan councils to develop a draft Road Use Hierarchy plan for each municipality.

The Government advises that SmartRoads is aligned with and supports the Victorian Transport Plan, as outlined in Figure 1. It will underpin future on-road transport strategies and respond to land use changes and community aspirations in a growing and changing city.

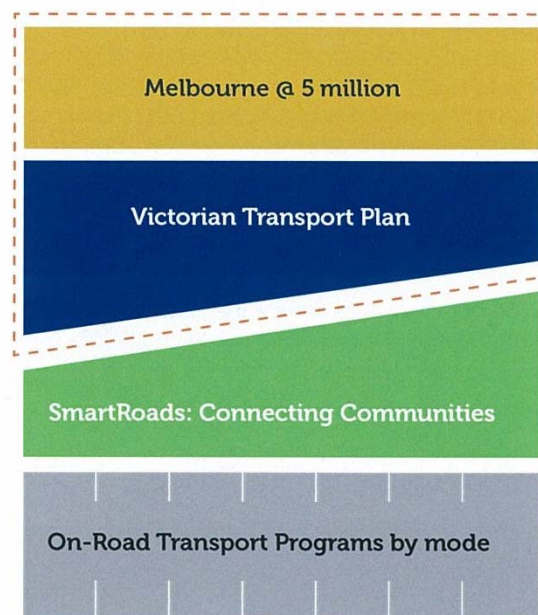


Figure 1 – Key initiatives to support land use and transport outcomes

SmartRoads is a planning tool that designates which modes of transport have priority on particular roads. It has been designed to improve the efficiency of the arterial road network, by reducing delays and congestion for commuters and appropriately allocating the existing road space. SmartRoads will be used by VicRoads to guide planning into the future and encourage smarter road sharing.

FORWARD PLANNING

FPOC.111 BANYULE ROAD USE HIERARCHY PLAN cont'd

The Victorian Government is looking to develop a smarter approach in managing the road network, in order to help resolve competing interests for limited road space, provide better utilisation of the existing roads and help people make smarter choices about what type of transport to use and when. It will provide a long term approach for operating Melbourne's arterial road network that will improve efficiency and safety, for both the road users and the whole community.

The Banyule Road Use Hierarchy plan is one piece of the overall metropolitan SmartRoads framework. It is essentially a State government plan for the management of arterial roads within Banyule. VicRoads are seeking to have the draft plan endorsed by Council so that we can have a shared vision, sympathetic to the surrounding land uses and community needs, on how these roads are managed.

DISCUSSION

Under the SmartRoads plan, certain routes will be managed to work better for cars while others will be managed to work better for public transport, cyclists and pedestrians. People will be encouraged to walk and cycle by making places more pedestrian friendly and ensuring cyclists and pedestrians have access to activity centres and public transport services. All road users will continue to have access to all roads however certain routes will be managed to work better for either cars, trucks, public transport, cyclists or pedestrians. SmartRoads seeks to provide a framework to balance competing interests for road space and managing congestion and safety on key arterial roads, while supporting the development of a sustainable transport system and city, into the future.

VicRoads have advised that the set of guiding principles that allocates priority road use is called the Road Use Hierarchy. The three Road Use Hierarchy principles include:

- By mode – giving different transport modes priority on the road at different times of the day helps resolve competing demands for road space.
- By place – the key objective is to reduce the level of through traffic and promote access to activity and strip shopping centres via alternative transport modes, which will be achieved by designating and promoting certain arterial roads as the preferred routes for traffic. Traffic will then be encouraged to use these routes allowing priority and space to be made available on other roads for other modes like buses, pedestrians or cyclists.
- By time – the principle for road use priority may change for different periods of the day depending on travel demand and the adjacent land use and activity. The needs of each mode of transport will vary throughout the day.

VicRoads has developed the draft Road Use Hierarchy plan in consultation with Council Officers, with Officers providing comments and input to the plan based on the existing road network. Officer's comments have been addressed by VicRoads and they are now seeking formal endorsement of the plan by Council.

A copy of the draft Road Use Hierarchy plan for Banyule is [attached](#) to this report.

The preferred traffic routes (routes for the movement of car traffic) within Banyule have been outlined in the plan. Advice from VicRoads is that the preferred traffic routes are developed to avoid significant conflicts with abutting land use. Where there are significant conflicts with abutting land use, then alternative routes are developed where practicable and designated as the preferred traffic route.

FORWARD PLANNING

FPOC.111 BANYULE ROAD USE HIERARCHY PLAN cont'd

The plan also covers bus, tram and bicycle priority routes, along with pedestrian priority areas. The bus priority routes have been identified as the more important strategic public transport routes and routes with significant service levels in accordance with the VicRoads guidelines. The bicycle priority routes have not yet been assigned and are awaiting a review of the Principle Bicycle Network, while the pedestrian priority areas are based on the guidelines which include Central, Principal, Major and Special Activity Centres and also large shopping strips with active frontages extending at least 200m in length on either side of the road.

The other traffic routes are all arterial roads which do not have a priority mode assigned to them, such as preferred traffic, bus, tram, bike or pedestrian.

The draft Banyule Road Use Hierarchy has been assessed against, and found to be consistent with the list of Council approved projects on arterial roads adopted at its meeting of 24 August 2009. As such endorsing the Road Use Hierarchy will help to us to advocate more strongly for those projects.

VicRoads have advised that when circumstances within a municipality change, such as alterations to bus priority routes, land use or transport policy, then the Road Use Hierarchy plan will be reviewed and amended accordingly.

Under the VicRoads guidelines, the objectives of SmartRoads will be achieved by:

- More effective use of traffic signals
- More responsive intelligent pedestrian crossings
- Freeway management system
- Providing real time traffic information

CONCLUSION

The Victorian Government is introducing SmartRoads as a key planning tool to ensure better decisions are made by considering strategic and wider network objectives in the operation of the road network. The plan will better inform decisions about a number of aspects including allocating public transport priority and improving traffic flow at highly congested intersections.

A key aspect of the SmartRoads plan is about assisting road users to make more informed transport decisions and choosing the most appropriate mode of transport and time of travel for their trip.

Over time, VicRoads expect that road users will see a greater priority given to trams and buses on designated routes, more opportunities created for cycling and walking, improvements to the operation of roads that provide better alternatives for through traffic including trucks around activity centres and better information about travel choices.

Based on the existing road network, the development of a Road User Hierarchy plan for each municipality will in the long term help VicRoads improve efficiency and safety on the road network across Melbourne.

RECOMMENDATION:

That Council endorse the Road Use Hierarchy plan for Banyule.

FORWARD PLANNING

FPOC.112 NORTH-EAST ROAD LINK QUARTERLY UPDATE
<Michelle Herbert - City Development>
BS20/045/005

PROPOSAL

To provide Councillors with an update on the status of the proposed north-east road link.

BACKGROUND

Council considered a report on the status of the proposed north-east road link and an overview of relevant Council resolutions and positions on the link, regional transport, and associated heritage and environmental issues at its meeting on 14 December 2009. Council resolved as follows:

1. *That the report be received.*
2. *That an Expression of Interest (EOI) be prepared for consideration in the 2010/2011 budget for Stage 1 and Stage 2 of the Environment and Heritage Overlay for the Banyule Flats and Warringal Parklands.*
3. *That Council write to the Minister for Roads and Ports requesting:*
 - *A written three-monthly update on progress and activities undertaken to progress the planning for the proposed North-East link.*
 - *Current timeline for the completion of this planning phase of the North-East link.*
 - *That short term and medium term steps be undertaken by the Victorian Government to reduce the current congestion and safety issues in Rosanna Road and Greensborough Road until any longer term solution is implemented.*
 - *The breakdown between commercial traffic and private car usage that comprises the estimated 145,000 vehicles that Option 3 (listed on page 80 of the Agenda) is expected to attract.*
 - *That in Council's view further investigation is required into an alternative to a freeway through Banyule.*
4. *That Council officers report to the Council every three-months on the response from the Minister, VicRoads or other Government departments or agencies on progress in the planning of the North-East link.*
5. *That local State MPs be forwarded copies of all correspondence received and sent as a result of this resolution.*

Items 2, 3 and 5 of the above resolution were actioned in February 2010.

On 1 March 2010, in accordance with item 4 of the above resolution, Council considered a report for the three month period January to March 2010. Council resolved to receive the report.

PROGRESS

The only correspondence received in the current three-month period April to June 2010, which relates to the north-east link is a letter dated 14 April 2010 from the Minister for Roads and Ports responding to Council's resolution of 14 December 2009. Please refer to a copy of this correspondence [attached](#).

FORWARD PLANNING

FPOC.112 NORTH-EAST ROAD LINK QUARTERLY UPDATE cont'd

The letter provides a brief update on the merits of the north-east link, and the intent of the State Government to work with Council and residents in its development. The letter indicates that the medium-term project is estimated to cost \$6 billion and when built it would be one of the largest road projects in Victoria. Its route will be located between Greensborough and Bulleen, but no other information on the road alignment or its connection to other arterial roads is given.

The Minister indicates that while planning for the road is at a preliminary stage, VicRoads proposes to carry out extensive environmental and engineering investigations to determine the exact route of the north east link. This will take time. VicRoads will work with Councils and residents and consider their views in the detailed planning stage, which is expected to take several years.

The Minister also states that arterial roads are regularly monitored for congestion and road safety and improvements funded on a statewide priority needs basis. This will be the case for Rosanna and Greensborough Roads.

VicRoads officers advise that no further progress has been made in relation to the planning of the north-east link at this time.

RECOMMENDATION:

That the report be received.

FORWARD PLANNING

FPOC.113 IVANHOE AQUATIC & FITNESS CENTRE, IVANHOE - FACILITIES
<Allison Beckwith - Community Programs>
BS35/005/004

PROPOSAL

To provide Council with information regarding the Ivanhoe Aquatic and Fitness Centre as requested in item NMOC.23 on the 31 May 2010.

BACKGROUND

The Ivanhoe Aquatic and Fitness Centre located in Waterdale Road, Ivanhoe has been operating as a community leisure centre for over 22 years. Prior to this the facility operated as an outdoor pool.

The Centre offers the following facilities:

- 25 metre indoor pool
- Toddlers pool
- Gymnasium
- Group Fitness Room
- Crèche / Karate Room

The Ivanhoe Aquatic and Fitness Centre has recently seen an increase in both its Aquatic and Dry Program areas with direct increases in both Learn to Swim participants and Health and Fitness members.

Membership Trends for the past five years is demonstrated below:

Year	Dry Program	Aquatic Program	Total
2005/2006	1383	980	2363
2006/2007	1161	1059	2220
2007/2008	1246	1120	2366
2008/2009	1592	1165	2757
2009/2010	1784	1550	3334

The facility is reaching its capacity in its current form and has become very dated over time. There are plans to undertake a feasibility study of the Ivanhoe Aquatic and Fitness Centre site in 2010/2011.

The feasibility study will identify future capital improvements needed at the site to meet community trends and identified needs within a business context.

Previously there has not been a strategic approach to asset management of this site. The facility has a history of reactive (short term) maintenance/upgrades which has at times cost the facility many members due to unexpected shutdowns not to mention the unexpected cost of the reactive maintenance/upgrade. Examples of this were the replacement of the pool concourse and replacement of the main pool roof/ceiling.

Priorities that are expected to be identified in the feasibility study include but are not limited to:

- Renovation of existing change rooms (inclusive of family change and disabled change areas).
- Creation of dry change rooms.

FORWARD PLANNING

FPOC.113 IVANHOE AQUATIC & FITNESS CENTRE, IVANHOE - FACILITIES cont'd

- Expansion of health and fitness spaces - gym and group fitness.
- New entry including renovation of reception and customer greeting area.
- Construction of a cafe.
- Increased crèche facility and development of outdoor play area.
- Creative / interactive water play areas.

Current works at the facility include an upgrade to the group fitness room floor. The new floor will be a semi-sprung timber floor that will replace the carpet floor which has a concrete base. The new floor will provide greater shock absorption than the carpet/concrete floor.

Other works include the construction of an office within the main building to accommodate the Centre's aquatics team. This is due to significant growth in the Learn to Swim Program. Also under construction is a new group fitness floor.

In recent years the facility has received New Works and Services funding for significant maintenance requirements for pool plant equipment. The most significant of these projects were replacement of the facilities switchboard (\$80K) and filtration systems (\$20K).

Next financial year there is an allocation of funding (\$120K) for creating another program space for the facility due to the demands of group fitness activities. Currently the area housing the boxing gym has been identified as an ideal space to expand the facilities programming.

Operational funding has also been allocated to upgrade the cardio gym equipment for the facility in 2010/11 financial year. Officers are currently preparing a tender brief to replace the facilities cardio equipment and introducing spinning (bike) classes to the group fitness program.

The Ivanhoe Aquatic and Fitness Centre receives a significant amount of customer feedback via the Centre's customer feedback system based at the Centre and indirectly through the Banyule City Council correspondence record system. All feedback is recorded and quite varied given the amount of members and patrons that pass through the facility each day.

The trends in feedback are in the following areas:

- Inadequate facility standards
- Change room ageing, (cleanliness and maintenance)
- Gym equipment breakdowns
- Group fitness timetabling
- Swimming pool/Aquatics area - lap lane availability, pool (& air) temperature and sauna complaints
- Learn to Swim – class allocation queries.

All feedback is responded to within seven days. Community consultation will be a key component of the feasibility study for the site.

RECOMMENDATION:

1. That the report be received by Council.
2. Officers provide a further report on the findings of the feasibility study when completed.

FORWARD PLANNING

FPOC.114 COMMUNITY DEVELOPMENT GRANTS <Jenny Scicluna - Community Programs> BS32/010/023

PROPOSAL

To confirm the direction of additional funding for the Community Development Grants program.

BACKGROUND

Council provides annual funding to a number of community groups from its operating budget. The 2010/11 budget proposed that the following community groups, which currently receive a total of \$ 54,000, each receive 50% of their funding in the 2010-2011 financial year.

In 2009-2010:

- Open House received \$26,000
- LinC received \$1,000
- Heidelcare received \$2,000
- Berry Street received \$15,000
- St Vincent De Paul received \$10,000.

At the Council meeting on 21 June 2010, Council resolved to continue to fund LinC and Heidelcare to the same level as they are currently funded.

Council also resolved to reduce funding by 50% to the following groups:

- Open House will receive \$13,000
- Berry Street will receive \$7,500
- St Vincent de Paul will receive \$5,000

Recurrent funding to these groups will not continue beyond next financial year.

DISCUSSION

Council's Community Development Grants program distributes approximately \$90,000 per annum to community groups and agencies. Grants of between \$500 and \$5,000 are available through this initiative, which provides funding for equipment purchases and service supports for a diverse range of activities and programs based generally on Council's key strategic direction of *People: Community Strengthening and Support*. A copy of the guidelines for this funding is [attached](#).

It is suggested that the 50% funding of \$25,500, which Council has set aside from the Community Groups allocation in the operational budget, be added to Council's grant pool in 2010/11, making it a total of \$115,500. It is expected that the pool will grow in 2011/12 to \$141,000 because funding to the affected community groups will cease in totality and the whole \$51,000 will become available.

FORWARD PLANNING

FPOC.114 COMMUNITY DEVELOPMENT GRANTS cont'd

It is proposed that the Greensborough RSL Trust will offer one major grant of \$20,000 together with smaller grants between \$5,000 and \$10,000 each. This approach complements Council's existing Community Development Grants and the Watsonia RSL Trust grants which target smaller grants of between \$500 and \$5,000. Under these three initiatives, community groups will be eligible to apply for grants ranging from \$500 to major projects of \$20,000. This will offer a choice to respond to a range of community needs. It should be noted that none of the three grants pools offer funds to support operating expenses of community groups.

Given the increased funds that will be available and a growing grants pool across several initiatives, it is timely that Council reconsiders the direction of its Community Development Grants for future years. Council will continue to support its community through this program and collaborate together with the RSL organisations to ensure a complementary funding criteria is in place.

Option 1:

That Council maintains its Community Development Grants program in its current format with key priorities for funding established each year consistent with Council priorities and key directions. Between \$500 and \$5,000 grants will be distributed from a pool which will total \$115,500 in 2010/11 and \$141,000 in each subsequent year.

Option 2:

In 2010/11, Council target the additional \$25,500 in its grants pool to specific partnership projects of between \$5,000 and \$15,000 each to provide the opportunity for more substantial responses to identified community needs (which will be determined prior to the opening of each funding round). In 2011/12 and beyond, this targeted funding would continue with the pool increasing to \$51,000 per annum. Funded projects must demonstrate strong community partnerships.

This would be confirmed once a review of the existing Community Grants criteria was undertaken in 2010. Grants applications typically request funding for minor projects which, while worthwhile, are targeted to the objectives of the applicant. For Council to support its strategic directions in the City Plan, it would be helpful to be able to use the Community Development Grants to support more substantive projects, aligned with the City Plan, but delivered by the community. Larger grants are more likely to leverage funds and resources from other partners and hence achieve greater outcomes for the community.

Option 3:

That Council fund one major community development project to a maximum of \$25,500 per annum for two years. In 2011/12 and subsequent years, \$51,000 would be allocated to 2 major projects. Specific priorities for this funding would be identified prior to each funding round and may change from year to year based on Council's strategic direction. Research strongly supports a minimum of 2 to 3 years of resource investment for community development projects to positively impact on targeted communities.

RECOMMENDATION:

That officers proceed with Option 2, which involves setting aside the additional money (up to \$51,000) from future budgets for larger "targeted" grants as part of Council's Community Development Grants Program.

FORWARD PLANNING

FPOC.115 BANYULE CHARITABLE TRUST
<Jenny Scicluna - Community Programs>
BS32/005/030

PROPOSAL

To consider options for the interest earnings of the Banyule Charitable Trust.

BACKGROUND

In 2007, Council resolved to create the Banyule Charitable Trust (Trust) under the auspice of the Lord Mayor's Charitable Fund. \$32,000 was donated to the corpus in 2007 and followed by a further \$68,000 in 2008. The Lord Mayor's Charitable Fund matched Council's contribution to create a total corpus of \$200,000.

The intention of the fund is to distribute the interest earned on the corpus to the community by way of a grant funding process. Community groups and organisations with Deductible Gift Recipient status are eligible to apply for grants.

ISSUE

Since the creation of the Trust in 2007/2008 the corpus has reduced in line with many other investments during the period of the global financial crisis. As at June 1, the corpus totals \$173,942 and there is \$11,606 available for distribution to community groups.

On 29 April a representative from the Lord Mayor's Charitable Fund wrote to the Chief Executive Officer to inform him that the likely amount available for distribution by the end of June 2010 would be approximately \$20,000. However, it will not be known what the actual corpus will be until mid August 2010.

At this point in time Council has three options to consider:

1. Distribute the earnings of the Trust (approx \$20,000) in a grant round after August 2010.
2. Rollover the earnings into a separate non-interest bearing account and reconsider the option to distribute the funds in 2011.
3. Reinvest the earnings back into the corpus to recover some of the capital loss and maximise future interest earnings.

A Councillor Briefing on this issue was conducted on June 7, 2010.

RECOMMENDATION:

That Council reinvest the earnings of the Trust back into the corpus to recover some of the capital loss since 2007.

FORWARD PLANNING

FPOC.116 FOOD ACT FEES AND CHARGES UPDATE
<Melissa Karnowski - Community Programs>
BS40/040/006

PROPOSAL

The purpose of this report is to present the proposed 2010 - 2011 *Food Act* Fees and Charges for adoption by Council.

BACKGROUND

From 1 July 2010, Phase 1 of the *Food Act 1984* amendments will commence, introducing a number of changes to the *Act*. These changes have resulted in a major review of services undertaken with many registered businesses within Banyule expected to fall into a class with lower regulatory requirements, determined by a new food premises classification system.

The amendments to the *Act*, according to the Department of Health, are to, '*help free up Council time and resources. The changes recognise that it is appropriate for councils to focus more of their efforts on businesses which pose a greater risk to public health because they have failed to comply with the Act*'.

The new classification system consists of four classes of food premises, with Classes 1 to 3 requiring annual registration and Class 4 food premises (who sell low risk foods, e.g. packaged lollies) simply providing Council 'Notification' of their food business activities (at no fee).

These changes to the *Act* means that any new food premises, applying for registration (as of 1 July 2010), will be classified in line with the new classification definition and existing food premises will be re-classified upon renewal of registration.

Councils set their fees and charges for food premises based on their classification. For the 2010/11 Council Budget, it was necessary for Council to delay identifying food premises re-classifications and subsequent fees, until the Department of Health (DH) provided sufficient information on the definitions for each new class of food premises.

DH has recently developed an electronic business classification tool, to assist Councils in the food premises re-classification process and to progress the implementation of the *Food Act* changes.

Utilizing the above mentioned electronic business classification tool, Council officers have now been able to prepare the *Food Act 1984* Fees and Charges for 2010/11. As explained, there will be no cost for Class 4 premises notification to Council. To ensure adequate cost recovery for services, changes to Banyule Council's current fees include a small increase for new Class 1, 2 and 3 premises.

RECOMMENDATION:

That the **attached** Banyule *Food Act* Fees and Charges for premises be adopted for 2010/11.