

Ordinary Meeting of Council

Nellie Ibbott Chambers, Ivanhoe Library and Cultural Hub, 275 Upper Heidelberg Road, 3079

28 August 2023 7pm

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2022-2023 Advocacy Annual Report



Advocacy Priorities

Council endorsed its first every Advocacy Framework and Action Plan in 2022.

A total of 25 advocacy priorities were endorsed aligning with all priority themes in the Council Vision.

Evidence based fact sheets were developed for 24 of the 25 priorities and advocacy has been advanced on these 24 priorities. (There was insufficient evidence to support one of the advocacy asks and it was placed on hold.)

A 24 page Advocacy Priorities Booklet was developed and provides a summary for each of Council's endorsed priorities, the actual ask and the benefits of the government investment or change in policy.

The document provided a blueprint for Council's pre-budget submissions, which were sent to the State and Federal Treasurers in January 2023 formally requesting any investment sought or change in legislation required by the relevant government.



Investment and Policy Reforms received

Funding or policy reform was received for three of Council's advocacy priorities in 2022/2023. These include:

- ✓ A State Government commitment of \$32.8 million to deliver a shared user path between Montmorency and Eltham in the lead up to the 2022 State Election. This funding was included in the 2023/2024 State Budget.
- ✓ Reforms to achieve seven star compliance (NatHERS thermal performance) for all new homes with Building Ministers throughout Australia agreeing to improve the energy efficiency of new homes through the National Construction Code (NCC). As of 2022, new residential dwellings need to achieve the equivalent of seven stars.
- ✓ Incentives to make electric vehicles more affordable for more Australians following the introduction of the Federal Government's Electric Car Discount Bill.

Put A Lid On It Campaign

[illegible]

Transport Forum

Electrification of Aquatic Centres



Inclusive Employment

A meeting had also been organised with The Federal Minister for the National Disability Insurance Scheme, the Hon Bill Shorten but has been postponed until a later date.



Crime Prevention Program

Council believes the program is having a significant impact on crime prevention in the West Heidelberg community.



Partnerships

Since then, Banyule has been part of a discussion with the State Opposition Leader, John Pesutto on regional transport priorities and meetings with the Deputy Premier, Jacinta Allan; and Ministers for Local Government, Melissa Horne; and Housing, Colin Brooks.





PRIORITY THEME
Our Well-Built City

Priority	What have we done	Next steps	Status key
La Trobe NEIC	<ul style="list-style-type: none"> Co-ordinated stakeholders for La Trobe NEIC meeting Developed stakeholder communiqué Drafted letter to the then Minister for Precincts and Regions, Martin Pakula Co-hosted meeting with DJPR (now DJSIR) executives to identify opportunities for job growth in the precinct Co-ordinated bus tour of key tertiary, health and industry facilities within the precinct Funded a La Trobe NEIC Opportunities Paper to present to Minister 	<ul style="list-style-type: none"> Meeting with Parliamentary Secretary Josh Bull MP (August) Meeting with Darebin Council and NORTH Link (July) to discuss next advocacy steps and rebranding of La Trobe NEIC. Further explore potential federal funding for precincts and relevant Minister to invite to visit. 	
Greensborough Transport Interchange	<ul style="list-style-type: none"> Developed renders of a draft mixed-use development Wrote to Local MPs and Minister Ben Carroll Met with Department Secretary and Executive Offer of Network Pipeline and Program team within Department of Infrastructure and shared cost estimations for future-proofing Undertook the Unlocking Greensborough community engagement survey Responded to a letter by Minister Carroll stating that future-proofing the site was not feasible Responded to Minister Carroll with evidence outlying financial viability of project 	<ul style="list-style-type: none"> Meeting with Parliamentary Secretary Josh Bull MP (August) Request local MPs to facilitate meeting with Planning Minister 	
NEL Tunnel and bridges	<ul style="list-style-type: none"> Continued to provide updates and receive feedback from residents regarding the Put A Lid On It campaign Invited residents to attend Council and share their concerns with councillors Prepared a five minute video featuring the voice of our community for presentation to NELP and NELNA Developed and rolled out Put A Lid On It campaign Undertook an Economic Analysis of preferred design option Mayoral interview on ABC radio Developed renders for the preferred design option Met with MPs and Opposition Transport Spokesperson Hosted Metropolitan Transport Forum Co-ordinated meeting with NELP and NELNA Wrote to local MPs (upper and lower house) in regards to our proposal for North East Link Prepared a presentation and advocacy pack to present to NELP and NELNA 	<ul style="list-style-type: none"> Meeting with Parliamentary Secretary Josh Bull MP (August) With NELNA about to release the design for the northern package, Council is preparing to response to the designs A database of over 1600 names has been prepared to ensure that residents also have an opportunity to provide comment to the final designs within the 21 day public consultation period 	
NEL Greensborough gateway	<ul style="list-style-type: none"> Articulated improvements needed to roads which will become feeder roads to NEL and need upgrading Included our asks in presentation to NELP and NELNA Presented a fact sheet on the road improvements needed Met with Colin Brooks to discuss community benefits List of priorities for northern section of NEL being updated by Council's transport team 	<ul style="list-style-type: none"> See above 	
Odenwald Road Bridge	<ul style="list-style-type: none"> Developed fact sheet for Odenwald Road Bridge Undertook community engagement which concluded in a trial to reduce the bridge to one lane and add pedestrian access. Application lodged with Metro Trains Melbourne (MTM) to approve the trial. MTM refuse to endorse the trial, citing the protection screens were required to be fitted to the bridge. However, the current structure of the bridge would be unable to take on this additional load. Council changed its 'ask' to a whole new road bridge which includes pedestrian pathways. 	<ul style="list-style-type: none"> Re-define our ask to include construction of a new road bridge, including pedestrian facilities. Develop new Advocacy Sheet with new position Inform residents of status and advocacy Request briefing with local MP, Anthony Carabines to update him on developments at Odenwald Bridge 	

Status key

New/emerging priority - material to be developed

Ask and advocacy materials developed and shared

Active campaign/ advocacy underway

Outcome achieved



PRIORITY THEME
Our Well-Built City

Priority	What have we done	Next steps	Status key
West Heidelberg re-imagined	<ul style="list-style-type: none"> Stakeholder meeting for supported accommodation in Hansa Walk Letter to Associate Secretary, Director of Housing, Ben Rimmer providing evidence to support selling land to Council for reduced cost Received a response from Associate Secretary, Director of Housing, Ben Rimmer indicating they would like to work with council to identify opportunities in West Heidelberg (a backflip on their previous position) Council undertook a review of its properties in West Heidelberg and organised meeting with Homes Vic to discuss a better future outcome in the provision housing 	<ul style="list-style-type: none"> Continue discussion with local Members and Director of Housing in regards to overall strategic plan for best use of all State and Local Government owned land in West Heidelberg. 	
Northern Precincts and regions	<ul style="list-style-type: none"> Priority Project included in Northern Councils Advocacy Package Launch of the NCAs priorities Re affirmation from Banyule Mayor to work with Mayors/ Administrators of the other six northern region councils for advocacy priorities Meeting with the Hon Jacinta Allan, Minister responsible for precincts. 	<ul style="list-style-type: none"> See next steps for La Trobe NEIC precinct. The NCA continue to provide opportunities for the State to priorities precincts in Melbourne's North. For Banyule, this relates to ensuring that La Trobe NEIC is identified as a priority. Meet with Parliamentary Secretary, Josh Bull to discuss La Trobe NEIC. 	



PRIORITY THEME
Our Sustainable Environment

Priority	What have we done	Next steps	Status key
Greensborough to Heidelberg Shared User Trail	<ul style="list-style-type: none"> Funding announced for path between Greensborough and Montmorency Email sent to Vicki Ward highlighting need for pedestrian bridge over Plenty River to connect Briar Hill with station precinct and to consider connecting new shared path along Para Road to the existing shared user path State Government commitment to plan for funding to extend path from Montmorency to Eltham Discussion with LXP on potential path route Letter written to Vicki Ward MP on preferred path option for a pedestrian bridge over the Plenty River to connect Briar Hill into Greensborough Develop Plenty River Pedestrian Bridge as a separate ask Fact sheet prepared for Plenty River pedestrian bridge Meeting with Vicki Ward MP to discuss pedestrian bridge and present advocacy fact sheet 	<ul style="list-style-type: none"> Develop Plenty River Pedestrian Bridge as a separate ask Fact sheet prepared for Plenty River pedestrian bridge Meeting with Vicki Ward MP to discuss pedestrian bridge and present advocacy fact sheet Further discussions with Vicki Ward to discuss pedestrian bridge over the Plenty River at Greensborough Write to Banyule BUG to advise them of project and seek their support in advocating for pedestrian bridge 	
Northern Bicycle Trail Rosanna to Heidelberg	<ul style="list-style-type: none"> Drafted story in November/December edition of the Banyule Banner 	<ul style="list-style-type: none"> Investigate timing of Ruthven Street Crossing Removal and develop timeframe to coincide with this (ie. Buses replacing trains could be a good time to relocate signaling box). 	

Status key

New/emerging priority - material to be developed

Ask and advocacy materials developed and shared

Active campaign/ advocacy underway

Outcome achieved



PRIORITY THEME

Our Sustainable Environment

Priority	What have we done	Next steps	Status key
West Heidelberg Business Park solar sustainability	<ul style="list-style-type: none"> Information collated to support solar sustainability opportunity at Heidelberg West Business Park Allocated \$50,000 for a preliminary study into what is needed from a State funded feasibility study Preliminary study found that enabling the business park to have zero emissions was not feasible and this priority has been withdrawn from our advocacy list. 	<ul style="list-style-type: none"> No further advocacy required 	
Bicycle Strategy	<ul style="list-style-type: none"> Fact sheet developed Information uploaded on website and included in Banyule Banner Priorities identified (and sorted per electorate) Feature on bicycle trail advocacy in November / December edition of Banyule Banner Identified bicycle advocacy as a key area of focus in 2023 - 24 Corporate Plan actions Included bike path connectivity in presentation to NELP and NELNA 	<ul style="list-style-type: none"> Develop mini fact sheet on projects per state electorate Provide to local MPs as part of annual engagement program. Promote cycling trails in News from Our Neighbourhood and encourage partnership with local residents to join us in our advocacy 	
7 Star rating	<ul style="list-style-type: none"> We were an active partner of the CASBE and Climate Emergency Australia successful campaign seeking changes to the State Government's National Construction Code. Co-ordinated Councillor information session on Plenty Valley FM Councillors and Director of Building and Planning attended meeting with Samantha Ratnam MP and Fiona Patten MP alongside representatives from NAGA Sent letter to Minister for Environment Lily D'Ambrosio MP 	<ul style="list-style-type: none"> Awaiting NAGA to announce their new advocacy priorities for 2023-24. No further advocacy required at this stage. 	
Safer communities from climate events	<ul style="list-style-type: none"> Partnered with the seven Victorian Greenhouse Alliances and the Council Alliance for a Sustainable Built Environment (CASBE) in support of their State election campaign for resilient communities Sent a letter to all lower and upper house MPs asking them for delivery of a safe climate and resilient communities by mandating to tackle climate change as a priority at all levels of the planning system Participated in feedback session with NAGA on success of campaign and future campaigns 	<ul style="list-style-type: none"> No further advocacy. Awaiting announcement of NAGA's strategic priorities. Priorities will then be presented to Council. 	
Electric Vehicle Charging Policy for Melbourne's North	<ul style="list-style-type: none"> Included as a Priority Project in the Northern Councils Advocacy package Fact sheet developed and included on website Supported NAGA submission to State Government Supported the inclusion of electric vehicle feasibility study in NOAs regional advocacy priorities document 	<ul style="list-style-type: none"> Endorsement of EV policy and advocacy position (July) Circulation of policy to Federal Assistant Minister Jenny McAllister (July) 	



PRIORITY THEME

Our Inclusive and Connected Community

Priority	What have we done	Next steps	Status key
Watsonia Station DDA	<ul style="list-style-type: none"> Included Watsonia Station ask as part of our submission to NELP and NELNA to suggest it be considered during construction of NEL Meeting with Matthew Bach, Opposition Transport Spokesperson Fact sheet provided to local MPs Meeting with Colin Brooks MP 	<ul style="list-style-type: none"> Develop renders/plans for Watsonia Station development and integration with Watsonia Shops. Meet with Colin Brooks MP and suggest facilitation of meeting with appropriate Minister. 	
Ivanhoe Station DDA compliance and Marshall Street Level Crossing	<ul style="list-style-type: none"> Fact sheet developed. Meeting with Matthew Bach, Opposition Transport Spokesperson and fact sheet provided Meeting with Anthony Carabines MP to discuss accessibility issues and discuss government priority for rail removal 	<ul style="list-style-type: none"> Work with Transport team to determine designs that meet disability compliance. Share designs and instigate further discussions with Anthony Carabines MP 	
Supported playgroup	<ul style="list-style-type: none"> Fact sheet developed Correspondence with State Government on funding stream options 	<ul style="list-style-type: none"> Explore State budget to identify potential funding pools for program 	
Diverse communities	<ul style="list-style-type: none"> Fact sheet developed Welcomed former Minister for crime prevention, Natalie Hutchens MP to attend a Diverse Communities event. Minister Hutchens provided with a copy of Council's advocacy Fact Sheet Met with current Minister for crime prevention, Anthony Carabines MP and advisers 	<ul style="list-style-type: none"> Compiling final report on success of program by October Organise meeting with Anthony Carabines MP to discuss final findings of the report. 	
Housing services	<ul style="list-style-type: none"> Insufficient evidence available from Council to justify our ask. Advocacy on this has been paused 	<ul style="list-style-type: none"> No further action Data collection undertaken to ensure housing is a priority in Council's 2023-2024 priorities, with a particular focus on key worker accommodation and crisis accommodation. 	
Regional Mental Health Services	<ul style="list-style-type: none"> Included as a Priority Project in the Northern Councils Advocacy package. Fact sheet developed and included on website 	<ul style="list-style-type: none"> Develop Banyule specific 'asks' that can be included in local and regional mental health discussions Partner with local mental health providers to socialise 'ask' and ensure it remains relevant Invite local providers to partner with us on our Advocacy 	
Regional Bus Services	<ul style="list-style-type: none"> Included as a Priority Project in the Northern Councils Advocacy package Fact sheet developed and included on website 	<ul style="list-style-type: none"> Further develop advocacy around bus connections to La Trobe University and within the La Trobe NEIC precinct. 	

Status key

New/emerging priority - material to be developed

Ask and advocacy materials developed and shared

Active campaign/advocacy underway

Outcome achieved

Status key

New/emerging priority - material to be developed

Ask and advocacy materials developed and shared

Active campaign/advocacy underway

Outcome achieved



PRIORITY THEME

Community assets and facilities sustainability

Priority	What have we done	Next steps	Status key
Ivanhoe Aquatic electrification	<ul style="list-style-type: none"> Fact Sheet developed, including evidence on carbon emissions for Ivanhoe aquatic and WaterMaro Information sent to Labor MP Kate Thwaites prior to Federal election Gathered evidence to support true financial investment needed for environmental initiatives and 'ask' updated Council drafted a number of motions that went ALGA National General Assembly (June 2023) and MAV State Council Meeting (May 2023) advocating for a national fund to retrofit existing aquatic facilities to enable councils to reach their zero emission targets. Councillors met with Ministers at the ALGA conference in Canberra request Government provide funding to retrofit existing leisure centres Prime Minister Anthony Albanese announced the new Community Energy Upgrades Fund to retrofit existing recreational facilities at the ALGA event. The fund includes \$100M to be spent over four years. Following ALGA, Council met with Senator Jenny McAllister, Assistant Minister for Climate Change and Energy who is responsible for administering the new fund, and accompanied her on a tour of the Ivanhoe Aquatic Centre 	<ul style="list-style-type: none"> Continue to work with Kate Thwaites MP office to prepare application for funding once it is available. 	



PRIORITY THEME

Our Thriving Local Economy

Priority	What have we done	Next steps	Status key
Watsonia Shops capital investment and activation fund	<ul style="list-style-type: none"> Fact Sheet developed. Met with Colin Brooks onsite to discuss funding opportunity Provided pamphlets for traders to send to local MPs 	<ul style="list-style-type: none"> Advocate for better investment into Watsonia as part of Watsonia Station redevelopment plans 	
Inclusive Employment	<ul style="list-style-type: none"> Included as a Priority Project in the Northern Councils Advocacy package Fact sheet developed and included on website Article in the inaugural NCA newsletter about benefits of program Wrote to Hon Gayle Tierney MP, Minister for Training and Skills, Minister for Higher Education, and Minister for Agriculture asking for a meeting to roll out the Inclusive Employment Program at Council's throughout Melbourne's North. Secured a meeting with Executive Director, Inclusion & Partnerships, Employment & Small Business Group at DJSIR following referral from Minister Tierney. 	<ul style="list-style-type: none"> Follow up on a previous meeting arrangement with Federal Minister for the National Disability Scheme, Bill Shorten. 	

Status key

New/emerging priority - material to be developed



Ask and advocacy materials developed and shared



Active campaign/advocacy underway



Outcome achieved



FOR MORE INFORMATION

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Banyule Council

2023/2024 Advocacy Priorities

PRIORITY		WE ARE SEEKING:
OUR VALUED ASSETS AND FACILITIES		
1	Redevelopment of Ivanhoe Aquatic Centre	State and Federal <ol style="list-style-type: none"> 1. A partnership with the Victorian and Australian Governments to add much needed aquatic spaces and amenities at the Ivanhoe Aquatic Centre. This includes an: <ul style="list-style-type: none"> o \$11M investment from the Victorian Government o \$11M investment from the Federal Government o \$11M from Banyule Council.
2	Ivanhoe Park Pavilion Upgrade	State <ol style="list-style-type: none"> 1. A \$2.2M investment from the State Government to upgrade and consolidate the pavilion servicing the East Ivanhoe Bowling Club and Ivanhoe Tennis Club in Ivanhoe Park.
3	Netball facilities	State <ol style="list-style-type: none"> 1. A State Government investment of \$1.5M to construct two netball courts and storage facilities at Ivanhoe Park.
4	Croquet Club	State <ol style="list-style-type: none"> 1. A State Government investment of \$565,000 to upgrade lighting at the Ivanhoe Park Croquet Club and improve access and functionality of the heritage listed clubrooms.
5	State Bowls Centre	State <ol style="list-style-type: none"> 1. A \$750,000 State Government investment for design concepts for the State Bowls Centre to be relocated to the site of the Bundoora Bowling Club. Designs will include a headquarters of the Bowls Victoria and upgraded bowling greens, with the aim to be shovel ready by 2025.
6	Anthony Beale Reserve	State <ol style="list-style-type: none"> 1. A State Government investment of \$700,000 to redevelop the pavilion at Anthony Beale Reserve to include female friendly changerooms and expanded community meeting spaces.
PRIORITY		WE ARE SEEKING:
OUR INCLUSIVE AND CONNECTED COMMUNITY		
7	Family violence and gender equity	State <ol style="list-style-type: none"> 1. State Government investment to fund a four-year position for a Violence Free Officer to co-ordinate and streamline early intervention for family violence support services.

		2. State Government investment to fund a four-year position to deliver on Gender Equity Action Plans and Gender Impact Assessments.
8	Access to Mental Health Services	<p>State</p> <ol style="list-style-type: none"> 1. State Government funding to deliver an Infant, Child and Family Centre at Austin Hospital. 2. State Government funding to establish a HOPE Outreach Service at Austin Hospital. 3. Banyule be identified as a priority site for the next round of Mental Health Hubs to be funded by the State.
9	Housing and Homelessness	<p>State</p> <ol style="list-style-type: none"> 1. Provide a minimum of 25 crisis accommodation properties across Banyule to support individuals/families escaping from family violence and homeless or 'at risk' youth. 2. Provide \$100,000 funding to undertake a feasibility study into the provision of a homeless youth refuge in the Bellfield/West Heidelberg Area. 3. Advocate for State Government land along the Hurstbridge Rail Corridor to be declared surplus and rezoned for key worker accommodation. 4. Fund a 24 hour housing and homelessness outreach service to operate across the municipality to provide an after hour access to housing services for local residents.
10	Minimise Gambling Harm	<p>State</p> <ol style="list-style-type: none"> 1. The introduction of a sinking cap on the number of Electronic Gaming Machines in Banyule. 2. Legislative change that restricts gaming venues from operating between midnight and 8am. 3. Legislative change that ensures the percentage of 'community benefit' funds required to be paid by gaming venues are for genuine community activities.
11	Supported Playgroup	<p>State</p> <ol style="list-style-type: none"> 1. Ongoing State Government funding to expand the Supported Playgroups Program to respond to growing demands of vulnerable families.
12	Diverse Communities Program	<p>State</p> <ol style="list-style-type: none"> 2. State Government funding to continue the Banyule Diverse Communities Project for the next four years. 3. State Government funding to provide an additional program officer over the four years to build on the success of the project.
13	Food Relief	State

		<ol style="list-style-type: none"> 1. State Government recurrent funding of \$100,000 per annum to support food agencies across Banyule to meet the growing demand of families needing emergency relief. 2. State Government investment of \$50,000 per annum per each of the four key food and material aid organisations to support storage requirements in dedicated warehouse space <p>OR</p> <p>Fund \$1.1M for Banyule Council to purchase a warehouse that can support a number of food and material aid organisations with storage needs.</p>
14	Watsonia Station DDA	<p>State</p> <ol style="list-style-type: none"> 1 State Government investment to raise the Watsonia Railway Station up to ground level to ensure it meets DDA compliance. 2 Include funding to undertake station accessibility upgrade as part of the Northern Package of the North East Link tender.
15	Ivanhoe Station DDA compliance and Marshall Street Level Crossing removal	<p>State</p> <ol style="list-style-type: none"> 1. State Government investment to upgrade the Ivanhoe Railway Station to meet DDA compliance. 2. Prioritise Marshall Street for grade separation to ensure accessibility works are compatible with grade separation works.
PRIORITY		WE ARE SEEKING:
OUR WELL BUILT CITY		
16	Greensborough Bus Interchange	<p>State</p> <ol style="list-style-type: none"> 1 Collaboration with the State Government to future proof the Greensborough Bus Interchange and commuter carpark to allow for future mixed-use development unlocking access to the Greensborough Activity Centre.
17	Extension of North East Link Tunnel and land bridges	<p>State</p> <p>We are seeking the Northern Package of the North East Link Tender to include:</p> <ol style="list-style-type: none"> 1. A green bridge over the North East Link trench between Watsonia Road and Elder Street to enhance the visual amenity, absorb excessive noise and improve connectivity for the Watsonia community. 2. A simplified Watsonia Road and Greensborough Road intersection to minimise traffic and provide future land use opportunities. 3. An enhanced road network to improve traffic movement and public transport operations including: <ul style="list-style-type: none"> o Grimshaw Street between Greensborough Highway and Flintoff Street o Bus priority measures along Grimshaw Street

		<ul style="list-style-type: none"> Greensborough Hwy / Diamond Creek Road improvements and grade separation of the Civic Road roundabout Improved amenity in residential streets adjacent to the North East Link.
18	Pedestrian bridge over the Plenty River	State <ol style="list-style-type: none"> Construct a pedestrian bridge over the Plenty River, alongside the new shared user path in Greensborough
19	Odenwald Pedestrian Bridge	State <ol style="list-style-type: none"> State Government investment of \$5 million to construct a new Odenwald Road Bridge across the Hurstbridge Railway Line, and to include provision for safe pedestrian access.
20	West Heidelberg Reimagined	State <ol style="list-style-type: none"> To partner with the State Government to support and deliver on the community co-design for the West Heidelberg precinct, with the state investing \$15million over five years from 2023 to 2028.
PRIORITY		WE ARE SEEKING:
OUR SUSTAINABLE ENVIRONMENT		
21	Electrification of Ivanhoe Aquatic Centre	State and Federal <ol style="list-style-type: none"> A \$4.8 million Federal Government investment for electrification of the Ivanhoe Aquatic Centre in 2023/24 to enable the facility to run on 100% renewable energy.
22	Electrification of WaterMarc	State and Federal <ol style="list-style-type: none"> A \$3 million Federal Government investment for WaterMarc Leisure Centre in 2023/24, enabling the facility to run on 100% renewable energy.
23	Northern Bicycle Trail Rosanna to Heidelberg	State <ol style="list-style-type: none"> A State Government commitment to complete the Northern Trail along the Hurstbridge railway corridor to provide a safe walking and cycling connection between Rosanna Station and Heidelberg Station. State Government funding to relocate the signalling boxes at the rear of 156 Hawdon Street, Heidelberg the eastern side of the railway line to accommodate the completion of the Northern Trail along the west side of the Hurstbridge railway corridor.
24	Bicycle Strategy	State <ol style="list-style-type: none"> To partner with the State Government to jointly fund the construction 'missing link' bicycle/walking paths over the next four years. State Government investment of \$10M over 4 years to fund high priority missing paths identified in Banyule Bicycle Strategy.
25	Green fleet for Local Government	Federal <ol style="list-style-type: none"> Investing in research and development projects to pilot zero emission alternatives for Councils' heavy vehicle fleet and support the introduction of new technologies in Australia.

		<ol style="list-style-type: none"> Partnering with Banyule City Council to financially support Council's EV fleet conversion. Partnering with the local government to find solutions for different fleet and plant and financially support the pilot of new EV equipment such: <ul style="list-style-type: none"> new EV side loaders for waste collection, street sweepers or parks trucks used for tree works trucks with rechargeable capabilities for electric tools such as chain saws and trimmers and facilitate the procurement of low emission vehicles to be made available in Australia. Exploring ways to incentivise the use of zero or low emission transport modes, including the elimination of the luxury car tax.
PRIORITY		WE ARE SEEKING:
OUR THRIVING LOCAL ECONOMY		
26	La Trobe NEIC	<p>State and Federal</p> <ol style="list-style-type: none"> For the La Trobe NEIC to be declared a priority precinct by the State Government and to create a dedicated delivery agency supported by a formal governance model to oversee the successful implementation of the framework and investment co-ordination. For the Federal Government to undertake a detailed economic analysis of the La Trobe NEIC's competitive advantage to optimise its potential and ensure that sufficient investment, land use and transport infrastructure is in place to support its growth. For the Federal government to develop a Precinct Structure Plan for the La Trobe NEIC that will guide the evolution of the NEIC, facilitating future development, innovation and investment in the precinct.
27	Inclusive Employment	<p>State and Federal</p> <ol style="list-style-type: none"> An investment of \$13.6m over four years will deliver inclusive job creation outcomes across Melbourne's north – enabling up 336+ inclusive employment outcomes for local residents who are experiencing barriers to employment and seeking a chance to work and change their lives.

NCA advocacy focus 2022–2023

The Northern Councils Alliance advocates for projects that will improve services for its residents and businesses. The NCA represents approximately one million people who live across seven municipalities in northern metropolitan Melbourne: Banyule, Darebin, Hume, Merri-bek, Mitchell, Nillumbik and Whittlesea.

This document lists the NCA's key priority areas and summarises its advocacy focus for 2022–2023.

Priority 1: Transport connectivity and access



Regional transport strategy

Development of a Victorian Transport Plan by the Victorian Government that takes into consideration the *Northern Region Transport Strategy and Northern Region Transport Study Stage 2: Bus Networks*. These NCA documents outline investment priorities and projects that will improve public transport connectivity and encourage sustainable transport growth across this region.

Large-scale transport infrastructure

Approval and funding support for large-scale transport infrastructure investments with significant regional benefits, as identified in the *Northern Horizons and North and West Melbourne City Deal Plan 2020–2040* documents. Key priorities for Melbourne's north include the Upfield Rail Extension, Clifton Hill Rail Exchange, Wollert Rail Extension, Melbourne Metro 2 and OMR/E6.

Improved bus networks across the region

An efficient network of buses that connect the Melbourne's north community to major precincts and health and education facilities, as outlined in the *Northern Region Transport Study Stage 2: Bus Networks*. This includes improved services to Melbourne Airport and La Trobe University, improved SmartBus access, increased northern growth corridor services and buses replicating the future Suburban Rail Loop route.

Pilot funding for electric vehicles

Support for the ongoing delivery of community-wide electric vehicle transition plan and council fleet transition plans currently under development – particularly financially supporting grid connection and grid stability upgrades for Council depots, offices and community facilities. Electric vehicles are important to help communities transition to lower carbon lifestyles.

Liveability funding for northern trails

A 10-year pipeline of funding (estimated \$110 million) to complete all stages of the Northern Trails project, including delivery. *Northern Trails 2022* provides a planning framework and action plan to establish a network of integrated and connected shared trails (primarily for walking and cycling) that link communities, destinations and a range of urban and natural environments across the region.

NCA advocacy focus 2022–2023

Priority 2: Jobs and skills growth



Develop precincts

The Victorian Government to recognise and support growth in our region's four major precincts (La Trobe, Broadmeadows, Epping, Cloverton) and two minor precincts (Beveridge, Inner North), facilitating growth through industry, education and health. If these important precincts across Melbourne's north are not developed, there will be significant negative economic and social impacts.

Inclusive employment program

Funding of \$13.6 million over four years to roll out Banyule City Council's successful Inclusive Employment Program to all Councils in Melbourne's north. Roll out of this project will result in 336+ local jobs for local people experiencing barriers to employment over a four-year period, with a focus on target community groups that are underrepresented in the labour market.

Priority 3: Community health and wellbeing



Mental health and wellbeing support

Funding and services to improve and support mental health and wellbeing, and an increased focus on mental health prevention across the region. This can be achieved by funding Councils to engage in mental wellbeing activities, Council representation on key governance structures and in planning processes, funding for current promotion and prevention work, and to improve availability of local mental healthcare services.

Ending family violence

Better support to end family violence in communities across Melbourne's north and increase early intervention to support children and young people's wellbeing, including commitment to improving the service system in each Council area, four years of funding to establish a Northern Councils Violence-Free Team and four years of funding to deliver Gender Equity Action Plans and Gender Impact Assessments.

Increased access to health services

A new public hospital in Melbourne's north to cater for the growing population and increasing health needs in our community, providing emergency care with provision for specialist services such as oncology, maternal, neonatal and paediatric services. Major public hospitals in the north (Northern Hospital and Austin/Mercy) are at capacity, with the Northern Hospital in particular under significant pressure.

Support for a greener north

Victorian Government support to meet canopy cover and biodiversity targets set within the *Plan Melbourne: Northern Metro Land Use Framework Plan*. Tree canopy cover in this region is the second lowest of any region in metro Melbourne. Funding of \$25 million p.a. for four years will support delivery of canopy justice plans in areas of community vulnerability, tree planting programs and biodiversity actions along waterways.

For more information:

→ visit www.northerncouncils.org.au

→ email info@northerncouncils.org.au

NCA advocacy focus 2022–2023

Financial Management Report – June 2023 Preliminary Report

CM9 : D23/240407

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1 Executive Overview

1.1 Introduction and overview

- The Preliminary Financial Report for June 2023 has been prepared in accordance with Australian Accounting Standards.
- This report is designed to identify and report on major variances against the adopted Annual Budget 2022/23 at an organisational level.
- The 30 June 2023 Preliminary Financial Management report comprises a review of the current performance against full year budget and full year actual (preliminary results) and other key financial information.

1.2 Key financial highlights and overview

As at 30 June 2023	Actual \$'000	Budget \$'000	Variance \$'000
Total income	178,683	183,585	(4,902)
Total expense	164,145	168,475	4,330
Operating Surplus for the year	14,538	15,110	(572)
Adj. Underlying Surplus/(Deficit)	(532)	(4,096)	3,564
Total capital works expenditure	33,863	61,549	27,686

- The June 2023 actual preliminary result is an operating surplus of \$14.538m compared to the adopted budget surplus of \$15.110m (\$0.572m unfavourable).
- The 2022/23 underlying operating deficit is \$0.532m compared to a budgeted underlying deficit result of \$4.096m (\$3.564m favourable).
- Total Income (\$178.683m) is \$4.902m less than budgeted. The key variances from budget include Capital Grant income carried to the next financial year, reduced fees and charges, offset by additional Public Open Space (POS) contributions and the 100% prepayment of the Victorian Grants Commission from 2023/24 into 2022/23.
- Total expenses (\$164.145m) are \$4.330m less than budget, mainly due to initiative project costs carried to the next financial year and management of discretionary costs to offset the significant loss of income during the year.
- As of 30 June 2023 a total of \$33.863m has been spent on capital works. The adopted Capital works expenditure is \$61.549m. The significant capital works, such as Watsonia Village Town Square and Rosanna Library projects, not completed this year will be carried across into 2023/24.

1.3 Financial Sustainability – the VAGO ratios

Month Forecast	Net Result	Adjusted Underlying Result	Liquidity	Internal Financing	Indebtedness	Capital Replacement	Renewal Gap
June	8.14%	-0.33%	2.71	134.58%	17.87%	1.41	1.20

- Council is tracking favourably in 5 of the 7 VAGO ratios which provide an indicator of Council's financial sustainability. These include Net Result; Liquidity; Internal Financing; Indebtedness and Renewal Gap.
- The 'red' Adjusted Underlying Result is a high financial risk as it indicates that there are insufficient surpluses generated to fund operations. This risk will be managed through continuing to maintain the operational returns through maximising revenue from commercial activities and minimising discretionary costs. In a normal year, Council aims for 5% or greater against this ratio.
- The Adjusted Underlying Result demonstrates the reliance on generating non-rate income, such as from statutory fees and fines and fees and charges, which are significantly below budget for the financial year.
- The Victorian Grants Commission paid 100% of the 2023/24 grant on 26 June 2023 totalling \$4.338m (represented by \$3.167m recurrents grants; and \$1.171m capital grants income). This payment in advance has reduced the overall deficit results along with savings from management expenditure control, bringing the preliminary underlying deficit result to \$0.532m.

2 Financial Performance

2.1 Income Statement

For the period ended 30 June 2023 Council is reporting a preliminary surplus result of \$14.538m compared to the adopted budget surplus of \$15.110m (\$0.572m unfavourable movement). The underlying deficit is \$0.532m after adjusting for \$15.070m of capital grants / contributions (Budget deficit is \$4.096m). A favourable variance against budget of \$3.564m.

Material variances are explained below – variances greater than \$0.500m is considered material for the financial year 2022/23.

Table 1 – Preliminary Income Statement

	Actual \$000	Budget \$000	Variance \$000	Notes
Income				
Rates and charges	111,948	111,880	68	
Grants - Operating	13,599	12,504	1,095	1
Grants - Capital	10,758	15,968	(5,210)	2
Statutory fees and fines	8,402	10,422	(2,020)	3
User fees and charges	18,753	21,323	(2,570)	4
Contributions income	7,543	5,442	2,101	5
Interest income	2,380	2,025	355	
Rental income	3,131	3,112	19	
Net gain/(loss) on disposal assets	250	54	196	
Other income	1,919	855	1,064	6
Total income	178,683	183,585	(4,902)	
Expenses				
Employee costs	72,035	75,272	3,237	7
Materials and services	50,744	51,041	297	
Utility charges	4,265	4,776	511	8
Depreciation	23,892	23,892	-	
Amortisation – intangible asset	220	220	-	
Amortisation – right of use assets	546	551	5	
Borrowing costs	1,657	1,741	84	
Finance cost - leases	61	16	(45)	
Donations expenditure	1,106	1,157	51	
Contribution expense	7,674	7,568	(106)	
Other expenses	1,945	2,241	296	
Total expenses	164,145	168,475	4,330	
Surplus/ (Deficit) for the year	14,538	15,110	(572)	
Grants – Non-recurrent Capital	8,406	14,009	(5,603)	9
Capital Contributions – Other Sources	6,664	5,197	1,467	10
Adj. Underlying Surplus / (Deficit)	(532)	(4,096)	3,564	

2.1.1 Notes to the preliminary income statement

The significant contributions to the variance are:

1. Grants – Operating \$1.095m favourable to the budget mainly due to:

- The General Operating grant from the Victoria Grants Commission (VGC) is \$3.758m, a figure that's \$0.566m more than the initial budget of \$3.192m. On 22 June 2023 it was announced that 100% of the funding for 2023/24 is to be prepaid into the current financial year. As a result, this payment is accounted for in this financial year.
- In addition, several business areas have recognised additional grants, including Property Maintenance & Home modifications (\$0.215m), Aged Service assessment and delivery (\$0.255m), Youth Services (\$0.088m) School Crossing (\$0.099m), Food and Organic Kerbside Collection (\$0.059m), COVID Safe Outdoor Activation (\$0.098m), and Emergency Management (\$0.090m) which partially Offset by funding shortfall from Jobs Victoria Advocate Program (\$0.099m), NELP (\$0.160m), Early Childhood Services (\$0.196m).

2. Grants – Capital: is \$5.210m unfavourable to budget. This variance is mainly determined by the timing of recognising capital project funding based on the project progression. Significant projects are:

- Watsonia Village Town Square Development \$4.894m,
- East Ivanhoe Preschool Upgrade \$2.420m,
- Petrie Parks & EJ Andrews Reserve Improvements \$0.650m.

The above unfavourable variance is partially offset by the grants carried over from the previous financial year. Notably, the significant projects that contributed to this offset are Were Street Pocket Park \$1.095m, Olympic Park MasterPlan \$0.515m, Darebin Creek Trail \$0.233m and Community Centre Development \$0.240m. In addition, the 100% prepaid 2023/24 VGC grant (Capital component) represents an additional \$0.562m of income when compared to the budget.

3. Statutory fees and fines: is \$2.020m unfavourable against Budget. The variance is primarily caused by lower than budgeted Fines Parking Infringements \$1.180m (Parking Management). Development planning permit income was below the income expectations, \$0.485m, reflecting the current property market conditions. Income from local laws and animal management are well down on expected infringement notices, resulting in an unfavourable variance of \$0.320m and \$0.128m, respectively.

4. User fees and charges: is \$2.570m unfavourable against Budget. The variance is primarily due to the reduction in commercial customer usage (\$2.232m) at the transfer station offset by the increase in kerbside non-standard bins income (\$0.432m). The Transfer Station has been inaccessible to large commercial entities since before Christmas 2022 due to equipment maintenance and a shortage of staff. Unfortunately, this closure continued until the end of the financial year, and now with an expectation of re-opening in the coming month.

While the financial performance of WaterMarc has been improving, the aquatic centre has yet to return to the pre-COVID usage demands. This slow recovery has resulted in an unfavourable variance of \$1.219m.

5. Contributions income: The favourable \$2.101m variances are mainly derived from the additional Public Open Space contributions (POS) \$0.918m, and Development Contribution Plan (DCP) income \$0.454m.

The actual results include funding for the Ivanhoe Golf Clubhouse Redevelopment, now approved of \$0.150m and a Technology Contribution from Optus for IT equipment of \$0.235m.

In addition, the WaterMarc service provider will contribute based on its 2022/23 financial performance.

6. **Other income:** The favourable \$1.064m variances are related to sale of property (surplus land) of \$0.176m and work cover reimbursement income of \$0.919m.
7. **Employee costs:** the favourable \$3.237m forecast variance is due to current year vacancies resulting from staff turnover. These vacancies have been backfilled through agency staff reported under 'materials and services' expenditure.

30 June 2023 – Employee and Agency Costs reconciliation:

Banyule City Council	Actual \$000	Budget \$000	Variance \$000
Employee Costs	72,035	75,272	3,237
Agency - Operations	2,799	1,328	(1,471)
Agency - Initiatives	1,436	-	(1,436)
Total Employee & Agency Cost	76,270	76,600	(330)

A portion of the current employee cost savings has been offset by agency costs to cover vacant positions.

This year, the agency usage is included within 'materials and services' expenditure. Next financial year there will be a change in the classification of agency costs from 'materials and services' to 'employee costs'. This adjustment has been made after considering the nature of the work performed by agency personnel. The unbudgeted agency costs primarily involve backfilling of temporary positions (not originally accounted for in the budget). By reclassifying agency as employee costs, the budget and forecast reporting will be transparent and the consolidation will better reflect the expenses associated with service delivery across permanent, temporary and project staff and vacancy management.

The other significant factor contributing to the favourable variance is the adjustments in leave provisions, including Long Service Leave, a reduction of \$1.102m, and Annual Leave and Loadings decreased by \$0.376m. These adjustments are assessed at the end of the financial year, and reflect both staff turnover and high leave balances.

8. **Utility Charges:** Variance of \$0.512m favourable to budget. Our contracts and enhanced solar power generation helped shield Council from considerable rises in electricity and public lighting costs, reducing our dependence on buying electricity from the grid. These positive trends were partially offset by a significant increase in gas prices.
9. **Grants – Non-recurrent Capital:** The \$5.603m unfavourable variance is due to Capital grants carried forward into 2023/24. Refer to Note 2.
10. **Capital Contributions – Other:** The \$1.467m favourable variance to the budget is due to the additional Public Open Space, Development Contributions Plan contribution and the Ivanhoe Golf Clubhouse Redevelopment contribution. Refer to Note 5.

2.2 Council Resolutions: impact on financial performance

The table below lists 2022/23 resolutions carried by Council as of 30 June 2023 and impact the financial statements. The below table does not include confidential resolutions and or internally funded EFT approvals.

Resolution	Description	EFT	Impact on Forecast	\$'000
CO2022/40	Community Bus Feasibility Study		Material and Service cost	100
CO2022/115	Waive Outdoor Dining permit fee		User fees and charges	36
CO2022/150	Inclusive Banyule website		Material and Service cost	200
CO2022/174	Special Charge - Watsonia Shopping Centre		Contributions Expense	27
CO2022/175	Special Charge - Macleod Village Shopping Centre		Contributions Expense	18
CO2022/176	Special Charge - Greensborough Town Centre		Contributions Expense	105
CO2022/177	Special Charge - Eaglemont Village		Contributions Expense	13
CO2022/183	Rent Relief for Shop 48 tenants		User Fees and Charges	85
CO2023/6	Audit & Risk Committee remuneration review		Material and Service cost	1
CO2023/9	Community event - International Women's Day		Material and Service cost	13
Expenditure			Total Operating	598
CO2022/140	Reconstruction of Beverley Road Oval		Capital Expenditure	227
CO2022/166	Ivanhoe Aquatic Centre Stage 2		Capital Expenditure	304
CO2023/3	Gloucester Dr & Bristol St, Temporary Road Closure		Capital Expenditure	60
Expenditure			Total Capital Works	591

3 Capital Works Expenditure

As at 30 June 2023, a total of \$33.863m has been spent on capital works (Budget 2022/23 \$61.549m). The variance of \$27.686m is made up of projects delayed or postponed for completion next year.

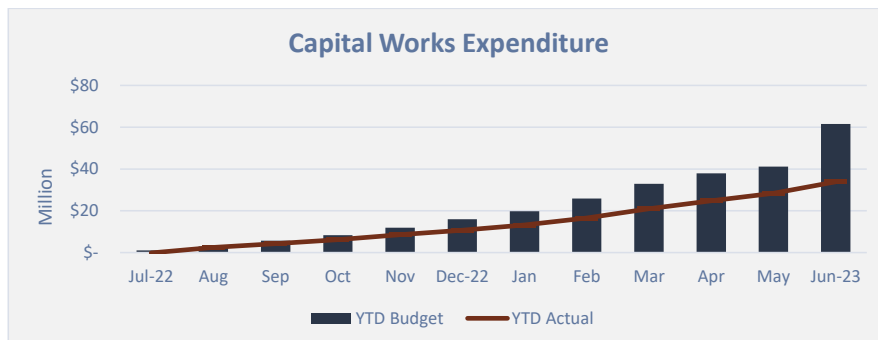


Table 2 – Statement of Capital Works

	Actual \$'000	Budget \$'000	Variance \$'000
Infrastructure			
Roads, streets and bridges	10,178	16,256	6,078
Drainage	617	1,550	933
Parks and gardens	10,733	12,153	1,420
Playgrounds	324	680	356
Total infrastructure	21,852	30,639	8,787
Property			
Freehold land	2,005	-	(2,005)
Freehold buildings	8,059	27,971	19,912
Total property	10,064	27,971	17,907
Plant and equipment			
Motor vehicles	84	1,140	1,056
Plant and equipment	1,558	1,404	(154)
Furniture and fittings	177	235	58
Total plant and equipment	1,819	2,779	960
Other assets			
Art collection	128	160	32
Total other assets	128	160	32
Total capital works expenditure	33,863	61,549	27,686

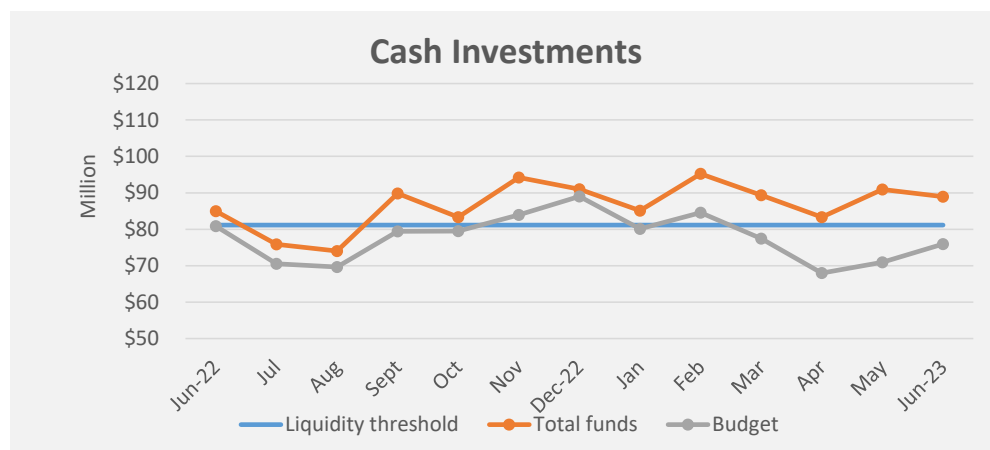
The major areas where expenditure is significantly below budget include Buildings (\$19.912m), and Roads, Streets and Bridges (\$6.078m). The majority of capital works projects not completed this year will be carried across into 2023/24. The main reasons for the variance is due to resource limitations, supply chain interruption, and availability of contractors.

4 Investment Activity

The current short-term term deposit weighted average return is 4.63%. The RBA cash rate has increased to 4.10% as of 7 June 2023. The tenure of the term deposits ranges between 6 to 12 months. Banyule City Council aims to spread maturities throughout the year to match cash outflows, considering income from rates that will supplement other inflows from which to pay staff salaries and supplier invoices during the year.

Month Maturity	Investments	Avg Interest %
July '23	\$10m	4.35
September '23	\$10m	4.30
January '24	\$5m	4.50
March '24	\$10.1m	4.85
May '24	\$5m	5.02
June '24	\$20m	5.41

The budget against actual cash, as depicted in the graph below, results from a higher cash opening balance due to last year's carry forwards. This year's Capital Works Expenditure has also been under-spent which has contributed to the temporary increase in the cash balance above budget. It is worth noting that rate installment payments are due in September, November, February, and May, and this graph also illustrates the typical trend of higher cash receipts during these months, as depicted in the 'Cash Investments' graph.



Note: Liquidity threshold represents the liquidity position 2 :1 to cover budgeted short-term liabilities.

External restrictions exist that limit the cash amount available for discretionary use (restricted funds). The remaining cash is discretionary and while not restricted, Council has made decisions regarding the future use of the majority of these funds and they should be used for those earmarked purposes (intended allocations). These cover activities such as Long Service Leave, Unspent Grants, Statutory Reserve, Cash held to fund carried forward capital works and Discretionary reserves.

All cash investments are directly invested by Council in Australian financial institutions to align with our investment policy, using the Standard & Poor's (S&P) short term credit rating. \$5m has been invested in Victorian Funds Management Cash (VFMC) Enhanced Fund.

The portfolio diversification of investments is outlined in the chart below and Table 3:

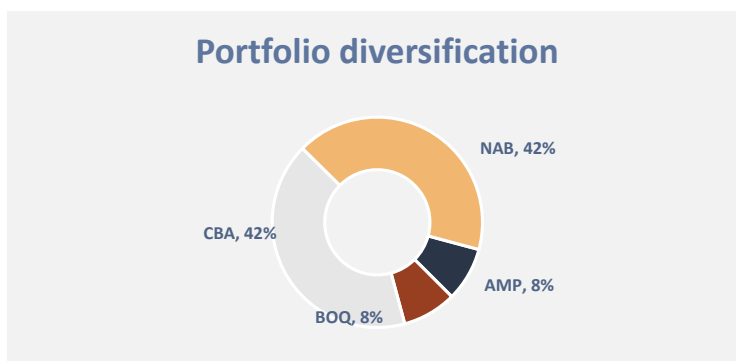


Table 3 – Investment Portfolio and Financial Institutions

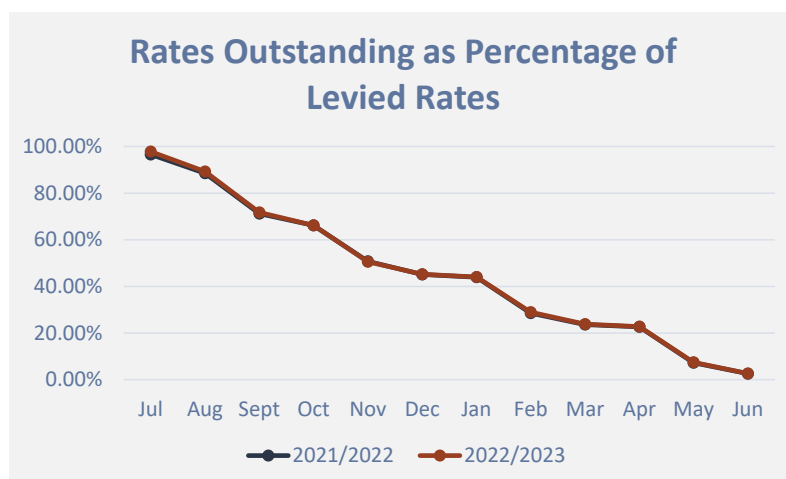
S&P rating	Banks	Investment portfolio	Maximum % holding in a single Financial Institution	Maximum % holding in a single credit rating level
A 1 +	CBA	42%	50%	
A 1 +	NAB	42%	50%	
Total A1+		84%		100%
A 2	BOQ	8%	30%	
	AMP	8%	30%	
Total A 2		16%		50%
Total		100%		

- Table 3 – 'Investment Portfolio and Financial Institutions' complies with Council's investment policy.
- The Investment Policy allows for investment in the Victorian Funds Management Corporation (VFMC), as an authorised manner of investment for all Victorian councils. This was approved on 21 June 2022 to enable Council to outsource the defensive Asset allocation component of the Investment Policy.
- \$5m has been invested in Victorian Funds Management Cash (VMFC) Enhanced Fund on 13 December 2022. Banyule has invested 5m units (@ \$1/unit). As at 30 June 2023, Banyule has been distributed 57,013 units with a realised profit of \$57,719 and an unrealised profit of \$61,945 reported by VFMC. The gains and losses on this investment are reported in the Profit and Loss as part of the operating results.

5 Other Financial Information

5.1 Rates Outstanding

For the 2022/23 financial year Banyule City Council has levied in total \$114.049m in rates revenue (includes waste charges from the schedule of fees and charges and excludes the fire services property levy). The total outstanding balance as of 30 June 2023 is \$2.976m, 2.61% of the current year levied rate income.



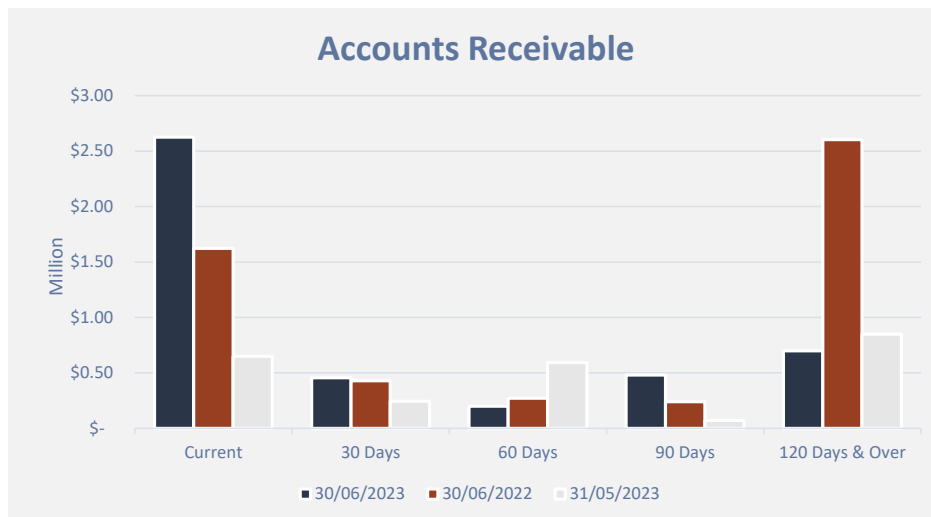
Rate and interest waivers may be granted under the current Rates Financial Hardship Policy.

Waivers are designed to be granted as short-term assistance. Rate payers who meet the points scoring matrix will be eligible to either penalty interest being held for 6 months or waived/held for 12 months and/or eligibility for a rate waiver of 33% to a maximum \$500 (refer Rates Financial Hardship Assistance Policy 2022/23). Only owner-occupiers of residential properties are eligible for the partial rate waiver.

As of the end of June 2023, 499 online Applications were received. Hardship waivers approved to date total \$112,336.

5.2 Accounts Receivable

The accounts receivable function of Council raises revenue and collects payments for Children's centres, Aged & Disability services, Health Department, Leisure bookings, Banyule BPI and sundry accounts. (This function does not include revenue for the Planning Department, Animal Registrations and Parking Infringements as these are currently decentralised).



- As of 30 June 2023, the total outstanding debtors' balance was \$4.463m. An increase in current debtors is mainly due to \$1.037m for GST reclaims, \$0.494m raised for pensioner concessions, and \$0.189m for seasonal ground hire.
- The remaining significant outstanding debtor balance represents Development Contributions; Public Open Space Contributions; Operations depot, Belgravia – Watermarc, and Grants.

5.3 Other Financial Statements

Table 4 – Balance Sheet

	2022/23 30-Jun-23 \$'000
Assets	
Current assets	
Cash and cash equivalents *	20,840
Trade and other receivables	21,828
Other financial assets*	68,100
Inventories	46
Assets held for sale	11,676
Other assets	2,640
Total current assets	125,133
Non-current assets	
Trade and other receivables	199
Investments in associates and joint ventures	3,517
Property, infrastructure, plant and equipment	1,806,096
Leasehold improvement	276
Right-of-use assets	356
Intangible assets	284
Assets held for sale	15,159
Investment Property	13,597
Total non-current assets	1,839,484
Total assets	1,964,617
Liabilities	
Current liabilities	
Trade and other payables	11,914
Provisions	15,315
Interest-bearing loans and borrowings	1,014
Trust funds and deposits	6,713
Lease Liabilities	304
Unearned Income	11,291
Total current liabilities	46,551
Non-current liabilities	
Provisions	1,038
Interest-bearing loans and borrowings	18,857
Trust funds and deposits	1,151
Lease Liabilities	51
Total non-current liabilities	21,097
Total liabilities	67,648
Net assets	1,896,969
Equity	
Accumulated surplus	567,354
Reserves	1,329,615
Total equity	1,896,969

* The balance of 'cash and cash equivalents' and 'other financial assets' is \$88.940m (June 2022 \$85,001m).

Table 5 – Statement of Cash Flows

	2022/23 30-Jun-23 \$'000
	Inflows (Outflows)
Cash flows from operating activities	
Receipts:	
Rates and charges	113,171
Grants - operating	13,537
Grants - capital	5,407
Statutory fees and fines	9,076
User fees and charges	18,404
Contributions - monetary	7,390
Interest received	1,730
Rental income	3,549
Other receipts	1,931
Payments:	
Employee costs	(71,545)
Materials and services	(49,310)
Utility charges	(4,030)
Other payments	(10,135)
Net cash provided by operating activities	39,175
Cash flows from investing activities	
Payments for property, infrastructure, plant and equipment	(32,608)
Proceeds from sale of property, plant and equipment	5,969
Net (purchases)/redemption of financial assets	(3,100)
Net cash (used in) investing activities	(29,739)
Cash flows from financing activities	
Borrowing costs - interest	(1,745)
Repayment of borrowings	(6,185)
Interest paid - lease liabilities	(129)
Repayment of lease liabilities	(495)
Net cash (used in) financing activities	(8,554)
Net increase/(decrease) in cash and cash equivalents	882
Cash and cash equivalents at the beginning of the financial year	19,958
Cash and cash equivalents at the end of the month	20,840





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INFORMATION FOR AGENCIES

2023 Attestation

Multi-organisation Form (Subsidiary organisation)

The purpose of this Attestation is to confirm that your agency or body has reviewed its most recently submitted Protective Data Security Plan (**PDSP**), and reaffirm that your agency or body is continuing its program of information security activities to address the Victorian Protective Data Security Standards (**VPDSS**).

This document comprises two Parts:

- **Part A:** Agency or Body details (Subsidiary organisation)
- **Part B:** Attestation (Subsidiary organisation)

Notes on using this form

Multi-organisation – This form should be used where an organisation has been or will be included as a subsidiary organisation on a Multi-organisation PDSP. Once completed, please email your signed Attestation form to your primary organisation. Please note that if your organisation or the primary organisation has undergone significant change since the last attestation period, OVIC requests you discuss this with us before completing this form.

Collection of personal information

This form collects personal information in the way of contact details. This includes name and contact details for the purposes of maintaining up to date records by OVIC and any required follow up. Where you provide personal information, OVIC may use it to send you confirmation of receipt of the form or seek clarification on the contents of the form. When submitting your form via email, we may be able to identify you from your email address.

OVIC will not disclose your personal information without your consent, except where required or authorised to do so by law. You may contact OVIC to request access to any personal information you have provided to us by emailing enquiries@ovic.vic.gov.au. For further information on how OVIC handles personal information, please review our [privacy policy](#).

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Part A

Agency or Body details (Subsidiary organisation)

Name of public sector agency or body	Banyule Cemeteries Trust	
Public sector body Head (e.g., Department Secretary, CEO)	Full name	Click or tap here to enter text.
	Position title	Click or tap here to enter text.
	Phone number	Click or tap here to enter text.
	Email address	Click or tap here to enter text.
	Postal address	Click or tap here to enter text.
Information Security Lead (The organisation's nominated contact regarding the VPDSS)	Full name	Click or tap here to enter text.
	Position title	Click or tap here to enter text.
	Phone number	Click or tap here to enter text.
	Email address	Click or tap here to enter text.
	Postal address	Click or tap here to enter text.

Name of Department/portfolio in which the organisation operates	Other (please specify)
If 'Other', please specify	Cemetery Trust

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Part B

Attestation (Subsidiary organisation)

Under Part 4 of the *Privacy and Data Protection Act 2014* (**PDP Act**) and Standard 9 of the Victorian Protective Data Security Standards 2.0 (the **Standards**), I, Insert agency Head name attest that:

- I am the public sector body Head of Insert agency or body name (my organisation).
- My organisation is part of the multi-organisation Attestation submitted by Insert Primary organisation name (the primary organisation), and I am satisfied that:
 - My organisation continues to have an equivalent maturity level, risk profile (including risk appetite and tolerance), risk references, implementation status of elements and control environment to the primary organisation; and
 - My organisation has implemented the key activities or is in the process of planning and implementing key activities as required by the Standards.
- My organisation has undertaken a security risk profile assessment or is in the process of undertaking a security risk profile assessment required under section 89 of the PDP Act.
- There has been **no** significant change in the operating environment or the security risks relevant to the organisation.

Print name Click or tap here to enter text.

Title Click or tap here to enter text.

Date Click or tap to enter a date.

Signed X
Agency body Head

Summary



Operation Sandon — Recommendations

Operation Sandon is an investigation by the Independent Broad-based Anti-corruption Commission into allegations of corrupt conduct involving councillors and property developers in the City of Casey in Melbourne's south-east. It also examined the adequacy of Victoria's current systems and controls for safeguarding the integrity of the state's planning processes.

Background

In November 2017, IBAC authorised a preliminary inquiry into allegations of serious corrupt conduct concerning Mr Sameh Aziz, a Casey councillor.

IBAC expanded the investigation in October 2018 to consider the conduct of developer Mr John Woodman, as well as another Casey councillor, Mr Geoff Ablett, and whether other Casey councillors had accepted undeclared payments, gifts or other benefits, including political donations, in exchange for favourable Casey Council outcomes.

IBAC's investigation was primarily concerned with four planning matters involving Mr John Woodman and his associates. Each matter involved the Casey Council as decision-maker, and two required the Minister for Planning to make a determination. As a result, IBAC's investigation examined the conduct of public officers at both state and local government levels.

Operation Sandon found a number of councillors within the City of Casey had accepted payments, gifts or other benefits, including political donations in exchange for supporting Council decisions on planning matters that favoured the interests of a property developer.

Operation Sandon exposed how decisions at the local and state levels of government were improperly influenced or were at risk of undue influence through manipulation of council governance processes, donations and lobbying.

Extensive reforms are necessary to minimise the risk of this behaviour occurring again and promote integrity in decision-making processes. As a result of Operation Sandon, IBAC is recommending a suite of reforms to address corruption risks to:

- promote transparency in planning decisions
- enhance donation and lobbying regulation
- improve the accountability of ministerial advisors and electorate officers
- strengthen council governance.

Recommendations

The Operation Sandon special report makes 34 recommendations to address the risk of corruption and other forms of improper influence and the planning policy settings that incentivise corruption in council decisions.



Recommendation 1

IBAC recommends that the Premier establish an Implementation Inter-departmental Taskforce (the Taskforce) that is:

- (a) chaired by the Department of Premier and Cabinet and comprises senior representatives of other relevant departments and agencies including, but not limited to, the:
 - i) Department of Transport and Planning
 - ii) Department of Government Services
 - iii) Victorian Public Sector Commission
 - iv) Local Government Inspectorate
 - v) Victorian Electoral Commission
- (b) responsible for:
 - i) coordinating implementation of IBAC's recommendations, where immediate action can be taken
 - ii) progressing consideration of longer-term reforms proposed in the special report that require expert analysis and stakeholder consultation
 - iii) making sure that the proposed reforms meet the principles and outcomes set out in IBAC's report, and that these reforms are implemented for each of the strategic issues
 - iv) reporting quarterly to IBAC, detailing the progress of action taken in response to IBAC's recommendations
 - v) reporting publicly within 18 months on action taken in response to IBAC's recommendations, noting that IBAC may further publicly report on the adequacy or otherwise of those proposals.

In undertaking this work, the Taskforce should consult IBAC officers on the development of an implementation plan and the drafting of legislative amendments.

PLANNING**Recommendation 2**

IBAC recommends that the Premier ensures that the Taskforce considers and recommends measures to address the corruption risks associated with windfall gains from changes in permissible land use, drawing on any lessons learnt in the development and implementation of the *Windfall Gains Tax and State Taxation and Other Acts Further Amendment Act 2021* (Vic).

Recommendation 3

IBAC recommends that the Minister for Planning develops and introduces to Parliament amendments to the *Planning and Environment Act 1987* (Vic) so that authorisation of a planning scheme amendment operates as a transparent and accountable gateway process by:

- (a) amending section 8A(7) to facilitate proper consideration of the strategic justification and timely authorisation of planning scheme amendments
- (b) setting clear criteria that the Minister for Planning must consider in exercising their discretion to authorise progression of an amendment, including satisfaction of strategic justification
- (c) specifying a presumption against amendment for an appropriate period, noting that the reasons for any exemptions should be clear and details made publicly available.

Recommendation 4

IBAC recommends that the Premier ensures that the Taskforce considers and recommends amendments to the *Planning and Environment Act 1987* (Vic) to ensure that the number of possible outcomes that could be considered 'correct' decisions in response to a given proposal at the adoption and approval stages of a planning scheme amendment is narrowed by specifying criteria that must be addressed to the satisfaction of:

- (a) the planning authority to adopt an amendment
- (b) the Minister for Planning to approve an amendment.

Recommendation 5

IBAC recommends that the Department of Transport and Planning reviews and clarifies guidance to help prioritise competing policy criteria when assessing the merits of a planning scheme amendment, including, but not limited to:

- (a) the factors that should be considered in assessing strategic justification
- (b) the hierarchy of broader-scale plans.

Recommendation 6

IBAC recommends that the Minister for Planning develops and introduces to Parliament amendments to the *Planning and Environment Act 1987* (Vic) to require the decision-maker to record the reasons for decisions at relevant points in the planning scheme amendment process.

Recommendation 7

IBAC recommends that the Minister for Planning develops and introduces to Parliament amendments to the *Planning and Environment Act 1987* (Vic) and/or amends ministerial guidance to require every applicant and person making submissions to a council, the Minister for Planning or Planning Panels Victoria to disclose reportable donations and other financial arrangements that parties have made or have with relevant decision-makers in relation to that planning matter (with reference to the New South Wales provisions).

Recommendation 8

IBAC recommends that the Minister for Planning issues Ministerial Directions for Planning Panels Victoria panels to specify that there is a presumption in favour of the existing planning scheme and state policy settings.

Recommendation 9

IBAC recommends that the Premier ensures that the Taskforce considers and recommends amendments to the *Planning and Environment Act 1987* (Vic) to deter submitters from attempting to improperly influence a council, the Minister for Planning or Planning Panels Victoria in their role in the planning scheme amendment process, including, but not limited to, specifying relevant offences together with appropriate penalties.

Recommendation 10

IBAC recommends that the Premier ensures that the Taskforce engages subject-matter experts and consults stakeholders to develop a model structure for independent determinative planning panels for statutory planning matters that addresses the integrity risks identified in Operation Sandon, having regard to:

- (a) the skills mix and method of appointing panel members and the efficacy of rotating panel members
- (b) the scope of panel coverage, being whether all councils should be required to use an independent planning panel, including the option of shared or regional panels in areas where councils handle fewer planning permits
- (c) the referral criteria that should apply statewide to make clear which matters should be determined by planning panels rather than by council planning officers
- (d) decision-making process and reporting requirements to ensure transparency and accountability of panel decisions
- (e) arrangements to handle complaints about planning panels and review their performance to ensure continuous improvement.

Recommendation 11

IBAC recommends that the Minister for Planning develops and introduces to Parliament amendments to the *Planning and Environment Act 1987* (Vic) to:

- (a) remove statutory planning responsibilities from councillors
- (b) introduce determinative planning panels for statutory planning matters, where a local council is currently the responsible authority

This is to give effect to the model developed by the Taskforce in response to Recommendation 10.

Recommendation 12

IBAC recommends that the Premier ensures that the Taskforce engages subject matter experts and consults with key stakeholders to assess the operation of Part 4AA of the *Planning and Environment Act 1987* (Vic) and recommends whether further amendments are required to give full effect to independent panels as the decision-makers for all statutory planning matters, including those where the Minister for Planning is the responsible authority.

Recommendation 13

IBAC recommends that the Premier ensures that the Taskforce considers and recommends whether the regulatory regime governing donations in Victoria would be strengthened by identifying and prohibiting high-risk groups (including, but not limited to, property developers) from making political donations to political entities and state and local government candidates.

Recommendation 14

IBAC recommends that the Premier ensures that the Taskforce advises the independent panel review of the 2018 electoral reforms to ensure its report appropriately addresses the corruption risks of political donations highlighted in Operation Sandon.

Recommendation 15

IBAC recommends that the Premier ensures that the implementation of Recommendations 3 and 4 from the *Donations and Lobbying* special report appropriately addresses the lobbying risks highlighted in Operation Sandon.

Recommendation 16

IBAC recommends that the Department of Parliamentary Services develops guidelines to apply to electorate offices when a Member of Parliament is on extended leave, to ensure electorate officers are appropriately supervised and are subject to clear lines of accountability.

COUNCIL GOVERNANCE**Recommendation 17****IBAC recommends that the Minister for Local Government:**

- (a) ensures that Local Government Victoria develops and maintains a Model Councillor Code of Conduct that includes better practice provisions that will apply to *all* councils, noting that councils can adopt additional provisions to the extent that they are consistent with the minimum standards specified in the Model Councillor Code of Conduct
- (b) develops and introduces to Parliament amendments to the *Local Government Act 2020* (Vic), or amends relevant regulations to amend the *Local Government Act 2020* (Vic), or amends relevant regulations to specify that councils *must* adopt the Model Councillor Code of Conduct.

Recommendation 18**IBAC recommends that the Minister for Local Government uses an appropriate mechanism, such as amendments to the *Local Government Act 2020* or relevant regulations, to require that councillors undertake mid-term refresher training on governance, leadership, and integrity.****Recommendation 19****IBAC recommends that the Minister for Local Government:**

- (a) ensures that Local Government Victoria develops and publishes Model Governance Rules to operate as the minimum standards for council meeting procedures
- (b) develops and introduces to Parliament amendments to the *Local Government Act 2020*, or amends relevant regulations to specify that councils must adopt the Model Governance Rules
- (c) ensures that Local Government Victoria maintains the Model Governance Rules in a way that promotes better practices that apply to all councils, noting that councils can adopt additional rules to the extent that they are consistent with the minimum standards specified in the Model Governance Rules.

Recommendation 20**IBAC recommends that the Minister for Local Government encourages diligent, considered councillor decision-making by providing guidance and training to councils on administrative and council meeting best practice.****Recommendation 21****IBAC recommends that the Minister for Local Government ensures that Local Government Victoria includes in the Model Code of Conduct for Councillors a clear statement of expectations to guide councillors and staff in their interactions with each other.**

Recommendation 22

IBAC recommends that the Minister for Local Government ensures that Local Government Victoria:

- (a) develops and publishes a Model Transparency Policy to specify the minimum standards for council openness and transparency
 - (b) ensures that the Model Governance Rules and Model Transparency Policy:
 - i) highlights the importance of open government and the related risks in holding pre-council meetings
 - ii) notes the limited circumstances in which it may be appropriate to hold pre-council meetings immediately before a public council meeting, such as to discuss procedural arrangements for the meeting
 - iii) makes clear that councillors must not discuss the substance of agenda items in detail, reach agreements on council agenda items in private, and that briefings should involve the presentation of information only
 - (c) develops further guidance to explain to councillors *why* deliberation on an agenda item (not just voting) in public is important, particularly for planning matters.
-

Recommendation 23

IBAC recommends that the Minister for Local Government ensures that the Model Governance Rules expressly prohibit voting en bloc in council meetings.

Recommendation 24

IBAC recommends that the Minister for Local Government ensures that the Model Governance Rules require council meeting minutes to state:

- (a) the names of councillors who spoke on each motion
 - (b) the names of councillors who voted for and against each motion (regardless of whether a division was called).
-

Recommendation 25

IBAC recommends that the Minister for Local Government ensures that Local Government Victoria undertakes a review, and introduces related reforms, to ensure that councillor breaches of the conflict-of-interest provisions are addressed in a timely and effective manner.

Recommendation 26

IBAC recommends that the Minister for Local Government ensures that the Model Governance Rules stipulate that:

- (a) council officer reports on local government planning matters be accompanied by:
 - i) a schedule of reportable donations and other financial arrangements that parties have made or have with councillors (as discussed in Recommendation 7)
 - ii) a statement of the interested parties that includes details of the parties affected by the motion before council, such as the names of personnel, company names and registered addresses
 - (b) councillors must acknowledge that they have read the schedule of reportable donations and other financial arrangements and the statement of involved parties before declaring whether they have a conflict of interest in the relevant agenda item for any local government planning matters.
-

Recommendation 27

IBAC recommends that the Minister Local Government Victoria ensures that the Model Governance Rules (such as through an amendment to clause 18.3 of the draft rules):

- (a) provide a clear process for disclosing all conflicts of interest, including those that involve privacy matters. This process must set out:
 - i) precisely what matters will be included in the declaration and public register
 - ii) how declarations involving privacy matters will be recorded
 - iii) how long records will be retained
 - (b) require councillors to disclose, in sufficient detail, the circumstances that give rise to a conflict of interest, including, but not limited to, the names of the people or entities associated with the conflict and their relationship to the councillor.
-

Recommendation 28

IBAC recommends that the Minister for Local Government ensures that Local Government Victoria develops model conflict-of-interest training and an associated strategy to ensure that its completion is enforceable, to consistently reinforce conflict-of-interest obligations across councils. The training should:

- (a) explain why a councillor cannot or should not participate in the decision-making process for a matter in which they have a conflict, during or outside council meetings
 - (b) ensure that councillors understand their obligation to:
 - i) familiarise themselves with the parties who donate to any political, charitable or community interests with which the councillor has an involvement
 - ii) assess whether those donations give rise to a conflict of interest for particular council matters
 - iii) provide precise details of the nature of the conflict when declaring a conflict of interest.
-

Recommendation 29

IBAC recommends that the Minister for Local Government develops and introduces to Parliament amendments to the *Local Government Act 2020* (Vic) to

- (a) expressly prohibit councillors with a conflict of interest from attempting to influence other councillors (with reference to the Queensland provisions)
- (b) specify an appropriate penalty for councillors who contravene this provision.

Recommendation 30

IBAC recommends that the Minister for Local Government ensures that Local Government Victoria reviews the available sanctions for misconduct to ensure that the options provided are adequate and applied in an appropriate way. This includes, but is not limited to, ensuring that the option to direct that a councillor be ineligible to hold the position of mayor after a finding of misconduct can be applied in a way that is both proportional to the conduct and timebound.

Recommendation 31

IBAC recommends that the Minister for Local Government ensures that Local Government Victoria includes in the Model Councillor Code of Conduct a clear statement that:

- (a) council officers and members of the public may make a complaint to the Chief Municipal Inspector
- (b) a CEO must notify IBAC under section 57 of the *Independent Broad-based Anti-corruption Commission Act 2011* (Vic) if they suspect on reasonable grounds that a breach of the Model Councillor Code of Conduct involves corrupt conduct.

Recommendation 32

IBAC recommends that the Minister for Local Government develops and introduces to Parliament amendments to the *Local Government Act 2020* (Vic) to require that the Principal Councillor Conduct Registrar collate and publish data annually on:

- (a) the internal arbitration process, including:
 - i) the number of applications received
 - ii) the number of applications withdrawn
 - iii) the nature of the issues raised
 - iv) the outcome of completed arbitration processes
 - v) the cost to the council of dealing with arbitrated matters, including staff costs
- (b) councillor conduct panels, including:
 - i) the number of applications received
 - ii) the number of applications withdrawn
 - iii) the nature of the issues raised
 - iv) the outcome of completed panel processes
 - v) the cost to the council of dealing with panel matters, including staff costs.

Recommendation 33

IBAC recommends that the Premier ensures that the Taskforce identifies the most appropriate mechanism to support a council CEO in making a mandatory notification about serious misconduct. This includes suspected breaches of the conflict-of-interest provisions by councillors – in particular, breaches involving material conflicts of interest – noting that the Chief Municipal Inspector has the authority to apply to a councillor conduct panel or prosecute a councillor for misuse of position due to a conflict of interest, but is not currently authorised to receive a mandatory notification concerning a councillor from a CEO, under the *Public Interest Disclosure Act 2012* (Vic).

Recommendation 34

IBAC recommends that the Minister for Local Government develops and introduces to Parliament amendments to the *Local Government Act 2020* (Vic), or amends relevant regulations, and institutes related enabling processes, to promote greater consistency and independent oversight of recruitment and employment of council CEOs by:

- (a) mandating that councils use a standard employment contract for CEOs that:
 - i) covers, among other things, the role of the CEO, performance review and management, and termination payment (including limits on such payments)
 - ii) bans non-disclosure agreements between councils and CEOs or former CEOs
- (b) amending section 45 to require each council to establish a committee to determine matters relevant to the recruitment, employment, and remuneration of the CEO. The committee must be chaired by an independent professional with executive experience in local or state government, and most of its members must be external to the council.

IBAC's proposed reforms are designed to be implemented by a cross section of local and state government to minimise the significant risks of the conduct identified in Operation Sandon from recurring.

IBAC has recommended that the Premier report publicly on the action taken in response to the relevant recommendations by 27 January 2025. IBAC has also requested the Minister for Local Government, the Minister for Planning and the relevant departments report to IBAC on the implementation of their relevant recommendations within 12 months.

IBAC is committed to working with local and state government and other bodies in Victoria's integrity framework to implement the reforms to safeguard from this type of activity to occur again – and to restore community trust in the role of elected officials.

Responses

Responses to our investigations are published on IBAC's website to inform the community about actions agencies advise they are taking, and to share learnings that may help other agencies improve their systems and practices to prevent corruption and misconduct.

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IBAC is Victoria's anti-corruption agency responsible for preventing and exposing public sector corruption and police misconduct. We do this by:

- investigating serious corruption and police misconduct
- informing the public sector, police and the community about the risks and impacts of corruption and police misconduct, and ways in which it can be prevented.

To report corruption now, visit www.ibac.vic.gov.au or call **1300 735 135**.

If you need help with translation, call Translating and Interpreting Service on **13 14 50** or visit www.ibac.vic.gov.au/mylanguage

Draft Creative Banyule

Arts and Culture Strategic Plan 2023 - 2031



Acknowledgement of Country

Banyule City Council is proud to acknowledge the Wurundjeri Woi-Wurrung people as Traditional Custodians of the land and we pay respect to all Aboriginal and Torres Strait Islander Elders, past, present and emerging, who have resided in the area and have been an integral part of the region's history.

Uluru Statement from the Heart

Banyule City Council is also proud to acknowledge its commitment to endorse the Uluru Statement from the Heart in full. Council is committed to taking practical action to advance its core components: Voice, Treaty and Truth Telling.

Banyule Diversity Statement

Our community is made up of diverse cultures, beliefs, abilities, bodies, sexualities, ages and genders. Council is committed to access, equity, participation and rights for everyone; principles which empower, foster harmony and increase the wellbeing of an inclusive community.

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Mayor's Message

Why do we invest in arts and culture?

Because arts, cultural and creative activities are a tangible expression of our beliefs, values, resilience, and shared identity. They add texture and richness to the social fabric of Banyule.

Banyule residents agree. Over the past decade, community and cultural activities have been rated as important for most residents with more than 90% participating in at least one leisure, arts or cultural activity on a regular basis.

This is also reflected in the Banyule Community Vision 2041. During the consultation process, arts and cultural activities were often cited as a way to promote positive health and wellbeing, the vibrant economy and a strong sense of community. Findings from these consultations also highlighted our community's desire to "see an increase in spending on arts and culture."

Creative Banyule will provide a framework for artists, audiences and our community to create and shape Banyule into the future.

Sustainable, focused and ongoing investment in local arts and culture will not only improve the liveability of our communities, it also will help the community achieve its long-term vision and priorities over the next 20 years.

I am delighted to present *Creative Banyule: Arts and Culture Strategy 2023-2031*, which provides the direction we need to develop our cultural and creative strengths. Its five focus areas will play a vital role in ensuring we are a thriving, inclusive, engaged community, with a strong sense of belonging.

Thank you to the advisory committees, community members, artists, businesses and organisations who contributed to the development of this strategy. I look forward to working with our community to achieve the arts and cultural outcomes of this exciting strategy.

Join us in cultivating and celebrating a Creative Banyule.

Banyule Mayor

Banyule Community Vision 2041



The Banyule Community Vision 2041 contains the following aspirations:

- Together we celebrate the amazing cultures that make up who we are and contribute to our shared identity.
- Inclusiveness and diversity are reflected in all our services, programs, festivals and events.
- Our rich arts and cultural history are protected, promoted and cultivated and more opportunities are available for people to come together and enjoy.
- Our City is a network of 20-minute neighbourhoods, connected through a range of transport options and we have easy access to places to live, work and play.
- Banyule is home to a diverse range of businesses. We nurture new start-ups and continue to support businesses to grow and be successful.

***Creative Banyule* provides a key strategic approach to achieving our Community Vision.**

Strategy at a Glance

Vision				
Creative Banyule – where people, ideas and spaces are thriving and connected through arts, culture and creativity.				
Focus Areas				
Foster a sustainable and thriving creative sector	Enhance social connection, health and wellbeing	Celebrate First Nations culture	Create equitable participation in arts and cultural experiences	Realise the creative potential of Banyule's spaces and places
Key Objectives				
Build capabilities of artists and creative businesses, both emerging and established, to contribute to the local creative economy.	Ensure the design and delivery of festivals and events reflects the diversity of the community.	Recognise Traditional Owner and First Nations stories, knowledge and culture as an integral part of Banyule's identity, heritage and future.	Centre the lived experience of our diverse communities in key elements of Council's arts and cultural programs.	Effective inclusion of more public art elements in civic and open space improvements.
Increase access to suitable facilities for artists and creatives to make and present work.	Strengthen partnerships with Neighbourhood Houses, Libraries, schools and community organisations to support healthy, connected communities through arts and cultural activity.	Assert arts and culture's role in supporting Council's commitment to the Uluru Statement from the Heart.	Unlock opportunities for people experiencing barriers to inclusion in arts and cultural activities.	Cultivate the status of the Ivanhoe Library and Cultural Hub and the Banyule Art Collection as culturally vital community assets.
Enable a culture of networking, collaboration, skills sharing, and artist led programming in Banyule.			Improve methods of connecting with arts and culture opportunities in Banyule.	Prioritise long term investment in arts and cultural Infrastructure across the municipality.
Demonstrate and advocate for best practice principles for working with artists and creatives.	Increase opportunities for intergenerational, intercultural and educational connections through arts and cultural activity.			Encourage creative initiatives that increase a connection with the natural environment.
				Inclusion of creative industries and programs in strategies to develop Banyule's major activity centres.
Key Outcomes				
There is a dynamic culture of creative practice and enterprise in Banyule.	People's sense of belonging, value, and well-being is increased.	First Nations led cultural engagement and participation is Increased.	More people feel connected and included in the creative life of Banyule.	More flexible spaces available, that cater for all aspects of the creative eco-system.
Creative industries contribution to local economic development is valued and boosted.	Partnerships between Council and community organisations that deliver cultural outcomes are increased.	History and culture of Wurundjeri Woi-Wurrung Traditional Owners and First Nations communities is better understood and celebrated.	Opportunities to participate in arts and culture are easier to discover.	Creativity, culture and heritage is more evident across Banyule's public spaces and activity centres.
				Increased public art outcomes in Banyule.

Purpose of this Strategy

We have designed *Creative Banyule* to:

- Recognise, foster and grow the Banyule community's creative and cultural strengths.
- Progress arts and culture's essential role in increasing the resilience, wellbeing and vitality of the Banyule community.
- Make explicit the relationship between delivering cultural outcomes and the strategic objectives of the Council Plan and Banyule Community Vision 2041.
- Position arts and cultural outcomes across Council's integrated planning.

Introduction

Creative Banyule is Banyule City Council's Arts and Culture Strategy 2023-2031.

The purpose of *Creative Banyule* is to establish a long-term vision and strategic framework that will position Council to foster and amplify the multiple benefits of creative and cultural activities within the City of Banyule. The strategy outlines our focus, commitments and performance measures and demonstrates how the pursuit of these activities will support Council to make significant steps towards achieving the strategic objectives of the Banyule Community Vision 2041. The life of this strategy will coincide with the mid-point of the Community Vision 2041.

Creative Banyule was shaped by contributions from more than 140 residents. In addition to reflecting the aspirations of our community, its Focus Areas were informed by contemporary creative and cultural sector policy and research. Importantly, *Creative Banyule* seeks to leverage the social and economic benefits of arts and cultural participation for professionals practicing within the sector and for our diverse Banyule communities.

In addition to arts and cultural experiences and opportunities being valued by Council and residents of Banyule, the arts and culture sector contribute to a broad range of societal benefits including:

- Contribution to community, society and place
- Contribution to neighbourhood identity and sense of place
- Direct links to health and wellbeing outcomes
- Contribution to the local economy
- Education
- Contributions to collective cultural capital, which support societal change.

Culture is who we are, and what shapes our identity. Placing culture at the heart of development policies is the only way to ensure a human-centred, inclusive and equitable development.

(Jyoti Hosagrahar, Deputy Director for the UNESCO World Heritage Centre)

What we mean by arts and culture

We know that '98% of Australians participate in arts and culture as part of their daily lives.' (National Arts Participation Survey, 2021).

This includes everything from music in the car on the way to work, participating in an animation workshop, attending a local festival, as an audience member at the theatre, writing a poem, engaging in arts and craft activities at your kitchen table, designing a public art element for a new building, developing a new dance work for presentation at a festival or working with a community to design a creative solution to a complex social problem.

Arts, cultural and creative opportunities, expressions and activities are as diverse as our population. Whilst not all arts, cultural and creative activities appeal to all people, most people feel that there is something that they can enjoy and that is both relevant and significant to them.

A New Approach (ANA), Australia's leading arts and culture think tank, defines arts, culture and creativity as:

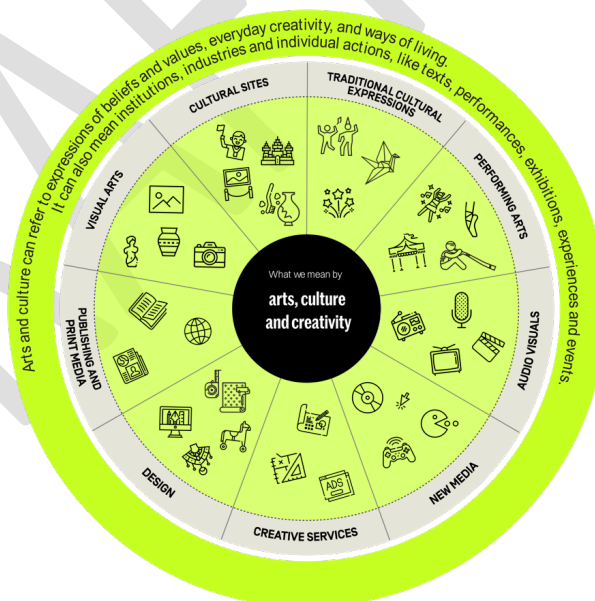
'Expressions of beliefs and values, everyday creativity and ways of living. It can also mean institutions, industries and individual actions like texts, performances, exhibitions, experiences and events.'

At ANA, arts, culture and creativity includes activities such as:

- attending cultural events
- visiting cultural venues
- creating or performing something – including participatory activities
- engaging with arts, culture and creative content in your home.'

Arts and cultural activities also sit within the industrial category of the cultural and creative economy which includes industries and occupations that use creativity for production, and where cultural symbolism is evident in the finished product.

(Reference: A New Approach, <https://newapproach.org.au/about>)



The Australia Council identified that the arts in Australia is beneficial to individual wellbeing, community connection, and sustains more cohesive and inclusive communities. (source: Parliament of Australia, The Value of the Arts)

Background

The *Banyule Arts and Culture Strategic Plan 2017-2021* emphasised the essential role of cultural vitality in planning for Banyule's future by embedding a set of 'cultural outcomes' as a means of achieving cross-council objectives for strong, healthy and inclusive communities.

Programs and initiatives focused on stimulating creativity, sharing knowledge and insights, fostering an appreciation for diversity and generating a shared sense of belonging. There was an increase in arts & cultural activity in Banyule over the life of the plan. Additionally, there was significant investment in public art, and the Ivanhoe Library and Cultural Hub (ILCH) was established, enabling a greater diversity and number of cultural opportunities for community and local artists.

Building on the achievements of the previous strategy, *Creative Banyule* sets a creative and cultural vision for Banyule that will guide us into the next decade, and the half-way point of the Banyule Community Vision 2041.

With Council's continued focus on community connections and social value, as well as a place-based approach to planning, *Creative Banyule* will integrate arts and culture outcomes more strategically into whole-of-council planning.

Importantly, *Creative Banyule* complements a range of Council's social policies which focus on embedding the social justice principles of access, equity, participation and rights for everyone. Fundamental to this approach is taking pride in our First Nations heritage and our broader cultural and environmental legacy. Through arts and culture, we hope to take meaningful steps to support all people to benefit from arts and cultural practice and experiences and make our arts and cultural places and spaces reflect the needs and aspirations of our diverse communities.

Our assets and resources

Creative Banyule acknowledges the existing assets, programs and resources that support arts and cultural outcomes in the Banyule community. The strategy provides a focus for continued delivery of outcomes utilising these resources, as well as offering a structure for growth and development.

Our arts and cultural assets & resources include:

ASSETS

Ivanhoe Library and Cultural Hub
Jets Studios
Barrbunin Beek Aboriginal Gathering Place
Banyule Art Collection

RESOURCES

Festivals and Events program
Public Art Program
Arts and Culture Grants
Banyule Arts & Culture Advisory Committee

Council's Role

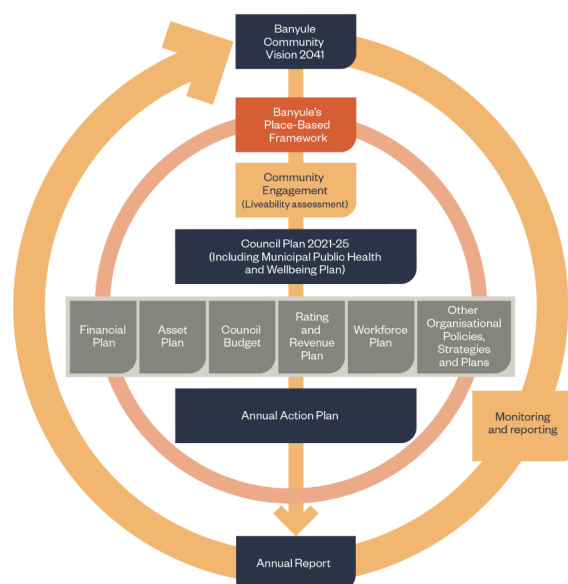
Local government prides itself on being a lead partner in the development of arts and culture in Victoria, providing infrastructure, venues and creative spaces, programs and initiatives, as well as advocacy and investment.

Key roles for Banyule Council include:

Enabler	Creating an environment for arts, culture and heritage to flourish - through capacity building, partnerships, and actively supporting community-led initiatives and networks.
Service Provider	Managing cultural facilities, spaces, and resources to support local artists and creative businesses, and to improve community participation.
Funder	Supporting communities to realise their own creative initiatives, encouraging diversity and vibrancy through strategic funding programs.
Partner	Collaborating with the community and other agencies to support arts and cultural activity that are in interests of the cultural life of the area.
Advocate	Championing local arts, culture and heritage; leveraging Council's position to generate new opportunities.
Customer	Engaging local artists and creative businesses to work on council projects.

Integrated Planning

Banyule has an integrated strategic approach to planning and delivering service outcomes for the community and to meet requirements of the Local Government Act 2020.



Creative Banyule, like all organisational policies, strategies and plans (grey icons in this infographic) are guided by the Banyule Community Vision 2041, informed by Banyule's Place-based Framework, and work to achieve the objectives of the Council Plan.

By facilitating positive social, cultural, economic, placemaking and health and wellbeing outcomes,

Creative Banyule will embed a strong arts and cultural framework into whole-of-council planning.

This will be reflected through an annual action plan addressing the strategic objectives (priority themes) of the current and successive Council Plans.

Other corporate documents that integrate with Creative Banyule include:

Public Art Policy

Art Collection Policy

Heritage Strategy

Reconciliation Action Plan

Inclusive Banyule 2022 – 2026

Social Infrastructure Framework

Economic Development Plan

Child and Youth Framework 2021-2031

Municipal Public Health and Wellbeing Plan

Community Infrastructure Plan

Public Open Space Plan

Public Realm Strategy

Graffiti Strategy

Social Enterprise Strategy

Creative Banyule

Vision

Creative Banyule – where people, ideas and spaces are thriving and connected through arts, culture and creativity.

DRAFT

Focus Area: Foster a sustainable and thriving creative sector

Banyule has a rich history of creative practice, which has long contributed to community wellbeing and vitality. Increasingly we are recognising the invaluable contribution arts, culture and the creative industries make to local employment, tourism and economic development.

Creative industries sectors were among the first and hardest hit by the COVID pandemic and among the last to fully return. We recognise the importance of the creative sector to Banyule's prosperity and liveability, and Council's role in enabling and supporting this.

Key Objectives	Key Commitments
Build capabilities of artists and creative businesses, both emerging and established, to contribute to the local creative economy.	<ul style="list-style-type: none"> Raise the profile and promote the activities of local artists and creatives through multiple channels. Support artists and creatives to develop sustainable and thriving business through business development training and opportunities. Support the sector by facilitating access to operational support and grant opportunities.
Increase access to suitable facilities for artists and creatives to make and present work.	<ul style="list-style-type: none"> Maximise opportunities for local artists and creatives in the activation of Ivanhoe Library and Cultural Hub. Unlock access to under-utilised spaces throughout the municipality.
Enable a culture of networking, collaboration, skills sharing, and artist led programming in Banyule.	<ul style="list-style-type: none"> Lead on informal and formal networking opportunities for artists and creatives. Commission new works and programs led by local artists. Co-design professional development activities and deliver a year-round program for artists, creatives and enterprises.
Demonstrate and advocate best practice principles for working with artists and creatives.	<ul style="list-style-type: none"> Establish and implement set of Council-wide guidelines to guide employment opportunities for artists and creatives.
These objectives aim to ensure: There is a dynamic culture of creative practice and enterprise in Banyule. Creative industries contribution to local economic development is recognised and boosted.	Community Outcomes
	Cultural <ul style="list-style-type: none"> Creativity Stimulated Aesthetic enrichment experienced Sense of belonging deepened
	Social <ul style="list-style-type: none"> Physical and/or mental wellbeing improved
	Economic <ul style="list-style-type: none"> Professional capability enhanced Individual economic wellbeing increased Local economy supported
	Governance <ul style="list-style-type: none"> Access to beneficial networks and other resources increased
Council policy alignments <i>Council Plan Priority Themes:</i> Inclusive and Connected Community, Thriving Local Economy, Valued Community Assets and Facilities. <i>Related Strategies:</i> Economic Development Strategy, Community Infrastructure Plan, Social Enterprise Strategy.	

Focus Area: Enhance social connection, health and wellbeing

Arts and cultural participation can uplift a community's health and wellbeing outcomes. Council's Municipal Public Health and Wellbeing Plan prioritises the Importance of social connection as a means of improving mental health and overall wellbeing. Arts and cultural participation can contribute to strengthening knowledge and appreciation of our community diversity and can be a vehicle to address key social issues including loneliness and isolation, mental wellness and belonging by offering new experiences, skills, and opportunities to connect with others. We know our community values this.

As we continue to recover from the impacts of COVID-19 it is as important as ever. Through festivals and events that bring us together and celebrate our culture, and creative programs that stimulate and fulfil us as individuals, arts and culture will continue to strengthen our community.

Key Objectives	Key Commitments				
Ensure the design and delivery of festivals and events reflects the diversity of the community.	<ul style="list-style-type: none"> Create and embed a whole-of-community framework to guide the design and delivery of Council's festivals and events. Deliver capacity building activities that support community-led events and festivals. 				
Strengthen partnerships with Neighbourhood Houses, Libraries, schools and community organisations to support healthy, connected communities through arts and cultural activity.	<ul style="list-style-type: none"> Investment initiatives to prioritise arts and cultural activities in partnership with community organisations and artists with a focus on participation, health and wellbeing. Critical conversations and forums between community and creative organisations and Council about how arts and culture can play a role in the health and wellbeing of Banyule communities. 				
Increase opportunities for intergenerational, intercultural and educational connections through arts and cultural activity.	<ul style="list-style-type: none"> Develop program initiatives that encourage intercultural and intergenerational participation. Develop program initiatives that encourage learning outcomes. 				
These objectives aim to ensure: People's sense of value, belonging and well-being is increased. Partnerships increased between Council and community organisations.	Community Outcomes <table> <tr> <td>Cultural</td><td> <ul style="list-style-type: none"> Creativity stimulated Aesthetic enrichment experienced Knowledge, ideas and insight gained Diversity of cultural expression appreciated Sense of belonging deepened </td></tr> <tr> <td>Social</td><td> <ul style="list-style-type: none"> Well-being Improved Social connectedness enhanced Feeling valued experienced Social differences bridged Sense of safety and security supported </td></tr> </table>	Cultural	<ul style="list-style-type: none"> Creativity stimulated Aesthetic enrichment experienced Knowledge, ideas and insight gained Diversity of cultural expression appreciated Sense of belonging deepened 	Social	<ul style="list-style-type: none"> Well-being Improved Social connectedness enhanced Feeling valued experienced Social differences bridged Sense of safety and security supported
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Council policy alignments <i>Council Plan Priority Themes:</i> Inclusive and Connected Community. <i>Related Strategies:</i> Municipal Public Health and Wellbeing Plan, Inclusive Banyule, Child and Youth Framework, Social Infrastructure Framework.					

Focus Area: Celebrate First Nations Culture

In 2022, Banyule Council adopted the Uluru Statement from the Heart, committing to authentic action and education in a show of support to Aboriginal and Torres Strait Islander people.

In the Uluru Statement from the Heart, Aboriginal and Torres Strait Islander people call for a future where their children 'will walk in two worlds, and their culture will be a gift to their country' (First Nations National Constitutional Convention 2017).

For Aboriginal and Torres Strait Islander people, culture encompasses knowledges held, shared and continually adapted through a deep and continuous connection to Country. Arts and cultural expression are integral to sustaining First Nations knowledge. As recognition of Australia's 'deep history' continues to be understood, greater awareness of First Nations cultures and knowledges will support self-determination for First Nations peoples and deepen a sense of belonging for all in our community.

Key Objectives	Key Commitments	
Recognise Traditional Owner and First Nations stories, knowledge and culture as an integral part of Banyule's identity, heritage and future.	<ul style="list-style-type: none"> • Increase opportunities for Wurundjeri Woi-Wurrung and other First Nations-led storytelling and history to be experienced in public spaces - natural and built. 	
Assert arts and culture's role in supporting Council's commitment to the Uluru Statement from the Heart.	<ul style="list-style-type: none"> • Celebrate First Nations arts and culture across the municipality through programming, festivals and critical conversations. • Increase employment opportunities for First Nations artists and creatives. 	
These objectives aim to ensure: First Nations led cultural engagement and participation is increased. History and culture of Wurundjeri Woi-Wurrung Traditional Owners and our First Nations communities is better understood and celebrated.	Community Outcomes	
	Cultural	<ul style="list-style-type: none"> - Knowledge, ideas and insight gained - Diversity of cultural expression appreciated - Sense of belonging deepened
	Environmental	<ul style="list-style-type: none"> - Positive sense of place enhanced - Increased environmental stewardship
	Governance	<ul style="list-style-type: none"> - Agency and voice enabled
Council policy alignment: <i>Council Plan Priority Themes:</i> Inclusive and Connected Community, Sustainable Environment, Trusted and Responsive Leadership <i>Related strategies:</i> Reconciliation Action Plan, Inclusive Jobs Strategy, Heritage Strategy, Public Realm Strategy, Social Infrastructure Framework Public Art Policy, Art Collection Policy.		

Focus Area: Create equitable participation in arts and cultural experiences

Participating in and shaping cultural life is an essential human right. Council is committed to ensuring that the services we provide, the culture of our organisation and the culture we support locally, is one of fairness, equity and inclusion.

Reflecting the social justice principles of access, equity, participation and rights, *Creative Banyule* seeks to open doors for our diverse communities to participate in and experience engaging and valued range of creative opportunities, and by doing so, contribute further richness and depth to Banyule's artistic and creative culture.

Culture is who we are, and what shapes our identity. Placing culture at the heart of development policies is the only way to ensure a human-centred, inclusive and equitable development. (Jyoti Hosagrahar, Deputy Director for the UNESCO World Heritage Centre)

Key Objectives	Key Commitments				
Centre the lived experience of our diverse communities in key elements of Council's arts and cultural programs	<ul style="list-style-type: none"> - Establish a ways-of-working framework to ensure we co-design our arts and cultural programs with diverse communities and value their contributions appropriately. - Ensure the lived experience and the cultural diversity of residents is reflected through our arts and cultural programs. - Focus on initiatives that increase engagement with and appreciation for Banyule's rich and diverse heritage. 				
Unlock opportunities for people experiencing barriers to inclusion in arts and cultural activities.	<ul style="list-style-type: none"> - Design and develop opportunities led specifically by First Nations, culturally diverse, LGBTIQ+ and artists with disabilities. - Routinely audit participation in our activities and remain curious about who is not participating and why. - Address infrastructure and information barriers to inclusion in arts and cultural activities. - Deliver arts and cultural activities in places where communities feel a sense of connection and belonging - arts and non-arts spaces. 				
Improve methods of connecting with arts and culture opportunities in Banyule	<ul style="list-style-type: none"> - Explore the use of digital initiatives to make arts and culture accessible for everyone. - Use varied communication channels to promote arts and culture activities. - Support artists, creatives and community groups to deliver digital, accessible arts and cultural opportunities. 				
These objectives aim to ensure: More people feel connected and included in the creative life of Banyule. Opportunities to participate in arts and culture are easier to discover.	Community Outcomes <table> <tr> <td>Cultural</td><td> <ul style="list-style-type: none"> - Creativity stimulated - Aesthetic enrichment experienced - Knowledge, ideas and insight gained - Diversity of cultural expression appreciated - Sense of belonging deepened </td></tr> <tr> <td>Social</td><td> <ul style="list-style-type: none"> - Social differences bridged - Social connectedness enhanced </td></tr> </table>	Cultural	<ul style="list-style-type: none"> - Creativity stimulated - Aesthetic enrichment experienced - Knowledge, ideas and insight gained - Diversity of cultural expression appreciated - Sense of belonging deepened 	Social	<ul style="list-style-type: none"> - Social differences bridged - Social connectedness enhanced
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Social	<ul style="list-style-type: none"> - Social differences bridged - Social connectedness enhanced 				

		- Feeling valued experienced
	Governance	- Agency and voice enabled
		- Civic pride enhanced
Council policy alignments		
<i>Council Plan Priority Themes:</i> Inclusive and Connected Community, Valued Community Assets and Facilities, Trusted and Responsive Leadership.		
<i>Related Strategies:</i> Heritage Strategy, Municipal Public Health and Wellbeing Plan, Inclusive Banyule, Social Infrastructure Framework, Communications Strategy.		

Focus Area: Realise the creative potential of Banyule's spaces and places

Our public spaces are our shared places for recreation, social engagement, commercial activities and cultural expression. When our public spaces include art, artists, creative and cultural activity, they are infused with energy, social and business networks emerge, and a sense of vibrancy and distinctiveness is generated.

By integrating our efforts across urban and open space policy and planning, we will work to position arts and culture as a resource for placemaking in Banyule. By celebrating and leveraging our existing cultural assets we will grow their capacity to stimulate creativity and community pride.

Key Objectives	Key Commitments										
Effective inclusion of more public art elements in civic and open space improvements.	<ul style="list-style-type: none"> Create and embed a whole-of-council framework to guide planning and resource allocation for public art outcomes. Continued investment in public art commissions through existing and new funding sources Commission opportunities for local artists and creatives. 										
Cultivate the status of the Ivanhoe Library and Cultural Hub and Banyule Art Collection as culturally vital community assets.	<ul style="list-style-type: none"> Year-round utilisation of arts spaces at Ivanhoe Library and Cultural Hub with high quality arts and cultural experiences. Explore creative sector partnership and funding opportunities to amplify programming outcomes at Ivanhoe Library and Cultural Hub. Continue to invest in, promote and celebrate the Banyule Art Collection. 										
Prioritise long term investment in arts and cultural infrastructure across the municipality.	<ul style="list-style-type: none"> Explore opportunities for public-private development partnerships. Advocacy for the Banyule Theatre complex. Implement Community Infrastructure Plan 2030 										
Encourage creative initiatives that increase a sense of responsibility toward the natural environment.	<ul style="list-style-type: none"> Deliver climate, natural heritage, and environment-related events, activities and critical conversations. Incorporate climate responsible practice guidelines into all Council funding and event delivery. 										
Inclusion of creative industries and programs in strategies to develop Banyule's major activity centres.	<ul style="list-style-type: none"> Build partnerships within Council to ensure investment in arts and culture across civic planning, economic development and community infrastructure. 										
<p>These objectives aim to ensure:</p> <p>More flexible spaces available, that cater for all aspects of the creative eco-system.</p> <p>Creativity, culture and heritage is more evident across Banyule's public spaces.</p> <p>Increased public art outcomes in Banyule.</p>	<p>Community Outcomes</p> <table> <tr> <td>Cultural</td><td> <ul style="list-style-type: none"> - Creativity stimulated - Aesthetic enrichment experienced - Sense of belonging deepened </td></tr> <tr> <td>Social</td><td> <ul style="list-style-type: none"> - Social connectedness enhanced </td></tr> <tr> <td>Economic</td><td> <ul style="list-style-type: none"> - Local economy supported </td></tr> <tr> <td>Environmental</td><td> <ul style="list-style-type: none"> - Positive sense of place enhanced - Increased environmental stewardship </td></tr> <tr> <td>Governance</td><td> <ul style="list-style-type: none"> - Access to beneficial networks and other resources increased </td></tr> </table>	Cultural	<ul style="list-style-type: none"> - Creativity stimulated - Aesthetic enrichment experienced - Sense of belonging deepened 	Social	<ul style="list-style-type: none"> - Social connectedness enhanced 	Economic	<ul style="list-style-type: none"> - Local economy supported 	Environmental	<ul style="list-style-type: none"> - Positive sense of place enhanced - Increased environmental stewardship 	Governance	<ul style="list-style-type: none"> - Access to beneficial networks and other resources increased
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		- Civic pride enhanced
Council policy alignments		
<i>Council Plan Priority Themes:</i> Inclusive and Connected Community, Sustainable Environment, Well-built City, Valued Community Assets and Facilities, Thriving Local Economy, Trusted and Responsive Leadership.		
<i>Related Strategies:</i> Public Realm Strategy, Public Art Policy, Art Collection Policy, Heritage Strategy, Economic Development Plan, Public Open Space Plan, Community Infrastructure Plan, Graffiti Strategy, Social Enterprise Strategy.		

DRAFT

Outcomes - Measuring Impact

Research tells us that the benefits of arts and culture are both tangible and intangible. This means that we can measure the impact of some things by the number of activities or how many people attended, however there are other areas that are more difficult to measure such as an individual increased sense of belonging or collective pride in the community.

IMPACTS

Creative Banyule's vision— where people, ideas and spaces are thriving and connected through arts, culture and creativity - aims for impacts that build and benefit the Banyule community.

Effective and sustainable community development takes into account all policy domains of public planning. The Cultural Development Network's Planning Framework provides us with a structure to measure impacts that are civic, cultural, economic, environmental and social.

Domain	Potential Outcomes*
Cultural	Stimulates creativity Provides enrichment Insights & knowledge gained Promotes appreciation of diversity Generates sense of belonging
Social	Enhance social connectedness Improve wellbeing Bridge social differences Feeling value experienced
Economic	Local economy supported Build capacity of professional practice Individual economic wellbeing increased
Environmental	Increased environmental stewardship Positive sense of place enhanced Natural world valued
Governance	Agency and voice enabled Civic pride enhanced Access to beneficial networks and resources



Figure 1: Policy domains depicted as an integrated whole (CN, 2006-2016).

*Measurable Outcomes as articulated in the [Cultural Development Network's Planning Framework](#)

We will continually measure the impact of our programs and initiatives in terms of how they address these articulated outcomes.

OUTCOMES

We will know we have achieved the strategic focus areas and goals of the strategy when we can identify the following:

Outcomes	How We Will Know
More people living in Banyule are experiencing art and culture	Surveys, audience attendances and participation
Increased investment in Banyule programs, spaces and activities	New funding sources - council and other government and non-government sources
Our community feels more connected to First Nations culture	Annual survey, audience attendances and participation

To understand how we are tracking with the vision and outcomes, every year, we will undertake a community survey, talk to our partners and collaborators, evaluate our programs, review our actions and adapt them as needed.

We expect to see:

- Increases in the number and diversity of people accessing our programs and activities
- Growth in the amount of paid opportunities for artists and creatives
- Improved communication from, and increased engagement with Council
- An increase in self-determined events and activities that we deliver in collaboration with communities and artists
- Increased numbers of First Nations artists employed and commissioned by Council
- Increases in engagement and opportunities for artists in our public spaces
- New public art across the municipality
- Increased investment in the creative and cultural industries, businesses and collectives
- Increased diversity and representation across all our program areas.

OUTPUTS

Each year we will develop an annual action plan for this strategy, and within this, identify the areas that we will evaluate and measure.

Over the course of the strategy, we will undertake a longer evaluation to understand the impacts of the strategy on the social health and wellbeing of the Banyule community.

APPENDIX 1: Strategy Development - Process for design

Banyule Council undertook three stages of strategy development over 9 months, including:

- 1. Research and analysis** – collated and reviewed corporate documents, state and federal policies, current research and relevant contemporary reports for the creative and cultural sector, including the impacts of COVID-19.

Key documents reviewed included:

National and State:

National Cultural Policy 2023-2027 (Australian Government)
Impacts of COVID-19 on the Cultural and Creative Industries (Australia Council for the Arts)
Creative State 2025 (Victorian Government)
Treaty Process (Victorian Government)
Position Statement for the Arts, Culture & Creative Industries (Municipal Association of Victoria)
The Australian Infrastructure Plan (Infrastructure Australia)

Local:

Banyule Community Vision and Council Plan 2021-2025
Inclusive Banyule 2022 – 2026
Social Infrastructure Framework
Reconciliation Action Plan
Economic Development Plan
Public Open Space Plan
Child and Youth Framework
Inclusive Jobs Strategy 2020 - 2025

- 2. Identification of emerging themes** – conducted a series of workshops with internal departments and the Banyule Arts and Culture Advisory Committee to establish proposed strategic focus areas, influenced by the research, to support the objectives of the Banyule Community Vision 2041.

Key themes that emerged through in the research and analysis were:

- Resilience and Sustainability: artists' livelihoods and industry capacity, climate, health and wellbeing
- Social Innovation and Change: cultural rights, lived experience, place-making and social procurement
- Access and Engagement: digital options, diverse participation, accessible and appropriate language and flexible investment.

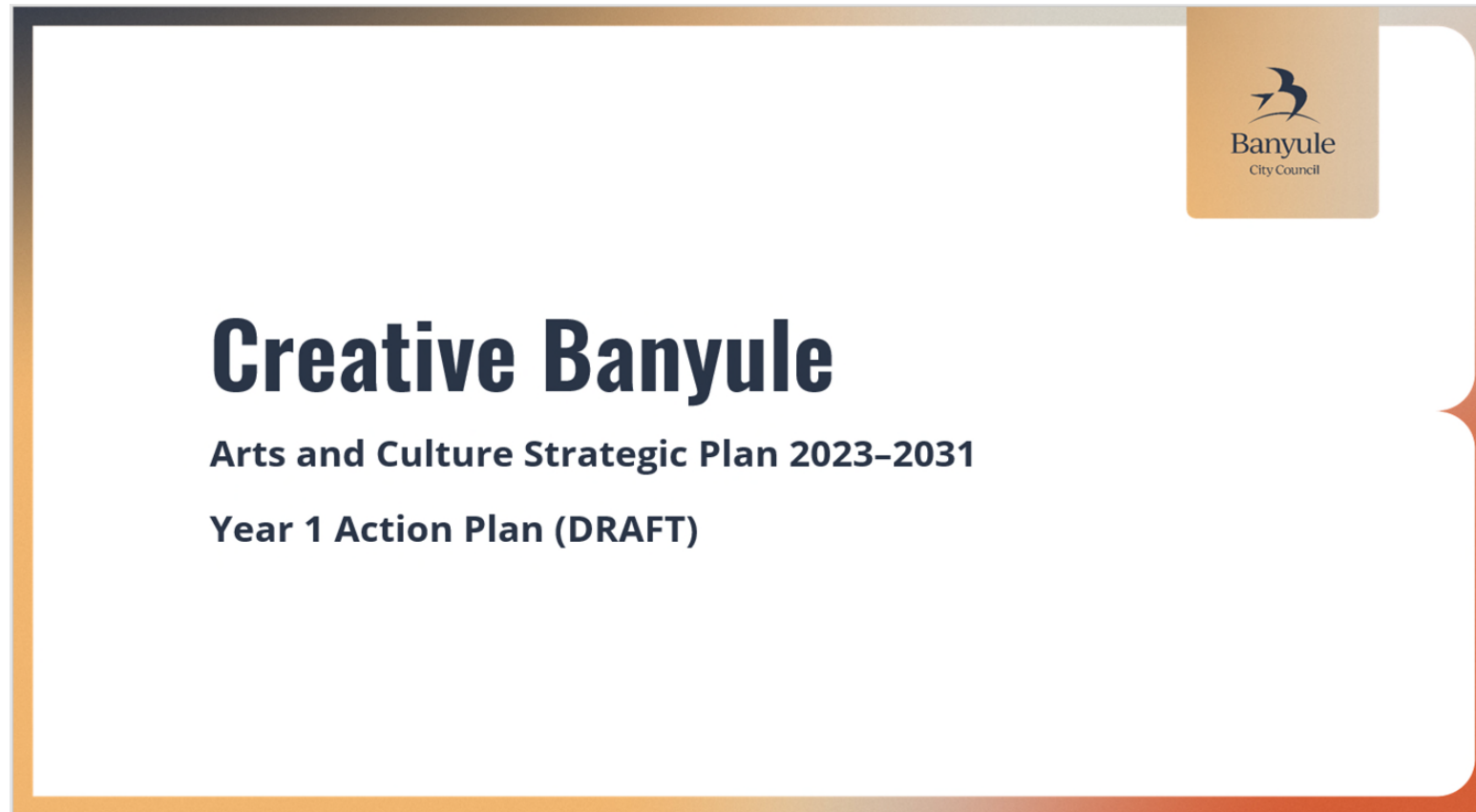
From here, we developed a draft vision, focus areas and proposed outcomes for consultation.

- 3. Community Engagement** – Developed a community survey and facilitated a series of workshops with local creatives, Banyule Advisory Committee members, key stakeholders and the broader community.

What we heard through the consultation:

- Arts and culture is deeply valued in Banyule – people spoke of a connection to community, ways of expressing their identities, that culture cannot be separated from life, and of listening deeply to each other.
- People want to see more arts, culture and creativity throughout the municipality – outdoors, in public spaces and in existing (and new) cultural infrastructure.
- Finding out about events is difficult – communications and marketing at Banyule needs improvement.

- 4. Refinement and exhibition** – Based on feedback and findings, the strategy was refined and shared on Shaping Banyule for public exhibition.



Focus Area	Key Objectives	Key Commitments	Actions Yr 1
Foster a sustainable and thriving creative sector	Build capabilities of artists and creative businesses, both emerging and established, to contribute to the local creative economy.	Raise the profile and promote the activities of local artists and creatives through multiple channels	1. Undertake an audit of Banyule's creative sector to better understand Banyule's 'cultural ecology' - i.e. the amount, range, and needs of Banyule's artists and creative businesses.
		Support artists and creatives to develop sustainable and thriving business through business development training and opportunities.	2. Develop a strategic approach to aligning Creative businesses to Banyule's Economic Development and Social Enterprise Strategies.
		Support the sector by facilitating access to operational support and grant opportunities.	3. Deliver the annual Arts & Culture Projects Grants round, and review the guidelines to ensure maximum eligibility.
			4. Deliver the Chillin' in Banyule music program, with a focus on sustained opportunities for artists beyond the programmed season of gigs.
	Increase access to suitable facilities for artists and creatives to make and present work.	Maximise opportunities for local artists and creatives in our annual arts and culture program	5. Review and adapt the annual artist EOI process to ensure new and diverse artist uptake.
		Unlock access to under-utilised spaces throughout the municipality.	6. Research and benchmarking to better understand business models for short, medium and long term use of public and privately owned spaces by artists or creative enterprises.
	Enable a culture of networking, collaboration, skills sharing, and artist led programming in Banyule.	Lead on informal and formal networking opportunities for artists and creatives.	7. Deliver two networking events for Banyule creatives that reflect the findings of the sector 'cultural ecology' review.
		Commission new works and programs led by local artists.	8. Deliver annual programs exclusive to Banyule creatives: Chillin' in Banyule, Urban Lightbox Galleries, Reel on Wheels, Art in Public Spaces.
		Co-design professional development activities and deliver a year-round program for artists, creatives and enterprises.	9. Deliver two professional development programs co-designed with Banyule's creative sector, aligned to the Banyule Economic Development Strategy.
	Demonstrate and advocate best practice principles for working with artists and creatives.	Establish and implement set of Council-wide guidelines to guide employment opportunities for artists and creatives.	10. Create and launch a set of resources to support all staff involved in public art commissions and initiatives.

Focus Area	Key Objectives	Key Commitments	Actions Yr 1
Enhance social connection, health and well-being.	Ensure the design and delivery of festivals and events reflects the diversity of the community.	Create and embed a whole-of-community framework to guide the design and delivery of Council's festivals and events.	11. Create a 'location matrix' of public spaces in Banyule suitable to host Festivals and events of scale, in order to inform internal programming and external event permit opportunities.
			12. Design a programming model that embeds the Banyule Community Profile data into the design of Council's Festivals and Events program.
		Deliver capacity building activities that support community-led events and festivals.	13. Conduct an internal review of the new Event Permit Processes and implement opportunities for improvement.
	Strengthen partnerships with Neighbourhood Houses, Libraries, schools and community organisations to support healthy, connected communities through arts and cultural activity.	Investment initiatives to prioritise arts and cultural activities in partnership with community organisations and artists with a focus on participation, health and wellbeing.	14. Work with Creative Victoria (and other relevant government departments) to identify investment opportunities and strategic alignment.
		Critical conversations and forums between community and creative organisations and Council about how arts and culture can play a role in the health and wellbeing of Banyule communities.	15. Continue to progress collaborative programming opportunities with Yarra Plenty Regional Libraries.
	Increase opportunities for intergenerational, intercultural and educational connections through arts and cultural activity.	Develop program initiatives that encourage intercultural and intergenerational participation.	16. Include Arts & Culture team in strategic conversations between Council and Banyule's neighbourhood houses.
		Develop program initiatives that encourage learning outcomes.	17. Continue to work with Somali Voice Victoria to support program opportunities.
			18. Research and benchmarking to better understand how Council can support arts and culture outcomes for Banyule schools.
Focus Area	Key Objectives	Key Commitments	Actions Yr 1
Celebrate First Nations Culture	Recognise Traditional Owner and First Nations stories, knowledge and culture as an integral part of Banyule's identity, heritage and future	Increase opportunities for Wurundjeri Woi-wurrung and other First Nations-led storytelling and history to be experienced in public spaces - natural and built.	19. Strengthen relationship with the Barrabun Beek community to explore opportunities and understand challenges.
	Assert arts and culture's role in supporting Council's commitment to the Uluru Statement from the Heart.	Celebrate First Nations arts and culture across the municipality through programming, festivals and critical conversations.	20. First Nations artists, communities and/or cultural content at all major festivals presented by Banyule.
			21. First Nations artists in the Exhibitions and public programs at Ivahoe Library and Cultural Hub.
		Increase employment opportunities for First Nations artists and creatives.	22. Review arts and culture grants and commissioning guidelines with an aim to establishing weighting criteria for First Nations artists.

Focus Area	Key Objectives	Key Commitments	Actions Yr 1
Create equitable participation in arts and cultural experiences	Centre the lived experience of our diverse communities in key elements of Council's arts and cultural programs.	Establish a ways-of-working framework to ensure we co-design our arts and cultural programs with diverse communities and value their contributions appropriately .	23. Review relevant internal policies (e.g. Inclusive Banyule) to inform more inclusive Arts and Culture program design.
		Ensure the lived experience and the cultural diversity of residents is reflected through our arts and cultural programs.	24. Build on the findings of the 'cultural ecology review' (action 1.), and Community Profile data, to identify priority communities and engagement opportunities, for stronger inclusion in Banyule's Arts & Culture program.
		Focus on initiatives that increase engagement with and appreciation of Banyule's rich and diverse heritage.	25. Commence implementation of relevant actions in the new Banyule Heritage Strategy.
			26. Further explore opportunities to build on the legacy of the Heidelberg Artist Trail.
	Unlock opportunities for people experiencing barriers to inclusion in arts and cultural activities.	Design and develop opportunities led specifically by First Nations, culturally diverse, LBGTIQA+ and artists with disabilities.	27. Identify engagement and relationship building opportunities with relevant community groups, organisations and individual artists, with an aim to establishing ongoing dialogue to inform program development.
		Routinely audit participation in our activities and remain curious about who is not participating and why.	28. Develop suitable data collection processes for Arts & Culture programs
		Address infrastructure and information barriers to inclusion in arts and cultural activities.	29. Research relevant creative sector policies and reports on inclusion.
		Deliver arts and cultural activities in places where communities feel a sense of connection and belonging - arts and non-arts spaces.	30. Review Art in Public Spaces program to identify growth opportunities for temporary art experiences in the public realm at Banyule.
	Improve methods of connecting with arts and culture opportunities in Banyule.	Explore the use of digital initiatives to make arts and culture accessible for everyone.	31. Research and benchmarking to better understand the use of digital platforms in the cultural sector more broadly.
		Support artists, creatives and community groups to deliver digital, accessible arts and cultural opportunities.	32. Review functionality and purpose of Pinpoint Artists website and develop recommendations for its future.
		Use varied communication channels to promote arts and culture activities.	33. Establish a dedicated Arts & Culture Instagram account.

Focus Area	Key Objectives	Key Commitments	Actions Yr 1
Realise the creative potential of Banyule's spaces and places.	Effective inclusion of more public art elements in civic and open space improvements.	Create and embed a whole-of-council framework to guide planning and resource allocation for public art outcomes.	34. Review the public art policy and design a framework that will guide decision-making and allocation of resources for public art in Banyule into the future.
		Continued investment in public art commissions through existing and new funding sources.	35. Scope, select and commission a new major public artwork, utilising the new public art framework, and delivered through Council's capital works program. 36. Research and benchmarking to better understand funding models for private investment in public art.
		Commission opportunities for local artists and creatives.	37. Incorporate a significant art work by a First Nations artist into the design and construction of the new Rosanna Library.
	Cultivate the status of the Ivanhoe Library and Cultural Hub and Banyule Art Collection as culturally vital community assets.	Year-round utilisation of arts spaces at Ivanhoe Library & Cultural Hub with high quality arts and cultural experiences.	38. Run an extensive EOI process to invite Banyule artists and organisations to create and present work at ILCH. 39. Deliver a season of high quality curated exhibitions and live performances.
		Explore creative sector partnership and funding opportunities to amplify programming outcomes at Ivanhoe Library and Cultural Hub.	40. Progress plans to loan and exhibit artworks by Heidelberg School artists through the National Gallery of Australia's 'Sharing the National Collection' program. 41. Progress opportunities for ILCH spaces to be available to external festivals and cultural events (e.g. Comedy Festival, Fringe Festival, Heritage Festival, etc).
		Continue to invest in, promote and celebrate the Banyule Art Collection.	42. Accession new works into the collection from the 2023 Banyule Award for Works on Paper Finalists Exhibition. 43. Scope suitable options and requirements for the digitisation of the Art Collection.
	Prioritise long term investment in arts and cultural infrastructure across the municipality.	Explore opportunities for public-private development partnerships.	44. Explore opportunities for a new arts space in Heidelberg as part of the Cartmel Street private development.
		Advocacy for the Banyule Theatre complex.	45. Continued advocacy to State Government for the future of the Banyule Theatre, including exploration of partnership models.
		Implement Community Infrastructure Plan 2030	46. Develop a strategic approach to long-term investment in cultural infrastructure as outlined in the Banyule Community Infrastructure Plan.
	Encourage creative initiatives that increase a sense of responsibility toward the natural environment.	Deliver climate, natural heritage, and environment-related events, activities and critical conversations.	47. Continue to develop the thematic and operational elements of Eco Fest to align to relevant sustainability policies and plans.
		Incorporate climate responsible practice guidelines into all Council funding and event delivery.	48. Work with Council's Environment and Procurement teams to improve Arts & Culture's alignment to sustainable policies and practices.
	Inclusion of creative industries and programs in strategies to develop Banyule's major activity centres	Build partnerships within Council to ensure investment in arts and culture across civic planning, economic development and community infrastructure	49. Develop internal processes to include consideration of arts & cultural outcomes into Council's significant infrastructure planning and placemaking initiatives.

Watsonia After Dark

Final Project Evaluation Report



Project Vision and Purpose Review

Watsonia After Dark seeks to reduce the impacts of gambling by providing opportunities for after-hours activities delivered through the Watsonia Neighbourhood House and Watsonia Library. Activities delivered through the Watsonia After Dark project aim to reduce social isolation, provide an alternative to gambling venues, strengthen local partnerships, and increase understanding of how place-based approaches to gambling harm minimisation can be transferred to other services and settings.

Over the course of project implementation, Watsonia after Dark provided opportunities for social inclusion and connection through extended operating hours on Thursday evenings allowing for additional activities and events for community participation. Unintended benefits of the Watsonia After Dark project included increasing social connection during the COVID-19 lockdowns and restrictions where experiences of social isolation were heightened in the community. Partially as a result of the pandemic, strengthening existing and new partnerships for a shared approach to gambling harm minimisation was not achieved throughout the project, however learnings demonstrated gaps and barriers to address through the development of Banyule's Gambling Policy. Additionally, evaluation of the Watsonia After Dark project did not identify a correlation between the project and reduction in gambling to demonstrate the effectiveness of a place-based approach to gambling harm minimisation in Banyule.

Overall, whilst the project undoubtedly provided opportunities for social inclusion and increased self-reporting of social connection from project participants the impact that the Watsonia After Dark project has had on reducing gambling harm is unknown.

Reason for Closing the Project

The Watsonia After Dark project was funded for a period of 18 months with project completion by April 2023. Over the 18 months of project delivery, Banyule City Council funded a total of \$160,000.00 to Watsonia Neighbourhood House and Watsonia Library support the implementation of Watsonia After Dark through the delivery of activities and events.

Highlights and Innovations

Project partners, Watsonia Neighbourhood House and Watsonia Library, ability to reorient delivery of the Watsonia After Dark project during the COVID-19 pandemic lockdowns and restrictions is to be commended. This included developing a suite of activities and events delivered online that provided an opportunity for community members to participate and connect and increased reach beyond the boundaries of Banyule.

Watsonia Neighbourhood House program planning was evidence-informed using research that suggests the greatest opportunity for social connection is achieved through groups of 6-8 people. As such many programs at Watsonia Neighbourhood House were designed with small participant numbers in mind and capped at a maximum of 10 participants.

Summary of Recommendations

Whilst funding for the project has finished, learnings from the implementation of Watsonia After Dark can be transferred to any future gambling harm minimisation interventions, including policy development, and community-led social connection activities.

1. Explore future opportunities to support community organisations and services to provide after-hours activities to enhance social connection and inclusion, particularly for population groups more at risk of experiencing isolation or may not have the capacity to access and participate other activities due to time, location, and cost.
2. Create stronger regional partnerships including Gamblers Help Northern, Banyule Community Health, and Alliance for Gambling Report to embed local experiences of the direct and indirect impacts of gambling harm, understand local priorities and needs, and create opportunities for pathways between activities, services, and advocacy.
3. Strong evaluation frameworks are important to measure the impact and outcomes of project implementation. Evaluation measures should reflect the project purpose and outcomes; clear evaluation measures from the onset would improve capacity to measure project successes more effectively.
4. Watsonia After Dark demonstrated the importance of a public health approach to gambling harm minimisation by offering opportunities for social connection and sense of belonging. In doing so, this uplifts protective factors from gambling harm include mental wellbeing and social inclusion. The project also provided safe, affordable, accessible, and inclusive spaces for people after-hours as an alternate to gambling venues demonstrating why investing in community-based interventions are important. However, a stronger ecosystem to support future gambling harm minimisation activities would be important.

Project Performance:

Area	Planned	Actual	Comments
Overall Outcomes	Increased social connection	Watsonia Neighbourhood House and Watsonia Library evaluation demonstrated the value of the Watsonia After Dark project in enhancing social connection with participants self-reporting improved feelings of social connection and a sense of belonging	Activities provided showed consideration of an after-hours program as an alternate to attending gambling venues. Such activities included community meals and family friendly activities
	Enhanced partnerships		
	Reduction in gambling		
	Reduction in visits to gambling venues		<p>The project did not facilitate any new or strengthened regional partnerships in gambling harm minimisation</p> <p>No correlation between the Watsonia After Dark project and reduction gambling and visits to gambling venues was found</p> <p>COVID-19 had a significant impact on the first twelve months of project implementation. This included a delayed</p>

			program start, and activities reorienting to being held virtually.
Project Team	Banyule City Council Watsonia Neighbourhood House Watsonia Library Alliance For Gambling Reform Gamblers Help Northern	Banyule City Council Watsonia Neighbourhood House Watsonia Library	Regular communication including project meetings were held between Banyule City Council, Watsonia Neighbourhood House, and Watsonia Library. A broader partnership with Gamblers Help Northern and the Alliance for Gambling Reform was not established.

Lessons Learnt

Watsonia Library and Watsonia Neighbourhood House were invited to provide learnings and reflections as delivery partners in the Watsonia After Dark project.

What Worked Well?

Watsonia Library

Diary entries from staff describing the nights, surveys of participants and in-depth interviews were used to evaluate both the quality of activities and their impacts on people. These gave a good sense of participant engagement with activities and their benefit to individuals.

Door Counts and attendance numbers were also used which gave a sense of the general trends and popularity of activities.

Resourcing levels were good, enabling the library to provide a multifaceted program to alleviate loneliness, and improve mental health. It also provided for 2 regular staff who supported the program each Thursday evening and who could develop relationships with attendees.

Watsonia Neighbourhood House

We intentionally kept participant numbers small (up to 10 people) for most sessions. Research suggests that the ideal number for best social inclusion outcomes is 6-8 people, allowing for adequate interaction and sense of belonging within a group. Individuals are more likely to feel heard, valued, and connected to others.

Offering a range of activities after-hours increased participation from community members who normally did not have the capacity to engage in Watsonia Neighbourhood House activities. 6 new participants attended a total of 65 Watsonia After Dark activities.

Funding allowed activities to be ran at no cost. Participants who were interviewed identified that if it weren't for no-low-cost activities they would not have been able to attend.

the Watsonia After Dark program connect allowed us to connect with residents who are vulnerable to gambling harm and who we may not have otherwise reached.

Banyule City Council

The autonomy of Watsonia Neighbourhood House and Watsonia Library in designing activities to engage their local communities, and the initiative shown in reorienting to deliver the project virtually during the COVID-19 pandemic.

Providing community meals provided a direct alternate to gambling venues with the opportunity for social connection over food at low-no cost. Many activities were also offered and promoted as family-friendly activities and accessible for people of all ages and abilities to reduce barriers to participation.

What could be improved?

Watsonia Library

Timeline: it takes considerable time for programming to become embedded in the community. In this instance COVID lockdowns seriously impacted the start of the programs which took time to build momentum. As the project came to the end of its funding, a community expectation had grown about finding the library open and offering engaging programs on Thursday evenings. The projects timeline needed to be 2 years or longer.

Watsonia Neighbourhood House

Our planned programming was severely impacted by the Victorian lockdowns. Despite many planned activities being cancelled due to frequently changing Covid safe restrictions, we continually adapted our activities, but program extension or greater flexibility would have helped further.

Banyule City Council

More collaborative planning between delivery partners. Although some fantastic ideas were shared for collaboration during project meetings these unfortunately never came to fruition. Shared activities would increase the scope and reach of Watsonia After Dark and provide additional opportunities for social connection with community and community places.

Stronger regional partnerships, particularly with Gamblers Help Northern, to increase a local understanding of impacts of gambling harm, what protective and preventative factors could be built in to the project to support gambling harm minimization, and a partnership for referral where applicable.

Ways to Improve

Watsonia Library

Allow more time to embed the program in the community.

Understand what the program can realistically achieve. It can improve community connection and help alleviate loneliness and isolation. It can offer the community opportunities to look at mental health issues. These elements are *preventative* measures addressing some of the sources of gambling addiction.

The program can also provide an alternative social evening for community members; however, it cannot stop people from gambling if they already have an addiction. Other council and State Government policies and levers are required to impact on the gambling side of the equation for example – hours of opening at the RSL or removing the incentives the RSL offers to attract gamblers.

Watsonia After Dark | Final Project Evaluation Report

Banyule City Council

Although the project plan highlighted codesigning activities with community and stakeholders, this unfortunately did not happen. Embedding a codesign approach in the future would allow community to have an opportunity to design activities and events that they deem as priorities and important to provide an alternate to gambling venues. To do this, Banyule staff would need to provide further leadership and investment in the project to provide support in codesign activities.

Stronger evaluation framework built into project development. This could include benchmarking other sites delivering the Libraries After Dark project or other similar interventions to enhance understanding of how evaluation is building a better correlation between project delivery and gambling harm minimisation.



Watsonia Neighbourhood House

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Watsonia After Dark – program evaluation (May 2023)

Watsonia After Dark (WAD) is a gambling harm minimisation program delivered in partnership with Watsonia Library and Banyule City Council between April 2021 and March 2023. Council provided Watsonia Neighbourhood House (WNH) with funding to extend our opening hours and provide alternative spaces for community members for social connection activities.

Social inclusion activities can reduce gambling harm by addressing the factors that contribute to problem gambling, such as social isolation, loneliness, and financial stress. By providing opportunities for social connection, individuals who are vulnerable to problem gambling can build stronger social networks and develop a sense of belonging and purpose. This can lead to improved mental health and well-being, and decreased risk of developing a gambling problem.

The funding was used for program planning and activity facilitation, purchase of equipment and materials, development of marketing materials and promotion, and staff training on recognising signs of problem gambling and how to respond.

Our planned programming was severely impacted by the Victorian lockdowns. Despite many planned activities being cancelled due to frequently changing Covid safe restrictions, we continually adapted our activities and delivered 94 workshops/activities with a total of 750 attendees. Activities included evening yoga and meditation, community choir/singing, online trivia, skills-based workshops such as gardening and craft, food/ meal sharing, and movie nights.

		Number of activities	Number of attendees
2021	Jul - Sep	11	80
	Oct - Dec	10	126
2022	Jan - Mar	10	99
	Apr - Jun	16	122
	Jul - Sep	12	76
	Oct - Dec	15	72
2023	Jan - Mar	20	175
	Total	94	750

We intentionally kept participant numbers small (up to 10 people) for most sessions. Research suggests that the ideal number for best social inclusion outcomes is 6-8 people, allowing for adequate interaction and sense of belonging within a group. Individuals are more likely to feel heard, valued, and connected to others.

To evaluate the program's impact and value to community, and to gain individual insights and perspectives, we conducted interviews with 6 regular participants who had attended 65 activities in total. The interviews were semi-structured with some prepared questions but with flexibility to diverge from the questions in order to further explore responses.

None of the interviewees had participated in any Watsonia Neighbourhood House activities during standard business hours. A summary of the interviews is below. Names and information of the persons interviewed are used with their permission.

Susan and Vanessa

Susan (aged 76, lives in Watsonia) and Vanessa (aged 47) are mother and daughter. They regularly attended the Watsonia After Dark activities. Both women live with their partners and identify as having a limited social network. Vanessa works full time and resides with her partner. Susan resides with her husband. Both Susan and her husband are not currently working. Susan and Vanessa came into the office to chat with us in-person for the interview.

My mum and I attend many activities/workshops run by WNH on week nights because that are outside of my usual work hours. We attend the evening activities as it is a way for mum and me to do something social together, as I work during the day. As the cost is low, we attend as many as possible. We like meeting other people who live locally. It is nice to be able to see the same familiar faces of people we have met at the sessions, and also when we out and about at the local shops. We have definitely improved our local social network by coming to the Watsonia After Dark sessions. The activities are also a good way to get my mum moving and out of the house, as the alternative is spending the evening on the couch watching television. I get quite concerned that despite lockdowns being over, my parents are not motivated to leave the house which is adversely affecting their mobility and health (mental and physical). The only other place I can think of for socialising locally in the evening is the RSL. The workshops are also an opportunity to us to learn new skills, some of which we have continued to pursue on our own as hobbies.

Vicki

Vicki lives with her husband and is recently retired. She has a very active social life including exercise classes, coffee catchups and dinners at the RSL with friends once a week. Vicki has recently moved to Watsonia and most of her social connections are from where she lived previously. We interviewed Vicki on the phone.

I enjoy coming to WNH as it is such a safe and welcoming place. I am very interested in some of the garden workshops. I came to the terrarium making workshop and have since used that skill to make and sell terrariums at the local markets. I really appreciate the sessions being held in the evening as I have carer responsibilities during the day. I have also recently moved to this area and have retired so I am keen to make some social connections locally. The evening sessions have been wonderful to meet new people.

Geri

Geri is aged 35 and a working mum. She lives with her partner and 3 young children (7-year-old and 3-year-old twins). She works full time as a social worker and finds her job emotionally demanding. Her partner does shift work. Her social life is usually around her children. Gerri spoke to us over the phone while caring for her toddler twins.

I am grateful for the evening sessions that I attend at Watsonia Neighbourhood House. Between work and family, I have very little time for myself or socialising. The Watsonia After Dark sessions are a way for me to take care of my mental health and do something just for me. Practicing selfcare gives me the ability to cope with the stresses of an emotionally demanding job and a young family. The low cost and low time commitment of the Watsonia After Dark sessions means I can come regularly on the Monday nights while my husband is home, making these sessions accessible to me. I made a new friend at the gardening/horticulture workshops. She is at a similar stage of life as me with a young family, and it is nice to connect with someone else with shared life experiences. I like that Watsonia Neighbourhood House feels like a safe space especially so for women.

Elizabeth

Elizabeth is aged 64, works full time and lives with her partner and grown-up children. She does not work locally and would like to build a local social network. We interviewed Elizabeth over the phone.

I live in Watsonia and work full in the Eastern suburbs. I would like to connect with people from the local community where I live and improve my social network. As my caring commitments have started to reduce, I realise that most of my connections are work related and not near home. The Watsonia After Dark sessions were a great opportunity for me to participate in something near home that I could do after work. There is not much else to do in the local area that is low cost, feels safe and welcoming, open in the evening and without a significant time commitment. I like that Watsonia After Dark gives me the opportunity to connect with my community and I can do something social. I am interested in further developing my connection to Watsonia Neighbourhood House through volunteering.

CC

CC is in her 50s, lives with her teenage son and works full-time in the home care sector. CC spoke to us on the phone between clients.

My work requires me to visit different clients in their homes and I spend a lot of time on the road and on my own. This is both physically and mentally tiring. Since my work is not office based, I do not get a chance to meet my colleagues much, so I have a limited work network. I am a reserved person, so it takes me some time to feel comfortable with people I don't know. Coming frequently to the Watsonia After Dark sessions has been hugely beneficial to me. Other regular attendees are becoming familiar, so it is becoming easier for me to converse with people and make some meaningful connections. The low cost of the activities has made it possible for me to come frequently to the workshops. These sessions have given me the time and space I need to make social connections. I also feel very safe coming here on my own in the evenings.

The common themes and feedback that emerged from our evaluation are;

- A common motivation for participating in Watsonia After Dark activities was to improve social connections in the local community. All interviewees self reported feelings of improved social inclusion and better mental health.
- All interviewees were at some risk of socio-economic disadvantage. The low cost of activities made the sessions accessible and almost all indicated that an increased cost would make the sessions inaccessible to them (if the program was unfunded).
- Social inclusion activities in the evening are essential for local people who are not able attend activities during work hours due to work and caring commitments.
- Interviewees conveyed that there were limited options for activities after work hours in Watsonia and identified that the only options were the wine bar and the RSL (gambling venue).
- There was a feeling of Watsonia Neighbourhood House being a safe and welcoming space. Especially since attendees were mostly attending the sessions on their own.



Gambling is a key public health issue in our local community with nearly \$40 million lost in gaming machines in Banyule in last financial year. Problem gambling can cause or exacerbate mental and physical ill health, lead to break down of relationships and increase social isolation. Watsonia Neighbourhood House is pleased to partner with Council and through the Watsonia After Dark program connect with local residents who are vulnerable to gambling harm and who we may not have otherwise reached. The positive response from community members reinforces our success in the program.




Inclusive Banyule

Achievements Report – Year 1 – 2022/2023

Achievements


ACTION	COMPLETED	MEASURE OF SUCCESS	SUCCESS	RECOMMENDATIONS
We will deliver an Inclusive Seminar Series		<p>We will deliver 6 Inclusive Seminars and publish the recordings on Council's website, where feasible.</p> <p>Participants in sessions reporting increased understanding of diversity matter in focus.</p>	<ul style="list-style-type: none"> 6 Inclusive Seminar sessions were delivered, covering the following topics: <ul style="list-style-type: none"> Inclusive Events & Programs – this session was delivered twice for internal and external audiences Disability Inclusion in Sport Bystander Training Safe and Ethical Storytelling Inclusive Employment The Inclusive Events and Programs and Disability Inclusion in Sport sessions were recorded See case study for detailed report 	The project should be re-evaluated to ensure that any future actions are meeting the needs of community and are delivered in conjunction with key partners rather than being led by Council.
We will develop a days of significance calendar and significant day fact sheets		<p>We will deliver a multi-faith and observation day calendar and identify significant days Council takes a lead on.</p> <p>For 10 days of significance, Council will produce, publish and promote a fact sheet day of significance, via appropriate communication channels.</p>	<ul style="list-style-type: none"> A multifaith and observation day calendar was developed. The calendar was reviewed by the Multicultural, Disability and Inclusion and LGBTIQ+ population committees. The project resulted in a clear process for acknowledging days significance, team responsible for developing content and schedule for media. The calendar is available on Brian under Topics tab. 22 factsheets were produced, published, and promoted on the following days of significance: <ul style="list-style-type: none"> 16 Days of Activism Against Gender Based Violence Harmony Week Holi Human Rights Day Holy Nativity Feast IDAHOBIT 	<p>The Working Group to review the days of significance calendar at the end of each year.</p> <p>Each Population Committee to review days of significance and comment on which day should have an event or acknowledgement.</p>


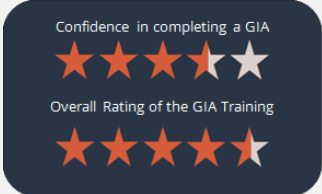
		<ul style="list-style-type: none">○ International Day of People with Disability○ Lunar New Year○ Ramadan○ Refugee Day○ Trans Day of Visibility○ Vesak○ World AIDs Day○ Zero Discrimination Day○ Asexual Awareness Week○ Bisexuality Visibility Day○ Easter○ International Lesbian Day○ International Pronoun Day○ Intersex Awareness Day○ Orthodox Easier○ Trans Day of Remembrance <p>The follow table outlines the analytics for Facebook on the following days of significance:</p> <table><tr><th></th><th>Reach</th><th>Impressions</th><th>Engagement</th></tr><tr><td>Walk against family violence</td><td>1487</td><td>1612</td><td>166</td></tr><tr><td>16 Days of Activism against Gender-Based Violence</td><td>624</td><td>-</td><td>-</td></tr><tr><td>Harmony Week</td><td>480</td><td>514</td><td>2</td></tr><tr><td>Harmony Day</td><td>3001</td><td>3151</td><td>506</td></tr><tr><td>Holi</td><td>2258</td><td></td><td>21</td></tr><tr><td>Holy Nativity Feast</td><td>1730</td><td></td><td>13</td></tr><tr><td>IDAHOBIT</td><td>1339</td><td>1459</td><td>71</td></tr><tr><td>Lunar New Year</td><td>1410</td><td>1475</td><td>47</td></tr><tr><td>Ramadan</td><td>1902</td><td>2073</td><td>54</td></tr></table>		Reach	Impressions	Engagement	Walk against family violence	1487	1612	166	16 Days of Activism against Gender-Based Violence	624	-	-	Harmony Week	480	514	2	Harmony Day	3001	3151	506	Holi	2258		21	Holy Nativity Feast	1730		13	IDAHOBIT	1339	1459	71	Lunar New Year	1410	1475	47	Ramadan	1902	2073	54	
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			<table><tr><td>Refugee Day (week)</td><td>867</td><td>936</td><td>24</td></tr><tr><td>Trans Day of Visibility</td><td>697</td><td>759</td><td>30</td></tr><tr><td>Vesak</td><td>710</td><td>740</td><td>6</td></tr><tr><td>World AIDs Day</td><td>743</td><td>759</td><td>2</td></tr><tr><td>Zero Discrimination Day</td><td>1275</td><td>1377</td><td>240</td></tr><tr><td>Easter</td><td>3880</td><td>4077</td><td>292</td></tr><tr><td>Intersex Awareness Day</td><td>2859</td><td>3077</td><td>671</td></tr><tr><td>Orthodox Easier</td><td>2827</td><td>2946</td><td>163</td></tr></table>	Refugee Day (week)	867	936	24	Trans Day of Visibility	697	759	30	Vesak	710	740	6	World AIDs Day	743	759	2	Zero Discrimination Day	1275	1377	240	Easter	3880	4077	292	Intersex Awareness Day	2859	3077	671	Orthodox Easier	2827	2946	163	
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We will support key community days of significance		<p>Council will directly lead or support the following activities:</p> <ul style="list-style-type: none">• The 16 days of activism• IDAHOBIT• Trans Day of Visibility• Refugee week• Harmony week• International Day of People with a Disability• RU OK day• World Elder Abuse Day• Sorry Day• NAIDOC• Reconciliation Week	<p>Council led the following activities and events for the following days of significance:</p> <ul style="list-style-type: none">• Transgender Day of Remembrance (November 2022)<ul style="list-style-type: none">◦ Flag raising and social media posts providing information about the day.• 16 Days of Activism (November 2022)<ul style="list-style-type: none">◦ Co designed messages “To us respect is....” Displayed on bus shelters across Banyule.◦ Participation in the Reclaim the Night walk and BBQ hosted by Banyule Community Health.• International Day of People with Disability (December 2022)<ul style="list-style-type: none">◦ Event delivered through the Inclusive Seminar Series in partnership with the Sport and Recreation team.• Pride March (February 2023)<ul style="list-style-type: none">◦ Banyule City Council marched with Banyule Community Health and the Rainbow Space group under the Pride in the North banner.	<p>Council will continue to deliver events marking days of significance and will undertake thorough planning during the first half of the financial year. Council will seek partnership opportunities to co-design and deliver these events.</p>																																




		<ul style="list-style-type: none"> • Children's Week • Seniors Week 	<p>Council attended with members of the LGBTIQ+ Committee, Councillors and staff.</p> <ul style="list-style-type: none"> • Trans Day of Visibility (March 2023) <ul style="list-style-type: none"> ◦ Invite only event held at Ivanhoe Library and Cultural Hub with the raising of the Transgender Pride Flag and a breakfast to celebrate gender diversity in a safe space. • Harmony Week (March 2023) <ul style="list-style-type: none"> ◦ Community event delivered in partnership with Community Connections team. The event included performances and lunch. • IDAHOBIT (June 2023) <ul style="list-style-type: none"> ◦ Internal and external events held. ◦ Internal event delivered in partnership with Banyule Community Health and included a panel discussion by Banyule City Council CEO, Banyule Community Health CEO and Pride Centre CEO. ◦ External event held at Ivanhoe Library and Cultural Hub and included performances by local artists and a speech by member of the LGBTIQ+ Committee. • Refugee Week (June 2023) <ul style="list-style-type: none"> ◦ Community event focused on engaging young people around experiences of refugees. ◦ The event included sharing of stories from members of the Afghan Women's Soccer Team and an art therapy session. <p>See evaluation report for more details and outcomes from these events.</p> <p>Events were planned and delivered by cross Council teams:</p> <ul style="list-style-type: none"> • RU OK Day • World Elder Abuse Awareness Day • Sorry Day • NAIDOC • Reconciliation Week • Children's Week 	
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			<ul style="list-style-type: none"> • Senior's Week 	
We will deliver an Accessible Communications Practice Guide		An Accessible Communications Practice Guide will be published.	<ul style="list-style-type: none"> • Council partnered with Whitehorse City Council, Nillumbik Council, Yarra City Council, Moonee Valley City Council, Scope, Brotherhood of St Laurence to produce an accessible communication guide that will be available to council staff and the community. 	Council will continue to socialise this resource through networks and community organisations. Council will investigate the opportunities for additional training and support around this resource with partner local governments.
We will develop an Inclusive Grants Practice Guide		<p>27 Communities of Interest will be described on the City of Banyule community profile.</p> <p>A requirement to consider inclusion is integrated into Community Grants Guidelines</p>	<ul style="list-style-type: none"> • Council developed an Inclusive Grants Practice Guide to support the granting process at Council. • Communities of interest were updated on profile.id to better understand the needs of our community. 	Council will continue to socialise this resource with grants applicants and Council teams who plan and deliver grant rounds. Council will investigate the opportunities to embed this resource into existing grant resources and guidelines.
We will develop an Inclusive Events Practice Guide		An Inclusive Events Practice Guide published on Council's website.	<ul style="list-style-type: none"> • Council developed an Inclusive Events Practice Guide, in consultation with the Arts & Culture Team. 	Council will continue to socialise this resource with community groups and council staff. Council will continue to work with the Arts and Culture team and identify opportunities to embed the resource within existing documents and resources.
We will deliver the 2022/23 Inclusive Employment program		15 local positions in 22/23	<p>The Inclusive Enterprise and Local Jobs team successfully delivered the 2022/23 Inclusive Employment program.</p> <ul style="list-style-type: none"> • 87 applications were received • 110 interviews were held • 14 participants completed the program • 1 participant did not finish the program • The participants were spread across 14 teams and all four directorates. <p>At the conclusion of the program:</p>	The Inclusive Employment program will continue to be delivered with access improvements for key population groups

			<ul style="list-style-type: none"> • 5 people continued with employment at Banyule Council in part time/full time capacity • 6 people continued at Banyule Council on a casual basis (5 in IEP casual pool, 1 in Banyule Leisure) • 1 person secured permanent employment at Banyule Community Health • 2 people pursued further study opportunities aligned to their career aspirations. • 1 person was connected with employment service provider for ongoing support. • 5 transitional employment pathways were created for alumni of the Inclusive Employment Program. 	
We will create a program that supports employers with free tools, resources and access to recruitment services and local talent		A sustainable program designed and tested for fidelity.	<p>The Inclusive Jobs Service provides local businesses with the practical support and resources to build their inclusive employment practices, to increase opportunity and economic participation for local people experiencing barriers to employment.</p> <ul style="list-style-type: none"> • 5 people were supported into employment. • Employers included SPARK, Banyule City Council and Around Communities Aged Care. <p>The Local Jobs Fund created 5 employment opportunities that were hosted at Himilo Community Connect, BANSIC and Boots for All. This fund supports community organisations to access tailored inclusive recruitment support through Council's Inclusive Jobs Service and provide them with financial support to help cover associated wage costs of directly employing a Banyule resident that is unemployed and experiencing barriers to employment.</p> <p>Additional resources for business will be developed in 2023/2024.</p>	Council will continue to deliver the Inclusive Jobs service with additional resources for business development in 2023/2024.


<p>We will undertake Gender Impact Assessments on Council's new or reviewed services, programs, policies and strategies.</p>		<p>All policies, programs and services that have 'direct and significant impact on the public' will be assessed prior to being presented to Council.</p>	<p>In order to support staff to undertake GIAs, a process of building capacity was required. Therefore, a number of actions were implemented over this period to build staff capacity in order to complete GIAs for policies, programs and services that have a direct and significant impact on the public.</p> <p>GIA Training</p> <ul style="list-style-type: none"> Two GIA Champion training sessions were run in May 2023 51 employees participated in the sessions. Feedback from the sessions was positive, however, there remains a level of uncertainty among staff when explaining and completing a GIA.  <p>GIA Community of Practice</p> <ul style="list-style-type: none"> 2 GIA Communities of Practice were run separate to GIA Champions in 2022/23 27 October 2022 Community Impact hosted a GIA workshop for all staff. There were 30 attendees. 14 February 2023 saw 6 staff attend. This was much lower than 2022. <p>GIA Training Staff Feedback</p> <ul style="list-style-type: none"> Staff were asked to rate their understanding and confidence on topics such as gender equity and equality, intersectionality, applying a gender lens and gender disaggregated data. 86% of attendees reported feeling 'really' or 'somewhat' confident with the topics gender equity and gender equality. 	<p>Further Training</p> <p>Learning and development opportunities on the topics of intersectionality and gender disaggregated data will be important to support the completion of high-quality GIA's. Increased understanding from the leadership group was also a key piece of feedback from GIA Training attendees.</p> <p>Ongoing GIA Support and Toolkit</p> <p>Training attendees requested a range of additional supports to allow them to continue to develop GIA skills.</p> <p>GIA Community of Practice</p> <p>Comments throughout GIA Champion Training feedback requested more time, training, and ongoing support. The GIA Subcommittee are in the process of coordinating a regular 'community of practice' for GIA Champions to come together, as well as a GIA toolkit containing resources and ideas for staff to refer too. The first of these is booked for July 13.</p> <p>Intersectionality</p> <p>Council staff are still struggling with the use of intersectional gender equality during the GIA process. The Organisational Development Team is working on a strategy to increase knowledge and confidence in this space moving forward.</p>
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			<ul style="list-style-type: none"> 79% and 74% indicated feeling 'really' or somewhat confident with intersectionality and applying a gender lens respectively. Confidence with gender disaggregated data was the lowest with 60% of respondents indicating they feel 'really' or 'somewhat' confident. 40% indicated that they were 'on the way but not yet confident' or 'fairly uncertain' about gender disaggregated data <p>Completed GIA 4 GIA have been completed:</p> <ul style="list-style-type: none"> Paid Parking Cash Collection Service Review Banyule Residential Parking Permit Policy Unreasonable Customer Behaviour Policy Bicycle Network Strategy <p>13 GIA are in progress.</p>	
We will seek to understand how disability presents differently in the workplace and community		<p>Information reports published specific to intellectual disability and vision impairment.</p> <p>Collation and promotion of 6 case studies that exemplify positive inclusion outcomes for local people with disabilities.</p>	<p>Two information reports were produced and provided evidence-based data and information on intellectual disabilities and vision impairment.</p> <p>Due to time constraints, two case studies were produced. These case studies discuss how disability presents in the workplace, with a focus on experiences of individuals with an intellectual disability and vision impairment.</p> <p>Information reports and case studies have been saved on Brian.</p>	Council will continue to socialise these resources with council staff.
We will map all current Disability specific networks and groups in Banyule		A local network map on Council's.	The database of local support services for people with a disability was reviewed and updated. These can be found on Council's website.	No further action.

We will identify key population trends based on 2021 Census data		Key population trends published on Council's website.	<p>Five presentations outlining key trends were delivered to:</p> <ul style="list-style-type: none"> • Councillors (8 Aug 2022) • Child and Youth Committee Meeting (23 Nov 2022) • Community Wellbeing (29 Nov 2022) • Banyule Community Health (11 Oct 2022 and 10 Nov 2022) <p>The Banyule and Precincts Demographic Profile were revised and published on Brian and now include up to date data from 2021 Census.</p>	Council will continue make data relating to key populations available.
We will produce social research reports on identified communities		<p>10 reports specific to:</p> <ul style="list-style-type: none"> • LGBTIQ+ communities • Older adults • People experiencing homelessness • Refugee and asylum seekers • Victim survivors • People with a disability • Children and young people • People experiencing poverty • People experiencing mental health issues • Faith communities 	<ul style="list-style-type: none"> • Produced 10 reports which have been made available on BRIAN. • Four of the reports have been updated with new data as it has been released. • These reports and information have been important when presenting to community stakeholders or answering their questions about issues in the municipality. For example, in the development of the Mental Wellbeing report which was attached to Inclusive Banyule Advisory Committee agenda in May 23 and informed the discussion on the MPHWP. 	Produce four additional reports. Revise the 10 reports from 2022-2023 with the updated structure that includes theories of change in each report. Keep reports up-to-date with current data as it is released.
We will deliver a Homelessness Protocol		Homeless protocol adopted.	<ul style="list-style-type: none"> • Council's Homeless Protocol was finalised in June 2023 and approved by EMT as an operational response to Customer and Officer reports of people sleeping rough around the municipality. 	Training to be delivered to the workforce regarding homelessness, responding with empathy, understanding the sector and referral pathways


			<ul style="list-style-type: none"> • It provides a position and direction to support staff in responding to and referring on people who are experiencing homelessness. • The development of the protocol involved secondary consults with Housing Support organisations, Safety and Wellbeing teams (internally) and collecting case studies from teams who are working with people sleeping rough. • The Homeless Protocol takes a social justice approach to homelessness while recognising that Council is not a specialist housing provider but can take a leadership position in demonstrating empathy and understanding. • As this protocol is an internal process, there has had limited public exhibition but through support from Merri Outreach Support Service has led to conversations about future opportunities to advocate for access to more services within Banyule. 	
We will fund the Midsumma in Banyule on QWere St event		Midsumma in Banyule on QWere Street.	<ul style="list-style-type: none"> • Banyule City Council funded the Montmorency Traders Association to run the QWere Street event in June 2023. • The event included activities, performances and stalls. • An additional \$7000 was provided to the Traders Association to cover the costs of security for the event due to public protests related to the drag community. 	
We will produce a Welcome Pack for Refugees and Asylum seekers		A Welcome Pack will be available for distribution.	<ul style="list-style-type: none"> • The Community Impact team developed a welcome pack which focused on Council services and programs that can support refugee and asylum seekers. • This resource was developed in consultation with local asylum seekers support groups and individuals with a lived experience to ensure the content was appropriate and met needs. 	Council to investigate ways to connect newly arrived migrant residents to community supports and groups.



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			<p>by Dr Bree Gorman, Diversity, Equity, and Inclusion specialist.</p> <p>Diversity and Inclusion Awareness Events In addition to Diversity and Inclusion Training, Council has committed to hosting awareness events for Council staff. These events are aligned to Council's Employee Inclusive Wellbeing Calendar. There was a total of 257 registrations across the first 3 events in this calendar for Q3 and Q4 2022/23.</p>	
<p>We will make progress towards addressing Universal Access issues in Council's community buildings</p>		<p>\$125,000 invested in Universal Access improvements.</p>	<ul style="list-style-type: none"> • \$20,000 of the budget has been spent on design costs for the Rosanna Fire Station Community Centre toilet upgrades. The toilet upgrades will be implemented next financial year due to high costs. The remaining budget has been rolled over to the next financial year. • Based on research to write the Universal Design Briefing Paper, it appears that the principles of universal design are a promising approach to uplift accessibility in Banyule 	<p>The following actions in relation to Universal Access issues have been included in the Community infrastructure Plan 2023-2033:</p> <ul style="list-style-type: none"> • Access improvements to Community Neighbourhood Houses and Community Halls will be prioritised. Advocacy for additional funds to address access barriers in Community Neighbourhood Houses and Halls. • Work in partnership with non-Council building owners to improve the accessibility and sustainability of their buildings and spaces. • Continue to work with Scouts Victoria and local groups to maximise use of scout halls. Includes: • Development of guidelines for Council funded scout programs that prioritize accessibility and amenity improvements and support a range of community activities.

				<ul style="list-style-type: none"> Identification of funding and advocacy opportunities for scout hall improvements.
We will maintain the Rainbow Tick accreditation for our Older Adults Program		Successful renewal of Rainbow Tick accreditation.	<ul style="list-style-type: none"> The Age Services Team were successfully accredited in November 2022 for three years. All criteria were met with no corrective actions. The auditor's commented that "Banyule City Council understands the importance of diversity and inclusion for all employees and the communities it serves across the nine wards of North Eastern Metropolitan Melbourne. It has the vision to reflect its diverse community, internally and in service provision, including in the Aged Services stream". The Rainbow Tick Accreditation has resulted in the Age Services able to apply for specific verification on the My Aged Care Portal to demonstrate our ability to provide safe and inclusive aged services to consumers who identify as LGBTIQ+. The rainbow tick accreditation is now displayed on the Aged Services page within Banyule website. 	There will be ongoing maintenance of the rainbow tick and a mid-year assessment will take place 2024.
We will update Council's Inclusive Language Guide		A refreshed Inclusive Language guide published.	<ul style="list-style-type: none"> Council's inclusive language guide was reviewed and updated. Once drafted, this resource was focus tested to ensure the information provided was informative to enable practice change across the organisation. An Inclusive Meetings Guide was also developed, tested and will be added to the suite of inclusive resources available to Council staff and community. 	Council will continue to socialise this resource through internal mechanism, networks and community organisations.
We will deliver the AAA Inclusion@Sport Project		3 sports clubs completed the AAA Inclusion@Sports program.	Project overview: <ul style="list-style-type: none"> Five sporting clubs joined the Inclusion@Sport project and meet every 4 – 6 weeks (8 meetings) All clubs completed the online 101 Disability training session facilitated by Disability Sport & Recreation (5 sessions) All clubs undertook a one-on-one session to review their Sport4All Self-Assessment 	Council is investigating a partnership with Sport4All. The 'Inclusion Coach' program would be a shared resource and would work with Banyule sporting clubs to further embed inclusive practices.

			<ul style="list-style-type: none"> All clubs completed a workshop to develop their new initiative Presentations were delivered to the Banyule Disability and Inclusion Advisory Committee and Banyule Disability Services Network Workshops were held with the Banyule Disability and Inclusion Advisory Committee to develop the toolkit, facilitated by Council Site Visit were undertaken with 4 Clubs to review self-assessment results <p>Outcomes:</p> <ul style="list-style-type: none"> Clubs expanded their knowledge and changed their language New partnerships have been created because of the project - Diamond Valley Athletics Club and Concord School Learnings from the project were demonstrated in the club initiatives Increased participation within sporting opportunities <ul style="list-style-type: none"> Viewbank 14 registrations Bundoora 4 registrations Diamond Valley 12 attendees Information collected through site visits has highlighted areas that council needs to improve on, not just the clubs. 	
We will deliver a discussion paper on Universal Design and Placemaking		A discussion paper completed and presented to Council for consideration.	<ul style="list-style-type: none"> A draft paper has been developed. Based on work done so far, universal design appears like a promising direction to uplift accessibility in Banyule. The paper has been delayed because it was originally written by a Community Impact staff member who has since resigned and progressing on it required other staff to become familiar with the topic. 	Present the discussion paper to stakeholders to determine best way to promote or implement universal design across Council.
Establish a dedicated Banyule website or landing page, that is		A dedicated, easy-to-use website is established.	This action has been divided into two phases: Phase 1: Discovery and options Phase 2: Design and build	Council to continue the delivery of phase 2 of this project.

specifically tailored to providing advice, information and support to people with disabilities and their carers			<p>Phase 1 has been the focus of the 22/23 period and has included:</p> <ul style="list-style-type: none"> • Analysis of best practical digital produces for people with disabilities • 20+ one-on-one interviews • Identification of key barriers to participation in local services, support programs and activities • Identification of key opportunities for greater engagement <p>Phase one also included completion of a user-focussed needs and options analysis to inform what end digital solution might be needed.</p> <p>Phase two involves the delivery of further digital solution improvements based on the research</p>	
<p>Develop a community data base to better inform the community of opportunities to participate or receive services. This will include options such as disability friendly programs. The database will be available on the dedicated Banyule disability website.</p>		<p>Deliver a data base/directory of local services and programs that is accessible to our diverse community. Work with communications to implement a compatible data capturing system. Map all current disability specific networks and groups in Banyule.</p>	<p>This action is being progresses as part of the broader website project.</p>	<p>Council to continue the delivery of phase 2 of this project.</p>

Actively engage advisory committees in community consultation for major developments of over \$5M		<p>Establish a system for community advisory committees to participate and be recognised and remunerated for their contributions. Council is to consider remunerating all advisory and population committee members and receive a report on this within three months.</p>	<p>A discussion paper outlining options for payment and honorariums for committee members has been produced. This will be presented to Council in 7 August 2023. The paper provides Council with relevant background, best practice, and possible options in which to make a decision.</p>	<p>Council to implement decision of Council regarding Honorariums and will continue to engage relevant stakeholders in consultations related to major developments of \$5 million.</p>
Provide opportunities for advisory committees to inform, and if appropriate, review key changes and upgrades to Council's Website.		<p>Deliver an Accessible Communications Guide to establish best practice changes to communication channels including the website.</p>	<p>Accessible Communications Guide has been developed.</p> <p>The Disability and Inclusion, LGBTIQA+ and Multicultural Committee all provided suggestions for improvements to Council's website. These include:</p> <ul style="list-style-type: none"> • More plain English language • Ensuring information provided on website is up to date • Calendar of days of significance • Directory of groups in the community 	<p>Council will continue to improve website accessibility and quality of information, informed by population committees and the broader community.</p>

Case studies

Inclusive Seminar Series

Council identified that the importance of raising awareness of diversity in our community and committed to planning 6 seminar sessions to share experiences, showcase data and research to build understanding of different communities. In order to do this, Council established a working group where members from the Population Committees could self-nominate to work together to develop the project.

Working Group

7 committee members expressed interest in joining the inclusive seminar series working group and committed to meeting regularly to plan the project. The working group started by identifying a list of possible focus topics and discussing the focus of the sessions, target audiences and promotional opportunities. The working group also provided valuable insight and suggestions on way Council could ensure the sessions were as inclusive as possible. This included providing clear information about what a participant could expect at the session prior to attending, the provision of a quiet space for participants to take a break at any time and the provision of a visual social story. Terms of Reference for the working group were established and a schedule of meetings was discussed.

Attendance at the working group meetings was very high to start but began to reduce as following the success of the first session. Two members had to resign from the working group, one ceased to respond to emails and by January 2023 only two members attended meetings. The working group did not function as it was intended and if this model was to be repeated, there would need to be increased focus on the establishment and function of the working group.

Session 1: Running Inclusive Events and Programs (October 2022 – external December 2022 – internal)

- This session was facilitated by members of the Community Impact Team with group discussions supported by other members of Council. The session was recorded and made available on Council's website.
- 41 people registered for the session and 21 attend. Approximately 10 people enquired about accessing to the session recording once complete.
- Limited evaluation feedback was received from participants, however the results showed:

	Before the session	After the session
Understanding of inclusion	3/5	4.67
Confidence to apply inclusion principals	2.79/5	4.33/5
Practical ideas and strategies that can be used to make your events or programs more accessible		100%

Content from this session was used for the development of the Inclusive Events Guide.

- In partnership with Community Engagement, the Community Impact team re delivered the Running Inclusive Events and Programs seminar to approximately 20 staff.
- The session focused on building understanding and confidence around delivering inclusive events and engagement activities. At the completion of the session, staff rated the session:

	After the session
Understanding of inclusion	4.5/5
Confidence to apply inclusion principals	4.2/5
Practical ideas and strategies that can be used to make your events or engagement activities more accessible	4.4/5

- Staff also made commitments to change around their practice at the conclusion of the session including: being more aware of audiences, seeking input/advice from others, dedicating time to plan for inclusion, use of pronouns/visual descriptions when introducing self, accessibility in communications.

Session 2: Disability Inclusion in Sport and Recreation (November 2022)

- This session was delivered in partnership with the Sport and Recreation Team who identified that clubs had expressed interest to learn ways they could be more inclusive. The session was facilitated by Sport4All who employ people with a lived experience of disability. Sport4All's purpose is to provide people with disability the opportunity to participate in club and school sports when, where and how they choose. This event also acknowledged International Day of People with Disability and provided information and resources for participants to use within their clubs.
- Sporting and recreation clubs from across Banyule were invited, 27 people registered and 21 attended.
- The keynote address was delivered by Ahmed Kelly, three-time Paralympic swimmer followed by a session delivered by Sport4All which covered: difference between disability, accessibility and inclusion, overcoming misconceptions and unconscious bias, inclusive communication and language, inclusive coaching styles, building an inclusive mindset and the importance of an inclusive club culture.
- The session was recorded and made available on Council's website.
- Limited evaluation feedback was received from participants, however the results showed:

	After the session
Improve confidence in applying disability inclusion principles in your work	4.5/5

Practical ideas and strategies to make sporting clubs more accessible for people with disabilities	100% yes
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Session 3: Active Bystander (March 2023)

Active Bystander

- The Active Bystander session targeted Banyule City Council staff and aimed to equip participants with practical tools to contribute to creating safe, inclusive, and equitable spaces which address and prevent discrimination and inequity.
- 12 staff members registered to attend the session and 7 attended.
- The topic was selected as bystander action was identified as an effective strategy to reduce discrimination and inequity in peer groups, workplaces and communities.
- Following the delivery of the session, Community Impact team investigated other opportunities to deliver this training to staff at Shop 48 and Barrbunin Beek
- The session was described as: insightful, empowering, important, useful, interesting and informative by participants.
- Participants reported take home information from the session including: "Action can always be taken, you just need to match it to the scenario", "Calling in can be as effective as calling out", "I can still be an active bystander by not intervening directly".

	Before the session	After the session
Confident to be an active bystander to prevent discrimination in the community	5.6/10	8.3/10

Session 4: Safe and Ethical Story Telling and Community Engagement (April 2023)

- The Safe and Ethical Story Telling and Community Engagement session was delivered by Our Race, an anti-racist Story Telling social enterprise who take a collaborative approach to creating safe, ethical Story Telling processes across media, arts, marketing and communications, research through to advocacy and community engagement.
- 38 people registered for the session and approximately 28 attended.
- Insufficient evaluation feedback was received to report on the impact of the session.

Session 5: Inclusive Employment Webinar (June 2023)

- The Inclusive Employment Webinar was delivered in partnership with the Social Enterprise and Local Jobs team with support from Economic Development.
- The webinar was delivered by Lisa Annese, CEO Diversity Council Australia.
- 47 people registered for the webinar.

- Participants reported that the information and examples provided helped improve their understanding around inclusive employment (score 4.4/5).
- 80% participants reported feeling more confident to apply inclusive employment principles to their work.

Session 6: Inclusive Employment Workshop (June 2023)

- The Inclusive Employment workshop was planned in partnership with the Social Enterprise and Local Jobs team with support from Economic Development. The workshop was designed to offer practical information to employers about improving inclusive employment practices.
- Despite broad promotion of the event, registrations for local employers were very low. A decision was made to cancel the workshop and provide individual support to the employers. As a result of this, Print Media Group became the first Employer to sign up for the 'redesigned' Inclusive Jobs Service. The company has over 200 employees plus casuals and 2 sites, Heidelberg and Scoresby.

Summary

- Despite wide ranging promotional efforts for each session, approximately 135 people total participated.
- Council received positive feedback from participants and recorded improvements in knowledge and confidence around the topic.
- Staff time to deliver this project was extremely high

Inclusion@Sport

Challenges:

- Deciding on a self-assessment tool was more difficult than expected as Clubs preferred a combination of the self-assessment tools
- Locating an inclusion action plan template was difficult, all of the examples provided were too high level for a grassroots club
- Creating club initiatives took longer than expected with program starting in May instead of March
- Engaging more people with a disability in the project was a challenge. The Banyule Disability and Inclusion Advisory Committee only represents a small proportion of the Banyule community
- One club had to leave the project due to capacity limitations

Bundoora Tennis Club are currently running a 5-week wheelchair tennis program on Sunday afternoons. Each session so far has had 4 participants, with 5 total participants across the program.

Quote from mother of participant: "Just want to let you know that we have been thoroughly enjoying the wheelchair tennis sessions and it's great that children with disabilities get to build their confidence through doing sports which in conventional sports they are usually not able to do.

If you do decide to carry on the wheelchair tennis in the future at your club please do notify us and we will happily come along."

IDAHOBIT

On May 17 2023, Council marked International Day against Homophobia, Biphobia, Intersex Discrimination and Transphobia (IDAHOBIT) with two events which aimed to elevate awareness and inclusion for the LGBTIQ+ Community.

An internal event was held for Banyule City Council and Banyule Community Health staff which included a lunchtime panel discussion featuring Justine Dalla Riva (CEO, the Pride Centre), Mick Geary (CEO, Banyule Community Health) and Alison Beckwith (CEO, Banyule City Council). Over 65 staff members attended and engaged in the conversations, and many provided feedback following the event and acknowledged the importance of sharing lived experience and creating a culture of inclusion at work. The planning for this event was supported by Banyule Community Health and People & Culture.

An external event for community was held at Ivanhoe Library and Cultural Hub to support local artists to tell their stories through music and poetry. The event featured performances from Fleassy Malay from MotherTongue, Aimee Francis and Michelle McNamara and welcomed members from the community to come together and reflect on what it means to be seen and included. Feedback from the participants was recorded and will support planning for next year's event.

The event was attended by over 30 community members. The feedback for this event highlighted how the community feels about the importance of Council showing up and standing up against discrimination in the community. Due to recent events, a comprehensive risk assessment was created for this event, fortunately there were no reported incidents.





Inclusion Toolkits

A focus of the year 1 Inclusive Banyule Action plan was to create resources to build capacity for practice change around inclusion. To do this, a series of inclusion resources were developed by the Community Impact team. These resources were developed for internal and external audiences in mind and aimed to provide the user with an understanding of why inclusion is important and a list of steps that can be taken to uplift inclusive practice. The Inclusion Toolkit includes five resources:

- Inclusive Language Guide
- Inclusive Meetings Guide
- Inclusive Events Guide
- Accessible Communications Guide
- Inclusive Grants Guidelines

Each of the resources was researched and developed based on evidence and best practice for the topic. An intersectional approach was taken to ensure users have a broader understanding of inclusion and key population groups who experience exclusion. The inclusive language and meeting guides were focused tested with 4 Community Wellbeing teams and the Executive Assistance team, feedback was collected and the resources refined.

The development of the Accessible Communication Guide took a different approach.

Inclusive Banyule –Integrated Action Plan Year 2

September 2023 to June 2024

Council takes an intersectional, adaptive methodology to inclusion. Our approach is targeted and intentional and features a blend of planned and deliberately emergent activities that create multiple and sustainable community benefits. As a result of consultation with communities, partners and identified priority groups, Council will pursue a range of actions that relate to and make progress towards achieve Council's inclusion objectives outlined in the *Inclusive Banyule Plan 2022-2026*. Projects will be delivered through partnerships between various business units within Council, and with advice and support from Banyule's Advisory and Population committees.

Objectives		Focus areas		Community issues	
O1	Being an equitable and inclusive workplace and increasingly diverse workforce.	F1	Addressing perceptions & attitudes	C1	Accessible and social housing
O2	Delivering equitable and inclusive services, places and spaces.	F2	Elevating visibility & awareness of diversity	C2	Social infrastructure
O3	Recognising and strengthening diverse communities and neighbourhoods.	F3	Identifying & addressing systemic barriers to inclusion	C3	Connected and cohesive communities
		F4	Understanding the lived experience of people	C4	Employment pathways and workplace conditions
				C5	Mental health and support services
				C6	Family violence
				C7	Gender equity
				C8	Environment and sustainability
				C9	Fairness and safety.

1. Uplifting LGBTIQ+ Inclusion

Council acknowledges the key priority areas identified in **Pride in our Future: Victoria's LGBTIQ+ strategy** and works with LGBTIQ+ communities to create an Inclusive Banyule for all people. The **Pride in our Future** priorities are:

1. **Equal rights and freedoms**
2. **Equitable, inclusive and accessible services**
3. **Visibility to inform decision making**
4. **Safe, strong and sustainable communities.**

Summary of the key LGBTIQ+ community issues

Protecting human rights	Intersectionality and inclusion	Representation and participation	Inclusive and accessible services and community	Connection and culture	Data, research and evidence
<ul style="list-style-type: none"> Addressing stigma, discrimination and violence Equal access to community resources and opportunities 	<ul style="list-style-type: none"> Understanding all letters of the LGBTIQ+ acronym Understanding overlapping forms of discrimination Access to local services that respond to intersectionality- family violence, gender equity and mental health 	<ul style="list-style-type: none"> Nothing about us, without us - ability to influence Council decisions Representation in a positive way as role models 	<ul style="list-style-type: none"> Addressing barriers and discrimination in community settings Targeted and inclusive local services Inclusive local clubs 	<ul style="list-style-type: none"> Protecting against isolation Acknowledgement of history and experience LGBTQIA+ culturally safe and welcoming community events, places and organisations 	<ul style="list-style-type: none"> Addressing gendered data gaps Building reliable, accurate and consistent data across all LGBTIQ+ groups and families.
2023-24 Inclusive Banyule Actions to support LGBTIQ+ inclusion					
1.1	We will continue to elevate visibility and awareness of LGBTIQ+ communities through events, activities and advocacy.				
1.2	We will continue to research key issues of family violence, gender equity and mental health and use this information to address barriers to inclusion in Council's services, programs and events.				

1.3	We will deliver a feasibility study to explore the establishment of a memorial in the North, acknowledging those who have been lost to AIDS and discrimination.
1.4	We will convene bi-monthly LGBTIQ+ Committee meetings.
1.5	We will review the Inclusive Business Guides to support businesses to uplift LGBTIQ+ inclusive practice.
1.6	We will work with peak bodies and local sporting clubs to build LGBTIQ+ inclusive practice, with a focus on gender diverse access and participation.
1.7	We will scope the establishment of a dedicated and culturally safe LGBTIQ+ social meeting place in Banyule.
1.8	We will support the delivery of a Midsumma Festival event in Banyule.
1.9	We will continue to advocate for accurate data collections processes to address local data gaps.

Further actions are outlined in the Older Adults LGBTIQ+ Inclusion are included in section 5.

5.3	We will pilot an LGBTIQ+ older adults social connection group.
5.6	We will maintain Rainbow Tick Accreditation for our Older Adults support programs.

The LGBTIQ+ Committee will be responsible for providing guidance and advice to Council on progressing these LGBTIQ+ actions.

2. Uplifting Multicultural Inclusion

Council acknowledges the key priority areas identified in **Victorian and Proud of it- Multicultural Policy Statement** and works with our multicultural communities to create an inclusive Banyule for all people. The key outcomes for multicultural Victorians are:

1. A Safe and secure Victoria
2. Good health and wellbeing
3. Full participation in society
4. Cultural connection
5. Genuine equity

Summary of key multicultural community issues

Safe and secure	Good health and wellbeing	Fully participate in community life	Connection and culture	Equal rights and opportunities
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<ul style="list-style-type: none"> Supporting communities to address youth justice issues Supporting parents to raise children in Banyule Reducing isolation of women from diverse backgrounds 	<ul style="list-style-type: none"> Building cultural competence of Council services Improved resources and information and use of appropriate communication tools to support access to Council services 	<ul style="list-style-type: none"> Support access to employment pathways Support migrant settlement in Banyule Support access to small business training and mentoring Increase multicultural contribution to local decision making Address wellbeing of international students living in Banyule Promote access to translation and interpreter services. 	<ul style="list-style-type: none"> Support connection to traditional culture and groups to reduce isolation for older people Support communities to celebrate and share traditional culture with pride and respect Increase awareness of local housing options and access pathways 	<ul style="list-style-type: none"> Understand and address local race-based discrimination Support recently arrived communities to understand their rights and responsibilities under the law
2023-24 Inclusive Banyule Actions to support multicultural inclusion				
2.1	We will investigate ways to connect newly arrived migrant residents to community supports and groups.			
2.2	We will continue to advocate for further funding for the Salhdig project, focusing on supports for Somali-Australian young people and their families.			
2.3	We will review and update the information on Council's website to ensure it is relevant and useful for multicultural communities.			
2.4	We will continue to monitor refugee and asylum seeker arrivals in Banyule and distribute our Welcome to Banyule for refugees and asylum seekers resources through local community organisations.			
2.5	We will promote the use of translation and interpreter services within Council services.			
2.6	We will promote participation in cultural-based older adults groups in Banyule.			
2.7	We will participate in a research project with Victoria University to understand reporting barriers and support needs of people experiencing racism			
2.8	We will convene bi-monthly Multicultural Committee meetings.			
2.9	We will continue to elevate visibility and awareness of multicultural communities through events, advocacy and days of celebration.			
2.10	We will review the Inclusive Business Guides to support businesses to uplift inclusive practice for multicultural communities.			
2.11	We will promote community food initiatives that connect the community and builds sustainability and capacity in food security and access.			

The Multicultural Committee will be responsible for providing guidance and advice to Council on progressing these multicultural actions.

3. Uplifting inclusion for people with disability

Council has an obligation to develop a Disability Action Plan and the actions we progress are aligned with **Inclusive Victoria 2022-2026**. The desired outcomes of this plan are:

1. Inclusive communities- Connection, inclusion, accessibility and mobility
2. Health, housing and wellbeing- housing, health and wellbeing
3. Fairness and safety- respect and safety
4. Opportunity and pride- education and skills, employment, economic independence, influence and recognition, opportunity.

We will work with our disability community to address key issues.

Summary of key disability community issues

Employment	Communication	Accessibility and universal design
<ul style="list-style-type: none"> Support local employers to understand benefits of employing people with disabilities and how to make reasonable accommodations Partner with local job partners to create employment opportunities for people with disabilities Work with community members with disability to build confidence, capacity and prepare them for employment journey, including interviewing skills. Deliver jobs expo and forums that support disability employment and vocational opportunities Review Age & Disability friendly guide for traders and businesses Showcase positive employment outcomes Continue to improve understanding of disability in the workplace 	<ul style="list-style-type: none"> Accessible access to key community information <ul style="list-style-type: none"> Update Council's website – updated, accessible, useful Use Easy English versions of key Council documents. Improved information on accessibility of Council facilities Review and upgrade use of braille, signage and hearing loops at Council facilities Inclusion of sensory maps and social stories at Council's major events and festival Train Council staff on use of Inclusive Language Guide Audit Council Customer Service access points for accessibility. 	<ul style="list-style-type: none"> Address local access issues in a timely manner Continue to update Council buildings to meet DDA requirements and advocacy to State Government for funding packages Address access issues in major activity centres and support businesses to improve accessibility and inclusion Include people with lived experience, peak bodies and access consultants in new infrastructure and neighbourhood planning process Advocate for liveable local housing stock in Banyule

2023-24 Inclusive Banyule Actions to support inclusion of people with disability	
3.1	We will review the Inclusive Business Guides to support businesses to uplift inclusive practice for people with disability.
3.2	We will review our website information on volunteering to better support people with disability to connect with local volunteering and job opportunities.
3.3	Other employment actions that enhance opportunities for people with disability are represented in the employment section below.
3.4	We will implement stage 2 of our disability website project.
3.5	We will create access guides for Council's major civic facilities and community halls for hire.
3.6	We will publish Easy English versions of the Community Vision, Council Plan and Inclusive Banyule Plan on Council's website.
3.7	We will create a social story and sensory map for Malahang Festival and Carols by Candlelight.
3.8	We will add additional accessibility and language features to our website to improve access.
3.9	We will continue to make improvements to Council's community buildings to improve disability access.
3.10	We will make it easier for community to report access issues in Council's major activity centres.
3.11	As we progress activity centre planning, we will focus on the consideration of disabled parking.
3.12	We will work with the Office for Disability to prepare Council for proposed Disability Act amendments.
3.13	We will convene bi-monthly Disability and Inclusion Committee meetings.
3.14	We will continue to elevate visibility and awareness of people with disability through events, advocacy and days of celebration.
3.15	We will support the Banyule Disability Services to meet on a quarterly basis.

The Disability and Inclusion Committee will be responsible for providing guidance and advice to Council on progressing these disability actions.

4. Uplifting First Nations Inclusion

Actions specific to support inclusion of Aboriginal and Torres Strait Islander communities can be found in Councils Reconciliation Action Plan and are overseen by the RAP Advisory Committee. Two specific actions that directly relate to Inclusive Banyule are:

4.1	We will support community education activities leading up to the Referendum on a Voice to Parliament.
4.2	We will feature and celebrate First Nations contributions to our local culture as part of Creative Banyule.

5. Uplifting Older Adults Inclusion

Actions specific to support the inclusion of Older Adults communities can be found in Councils Older Adults Framework and are overseen by the Age-Friendly Committee. Actions that directly relate to Inclusive Banyule are:

5.1	We will deliver an Older Adults Framework that outlines how we will continue to improve the liveability of Banyule for older adults.
5.2	We will deliver the Banyule Community Bus project to support older adults and other community members to travel between define areas within the south of Banyule.
5.3	We will pilot an LGBTIQ+ older adults social connection group.
5.4	We will address agism and elder abuse in our community through education and training.
5.5	We will support older adults to make meaningful connections with community groups and individuals.
5.6	We will maintain Rainbow Tick Accreditation for our Older Adults support programs.
5.7	We will celebrate Seniors Month in partnership with our older adults residents.
5.8	We will become a member of the National EveryAge Counts coalition.
5.9	We will support older adults to understand the health and age care reforms and their potential impact.
5.10	We will convene the Age Friendly Champions working group.
5.11	We will convene bi-monthly Age-Friendly Committee meetings.

Other inclusion actions

Uplifting inclusive employment pathways and workplace conditions

Council is committed to improving opportunities for local people to gain meaningful employment. To progress commitments within the Inclusive Local Jobs Strategy & Action Plan in 2023-24:	
6.1	We will continue to deliver a program that supports employers with free tools, resources and access to recruitment services and local talent to build stronger, more inclusive workplaces.
6.2	We will continue to develop an inclusive employment resource for use by the private sector.
6.3	We will deliver the 2023/24 Inclusive Employment Program.
6.4	We will continue to deliver Diversity and Inclusion training to Council staff.
6.5	We will continue to develop our understanding of inclusion of people with disability in the workplace by increasing our understanding of neurodiversity.

Banyule Inclusion Toolkit

In 2022-23 Council developed a range of tools to support staff to identify and address barriers to inclusion. These guides in this toolkit included:

- Accessible Communications Guide
- Inclusive Language Guide
- Inclusive Meetings Guide
- Inclusive Events Guide
- Inclusive Grants Guide

These toolkits will be used to address systemic barriers to inclusion. To do this our next steps are to launch, promote and share the toolkits with our community and partners.

7.1	We will deliver training for the Banyule Inclusive Language Guide and Accessible Communications Guide for Council staff.
7.2	We will publish our Inclusion Toolkit on Council's website.
7.3	We will find ways to make these toolkits more accessible and valued for a range of stakeholders. Options include creating videos and one-page summaries to represent each toolkits.
7.4	We will expand our Banyule Inclusion Toolkit to include an Inclusive Community Buildings guide (reflecting Universal Design Principles)
7.5	We will update Council's Sensory Friendly Events Guide and add the existing resources to our Banyule Inclusion Toolkit.

Mental health and wellbeing

Maintaining positive mental health and wellbeing across our diverse communities is a key priority for the community and Council, and has been the focus of the Inclusive Banyule Advisory Committee. Our next steps in addressing mental health and wellbeing include:	
8.1	We will deliver a series of school workshops and school holidays programs to young people supporting the development of positive wellbeing strategies and tools.
8.2	We will work towards preparing for the implementation of social prescribing in Banyule by offering targeted mental health first aid training and developing a community referral resource for mental support services.
8.3	We will explore the feasibility of establishing a Local Mental Health Alliance.

Gender equity and Family violence

Council is required to take steps to uplift gender equity and family violence and our key actions are represented in our Municipal Public Health and Wellbeing Plan (incorporated in our Council Plan) and Gender Equality Action Plan.	
9.1	We will continue to undertake Gender Impact Assessments on Council's new or reviewed services, programs, policies and strategies and report on our actions.
9.2	We will continue to co-convene the Banyule Nillumbik Family Violence Network.
9.3	We will deliver community education and address attitudes and perceptions through Week without Violence and 16 Days of Activism campaigns.

9.4	We will actively participate to the Our Watch Prevention Community of Practice.
9.5	We will undertake a Gender Impact Assessment on membership of our Advisory and Population Committees.

Accessible and social housing

Housing is a key issue for Council and affordable and social housing is a priority for the Inclusive Banyule Advisory Committee.	
10.1	We will implement an interim Social and Affordable Housing Policy.
10.2	We will progress the delivery of a new Banyule Housing Strategy.
10.3	We will advocate for State Government land along the Hurstbridge Rail Corridor to be declared surplus and rezoned for key worker accommodation.
10.4	We will advocate for State Government funding to: <ul style="list-style-type: none"> • Provide a minimum of 25 crisis accommodation properties across Banyule to support individuals/families escaping from family violence and homeless or at risk youth. • Provide \$100,000 funding to undertake a feasibility study into the provision of a homeless youth refuge in the Bellfield/West Heidelberg Area. • Fund a 24-hour housing and homelessness outreach service to operate across the municipality

In August 2024, Council will receive an Annual Achievements Report on Year 2 (2023-24) Inclusive Banyule Actions.

DRAFT Resilient and Safe Banyule Framework

Building Community Resilience and Safety



About this Framework

The Resilient and Safe Banyule Framework will be used to guide Council's strategic planning and decision-making processes in ways that increase community resilience in Banyule over the next decade. This will position Council to mobilise existing and future resources to better support and uplift community resilience in Banyule, with the intention of creating long-term and sustainable community outcomes that extend beyond 'emergency' situations.

By developing this framework, we hope to create a shared understanding of community resilience across Council, local services, community organisations and community groups, in order to guide coordinated and collective action to build community resilience and safety in Banyule. To achieve this, the framework sets out a definition of community resilience, guiding principles, five key focus areas, and priority commitments for building and sustaining community resilience in Banyule.

This Framework builds on our commitment to community resilience as a strategic partner in the Resilient Melbourne Strategy, and broadly aligns with its four strategic priorities, which are:

1. Empower communities to take active responsibility for their own and each other's wellbeing, safety and health.
2. Create and sustain buildings, infrastructure and activities that promote social cohesion, equal opportunity and health.
3. Provide diverse local employment opportunities that support an adaptable workforce that is ready for the jobs of the future.
4. Enable strong natural assets and ecosystems alongside a growing population.

However, our approach and focus are tailored to the Banyule context to ensure our priority commitments and activities recognise and respond to the specific characteristics, strengths and needs of our community. Building community resilience is a priority for Council, as highlighted in the Banyule Community Vision 2041, and our Council Plan 2021-2025. The focus areas of the Resilient and Safe Banyule Framework are closely aligned with the priority themes set out in these key documents, and are expected to contribute significantly to their strategic objectives and intended outcomes.

Community Vision and Council Plan Themes



The Resilient and Safe Banyule Framework has also been informed by relevant National and Victorian legislation, policies and frameworks, and aligns with various Council plans and strategies, which are outlined in Appendix 1.

Defining Community Resilience and Safety

Community resilience is a broad, multidimensional concept that is used to describe the characteristics and capacities of a community that enable it to cope with and sustain itself through major changes caused by acute shocks and chronic stresses. It is commonly defined as:

“The capacity of individuals, communities, institutions, businesses and systems to survive, adapt and thrive no matter what kind of chronic stresses and acute shocks they experience”¹

A resilient and safe Banyule is one where our communities are inclusive and connected, have access to social and economic opportunities, value and protect ecosystems and the natural environment, and harnesses local strengths and resources to ensure that everyone in the community experiences good health and wellbeing, as well as social and economic security.

Building community resilience and safety in Banyule also requires that Council, other levels of government, public institutions, businesses, service providers, community organisations and communities share responsibility and work in partnership to prepare for, respond to and recover from major events when they occur, and have opportunities to collectively influence the course of ongoing social, economic and environmental change.

This will require a collective focus on understanding the shocks and stresses that Banyule is currently experience and is likely to experience in the future, regularly assessing and mitigating risks and vulnerabilities, and implementing programs and strategies that connect people with services, supports and local resources, that encourage collaboration, build the collective capability of the people and organisations in Banyule need in order to cope with and bounce back from sudden and sustained crises.

Understanding shocks and stresses

Shocks (or acute shocks) are sudden events or emergencies that pose immediate physical threats to an area, such as extreme weather events, natural disasters or critical incidents. Shocks that are relevant in the Banyule context include:

- Droughts and bushfires
- Floods
- Heatwaves
- Infectious disease pandemics
- Infrastructure-related emergencies
- Electricity supply disruption
- Hazardous materials incidents
- Extremist acts, including domestic terror and cyber attacks

Stresses (or chronic stresses) are long-term challenges that weaken the fabric of an area on a day-to-day basis. Stresses include social, economic, environmental and political challenges that place ongoing strain on communities, including:

- Health and social impacts of the COVID-19 pandemic
- Rapid population growth and urban development pressures on critical infrastructure and services
- An ageing population, with associated increases in age-related disease and disability
- Economic challenges, including increasing unemployment levels, insecure work, and cost of living

¹ Emergency Management Victoria (EMV). *Community Resilience Framework for Emergency Management*. Melbourne: Emergency Management Victoria; 2017
The Rockefeller Foundation. *City Resilient Framework*. New York: The Rockefeller Foundation; 2015.
City of Melbourne. *Resilient Melbourne Strategy*. Melbourne: City of Melbourne; 2016.

- Housing stress, including diminishing affordability and supply issues
- Increasing social inequality and economic inequality (including poverty and homelessness)
- Pressures on public systems and infrastructure, including health and transport systems
- Rapid urban development and its impact on biodiversity and food systems
- Climate change and its increasing damage to ecosystems and the natural environment

Understanding and addressing vulnerability and risk

In the context of community resilience and safety, vulnerability refers to the physical, social, economic and environmental factors or processes that increase the risk and susceptibility of individuals, communities or systems to the impacts of shocks and stresses. In turn, vulnerability decreases the capacity of some communities to cope with major events when they occur, and significantly worsens the impact it has on them.

In order to build and strengthen community resilience, it is critical to recognise, understand and address the factors that contribute to vulnerability. This includes recognising that communities who already experience marginalisation due to gender, race, ethnicity, disability and socioeconomic disadvantage are more likely to be vulnerable to the impacts of acute shocks and chronic stresses, therefore need to be prioritised in efforts to build and sustain community resilience.

Focus	Factors that contribute to vulnerability
Social and economic environment	<ul style="list-style-type: none"> • Unemployment and lack of economic opportunities • Financial stress and poverty • Housing stress, housing insecurity and homelessness • Widening social and economic inequality • Food insecurity • High levels of chronic health issues • Social isolation and lack of social support • Racism and discrimination • Electronic gaming machines and problem gambling • Declining social cohesion and social networks
Infrastructure and built environment	<ul style="list-style-type: none"> • Physical assets built in hazardous areas • Lack of affordable housing • Poor quality housing or overcrowded accommodation • Poorly built and distressed building and infrastructure • Inadequate building and planning regulations and standards
Natural environment	<ul style="list-style-type: none"> • Depletion of natural resources • Deteriorating ecosystems
Essential services	<ul style="list-style-type: none"> • Disruption to energy supply • Disruption to essential good supply chains (i.e. food) • Disruption to communications systems • Inadequate and/or inaccessible public services and programs • Increased pressure on and decreasing capacity of public health systems • Lack of access to information and communication activities

Our guiding principles

Strength and place-based approaches

We recognise and harness the unique strengths of Banyule's people, communities and places, whilst also recognising and responding to their specific needs, risks and vulnerabilities. We also draw on our collective assets and capabilities to strengthen community resilience and safety for everyone in Banyule.

Inclusive engagement and community development

We apply community development principles in our work to building community resilience and safety, including enabling inclusive and equitable participation, supporting community-led and owned approaches, and involving communities in governance models and decision-making processes.

Meaningful partnerships and collaboration

We recognise that building community resilience and safety requires a collaborative effort, and work in partnership with local service agencies, community organisations, businesses, industry and community groups to leverage our collective strengths and assets to achieve shared goals.

Accountable leadership and decision-making

We hold ourselves accountable for our decisions, actions and outcomes to ensure transparency in what we do and build trust in our leadership. We have clear governance frameworks and partnership arrangements in place to support community resilience and safety, which outline roles and responsibilities for shared leadership and collaborative decision-making.

Evidence-driven and outcome focused

We are committed to continuous learning and improvement, including by seeking and listening to feedback from local communities and organisations. We also collect and use data and evidence to inform planning and decision-making, including effective monitoring and assessment of risks, and evaluation of the impact of our actions and strategies on community resilience and safety.

Our focus areas

Health and wellbeing

What this means

Individuals and communities across all age groups and demographics experience good physical and mental health and wellbeing, and feel safe and secure where they live, work and play. This means having access to the essential resources they need to meet their basic needs (such as food and shelter), as well as safe, accessible and affordable public health and primary care services, responsive emergency health services and a diverse range of preventative health programs and initiatives.

Our priority commitments

We will continue to promote population health and wellbeing in Banyule by addressing the social, economic and environmental factors that influence people's health, and by partnering with local health and community organisations to deliver health and wellbeing programs and initiatives across all age groups and life stages.

We will advocate for the prevention of all forms of violence against women, including through initiatives to address gender inequality within Council and across Banyule.

We will provide and collaborate on specific programs to prevent and address emerging preventable disease, outbreaks and public health risks.

Social inclusion and connection

What this means

Individuals and communities are provided with a broad range of opportunities to participate in social and cultural programs, activities and events that build social connections and friendships, and increase people's social support networks. Diversity is accepted, encouraged and celebrated, and all people feel welcome in the community. Opportunities for social inclusion and connection also promote social cohesion and a sense of belonging within the local community more broadly.

Social infrastructure and assets, such as libraries, community facilities, parks, playgrounds and open space are also leveraged to facilitate social and cultural connections and participation in community life. To achieve this, they must be affordable, accessible and sustainable, and ensure equitable access for diverse and marginalised communities.

Our priority commitments

We will actively promote a diverse and inclusive community that respects and celebrates different cultures, beliefs, abilities, bodies, ages, sexualities, genders and identities, and challenge discrimination in all its forms.

We will provide and encourage participation in arts, cultural, sporting and leisure activities and experiences to increase social inclusion, community connection and a sense of belonging within Banyule.

We will increase opportunities for social participation and connection by developing and improving our community and social infrastructure, and ensuring equitable access to our buildings, facilities and spaces for all communities.

Strong and dynamic local economy

What this means

A strong local economy provides diverse local employment opportunities, supports the creation of flexible and adaptable workplaces and workforces, encourages and supports local businesses to thrive and grow, invests in social enterprises and is able to harness the potential of new technologies to drive innovation and respond to emerging economic opportunities.

It also means meeting the economic needs of individuals and households, by providing meaningful work and liveable incomes, ensuring social safety-nets are in place, and valuing unpaid work inside and outside the home (including that of carers and volunteers) recognising the significant contribution this makes to the economy overall.

Our priority commitments

We will support local businesses and organisations and encourage local investment to stimulate the local economy and create more local employment opportunities.

We will provide and facilitate volunteering opportunities within Banyule as an important contributor to the local economy and community participation in civic life.

We will provide and support the delivery of programs that increase knowledge and skill development and pathways to employment, particularly for young people wanting to enter the workforce, and older people wanting to return to work.

Sustainable natural and built environment

What this means

Planning and management of the natural environment protects and enhances local biodiversity, and ensures the health and sustainability of natural resources and assets, including local food systems. Natural assets and ecosystems are also understood, valued and cared for by everyone in the community.

Urban planning and development processes ensure the appropriate use of land, minimise waste and emissions and avoid damage to the natural environment, and urban design integrates risk planning to ensure built infrastructure and assets are able to withstand hazards. The built environment is also managed in ways that provide for basic needs and essential services, including access to safe and affordable housing, integrated public transport and reliable communications infrastructure. Both the natural and built environments are planned and managed in ways that maximise opportunities for the community and enable access to public places and facilitate opportunities for social connection, inclusion and cohesion.

Our priority commitments

We will protect and enhance our natural environment by protecting local ecosystems, connecting natural habitats and maintaining Banyule's urban forest population

We will provide strong leadership to address climate change, including by empowering communities and businesses to take actions that protect the environment and reduce emissions

We will develop and maintain best practice integrated strategic plans that enhance the quality and amenity of our public places and built environment

We will deliver well designed places and spaces that enable stronger connections and liveability to meet the diverse needs of our community now and into the future

Communication, information and education

What this means

Effective communication and access to information underpin all other focus areas in this framework. This is critical for building and sustaining community resilience and safety in the context of ongoing stresses, as well as in preparation for and response to emergencies and disasters. This means developing and implementing effective communication systems, and proactively sharing reliable and accessible information to residents about available services, programs and opportunities to participate in the community. It also involves engaging with community leaders and connectors to tailor and deliver messages, support two-way communication and facilitate knowledge exchange between organisations and communities. There is also a need to provide formal and informal learning and education opportunities that support disaster risk reduction and preparedness, as well as the development of knowledge and skills that enable people to participate in social, economic and political life.

Our priority commitments

We will use our existing communication platforms, including our website and social media pages to provide accurate and reliable information to the community about the services, programs and other opportunities available to people across Banyule.

We will build and strengthen relationships with community leaders and connectors to facilitate information sharing and knowledge exchange between communities, Council, and other local organisations.

We will strengthen community preparedness and resilience for emergency events, by providing more community education activities and improving our emergency communication systems and processes.

Council's role

Council has a number of roles and responsibilities relating to community resilience and the delivery of priority commitments within this framework. These include:

Role	Activities
Funder	<ul style="list-style-type: none"> • Provide grants to community groups to support community-led activities and initiatives • Fund community organisations to deliver essential services and programs
Service provider	<ul style="list-style-type: none"> • Deliver essential services to communities across all life stages • Deliver arts, culture and recreation programs • Deliver community events and campaigns
Regulator	<ul style="list-style-type: none"> • Has statutory functions, including in relation to urban planning and development, emergency management and health protection
Asset holder and manager	<ul style="list-style-type: none"> • Own, manage and lease facilities and community buildings
Partner	<ul style="list-style-type: none"> • Work in partnerships with local service providers and community organisations to provide service and programs
Convenor/facilitator	<ul style="list-style-type: none"> • Provide access to facilities and buildings to support community programs and events • Facilitate partnerships and collaboration between organisations and communities to address priority issues and needs within the community • Convenes community advisory groups to advise on local services and programs
Advocate	<ul style="list-style-type: none"> • Advocates to other decision-making organisations on community needs and priorities, including the Victorian Government

Implementation, monitoring and reporting

This Framework is intended to support Council departments and program areas, funded organisations and partner organisations in Banyule to incorporate strategies and activities into existing plans and strategies in ways that uplift and sustain community resilience and safety. The Resilient and Connected Communities Team will work in collaboration with Council departments to support the integration and implementation of our priority commitments in this Framework.

Council will monitor the implementation of this plan and its impact on community outcomes using existing data collection and performance monitoring processes, including the Household Survey and annual reporting against the indicators set out in the Council Plan. Reports will be made available to the public via Council's website and shared via other communication channels and networks.

This Framework will also be reviewed for its relevance and utility every three-years, and revised as needed to reflect current policy, evidence, needs and priorities for the City of Banyule and its communities.

DRAFT

Appendix 1

National Legislation, Policies and Frameworks

National Disaster Risk Reduction Framework

The National Disaster Risk Reduction Framework was developed by the National Resilience Taskforce, in collaboration with over 80 organisations across government, community and business sectors. The Framework translates the Sendai Framework priorities into action within the Australian context, to guide the national effort to reduce disaster risk reduction in natural hazards.

National Strategy for Disaster Resilience

The National Strategy for Disaster Resilience was developed by the Council of Australian Governments (COAG) in 2011, and sets out a national action-based resilience planning agenda to strengthen local capacity, capability and community engagement. The Strategy promotes a more coordinated and collaborative approach to building disaster resilience, with responsibilities shared across government, community organisations, businesses, communities and individuals.

Legislation and regulations

- National Health Security Act 2007
- Biosecurity Act 2015
- National Health Security Regulations Act 2018
- National Emergency Declaration Act 2020
- Climate Change Act 2022

Victorian Legislation, Policies and Frameworks

Victorian Public Health and Wellbeing Plan

The Victorian Public Health and Wellbeing Plan is a legislative requirement under the Victorian Public Health and Wellbeing Act 2008, and sets out the Victorian Government's commitment and approach to improving population health and wellbeing outcomes. The Plan outlines ten priorities for action, including two that seek to strengthen community resilience; i) Tackling climate change and its impact on health; ii) improving mental wellbeing.

Community Resilience Framework for Emergency Management Victoria

Emergency Management Victoria's Community Resilience Framework aims to support individuals and organisations to create safer and more resilient communities, by setting guiding principles and a shared vision for community resilience in Victoria. The Framework outlines seven characteristics of community resilience to guide policy and program alignment by relevant organisations, as well as actions to strengthen community resilience.

Other relevant plans and strategies

- Community Resilience Renewal Strategy (VICSES)
- Victorian Bushfire Recovery Framework
- Victoria's Critical Infrastructure Resilience Strategy

Legislation and Regulations

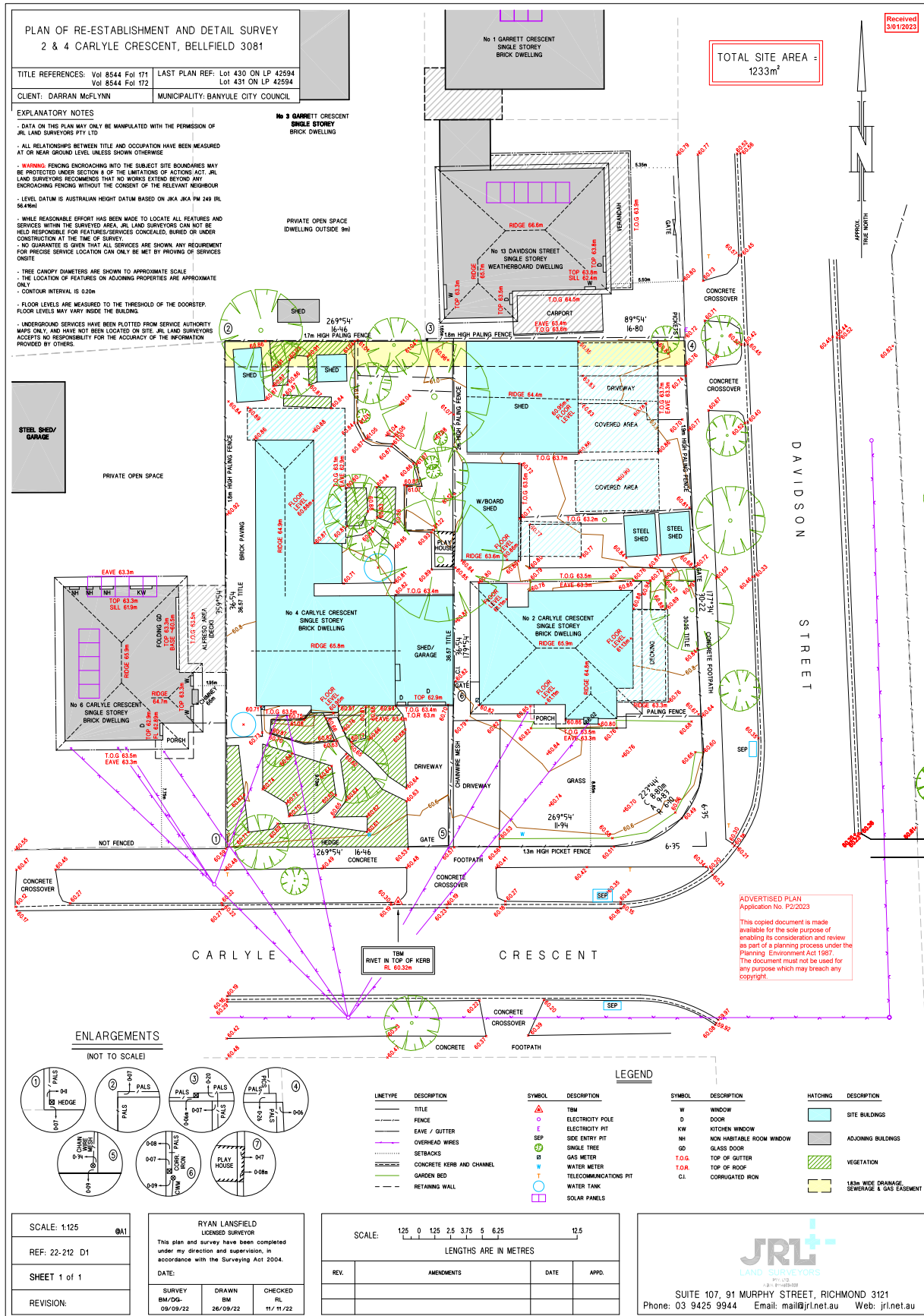
- Country Fire Authority Act 1958

- Fire Rescue Act 1958
- Ambulance Services Act 1986
- Emergency Management Act 1986
- Emergency Services Telecommunications Authority Act 2004
- Victoria State Emergency Service Act 2005
- Public Health and Wellbeing Act 2008
- Emergency Management Act 2013
- Emergency Management (Critical Infrastructure Resilience) Regulations 2015
- Environment Protection Act 2017
- Climate Change Act 2017

Banyule City Council Plans and Strategies

The Resilient Banyule Framework has a connection to, and is supported by a range of Banyule City Council Plans and Strategies, including:

- Banyule Municipal Public Health and Wellbeing Plan 2021-2025
- Municipal Emergency Management Plan
- Banyule Social Infrastructure Framework
- Inclusive Banyule 2022-2026
- Banyule Neighbourhood House Strategy
- Creative Banyule Strategy
- Public Open Space Plan 2016-2031
- Integrated Transport Plan
- Community Infrastructure Plan
- Social Enterprise Action Plan 2020-2025
- Economic Development Plan 2015-2020
- Inclusive Local Jobs Strategy and Action Plan 2020-2025
- Urban Food Strategy
- Climate Adaptation Framework
- Biodiversity Plan 2019-2022



GENERAL NOTES

THE SITE IS IDEALLY SUITED TO MEDIUM DENSITY HOUSING AS IT IS ON A LARGE BLOCK AND CLOSE TO SHOPPING CENTRES, RECREATIONAL FACILITIES, SCHOOLS &

PUBLIC TRANSPORT CONSISTS OF BOTH TRAINS AND BUSES

THE SITE IS LOCATED IN AN AREA OF ESTABLISHED DWELLINGS OF INTER WAR AND 70'S STYLE. HOUSE FORMS ARE SIMPLE WITH A VARIETY OF MATERIAL AND ROOF TYPES

THE PROPOSED DEVELOPMENT CONSISTS OF A TWENTY THREE (23) DWELLINGS WHICH WILL OFFER THE NEIGHBORHOOD AN ALTERNATIVE FORM OF ACCOMMODATION AND ENHANCING THE NEIGHBOURHOOD CHARACTER AS THE DEVELOPMENT AIMS TO MAKE A POSITIVE CONTRIBUTION TO THE STREETScape WITH ARTICULATED VARIATIONS IN PLAN, ELEVATION AND MATERIAL SELECTION.

SITE CHARACTERISTICS

- A** - SITE HAS A FALL OF APPROX 300mm FROM THE NORTH TO SOUTHERN BOUNDARY
- B**
- C** - ADJACENT OPEN SPACE TO BE PROTECTED FROM OVERLOOKING
- D** - ADJACENT BUILDINGS PRESENT LIMITED PRIVACY & OVERLOOKING PROBLEM- PROPOSED NEW WINDOWS ARE TO BE PLACED AWAY FROM EXISTING HABITABLE WINDOWS
- E** - FRONT SETBACK AS PER DESIGN & DEVELOPMENT OVERLAY GUIDELINES
- F** - ADJOINING PROPERTY FRONT SETBACK
- G** - EXISTING DWELLING AND GARAGES ON SITE TO BE DEMOLISHED AND SITE CLEARED
- H** - ACCESS TO CAR-PARKING VIA THE EXISTING CONCRETE CROSSING
- I** - ACCESS TO BASEMENT CAR-PARKING VIA THE NEW 3.0m WIDE CONCRETE CROSSING

LEGEND

- LEGEND**

WATER VALVE/UTILITY

WATER METER

HYDRANT

ELECTRICAL POWER POLE

ELECTRICAL PIT

TELURA PIT

TRANSFORMER SIGN

SIDE ENTRY PIT

NON REINFORCED CONCRETE DRIVE GRADE TO SIDE TO ENGINEERS

GRADED PIT

DRAINAGE PIT

SEWERAGE PIT

SEWER VENT/ UTILITY

HABITABLE WINDOW

NON HABITABLE WINDOW

100' MIN @ 20' STORMWATER DRAINAGE PITS

DEPTH UNIFORM CONCRETE FOUNDATION OR PRIOR TO CONSTRUCTION

SOUTH EAST WIND AREA

EXISTING TO BE REMOVED

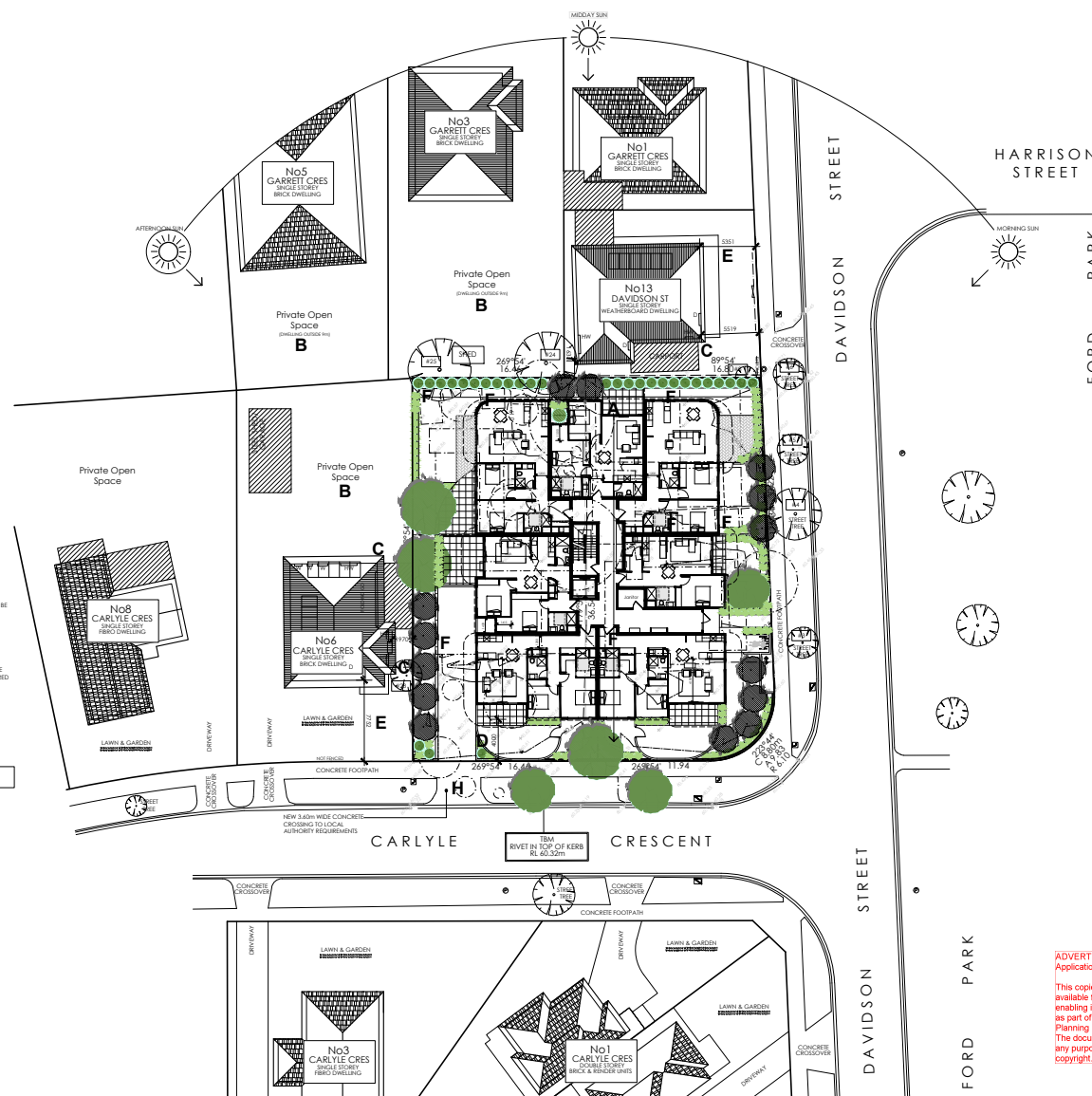
NUMBERED TRIS A SETOUT IN THE ARCHITECTURAL REPORT PREPARED BY THE CLIENT

TREE PROTECTION ZONE

STRUCTURAL ROOT ZONE

THE PROVISION OF PEDESTRIAN ACCESS TO THE MEASUREMENT SITES (THE SPOTS) MUST BE AT LEAST 500 METERS AND MUST BE GEOMETRICALLY STRUCTURED. THE SPOTS MUST INCLUDE AN ADJACENT ENTRY OR EXIT LAKE, WHERE MORE THAN ONE LAKE IS ADJACENT, LANDSCAPED AREAS, PROVIDING THE LANDSCAPING IN THOSE AREAS IS LESS THAN 150MM IN HEIGHT.

ALL LEVELS TO AHD



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Row	Date	Comment	Row	Date	Comment
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Row	Date	Comment
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Rev	Date	Comme
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Rev	Date	Comment
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C 0523 ADVERTISING SP

8 0773 RG RCE R7w5E

* 3.300 TONNES (5000 cu yds)



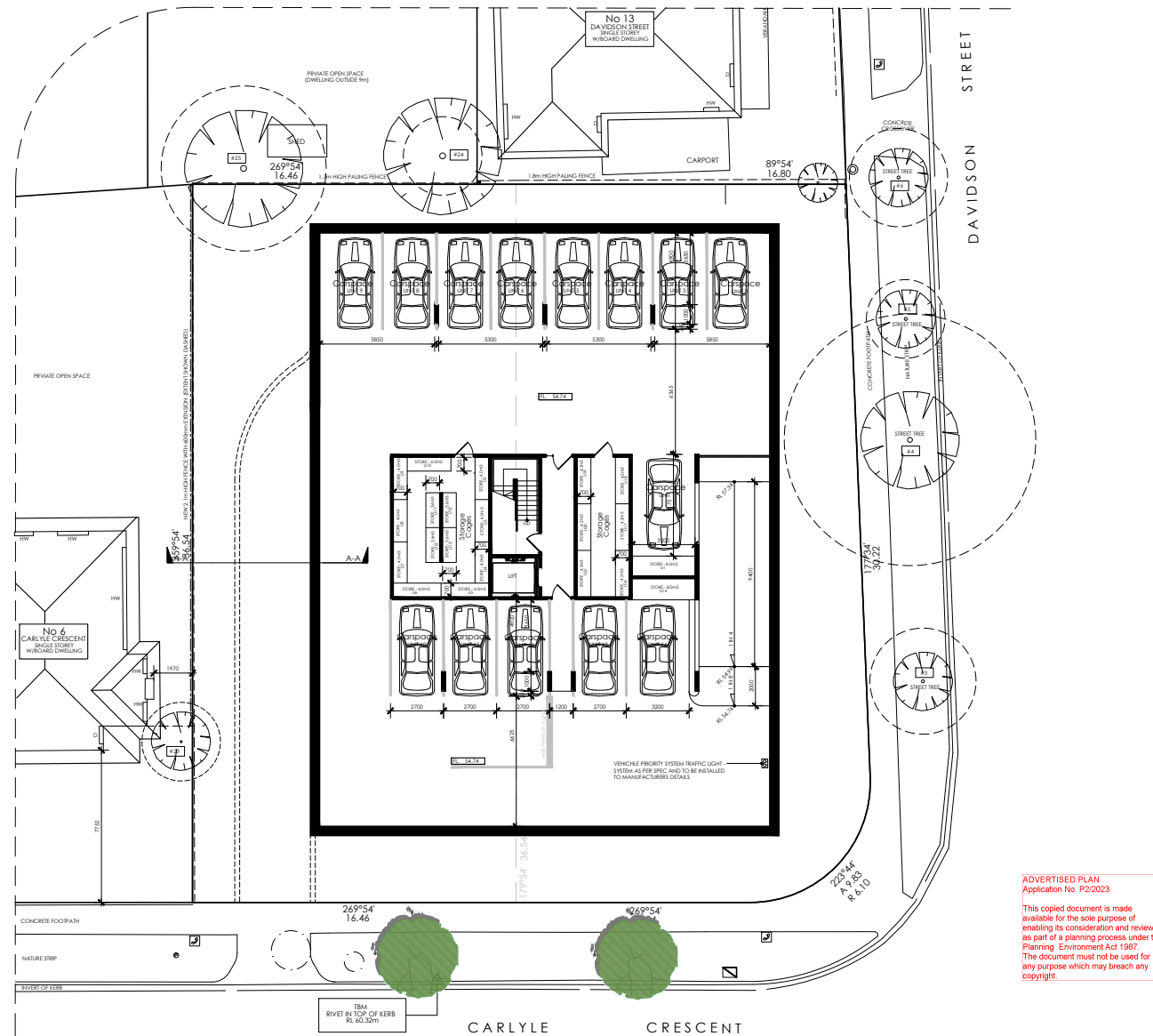
TP02 C
DESIGN RESPONSE

Scale. Drawn.

MULTI UNIT DEVELOPMENT
2 & 4 CARLYLE CRESCENT
BELLFIELD

Job No.
00596

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Rev Date Comment

Rev Date Comment

Rev Date Comment

Rev Date Comment

C 0523 ADVERTISING SET
B 0523 RFI RESPONSE
A 1122 TOWN PLANNING



TP03 C
SUB BASEMENT

Scale: 1:500
Drawn: CM
Check: 1022

MULTI UNIT DEVELOPMENT
2 & 4 CARLYLE CRESCENT
BELLFIELD

Site No: 00595

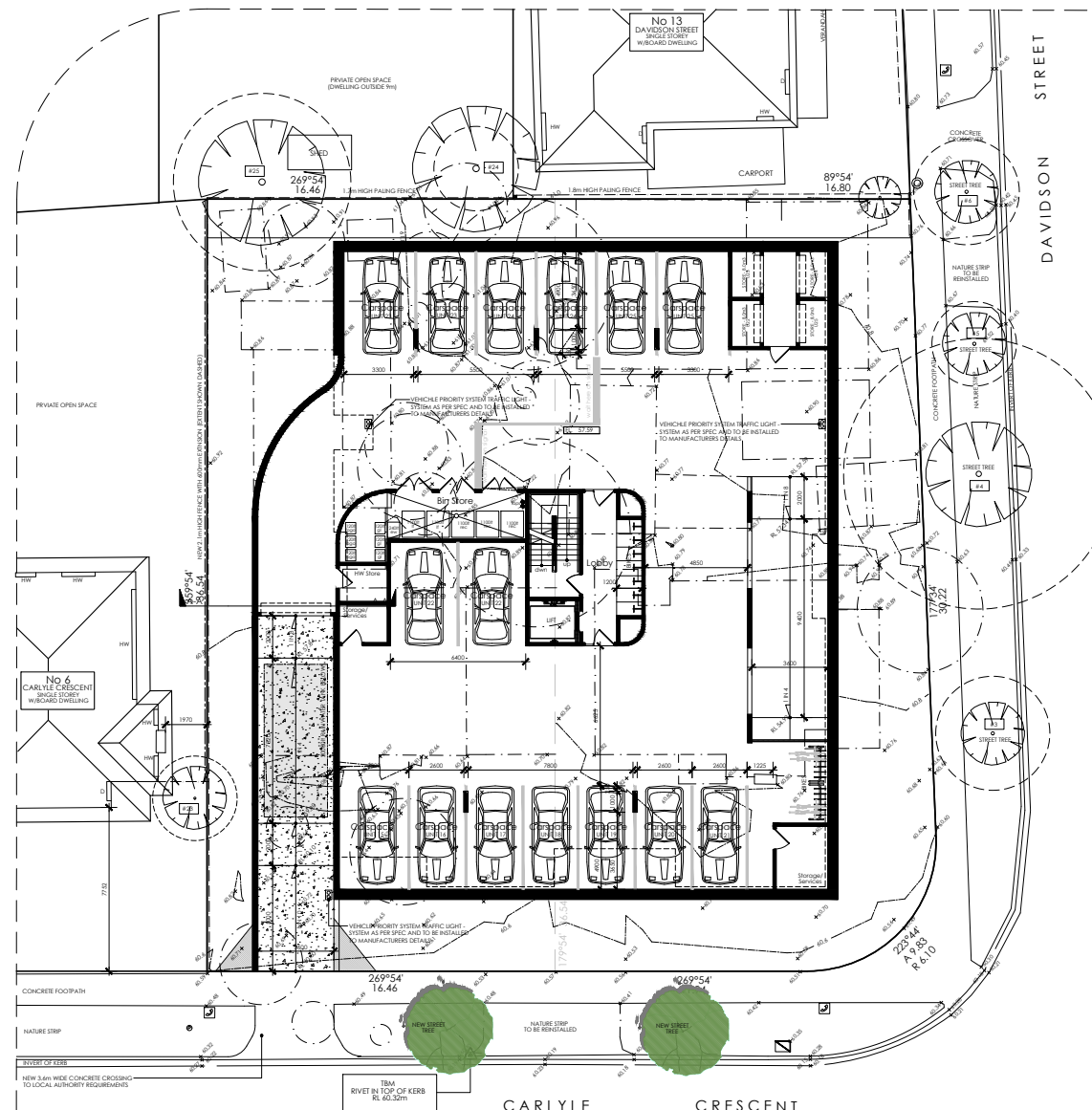
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DEVELOPMENT SUMMARY			
SITE AREA	1224m ²		
DENSITY	1.49		
NO OF DWELLINGS	25		
BUILDING SITE COVERAGE	77.14m ² (62.8%)		
SITE PERMEABILITY	379.4m ² (30.7%)		
GARDEN AREA	29 (no visitor spaces required)		
CAR PARKING TOTAL	29		
UNIT 1	1 (BASEMENT)	UNIT 14	1 (BASEMENT)
UNIT 2	1 (BASEMENT)	UNIT 15	1 (BASEMENT)
UNIT 3	1 (BASEMENT)	UNIT 16	1 (BASEMENT)
UNIT 4	1 (BASEMENT)	UNIT 17	1 (BASEMENT)
UNIT 5	1 (BASEMENT)	UNIT 18	1 (BASEMENT)
UNIT 6	1 (BASEMENT)	UNIT 19	1 (BASEMENT)
UNIT 7	1 (BASEMENT)	UNIT 20	1 (BASEMENT)
UNIT 8	1 (BASEMENT)	UNIT 21	1 (BASEMENT)
UNIT 9	1 (BASEMENT)	UNIT 22	2 (BASEMENT)
UNIT 10	1 (BASEMENT)	UNIT 23	2 (BASEMENT)
UNIT 11	1 (BASEMENT)	UNIT 24	2 (BASEMENT)
UNIT 12	1 (BASEMENT)	UNIT 25	2 (BASEMENT)
UNIT 13	1 (BASEMENT)		
GROSS BUILDING AREA / UNIT:			
DWELLING	UNIT 1-13	UNIT 2 & 3	UNIT 4-13
TERRACE	83.4m ²	17.4m ²	82.3m ²
TOTAL	101.0m ² (10.8m)	89.4m ² (9.4m)	42.3m ² (4.7m)
DWELLING	UNIT 14-17	UNIT 18-21	UNIT 22-25
TERRACE	75.9m ²	86.4m ²	86.4m ²
TOTAL	75.9m ² (8.3m)	86.4m ² (9.3m)	86.4m ² (9.3m)
DWELLING	UNIT 1 & 14-17	UNIT 18 & 19	UNIT 20 & 21
BALCONY	89.4m ²	93.2m ²	93.2m ²
TOTAL	107.2m ² (11.5m)	114.5m ² (12.3m)	93.2m ² (10.1m)
DWELLING	UNIT 22 & 23	UNIT 24 & 25	
BALCONY	94.3m ²	73.3m ²	90.3m ²
TOTAL	108.1m ² (11.4m)	81.3m ² (8.7m)	103.4m ² (11.1m)
DWELLING	UNIT 26	UNIT 27	UNIT 28
BALCONY	96.3m ²	96.3m ²	96.3m ²
TOTAL	134.5m ² (14.5m)	147.6m ² (15.9m)	158.9m ² (17.4m)
DWELLING	UNIT 29		
BALCONY	96.3m ²		
TOTAL	132.3m ² (14.2m)		

STORM WATER	
ALL STORMWATER INCLUDING ROOF AND PAVEMENT TO BE COLLECTED VIA ON SITE SYSTEM AND CONNECTED TO LEGAL POINT OF DISCHARGE. DETAILS TO BE SUBMITTED AS PART OF BUILDING PERMITS. NO STORM WATER TO BE DISCHARGED.	

LEGEND	
○ SIGNIFICANT TREE	○ SIDE ENTRY PIT
□ WATER VALVE UTILITY	○ SEWER VENT UTILITY
□ WATER METER	○ HABITABLE WINDOW
□ HYDRANT	○ NON HABITABLE WINDOW
○ ELECTRICAL POWER POLE	○ DEPTH UNKNOWN, CONFIRM EXACT POSITION ON SITE PRIOR TO CONSTRUCTION
○ ELECTRICAL PIT	○ TABRA VALLEY WATER ASSET
○ TELSTRA PIT	○ EXISTING DWELLING AND OUTBUILDINGS TO BE DEMOLISHED
○ TRAFFIC SIGN POST	○ EXISTING TREE TO BE REMOVED
○ NEW REINFORCED CONCRETE DRIVE - GRADE TO SUIT TO ENGINEERS DRAWINGS	○ NUMBERED TREES AS SET OUT BY THE ARBORICULTURAL REPORT PREPARED BY TREEPRO
○ THE PROVISION OF FIDELITY VENTILATION SPACES MEASURING 2.0 METRES (WIDTH ACROSS THE PROJECTIONS) BY 2.5 METRES (DEPTH INTO THE SITE). THE SPACES MUST BE AT LEAST ONE CLEAR OF ANY VISUAL OBSTRUCTIONS (STRUCTURES, VEGETATION AND THE LIKE). THE SPACES MAY INCLUDE AN ADJACENT ENTRY OR SET BACK WHERE MORE THAN ONE LANE IS PROVIDED, OR ADJACENT LANDSCAPING AREAS PROVIDED THE LANDSCAPING IN THOSE AREAS IS LESS THAN 1.500M IN HEIGHT.	○ TREE PROTECTION ZONE
	○ STRUCTURAL ROOF ZONE
	○ FUTURE CAR CHARGING POINT

THE PROPOSED DEVELOPMENT IS COMPLIANT WITH CLAUSE 55.07 - APARTMENT DEVELOPMENTS
THE MINIMUM WINDOW OPENING REQUIRED TO MEET THE CALCULATED TO MEET 2% OR 1 M ² OPENING REQUIREMENT
DOUBLE GLAZED WINDOWS HAVE BEEN NOMINATED TO ALL LIVING AREAS AND BEDROOMS TO ASSIST WITH THE THERMAL COMFORT.
DUAL BINS IN KITCHEN JOINERY TO BE PROVIDED
ALL SANITARY FLUSHING TO OPERATE USING RAINWATER TANKS.
MAIL BOXES LOCATED IN ACCORDANCE WITH AUSTRALIA POST GUIDELINES.



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TP04
BASEMENT

C

MULTI UNIT DEVELOPMENT
2 & 4 CARLYLE CRESCENT
BELLFIELD
Vic 3005

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CLAUSE 55.07-10 - STORAGE OBJECTIVE		
UNIT 1-1: BEDROOM - 1.10m.0.60m.40 - 0.50m3 2.10m.0.60m.40 - 0.50m3 KITCHEN - 0.40m.0.60m.40 - 0.40m3 2.04m.0.60m.40 - 1.31m3 1.80m.0.60m.40 - 0.80m3 LAUNDRY - 0.40m.0.60m.40 - 0.40m3 BATHROOM - 0.75m.0.60m.40 - 0.23m3 ENSUITE - 0.75m.0.60m.40 - 0.23m3 LAUNDRY - 0.40m.0.60m.40 - 0.40m3 TOTAL INTERNAL STORAGE - 11.18m3 BASEMENT STORAGE - 4.00m3 OVERALL - 15.18m3	UNIT 2 & 3: BEDROOM - 1.40m.0.60m.40 - 0.50m3 1.80m.0.60m.40 - 0.50m3 KITCHEN - 0.40m.0.60m.40 - 0.40m3 2.04m.0.60m.40 - 1.31m3 1.80m.0.60m.40 - 0.80m3 LAUNDRY - 0.40m.0.60m.40 - 0.40m3 BATHROOM - 0.75m.0.60m.40 - 0.23m3 ENSUITE - 0.75m.0.60m.40 - 0.23m3 LAUNDRY - 0.40m.0.60m.40 - 0.40m3 TOTAL INTERNAL STORAGE - 13.68m3 BASEMENT STORAGE - 4.00m3 OVERALL - 17.68m3	UNIT 4: BEDROOM - 1.71m.0.60m.40 - 0.48m3 1.71m.0.60m.40 - 0.48m3 KITCHEN - 0.40m.0.60m.40 - 0.40m3 2.04m.0.60m.40 - 1.31m3 1.80m.0.60m.40 - 0.80m3 LAUNDRY - 0.40m.0.60m.40 - 0.40m3 BATHROOM - 0.75m.0.60m.40 - 0.23m3 ENSUITE - 0.75m.0.60m.40 - 0.23m3 LAUNDRY - 0.40m.0.60m.40 - 0.40m3 TOTAL INTERNAL STORAGE - 9.00m3 BASEMENT STORAGE - 4.00m3 OVERALL - 13.00m3
UNIT 5 & 7: BEDROOM - 1.40m.0.60m.40 - 0.50m3 1.80m.0.60m.40 - 0.50m3 KITCHEN - 0.40m.0.60m.40 - 0.40m3 2.04m.0.60m.40 - 1.31m3 1.80m.0.60m.40 - 0.80m3 LAUNDRY - 0.40m.0.60m.40 - 0.40m3 BATHROOM - 0.75m.0.60m.40 - 0.23m3 ENSUITE - 0.75m.0.60m.40 - 0.23m3 LAUNDRY - 0.40m.0.60m.40 - 0.40m3 TOTAL INTERNAL STORAGE - 14.50m3 BASEMENT STORAGE - 4.00m3 OVERALL - 18.50m3	UNIT 6: BEDROOM - 2.00m.0.60m.40 - 0.43m3 1.30m.0.60m.40 - 0.27m3 KITCHEN - 0.40m.0.60m.40 - 0.40m3 1.80m.0.60m.40 - 0.80m3 2.71m.0.60m.40 - 1.30m3 LAUNDRY - 0.40m.0.60m.40 - 0.40m3 BATHROOM - 0.75m.0.60m.40 - 0.23m3 ENSUITE - 0.75m.0.60m.40 - 0.23m3 LAUNDRY - 0.40m.0.60m.40 - 0.40m3 TOTAL INTERNAL STORAGE - 11.89m3 BASEMENT STORAGE - 4.00m3 OVERALL - 15.89m3	

THE PROPOSED DEVELOPMENT IS COMPLIANT WITH CLAUSE 55.07 - APARTMENT DEVELOPMENTS

THE MINIMUM WINDOW OPENING REQUIRED TO MEET THE CALCULATED TO MEET 2% OR 1 M² OPENING REQUIREMENT.

DOUBLE GLAZED WINDOWS HAVE BEEN NOMINATED TO ALL LIVING AREAS AND BEDROOMS TO ASSIST WITH THE THERMAL COMFORT.

DUAL BINS IN KITCHEN JOINERY TO BE PROVIDED

ALL SANITARY FLUSHING TO OPERATE USING RAINWATER TANKS.

MAIL BOXES LOCATED IN ACCORDANCE WITH AUSTRALIA POST GUIDELINES:

ALL DWELLINGS ARE COMPLIANT WITH BATHOUSES LIVEABILITY HOUSING GUIDELINES THE FOLLOWING HAS BEEN INCORPORATED

ACCESS TO THE DWELLING

- A CONTINUOUS ACCESSIBLE PATH OF TRAVEL FROM THE STREET TO THE DWELLING ENTRANCE.
- A CONTINUOUS ACCESSIBLE PATH OF TRAVEL FROM CAR PARKING AREAS TO THE MAIN ENTRANCE OF ANOTHER DWELLING ENTRY.
- THE PATH OF TRAVEL MUST BE MINIMUM 1000MM WIDE AND AT A MAXIMUM GRADIENT OF 1:14 AND WITH A CROSSFALL NO GREATER THAN 1:40.

ENTRANCE

- AT LEAST ONE LEVEL STEP FREE ENTRY INTO THE DWELLING THAT PROVIDES:
- DIRECT ACCESS FROM THE ACCESSIBLE PATH OF TRAVEL DESCRIBED ABOVE.
- A LEVEL LANDING AREA OF 1200MM X 1200MM EXCLUSIVE OF THE SWING OF THE DOOR.
- A MINIMUM DOORWAY WIDTH OF 800MM.
- THE HEIGHT DIFFERENCE BETWEEN ADJACENT SURFACES MUST BE NO GREATER THAN 30MM.

CORRIDORS

- THE WIDTH OF INTERNAL CORRIDORS MUST BE A MINIMUM OF 1000MM.

DOORWAYS

- THE WIDTH OF DOORWAYS MUST BE A MINIMUM WIDTH OF 800MM.

TOILET

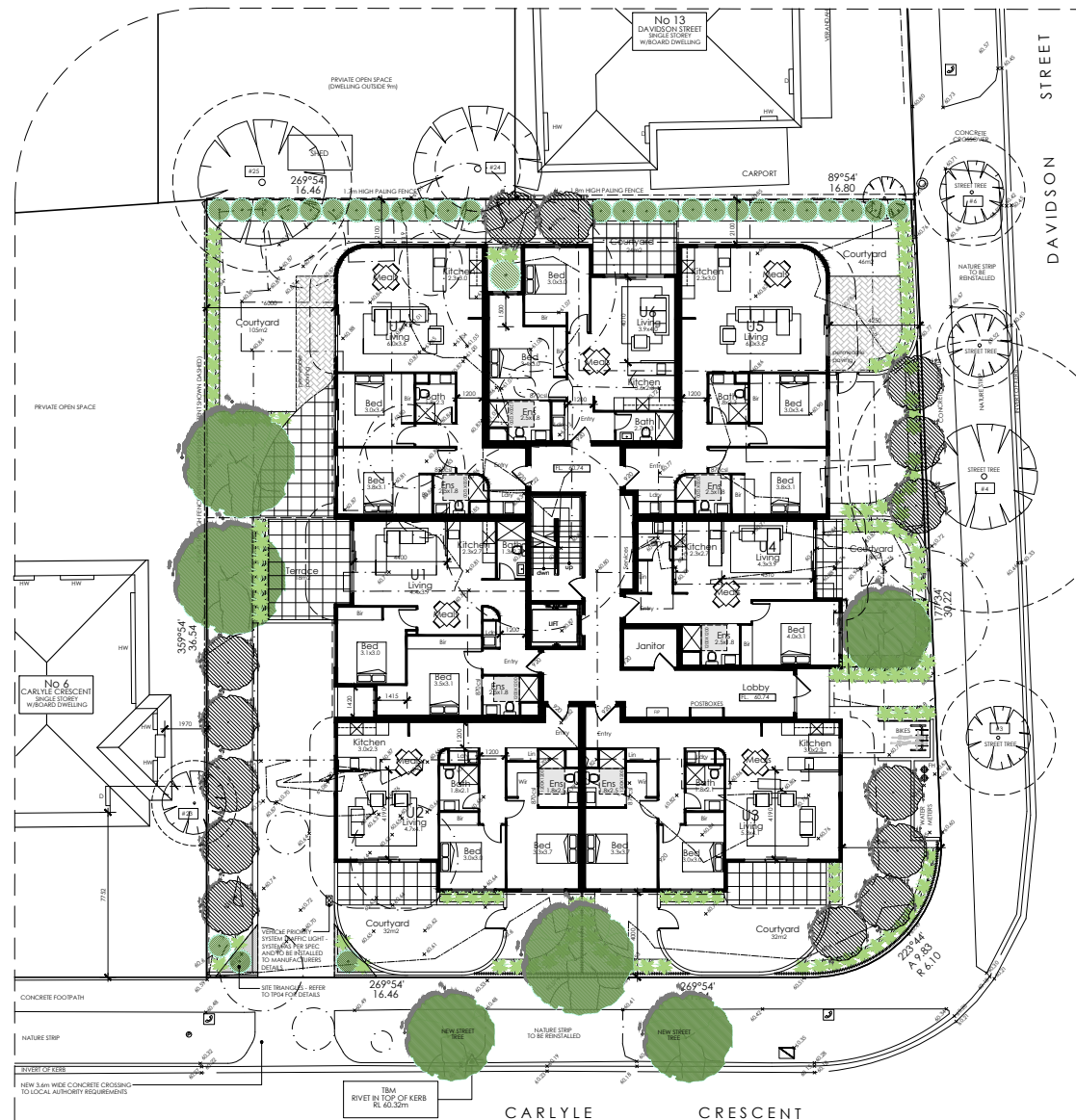
- A TOILET ON GROUND FLOOR THAT PROVIDES:
- A CLEAR WIDTH OF 900MM AND A SPACE OF 1200MM (LENGTH) FORWARD OF THE PAN (EXCLUSIVE OF THE SWING OF THE DOOR) IF TOILET IS LOCATED IN A SEPARATE ROOM.
- REINFORCED WALLS TO ALLOW FOR FUTURE INSTALLATION OF GRAB RAILS.

BATHROOM AND SHOWER

- ACCESS TO A SHOWER ON THE GROUND FLOOR THAT PROVIDES:
- A CLEAR FREE SHOWER AREA OF AT LEAST 900MM X 900MM IN WIDTH AND LENGTH.
- A CLEAR SPACE IN FRONT OF THE SHOWER THAT IS 1200MM X 1200MM IN WIDTH AND LENGTH.
- REINFORCED WALLS TO ALLOW FOR FUTURE INSTALLATION OF GRAB RAILS.
- NOTE: IF THE TOILET AND SHOWER AREA IS LOCATED IN THE SAME ROOM THE ABOVE DIMENSIONS AND WALLS SHOULD BE MAINTAINED FOR BOTH THE SHOWER AND THE TOILET.

BEDROOM

- A ROOM ON THE GROUND FLOOR THAT COULD BE USED AS A BEDROOM THAT IS AT LEAST 10M.



ADVERTISED PLAN
Application No. P22023

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Rev Date Comment

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Rev Date Comment

C 0023 ADVERTISING SET
B 0023 RFI RESPONSE
A 1122 TOWN PLANNING



TP05 C
GROUND FLOOR

Scale: 1:100 Drawn: CM Check: Dated: 10/2

MULTI UNIT DEVELOPMENT
2 & 4 CARLYLE CRESCENT
BELLFIELD
Vic 3075

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CLAUSE 55.07-10 - STORAGE OBJECTIVE		
UNIT 8:- BEDROOM - 1.50x0.80x2.40 - 0.54m ³ 2.10x0.80x2.40 - 3.02m ³	UNIT 9 & 10:- BEDROOM - 1.40x1.40x2.40 - 0.59m ³ 1.80x0.80x2.40 - 2.79m ³	UNIT 11:- BEDROOM - 3.00x0.80x2.40 - 0.59m ³ 2.10x0.80x2.40 - 3.02m ³
KITCHEN - 0.40x0.80x2.40 - 0.69m ³ 2.00x0.80x2.40 - 1.35m ³ 1.80x0.40x0.80 - 0.28m ³	KITCHEN - 0.40x0.80x2.40 - 0.69m ³ 2.00x0.80x2.40 - 1.35m ³ 2.10x0.40x0.80 - 0.28m ³	KITCHEN - 0.40x0.80x2.40 - 0.69m ³ 2.00x0.80x2.40 - 1.35m ³ 1.80x0.40x0.80 - 0.28m ³
LINEN - -	LINEN - 1.40x0.80x2.4 - 2.09m ³	LINEN - -
BATHROOM - -	BATHROOM - 0.70x0.50x2.40 - 0.23m ³	BATHROOM - -
ENSUITE - 0.70x0.50x2.40 - 0.23m ³	ENSUITE - 0.70x0.50x2.40 - 0.23m ³	ENSUITE - 0.70x0.50x2.40 - 0.23m ³
LAUNDRY - 0.60x0.40x0.8 - 0.31m ³	LAUNDRY - 0.60x0.40x0.8 - 0.31m ³	LAUNDRY - 0.60x0.40x0.8 - 0.31m ³
TOTAL INTERNAL STORAGE - 11.18m ³ BASEMENT STORAGE - 4.00m ³	TOTAL INTERNAL STORAGE - 13.68m ³ BASEMENT STORAGE - 3.60m ³	TOTAL INTERNAL STORAGE - 11.18m ³ BASEMENT STORAGE - 3.60m ³
OVERALL - 15.18m³	OVERALL - 17.68m³	OVERALL - 14.78m³
UNIT 12:- BEDROOM - 1.80x0.80x2.40 - 1.38m ³ 1.80x0.80x2.40 - 2.71m ³	UNIT 13:- BEDROOM - 2.80x0.80x2.40 - 4.03m ³ 1.80x0.80x2.40 - 2.16m ³	UNIT 14:- BEDROOM - 3.00x0.80x2.40 - 5.18m ³ 1.80x0.80x2.40 - 2.71m ³
KITCHEN - 0.60x0.80x2.40 - 0.69m ³ 2.00x0.80x2.40 - 1.35m ³ 2.10x0.40x0.80 - 0.47m ³	KITCHEN - 0.60x0.80x2.40 - 0.69m ³ 1.80x0.80x2.40 - 1.08m ³ 2.70x0.40x0.80 - 1.30m ³	KITCHEN - 0.60x0.80x2.40 - 0.69m ³ 2.00x0.80x2.40 - 1.35m ³ 2.10x0.40x0.80 - 0.47m ³
LINEN - 1.80x0.80x2.40 - 2.66m ³	LINEN - 1.80x0.80x2.40 - 1.39m ³	LINEN - 1.80x0.80x2.40 - 2.66m ³
BATHROOM - 0.70x0.50x2.40 - 0.23m ³	BATHROOM - 0.70x0.50x2.40 - 0.23m ³	BATHROOM - 0.70x0.50x2.40 - 0.23m ³
ENSUITE - 0.70x0.50x2.40 - 0.23m ³	ENSUITE - 0.70x0.50x2.40 - 0.23m ³	ENSUITE - 0.70x0.50x2.40 - 0.23m ³
LAUNDRY - 0.60x0.40x0.8 - 0.43m ³	LAUNDRY - 1.20x0.40x0.80 - 0.61m ³ 1.20x0.40x0.80 - 0.30m ³	LAUNDRY - 0.60x0.40x0.8 - 0.43m ³
TOTAL INTERNAL STORAGE - 14.59m ³ BASEMENT STORAGE - 3.60m ³	TOTAL INTERNAL STORAGE - 11.89m ³ BASEMENT STORAGE - 3.60m ³	TOTAL INTERNAL STORAGE - 14.59m ³ BASEMENT STORAGE - 3.60m ³
OVERALL - 18.19m³	OVERALL - 15.49m³	OVERALL - 22.52m³

THE PROPOSED DEVELOPMENT IS COMPLIANT WITH CLAUSE 55.07 - APARTMENT DEVELOPMENTS

THE MINIMUM WINDOW OPENING REQUIRED TO MEET THE CALCULATED TO MEET 2% OR 1 M² OPENING REQUIREMENT.

DOUBLE GLAZED WINDOWS HAVE BEEN NOMINATED TO ALL LIVING AREAS AND BEDROOMS TO ASSIST WITH THE THERMAL COMFORT.

DUAL BINS IN KITCHEN JOINERY TO BE PROVIDED

ALL SANITARY FLUSHING TO OPERATE USING RAINWATER TANKS.

MAIL BOXES LOCATED IN ACCORDANCE WITH AUSTRALIA POST GUIDELINES:

ALL DWELLINGS ARE COMPLIANT WITH BATHOUSE LIVABILITY HOUSING GUIDELINES THE FOLLOWING HAS BEEN INCORPORATED

ACCESS TO THE DWELLING

- A CONTINUOUS ACCESSIBLE PATH OF TRAVEL FROM THE STREET TO THE DWELLING ENTRANCE.
- A CONTINUOUS ACCESSIBLE PATH OF TRAVEL FROM CAR PARKING AREAS TO THE MAIN ENTRANCE OF ANOTHER DWELLING ENTRY.
- THE PATH OF TRAVEL MUST BE MINIMUM 1000mm WIDE AND AT A MAXIMUM GRADIENT OF 1:14 AND WITH A CROSSFALL NO GREATER THAN 1:40.

ENTRANCE

- AT LEAST ONE LEVEL STEP FREE ENTRANCE INTO THE DWELLING THAT PROVIDES:
- DIRECT ACCESS FROM THE ACCESSIBLE PATH OF TRAVEL DESCRIBED ABOVE.
- A LEVEL LANDING AREA OF 1200MM X 1200MM EXCLUSIVE OF THE SWING OF THE DOOR.
- A MINIMUM DOORWAY WIDTH OF 800MM.
- THE HEIGHT DIFFERENCE BETWEEN ADJACENT SURFACES MUST BE NO GREATER THAN 30MM.

CORRIDORS

- THE WIDTH OF INTERNAL CORRIDORS MUST BE A MINIMUM OF 1000MM.

DOORWAYS

- THE WIDTH OF DOORWAYS MUST BE A MINIMUM WIDTH OF 800MM.

TILESET

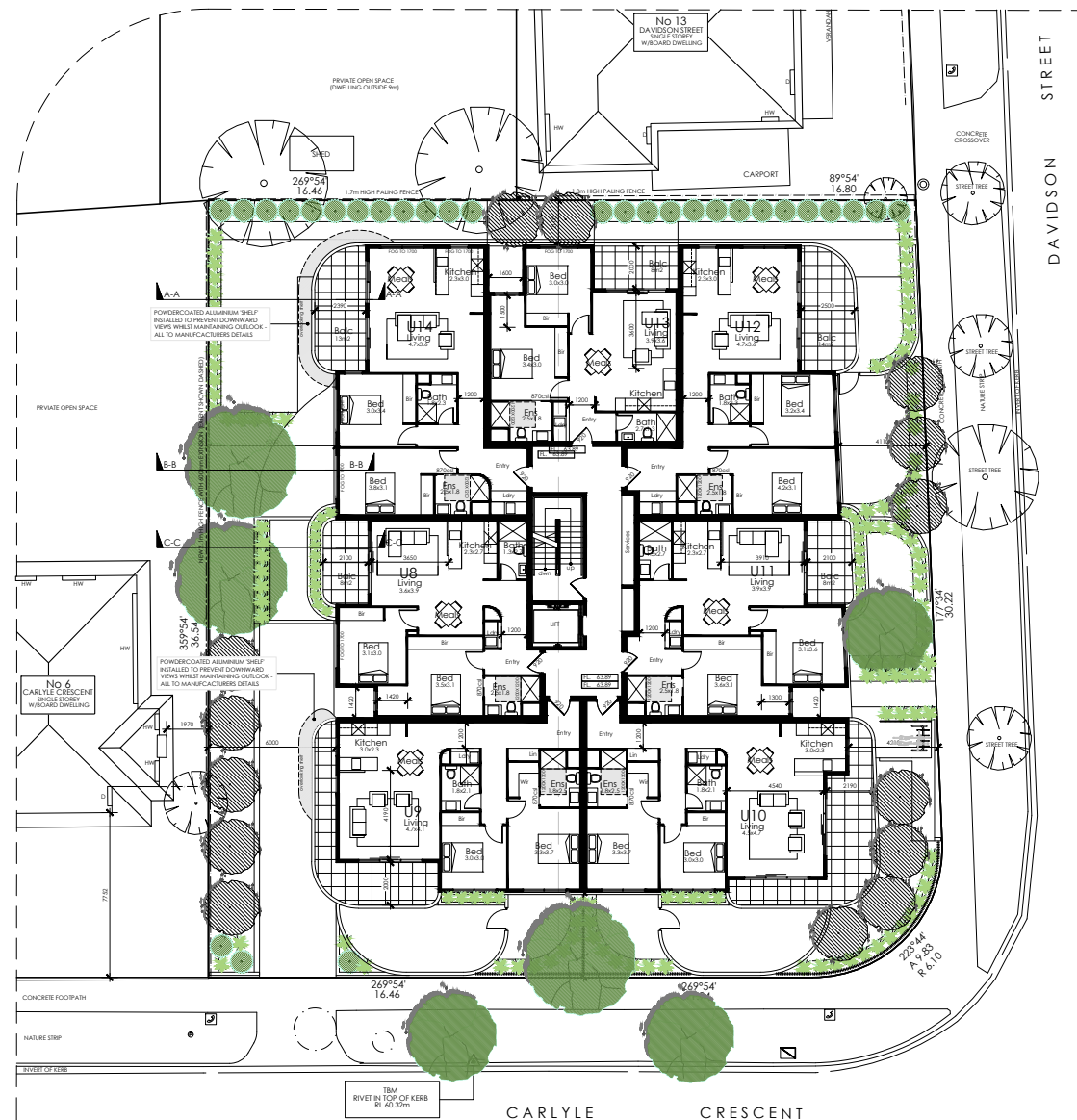
- A TILESET ON GROUND FLOOR THAT PROVIDES:
- A CLEAR WIDTH OF 900MM AND A SPACE OF 1000MM (LENGTH) FORWARD OF THE FAN (EXCLUSIVE OF THE SWING OF THE DOOR) IF TILESET IS LOCATED IN A SEPARATE ROOM.
- REINFORCED WALLS TO ALLOW FOR FUTURE INSTALLATION OF GRAB RAILS.

BATHROOM AND SHOWER

- ACCESS TO A SHOWER ON THE GROUND FLOOR THAT PROVIDES:
- A STEP FREE SHOWER AREA OF AT LEAST 900MM X 900MM IN WIDTH AND LENGTH.
- A CLEAR SPACE IN FRONT OF THE SHOWER THAT IS 1200MM X 1200MM IN WIDTH AND LENGTH.
- REINFORCED WALLS TO ALLOW FOR FUTURE INSTALLATION OF GRAB RAILS.
- NOTE: IF THE SHOWER AREA IS LOCATED IN THE SAME ROOM AS THE BATHROOM, THE SHOWER AREA SHOULD BE WATERPROOFED FOR BOTH THE SHOWER AND THE BATH.

BEDROOM

- A ROOM ON THE GROUND FLOOR THAT COULD BE USED AS A BEDROOM THAT IS AT LEAST 10M.



ADVERTISED PLAN
Application No. P2/2023

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Rev Date Comment

Rev Date Comment

Rev Date Comment

Rev Date Comment

C 0023 ADVERTISING SET
B 0023 RFI RESPONSE
A 1122 TOWN PLANNING



TP06
FIRST FLOOR

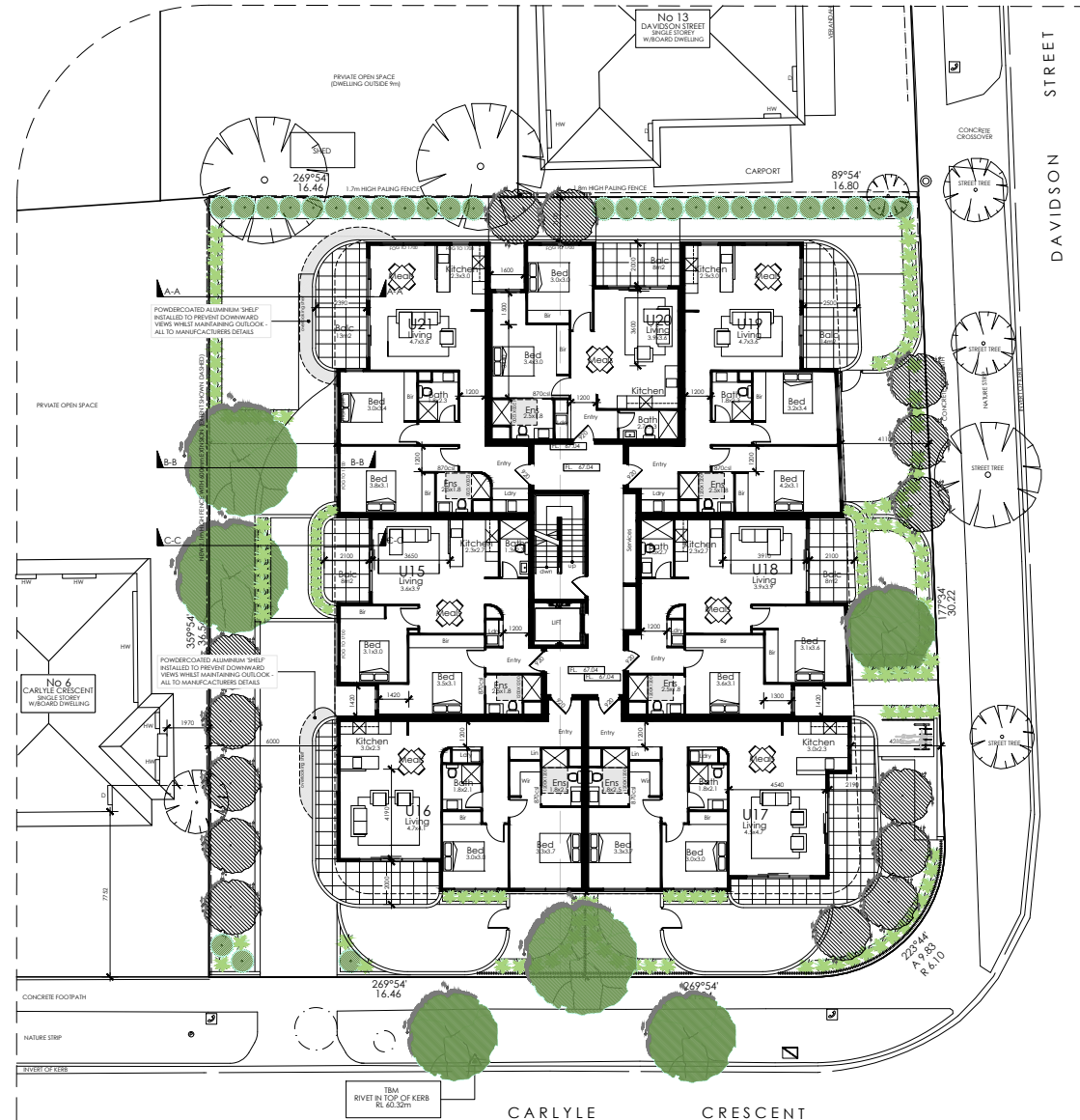
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Date: 10/22

C

MULTI UNIT DEVELOPMENT
2 & 4 CARLYLE CRESCENT
BELLFIELD
VIC 3005
00595

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CLAUSE 55.07-10 - STORAGE OBJECTIVE		
UNIT 16:- BEDROOM - 1.30x4.00x2.40 - 0.54m ³ 2.10x4.00x2.40 - 3.02m ³	UNIT 18:- BEDROOM - 1.40x4.00x2.40 - 0.52m ³ 1.80x4.00x2.40 - 2.79m ³	UNIT 19:- BEDROOM - 1.40x4.00x2.40 - 0.52m ³ 1.80x4.00x2.40 - 2.79m ³
KITCHEN - 0.40x4.00x2.40 - 0.40m ³ 2.80x4.00x2.40 - 1.35m ³ 1.80x4.00x2.40 - 0.58m ³	KITCHEN - 0.40x4.00x2.40 - 0.40m ³ 2.80x4.00x2.40 - 1.35m ³ 1.80x4.00x2.40 - 0.58m ³	KITCHEN - 0.40x4.00x2.40 - 0.40m ³ 2.80x4.00x2.40 - 1.35m ³ 1.80x4.00x2.40 - 0.58m ³
LAUNDRY - 0.40x4.00x2.40 - 0.40m ³	LAUNDRY - 0.40x4.00x2.40 - 0.40m ³	LAUNDRY - 0.40x4.00x2.40 - 0.40m ³
BATHROOM - 0.75x4.00x2.40 - 0.23m ³	BATHROOM - 0.75x4.00x2.40 - 0.23m ³	BATHROOM - 0.75x4.00x2.40 - 0.23m ³
ENTRANCE - 0.40x4.00x2.40 - 0.40m ³	ENTRANCE - 0.40x4.00x2.40 - 0.40m ³	ENTRANCE - 0.40x4.00x2.40 - 0.40m ³
TOTAL INTERNAL STORAGE - 11.18m ³ BASEMENT STORAGE - 3.60m ³	TOTAL INTERNAL STORAGE - 13.48m ³ BASEMENT STORAGE - 4.20m ³	TOTAL INTERNAL STORAGE - 11.18m ³ BASEMENT STORAGE - 4.20m ³
OVERALL - 14.78m³	OVERALL - 17.68m³	OVERALL - 15.38m³
UNIT 18 & 21:- BEDROOM - 1.40x4.00x2.40 - 0.52m ³ 1.80x4.00x2.40 - 2.71m ³	UNIT 20:- BEDROOM - 1.40x4.00x2.40 - 0.52m ³ 1.80x4.00x2.40 - 2.71m ³	UNIT 22:- BEDROOM - 1.40x4.00x2.40 - 0.52m ³ 1.80x4.00x2.40 - 2.71m ³
KITCHEN - 0.40x4.00x2.40 - 0.40m ³ 2.80x4.00x2.40 - 1.35m ³ 1.80x4.00x2.40 - 0.58m ³	KITCHEN - 0.40x4.00x2.40 - 0.40m ³ 2.80x4.00x2.40 - 1.35m ³ 1.80x4.00x2.40 - 0.58m ³	KITCHEN - 0.40x4.00x2.40 - 0.40m ³ 2.80x4.00x2.40 - 1.35m ³ 1.80x4.00x2.40 - 0.58m ³
LAUNDRY - 0.40x4.00x2.40 - 0.40m ³	LAUNDRY - 0.40x4.00x2.40 - 0.40m ³	LAUNDRY - 0.40x4.00x2.40 - 0.40m ³
BATHROOM - 0.75x4.00x2.40 - 0.23m ³	BATHROOM - 0.75x4.00x2.40 - 0.23m ³	BATHROOM - 0.75x4.00x2.40 - 0.23m ³
ENTRANCE - 0.40x4.00x2.40 - 0.40m ³	ENTRANCE - 0.40x4.00x2.40 - 0.40m ³	ENTRANCE - 0.40x4.00x2.40 - 0.40m ³
TOTAL INTERNAL STORAGE - 14.52m ³ BASEMENT STORAGE - 4.20m ³	TOTAL INTERNAL STORAGE - 11.89m ³ BASEMENT STORAGE - 4.20m ³	TOTAL INTERNAL STORAGE - 11.89m ³ BASEMENT STORAGE - 4.20m ³
OVERALL - 18.72m³	OVERALL - 16.09m³	OVERALL - 16.09m³
THE PROPOSED DEVELOPMENT IS COMPLIANT WITH CLAUSE 55.07 - APARTMENT DEVELOPMENTS		
THE MINIMUM WINDOW OPENING REQUIRED TO MEET THE CALCULATED TO MEET 2% OR 1 M ² OPENING REQUIREMENT		
DOUBLE GLAZED WINDOWS HAVE BEEN NOMINATED TO ALL LIVING AREAS AND BEDROOMS TO ASSIST WITH THE THERMAL COMFORT.		
DUAL BINS IN KITCHEN JOINERY TO BE PROVIDED		
ALL SANITARY FLUSHING TO OPERATE USING RAWWATER TANKS.		
MAIL BOXES LOCATED IN ACCORDANCE WITH AUSTRALIA POST GUIDELINES:		
ALL DWELLINGS ARE COMPLIANT WITH BANTULES LIVEABILITY HOUSING GUIDELINES THE FOLLOWING HAS BEEN INCORPORATED		
ACCESS TO THE DWELLING <ul style="list-style-type: none"> A CONTINUOUS ACCESSIBLE PATH OF TRAVEL FROM THE STREET TO THE DWELLING ENTRANCE. A CONTINUOUS ACCESSIBLE PATH OF TRAVEL FROM CAR PARKING AREAS TO THE MAIN ENTRANCE OR ANOTHER DWELLING ENTRY. THE PATH OF TRAVEL MUST BE MINIMUM 1000MM WIDE AND AT A MAXIMUM GRADIENT OF 1:14 AND WITH A CROSSFALL NO GREATER THAN 1:40. ENTRANCE <ul style="list-style-type: none"> AT LEAST ONE LEVEL FREE ENTRY INTO THE DWELLING THAT PROVIDES: DIRECT ACCESS FROM THE ACCESSIBLE PATH OF TRAVEL DESCRIBED ABOVE. A LEVEL LANDING AREA OF 1200MM X 1200MM EXCLUSIVE OF THE SWING OF THE DOOR. A MINIMUM DOORWAY WIDTH OF 800MM. THE HEIGHT DIFFERENCE BETWEEN ADJACENT SURFACES MUST BE NO GREATER THAN 20MM. CORRIDORS <ul style="list-style-type: none"> THE WIDTH OF INTERNAL CORRIDORS MUST BE A MINIMUM OF 1000MM. DOORWAYS <ul style="list-style-type: none"> THE WIDTH OF DOORWAYS MUST BE A MINIMUM OF 800MM. TOILET <ul style="list-style-type: none"> A TOILET ON GROUND FLOOR THAT PROVIDES: A CLEAR WIDTH OF 700MM AND A SPACE OF 1200MM (LENGTH) FORWARD OF THE PAN (EXCLUSIVE OF THE SWING OF THE DOOR) IF TOILET IS LOCATED IN A SEPARATE ROOM. REINFORCED WALLS TO ALLOW FOR FUTURE INSTALLATION OF GRAB BARS. BATHROOM AND SHOWERS <ul style="list-style-type: none"> ACCESS TO A SHOWER ON THE GROUND FLOOR THAT PROVIDES: A STEP FREE SHOWER AREA OF AT LEAST 900MM X 900MM IN WIDTH AND LENGTH. A CLEAR SPACE IN FRONT OF THE SHOWER THAT IS 1200MM X 1200MM IN WIDTH AND LENGTH. REINFORCED WALLS TO ALLOW FOR FUTURE INSTALLATION OF GRAB BARS. NOTE: IF THE TOILET AND SHOWER AREA ARE LOCATED IN THE SAME ROOM THE ABOVE DIMENSIONS SHOULD BE MAINTAINED FOR BOTH THE SHOWER AND THE TOILET. BEDROOM <ul style="list-style-type: none"> A ROOM ON THE GROUND FLOOR THAT COULD BE USED AS A BEDROOM THAT IS AT LEAST 10M 		



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Rev Date Comment

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Rev Date Comment

C 0023 ADVERTISING SET
B 0023 RFI RESPONSE
A 1122 TOWN PLANNING

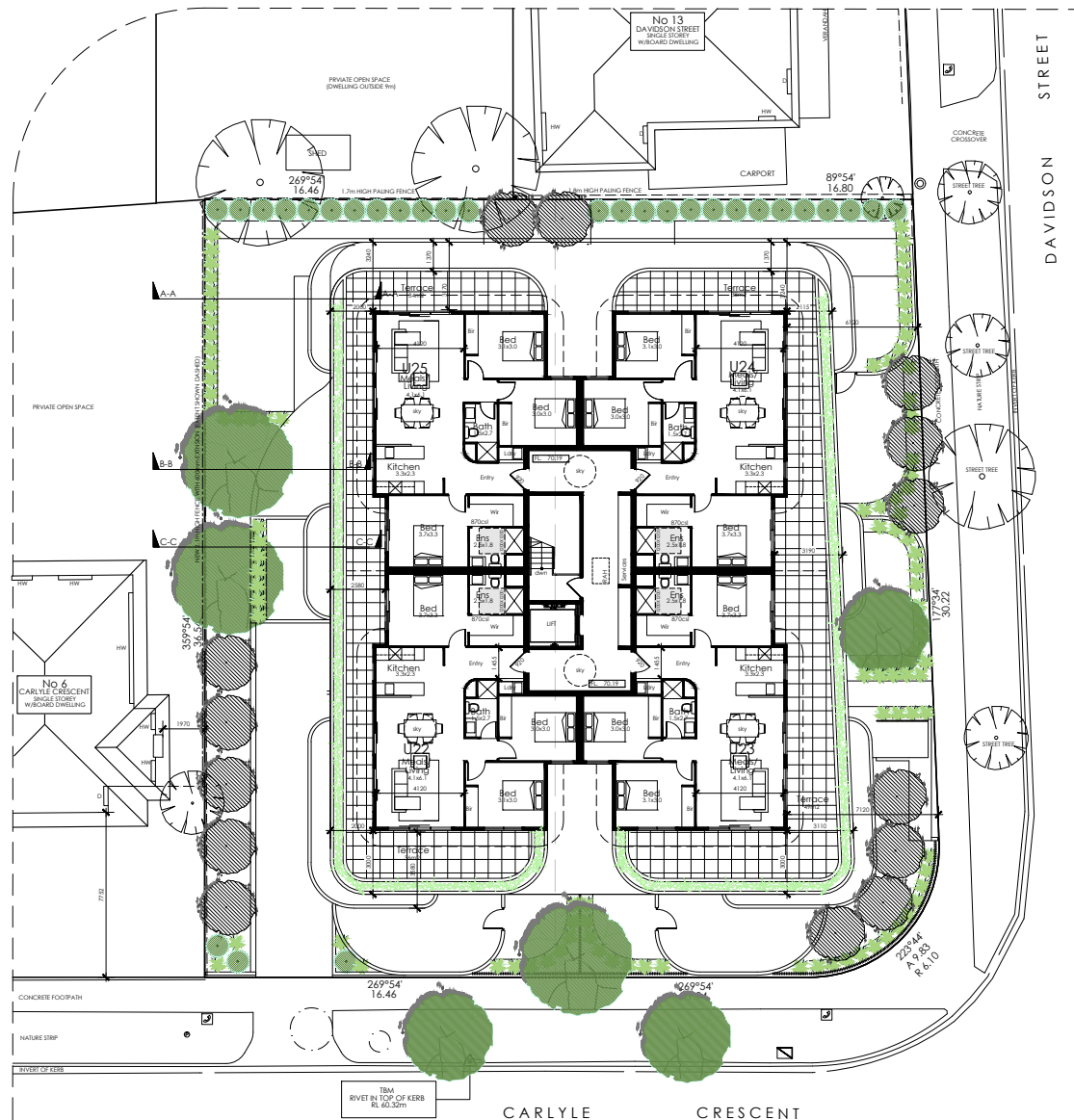
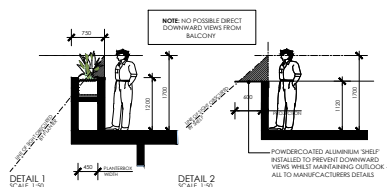
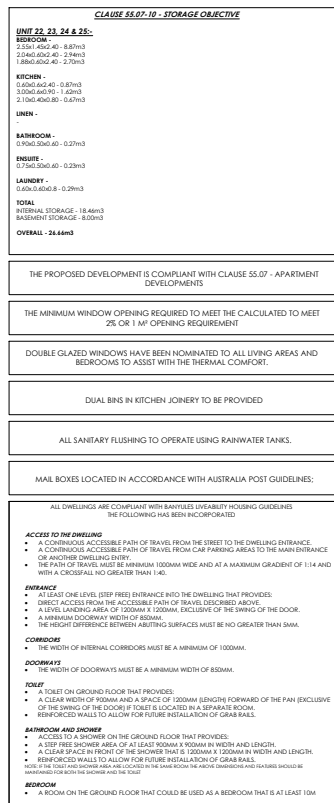


TP07
SECOND FLOOR

Scale: 1:100
Drawn: CM
Check: CM
Date: 10/22

MULTI UNIT DEVELOPMENT
2 & 4 CARLYLE CRESCENT
BELLFIELD
Vic 3005

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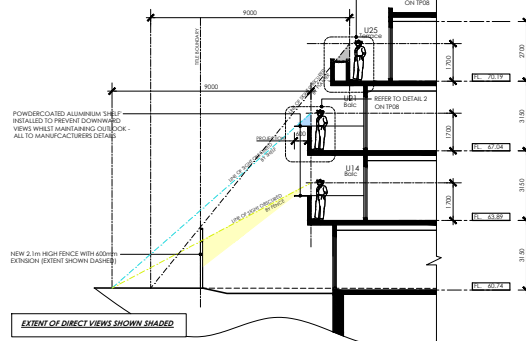


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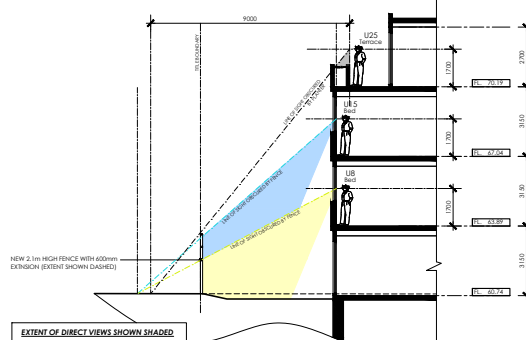
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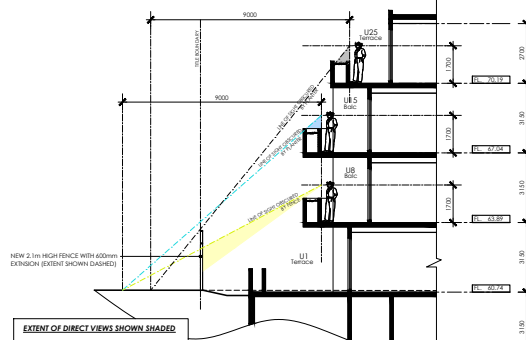
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SCALE 1:100



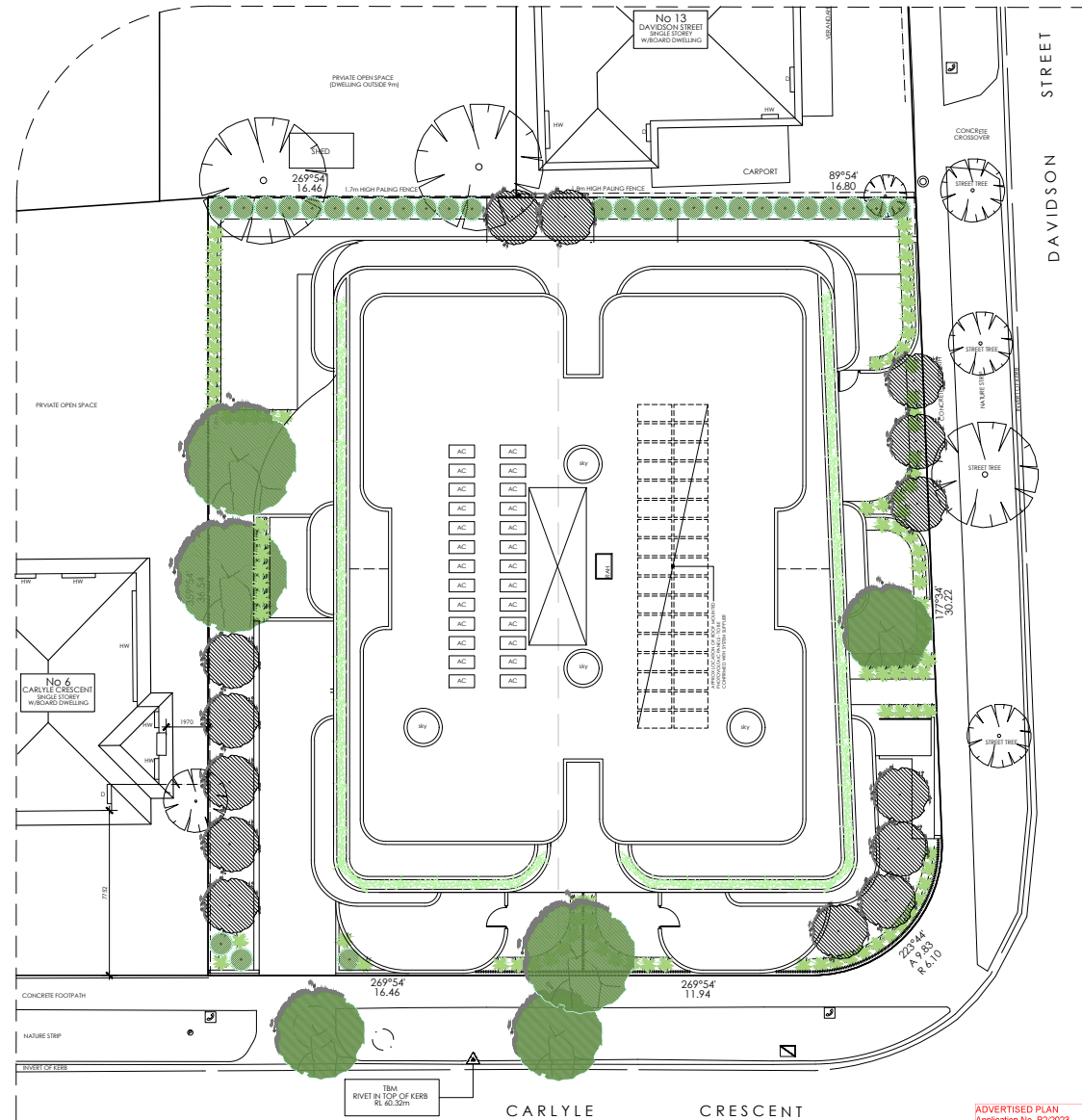
SECTION B-B

SECTION
SCALE 1:100



SECTION C-C

SECTION
SCALE 1:100



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MULTI UNIT DEVELOPMENT
2 & 4 CARLYLE
BELLFIELD
Job No.:
00595

Residential Building Design



**RESIDENTIAL
BUILDING DESIGN**

RBD - Residential Building Design
277 Plenty Road, Preston Vic 3072

info@residentialbuildingdesign.com.au
03 9114 1949
residentialbuildingdesign.com.au

Rev	Date	Comments
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Rev	Date	Comments
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Rev	Date	Comm
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C 0523 ADVERTISING SET

9 000 950 950

A 1122 TOWN PLANNING



TP09
OVERLOOKING
ROOF PLAN

Scale.	Drawn.	Check	Date
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C

6

9

6

2-4 CARLYLE CRESCENT incorporates the following green and sustainable features....

- THE DESIGN EXCEEDS THE HCC CODE FOR THE ENERGY EFFICIENCY REQUIREMENTS. (6.5 STAR SEE APPENDIX)
- LED TO BE USED: ALL MAINWATER POWER TO BE REDUCED BY 20% FOR 90% OF THE BUILDING.
- HIGH EFFICIENT HOT WATER SYSTEM: INSTANTANEOUS.
- GOOD LEVEL OF INSULATION TO DAYLIGHT TO LIVING AREAS AND BEDROOMS.
- DAYLIGHT AND MOTION SENSORS WILL BE USED FOR ALL EXTERNAL LIGHTING.
- 200MM RAINWATER TANK CAPACITY FOR THE WHOLE DEVELOPMENT.
- ALL HEAVY FLOORING AND B/W WASH TO OPERATE USING RAINWATER TANKS.
- WATER EFFICIENT TOILETS AND SINKS (6 STAR).
- DOUBLE GLAZING TO ALL WINDOWS AND DOORS.
- CO SENSORS TO KITCHENHET.
- LOW VOC PANELS, SEALANTS AND ADHESIVES MINIMUM E1 OR E2 GRADE.
- ELECTRICAL DESIGN TO ALLOW FOR FUTURE CAR CHARGING LEVEL 2 (MODE S), 7 KW 32 AMP EV CAR CHARGING PER FLOOR.
- 200MM SOLAR PHOTOVOLTAIC SYSTEM.
- CONSTRUCTION ENERGY, WATER & WASTE MANAGEMENT TO COMMIT TO ZERO WASTE TO LANDFILL.
- EFFICIENT LANDSCAPE.
- BICYCLE PARKING.
- BUILDING USER GUIDE TO BE PROVIDED.

WATER

THE FOLLOWING COMMITMENTS OUTLINE THE FEATURES OF THE DEVELOPMENT DESIGNED TO DECREASE GREENHOUSE GAS EMISSIONS FROM OPERATING ENERGY. THESE ARE TO BE INCORPORATED INTO THE DESIGN DOCUMENTATION AND SUBSEQUENTLY CONSTRUCTED.

- TOILETS - NOT LESS THAN 4 STAR WELS.
- SHOWERS - NOT LESS THAN 3 STAR WELS BETWEEN 9.0 AND 7.5 L/MINUTE.
- KITCHENS - NOT LESS THAN 4 STAR WELS.
- APPLIANCES - WITHIN 1 STAR OF BEST AVAILABLE.

RAINWATER COLLECTION

A TOTAL OF 2000L RAINWATER CAPACITY FOR THE SITE.

WATER EFFICIENT LANDSCAPE DESIGN

LANDSCAPING TO BE BROUGHT FORWARD WITH NATIVE SPECIES SPECIFIED AS PER COUNCIL GUIDELINES WHERE POSSIBLE WHICH HELP THE PLANTS SURVIVE DROUGHT PERIODS AND REDUCE THE CONSUMPTION OF POTABLE WATER.

ENERGY

THE FOLLOWING COMMITMENTS OUTLINE THE FEATURES OF THE DEVELOPMENT DESIGNED TO DECREASE GREENHOUSE GAS EMISSIONS FROM OPERATING ENERGY. THESE ARE TO BE INCORPORATED INTO THE DESIGN DOCUMENTATION AND SUBSEQUENTLY CONSTRUCTED.

RENEWABLE ENERGY

- 200MM ROOFTOP SOLAR PV ARRAY IS PROPOSED - POWER GENERATION IS ESTIMATED TO BE 12000 KWH PER YEAR DEDICATED TO SERVICE COMMON AREA LIGHTING AND OTHER BUILDING SERVICES.

LIGHTING

- HIGH EFFICIENT LIGHT FITTINGS (B20 - IC RATED).
- 90% OF THE RELEVANT BUILDING CLASS AT LEAST 20% LOWER THAN REQUIRED BY TABLE J4.3A OF THE HCC 2019 VOL 1 (CLASS 2/3).
- ALL EXTERNAL LIGHTING TO BE CONTROLLED WITH MOTION SENSORS OR TIMERS.

INSULATION

- HIGH LEVEL OF INSULATION (10% ABOVE HCC REQUIREMENTS).

HOT WATER SERVICE

- 6 STAR ELECTRIC INSTANTANEOUS UNIT.

HEATING AND COOLING

- REVERSE CYCLE SPACE HEATING AND COOLING SYSTEM WITHIN 1 STAR OF THE BEST AVAILABLE.

CLOTHES DRYING

- PROVIDE OUTDOOR DRYING CLOTHESLINE.
- OCCUPANT TO PROVIDE CLOTHES DRYER.

CARPARK VENTILATION

- PROVIDE CO2 SENSORS TO THE BASEMENT.

STORMWATER MANAGEMENT

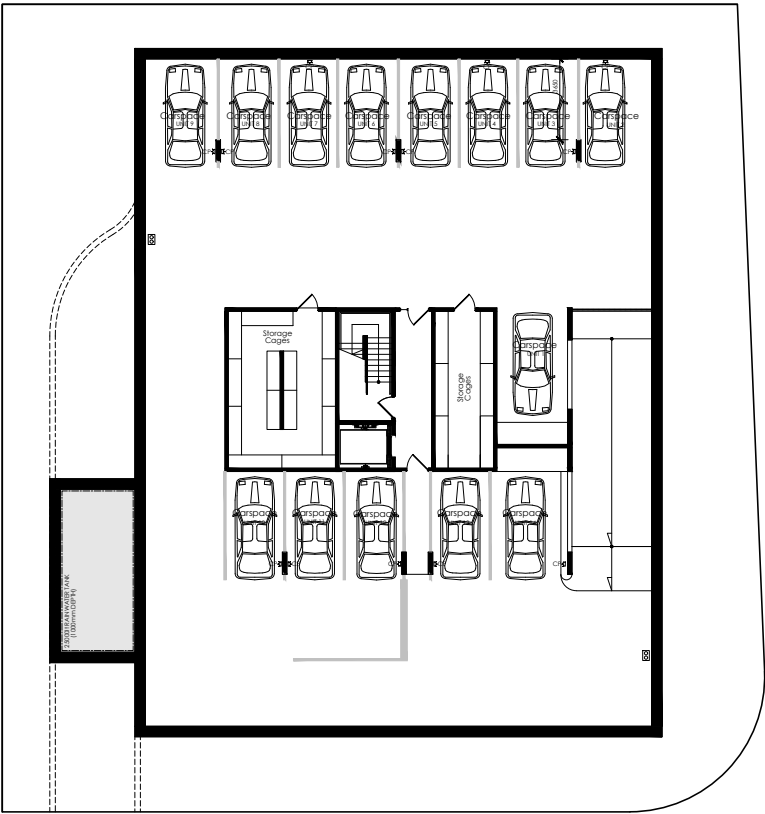
THE FOLLOWING COMMITMENTS OUTLINE THE FEATURES OF THE DEVELOPMENT DESIGNED TO IMPROVE THE QUALITY OF STORMWATER RUN-OFF FROM THE SITE. THESE ARE TO BE INCORPORATED INTO THE DESIGN DOCUMENTATION AND SUBSEQUENTLY CONSTRUCTED.

THE DESIGN FEATURES INCLUDED IN THE STORM ASSESSMENT AND SHOWN ON THE PLANS WILL PROVIDE STORMWATER TREATMENT TO 122% OF BEST PRACTICE WATER QUALITY OBJECTIVES.

Note: THE STORM ASSESSMENT IS TO BE SUBMITTED TO COUNCIL AS AN ATTACHMENT TO THIS SUSTAINABLE DESIGN ASSESSMENT.

THE MINIMUM WINDOW OPENING REQUIRED TO MEET THE CALCULATED TO MEET 2% OR 1 M² OPENING REQUIREMENT

DOUBLE GLAZED WINDOWS HAVE BEEN NOMINATED TO ALL LIVING AREAS AND BEDROOMS TO ASSIST WITH THE THERMAL COMFORT.





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Rev	Date	Comment	Rev	Date	Comment	Rev	Date	Comment	Rev	Date	Comment
C	0523	ADVERTISING SET									
B	0223	R11 RESPONSE									
A	1122	TOWN PLANNING									



TP10
SDA
ROOF PLAN

Scale: 1:100
Drawn: DM
Check:
Date: 10/22

ADVERTISED PLAN
Application No. P2/2023

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MULTI UNIT DEVELOPMENT
2 & 4 CARLYLE CRESCENT
BELLFIELD
VIC 3085

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2-4 CARLYLE CRESCENT incorporates the following green and sustainable features.....

- THE DESIGN EXCEEDS THE NCC CODE FOR THE ENERGY EFFICIENCY REQUIREMENTS, (6.5 STAR SEE ABOVE)
- LED TO BE USED - ILLUMINATION POWER TO BE REDUCED BY 20% OF THE BUILDING -
- HIGH EFFICIENT HOT WATER SYSTEM ELECTRIC INSTANTANEOUS
- GOOD LEVEL OF PLACES TO SHED LIGHT INTO LIVING AREAS AND BEDROOMS
- DAYLIGHT AND MOTION SENSORS WILL BE USED FOR ALL EXTERNAL LIGHTING.
- 20% RAINWATER TANK CAPACITY FOR THE WHOLE DEVELOPMENT
- ALL SANITARY FLUSHING AND BIN WASH TO OPERATE USING RAINWATER TANKS.
- WATER EFFICIENT FIXTURES AND FITTINGS IN ALL
- DOUBLE GLAZING TO ALL WINDOWS AND DOORS
- CO VENTILATORS TO BASEMENT
- LOW VOC PAINTS, SEALANTS AND ADHESIVES MINIMUM E1 OR E5 GRADE
- ELECTRICAL DESIGN TO ALLOW FOR FUTURE CAR CHARGING LEVEL 3 (MODE 3) 7 KW 32 AMP
- EV CAR CHARGING PER FLOOR
- 25 KW SOLAR PHOTOVOLTAIC SYSTEM
- CONSTRUCTION ENERGY, WATER & WASTE MANAGEMENT TO COMMIT TO 'ZERO' WASTE TO LANDFILL
- EFFICIENT LANDSCAPE
- BIKE PARKING
- BUILDING USER GUIDE TO BE PROVIDED

WATER
THE FOLLOWING COMMITMENTS OUTLINE THE FEATURES OF THE DEVELOPMENT DESIGNED TO DECREASE GREENHOUSE GAS EMISSIONS FROM OPERATING ENERGY. THESE ARE TO BE INCORPORATED INTO THE DESIGN DOCUMENTATION AND SUBSEQUENTLY CONSTRUCTED.

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- SHOWERS - NOT LESS THAN 3 STAR WELS BETWEEN 9.0 AND 7.5 L/MINUTE
- TAPS - NOT LESS THAN 3 STAR WELS
- APPLIANCES - WITHIN 1 STAR OF BEST AVAILABLE

RAINWATER COLLECTION
A TOTAL OF 2000L RAINWATER TANK CAPACITY FOR THE SITE.

WATER EFFICIENT LANDSCAPE DESIGN
LANDSCAPING TO BE DROUGHT TOLERANT WITH NATIVE SPECIES SPECIFIED AS PER COUNCIL GUIDELINES WHERE POSSIBLE WHICH HELP THE PLANTS SURVIVE DROUGHT PERIODS AND REDUCE THE CONSUMPTION OF POTABLE WATER

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RENEWABLE ENERGY
20 KW ROOFTOP SOLAR PV ARRAY IS PROPOSED - POWER GENERATION IS ESTIMATED TO BE 12000 KWH PER YEAR DEDICATED TO SERVICE COMMON AREA LIGHTING AND OTHER BUILDING SERVICES.

LIGHTING

- HIGH EFFICIENT LIGHT FITTINGS (LED - A-C RATES)
- USE OF THE RELEVANT BUILDING CLASS AT LEAST 20% LOWER THAN REQUIRED BY TABLE 3.6.3A OF THE NCC 2019 VOL 1 (CLASS 2-9)
- ALL EXTERNAL LIGHTING TO BE CONTROLLED WITH MOTION SENSORS OR TIMERS

REGULATION

- HIGH LEVEL OF INSULATION (10% ABOVE NCC REQUIREMENTS)

HOT WATER SERVICE

- 6.5 STAR ELECTRIC INSTANTANEOUS UNIT

HEATING AND COOLING

- REVERSE CYCLE SPACE HEATING AND COOLING SYSTEM WITHIN 1 STAR OF THE BEST AVAILABLE

CLOTHES DRYING

- PROVIDE OUTDOOR DRYING CLOTHESLINE
- OCCUPANT TO PROVIDE CLOTHES DRIES

CARPARK VENTILATION

- PROVIDE USE SENSORS TO THE BASEMENT

STORMWATER MANAGEMENT
THE FOLLOWING COMMITMENTS OUTLINE THE FEATURES OF THE DEVELOPMENT DESIGNED TO IMPROVE THE QUALITY OF STORMWATER RUN-OFF FROM THE SITE. THESE ARE TO BE INCORPORATED INTO THE DESIGN DOCUMENTATION AND SUBSEQUENTLY CONSTRUCTED.

THE DESIGN FEATURES INCLUDED IN THE STORM ASSESSMENT AND SHOWN ON THE PLANS WILL PRODUCE STORMWATER TREATMENT TO 125% OF BEST PRACTICE WATER QUALITY OBJECTIVES.

NOTE: THE STORM ASSESSMENT IS TO BE LIMITED TO COINCIDE AS AN ATTACHMENT TO THIS SUSTAINABLE DESIGN ASSESSMENT

THE MINIMUM WINDOW OPENING REQUIRED TO MEET THE CALCULATED TO MEET 2% OR 1 A/F OPENING REQUIREMENT

DOUBLE GLAZED WINDOWS HAVE BEEN NOMINATED TO ALL LIVING AREAS AND BEDROOMS TO ASSIST WITH THE THERMAL COMFORT.

LEGEND



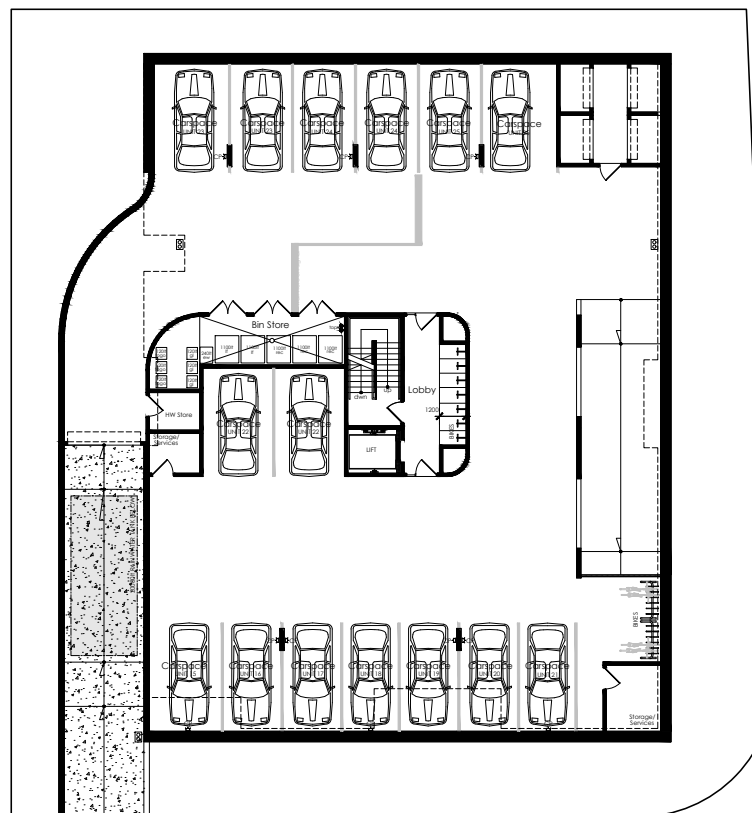
HOT WATER SERVICE



FLOOR MOUNTED



WALL MOUNTED BIKE RACKS



ADVERTISED PLAN
Application No. P2/2023

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MULTI UNIT DEVELOPMENT
2 & 4 CARLYLE CRESCENT
BELLFIELD
VIC 3005

00595

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Rev Date Comment

Rev Date Comment

Rev Date Comment

Rev Date Comment

C 0523 ADVERTISING SET

B 0223 RFI RESPONSE

A 1122 TOWN PLANNING



TP11
SDA
SHEET 2

Scale: 1:100

Drawn: CM

Check:

Date: 10/2

C

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- LED TO BE USED - ILLUMINATION POWER TO BE REDUCED BY 20% FOR 90% OF THE BUILDING -
- HIGH EFFICIENT HOT WATER SYSTEM ELECTRIC INSTANTANEOUS
- GLAZED LEVEL UP PLACES TO SHIELD TO LIVING AREAS AND BEDROOMS
- DAYLIGHT AND MOTION SENSORS WILL BE USED FOR ALL EXTERNAL LIGHTING.
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- DOUBLE GLAZING TO ALL WINDOWS AND DOORS
- CO VENTILATORS TO BASEMENT
- LOW VOC PAINTS, SEALANTS AND ADHESIVES MINIMUM E1 OR E5 GRADE
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- BICYCLE PARKING
- BUILDING USER GUIDE TO BE PROVIDED

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- TOILETS - NOT LESS THAN 4 STAR WELS
- SHOWERS - NOT LESS THAN 3 STAR WELS BETWEEN 6.0 AND 7.5 L MINUTE
- TAPS - NOT LESS THAN 4 STAR WELS
- APPLIANCES - WITHIN 1 STAR OF BEST AVAILABLE

RAINWATER COLLECTION
A TOTAL OF 20000 LITRE TANK CAPACITY FOR THE SITE.

WATER EFFICIENT LANDSCAPE DESIGN
LANDSCAPING TO BE DROUGHT TOLERANT WITH NATIVE SPECIES SPECIFIED AS PER COUNCIL GUIDELINES WHERE POSSIBLE WHICH HELP THE PLANTS SURVIVE DROUGHT PERIODS AND REDUCE THE CONSUMPTION OF POTABLE WATER

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RENEWABLE ENERGY
• 20 KW ROOFTOP SOLAR PV ARRAY IS PROPOSED - POWER GENERATION IS ESTIMATED TO BE 12000 KWH PER YEAR DEDICATED TO SERVICE COMMON AREA LIGHTING AND OTHER BUILDING SERVICES.

LIGHTING
• HIGH EFFICIENT LIGHT FITTINGS (LED - A-C RATED)
- 90% OF THE RELEVANT BUILDING CLASS AT LEAST 20% LOWER THAN REQUIRED BY TABLE A4.3A OF THE NCC 2019 VOL 1 (CLASS 2-9)
- ALL EXTERNAL LIGHTING TO BE CONTROLLED WITH MOTION SENSORS OR TIMERS

REGULATION
• HIGH LEVEL OF INSULATION (10% ABOVE NCC REQUIREMENTS)

HOT WATER SERVICE
• 6 STAR ELECTRIC INSTANTANEOUS UNIT

HEATING AND COOLING
• REVERSE CYCLE SPACE HEATING AND COOLING SYSTEM WITHIN 1 STAR OF THE BEST AVAILABLE

CLOTHES DRYING
• PROVIDE OUTDOOR DRYING CLOTHESLINE
- OCCUPANT TO PROVIDE CLOTHES DRIES

CARPARK VENTILATION
• PROVIDE CO VENTILATORS TO THE BASEMENT

STORMWATER MANAGEMENT
THE FOLLOWING COMMITMENTS OUTLINE THE FEATURES OF THE DEVELOPMENT DESIGNED TO IMPROVE THE QUALITY OF STORMWATER RUN-OFF FROM THE SITE. THESE ARE TO BE INCORPORATED INTO THE DESIGN DOCUMENTATION AND SUBSEQUENTLY CONSTRUCTED.

THE DESIGN FEATURES INCLUDED IN THE STORM ASSESSMENT AND SHOWN ON THE PLANS WILL PRODUCE STORMWATER TREATMENT TO 120% OF BEST PRACTICE WATER QUALITY OBJECTIVES.

NOTE: THE STORM ASSESSMENT IS TO BE SUBMITTED TO COUNCIL AS AN ATTACHMENT TO THIS SUSTAINABLE DESIGN ASSESSMENT

THE MINIMUM WINDOW OPENING REQUIRED TO MEET THE CALCULATED TO MEET 2% OR 1 A/P OPENING REQUIREMENT

DOUBLE GLAZED WINDOWS HAVE BEEN NOMINATED TO ALL LIVING AREAS AND BEDROOMS TO ASSIST WITH THE THERMAL COMFORT.

LEGEND



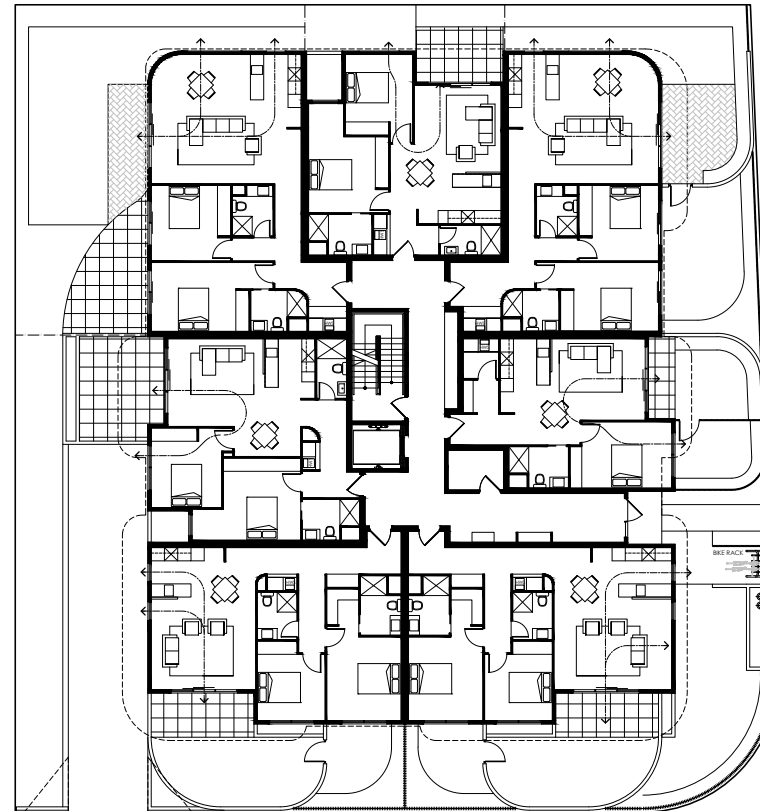
HOT WATER SERVICE



FLOOR MOUNTED



WALL MOUNTED BIKE RACKS

GROUND FLOOR PLAN
SCALE: 1:200

RBD - Residential Building Design
277 Plenty Road, Preston Vic 3072
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03 9114 1949
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Rev Date Comment

Rev Date Comment

Rev Date Comment

Rev Date Comment

C 0523 ADVERTISING SET
B 0223 RFI RESPONSE
A 1122 TOWN PLANNING



TP12
SDA
SHEET 3

Scale: 1:100 Drawn: DM Check: Date: 10/2

C

MULTI UNIT DEVELOPMENT
2 & 4 CARLYLE CRESCENT
BELLFIELD
VIC 3005

ADVERTISED PLAN
Application No. P2/2023

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- LED TO BE USED - ILLUMINATION POWER TO BE REDUCED BY 20% FOR 90% OF THE BUILDING -
- HIGH EFFICIENT HOT WATER SYSTEM ELECTRIC INSTANTANEOUS
- GLAZED LEVEL UP WALLS TO SHIELD UP LIVING AREAS AND BEDROOMS
- DAYLIGHT AND MOTION SENSORS WILL BE USED FOR ALL EXTERNAL LIGHTING.
- 20% RAINWATER TANK CAPACITY FOR THE WHOLE DEVELOPMENT
- ALL SANITARY FLUSHING AND BIN WASH TO OPERATE USING RAINWATER TANKS.
- WATER EFFICIENT FIXTURES AND FITTINGS (6 STAR)
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- CO VENTILATORS TO BASEMENT
- LOW VOC PAINTS, SEALANTS AND ADHESIVES MINIMUM E1 OR E5 GRADE
- ELECTRICAL DESIGN TO ALLOW FOR FUTURE CAR CHARGING LEVEL 2 (MODE 3) 7 KW 32 AMP
- EV CAR CHARGING PER POINT
- 25 KW SOLAR PHOTOVOLTAIC SYSTEM
- CONSTRUCTION ENERGY, WATER & WASTE MANAGEMENT TO COMMIT TO 'ZERO WASTE TO LANDFILL'
- EFFICIENT LANDSCAPE.
- BICYCLE PARKING
- BUILDING USER GUIDE TO BE PROVIDED

NOTE
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• 20 KW ROOFTOP SOLAR PV ARRAY IS PROPOSED - POWER GENERATION IS ESTIMATED TO BE 12000 KWH PER YEAR DEDICATED TO SERVICE COMMON AREA LIGHTING AND OTHER BUILDING SERVICES.

LIGHTING
• HIGH EFFICIENT LIGHT FITTINGS (LED - A+ RATED)
- 90% OF THE RELEVANT BUILDING GLASS AT LEAST 20% LOWER THAN REQUIRED BY TABLE A3.3A OF THE NCC 2019 VOL 1 (CLASS 2-9)
- ALL EXTERNAL LIGHTING TO BE CONTROLLED WITH MOTION SENSORS OR TIMERS

REGULATION
• HIGH LEVEL OF INSULATION (10% ABOVE NCC REQUIREMENTS)

HOT WATER SERVICE
• 6 STAR ELECTRIC INSTANTANEOUS UNIT

HEATING AND COOLING
• REVERSE CYCLE SPACE HEATING AND COOLING SYSTEM WITHIN 1 STAR OF THE BEST AVAILABLE

CLOTHES DRYING
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STORMWATER MANAGEMENT
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LEGEND



HOT WATER SERVICE

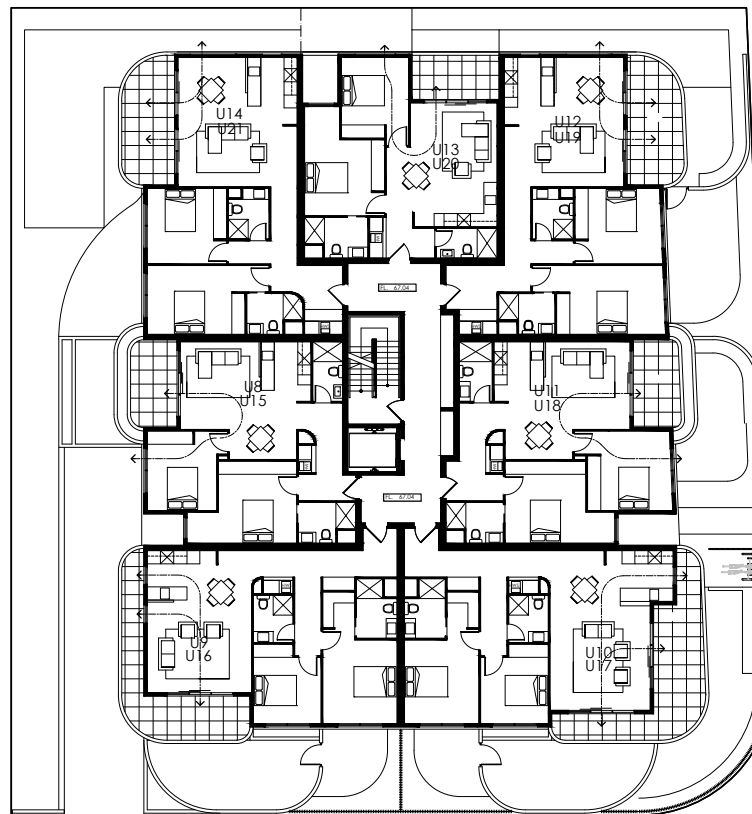
ELECTRIC TO BE INSTALLED WITHIN EACH DWELLING



FLOOR MOUNTED



WALL MOUNTED BIKE RACKS



FIRST & SECOND FLOOR PLAN (TYPICAL)

Melbourne Water STORM Rating Report

Transaction ID: 148821
Municipality: BANYULE
Ratified Station: BANYULE
Address: 344 CARLYLE CRESCENT

Analysed: 2021
RATIS
Development Type: Residential - Medium
Alignment Day (100): 1,234.56
STORM Rating (%): 100

Description	Impervious Area (m²)	Treatment Type	Treatment Area (m²) (100% of L)	Capacity/ Number Of Basements	Treatment %	Peak Water Supply Reliability (%)
ROOF TO RWT	647.00	Rainwater Tank	20,000.00	90	100.00	0.00
BALCONIES	126.00	None	0.00	0	0.00	0.00
CONCRETE PAVING	195.00	None	0.00	0	0.00	0.00
POLY PAVING	41.00	None	0.00	0	0.00	0.00



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Rev Date Comment

Rev Date Comment

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Rev Date Comment

C 0523 ADVERTISING SET

B 0523 RFI RESPONSE

A 1122 TOWN PLANNING



TP13

SDA

SHEET 4

Scale: 1:100

Drawn: CM

Check:

Date: 10/2

ADVERTISED PLAN
Application No: P2/2023

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MULTI UNIT DEVELOPMENT
2 & 4 CARLYLE CRESCENT
BELLFIELD
Vic 3005

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THE FOLLOWING COMMITMENTS OUTLINE THE FEATURES OF THE DEVELOPMENT DESIGNED TO DECREASE GREENHOUSE GAS EMISSIONS FROM OPERATING ENERGY. THESE ARE TO BE INCORPORATED INTO THE DESIGN DOCUMENTATION AND SUBSEQUENTLY CONSTRUCTED.

RENEWABLE ENERGY
20 KW ROOFTOP SOLAR PV ARRAY IS PROPOSED - POWER GENERATION IS ESTIMATED TO BE 12000 KWH PER YEAR DEDICATED TO SERVICE COMMON AREA LIGHTING AND OTHER BUILDING SERVICES.

LIGHTING

- HIGH EFFICIENT LIGHT FITTING (LED - IC RATED)
- 90% OF THE RELEVANT BUILDING CLASS AT LEAST 20% LOWER THAN REQUIRED BY TABLE A3.3A OF THE NCC 2019 VOL 1 (CLASS 2-9)
- ALL EXTERNAL LIGHTING TO BE CONTROLLED WITH MOTION SENSORS OR TIMERS

REGULATION

- HIGH LEVEL OF INSULATION (10% ABOVE NCC REQUIREMENTS)

HOT WATER SERVICE

- 6.5 STAR ELECTRIC INSTANTANEOUS UNIT

HEATING AND COOLING

- REVERSE CYCLE SPACE HEATING AND COOLING SYSTEM WITHIN 1 STAR OF THE BEST AVAILABLE

CLOTHES DRYING

- PROVIDE OUTDOOR DRYING CLOTHESLINE
- OCCUPANT TO PROVIDE CLOTHES DRIES

CARPARK VENTILATION

- PROVIDE CO2 SENSORS TO THE BASEMENT

STORMWATER MANAGEMENT
THE FOLLOWING COMMITMENTS OUTLINE THE FEATURES OF THE DEVELOPMENT DESIGNED TO IMPROVE THE QUALITY OF STORMWATER RUN-OFF FROM THE SITE. THESE ARE TO BE INCORPORATED INTO THE DESIGN DOCUMENTATION AND SUBSEQUENTLY CONSTRUCTED.

THE DESIGN FEATURES INCLUDED IN THE STORM ASSESSMENT AND SHOWN ON THE PLANS WILL PRODUCE STORMWATER TREATMENT TO 12% OF BEST PRACTICE WATER QUALITY OBJECTIVES.

NOTE: THE STORM ASSESSMENT IS TO BE SUBMITTED TO COUNCIL AS AN ATTACHMENT TO THIS SUSTAINABLE DESIGN ASSESSMENT

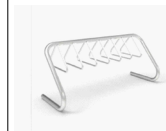
THE MINIMUM WINDOW OPENING REQUIRED TO MEET THE CALCULATED TO MEET 2% OR 1 A/P OPENING REQUIREMENT

DOUBLE GLAZED WINDOWS HAVE BEEN NOMINATED TO ALL LIVING AREAS AND BEDROOMS TO ASSIST WITH THE THERMAL COMFORT.

LEGEND



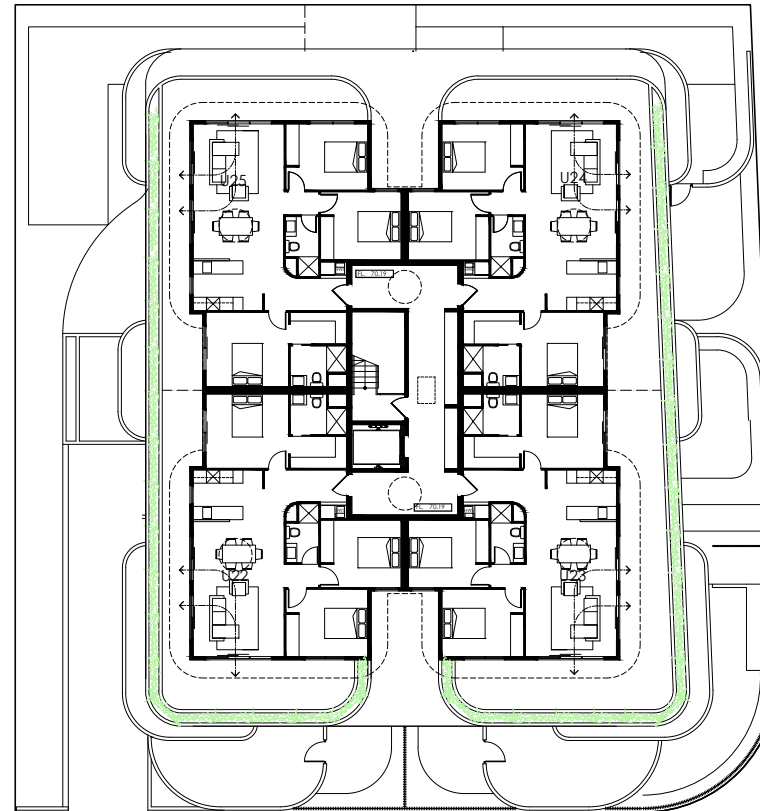
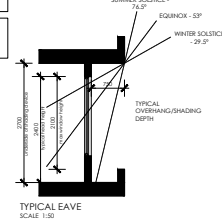
HOT WATER SERVICE



FLOOR MOUNTED



WALL MOUNTED BIKE RACKS



THIRD FLOOR PLAN

SCALE 1:200



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B 0223 RFI RESPONSE
A 1122 TOWN PLANNING



TP14
SDA
SHEET 5

Scale 1:500 Drawn: DM Check: DDB Date: 10/2

C

MULTI UNIT DEVELOPMENT
2 & 4 CARLYLE CRESCENT
BELLFIELD
VIC 3005

ADVERTISED PLAN
Application No. P2/2023

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2-4 CARLYLE CRESCENT incorporates the following green and sustainable features....

- THE DESIGN EXCEEDS THE NCC CODE FOR THE ENERGY EFFICIENCY REQUIREMENTS, (6.5 STAR USE AVERAGE)
- LED TO BE USED - ILLUMINATION POWER TO BE REDUCED BY 20% FOR 90% OF THE BUILDING -
- HIGH EFFICIENT HOT WATER SYSTEM ELECTRIC INSTANTANEOUS
- GLAZED LEVEL UP PLACES TO SHIELD UP LIVING AREAS AND BEDROOM
- DAYLIGHT AND MOTION SENSORS WILL BE USED FOR ALL EXTERNAL LIGHTING.
- 200 L RAINWATER TANK CAPACITY FOR THE WHOLE HOUSE OPERATE
- ALL SANITARY FLUSHING AND BIN WASH TO OPERATE USING RAINWATER TANKS.
- WATER EFFICIENT FIXTURES AND FITTINGS AS PER
- DOUBLE GLAZING TO ALL WINDOWS AND DOORS
- CO SENSORS TO BASEMENT
- LOW VOC PAINTS, SEALANTS AND ADHESIVES MINIMUM E1 OR E5 GRADE
- ELECTRICAL DESIGN TO ALLOW FOR FUTURE CAR CHARGING LEVEL 3 (MODE 3) 7 KW 32 AMP
- EV CAR CHARGING PER FOR
- 25 KW SOLAR PHOTOVOLTAIC SYSTEM
- CONSTRUCTION ENERGY, WATER & WASTE MANAGEMENT TO COMMIT TO ZERO WASTE TO LANDFILL
- EFFICIENT LANDSCAPE
- BICYCLE PARKING
- BUILDING USER GUIDE TO BE PROVIDED

WATER
THE FOLLOWING COMMITMENTS OUTLINE THE FEATURES OF THE DEVELOPMENT DESIGNED TO DECREASE GREENHOUSE GAS EMISSIONS FROM OPERATING ENERGY. THESE ARE TO BE INCORPORATED INTO THE DESIGN DOCUMENTATION AND SUBSEQUENTLY CONSTRUCTED.

- TOILETS - NOT LESS THAN 4 STAR WELS
- SHOWERS - NOT LESS THAN 3 STAR WELS BETWEEN 9.0 AND 7.5 L MINUTE
- TAPS - NOT LESS THAN 4 STAR WELS
- APPLIANCES - WITHIN 1 STAR OF BEST AVAILABLE

RAINWATER COLLECTION
A TOTAL OF 2000L RAINWATER TANK CAPACITY FOR THE SITE.

WATER EFFICIENT LANDSCAPE DESIGN
LANDSCAPING TO BE DROUGHT TOLERANT WITH NATIVE SPECIES SPECIFIED AS PER COUNCIL GUIDELINES WHERE POSSIBLE WHICH HELP THE PLANTS SURVIVE DROUGHT PERIODS AND REDUCE THE CONSUMPTION OF POTABLE WATER

ENERGY
THE FOLLOWING COMMITMENTS OUTLINE THE FEATURES OF THE DEVELOPMENT DESIGNED TO DECREASE GREENHOUSE GAS EMISSIONS FROM OPERATING ENERGY. THESE ARE TO BE INCORPORATED INTO THE DESIGN DOCUMENTATION AND SUBSEQUENTLY CONSTRUCTED.

RENEWABLE ENERGY
• 20KW ROOFTOP SOLAR PV ARRAY IS PROPOSED - POWER GENERATION IS ESTIMATED TO BE 12000 KWH PER YEAR DEDICATED TO SERVICE COMMON AREA LIGHTING AND OTHER BUILDING SERVICES.

LIGHTING
• HIGH EFFICIENT LIGHT FITTINGS (LED - IC RATED)- 90% OF THE RELEVANT BUILDING GLASS AT LEAST 20% LOWER THAN REQUIRED BY TABLE 4.3.2A OF THE NCC 2019 VOL 1 (CLASS 2-9)
- ALL EXTERNAL LIGHTING TO BE CONTROLLED WITH MOTION SENSORS OR TIMERS

REGULATION
• HIGH LEVEL OF INSULATION (10% ABOVE NCC REQUIREMENTS)

HOT WATER SERVICE
• 6 LIMS ELECTRIC INSTANTANEOUS UNIT

HEATING AND COOLING
• REVERSE CYCLE SPACE HEATING AND COOLING SYSTEM WITHIN 1 STAR OF THE BEST AVAILABLE

CLOTHES DRYING
• PROVIDE OUTDOOR DRYING CLOTHESLINE- OCCUPANT TO PROVIDE CLOTHES DRIES

CARPARK VENTILATION
• PROVIDE USE SENSORS TO THE BASEMENT

STORMWATER MANAGEMENT
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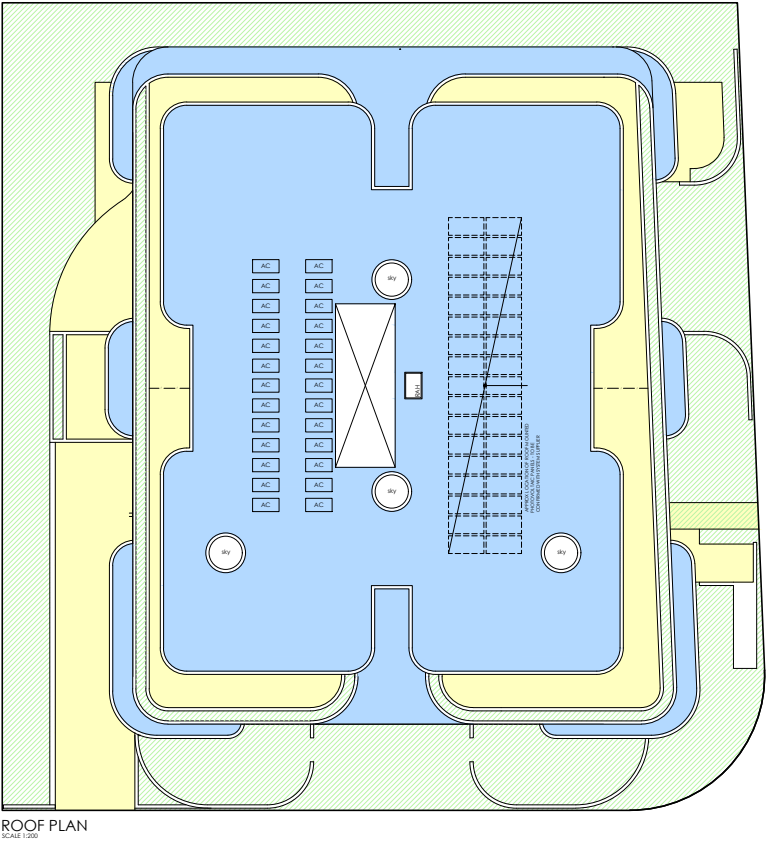
DOUBLE GLAZED WINDOWS HAVE BEEN NOMINATED TO ALL LIVING AREAS AND BEDROOMS TO ASSIST WITH THE THERMAL COMFORT.

LEGEND

- PERMEABLE LANDSCAPE
- ROOF CATCHMENT DIVERTED TO BWT
- IMPERVIOUS SURFACE

HOT WATER SERVICE
ELECTRIC - TO BE INSTALLED WITHIN EACH DWELLING

WALL MOUNTED BIKE RACKS



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C 0523 ADVERTISING SET
B 0223 B1 RESPONSE
A 1122 TOWN PLANNING



TP15
SDA
SHEET 6

Scale: 1:100
Drawn: CM
Check: CM
Date: 10/22

C
MULTI UNIT DEVELOPMENT

00595

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Application No. P2/2023

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A 1122 TOWN PLANNING

TP16
ELEVATIONS

Scale 1:100 Drawn DM Check 1022 Date 1022

C
MULTI UNIT DEVELOPMENT
2 & 4 CARLYLE CRESCENT
BELLFIELD

00595

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B 0223 RFI RESPONSE
A 1122 TOWN PLANNING

TP17
ELEVATIONS
SHEET 2

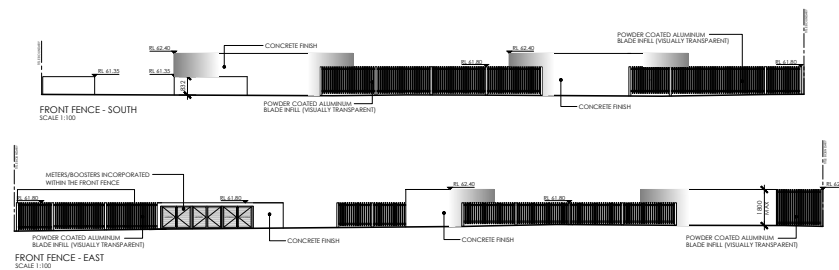
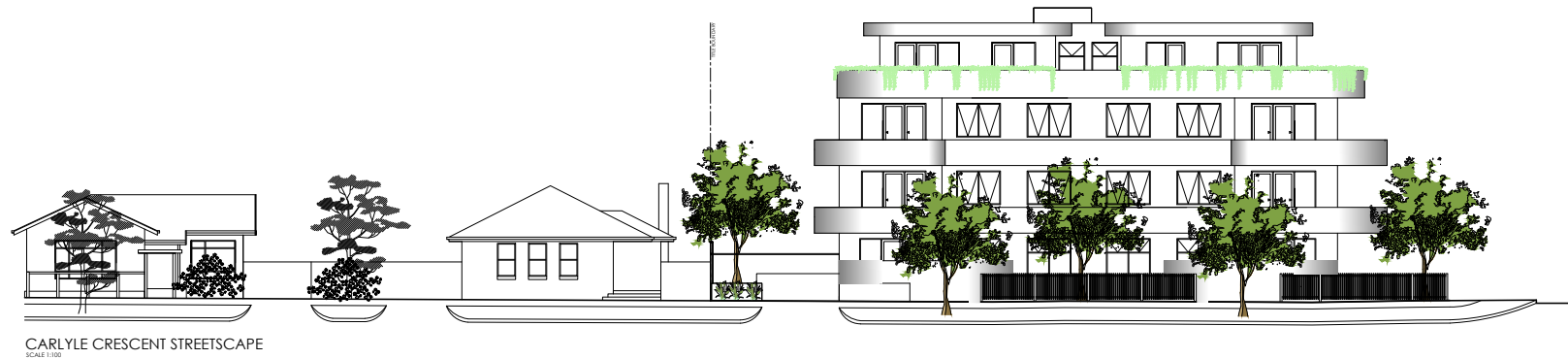
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C

MULTI UNIT DEVELOPMENT
2 & 4 CARLYLE CRESCENT
BELLFIELD
VIC 3085

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A 1122 TOWN PLANNING

TP18
STREETSCAPES
FRONT FENCE

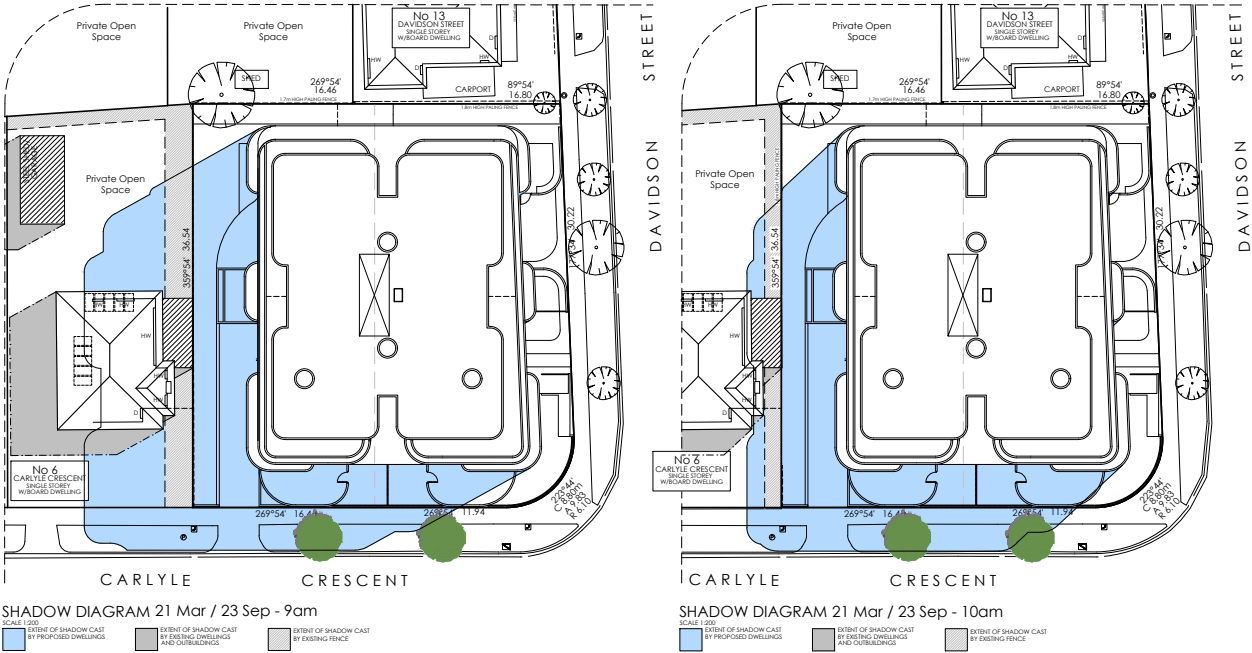
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C

MULTI UNIT DEVELOPMENT
2 & 4 CARLYLE CRESCENT
BELLFIELD
00595

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- B 0223 RFI RESPONSE
- A 1122 TOWN PLANNING

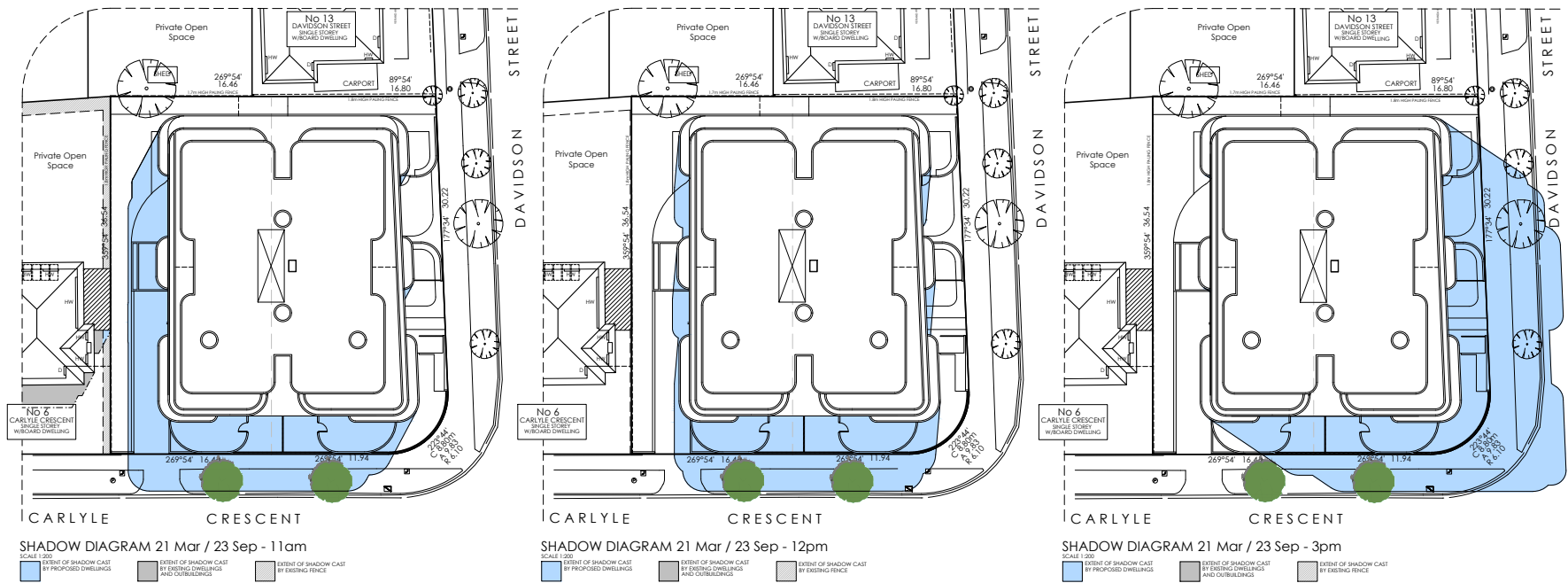


TP19 C
SHADOW DIAGRAMS

Scale: 1:500 Drawn: DM Check: DMB Date: 10/22

MULTI UNIT DEVELOPMENT
2 & 4 CARLYLE CRESCENT
BELLFIELD
00595

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Application No. P2/2023
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Rev	Date	Comment
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B	0223	RTI RESPONSE
A	1122	TOWN PLANNING



TP20 C
SHADOW DIAGRAMS
SHEET 2

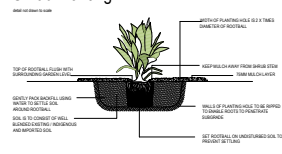
Scale	Drawn	Check	Date
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ADVERTISED PLAN
Application No. P2/2023

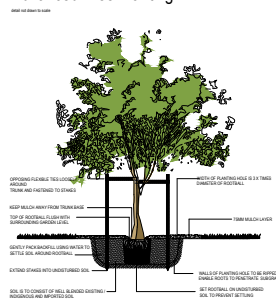
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MULTI UNIT DEVELOPMENT 2 & 4 CARLYLE CRESCENT, BELLFIELD
Site No. 00595

Shrub Planting



Advanced Tree Planting



Specifications

Subgrade preparation
Site preparation to be carried out in accordance with best horticultural practice and under suitable conditions. Subgrade to be prepared to a minimum depth of 150mm and compacted to a minimum of 95% relative compaction. Subgrade to be prepared to a minimum depth of 150mm and compacted to a minimum of 95% relative compaction. Subgrade to be prepared to a minimum depth of 150mm and compacted to a minimum of 95% relative compaction.

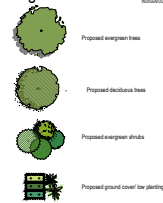
Wind control
Remove and dispose of environmental weeds off site prior to subgrade preparation, topsoiling and planting works.

Soil Preparation
Topsoil to be added to a maximum 100mm layer, lightly compacted by use of a 10L - 200kg roller, or by thoroughly watering until it is evenly moistened to a depth of 150mm before being topped to a maximum depth of 150mm and compacted to a minimum of 95% relative compaction. Topsoil to be added to a maximum 100mm layer, lightly compacted by use of a 10L - 200kg roller, or by thoroughly watering until it is evenly moistened to a depth of 150mm before being topped to a maximum depth of 150mm and compacted to a minimum of 95% relative compaction.

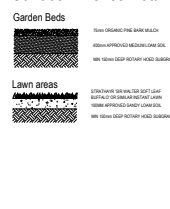
Planting
The specified match for garden beds to be an aged organic material with 60 - 80 percent of its volume being small particles in a size range of 25 - 50 mm maximum. Match to be spread at a consolidated depth of 75mm.

Planting Procedure
Each planting hole to be 10L x 60cm wide and 100cm deep. Tree roots to be spread throughout the hole to a depth of 100mm. Tree roots to be spread throughout the hole to a depth of 100mm. Tree roots to be spread throughout the hole to a depth of 100mm.

Legend



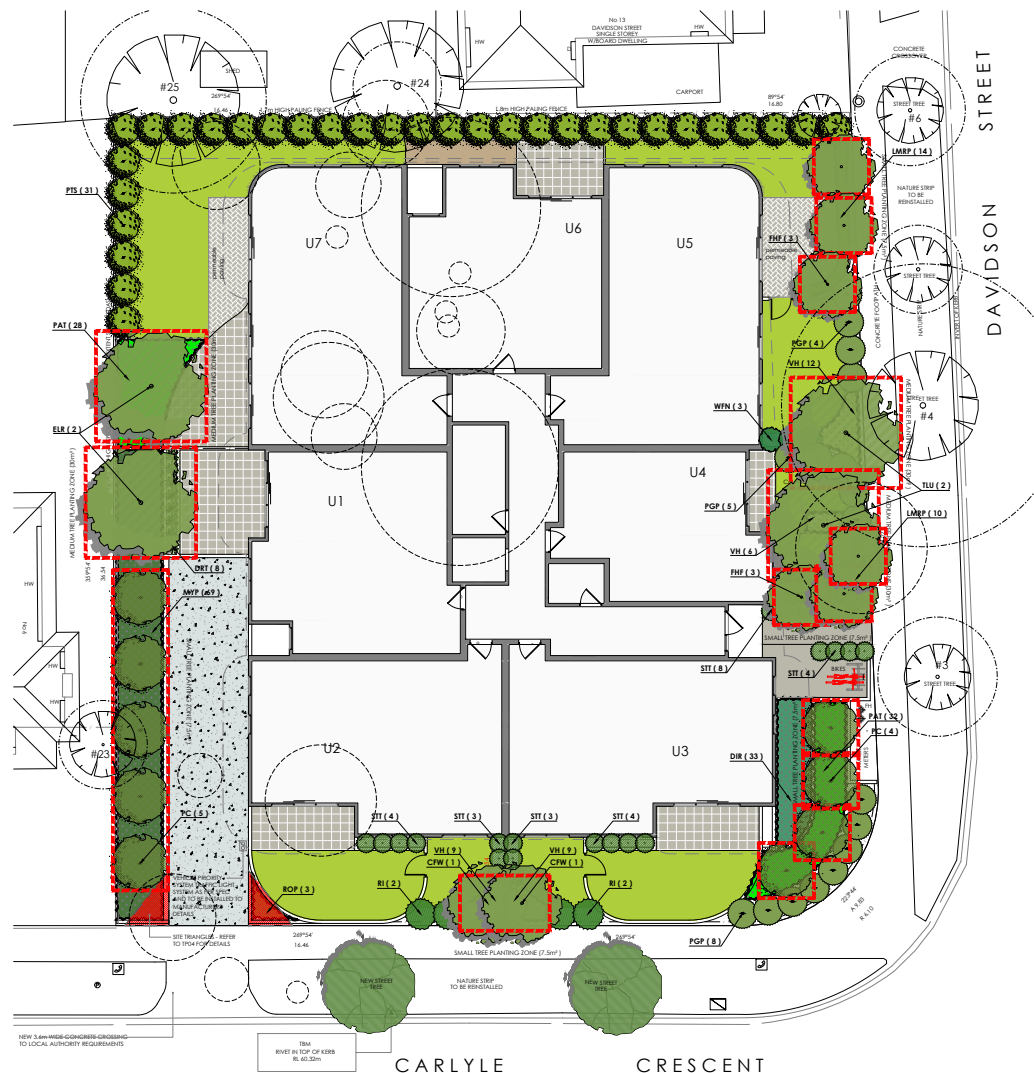
Surface Finishes Detail



Plant Schedule

CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W
TREES					
CFW	Corymbia ficifolia 'Widita'	Dwarf Flowering Gum	2	10L	6m x 2.5m
ELR	Eucalyptus laevis 'Lanceolata'	Large-leafed Yellow Gum	2	10L	10m x 5m
PF	Ficus microcarpa 'Midi Plant'	Fig	6	10L	10m x 3m
PC	Pyrus calleryana 'Capital'	Capital Pear	2	10L	11m x 2.5m
TLJ	Tristania laurina 'Laurina'	Water Gum	9	10L	12m x 5m
SHRUBS					
PQP	Pittosporum 'Green Plant'	Pittosporum	17	20cm pot	2.5m x 1.5m
PTS	Pittosporum 'Sculptural Silver Sheen'	Pittosporum	31	20cm pot	3m x 1.5m
RI	Rhipsalis indica	Indoor Heath	4	20cm pot	1.5m x 1m
STT	Syzygium australis 'Tiny Tree'	Dwarf Bush Cherry	26	20cm pot	1m x 1m
WFF	Westringia frutescens 'Narrow'	Coast Rosemary	3	20cm pot	2m x 1m
GROUND COVERS & LOW SHRUBS					
DRP	Octocladia repens	Kidney Weed	33	14cm pot	1m x 1.5m
LMB	Litsea muelleri 'Royal Purple'	Royal Purple Lily	24	14cm pot	45cm x 45cm
MPP	Myoporum parviflorum	Creeper Bush	69	14cm pot	2m x 1m
PAT	Persea australis	Peppercorn	60	14cm pot	2m x 1m
RCP	Rosa rugosa 'Princess Diana'	Climbing Rose	3	14cm pot	3m x 1m
VH	Viburnum	Native Viburnum	36	14cm pot	Postbox 2 x 2
TUSsockS / GRASSES / EVERGREEN PERENNIALS					
DRT	Drosera rotundifolia	Mother-in-law's Tongue	8	14cm pot	2m x 8m

Landscape Plan (Sheet 1 of 2)



GROUND FLOOR

ADVERTISED PLAN
Application No. P2/2023



PROJECT: PROPOSED MULTI-UNIT DEVELOPMENT
ADDRESS: 2-4 CARLYLE STREET BELLEGLIE
DATE: 09/01/2023
DRAWN BY: N/A/MA Landscape Arch. UEL/ALC
CHECKED BY: REV. A
PROJECT: PROPOSED MULTI-UNIT DEVELOPMENT
ADDRESS: 2-4 CARLYLE STREET BELLEGLIE
DATE: 09/01/2023
DRAWN BY: N/A/MA Landscape Arch. UEL/ALC
CHECKED BY: REV. A

Keystone Alliance Pty Ltd
277 Flinders Road, Flinders VIC 3072
T: 01 9478 8991 M


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ADVERTISED PLAN
Application No. P2/2023

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	PROJECT	PROPOSED MULTINET DEVELOPMENT
	ADDRESS	2-4 CABLE STREET BELFIELD
	DATE	09/05/2023
	SHEET SIZE	A1
	DRAWN BY:	NJH/MA landscape Arch. UEL/UK DRAW

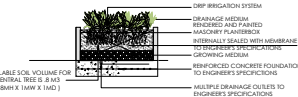
Scale 1:100

Legend

- Proposed ground cover low planting
- Selected paving
- Fences with heights and material as indicated

Planterbox Section

(Not to scale - schematic only)



FOR DRAINAGE AND ENGINEERING REQUIREMENTS REFER TO SPECIFICATIONS BY OTHERS

Specifications

Plant Planter Boxes
Plant planter construction is to include, but not necessarily be limited to, the supply and installation of agricultural drainage pipes at 100mm, for fabric, geotextile, geogrid, mesh and irrigation. Plant boxes must be effectively sealed and lined with concrete to prevent leakage. Drainage pipes are to be provided at the base of the planter and are to be connected with a pipe of 100mm diameter and 100mm depth. The drainage pipes are to be installed in the base of the planter with the base of the planter must be towards it.

Plant Boxes - Plant maintenance
All plant material is to be maintained to best horticultural practices. The following minimum maintenance procedures for all plants within plant boxes are to be carried out on an ongoing basis to ensure the long term success of all plant material.

Watering - Regular, light watering is to be applied to planter boxes via the automated drip irrigation system to maintain uptake of available water by plant material and to prevent over saturation.

Fertilising - Slow release fertiliser is to be applied at minimum 3 monthly applications to provide consistent nutrient supply to plant material.

General maintenance - All general maintenance tasks outlined within Plant Establishment Period such as spraying, composting, weeding, mulching, pruning etc. is to be carried out on an ongoing basis to ensure the long term success of all plant material.

Soil Mix - Supply and spread evenly a soil mix comprising of 50% washed sand, 40% Hydrocoat fines, and 10% composted organic matter. Compact lightly and evenly to 100mm base. Avoid chemical substances and excess compaction and produce a finished surface that is graded evenly and ready for planting. Allow for 50mm layer of specified mulch to top of each area a finished level 500mm below the planter rim. Only irrigation is specified to be installed beneath the mulch layer.

Mulch control
Removal and disposal of environmental weeds off site prior to subgrade preparation, topsoiling and planting works.

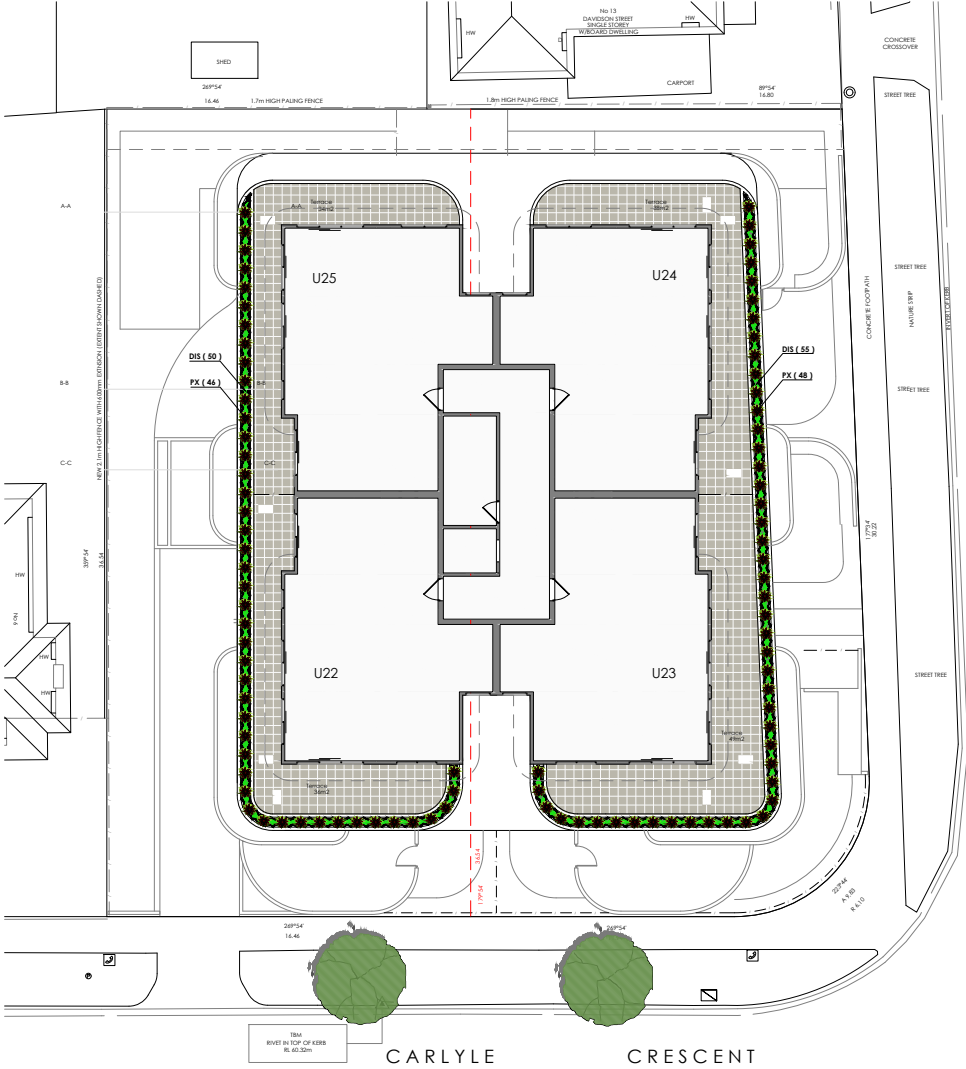
Mulch
The specified mulch for all garden beds and planter boxes is to be an aged organic material with 80 - 85 percent of its volume being wood chip particles in a size range of 25 - 50 mm maximum. Mulch is to be spread at a conventional depth of 75mm.

Irrigation
An approved drip irrigation system is to be supplied to all planter boxes & garden beds. It is the responsibility of the contractor to ensure that irrigation meets manufacturer specifications. The system is to be connected to mains supply and include a rain shut off device.

Plant Schedule

CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W
GROUND COVERS & LOW SHRUBS					
DIS	<i>Diarrhoea argentea 'Silver Falls'</i>	Silver Falls	105	14cm pot	7m x 3m
PALMS & CYCADS					
PX	<i>Pholidotus canaliculatus</i>	Kararo	54	30cm pot	75m x 1m

Landscaping Plan (Sheet 2 of 2)



THIRD FLOOR

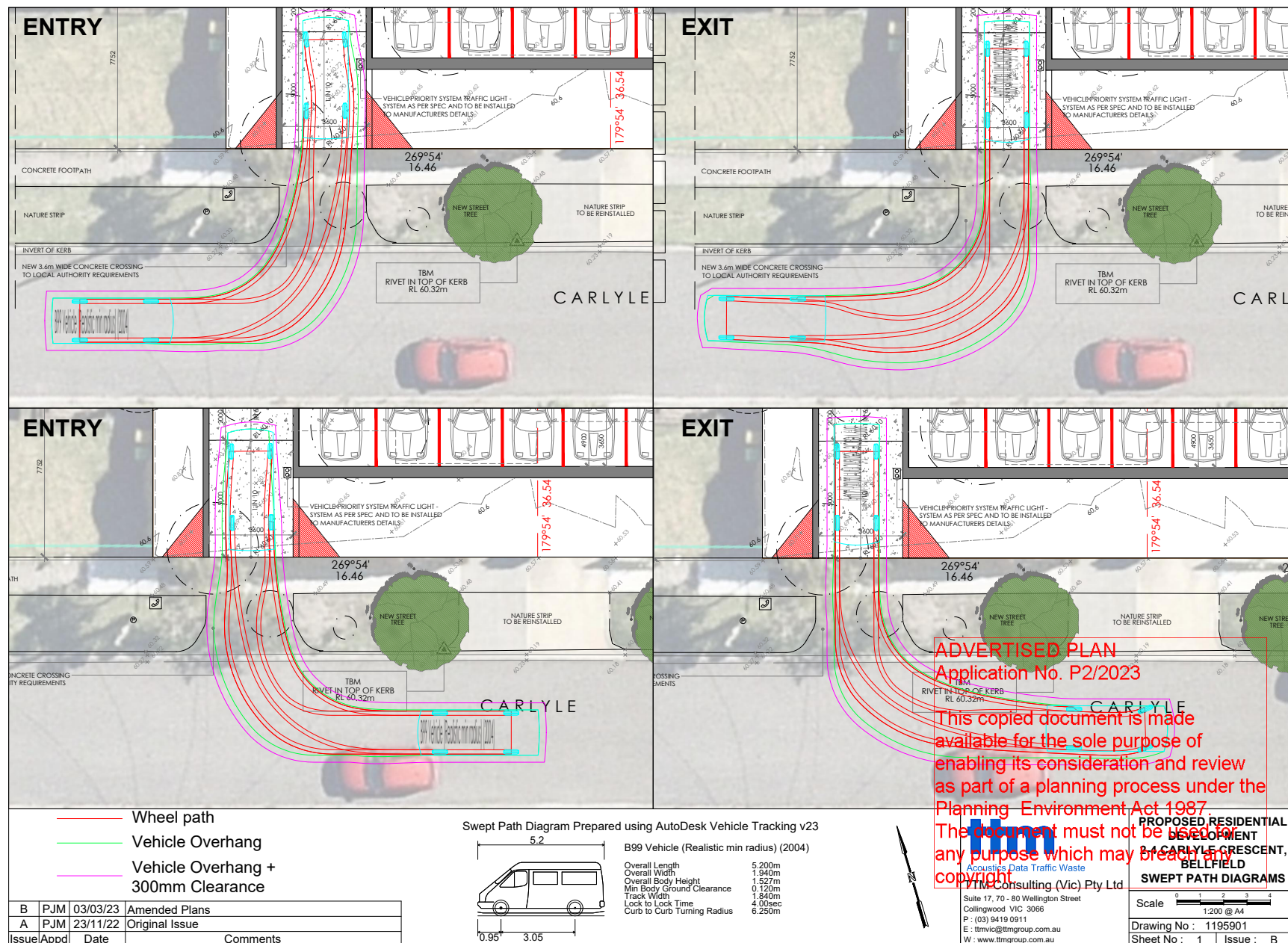
PROJECT: PROPOSED MULTISTORY DEVELOPMENT
ADDRESS: 2 & CARLYLE STREET BELLEFIELD
DATE: 09/01/2023
SHEET: 002
DESIGNED BY: AL
N/A/MA Landscape Arch, UEL/UK, DRAWN BY: REV B

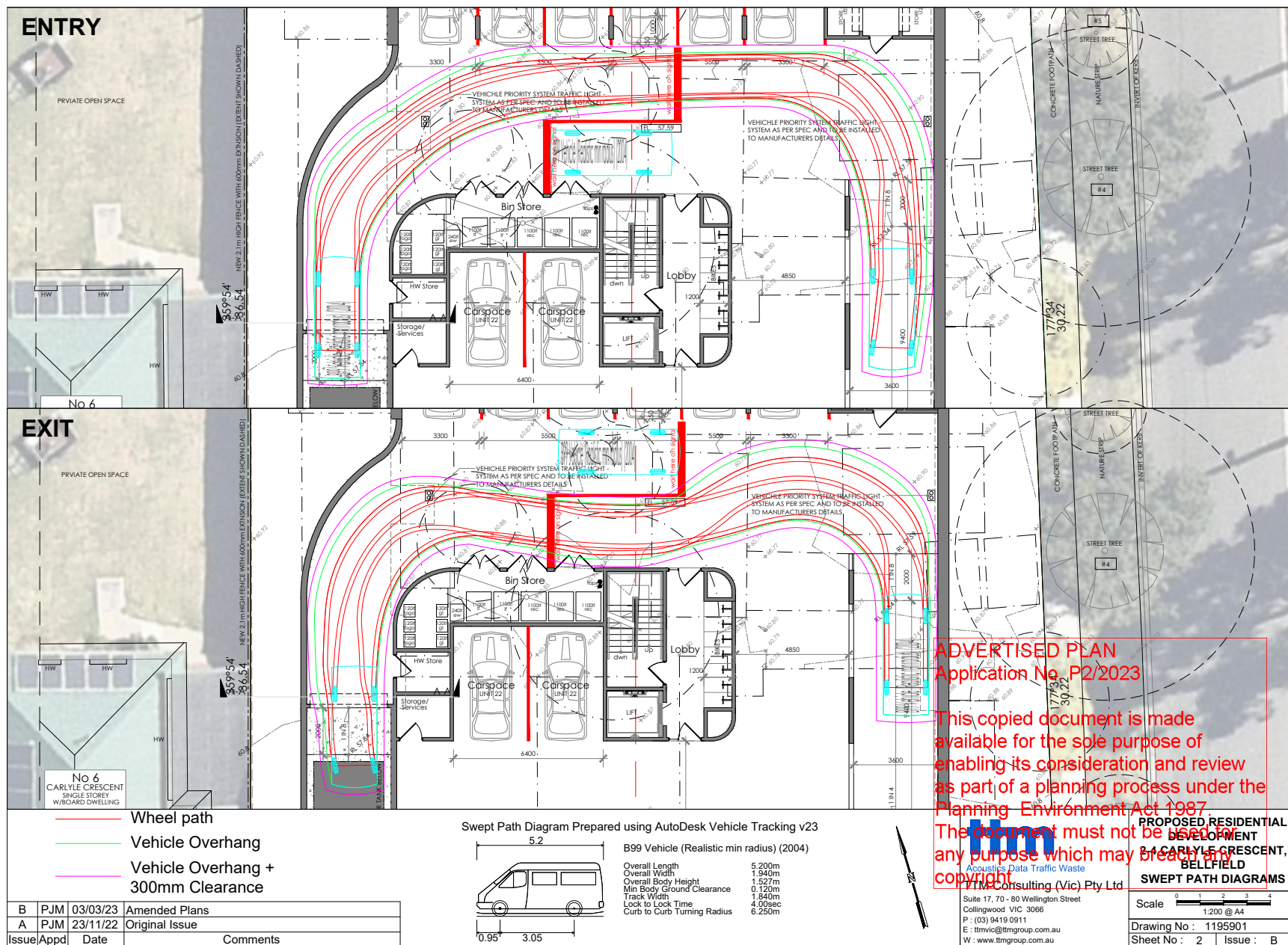
Keystone Alliance Pty Ltd
277 Penty Road Preston VIC 3072
T: 011 9478 8991 M

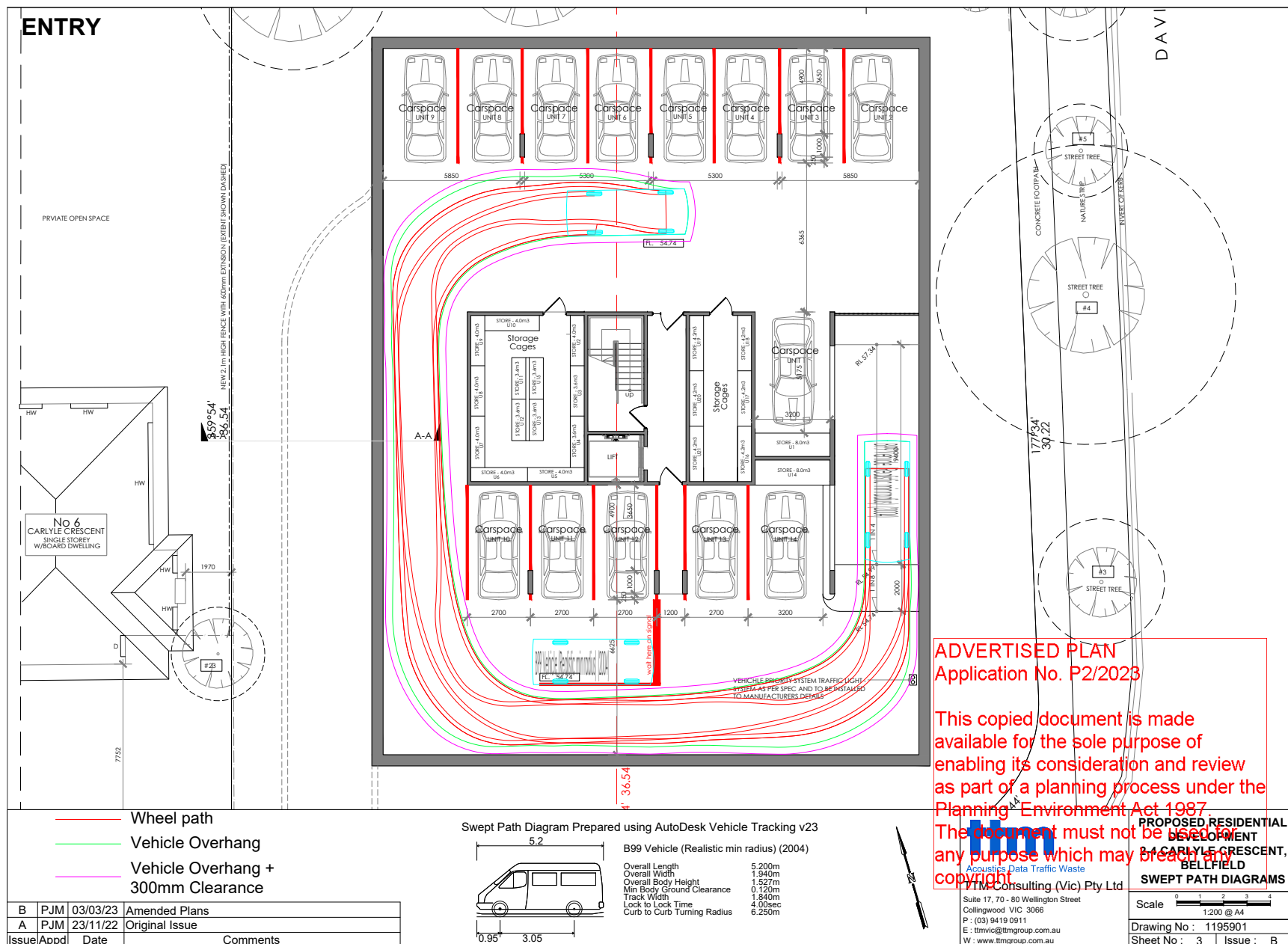
E: enquiries@keystonealliance.com.au
W: www.keystonealliance.com.au

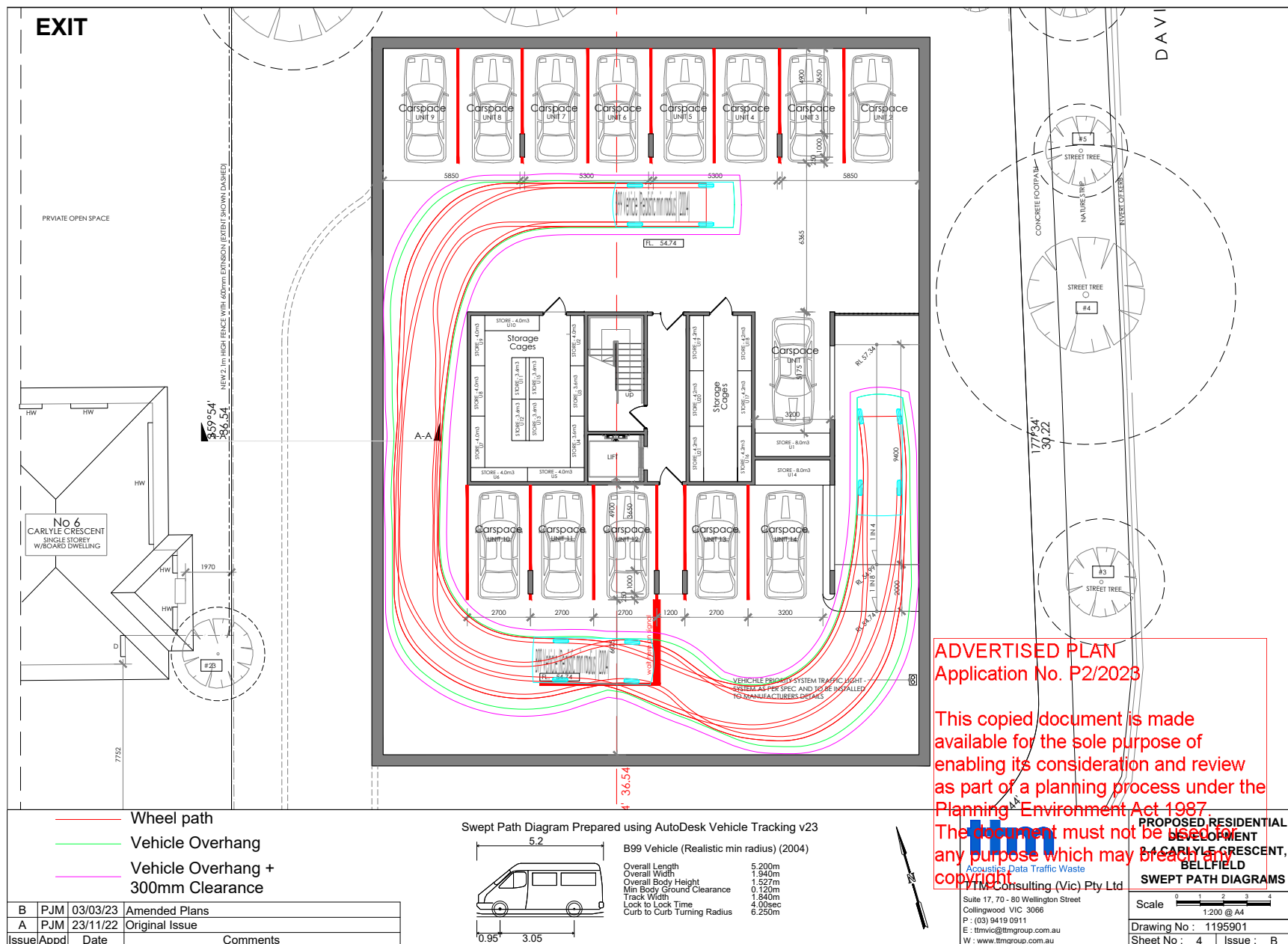
ADVERTISED PLAN
Application No: P2/2023

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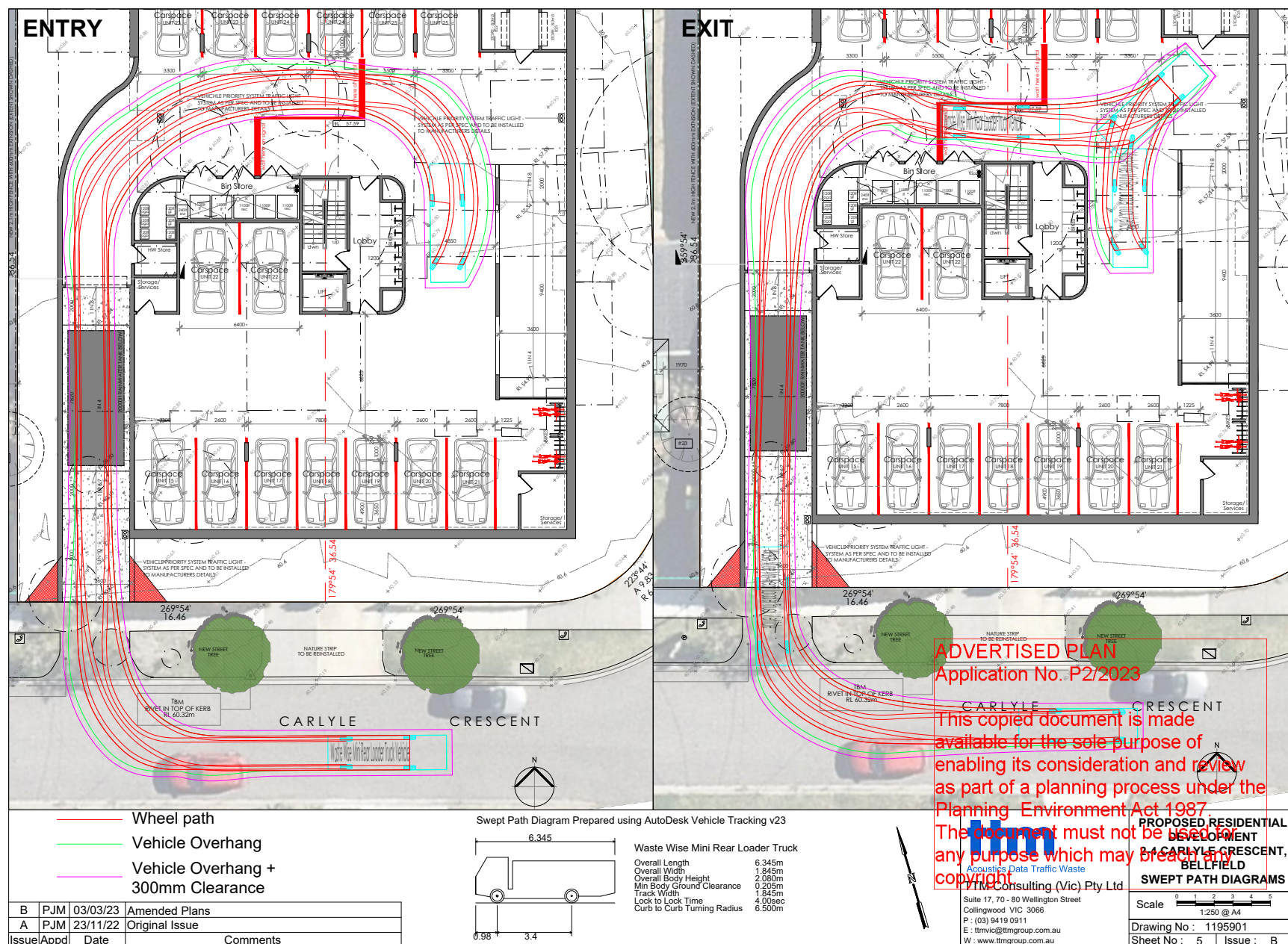


Appendix B: Swept Path Diagrams (Rear Loader)

ADVERTISED PLAN

Application No. P2/2023

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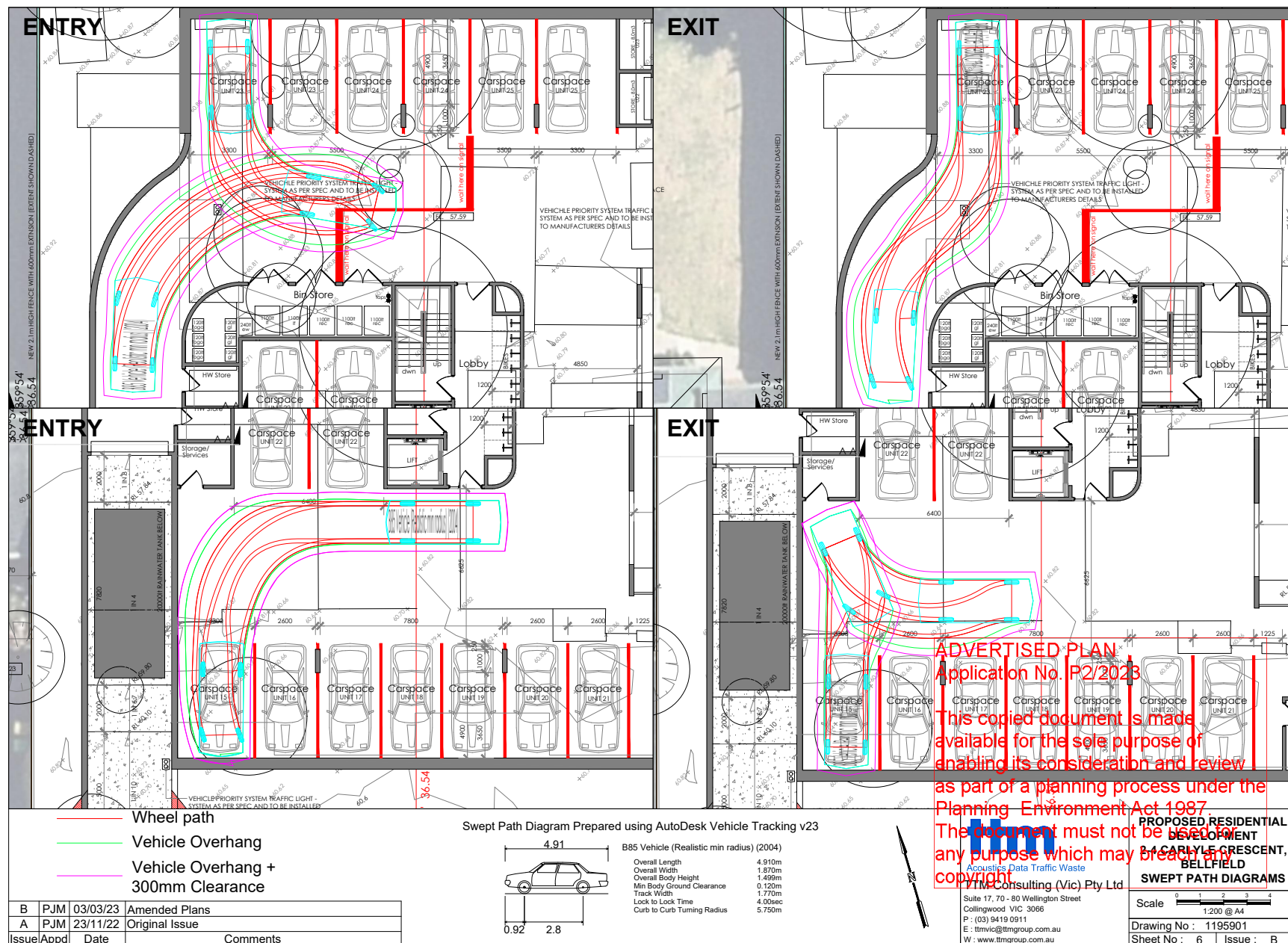


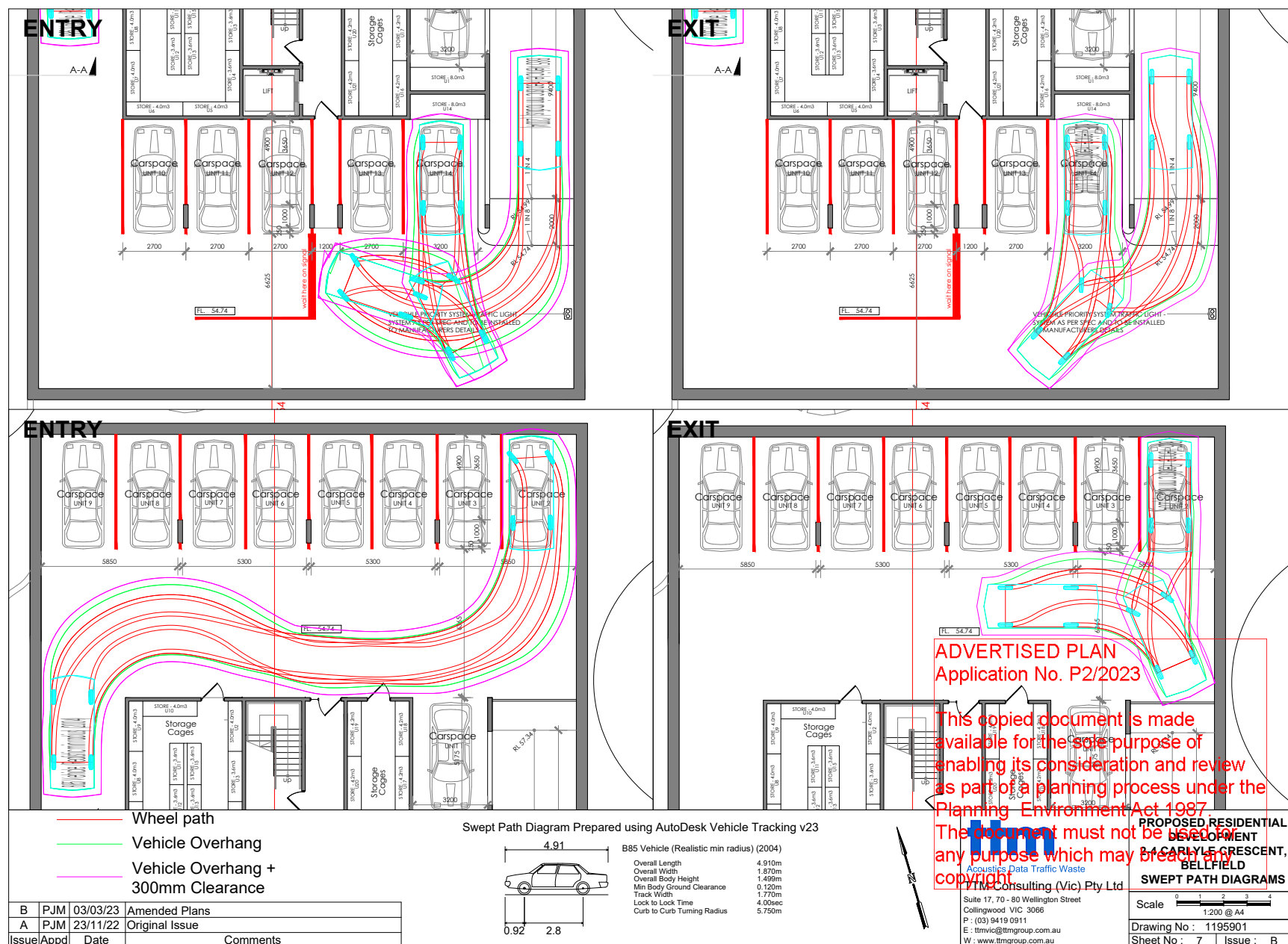
Appendix C: Swept Path Diagrams (B85 Vehicle)

ADVERTISED PLAN

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GENERAL NOTES

THE SITE IS IDEALLY SUITED TO MEDIUM DENSITY HOUSING AS IT IS ON A LARGE BLOCK AND CLOSE TO SHOPPING CENTRES, RECREATIONAL FACILITIES, SCHOOLS & CHILD CARE CENTRES.

PUBLIC TRANSPORT CONSISTS OF BOTH TRAINS AND BUSES.

THE SITE IS LOCATED IN AN AREA OF ESTABLISHED DWELLINGS OF INTER WAR AND 70'S STYLE. HOUSE FORMS ARE SIMPLE WITH A VARIETY OF MATERIAL AND ROOF TYPES.

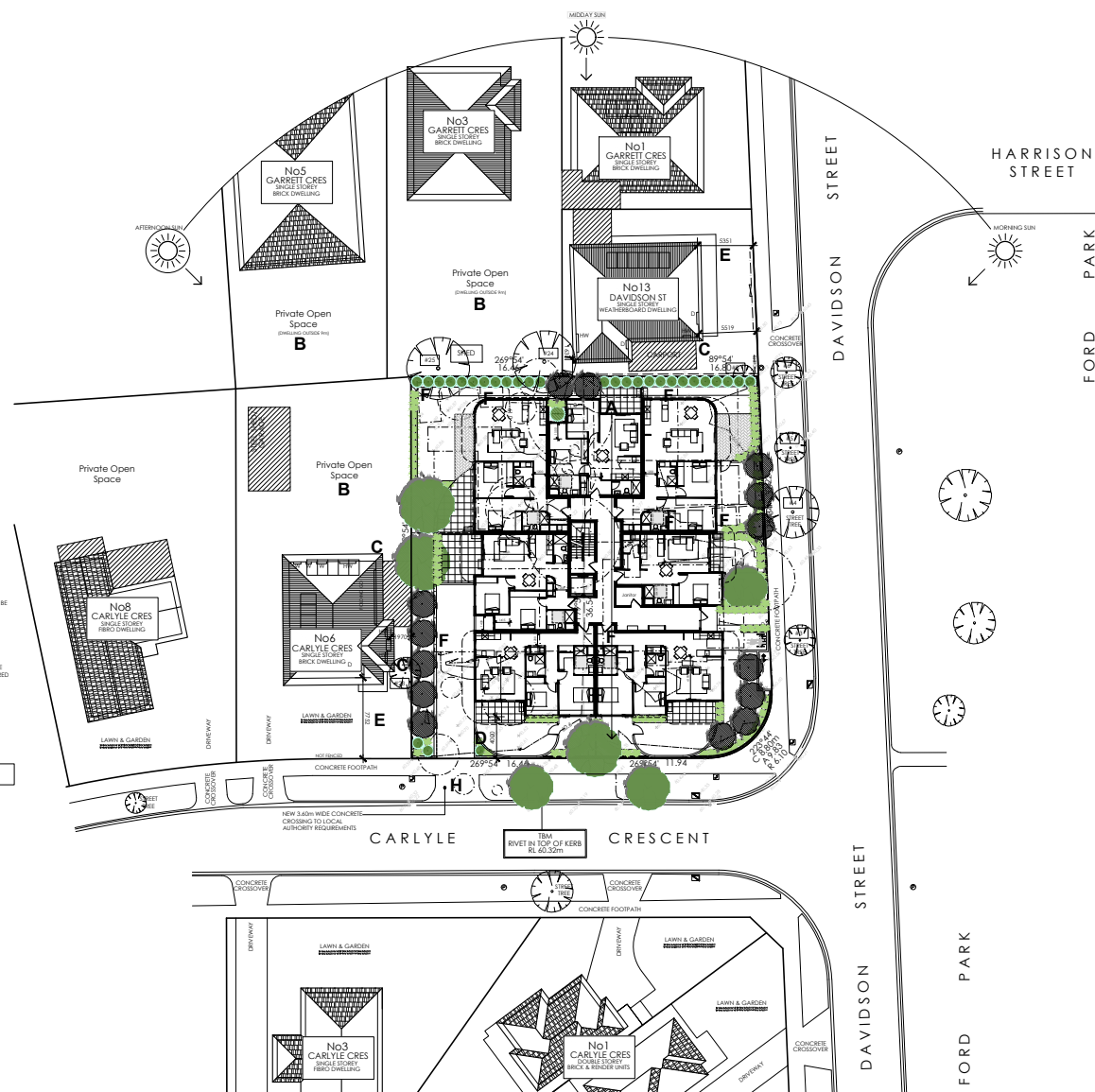
THE PROPOSED DEVELOPMENT CONSISTS OF A TWENTY THREE (23) DWELLINGS WHICH WILL OFFER THE NEIGHBOURHOOD AN ALTERNATIVE FORM OF ACCOMMODATION AND ENHANCING THE NEIGHBOURHOOD CHARACTER AS THE DEVELOPMENT AIMS TO MAKE A POSITIVE CONTRIBUTION TO THE STREETScape WITH ARTICULATED VARIATIONS IN PLAN, ELEVATION AND MATERIAL SELECTION.

SITE CHARACTERISTICS

- A** - SITE HAS A FALL OF APPROX 300mm FROM THE NORTH TO SOUTHERN BOUNDARY
- B** - ADJACENT OPEN SPACE TO BE PROTECTED FROM OVERLOOKING
- C** - ADJACENT BUILDINGS PRESENT LIMITED PRIVACY & OVERLOOKING PROBLEM - PROPOSED NEW WINDOWS ARE TO BE PLACED AWAY FROM EXISTING HABITABLE WINDOWS
- D** - FRONT SETBACK AS PER DESIGN & DEVELOPMENT OVERLAY GUIDELINES
- E** - ADJOINING PROPERTY FRONT SETBACK
- F** - EXISTING DWELLING AND GARAGES ON SITE TO BE DEMOLISHED AND SITE CLEARED
- G** - ACCESS TO CAR PARKING VIA THE EXISTING CONCRETE CROSSING
- H** - ACCESS TO BASEMENT CAR PARKING VIA THE NEW 3.0m WIDE CONCRETE CROSSING

LEGEND

- | | |
|--|----------------------------------------------------------------------------------------------------|
| | GRATED PIT |
| | DRAINAGE PIT |
| | SEWERAGE PIT |
| | SEWER VENT/ UTILITY |
| | HWV HABITABLE WINDOW |
| | W NON HABITABLE WINDOW |
| | 150 mm Ø STORMWATER DRAINAGE PIPE |
| | DEPTH (DIMENSION COLUMN BRACK) POSITION ON SITE PRIOR TO CONSTRUCTION |
| | SCOUR EAST WATER ASSET |
| | TO USE FOR LANE AND VEHICLE ENTRY ON ADJACENT EXISTING DWELLING AND OLD BUILDINGS TO BE DEMOLISHED |
| | EXISTING TREE TO BE REMOVED |
| | #5 NUMBERED TREES AS SETOUT IN THE ARBORICULTURAL REPORT PREPARED BY TREESPAC |
| | ○ TREE PROTECTION ZONE |
| | ○ STRUCTURAL ROOT ZONE |
- ALL LEVELS TO AHD



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Rev Date Comment

Rev Date Comment

Rev Date Comment

D 0723 COUNCIL MEETING

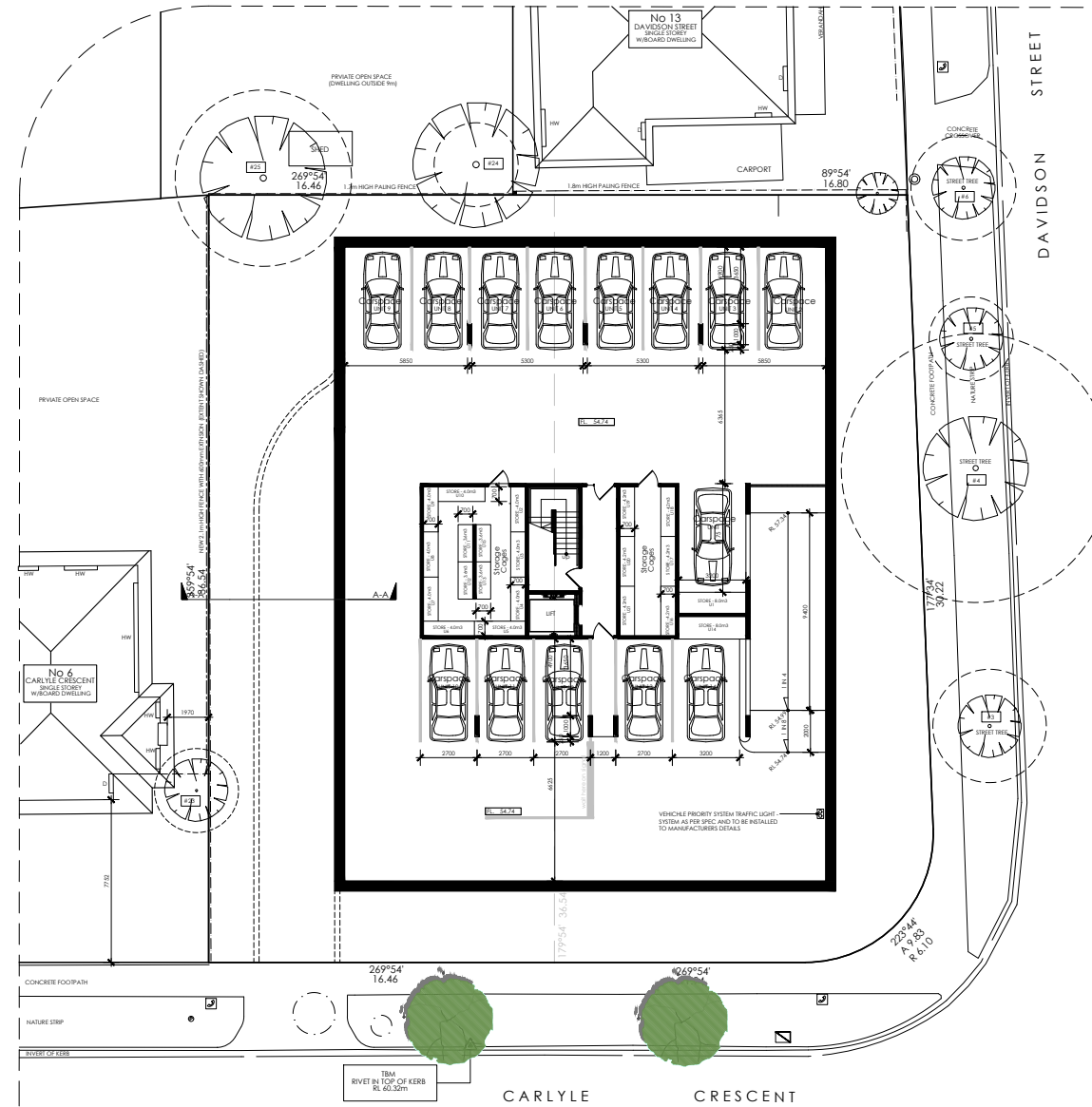


TP02 D
DESIGN RESPONSE

Scale: 1:500
Drawn: DM
Check: 10/23
Date: 10/23

MULTI UNIT DEVELOPMENT
2 & 4 CARLYLE CRESCENT
BELLFIELD
10/23
00595

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Rev	Date	Comment	Rev	Date	Comment
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Rev	Date	Comment
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Rev	Date	Comment
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Rev	Date	Comments
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C 6523 ADVERTIS

TP03
SUB BASEMENT

Scale.	Drawn.	Check.	Date.
1:100	CM	-	11/20

MULTI UNIT DEVELOPMENT
2 & 4 CARLYLE CRESCENT
BELLFEILD

Job No.
00595

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The site plan for Carlyle Crescent shows a large building complex with a central courtyard. The building is divided into several sections, including a 'Bin Store', 'Lobby', and 'Storage/Service' area. The parking lot is located around the building and contains 18 vehicles. The plan includes various landscaping features such as trees, shrubs, and a 'NATURE STRIP TO BE REINSTALLED'. The site is bounded by Davidon Street to the north and east, and a 'NEW STREET' to the south. The plan also shows a 'PRIVATE OPEN SPACE' to the west and a 'CONCRETE FOOTPATH' along the south boundary. The site is labeled 'No 6 CARLYLE CRESCENT SINGLE STORY WILSON DWELLING' and 'No 13 DAVIDSON STREET SINGLE STORY WILSON DWELLING'. The plan includes dimensions and bearings for various boundaries and features.

CLAUSE 55.07-10 - STORAGE OBJECTIVE		
UNIT 1:- BEDROOM - 1.10m x 2.00m - 0.50m ³ 2.10m x 2.00m - 3.00m ³	UNIT 2 & 3:- BEDROOM - 1.40m x 2.00m - 0.50m ³ 1.80m x 2.00m - 2.70m ³	UNIT 4:- BEDROOM - 1.71m x 2.00m - 0.48m ³
KITCHEN - 0.40m x 2.00m - 0.80m ³ 2.00m x 2.00m - 1.50m ³ 1.80m x 2.00m - 0.80m ³	KITCHEN - 0.40m x 2.00m - 0.80m ³ 2.00m x 2.00m - 1.50m ³ 2.10m x 2.00m - 0.67m ³	KITCHEN - 0.40m x 2.00m - 0.80m ³ 2.00m x 2.00m - 1.50m ³ 2.10m x 2.00m - 0.67m ³
LINEN - -	LAUNDRY - 0.75m x 2.00m - 0.22m ³	LAUNDRY - 0.40m x 2.00m - 0.31m ³
BATHROOM - -	BATHROOM - 0.75m x 2.00m - 0.22m ³	BATHROOM - 0.75m x 2.00m - 0.22m ³
ENSUITE - 0.75m x 2.00m - 0.22m ³	ENSUITE - 0.75m x 2.00m - 0.22m ³	ENSUITE - 0.40m x 2.00m - 0.31m ³
LAUNDRY - 0.40m x 2.00m - 0.31m ³	LAUNDRY - 0.40m x 2.00m - 0.31m ³	LAUNDRY - 0.40m x 2.00m - 0.31m ³
TOTAL INTERNAL STORAGE - 11.18m ³ BASEMENT STORAGE - 4.00m ³	TOTAL INTERNAL STORAGE - 13.68m ³ BASEMENT STORAGE - 4.00m ³	TOTAL INTERNAL STORAGE - 13.68m ³ BASEMENT STORAGE - 4.00m ³
OVERALL - 19.18m³	OVERALL - 17.68m³	OVERALL - 13.68m³
UNIT 5 & 7:- BEDROOM - 1.40m x 2.00m - 0.50m ³ 1.80m x 2.00m - 2.70m ³	UNIT 6:- BEDROOM - 1.40m x 2.00m - 0.50m ³ 1.80m x 2.00m - 2.70m ³	
KITCHEN - 0.40m x 2.00m - 0.80m ³ 2.00m x 2.00m - 1.50m ³ 1.80m x 2.00m - 0.80m ³	KITCHEN - 0.40m x 2.00m - 0.80m ³ 2.00m x 2.00m - 1.50m ³ 2.10m x 2.00m - 0.67m ³	
LINEN - -	LAUNDRY - 0.75m x 2.00m - 0.22m ³	
BATHROOM - 0.75m x 2.00m - 0.22m ³	BATHROOM - 0.75m x 2.00m - 0.22m ³	
ENSUITE - 0.75m x 2.00m - 0.22m ³	ENSUITE - 0.75m x 2.00m - 0.22m ³	
LAUNDRY - 0.40m x 2.00m - 0.31m ³	LAUNDRY - 0.40m x 2.00m - 0.31m ³	
TOTAL INTERNAL STORAGE - 14.50m ³ BASEMENT STORAGE - 4.00m ³	TOTAL INTERNAL STORAGE - 18.80m ³ BASEMENT STORAGE - 4.00m ³	
OVERALL - 18.50m³	OVERALL - 18.80m³	

THE PROPOSED DEVELOPMENT IS COMPLIANT WITH CLAUSE 55.07 - APARTMENT DEVELOPMENTS

THE MINIMUM WINDOW OPENING REQUIRED TO MEET THE CALCULATED TO MEET 2% OR 1 M² OPENING REQUIREMENT.

DOUBLE GLAZED WINDOWS HAVE BEEN NOMINATED TO ALL LIVING AREAS AND BEDROOMS TO ASSIST WITH THE THERMAL COMFORT.

DUAL BINS IN KITCHEN JOINERY TO BE PROVIDED

ALL SANITARY FLUSHING TO OPERATE USING RAINWATER TANKS.

MAIL BOXES LOCATED IN ACCORDANCE WITH AUSTRALIA POST GUIDELINES:

ALL DWELLINGS ARE COMPLIANT WITH BATHOUSES LIVEABILITY HOUSING GUIDELINES THE FOLLOWING HAS BEEN INCORPORATED

ACCESS TO THE DWELLING

- A CONTINUOUS ACCESSIBLE PATH OF TRAVEL FROM THE STREET TO THE DWELLING ENTRANCE.
- A CONTINUOUS ACCESSIBLE PATH OF TRAVEL FROM CAR PARKING AREAS TO THE MAIN ENTRANCE OF ANOTHER DWELLING ENTRY.
- THE PATH OF TRAVEL MUST BE MINIMUM 1000mm WIDE AND AT A MAXIMUM GRADIENT OF 1:14 AND WITH A CROSSFALL NO GREATER THAN 1:40.

ENTRANCE

- AT LEAST ONE LEVEL (STEP FREE) ENTRANCE INTO THE DWELLING THAT PROVIDES:
- DIRECT ACCESS FROM THE ACCESSIBLE PATH OF TRAVEL DESCRIBED ABOVE.
- A LEVEL LANDING AREA OF 1200mm x 1200mm EXCLUSIVE OF THE SWING OF THE DOOR.
- A MINIMUM DOORWAY WIDTH OF 800mm.
- THE HEIGHT DIFFERENCE BETWEEN ADJACENT SURFACES MUST BE NO GREATER THAN 30mm.

CORRIDORS

- THE WIDTH OF INTERNAL CORRIDORS MUST BE A MINIMUM OF 1000mm.

DOORWAYS

- THE WIDTH OF DOORWAYS MUST BE A MINIMUM WIDTH OF 800mm.

TOILET

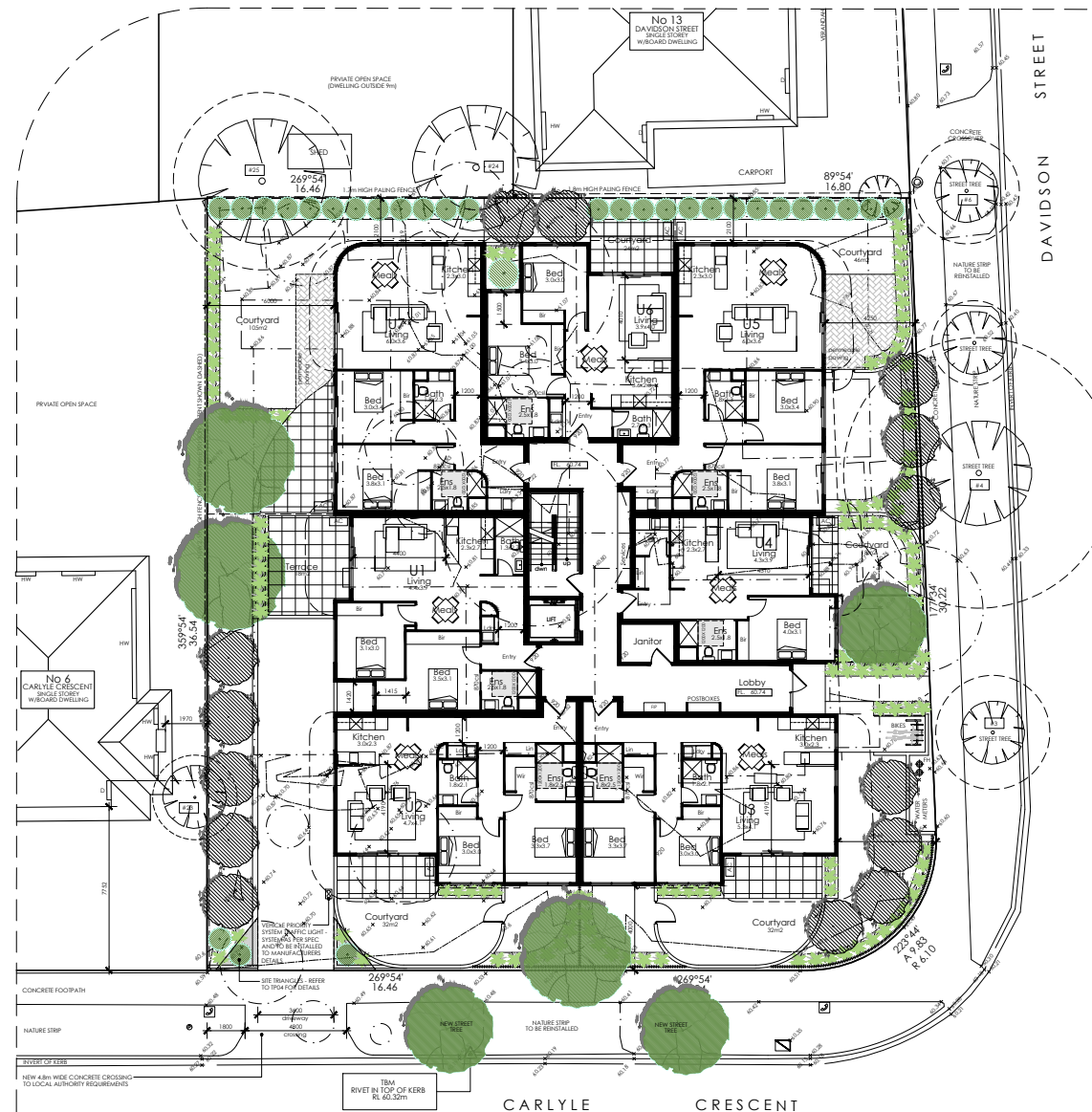
- A TOILET ON GROUND FLOOR THAT PROVIDES:
- A CLEAR WIDTH OF 900mm AND A SPACE OF 1200mm (LENGTH) FROM THE PAN (EXCLUSIVE OF THE SWING OF THE DOOR) IF TOILET IS LOCATED IN A SEPARATE ROOM.
- REINFORCED WALLS TO ALLOW FOR FUTURE INSTALLATION OF GRAB RAILS.

BATHROOM AND SHOWER

- ACCESS TO A SHOWER ON THE GROUND FLOOR THAT PROVIDES:
- A STEP FREE SHOWER AREA OF AT LEAST 900mm x 900mm IN WIDTH AND LENGTH.
- A CLEAR SPACE IN FRONT OF THE SHOWER THAT IS 1200mm x 1200mm IN WIDTH AND LENGTH.
- REINFORCED WALLS TO ALLOW FOR FUTURE INSTALLATION OF GRAB RAILS.

BEDROOM

- A ROOM ON THE GROUND FLOOR THAT COULD BE USED AS A BEDROOM THAT IS AT LEAST 10M².



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Rev Date Comment

Rev Date Comment

Rev Date Comment

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D 0723 COUNCIL MEETING



TP05 D
GROUND FLOOR

Scale: 1:100
Drawn: DM
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Date: 10/11/2022

MULTI UNIT DEVELOPMENT
2 & 4 CARLYLE CRESCENT
BELLFIELD
10/11/2022
00595

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CLAUSE 55.07-10: STORAGE OBJECTIVE			
UNIT 8:- BEDROOM - 1.50x0.60x2.40 - 0.54m³ 2.10x0.60x2.40 - 3.02m³	UNIT 9 & 10:- BEDROOM - 1.40x1.40x2.40 - 0.52m³ 1.80x0.60x2.40 - 2.79m³	UNIT 11:- BEDROOM - 3.00x0.60x2.40 - 0.58m³ 2.10x0.60x2.40 - 3.02m³	
KITCHEN - 0.40x0.60x2.40 - 0.49m³ 2.00x0.60x2.40 - 1.35m³ 1.80x0.60x2.40 - 0.58m³	KITCHEN - 0.40x0.60x2.40 - 0.49m³ 2.00x0.60x2.40 - 1.35m³ 2.10x0.60x2.40 - 0.47m³	KITCHEN - 0.40x0.60x2.40 - 0.49m³ 2.00x0.60x2.40 - 1.35m³ 1.80x0.60x2.40 - 0.58m³	
LAUNDRY - 0.40x0.60x2.40 - 0.49m³	LAUNDRY - 0.40x0.60x2.40 - 0.49m³	LAUNDRY - 0.40x0.60x2.40 - 0.49m³	
BATHROOM - 0.75x0.50x2.40 - 0.23m³	BATHROOM - 0.75x0.50x2.40 - 0.23m³	BATHROOM - 0.75x0.50x2.40 - 0.23m³	
ENSUITE - 0.75x0.50x2.40 - 0.23m³	ENSUITE - 0.75x0.50x2.40 - 0.23m³	ENSUITE - 0.75x0.50x2.40 - 0.23m³	
TOTAL INTERNAL STORAGE - 11.18m³ BASEMENT STORAGE - 4.00m³	TOTAL INTERNAL STORAGE - 13.68m³ BASEMENT STORAGE - 3.40m³	TOTAL INTERNAL STORAGE - 11.18m³ BASEMENT STORAGE - 3.40m³	
OVERALL - 15.18m³	OVERALL - 17.08m³	OVERALL - 14.58m³	
UNIT 12:- BEDROOM - 1.40x0.60x2.40 - 0.54m³ 1.80x0.60x2.40 - 2.71m³	UNIT 13:- BEDROOM - 2.00x0.60x2.40 - 4.03m³ 1.80x0.60x2.40 - 2.16m³	UNIT 14:- BEDROOM - 2.00x0.60x2.40 - 5.18m³ 1.80x0.60x2.40 - 2.71m³	
KITCHEN - 0.40x0.60x2.40 - 0.49m³ 2.00x0.60x2.40 - 1.35m³ 2.10x0.60x2.40 - 0.47m³	KITCHEN - 0.40x0.60x2.40 - 0.49m³ 2.00x0.60x2.40 - 1.35m³ 2.10x0.60x2.40 - 0.47m³	KITCHEN - 0.40x0.60x2.40 - 0.49m³ 2.00x0.60x2.40 - 1.35m³ 2.10x0.60x2.40 - 0.47m³	
LAUNDRY - 0.40x0.60x2.40 - 0.49m³	LAUNDRY - 0.40x0.60x2.40 - 0.49m³	LAUNDRY - 0.40x0.60x2.40 - 0.49m³	
BATHROOM - 0.75x0.50x2.40 - 0.23m³	BATHROOM - 0.75x0.50x2.40 - 0.23m³	BATHROOM - 0.75x0.50x2.40 - 0.23m³	
ENSUITE - 0.75x0.50x2.40 - 0.23m³	ENSUITE - 0.75x0.50x2.40 - 0.23m³	ENSUITE - 0.75x0.50x2.40 - 0.23m³	
TOTAL INTERNAL STORAGE - 14.53m³ BASEMENT STORAGE - 3.40m³	TOTAL INTERNAL STORAGE - 11.89m³ BASEMENT STORAGE - 3.40m³	TOTAL INTERNAL STORAGE - 14.53m³ BASEMENT STORAGE - 3.40m³	
OVERALL - 18.12m³	OVERALL - 15.49m³	OVERALL - 22.33m³	

THE PROPOSED DEVELOPMENT IS COMPLIANT WITH CLAUSE 55.07 - APARTMENT DEVELOPMENTS

THE MINIMUM WINDOW OPENING REQUIRED TO MEET THE CALCULATED TO MEET 2% OR 1 M² OPENING REQUIREMENT.

DOUBLE GLAZED WINDOWS HAVE BEEN NOMINATED TO ALL LIVING AREAS AND BEDROOMS TO ASSIST WITH THE THERMAL COMFORT.

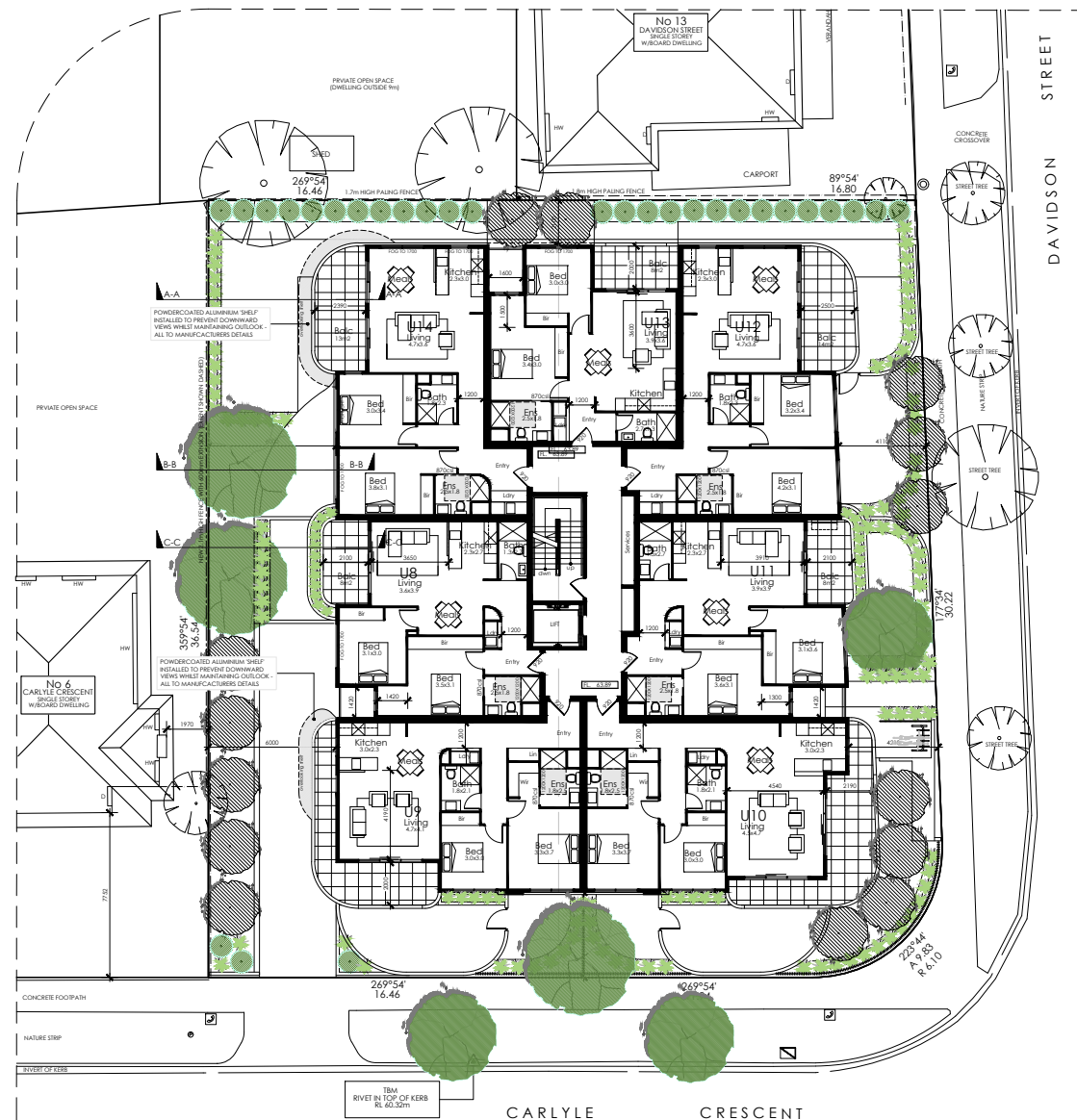
DUAL BINS IN KITCHEN JOINERY TO BE PROVIDED

ALL SANITARY FLUSHING TO OPERATE USING RAINWATER TANKS.

MAIL BOXES LOCATED IN ACCORDANCE WITH AUSTRALIA POST GUIDELINES:

ALL DWELLINGS ARE COMPLIANT WITH BATHUNITES LIVABILITY HOUSING GUIDELINES THE FOLLOWING HAS BEEN INCORPORATED

- ACCESS TO THE DWELLING**
- A CONTINUOUS ACCESSIBLE PATH OF TRAVEL FROM THE STREET TO THE DWELLING ENTRANCE.
 - A CONTINUOUS ACCESSIBLE PATH OF TRAVEL FROM CAR PARKING AREAS TO THE MAIN ENTRANCE OF ANOTHER DWELLING ENTRY.
 - THE PATH OF TRAVEL MUST BE MINIMUM 1000MM WIDE AND AT A MAXIMUM GRADIENT OF 1:14 AND WITH A CROSSFALL NO GREATER THAN 1:40.
- ENTRANCE**
- AT LEAST ONE LEVEL STEP FREE ENTRANCE INTO THE DWELLING THAT PROVIDES:
 - DIRECT ACCESS FROM THE ACCESSIBLE PATH OF TRAVEL DESCRIBED ABOVE.
 - A LEVEL LANDING AREA OF 1200MM X 1200MM EXCLUSIVE OF THE SWING OF THE DOOR.
 - A MINIMUM DOORWAY WIDTH OF 800MM.
 - THE HEIGHT DIFFERENCE BETWEEN ADJACENT SURFACES MUST BE NO GREATER THAN 30MM.
- CORRIDORS**
- THE WIDTH OF INTERNAL CORRIDORS MUST BE A MINIMUM OF 1000MM.
- DOORWAYS**
- THE WIDTH OF DOORWAYS MUST BE A MINIMUM WIDTH OF 800MM.
- TOILET**
- A TOILET ON GROUND FLOOR THAT PROVIDES:
 - A CLEAR WIDTH OF 700MM AND A SPACE OF 1200MM (LENGTH) FORWARD OF THE PAN (EXCLUSIVE OF THE SWING OF THE DOOR) IF TOILET IS LOCATED IN A SEPARATE ROOM.
 - REINFORCED WALLS TO ALLOW FOR FUTURE INSTALLATION OF GRAB BARS.
- BATHROOM AND SHOWER**
- ACCESS TO A SHOWER ON THE GROUND FLOOR THAT PROVIDES:
 - A CLEAR SPACE IN FRONT OF THE SHOWER THAT IS 1200MM X 1200MM IN WIDTH AND LENGTH.
 - A CLEAR SPACE IN FRONT OF THE SHOWER THAT IS 1200MM X 1200MM IN WIDTH AND LENGTH.
 - REINFORCED WALLS TO ALLOW FOR FUTURE INSTALLATION OF GRAB BARS.
 - NOTE: IF THE TOILET AND SHOWER AREA IS LOCATED IN THE SAME ROOM THE MINIMUM WIDTH SHOULD BE 1400MM FOR BOTH THE SHOWER AND THE TOILET.
- BEDROOM**
- A ROOM ON THE GROUND FLOOR THAT COULD BE USED AS A BEDROOM THAT IS AT LEAST 10M.



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D 0723 COUNCIL MEETING



TP06
FIRST FLOOR

D

Scale: 1:100
Drawn: DM
Check: DM
Date: 10/12

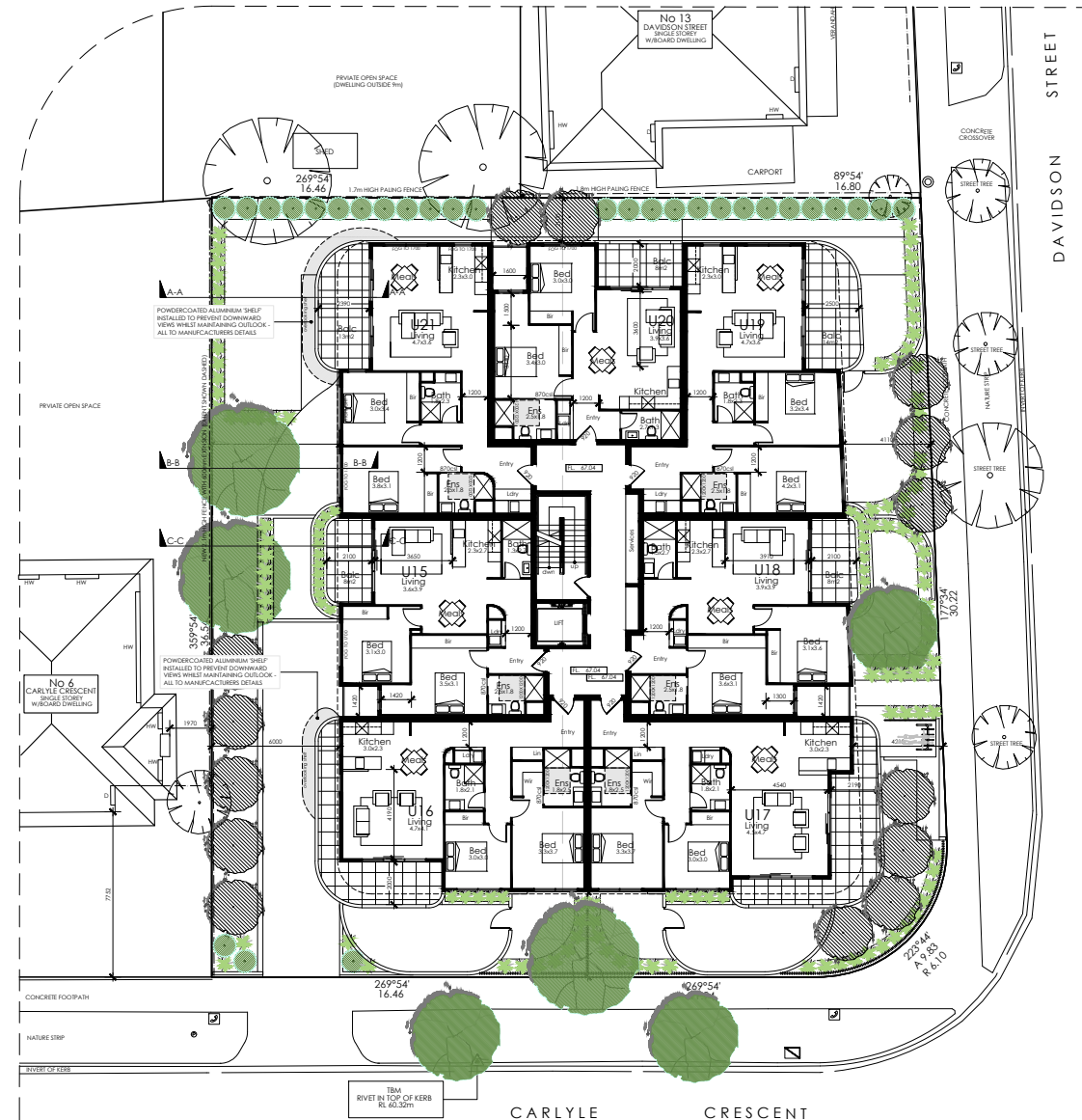
MULTI UNIT DEVELOPMENT
2 & 4 CARLYLE CRESCENT
BELLFIELD
VIC 3085
00595

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CLAUSE 55.07-10 - STORAGE OBJECTIVE		
UNIT 16:- BEDROOM - 1.30m.0.60m.4.0 - 0.50m3 2.10m.0.60m.4.0 - 3.00m3	UNIT 18:- BEDROOM - 1.40m.0.60m.4.0 - 0.50m3 1.80m.0.60m.4.0 - 3.00m3	UNIT 19:- BEDROOM - 1.40m.0.60m.4.0 - 0.50m3 2.10m.0.60m.4.0 - 3.00m3
KITCHEN - 0.40m.0.60m.4.0 - 0.50m3 2.30m.0.60m.4.0 - 1.50m3 1.80m.0.60m.4.0 - 0.50m3	KITCHEN - 0.40m.0.60m.4.0 - 0.50m3 2.30m.0.60m.4.0 - 1.50m3 1.80m.0.60m.4.0 - 0.50m3	KITCHEN - 0.40m.0.60m.4.0 - 0.50m3 2.30m.0.60m.4.0 - 1.50m3 1.80m.0.60m.4.0 - 0.50m3
LAUNDRY - 1.40m.0.60m.4.0 - 2.00m3	LAUNDRY - 1.40m.0.60m.4.0 - 2.00m3	LAUNDRY - 1.40m.0.60m.4.0 - 2.00m3
BATHROOM - 0.70m.0.50m.4.0 - 0.20m3	BATHROOM - 0.70m.0.50m.4.0 - 0.20m3	BATHROOM - 0.70m.0.50m.4.0 - 0.20m3
ENTRANCE - 0.40m.0.60m.4.0 - 0.30m3	ENTRANCE - 0.40m.0.60m.4.0 - 0.30m3	ENTRANCE - 0.40m.0.60m.4.0 - 0.30m3
TOTAL INTERNAL STORAGE - 11.18m3 BASEMENT STORAGE - 3.60m3	TOTAL INTERNAL STORAGE - 13.68m3 BASEMENT STORAGE - 4.20m3	TOTAL INTERNAL STORAGE - 11.18m3 BASEMENT STORAGE - 4.20m3
OVERALL - 14.78m3	OVERALL - 17.88m3	OVERALL - 15.38m3

UNIT 19 & 21:- BEDROOM - 1.40m.0.60m.4.0 - 0.50m3 1.80m.0.60m.4.0 - 2.70m3	UNIT 20:- BEDROOM - 1.40m.0.60m.4.0 - 0.50m3 1.80m.0.60m.4.0 - 2.70m3
KITCHEN - 0.40m.0.60m.4.0 - 0.50m3 2.30m.0.60m.4.0 - 1.50m3 1.80m.0.60m.4.0 - 0.50m3	KITCHEN - 0.40m.0.60m.4.0 - 0.50m3 2.30m.0.60m.4.0 - 1.50m3 1.80m.0.60m.4.0 - 0.50m3
LAUNDRY - 1.40m.0.60m.4.0 - 2.00m3	LAUNDRY - 1.40m.0.60m.4.0 - 2.00m3
BATHROOM - 0.70m.0.50m.4.0 - 0.20m3	BATHROOM - 0.70m.0.50m.4.0 - 0.20m3
ENTRANCE - 0.40m.0.60m.4.0 - 0.30m3	ENTRANCE - 0.40m.0.60m.4.0 - 0.30m3
TOTAL INTERNAL STORAGE - 14.52m3 BASEMENT STORAGE - 4.20m3	TOTAL INTERNAL STORAGE - 11.80m3 BASEMENT STORAGE - 4.20m3
OVERALL - 18.72m3	OVERALL - 16.00m3

THE PROPOSED DEVELOPMENT IS COMPLIANT WITH CLAUSE 55.07 - APARTMENT DEVELOPMENTS
THE MINIMUM WINDOW OPENING REQUIRED TO MEET THE CALCULATED TO MEET 2% OR 1 M ² OPENING REQUIREMENT
DOUBLE GLAZED WINDOWS HAVE BEEN NOMINATED TO ALL LIVING AREAS AND BEDROOMS TO ASSIST WITH THE THERMAL COMFORT.
DUAL BINS IN KITCHEN JOINERY TO BE PROVIDED
ALL SANITARY FLUSHING TO OPERATE USING RAINWATER TANKS.
MAIL BOXES LOCATED IN ACCORDANCE WITH AUSTRALIA POST GUIDELINES:
ALL DWELLINGS ARE COMPLIANT WITH BANTULLES LIVABILITY HOUSING GUIDELINES THE FOLLOWING HAS BEEN INCORPORATED
ACCESS TO THE DWELLING
<ul style="list-style-type: none"> A CONTINUOUS ACCESSIBLE PATH OF TRAVEL FROM THE STREET TO THE DWELLING ENTRANCE. A CONTINUOUS ACCESSIBLE PATH OF TRAVEL FROM CAR PARKING AREAS TO THE MAIN ENTRANCE OR ANOTHER DWELLING ENTRY. THE PATH OF TRAVEL MUST BE MINIMUM 1000MM WIDE AND AT A MAXIMUM GRADIENT OF 1:14 AND WITH A CROSSFALL NO GREATER THAN 1%.
ENTRANCE
<ul style="list-style-type: none"> AT LEAST ONE LEVEL STEP FREE ENTRANCE INTO THE DWELLING THAT PROVIDES: DIRECT ACCESS FROM THE ACCESSIBLE PATH OF TRAVEL DESCRIBED ABOVE. A LEVEL LANDING AREA OF 1200MM X 1200MM EXCLUSIVE OF THE SWING OF THE DOOR. A MINIMUM DOORWAY WIDTH OF 800MM. THE HEIGHT DIFFERENCE BETWEEN ADJACENT SURFACES MUST BE NO GREATER THAN 20MM.
CORRIDORS
<ul style="list-style-type: none"> THE WIDTH OF INTERNAL CORRIDORS MUST BE A MINIMUM OF 1000MM.
DOORWAYS
<ul style="list-style-type: none"> THE WIDTH OF DOORWAYS MUST BE A MINIMUM WIDTH OF 800MM.
TOILET
<ul style="list-style-type: none"> A TOILET ON GROUND FLOOR THAT PROVIDES: A CLEAR WIDTH OF 700MM AND A SPACE OF 1200MM (LENGTH) FORWARD OF THE PAN (EXCLUSIVE OF THE SWING OF THE DOOR) IF TOILET IS LOCATED IN A SEPARATE ROOM. REINFORCED WALLS TO ALLOW FOR FUTURE INSTALLATION OF GRAB RAILS.
BATHROOM AND SHOWER
<ul style="list-style-type: none"> ACCESS TO A SHOWER ON THE GROUND FLOOR THAT PROVIDES: A CLEAR SHOWER AREA OF AT LEAST 900MM X 900MM IN WIDTH AND LENGTH. A CLEAR SPACE IN FRONT OF THE SHOWER THAT IS 1200MM X 1200MM IN WIDTH AND LENGTH. REINFORCED WALLS TO ALLOW FOR FUTURE INSTALLATION OF GRAB RAILS. NOTE: THE TOILET AND SHOWER AREA MUST BE LOCATED IN THE SAME ROOM THE MINOR DRAINAGE PIPES SHOULD BE WATERPROOFED FOR BOTH THE SHOWER AND THE TOILET.
BEDROOM
<ul style="list-style-type: none"> A ROOM ON THE GROUND FLOOR THAT COULD BE USED AS A BEDROOM THAT IS AT LEAST 10M



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TP07
SECOND FLOOR

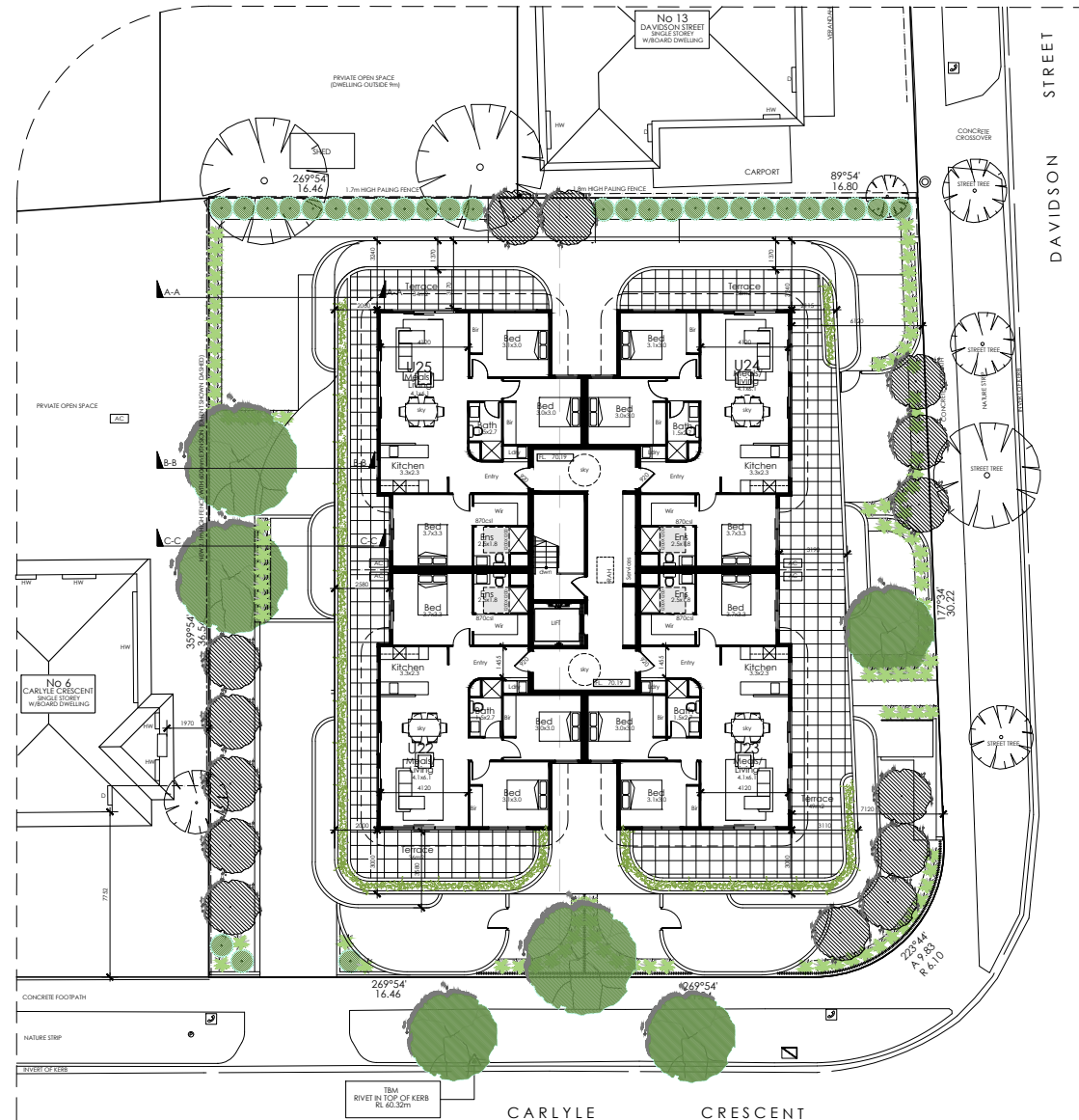
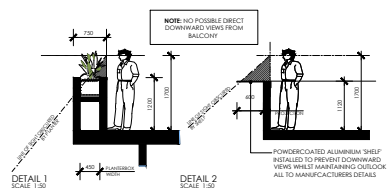
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MULTI UNIT DEVELOPMENT
2 & 4 CARLYLE CRESCENT
BELLFIELD
Vic 3005
00595

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CLAUSE 55.07-10: STORAGE OBJECTIVE	
UNIT 22, 23 & 24 25:	
BEDROOM:	
1.51M (49'-0.402'-0.870")	
2.24M (60'-0.402'-0.744")	
1.88M (60'-0.402'-0.720")	
KITCHEN:	
1.51M (49'-0.402'-0.870")	
3.10M (96'-0.901'-1.420")	
2.14M (69'-0.402'-0.670")	
LINEN:	
BATHROOM:	
1.51M (49'-0.402'-0.870")	
ENTRANCE:	
1.75M (50'-0.402'-0.293")	
LAUNDRY:	
0.60M (1'-0.608'-0.026")	
TOTAL:	
INTERNAL STORAGE: 18.46m ³	
BASEMENT STORAGE: 8.00m ³	
OVERALL: 26.46m³	
THE PROPOSED DEVELOPMENT IS COMPLIANT WITH CLAUSE 55.07 - APARTMENT DEVELOPMENTS	
THE MINIMUM WINDOW OPENING REQUIRED TO MEET THE CALCULATED TO MEET 2% OR 1 M ² OPENING REQUIREMENT	
DOUBLE GLAZED WINDOWS HAVE BEEN NOMINATED TO ALL LIVING AREAS AND BEDROOMS TO ASSIST WITH THE THERMAL COMFORT.	
DUAL BINS IN KITCHEN KITCHEN TO BE PROVIDED	
ALL SANITARY FLUSHING TO OPERATE USING RAINWATER TANKS.	
MAIL BOXES LOCATED IN ACCORDANCE WITH AUSTRALIA POST GUIDELINES:	
ALL DWELLINGS ARE COMPLIANT WITH BANYULES LISEABILITY HOUSING GUIDELINES THE FOLLOWING HAS BEEN INCORPORATED	
ACCESS TO THE DWELLING:	
<ul style="list-style-type: none"> A CONTIGUOUS ACCESSIBLE PATH OF TRAVEL FROM THE STREET TO THE DWELLING ENTRANCE; A CONTIGUOUS ACCESSIBLE PATH OF TRAVEL FROM CAR PARKING AREAS TO THE MAIN ENTRANCE; AN ACCESSIBLE PATH OF TRAVEL FROM THE MAIN ENTRANCE TO THE DWELLING ENTRANCE; THE PATH OF TRAVEL MUST BE MINIMUM 1000MM WIDE AND AT A MAXIMUM GRADIENT OF 1:4 AND A CROSSFALL NO GREATER THAN 1:40. 	
ENTRANCE	
<ul style="list-style-type: none"> AT LEAST ONE LEVEL SELF PRESS ENTRANCE INTO THE DWELLING BE PROVIDED; DIRECT ACCESS FROM THE ACCESSIBLE PATH OF TRAVEL, DESCRIBED ABOVE; A LEVEL LANDING AREA OF 1000MM X 1000MM EXCLUSIVE OF THE SWING OF THE DOOR; A MINIMUM DOORWAY WIDTH OF 800MM; THE HEIGHT DIFFERENCE BETWEEN ADJACENT SURFACES MUST BE NO GREATER THAN 50MM. 	
CORRIDORS	
<ul style="list-style-type: none"> THE WIDTH OF INTERNAL CORRIDORS MUST BE A MINIMUM OF 1000MM. 	
DOORWAYS	
<ul style="list-style-type: none"> THE WIDTH OF DOORWAYS MUST BE A MINIMUM WIDTH OF 800MM. 	
TOILET	
<ul style="list-style-type: none"> A CLEAR WIND ON GROUND FLOOR THAT PROVIDES; A CLEAR WIND FROM ROOM AND A SPACE OF 1200MM LENGTH FORWARD OF THE FAN (EXCLUSIVE OF THE SWING OF THE DOOR) TO BE LOCATED IN A SEPARATE ROOM; REINFORCED WALLS TO ALLOW FOR FUTURE REGULATION OF GYPSUM WALLS. 	
BATHROOM AND SHOWER	
<ul style="list-style-type: none"> ACCESS TO A SHOWER ON THE GROUND FLOOR THAT PROVIDES; A SELF PRESS SHOWER AREA OF AT LEAST ROOM X ROOM IN WIDTH AND LENGTH; A CLEAR WIND ON FRONT OF THE SHOWER THAT IS 1200MM X 1200MM IN WIDTH AND LENGTH; REINFORCED WALLS TO ALLOW FOR FUTURE REGULATION OF GYPSUM WALLS. 	
NOTE: IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE THE ABOVE REQUIREMENTS AND TO ENSURE THE DEVELOPMENT IS COMPLIANT WITH THE TIER 2	
BEDROOM:	
<ul style="list-style-type: none"> A ROOM ON THE GROUND FLOOR THAT COULD BE USED AS A BEDROOM THAT IS AT LEAST 10M 	



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TP08 D
THIRD FLOOR

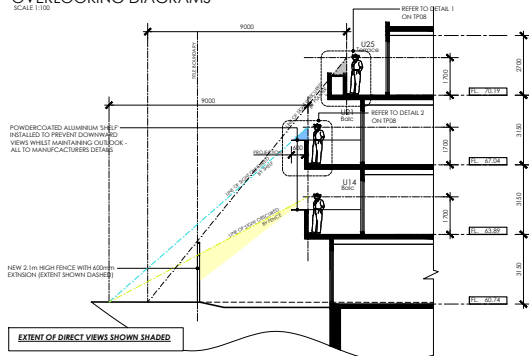
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2 & 4 CARLYLE CRESCENT
BELLFIELD
Job No.
00595

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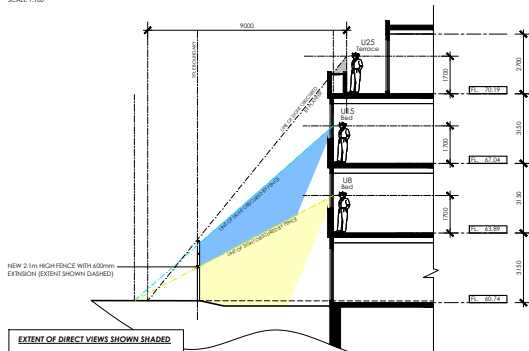
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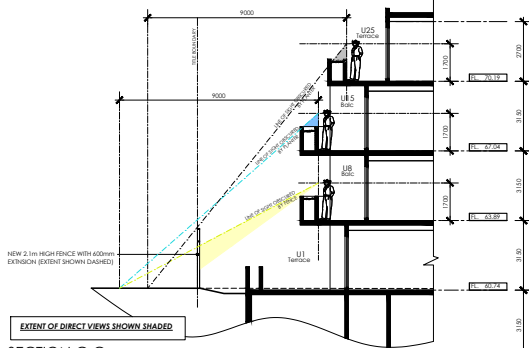
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SECTION
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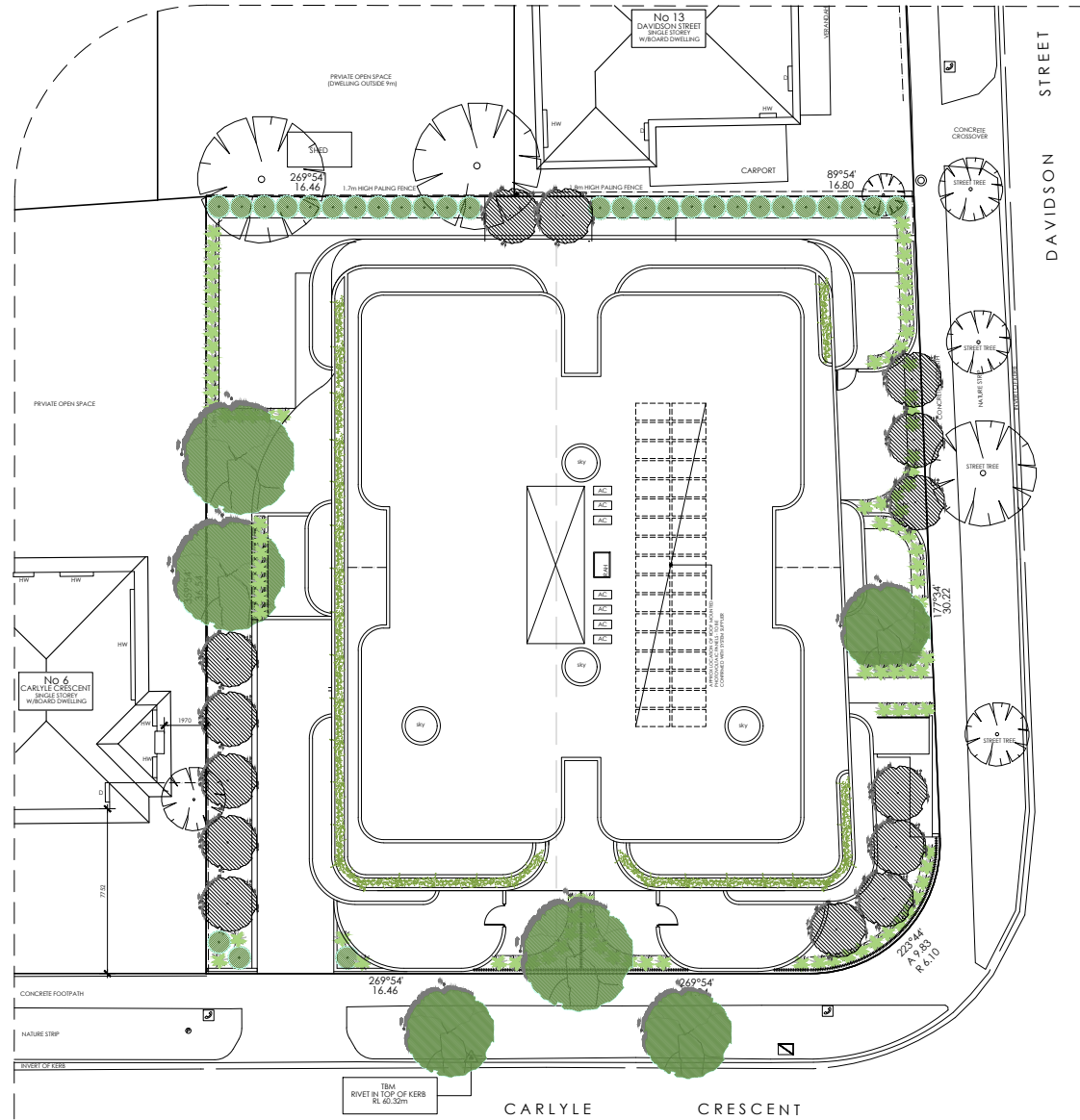
SECTION B-B
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SECTION C-C
SCALE 1:100

SECTION
SCALE 1:100



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C	0523	ADVERTISING SET
B	0223	RFI RESPONSE
A	1122	TOWN PLANNING



TP09
OVERLOOKING
ROOF PLAN

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TP16
ELEVATIONS

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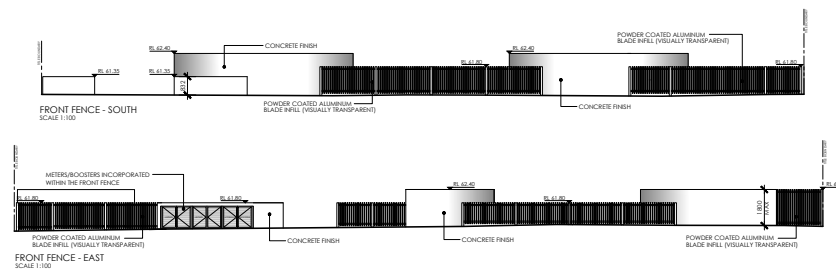
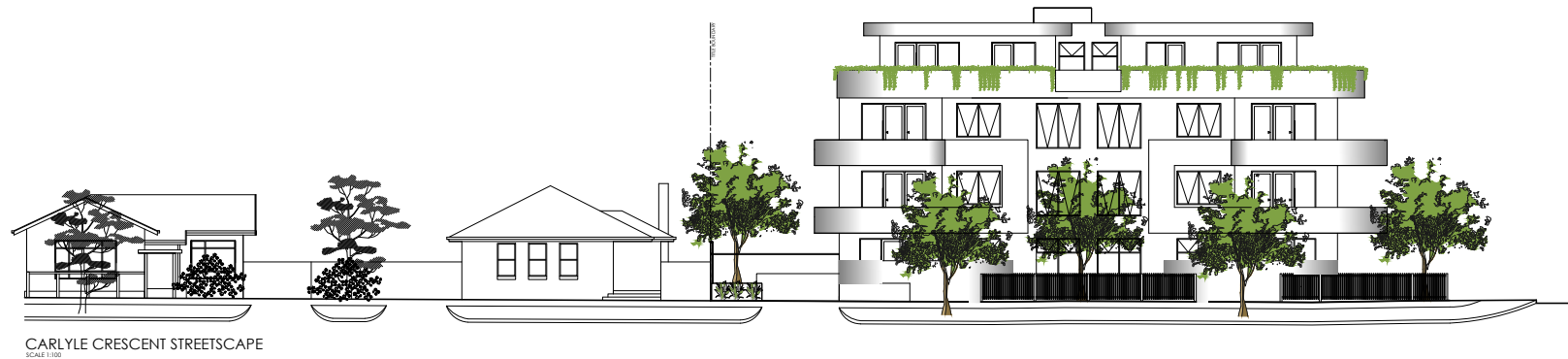
TP17
ELEVATIONS
SHEET 2

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C 0523 ADVERTISING SET
B 0223 R11 RESPONSE
A 1122 TOWN PLANNING

TP18
STREETSCAPES
FRONT FENCE

D

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Clause 55 Assessment Report

Multi-Dwelling ResCode Assessment



Responsible Planning Officer:	Mr Benjamin Capuana
Property Address:	2-4 Carlyle Crescent BELLFIELD
Application Number:	P2/2023
Applicant:	Bellfield Property Pty Ltd

Clause 55.02 (Neighbourhood Character and Infrastructure)	
Neighbourhood Character Objectives <ul style="list-style-type: none"> To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. To ensure that development responds to the features of the site and the surrounding area Standard B1	Complies Design and character is guided by the DDO framework and complies with the guidance within Clause 43.02.
Residential Policy Objectives <ul style="list-style-type: none"> To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. To support medium densities in areas where development can take advantage of public transport and community infrastructure and services. Standard B2	Complies Density is guided by the RGZ and DDO framework incepted under the Postcode 3081 UDF.
Dwelling Diversity Objective <ul style="list-style-type: none"> To encourage a range of dwelling sizes and types in developments of ten or more dwellings. Standard B3	Complies 4 three bedroom units. 20 two bedroom units. 1 single bedroom unit. The diversity maximises the building envelope and repeated levels, further diversity is difficult to achieve on a low-rise apartment.

Infrastructure Objectives <ul style="list-style-type: none"> To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure. Standard B4	Complies
Integration With the Street Objective <ul style="list-style-type: none"> To integrate the layout of development with the street. Standard B5	Complies Development is aligned to the Main Road and complements the adjacent parkland/reserve.

Clause 55.03 (Site Layout and Building Massing)	
Street Setback Objective <ul style="list-style-type: none"> To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site. Standard B6	Variation to Standard DDO framework sets a reduced front setback that is complied with.
Building Height Objectives <ul style="list-style-type: none"> To ensure that the height of buildings respects the existing or preferred neighbourhood character. Standard B7	Complies Height/Storeys is within maximum set in RGZ – Schedule 8
Site Coverage Objectives <ul style="list-style-type: none"> To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site. Standard B8	Variation to Standard Higher density encouraged in UDF for such sites and supported.
Permeability and Stormwater Management Objectives <ul style="list-style-type: none"> To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration. To encourage stormwater management that maximises the retention and reuse of water. 	Complies

Standard B9	
Energy Efficiency Objectives <ul style="list-style-type: none"> To achieve and protect energy efficient dwellings and residential buildings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy. 	Complies
Standard B10	
Open Space Objective <ul style="list-style-type: none"> To integrate the layout of development with any public and communal open space provided in or adjacent to the development. 	Complies Fronted towards Eastern Ford Park which is an objective of the UDF framework and accessible.
Standard B11	
Safety Objective <ul style="list-style-type: none"> To ensure the layout of development provides for the safety and security of residents and property. 	Complies Passive surveillance from all units.
Standard B12	
Landscaping Objectives <ul style="list-style-type: none"> To encourage development that respects the landscape character of the neighbourhood. To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. To provide appropriate landscaping. To encourage the retention of mature vegetation on the site. 	Complies Landscape plan achieves preferred planting outcomes.
Standard B13	
Access Objectives <ul style="list-style-type: none"> To ensure the number and design of vehicle crossovers respects the neighbourhood character. 	Complies Single crossover only proposed with basement parking.
Standard B14	
Parking Location Objectives <ul style="list-style-type: none"> To provide convenient parking for resident and visitor 	Complies As above, layout is supported.

vehicles. <ul style="list-style-type: none"> To protect residents from vehicular noise within developments. Standard B15	
---------------------------------------------------------------------------------------------------------------------------------------------------	--

Clause 55.04 (Amenity Impacts)	
Side and Rear Setbacks Objective <ul style="list-style-type: none"> To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings. Standard B17	Variation to Standard Accords with DDO setback guidelines.
Walls on Boundaries Objective <ul style="list-style-type: none"> To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings. Standard B18	N/A
Daylight to Existing Windows Objective <ul style="list-style-type: none"> To allow adequate daylight into existing habitable room windows. Standard B19	Complies Only consideration for Western property which complies.
North-Facing Windows Objective <ul style="list-style-type: none"> To allow adequate solar access to existing north-facing habitable room windows. Standard B20	N/A
Overshadowing Open Space Objective <ul style="list-style-type: none"> To ensure buildings do not significantly overshadow existing secluded private open space. Standard B21	Complies
Overlooking Objective <ul style="list-style-type: none"> To limit views into existing secluded private open space and habitable room windows. Standard B22	Complies Use of balcony extensions/screens

Internal Views Objective <ul style="list-style-type: none"> To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development. Standard B23	Complies As above for internal overlooking
Noise Impacts Objectives <ul style="list-style-type: none"> To contain noise sources in developments that may affect existing dwellings. To protect residents from external noise. Standard B24	Complies Vehicle areas are underground and housing density aligns with the UDF.

Clause 55.05 (On-Site Amenity and Facilities)	
Accessibility Objective <ul style="list-style-type: none"> To encourage the consideration of the needs of people with limited mobility in the design of developments. Standard B25	Complies Ground floor accessibility as well as lifts are provided, flat entrance to lobby.
Dwelling Entry Objective <ul style="list-style-type: none"> To provide each dwelling or residential building with its own sense of identity. Standard B26	Complies
Daylight to New Windows Objective <ul style="list-style-type: none"> To allow adequate daylight into new habitable room windows. Standard B27	Complies Few south facing habitable room windows.
Private Open Space Objective <ul style="list-style-type: none"> To provide adequate private open space for the reasonable recreation and service needs of residents. Standard B28	Complies All designated SPOS comply.
Solar Access to Open Space Objective <ul style="list-style-type: none"> To allow solar access into the secluded private open space of new dwellings and residential buildings. Standard B29	Complies Use of east, north and west balconies/courtyards throughout.
Storage Objective <ul style="list-style-type: none"> To provide adequate storage 	Complies Cages within basement for each unit.

facilities for each dwelling. Standard B30	
------------------------------------------------------	--

Clause 55.06 (Detailed Design)	
Design Detail Objective <ul style="list-style-type: none"> To encourage design detail that respects the existing or preferred neighbourhood character. Standard B31	Complies Preferred neighbourhood character is accorded with under the DDO – use of lightweight materials and glass balustrades etc.
Front Fences Objective <ul style="list-style-type: none"> To encourage front fence design that respects the existing or preferred neighbourhood character. Standard B32	Complies Retaining sections are landscaped heavily.
Common Property Objective <ul style="list-style-type: none"> To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership. Standard B33	Complies
Site Services Objectives <ul style="list-style-type: none"> To ensure that site services can be installed and easily maintained. To ensure that site facilities are accessible, adequate and attractive. Standard B34	Complies Located within basement/rooftop and screened via conditions.

URBIS

BELLFIELD RESIDENTIAL PROJECT DEVELOPMENT PLAN

8 JUNE 2023

GLENVILL
rothelowman

ADVERTISED PLAN
Application No. P1854/2021 pt2

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URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director Sarah Horsfield

Associate Director Billy Rebakis and Ben Porteous

Project Code P0029524

Report Number 02

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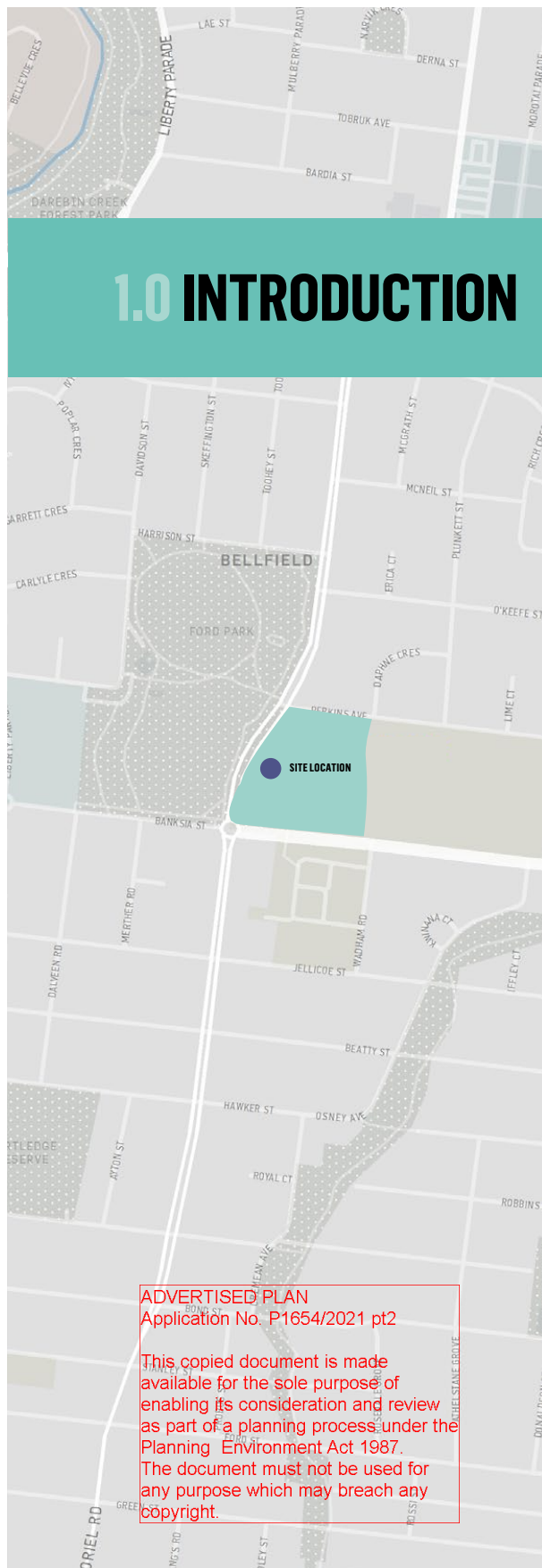
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Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

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The Bellfield Development Plan has been prepared by Urbis on behalf of Glenvill, to enable the development of the Bellfield Precinct Redevelopment Site in Bellfield.

The Bellfield Precinct Redevelopment Site facilitates urban renewal and has been identified for growth by Plan Melbourne. The Site is currently under-utilised following the decommissioning of La Trobe Secondary College.

The development of the Bellfield Precinct Redevelopment Site will facilitate the provision of new residential diversity to the Banyule community and support the aspirations of the La Trobe NEIC.

1.1 PURPOSE OF THE DEVELOPMENT PLAN

The Development Plan Overlay (Schedule 8) was applied to the subject site as part of Planning Scheme Amendment C153 to the Banyule Planning Scheme in December 2020. The Development Plan Overlay requires a development plan to be prepared prior to the issue of a permit for use or development.

The purpose of the Development Plan is to establish an overarching urban structure for the site, under which the more detailed site planning and staged subdivision of the land can take place.

1.2 COMPONENTS OF THE DEVELOPMENT PLAN

DPO8 stipulates that the Development Plan must:

- facilitate the redevelopment of the Bellfield Precinct Redevelopment site as envisaged in the Bellfield Urban Design Guidelines (2020).
- deliver an integrated development that caters for a diverse mix of housing types, densities, design and bedroom mix.
- respond to and manage site features and constraints.
- create a positive interface with adjacent public open space giving appropriate consideration to issues of safety and surveillance.
- provide safe and integrated pedestrian and vehicular connections both within the development plan area and with neighbouring land.

DPO8 stipulates that the Development Plan is to give effect to the Bellfield Urban Design Guidelines (2020) and be generally in accordance with the Concept Plan, shown in Figure 1 of DD08, to the satisfaction of the Responsible Authority.

The Development Plan's response to these matters is set out in Sections 4 and 5 of this document.



2.0 SITE ANALYSIS

2.1 THE SITE

The Bellfield Residential Redevelopment Site is located in Melbourne's north-east, approximately nine kilometres from the Melbourne Central Business District, in the municipality of Banyule. The site is generally trapezoid in shape with the northern boundary longer than the southern boundary, and has an area of approximately 23,800 square metres.

The site is bordered by Perkins Avenue to the north, Banksia Street to the south, Oriel Road to the west and a newly constructed extension of Daphne Crescent to the east.

The site is predominantly undeveloped with scattered vegetation. The Bellfield Community Hall is located within the south-east corner of the site.

2.2 STRATEGIC CONTEXT

The site is located within the La Trobe National Employment and Innovation Cluster (La Trobe NEIC) which is identified in *Plan Melbourne 2017-2050* as the key location for the growth of employment and business in the north-eastern part of Melbourne. The Bellfield Precinct Redevelopment Site will support the La Trobe NEIC through a substantial increase in housing availability and diversity in the area.

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Landmarks

- | | |
|----------------------------------------|---------------------------------------|
| 1 Banksia Street Shopping Strip | 11 Donaldson Creek Reserve |
| 2 Community Hub | 12 Ivanhoe Aquatic Banyule |
| 3 Warrath Special Developmental School | 13 Bluecross Ivanhoe |
| 4 Ford Park | 14 Melbourne Polytechnic (Heidelberg) |
| 5 Banyule City Council Parks & Gardens | 15 Austin Repatriation |
| 6 Cyril Cummins Reserve | 16 Heidelberg Repatriation Hospital |
| 7 Thornbury High School | 17 Warrigal Cemetery |
| 8 Danabin International Sports Centre | 18 Warrigal Private Hospital |
| 9 Northcote Indoor Sports | 19 Austin Hospital |
| 10 Carlsberg Reserve | 20 Eaglemont Railway Station |
| | 21 Heidelberg Railway Station |

Legend

- | |
|-----------------------|
| Subject Site |
| Major Road |
| Minor Road |
| Train Line |
| Bus Route |
| Public Transport Stop |
| Open Space/Parklands |

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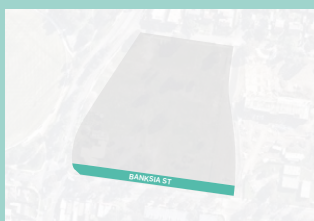
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2.3 INTERFACES

The site enjoys four street interfaces, being Oriel Road, Banksia Street, Perkins Avenue and the new north-south Boulevard.



Oriel Road, which runs along the site's western boundary, is the primary street frontage of the site. This street is characterised primarily by single and double storey houses, with an emerging trend of infill development including a triple storey apartment building, located at the corner of Oriel Road and Perkins Avenue. Directly opposite the site is significant public open space in the form of Ford Park, which enjoys multiple sports ovals, playground and picnic facilities and a fenced dog play area.



Banksia Street, which runs along the site's southern boundary, accommodates a diverse range of land uses and building typologies. Directly to the south of the Site are a cluster of eight single storey commercial premises that front Banksia Street, and a large housing development comprised of 2-3 storey townhouses. The development includes a small pocket park that fronts Banksia Street.



Perkins Avenue, which runs along the site's northern boundary, is characterised primarily by single and double storey houses.



Daphne Crescent is a new, north-south extension of Daphne Crescent and connects to Wadham Road in the south. To the east of the Daphne Crescent is the balance of the land formally utilised by La Trobe Secondary College which is currently being redeveloped for a community hub and social housing.

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2.4 TRANSPORT AND ACCESS

Oriel Road serves an arterial road function and is located within a Road Zone, Category 1. Proximate the site, the road comprises of a divided dual carriage way catering one lane of traffic in each direction. The road also includes bicycle lanes and on-street parking in both directions. A roundabout is provided where the road intersects Banksia Street.

Banksia Street serves a local arterial road function and is located within a Road Zone, Category 2. Proximate the site, the road comprises of a divided dual carriage way catering one lane of traffic in each direction. The road contains on-street parking on both sides.

Perkins Avenue and Daphne Crescent are both considered local roads and cater for a lane of traffic in each direction. Unrestricted parking is provided to the south side of Perkins Avenue, whilst restricted parking is provided to the north side. As the extension to Daphne Crescent is a new constructed road, on street parking is yet to be determined.

The site is well serviced by public transport and is located within the Principal Public Transport Network. Bus stops are located on Oriel Road to the north and south of the Site, with the closest stop being directly opposite the north-western corner.

On-road bike lanes are provided on Oriel Road and pedestrian paths are provided within the surrounding street reserves and through Ford Park. A shared user path that connects to the Capital City Trail is provided along Darebin Creek, approximately 400 metres to the west of the site.

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3.0 PLANNING CONTEXT

The site is affected by the provisions of the Banyule Planning Scheme. The Planning Scheme provides guidance which supports the redevelopment of the site, including but not limited to the following housing strategies contained within Clause 2.03-5 'Housing'.

- Direct housing growth to locations in or close to activity centres and the Principal Public Transport Network, and to strategic redevelopment sites, to satisfy housing demand.
- Increase the diversity of housing types and the provision of more adaptable housing that meets the special needs of the broader community, including older persons with impaired mobility and those from culturally diverse backgrounds.
- Support the use and development of surplus non-residential land for residential purposes where it can contribute to the preferred neighbourhood character of the area and to housing diversity.

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3.1 PLANNING CONTROLS

The site is located within the Residential Growth Zone – Schedule 2 which encourages high density residential development, a diversity of housing options and provides a transition of between areas higher density and other residential zones.



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3.1 PLANNING CONTROLS (CONT.)

The site is affected by the following overlays:

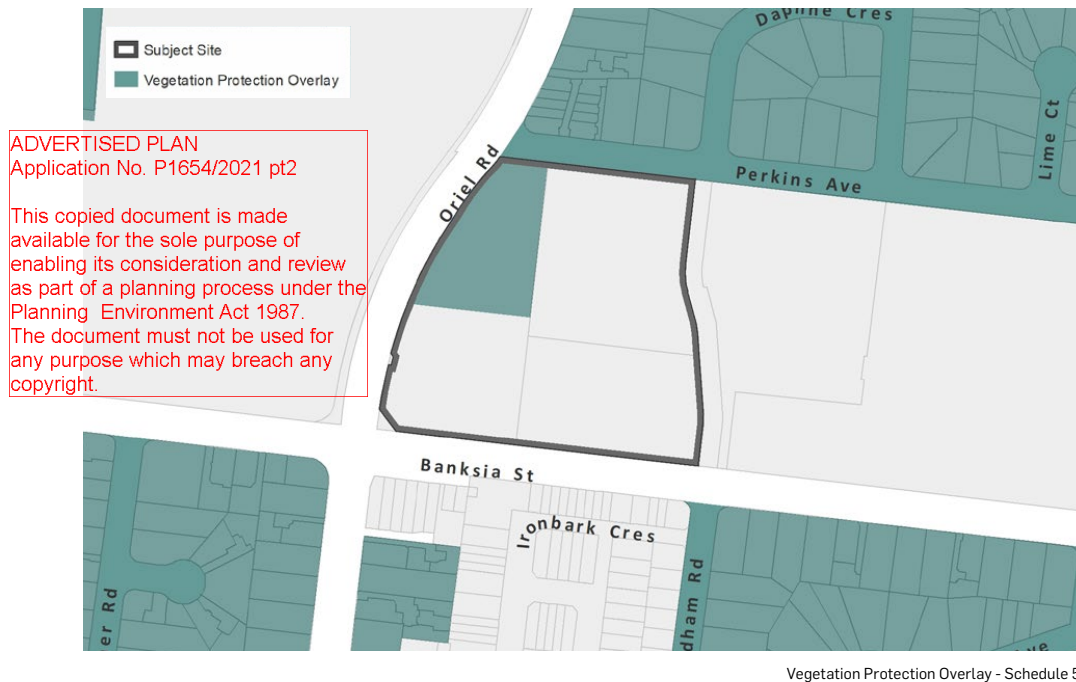
Development Plan Overlay Schedule 8 (DPO8), which identifies areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land – to be satisfied by this document.

Vegetation Protection Overlay Schedule 5 (VPO5), which aims to retain and protect existing trees and promise further planting of new trees.

Development Contributions Plan Overlay Schedule 1 (DCP01), which requires contributions via levies for the provision of works, services and facilities before development can commence.



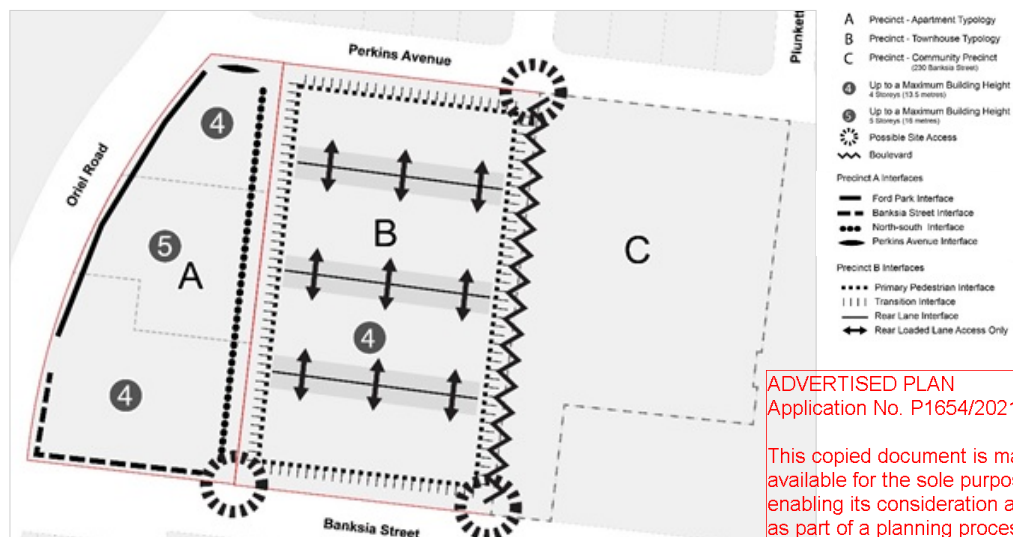
Development Contributions Plan Overlay - Schedule 1





4.0 DEVELOPMENT PLAN

Concept Plan, DP08 - Banyule Planning Scheme

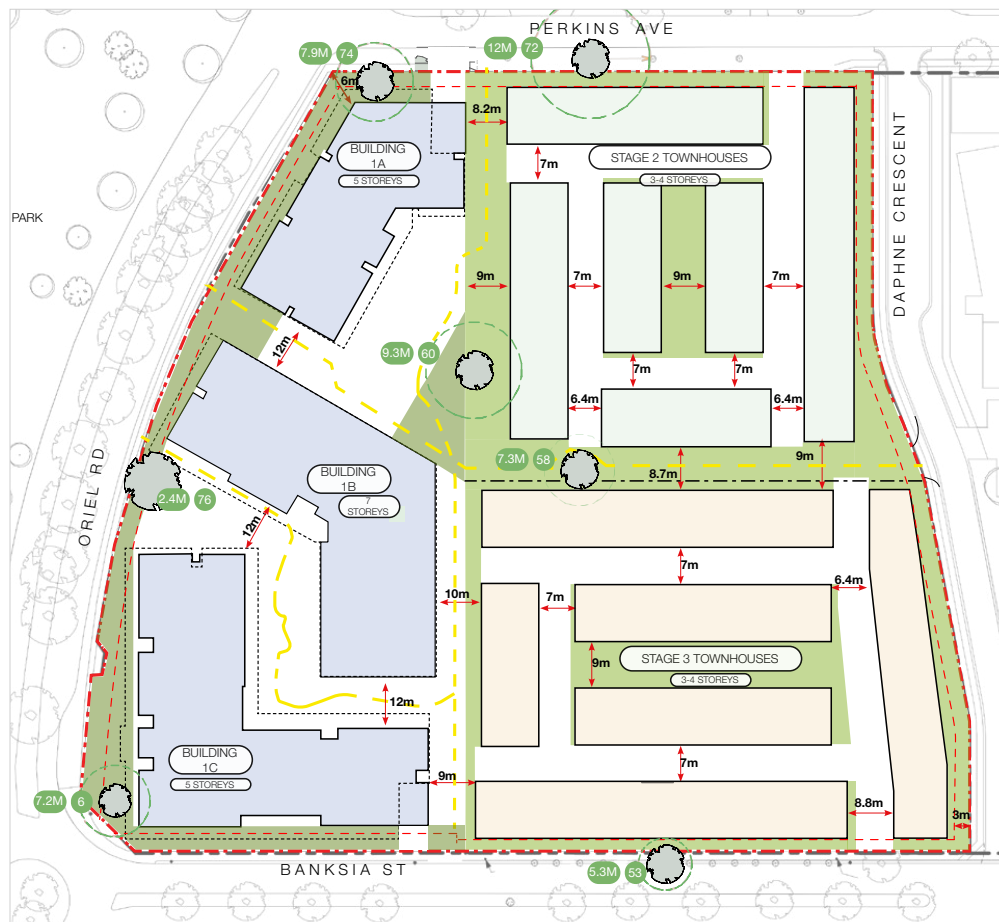


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14 Development Plan

Development Plan

**Legend**

---	Site Boundary
---	Setback
---	Setback Transition Zone (1m)
■	Stage 1 Apartments Max. 280 dwellings + Max 2 retail (up to 300sqm)
■	Stage 2 Townhouses Max. 55 dwellings
■	Stage 3 Townhouses Max. 65 dwellings
---	Indicative outboard terraces
---	Pedestrian Path (3m)
○	Retained Tree- Tree protection Zone

Landscape Treatment

■	Precinct A 25% Deep Soil Planting
■	Precinct B 25% Site Permeability

Note: Daphne Crescent crossover intended to be delivered, subject to Crown land restriction.

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4.1 SITE VISION

Local and specific to Bellfield, the proposed masterplan will deliver an urban environment that is rich, varied and fully integrated with the adjacent context. Considered from the ground up, the proposal embodies the principle of design with "A Generous Eye for Life". The mix of buildings provide a broad range of housing typologies designed to suit a diverse range of demographics.

The new public realm is orchestrated around the retention of significant trees and has been configured to promote permeability through the site, with an understanding that the masterplan should be considered as part of a larger whole. A journey through the site provides a sequence of connected experiences with the architecture and landscaping working together to provide a high degree of urban legibility.

4.2 DESIGN PRINCIPLES

The Development Plan is informed by the following Design Principles:



PEPEDESTRIAN PERMEABILITY

Basement parking for the residents greatly increases the potential of landscaping development throughout the site.

Provision of individual entry doors to ground floor dwellings that have frontages to a road or internal connection .

Building entries along the site boundaries that are highly visible from the public pedestrian pathways and open spaces.

The placement of entries, windows and balconies to facilitate passive surveillance of streets, open spaces and pedestrian paths.



PARKLAND AND GREENSPACE

The introduction of the north-south and east-west links through the heart of the site provides a seamless connection for surrounding residents and locals to meander through the development.

Active frontages onto all open space through provision of low and/or transparent fencing and landscaping to allow for passive surveillance.



SUSTAINABILITY AND INNOVATION

The proposal promotes innovation through environmentally responsive strategies unique to the site, adopting PV arrays and water harvesting system across the precinct. Average NatHERS ratings between 6.5 - 7 stars energy efficient dwellings.



COMMUNITY AMENITY

Retail premises and multiple open spaces with recreational facilities are located on ground floor to activate the ground plane and provide a place to gather for the surrounding communities.



QUALITY BUILT FORM

A cohesive architectural design base on the themes: Inhabited Frame, Living Wall and Garden Terrace.

Each themes are conceived with high quality, durable, low maintenance materials and colours that blend in with the surrounding environment.

The built form achieves a high quality development with articulation of scale, proportions and setbacks with active interfaces fronting the public realm.

The project also avoids large expanses of blank wall, large service areas, garbage storage areas, car parking and continuous garage doors along ground floor frontages.

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5.0 REQUIREMENTS OF THE DEVELOPMENT PLAN

5.1 BUILT FORM

The Development Plan responds to the Built Form requirements of DPO8 as follows:

DPO8	<p>Buildings should not exceed the 'maximum building heights' on the Concept Plan in Figure 1 of DPO3</p>	<p>Precinct A (Parks and Village Precinct):</p> <ul style="list-style-type: none"> • Apartments as the preferred housing typology. • Ford Park Interface – buildings should be setback at least 6 metres from the Oriel Road property boundary to allow for tree planting. • Banksia Street Interface – buildings should be setback at least 5 metres from the property boundary to allow for tree planting. • Perkins Avenue Interface – buildings should be setback at least 10 metres from the Perkins Avenue property boundary to allow for a linear park. • North-south Interface - Buildings should be setback at least 9 metres from the property boundary, to allow for a 3 metre wide pedestrian path, swale and open space.
DEVELOPMENT PLAN	<p>Precinct A</p> <p>The heights of the 3 buildings within precinct A are generally consistent with the maximum building heights shown on the Concept Plan of DPO8.</p> <p>The middle building, Building 1B, is proposed to have a maximum building height of 7 storeys, with a partial encroachment into the southern area designated for 4 storeys. The upper level of Building 1B is visually recessive by not including a cover, such as a pergola or verandah to the street facing balconies.</p> <p>Buildings 1A and 1C are 5 storeys. The upper most levels of Buildings 1A and 1C are predominantly setback from the lower level building façade to minimise its visibility from the public realm.</p> <p>The portion of Building 1B that encroaches into the southern area will be located behind the southern most building, Building 1C, and will not be visually apparent from either Oriel Road or Banksia Street.</p> <p>The proposed design response ensures the intent of the varied building heights, as shown on the concept plan, is achieved when viewed from the public realm.</p> <p>Precinct B</p> <p>The proposed buildings within Precinct B have a maximum building height of 4 storeys, which is consistent with the maximum building heights shown on the concept plan. Buildings heights transition down from west to east to respond to the existing building forms on Perkins Avenue and Banksia Street.</p>	<ul style="list-style-type: none"> • All dwellings within Precinct A are apartments. • Precinct A also includes up to 2 retail premises to provide goods, amenities and services to the existing and future residents of the area. • A 6 metre set back from Oriel Road is provided that allows deep soil planting. • A 5 metre set back from Banksia Street is provided that allows deep soil planting. • A 6 metre set back from Perkins Avenue is provided. • A linear park along Perkins Avenue has not been provided as it is unlikely to be fully utilised due to being directly opposite Ford Park and within the street setback of Building 1A. Instead an east west pedestrian connection has been provide central to the site to link the future social housing east of the site to Ford Park west of the site. • A north-south pedestrian corridor has been provided between the buildings within Precinct A and Precinct B, with a minimum width of 9 metres which will allow a 3 metre pedestrian path, swale and open space.

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<p>Precinct B (Neighbourhood Precinct):</p> <ul style="list-style-type: none"> • Townhouses as the preferred housing typology. • Primary Pedestrian Interface – permeable open space of at least 2 metres width should be provided in this interface. • Transition Interface – a zone 1 metre in width should be provided which does not include any enclosed built form, but may include balconies, pergolas, sunshades, and framing structures for plants. • Rear Lane Interfaces – vehicle access and garages should be located at this interface. 	<p>All other heights and setbacks are to be generally in accordance with the specifications for each precinct, as described in the Bellfield Urban Design Guidelines (2020).</p>
<ul style="list-style-type: none"> • Precinct B is characterised by 3-4 storey townhouse typologies, consistent with the vision set out in the concept plan. • At least a 2 metre wide area of permeable open space has been provided along the majority of the primary pedestrian interfaces. • A 1 metre wide zone has been provided to the transitional interfaces which do not include any enclosed built form. • Access lanes from the Perkins Avenue and Banksia Street provide vehicular access to the rear garages for all of the dwellings. Access may also be provided from Daphne Crescent. 	<p>All other building heights and setbacks are generally in accordance with the Bellfield Urban Design Guidelines (2020).</p>

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CONCEPTUAL ELEVATIONS

Apartments



Sculpted Corners



Expressed Frame



Organic Edge

Townhouses



Public interface



Alternative Rhythm



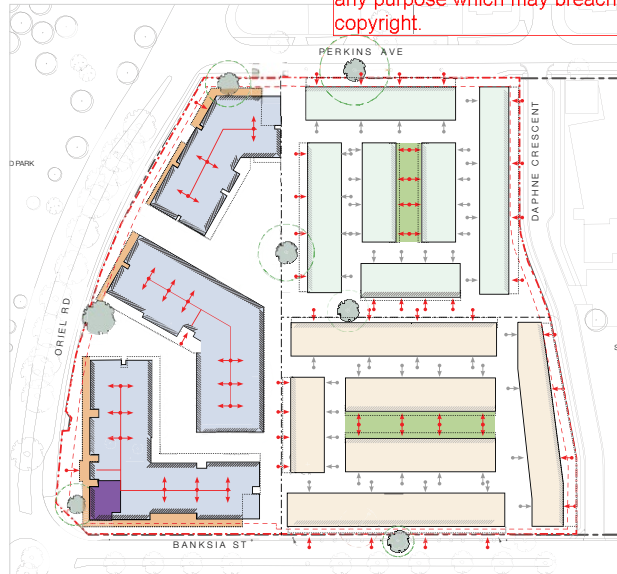
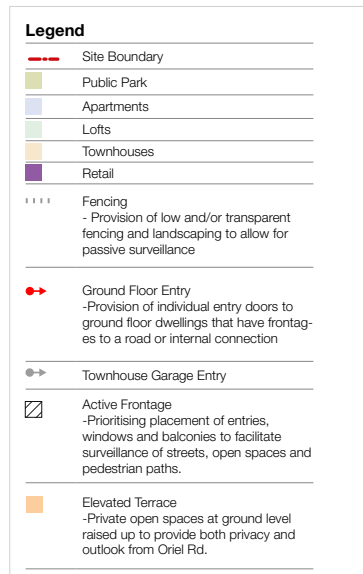
Activated Frontages

5.2 DESIGN

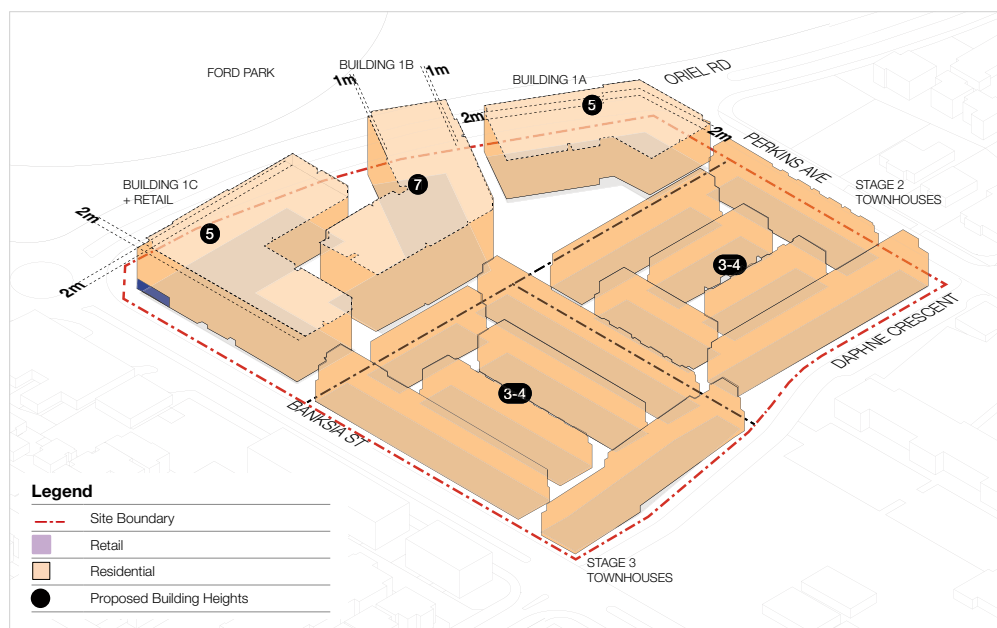
DPO8	Visual bulk of buildings reduced through appropriate separation between buildings, the placement of balconies and use of discontinuous forms, articulated façades and varied materials, in accordance with the Bellfield Urban Design Guidelines (2020).	Built form to achieve high quality development with articulation, scale, proportions, and setbacks with active interfaces with the public realm.	Active frontages facing onto all public open space through (summarised): <ul style="list-style-type: none"> • Fencing and landscaping to allow for passive surveillance. • Avoiding large expanses of blank wall, large service areas, garbage storage areas, car parking and garage doors along ground floor frontages. • The location of building and individual entry doors. • The placement of entries, windows and balconies to facilitate passive surveillance. • Living areas orientated with windows and balconies to face open spaces. • The location of car parking. • The design of private open spaces. 	Cohesive architectural design throughout the site, with the use of high quality, durable and low maintenance materials and colours that blend in with the surrounding environment.
DEVELOPMENT PLAN	Visual bulk will be reduced through variation of built form, building setbacks, the separation of buildings and the application of varied and complementary external materials and finishes. <div data-bbox="363 1406 726 1680" style="border: 1px solid red; padding: 5px; color: red;"> <p>ADVERTISED PLAN Application No. P1654/2021 pt2</p> <p>This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any copyright.</p> </div>	The built form will achieve a high-quality development with articulation of scale, proportions and setbacks with active interfaces fronting the public realm in all orientations.	The development plan will maximise active frontages to the public realm surrounding the site and the communal open spaces within the proposal through the following: <ul style="list-style-type: none"> • Location of dwelling entries, window orientation and balconies to provide passive surveillance of the public realm and communal areas. • Low and permeable fencing to the public realm and communal open spaces. • Minimisation of blank walls throughout all precincts, in particular to the public realm. • Locating the majority of car parking spaces within basements or behind dwellings. 	The proposal will utilise a cohesive design language throughout the development, while ensuring a variation in façade presentation as required by the Bellfield Urban Design Guidelines. The external materials and finishes are subdued and muted which responds positively to the surrounding built form and natural context. High quality, durable and low maintenance materials will be utilised through the development.

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Active Frontage Plan



Building Mass

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5.3 LANDSCAPE AND OPEN SPACE

The Development Plan responds to the Design requirements of DP08 as follows:

DP08	Precinct A: <ul style="list-style-type: none"> At least 25% of the lot to be deep soil to allow for the planting of trees. 	Precinct B: <ul style="list-style-type: none"> Each lot to have at least 25% of its surface area as permeable open space. Retention of all trees identified in the required Tree Management Plan as trees to be retained. Landscaped buffers and setbacks at residential interfaces, consisting of existing trees to be retained and/or replacement canopy trees.
DEVELOPMENT PLAN	<ul style="list-style-type: none"> A minimum of 25% of Precinct A allows for deep soil planting of trees. 	<ul style="list-style-type: none"> A minimum of 25% of Precinct B has a permeable surface area, which achieves the intent of the permeability requirement. The Development Plan shows the retention of all trees identified for retention in the Tree Management Plan. Landscaped buffers are provided to all external interfaces, including the provision for deep soil canopy planting and retention of existing trees.

5.4 CIRCULATION AND ACCESS

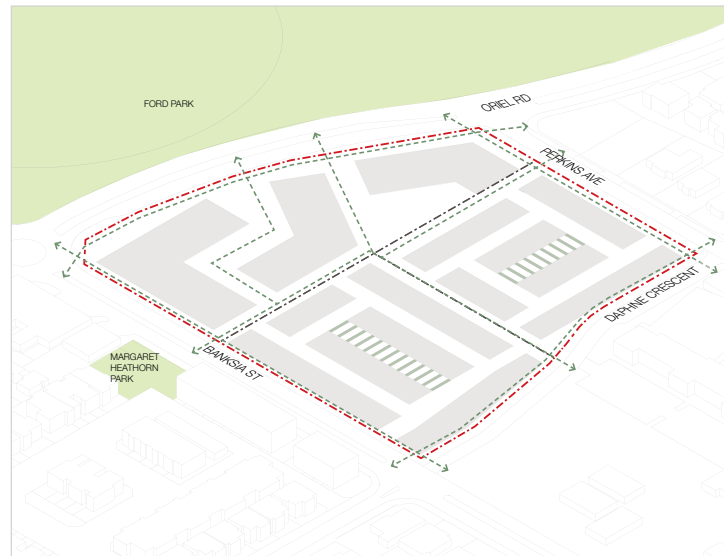
The Development Plan responds to the Circulation and Access requirements of DP08 as follows:

DP08	The provision of a north-south access road that allows for circulation of cars through the site, as well as access to Precinct A and B, and the community precinct at 230 Banksia Street.	The location of pedestrian paths showing circulation within and through the respective precincts and linkages from each of the respective precincts to nearby public open spaces, paths and roads.	Location of on-site car parking for residents and visitors.	Bicycle parking located at primary frontages in proximity to pedestrian access ways.
DEVELOPMENT PLAN	<p>A new north-south extension of Daphne Road has been provided between Perkins Road in the north and Banksia Street in the south.</p> <p>The road allows for the passage of cars through the site, connecting Daphne Crescent in the north to Wadham Road in the south.</p> <p>Access to Precinct B, from Daphne Street, can be accommodated within the proposed masterplan.</p>	<p>Pedestrian links have been provided through the site which connect:</p> <ul style="list-style-type: none"> The social housing and community hub, east of the site, to Ford Park, west of the site. Perkins Avenue to the pocket park on the south side of Banksia Street. 	<p>The Stage 1 car parking will be provided within basement levels accessible from Perkins Avenue and Banksia Street.</p> <p>The townhouses within Stages 2 and 3 are provided with at-grade car parking located at the rear of the respective townhouses, with access via Perkins Avenue and Banksia Street, respectively.</p>	<p>Bicycle parking for residents will be located in a secure location within the basement levels or in individual garages.</p> <p>Bicycle parking for visitors will be located in easily accessible locations on the ground level near building entrances.</p>

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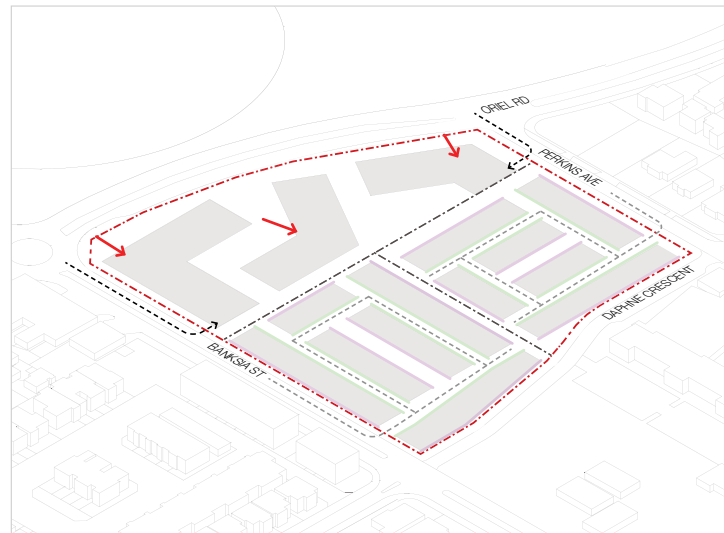
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Legend	
	Site Boundary
	Building Footprint
	Green Space
	Public Park 1300m ² min. *min 5% of site area
	Green Link



Green Link

Legend	
	Site Boundary
	Building Footprint
	Basement Entry
	Vehicular Access
	Building Entry Point
	Pedestrian Entry
	Garage Entry



Circulation and Access

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6.0 DOCUMENTS, PLANS AND REPORTS



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6.1 SITE CONTEXT ANALYSIS AND DESIGN RESPONSE

Rothelowman has prepared the context analysis and design response in accordance with DPO8 and in support of the development plan.

Relevant extracts from this work have been included throughout this document to demonstrate that the proposed development meets the provisions of DPO8 in this regard.

6.2 SERVICES AND INFRASTRUCTURE PLAN

Cardno has prepared a Services and Infrastructure plan in support of the Development Plan, which concluded the following:

The proposed development is well supported with existing infrastructure in the area.

There are some limitations to the availability of supply that may rely on potential external augmentation or for provisions made internally within the site. In summary these include:

- Stormwater onsite detention and water quality treatment to Banyule City Council and industry best practice standards to limit impact on existing infrastructure and downstream water quality.
- Potential onsite measures to increase pressure and flow demand for water supply and fire engineering.
- Potential external high voltage electricity supply upgrades to ensure sufficient supply is made available.
- Provision of an emergency relief structure for the sewerage reticulation system.

6.3 INTEGRATED TRANSPORT AND TRAFFIC MANAGEMENT PLAN

Stantec has prepared an updated Integrated Transport and Traffic Management Plan (IT&TMP) in support of the amendment to the Development Plan. The IT&TMP concluded that:

- The amended Development Plan is proposed to include up to 400 dwellings and 300sqm of retail in a mix of apartment buildings and townhouses.
- Parking for the apartment buildings will be in a common basement, with access from Banksia Street and Perkins Avenue. Parking for the townhouses will be in individual ground-level garages, with access either from Banksia Street or Perkins Avenue.
- The proposed amended access points have been located to maximise separation from Oriel Road and from each other.
- Pedestrian access will be available through the site in both east-west and north-south directions via high-quality pedestrian linkages, which will be integrated into the landscaped open-space areas.
- The site is expected to generate up to 2,400 vehicle movements per day, including 240 vehicle movements in a peak hour, which is slightly more traffic than would have been generated by the approved Development Plan.
- The key intersections surrounding the site that will facilitate movement to/from the site are all expected to operate satisfactorily following full development of the subject site, with generally only minor changes to the existing queues and delays. The impact of the proposed amended Development Plan will be very similar to the approved Development Plan.
- Details of the proposed car parking, bicycle parking, loading and waste collection arrangements will be provided as part of the future Planning Permit application.

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6.4 LANDSCAPE MASTERPLAN

The Landscape Masterplan prepared by Plan E features a mixture of predominantly indigenous and native species throughout the public open space areas. Some exotic deciduous trees are proposed to allow for passive solar access and floral contrast.



- | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>01. Central open space area with turf, trees and perimeter seating.</p> <p>02. Community garden area with raised planter beds with combination of flowering + edible plants, focusing on indigenous species.</p> <p>03. Open space with adjacent shelter and walling.</p> | <p>04. Commercial alfresco area.</p> <p>05. Central community gathering and informal nature play space within garden areas.</p> <p>06. Community gathering space.</p> <p>07. Primary north south pedestrian route linking key landscape components.</p> | <p>08. Northern entry point with feature arbour, walling or similar.</p> <p>09. Key western entry point with feature arbour, walling or similar.</p> <p>10. Southern entry point with feature arbour, walling or similar.</p> | <p>11. Existing trees to be retained and protected, in line with aboriginal report.</p> <p>12. Rooftop garden.</p> <p>13. Residential pedestrian laneway with feature landscaping.</p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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The landscape master plan details the interface treatments between public, communal and private open spaces with a mixture of low semi-permeable to high solid fences which balances the integration between public and private spaces, whilst ensuring adequate privacy to the respective private open spaces of the dwellings.



FENCING PLAN - LEGEND

- MAXIMUM 1.8m HIGH COMBINED RAISED PLANTER AND SEMI-PERMEABLE FENCE
- MAXIMUM 1.5m HIGH SEMI-PERMEABLE FENCE

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6.5 ARBORIST REPORT AND TREE MANAGEMENT PLAN

The Development Impact Assessment by Arbor Survey Pty Ltd has been undertaken to determine the impact to trees or vegetation on or adjoining to the Bellfield Precinct Redevelopment Site from the proposed Development Plan. The survey of the site vegetation and adjoining trees on Council road reserves identified a total of 76 trees or groups of trees overall. This equates to a canopy coverage of 11.3% over the whole site (within the property boundaries).

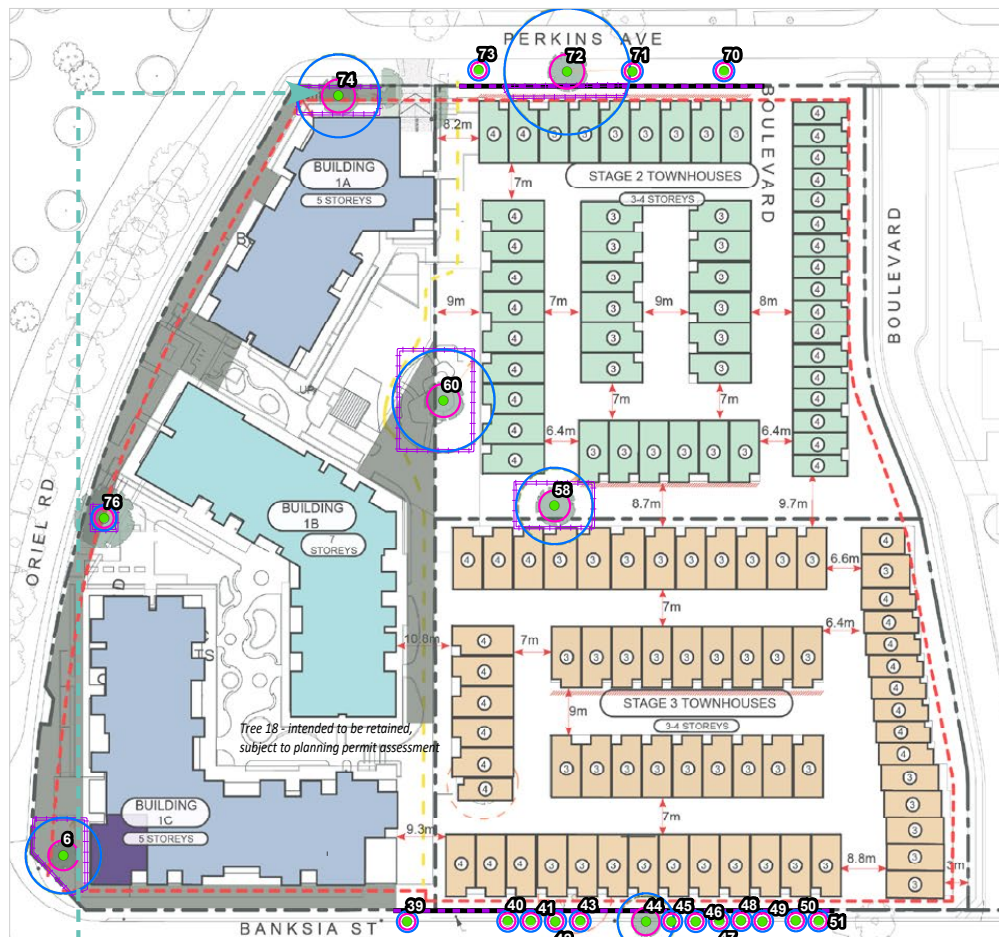
Arbor Survey has identified a number of trees of high, moderate and low or no protection value. Based on the assessment of the Development Plan, Arbor Survey has identified that 53 trees cannot be retained based on their location within the site. However a number of high protection value trees have been identified as being retained and protected with only minor encroachment into the tree protection zones as based upon the Australian Standard ASA4970 – 2009 – Protection of Trees on Development Sites. These trees have been designed around an indicative tree protection plan showing tree protection measures has been created by Arbor Survey.

Based on the landscape concept plan, showing a number of large trees such as *Corymbia maculata* (Spotted Gum), *Eucalyptus viminalis* (Manna Gum), *Eucalyptus melliodora* (Yellow Box) and *Eucalyptus sideroxylon* (Red Ironbark) etc with medium to smaller native and exotic plantings such as *Acacia melanoxylon* (Blackwood), *Eucalyptus mannifera* 'Little Spotty' (Brittle Gum), *Banksia integrifolia* (Coast Banksia) and exotic plantings of *Acer* sp. (Maples), *Lagerstroemia* sp. (Crepe Myrtle) and *Pyrus* sp. (Ornamental Pear), there will be an increase in canopy coverage over the site by approximately 17% which is a net increase in overall canopy coverage to the existing site conditions.

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TREE MANAGEMENT PLAN

**EXCAVATION**

The Project Arborist is to supervise all excavation within the TPZ of Tree 74. Roots observed are to be protected or pruned as deemed necessary by the Project Arborist.

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Legend

- Retained / Protected Trees
- Structural Root Zone (SRZ)
- Tree Protection Zone (TPZ)

Tree Protection Measures**Protection Type**

- Fencing
- ▨ Ground Protection
- Hoarding
- Project Arborist Supervision

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6.6 ECOLOGICALLY SUSTAINABLE DEVELOPMENT PLAN

Ark Resources have prepared an Environmentally Sustainable Design Principles Report in support of the Development Plan, which concluded the following:

The principles and initiatives presented in this report demonstrate that the proposed development has been planned in accordance with best practice environmentally sustainable design principles.

This report contains commitments to implementing a range of sustainable building design initiatives which will ensure that the environmental footprint of the development will be reduced when compared to conventional residential developments.

In terms of performance outcomes, the analysis presented in this report confirms that the proposed development will significantly exceed the standard of building envelope energy efficiency required to satisfy the Building Code of Australia, achieve Carbon Neutral status for the apartment buildings and attain the best practice performance objective set out in the Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO 1999).

The design of environmentally sustainable initiatives and systems will be progressed during design development and further details will be provided in a Sustainable Management Plan which will be submitted in conjunction with the town planning permit application.

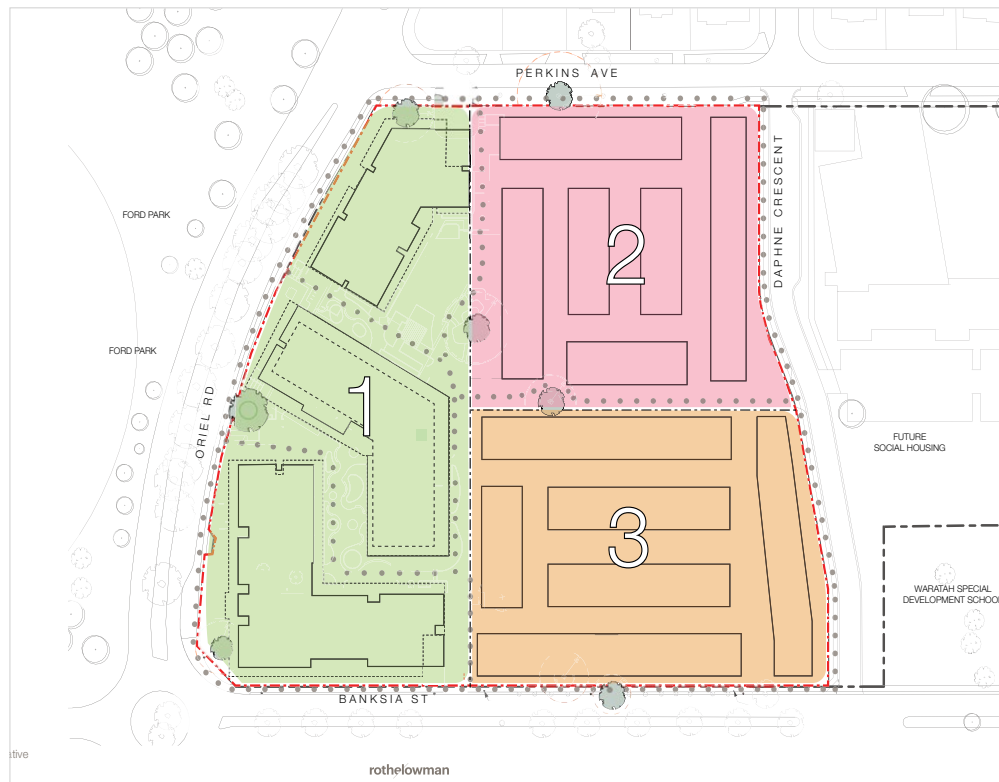
6.7 STAGING PLAN

The Bellfield Residential Redevelopment will be conducted over three stages. The Stages comprise of:

- **Stage 1**, which contains the apartment buildings within Precinct A.
- **Stage 2**, which contains the northern townhouses within Precinct B.
- **Stage 3**, which contains the southern townhouses within Precinct B.

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STAGING PLAN**Legend**

---	Site Boundary
●	Pedestrian and Bicycle Path
●	Stage 1 5-7 Storeys Maximum 280 dwellings + Maximum 2 retail premises
●	Stage 2 3-4 Storeys Maximum 55 dwellings
●	Stage 3 3-4 Storeys Maximum 65 dwellings

Car Parking & Bicycle Storage

Stage 1: Basement
Stage 2: At grade
Stage 3: At grade

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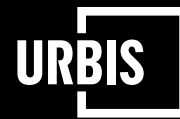


7.0 APPENDICES

- Certificates of Title
- Site Context Analysis and Design Response, including a Staging Plan, prepared by Rothelowman
- Servicing Strategy and Stormwater Drainage Masterplan, prepared by Cardno
- Integrated Transport and Traffic Management Plan, prepared by Stantec
- Landscape Masterplan, prepared by Plan E
- Development Impact Assessment and Tree Management Plan, prepared by Arbor Survey
- Environmentally Sustainable Design Principles Report, prepared by Ark Resources

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Banksia Village Masterplan

Bellfield

DEVELOPMENT PLAN | APRIL 2023

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URBIS | GLENVILL | rotherlowman

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Client Glenvill Homes Level 2/480 Church St, Cremorne, VIC, 3121	Architecture Rothelowman 153 Sturt St, Southbank, VIC, 3006	Town Planning Urbis Level 10/477 Collins St, Melbourne, VIC, 3000	Traffic Consultant Stantec Level 22/570 Bourke St, Melbourne, VIC, 3000	Acoustic Engineer Acoustic Logic 41 Cobden St, North Melbourne, VIC, 3051	Wind Engineer MEL 22 Cleeland Road, South Oakleigh, VIC, 3167
	Structure & Civil Engineer Stantec Level 22/570 Bourke St, Melbourne, VIC, 3000	Landscape Architect Plan E Level 1, 5-7 Peel St, Collingwood, VIC, 3066	Geotech Consultant GeoAust 7 Micro Cct, Dandenong South, VIC, 3175	Services Engineer Simpson Kotzman 1/1 Southbank Blvd, Southbank, VIC, 3006	Waste Consultant Leigh Design P.O. BOX 115 Carnegie, VIC, 3163

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1.0 Project Description /

Project Description

General Project Summary

Stage 1

5-7 Storeys
Max. 280 dwellings
Max. 2 retail (up to 300sqm)

Stage 2

3-4 Storeys
Max. 55 Townhouse Dwellings

Stage 3

3-4 Storeys
Max. 65 Townhouse Dwellings

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2.0 Site Vision

Site Vision

Local and specific to Bellfield, the proposed masterplan and built form will deliver an urban environment that is rich, varied and fully integrated with the adjacent context. Considered from the ground up, the proposal embodies the principle of design with "A Generous Eye for Life". The mix of buildings provide a broad range of housing typologies designed to suit a diverse range of demographics.

The new public realm is orchestrated around the retention of significant trees and has been configured to promote permeability through the site, with an understanding that the masterplan should be considered as part of a larger whole. A journey through the site provides a sequence of connected experiences with the architecture and landscaping working together to provide a high degree of urban legibility.

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Urban Context & Site Analysis.

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3.0 Urban & Cultural Context

Project Macro Context








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Landmarks

- | | | | |
|----|--------------------------------------|----|---------------------------------------|
| 1 | Banksia Street Shopping Strip | 12 | Ivanhoe Aquatic Banyule |
| 2 | Community Hub | 13 | Bluecross Ivanhoe |
| 3 | Waratah Special Developmental School | 14 | Melbourne Polytechnic (Heidelberg) |
| 4 | Ford Park | 15 | Austin Repatriation |
| 5 | Banyule City Council Parks & Gardens | 16 | Heidelberg Repatriation Hospital |
| 6 | Cyril Cummins Reserve | 17 | Warringal Cemetery |
| 7 | Thornbury High School | 18 | Warringal Private Hospital |
| 8 | Darebin Internation Sports Centre | 19 | Austin Hospital |
| 9 | Northcote Indoor Sports | 20 | Eaglemont Railway Station |
| 10 | Cartledge Reserve | 21 | Heidelberg Railway Station |
| 11 | Donaldson Creek Reserve | 22 | Banyule City Council Operation Centre |

Legend

-  Subject Site
-  Major Road
-  Minor Road
-  Train Line
-  Bus Route
-  Open Space/Parklands
-  Public Transport Stop



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3.0 Urban & Cultural Context

Site Accessibility

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Legend

	Subject Site
	Major Road
	Minor Road
	Public Transport Stop
	Pedestrian / Bicycle Access
	Tram Line
	Green Space/Parklands



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3.0 Urban & Cultural Context

Zoning

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Legend

	Subject Site
	RGZ2 RGZ8
	GRZ1 GRZ2
	PUZ2 PUZ6
	NRZ3
	C1Z
	PPRZ



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3.0 Urban & Cultural Context

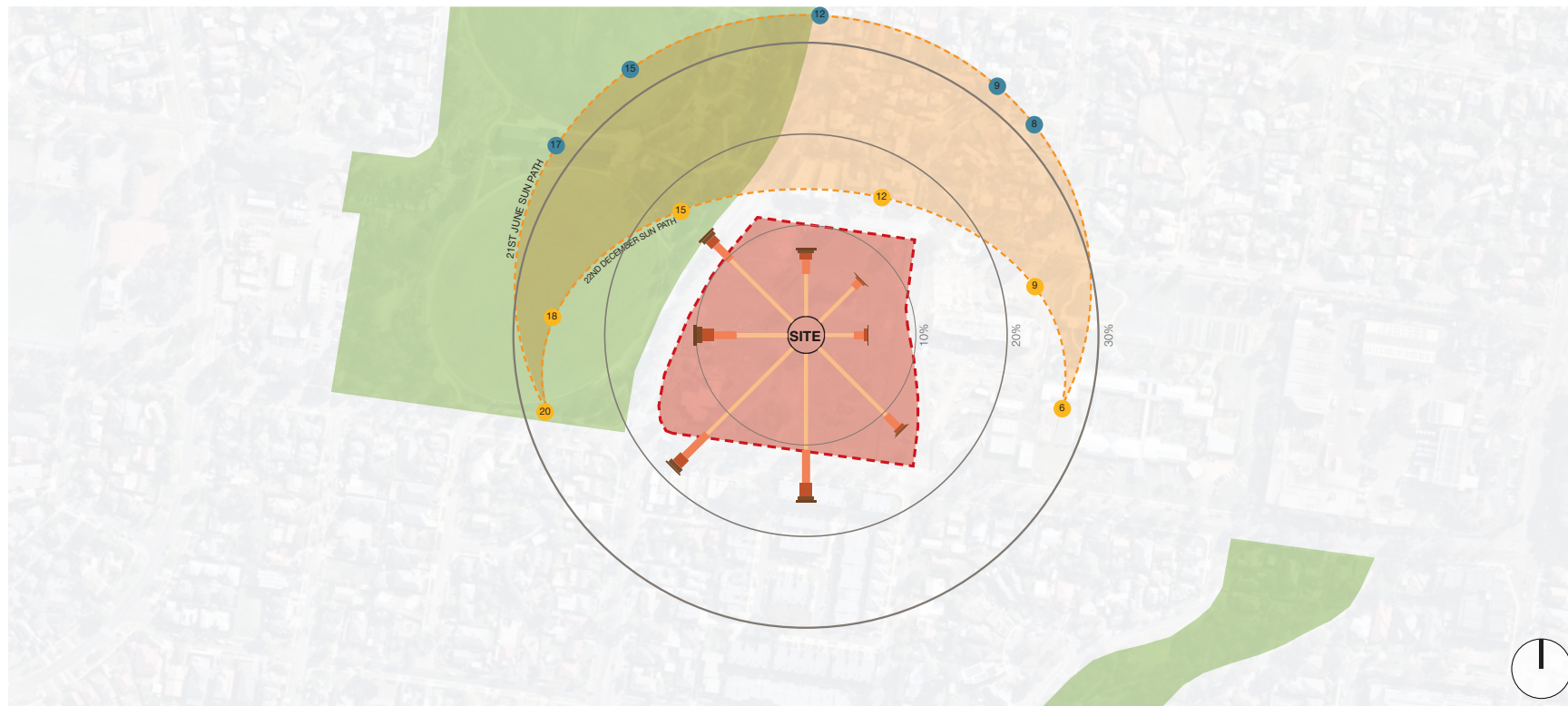
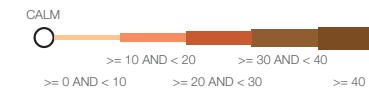
Solar & Wind Analysis

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Legend

- Summer Sun Path
- Winter Sun Path



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3.0 Urban & Cultural Context

Immediate Contextual Study

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Site Features

- 1 Access Points
- 2 Bus Stop
- 3 Existing Transformer
- 4 Access through Boulevard
- 5 Existing Trees

Legend

- Site Boundary
- Existing Developments
- Street Landscaping
- Pedestrian Pathway
- Significant Existing Trees
- G:Link Light Rail
- Direction of Traffic



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3.0 Urban & Cultural Context

Highlighted Views

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3.0 Urban & Cultural Context

Site Photography

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View 1

Approach from Oriel Rd at the intersection of Banksia St and Oriel Rd



View 2

Approach from the intersection of Oriel Rd looking into Perkins Ave



View 3

Approach from the East side of Banksia St at the South of Subject Site

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Development Plan

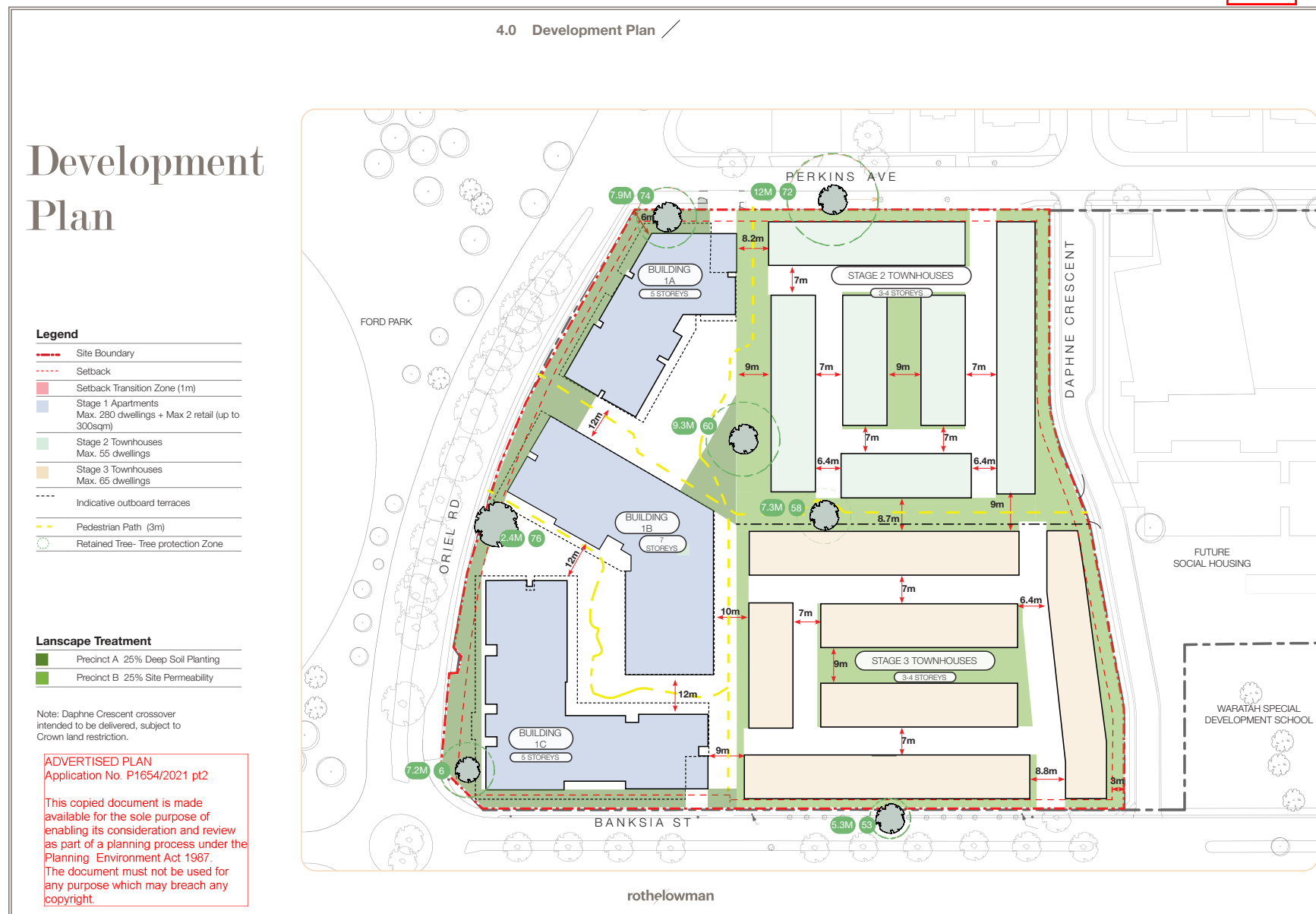
Banksia Village

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4.0 Development Plan

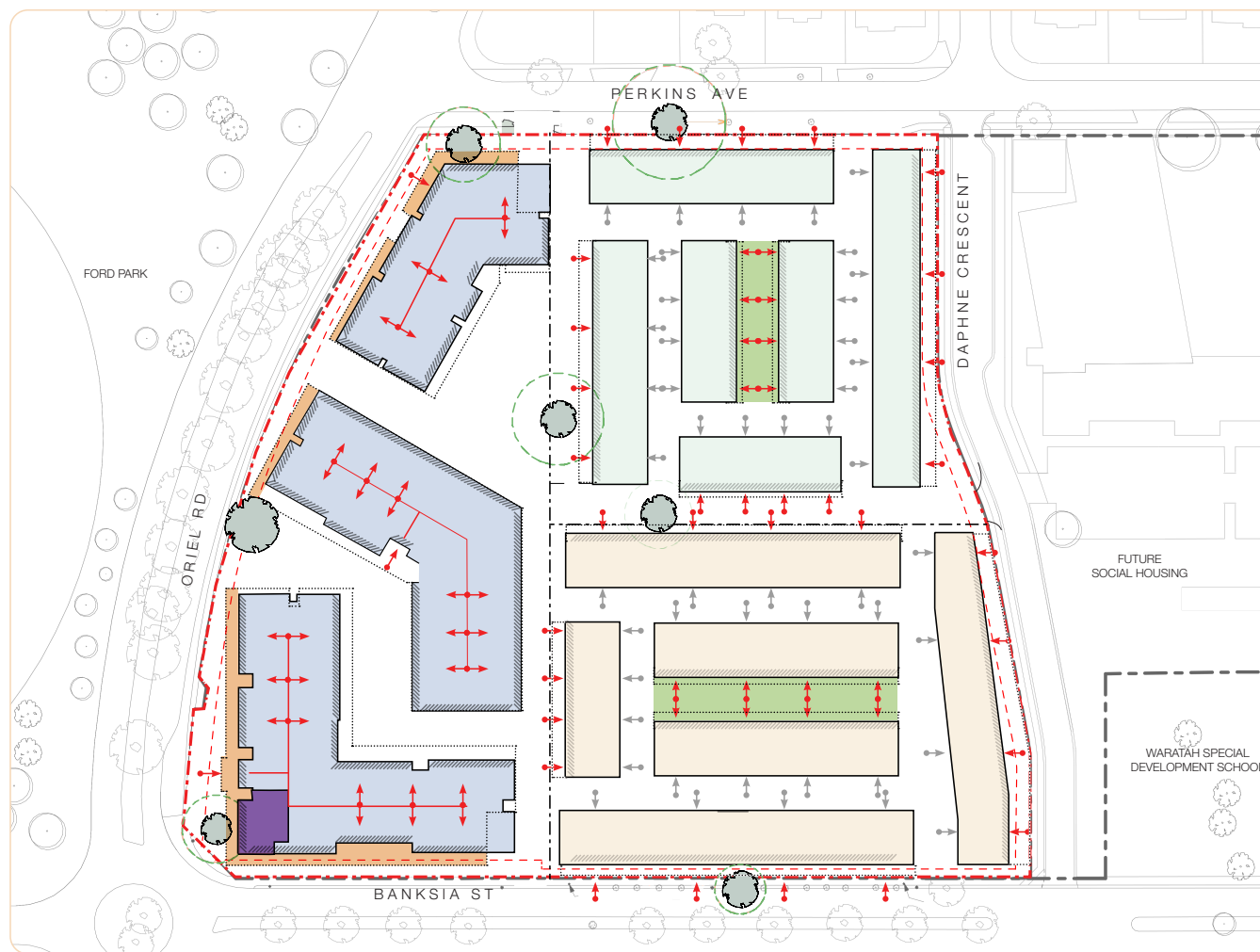
Active
Frontages
Plan

Legend

- Site Boundary
- Landscaped res. pedestrian laneway
- Stage 1 Apartments
- Stage 2 Townhouses
- Stage 3 Townhouses
- Retail
- Fencing
- Provision of low and/or transparent fencing and landscaping to allow for passive surveillance
- Ground Floor Entry
- Provision of individual entry doors to ground floor dwellings that have frontages to a road or internal connection
- Townhouse Garage Entry
- Active Frontage
- Prioritising placement of entries, windows and balconies to facilitate surveillance of streets, open spaces and pedestrian paths.
- Elevated Terrace
- Private open spaces at ground level raised up to provide both privacy and outlook from Oriol Rd.

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Design Response

Banksia Village

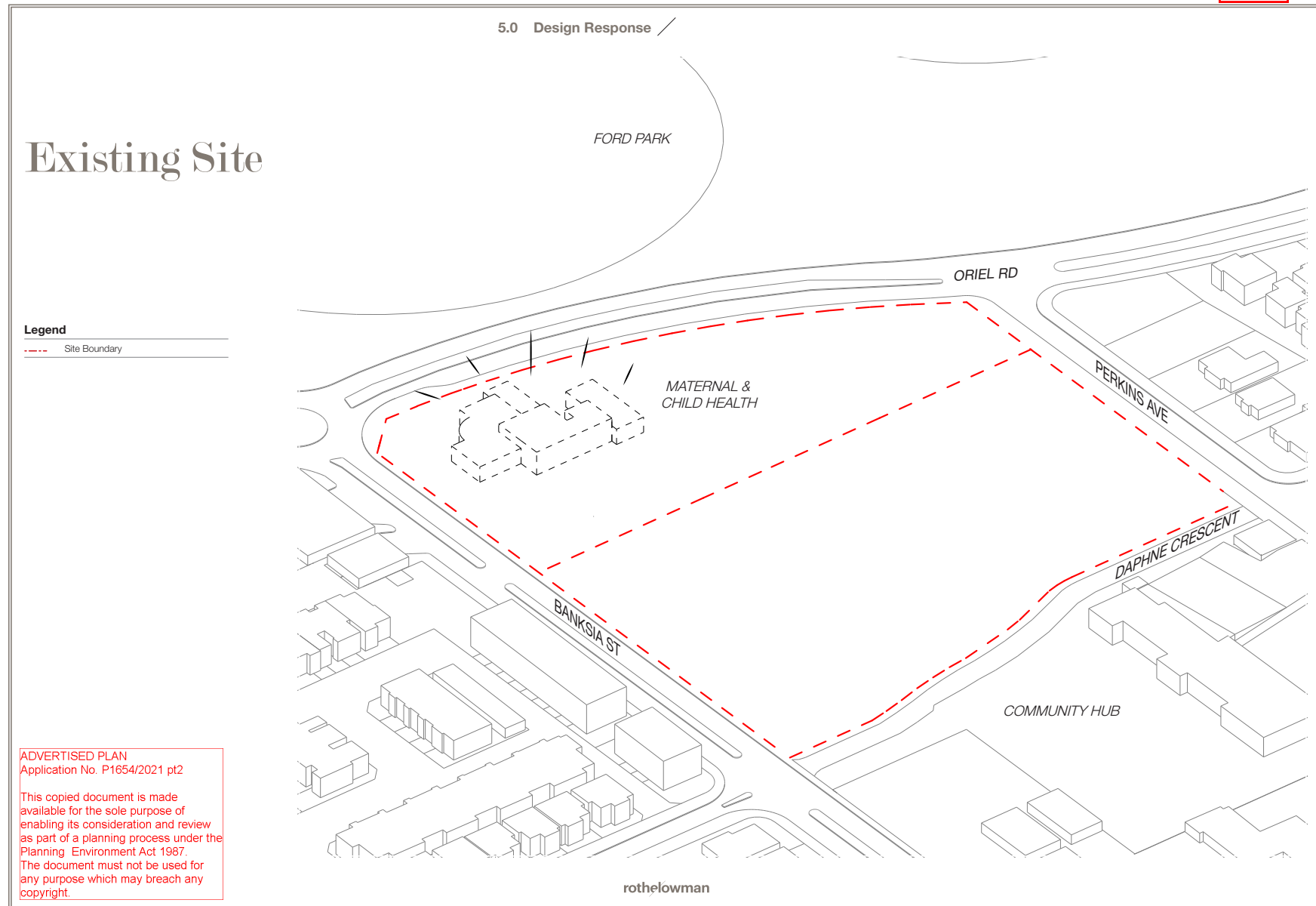
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5.0 Design Response /

Access

Legend

- Site Boundary
- Building Footprint
- Basement Entry
- Vehicular Access
- Building Entry Point
- Pedestrian Entry
- Garage Entry



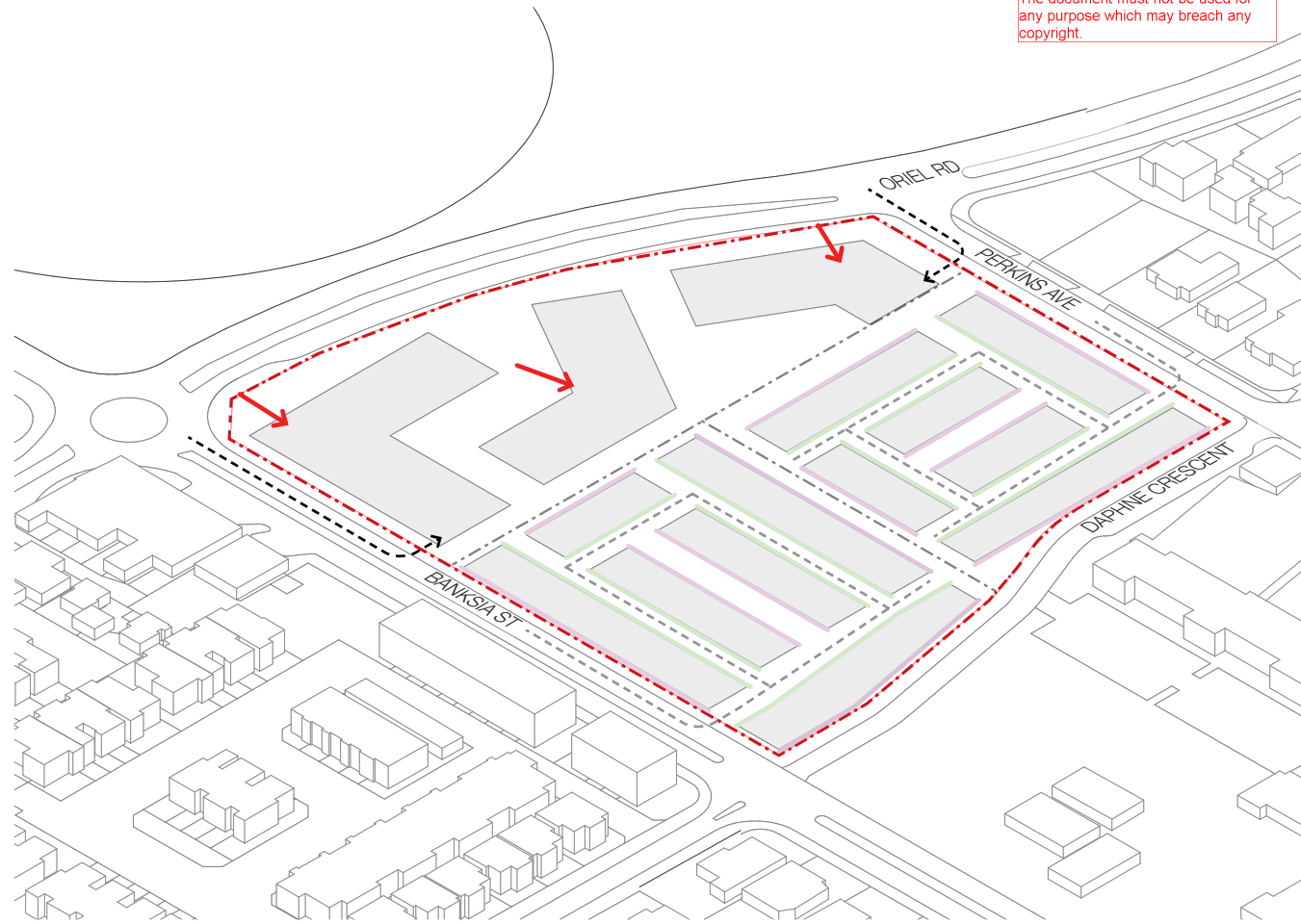
PEDESTRIAN PERMEABILITY

Basement parking for the residents greatly increases the potential of landscaping development throughout the site.

Provision of individual entry doors to ground floor dwellings that have frontages to a road or internal connection.

Building entries along the site boundaries that are highly visible from the public pedestrian pathways and open spaces.

The placement of entries, windows and balconies to facilitate passive surveillance of streets, open spaces and pedestrian paths.



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5.0 Design Response /

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Public Space/ Green Link

Legend

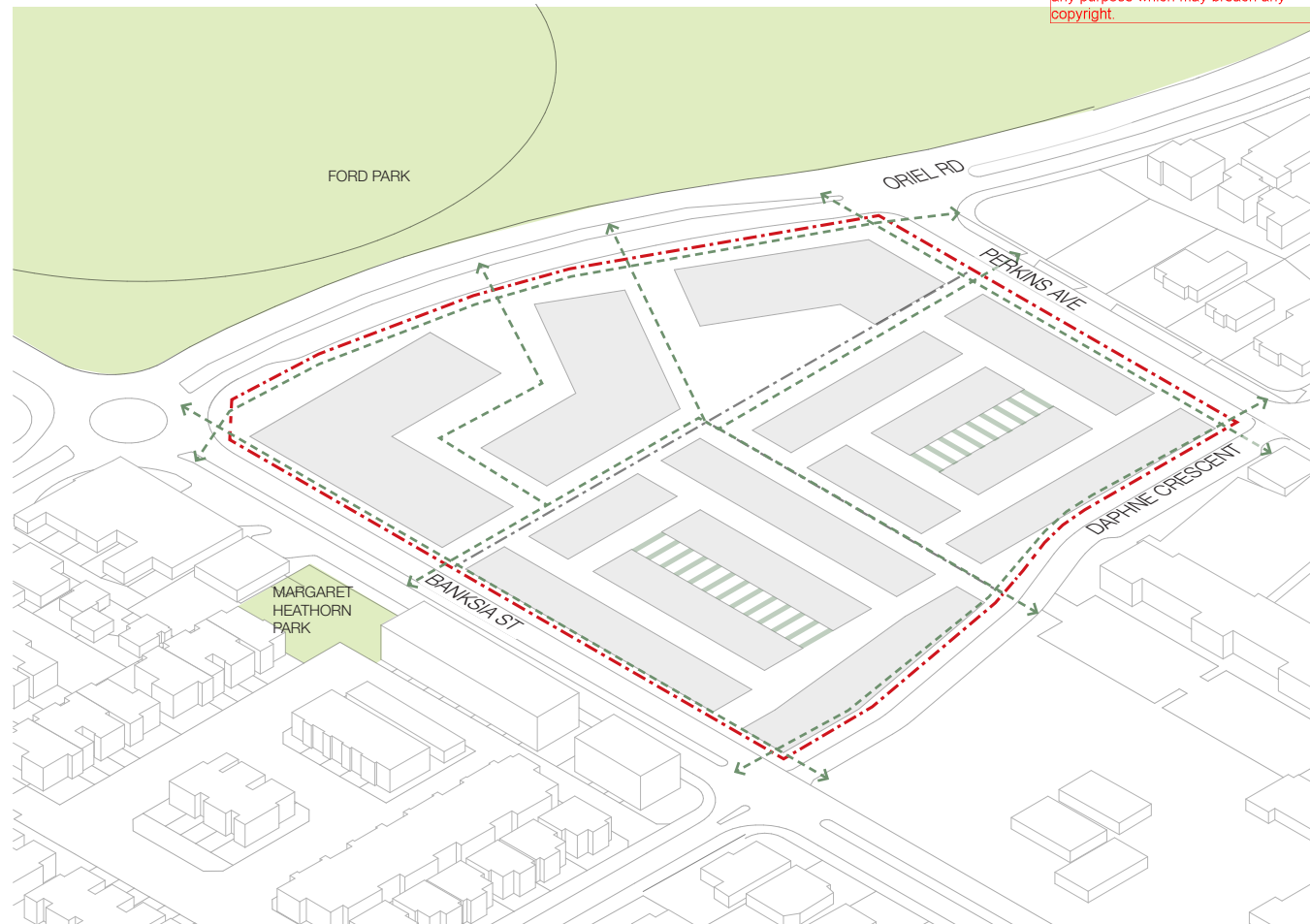
	Site Boundary
	Building Footprint
	Green Space
	Resident pedestrian laneway with feature landscaping
	Green Link



PARKLAND AND GREENSPACE

The introduction of the north south and east west link through the heart of the site provides a seamless connection for surrounding residents and locals to meander through the development.

Active frontages onto all public open space through provision of low and/or transparent fencing and landscaping to allow for passive surveillance.



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5.0 Design Response

Title Setback & Minimum Building Separation

Legend

	Site Boundary
	Building Envelope
	Oriel Road Setback - 6m
	Banksia St Setback - 3m/5m
	Perkins Ave Setback - 3m/6m
	Boulevard Setback - 3m



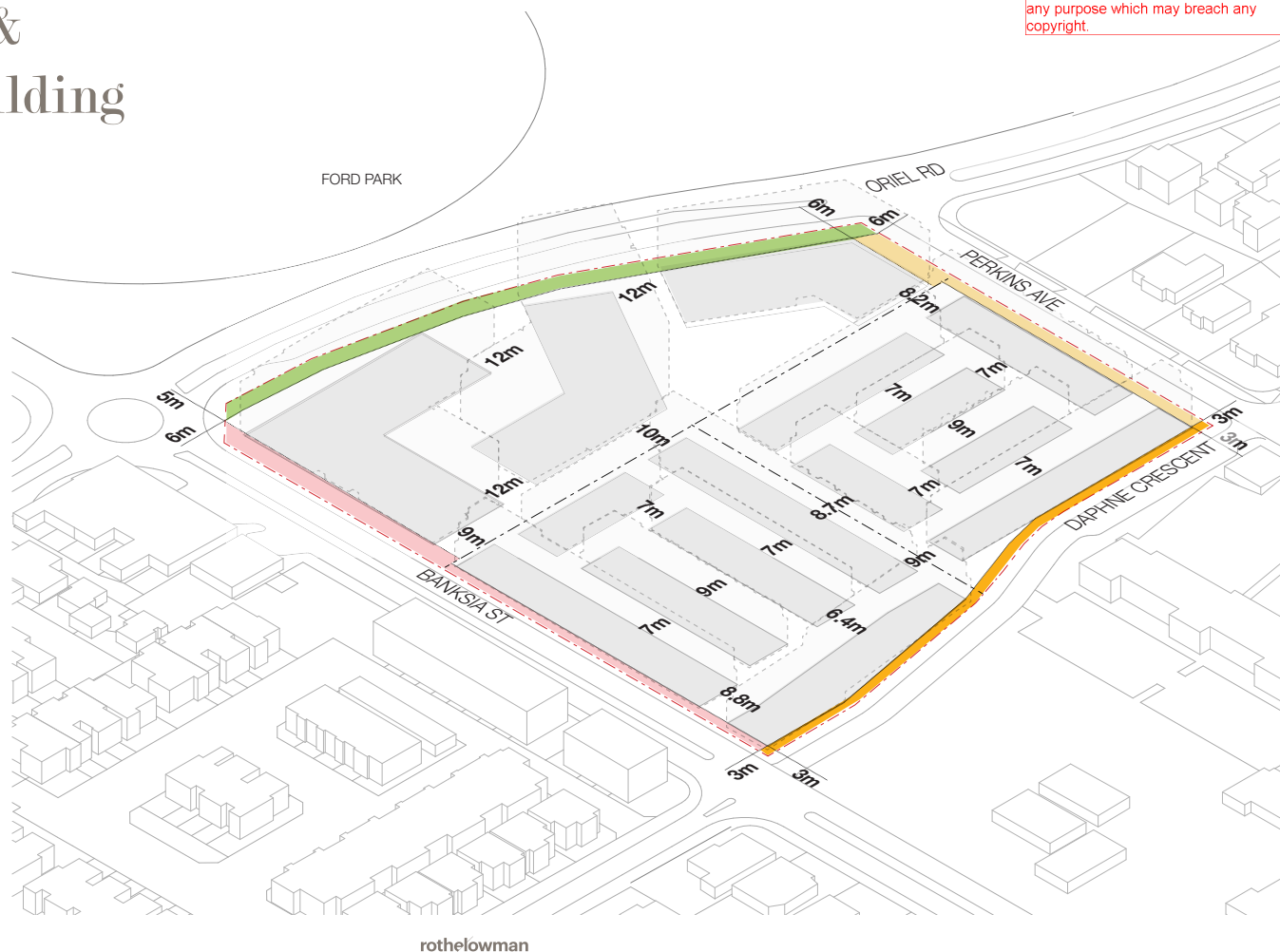
SUSTAINABILITY AND INNOVATION

The proposal promotes innovation through environmentally responsive strategies unique to the site, adopting PV arrays and water harvesting system across the precinct. Average NatHERS ratings between 6.5 - 7 stars energy efficiency dwellings.



COMMUNITY AMENITY

Retail premises and multiple public open space with recreational facilities are located on ground floor to active the ground plane and provide a place to gather for the surrounding communities.



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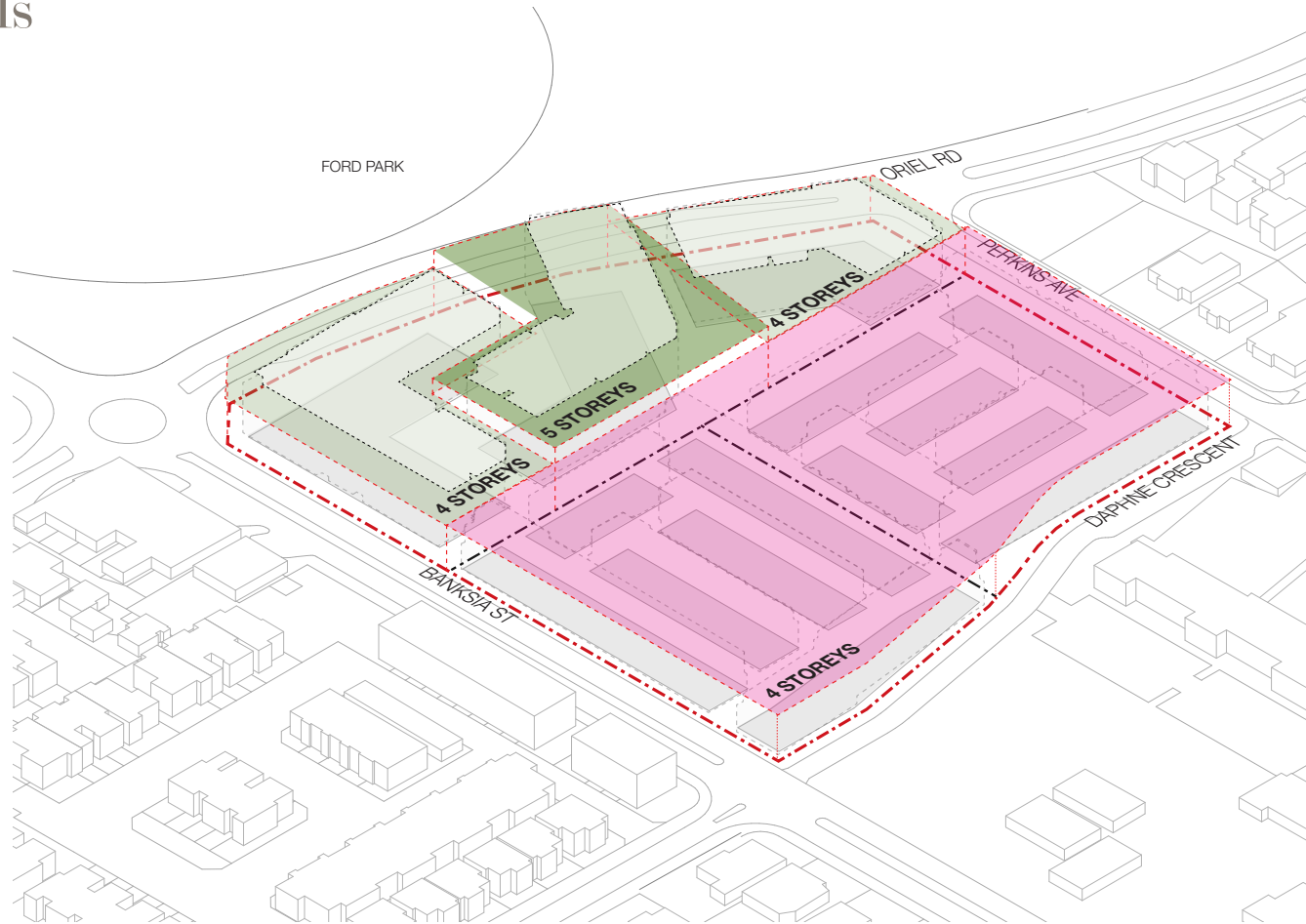
5.0 Design Response /

Building Levels

Legend

- - - Site Boundary
- - - Building Envelope
- Precinct A Story Guide
- Precinct B Story Guide

*Building heights stipulated in DP08



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5.0 Design Response

Building Mass

Legend

- Site Boundary
- Retail
- Residential
- Proposed Building Heights



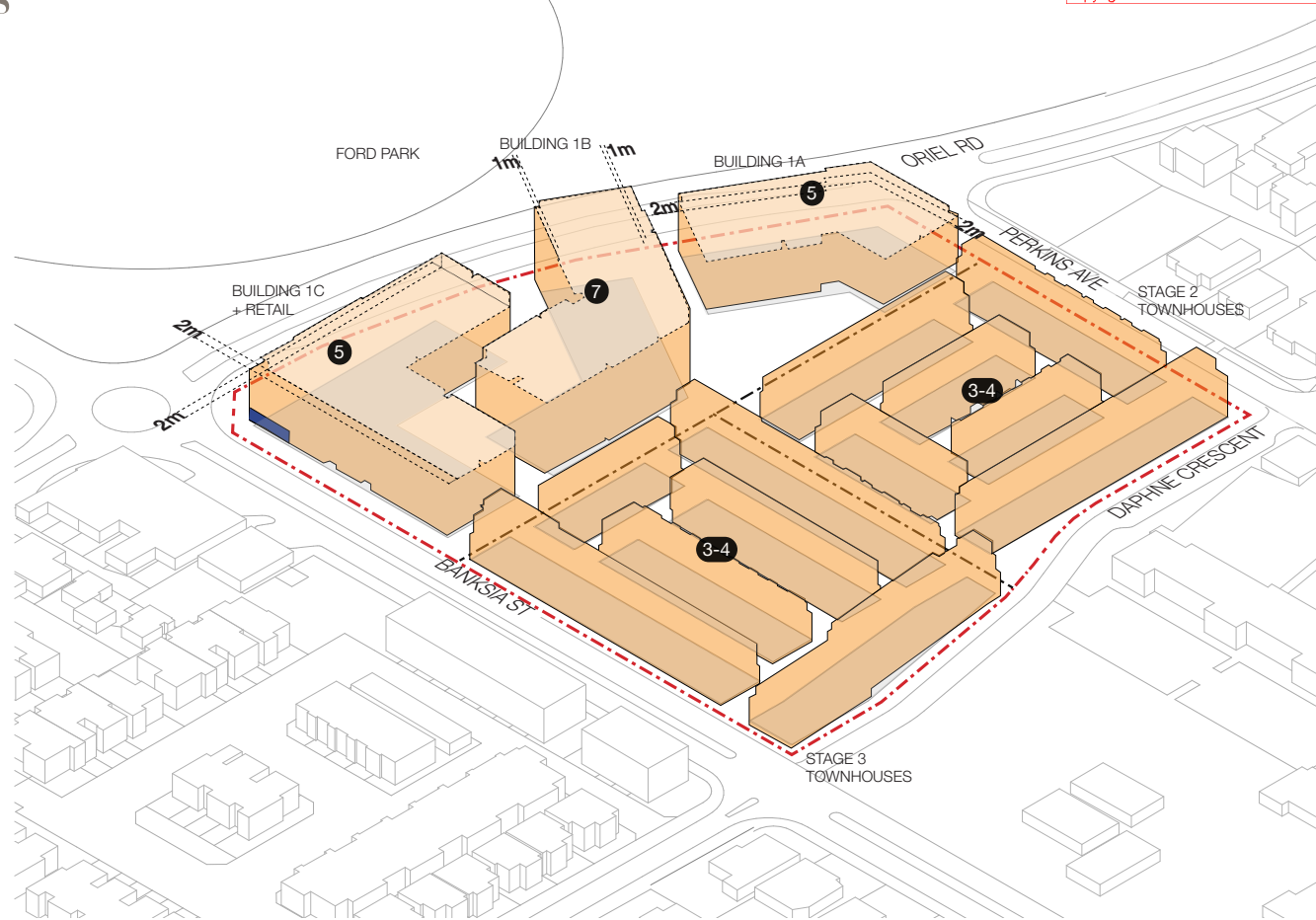
QUALITY BUILT FORM

A cohesive architectural design based on the themes detailed in Conceptual Elevations.

All themes are conceived with durable, low maintenance materials and finishes that blend in with the surrounding environment.

The built form achieves a high quality development with articulation of scale, proportions and setbacks with active interfaces fronting the public realm.

The project also considered to avoid large expanses of blank wall, large service areas, garbage storage areas, along ground floor frontages. Car parking has been located within basements or garages accessible via the rear lanes to minimise their visibility from the public realm.



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Conceptual Elevations & Sections Banksia Village

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6.0 Conceptual Elevations and Sections

Apartments

Sculpted Corners



Expressed Frame



Organic Edge



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6.0 Conceptual Elevations and Sections /

Townhouses

Public Interface



Alternative Rhythm



Activated Frontages



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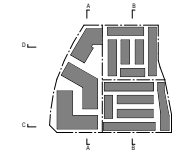
6.0 Conceptual Elevations and Sections

Legend

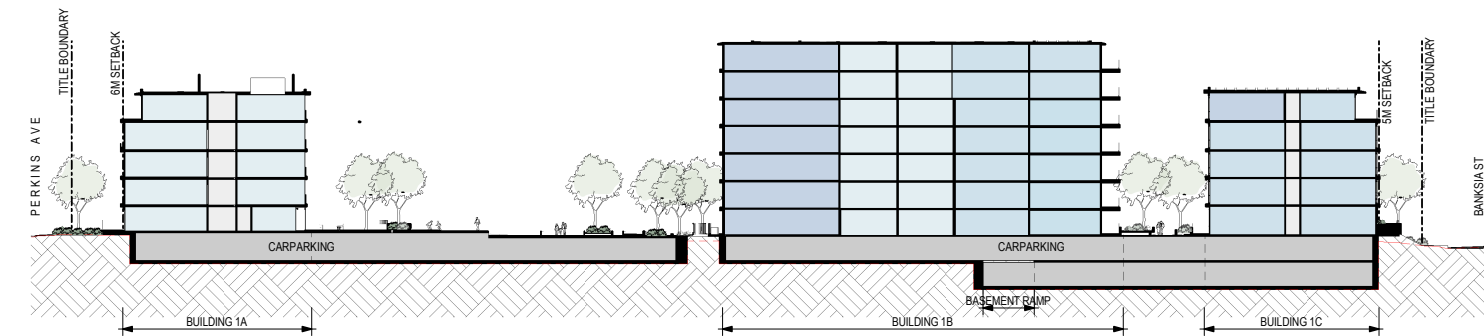
	Apartment
	Townhouses
	Basement Carpark

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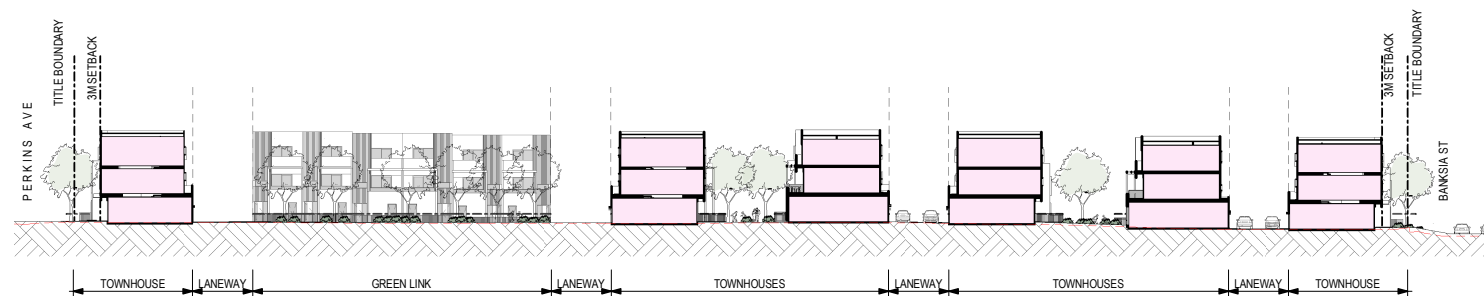
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SECTION AA



SECTION BB







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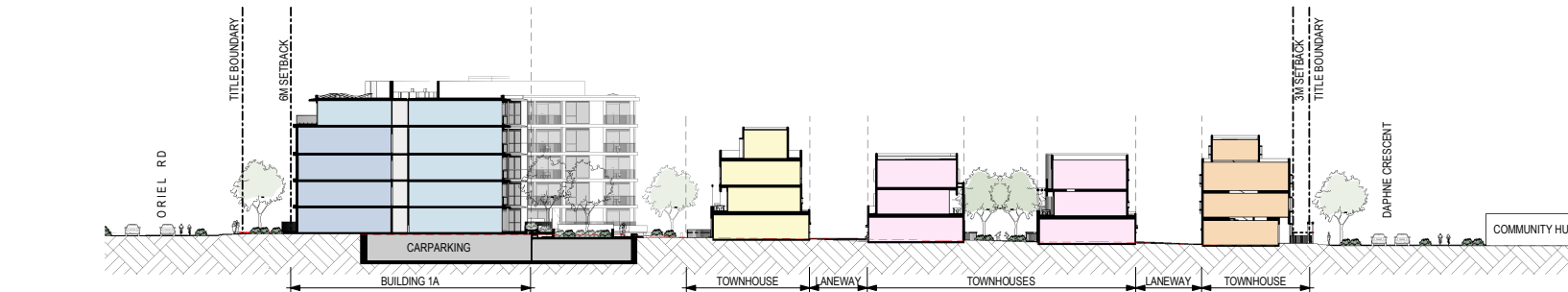
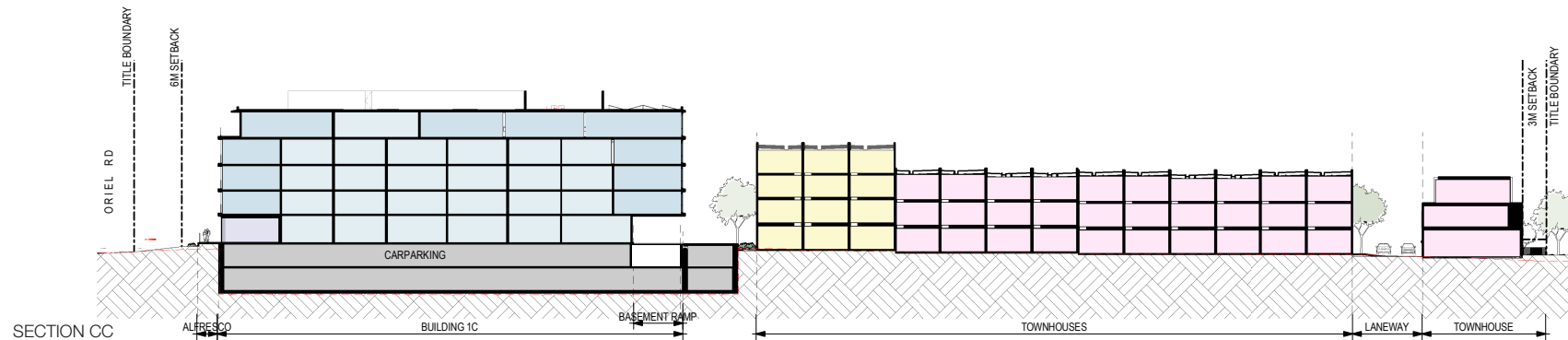
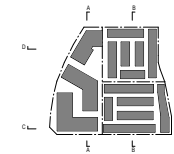
6.0 Conceptual Elevations and Sections

Legend

	Apartment
	Retail
	Townhouses
	Basement Carpark

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SECTION DD

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Shadow Analysis

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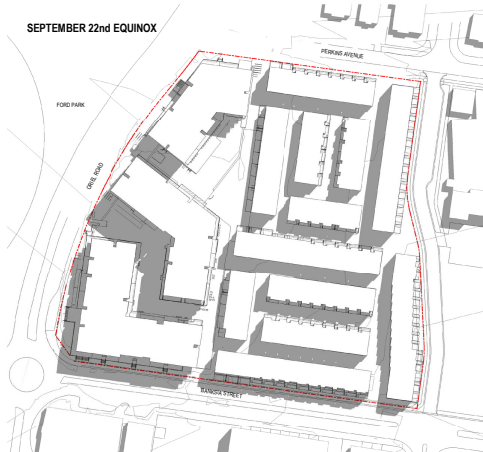
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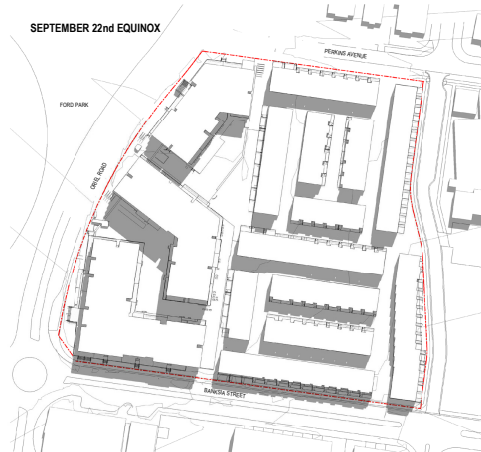
7.0 Shadow Analysis

SEPTEMBER 22nd EQUINOX



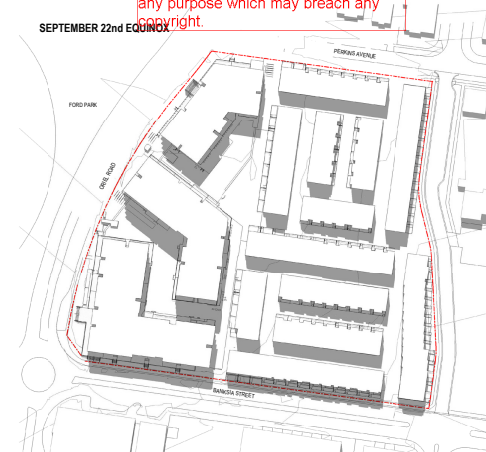
Shadow Plan - 10am

SEPTEMBER 22nd EQUINOX



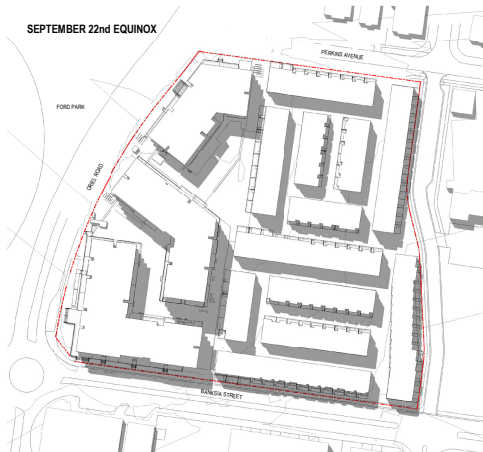
Shadow Plan - 11am

SEPTEMBER 22nd EQUINOX



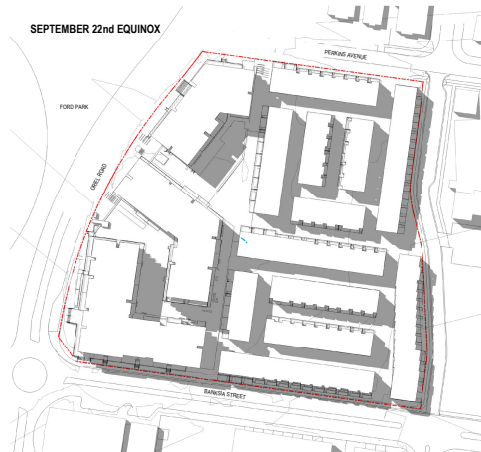
Shadow Plan - 12pm

SEPTEMBER 22nd EQUINOX



Shadow Plan - 1pm

SEPTEMBER 22nd EQUINOX



Shadow Plan - 2pm

SEPTEMBER 22nd EQUINOX



Shadow Plan - 3pm

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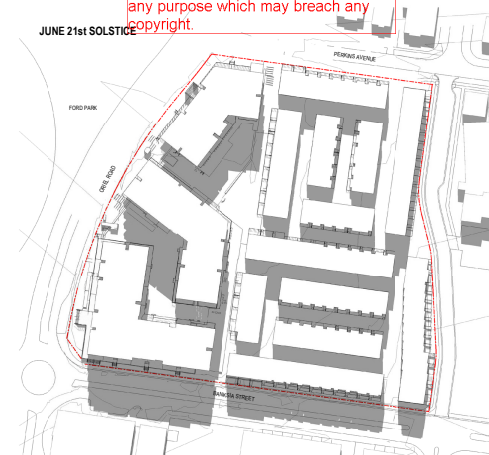
7.0 Shadow Analysis



Shadow Plan - 10am



Shadow Plan - 11am



Shadow Plan - 12pm



Shadow Plan - 1pm



Shadow Plan - 2pm



Shadow Plan - 3pm

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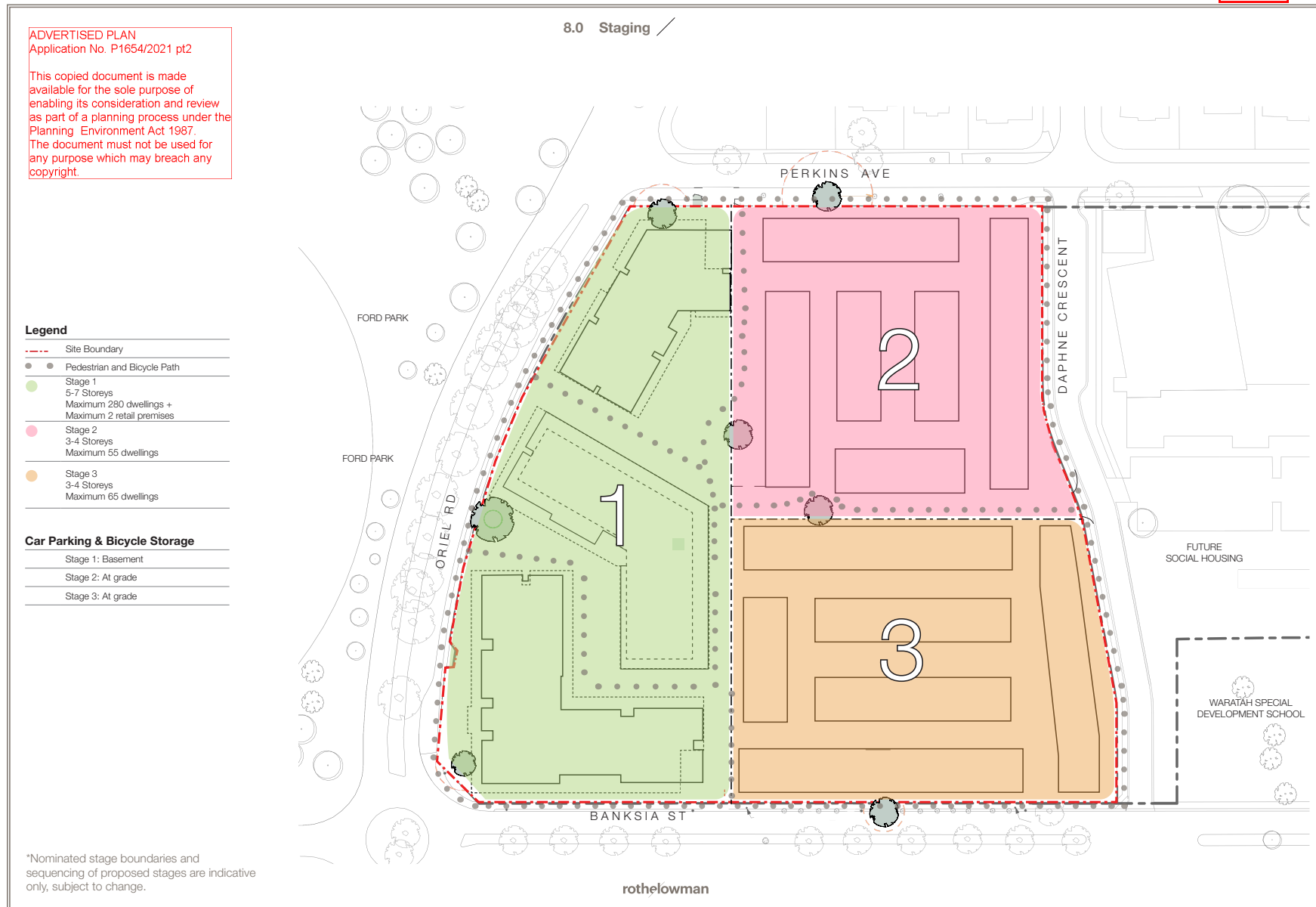
Staging

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Bellfield.

History, Character, Identity.

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Redefining a place through a collection of ideas.

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It's time to
change the
tone.

Place making thrives on
authenticity, diversity,
sense of community &
the 'local experience'
To understand a new
way forward we must
understand what worked
before...

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ATTACHMENT 1 – DEVELOPMENT PLANNING ACTIVITIES REPORT**PLANNING PERMIT APPLICATIONS AND RELATED REQUESTS RECEIVED AND DETERMINED**

The 2022-23 financial year has seen a decrease in the number of planning applications (standard applications and Section 72 amendments to permits) and related requests (secondary consents, subdivision certifications and condition 1 plans for approval) received compared to the previous financial year.

In 2022-23, 2323 requests were received compared to a total of 2602 in 2021-22, resulting in 279 (10.7%) less requests. The total number of requests received over the year was more than the number determined with a total of 2296 determinations, resulting in 27 more applications and requests received than determined. The number of determinations was also less than the previous financial year by 309 determinations. This has broken the upward trend since the 2018-19 financial year.

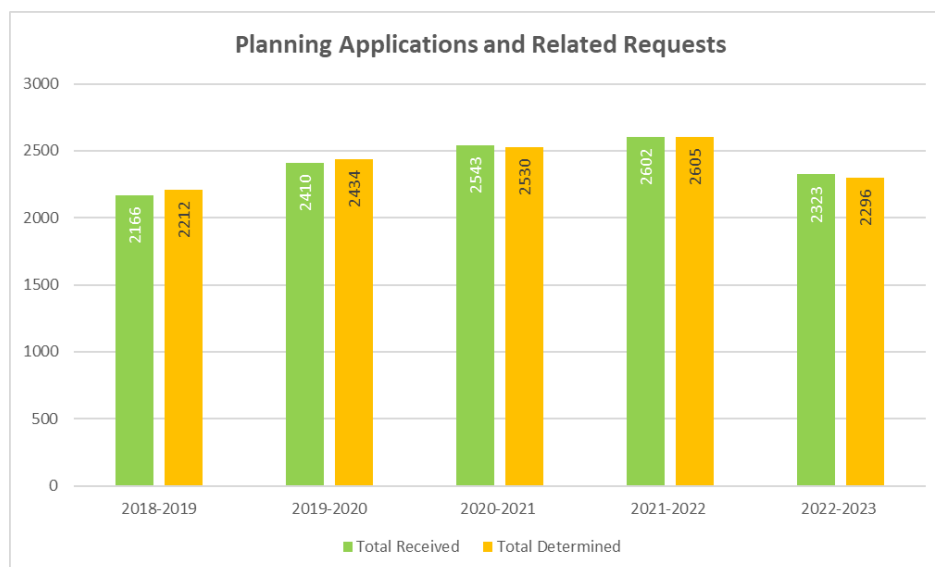


Figure 1 – Comparison with previous years

Figure 2 below shows the number of 'live' (current) applications per month across the financial year. During the six month review period the number of live applications has fluctuated between a low of 330 in January to a high of 368 in March. The total number of live applications remained under the previous live target of 400 through January to March resulting in the live target being reduced in April to 375.

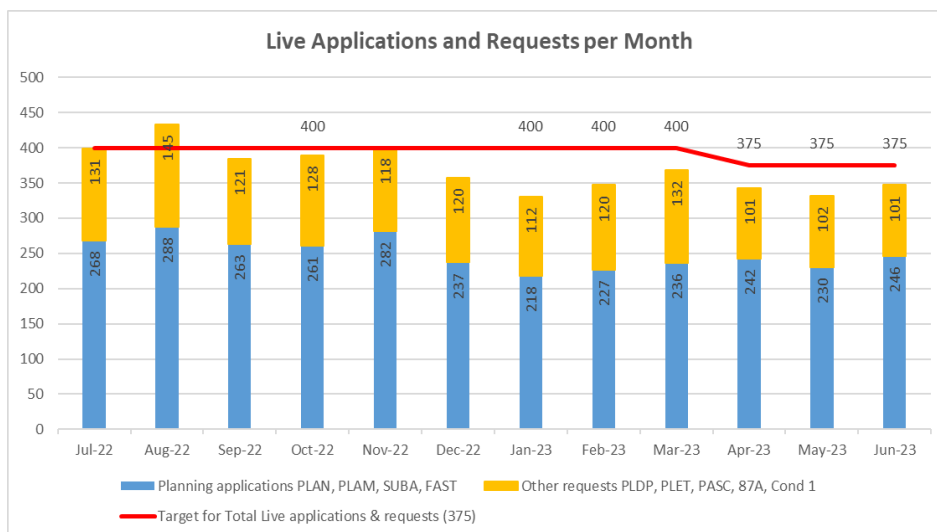


Figure 2 – Live planning applications and related requests by month

As shown in Figure 3 below, on a month to month basis the number of planning applications received and determined has varied throughout the year. The six month review period (January – June) has seen a fluctuating trend of applications received, with a low in January and a peak in May. The average monthly incoming applications within this period (193) exceeded the average monthly determinations (188).

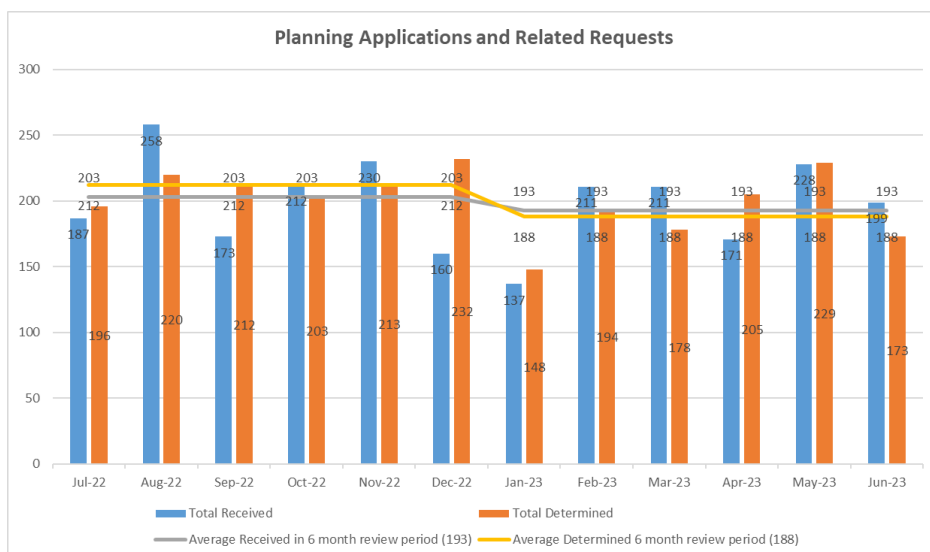


Figure 3 – Applications and requests by month

PROCESSING TIMEFRAMES

Figure 4 below indicates the average number of days for Council to make a determination for each month and the percentage of applications determined within the statutory timeframe for

standard planning applications and VicSmart applications which have a 60 calendar day and 10 business day decision timeframe respectively.

On average for the six month review period, 82% of planning applications were determined within the 60 statutory days and 90% of VicSmart applications were determined within the 10 business day statutory timeframe. The percentage of applications determined in 60 days was an improvement on the previous review period where 81.5% of applications were determined in 60 days.

The average number of days for a determination varied between 71 days in January and 148 days in April. Overall, for the review period the average gross days for a determination (108) was less than the previous review period (114) indicating improved processing times.

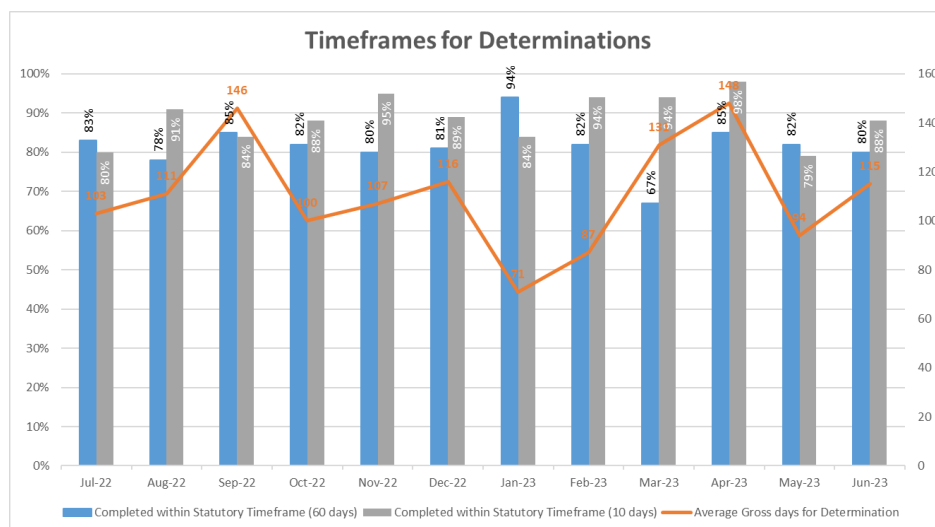


Figure 4 – Decision Timeframes for 2022/23

APPLICATIONS BY TYPE

Figure 5 below details the planning applications received by proposal including applications for tree removal, multi dwelling proposals, subdivision and other permit requirements and indicates:

- The number of applications for tree removal and pruning has continued to decline with a total of 284 applications.
- Applications for multi dwelling development decreased substantially in the review period by approximately 47% from 108 to 57. This sees a return to the trend of multi dwelling applications received in the first half of the year being less than the second half of the year and a figure more consistent with pre-COVID levels.
- The number of subdivision applications increased to 93 applications received, which is the highest number since 2017. This may reflect that previous shortages in building supplies are no longer delaying the completion of development projects.
- The number of Other Applications (single dwellings, dwelling additions, change of use) decreased by 24% from 177 to 135 when compared to the previous review period.

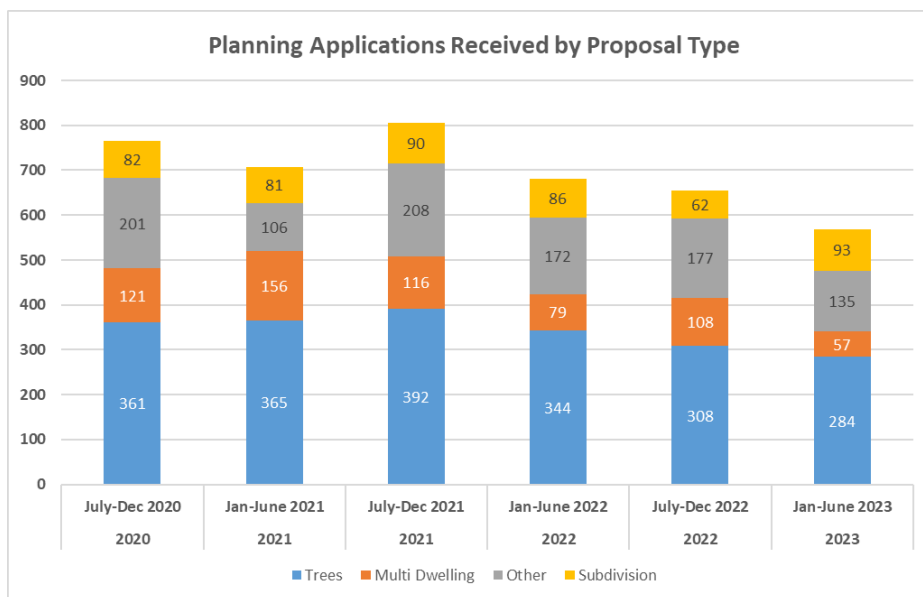


Figure 5 - Planning permit applications received by proposal

Figures 6 and 7 below outline the number of planning application types (Permit applications, VicSmart, Section 72 Amendments, Certifications and other requests) being received and determined over a six month period. The number of applications received for Standard permit applications, Section 72 amendments and Certifications exceeded those determined during the review period. The number of VicSmart applications and Other requests determined exceeded those received.

Overall, a total of 1079 applications were determined, compared with 1217 in the previous six month period, a reduction of 11%.

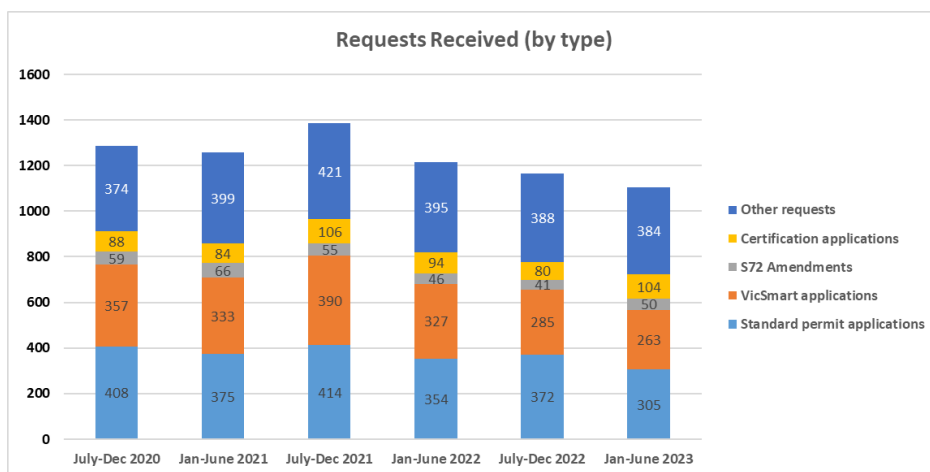


Figure 6 – Requests received by type annually (including certification)

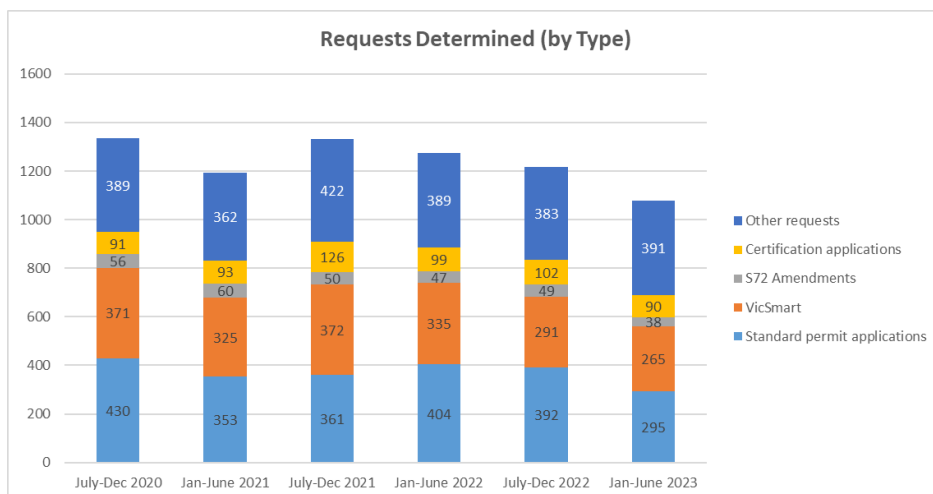


Figure 7 – Requests determined by type annually (including certification)

TREE PERMIT APPLICATIONS

The number of applications lodged and determined for tree removal are shown in Figure 8 below against the actual and target outstanding workload. An average of 47 applications were lodged per month throughout the review period as compared to an average of 52 per month for the previous six months. The number of live applications remained below the target of 25 throughout the review period.

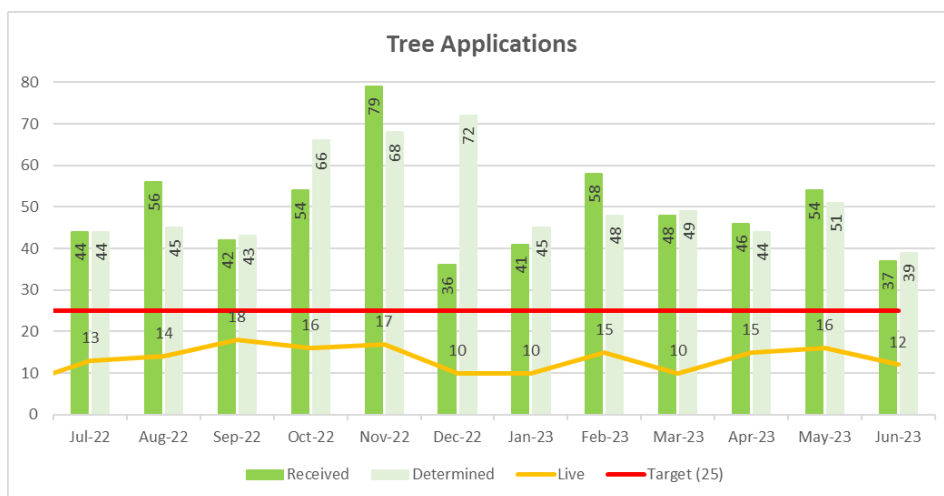


Figure 8: Tree Permit applications received and determined by month

PLANNING INVESTIGATIONS

An average of 11 breaches per month of Planning Permits and the Planning Scheme were brought to the attention of the Development Planning Unit in the review period. These breaches relate to built form (such as development, overlooking and signage), land use and

vegetation removal. As detailed in Figure 9 below, the total number of investigations instigated increased by from 64 between July and December to 65 in January to June. The number of investigations finalised exceeded those received by 13 with 78 investigations closed.



Figure 9 – Planning complaints/investigations initiated and finalised

Over the six month review period eight Planning Infringement Notices (PINs) have been issued and 12 finalised, leaving one outstanding PIN at the end of the review period.

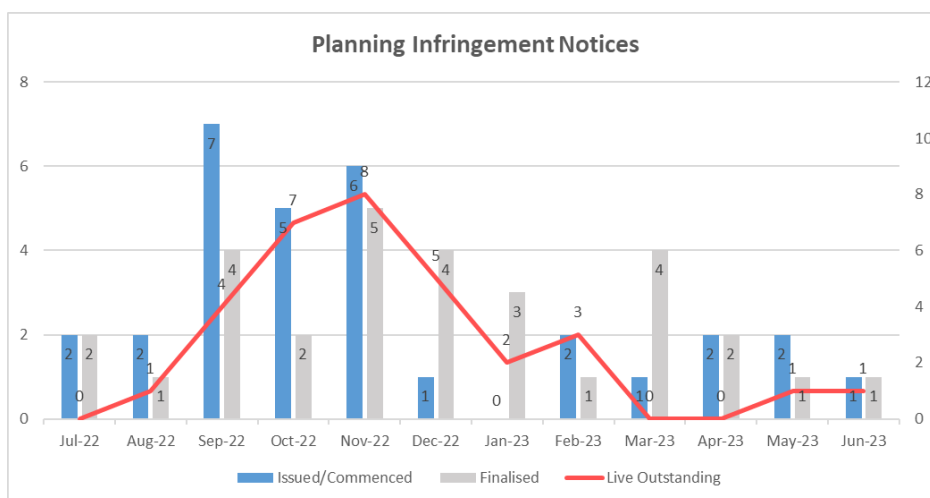


Figure 10 – Planning Infringements initiated and finalised

REVIEWS LODGED AT VCAT

The total number of reviews at the Victorian Civil and Administrative Tribunal (VCAT) received for each six month interval since 2019 is detailed in Figure 11 below. There were 22 reviews lodged in the six month review period, three more than the previous six months.

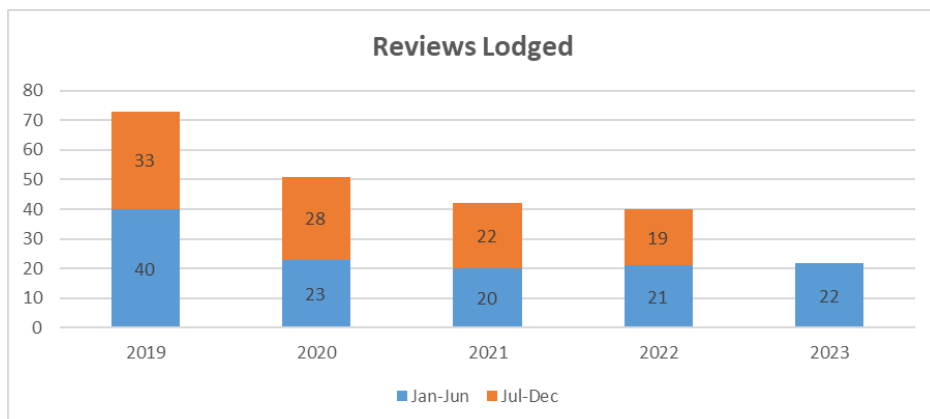


Figure 11 – Total Reviews received by year

As detailed in Figure 12, the majority of reviews lodged continue to be by permit applicants.

The number of reviews lodged against refusals to issue a permit for the review period is 17, which is three more than the previous review period. The number of reviews lodged by objectors increased from one to three in the review period with two reviews against permit conditions lodged.

In the review period, no reviews were lodged against Council not making a decision within the statutory timeframe (i.e. 'out of time').

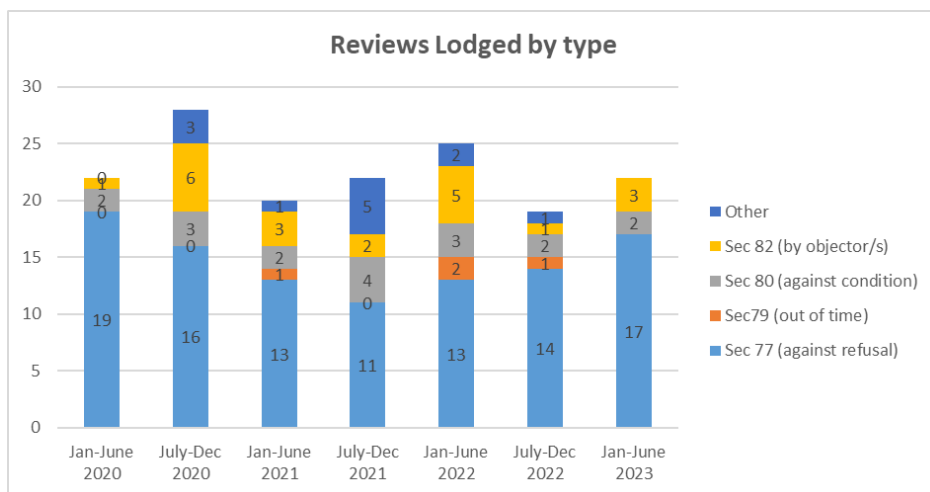


Figure 12 – Reviews lodged by type

VCAT DECISIONS RECEIVED

Figure 13 below has been updated to include Consent Orders where a mediated outcome is reached. Previously these have been captured under 'RA decision set aside'.

As detailed in Figure 13 below, there has been a decrease in the number of decisions which have been overturned by the Tribunal in the review period with 27% of applications for review set aside by the Tribunal compared to 40% in the previous six months. The reduction in decisions overturned has resulted in an increase in decisions upheld with 37% of decisions upheld as compared to 25% for the previous review period. A further 31% of decisions were mediated with a consent order issued indicating an improved outcome through the VCAAT process. Only 5% of decisions were varied which typically occurs when the Tribunal makes changes to the permit conditions in relation to objector or conditions reviews.

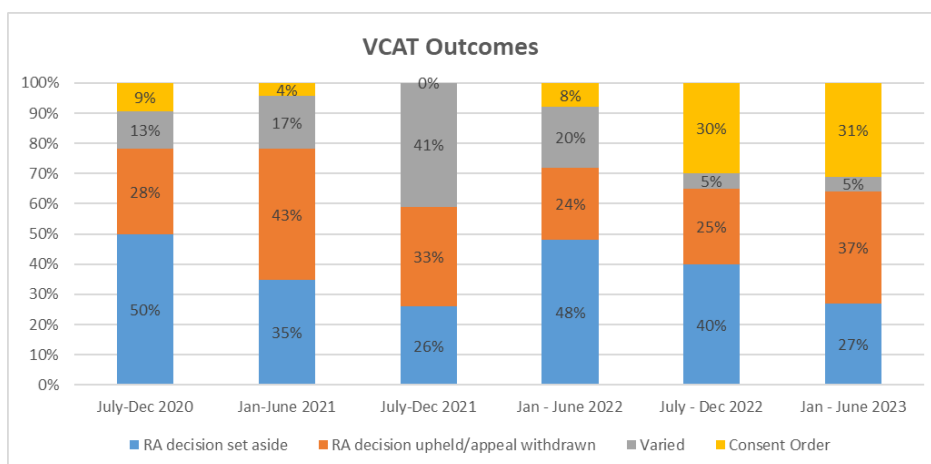


Figure 13 – Outcome of reviews

Environmentally Sustainable Development

AVERAGE BUILT ENVIRONMENT SUSTAINABILITY SCORECARD (BESS) SCORE

Figure 14 below shows the average Built Environment Sustainability Scorecard (BESS) project score for each financial year. Whilst there had been a slight reduction in the average BESS score between 2018/19 to 2020/21, there has been an upward trend since with the average score increasing from 55.13% to 56.91% in the last financial year. This is an indication that the efforts of the Development Planning team to improve outcomes is being reflected in improvement in the score. It is also important to note that over the years improvements have been made to the BESS scoring system which require greater measures to achieve a higher BESS score.

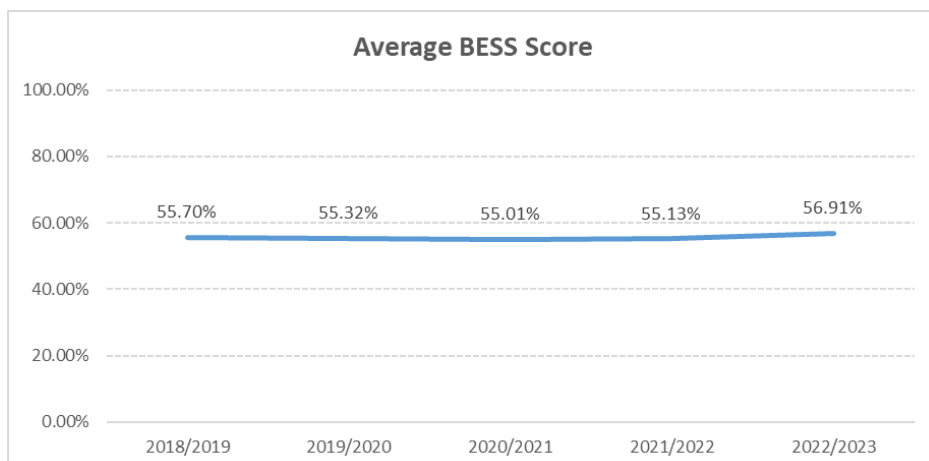


Figure 14 – Average BESS Score

AVERAGE GREENHOUSE GAS (GHG) EMISSIONS REDUCTION

Figure 15 below shows the average greenhouse gas (GHG) emissions reduction over the last five financial years. In 2022/23, on average the ESD measures included in developments reduced emissions by 61% compared to if the development did not have any measures included. The average emissions reduction has remained reasonably consistent across the five years.

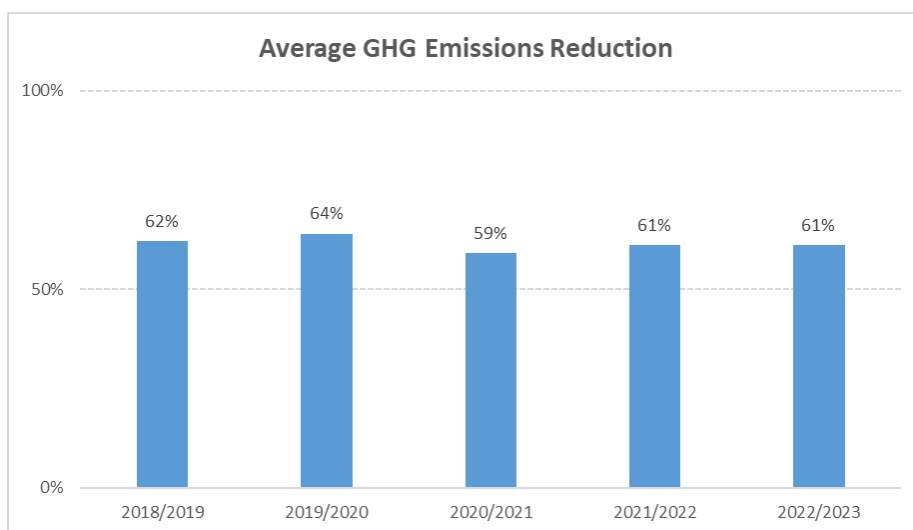


Figure 15 – Average greenhouse gas (GHG) emissions reduction

AVERAGE NATHERS STAR RATING

Figure 16 below shows the average NatHERS Star Rating for projects in Banyule split across Class 1 (dwellings, townhouses) and Class 2 (Apartments) buildings. NatHERS stands for National House Energy Rating Scheme where each building is given a star rating between 0 and 10. A higher star rating indicates a more energy efficient building that is more comfortable to live in and cheaper to run.

In 2022/23 the average star rating for both Class 1 and 2 buildings has increased to 6.65 and 6.95 respectively which is the largest increase between financial years. Upcoming changes to the National Construction Code (NCC) will see this continue to increase with the introduction of a 7 star minimum requirement for new buildings.

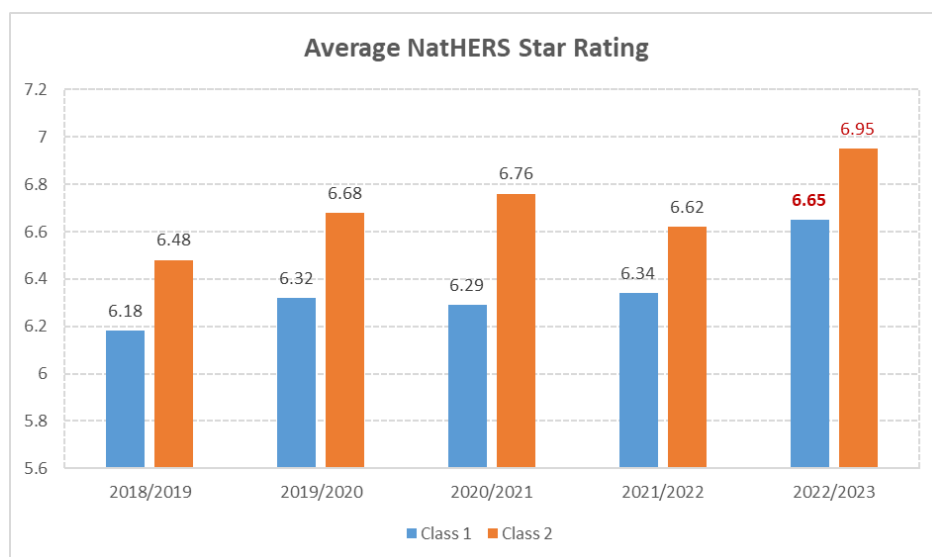


Figure 16 – Average NatHERS Star Rating

FUEL CHOICE – ELECTRIC AND GAS

Figure 17 below shows the percentage of developments which are all electric and those with a gas connection. In 2022/23 the percentage of all electric developments increased by 16% from 10% to 26%. With recent announcements from the State Government banning gas connections for new developments which require a planning permit, it is expected that this figure will rise substantially next financial year.

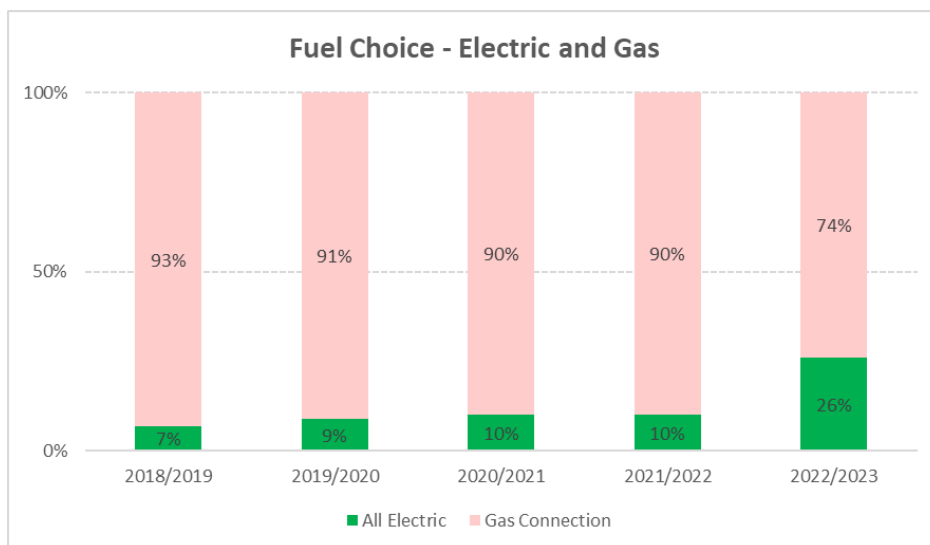


Figure 17 – Fuel Choice – Electric and Gas

ESD COMPLIANCE

The Development Planning team have verified Environmentally Sustainable Development requirements for 32% of the completed developments inspected in the financial year exceeding the 10% target. Any non-compliances identified have been required to be rectified or alternative measures provided to ensure that the minimum requirements of the planning scheme have been met except for when the as built outcome has resulted in minor variations of 2% or less.