



# Council Meeting

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## Agenda

**Tuesday, 12 July 2022**  
Civic Centre, 15 Anderson Street, Lilydale

## Information for Councillors and the community

### ACKNOWLEDGEMENT OF COUNTRY

We respectfully acknowledge the Traditional Owners, the Wurundjeri People, as the Custodians of this land. We also pay respect to all Aboriginal community Elders, past and present, who have resided in the area and have been an integral part of the history of this region.



### COUNCIL VISION

Whether you live here or visit, you will see how much we care for country, how inclusive and connected our communities are, and how sustainable balanced growth makes this the best place in the world.

### VALUE OF HISTORY

We acknowledge that history shapes our identities, engages us as citizens, creates inclusive communities, is part of our economic well-being, teaches us to think critically and creatively, inspires leaders and is the foundation of our future generations.

### COUNCILLOR COMMITMENT

We'll be truthful, represent the community's needs, be positive and responsive and always strive to do better.

### OUR COUNCILLORS

**Billanook Ward:** Tim Heenan  
**Chandler Ward:** David Eastham  
**Chirnside Ward:** Richard Higgins  
**Lyster Ward:** Johanna Skelton (Deputy Mayor)  
**Melba Ward:** Sophie Todorov

**O'Shannassy Ward:** Jim Child (Mayor)  
**Ryrie Ward:** Fiona McAllister  
**Streeton Ward:** Andrew Fullagar  
**Walling Ward:** Len Cox

### CHIEF EXECUTIVE OFFICER & DIRECTORS

**Chief Executive Officer,** Tammi Rose  
**Director Communities,** Jane Price  
**Director Corporate Services,** Andrew Hilson  
**Director Recovery,** Jane Sinnamon

**Director Environment & Infrastructure,**  
Mark Varmalis  
**Director Planning Design & Development,**  
Kath McClusky

### GOVERNANCE RULES

All Council and Delegated Committee meetings are to be conducted in accordance with Council's Governance Rules, which can be viewed at: <https://www.yarraranges.vic.gov.au/Council/Corporate-documents/Policies-strategies/Governance-rules>

### PUBLIC PARTICIPATION IN MEETINGS

Members of the community can participate in Council meetings in any of the following ways:

- making a verbal submission for up to 5 minutes on matters not listed on the agenda.
- submitting a question.
- speaking for up to 5 minutes to a specific item on the agenda. For planning applications and policy issues, the Chair will invite one person to speak on behalf of any objectors and one person to speak on behalf of the applicant. For other matters on the agenda, only one person will be invited to address Council, unless there are opposing views. At the discretion of the Chair, additional speakers may be invited for items of large interest.
- speaking for up to 5 minutes to a petition to be presented at a meeting.

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<https://www.yarraranges.vic.gov.au/Council/Council-meetings/Submissions-questions-petitions-to-Council>

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The Minutes produced after each Council Meeting form the official record of the decisions made by Yarra Ranges Council.

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In the case of an emergency during a meeting held at the Civic Centre, 15 Anderson Street, Lilydale, you should follow the directions given by staff and evacuate the building using the nearest available exit. You should congregate at the assembly point at Hardy Street car park.

## **CONTACT US**

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## Agenda

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## **YARRA RANGES COUNCIL**

### **1. MEETING OPENED**

**AGENDA FOR THE 562<sup>ND</sup> COUNCIL MEETING TO BE HELD ON TUESDAY  
12 JULY 2022 COMMENCING AT 7.00PM IN COUNCIL CHAMBER, CIVIC  
CENTRE, ANDERSON STREET, LILYDALE**

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### **2. ACKNOWLEDGEMENT OF COUNTRY**

### **3. INTRODUCTION OF MEMBERS PRESENT**

#### **OUR COUNCILLORS**

Billanook Ward: Tim Heenan

Chandler Ward: David Eastham

Chirnside Ward: Richard Higgins

Lyster Ward: Johanna Skelton

Melba Ward: Sophie Todorov

O'Shannassy Ward: Jim Child

Ryrie Ward: Fiona McAllister

Streeton Ward: Andrew Fullagar

Walling Ward: Len Cox

#### **CHIEF EXECUTIVE OFFICER & DIRECTORS**

Chief Executive Officer, Tammi Rose

Director Communities, Jane Price

Director Corporate Services, Andrew Hilson

Director Recovery, Jane Sinnamon

Acting Director Environment & Infrastructure, Kim O'Connor

Director Planning, Design & Development, Kath McClusky

**4. APOLOGIES AND LEAVE OF ABSENCE**

There were no apologies received prior to the commencement of this meeting.

**5. MAYORAL ANNOUNCEMENTS**

**6. CONFIRMATION OF MINUTES**

**RECOMMENDATION**

***That the Minutes of the Council Meeting held 28 June 2022 as circulated, be confirmed.***

**7. CONFLICTS OF INTEREST**

*In accordance with section 130 of the Local Government Act 2020.*

The *Local Government Act 2020* defines two categories of conflict of interest:

- a **general conflict of interest**, which is defined as “...a relevant person has a general conflict of interest in a matter if an impartial, fair-minded person would consider that the person's private interests could result in that person acting in a manner that is contrary to their public duty”
- a **material conflict of interest**, which is defined as “...a relevant person has a material conflict of interest in respect of a matter if an affected person would gain a benefit or suffer a loss depending on the outcome of the matter. The benefit may arise or the loss incurred (a) directly or indirectly; or (b) in a pecuniary or non-pecuniary form.”

In accordance with section 130 of the *Local Government Act 2020*, a conflict of interest must be disclosed in the manner required by the Governance Rules and the relevant person must exclude themselves from the decision-making process.

**8. QUESTIONS AND SUBMISSIONS FROM THE PUBLIC**

*In accordance with Chapter 3, Rules 57 and 59, of the Governance Rules developed by Council in accordance with section 60 of the Local Government Act 2020.*

A person may make a submission to Council on matters that are not listed on the Agenda. A submission may be on any matter except if it:

- (a) is considered malicious, defamatory, indecent, abusive, offensive, irrelevant, trivial, or objectionable in language or substance;
- (b) is substantially the same as a submission made to a Council meeting in the preceding 12 months;
- (c) relates to confidential information as defined under the Act;
- (d) relates to the personal hardship of any resident or ratepayer; or
- (e) relates to any other matter which the Council considers would prejudice the Council or any person.

*There were no Questions to Council or Submissions from the public received prior to the Agenda being printed.*

**9. PETITIONS**

*In accordance with Chapter 3, Rules 60, of the Governance Rules developed by Council in accordance with section 60 of the Local Government Act 2020.*

A person may submit a petition to Council on matters that are not listed on the Agenda. Every petition or joint letter submitted to Council must:

- a) identify a 'Lead Petitioner' who Council can correspond with;
- b) be legible and in permanent writing;
- c) be clear and state on each page the matter and action sought from Council. Every page of a petition or joint letter must be a single page of paper and not be posted, stapled, pinned or otherwise affixed or attached to any piece of paper other than another page of the petition or joint letter;
- d) not be derogatory, defamatory or objectionable in language or nature;
- e) not relate to matters outside the powers of Council; and
- f) clearly state the names and addresses of at least seven (7) people who live, work, study or do business in the Municipal district.

*There were no Petitions received prior to the Agenda being printed.*

## PERI-REGIONAL ADVOCACY

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Report Author: Advocacy & Government Relationship Advisor  
 Responsible Officer: Chief Executive Officer  
 Ward(s) affected: (All Wards);

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*The author(s) of this report and the Responsible Officer consider that the report complies with the overarching governance principles and supporting principles set out in the Local Government Act 2020.*

## CONFIDENTIALITY

This item is to be considered at a Council meeting that is open to the public.

## SUMMARY

Yarra Ranges Council and Mornington Peninsula have partnered to commission a report that outlines the case for a new status: 'peri-regional', which would add to the metropolitan classification of our Local Government Areas (LGAs).

Peri-regional status would allow us to better service and support both our urban and rural areas, by:

- Acknowledging the unique mix of metropolitan and regional characteristics of Yarra Ranges and Mornington Peninsula
- Granting consistent access to relevant Victorian and Commonwealth Government funding to realise local, state and national economic potential
- Creating greater opportunities for our high-value tourism, agricultural and cultural sectors.

## RECOMMENDATION

***That Council endorses Council's advocacy to the Victorian Government for a new status, 'peri-regional', that retains our metropolitan classification and grants consistent access to relevant regional funding programs to better support our regional needs.***

## RELATED COUNCIL DECISIONS

At the Council Meeting held on 8 September 2021, Council carried a motion that Council would advocate to the Victorian Government to have the Ryrie and O'Shannassy wards, alongside rural communities of the Chandler ward, reclassified

as regional, thereby excluding them from the metropolitan Stage 4 COVID-19 Restrictions.

It is noted that this decision was made in the specific context of the Public Health Orders that were in place at that time and preceded the development of the report that now underpins our advocacy for peri-regional status.

## **DISCUSSION**

### ***Purpose and Background***

Yarra Ranges and Mornington Peninsula are like no other parts of Victoria, with a mix of urban and rural characteristics, high-value agricultural and conservation land, and iconic tourism destinations.

This mix creates distinct economic advantages and disadvantages, and there are State-significant economic opportunities in both Local Government Areas (LGAs) that are currently unsupported by any consistent funding streams.

Acknowledging this, and opening up regional funding streams to these municipalities, will benefit the regions, their residents and the State of Victoria.

Yarra Ranges has partnered with Mornington Peninsula Shire Council to commission a report on the impacts and constraints of our metropolitan classification, which is provided in the attachments to this report.

The report defines a new status, 'peri-regional', and proposes it be established to complete the spatial composition of Victoria, which now includes metropolitan, interface, peri-urban, regional cities and rural councils. It identifies peri-regional areas by mapping the concentration of high-value agribusiness land, tourism destinations and conservation land.

This new status, 'peri-regional', would retain our metropolitan classification, whilst recognising our unique challenges and opportunities, and unlock the significant economic potential of our regions.

This approach follows the precedent set by the Peri-Urban Councils Victoria (PUCV), which were established by the Victorian Government in 2020 and granted access to additional funding programs such as the Growing Suburbs Fund, in recognition of growth areas within these regional LGAs.

### ***Options considered***

The report considers four options for recognising the uniqueness of peri-regional Victoria:

1. 'Business as usual': policies and programs remain as is, with the occasional ad-hoc inclusion of Mornington Peninsula and Yarra Ranges into regional funding programs.

2. 'Reclassify as regional': removal of metropolitan classification, and application of regional reclassification. Note, Mornington Peninsula Shire Council have developed advice from a planning perspective that suggests this would likely result in inconsistencies across legislation and the planning scheme, and potentially jeopardise Green Wedge Zones.
3. 'Create new Region Type': formalise a peri-regional LGA status, that creates an efficient mechanism for determining eligibility for regional LGA programs that support state-significant, metropolitan based regional industries (particularly programs related to agribusiness and tourism).
4. 'Expand program eligibility': expand existing regional funding programs to include Mornington Peninsula and Yarra Ranges. This is a 'fine-tuning' approach on current funding opportunities, that would not guarantee access to funding programs that may be developed in the future.

### ***Recommended option and justification***

While the report notes that Option 4 is considered the most balanced approach, in that it requires 'the least administrative effort [by the Victorian Government] to implement', Council officers recommend pursuing Option 3: 'Create new region type'.

Option 3 goes slightly further than Option 4, to ensure that Yarra Ranges and other peri-regional areas are consistently granted access to suitable regional funding programs. It is also noted that there is a precedent for Option 3, with the establishment of the PUCV, which we believe would minimise effort on the part of the Victorian Government to implement this option.

## **FINANCIAL ANALYSIS**

There are no direct cost implications associated with undertaking advocacy for peri-regional status. This advocacy is considered part of Council's core business.

If successful, Council's advocacy for peri-regional status would grant Council access to the broadest range of suitable regional and metropolitan funding programs and increase opportunities to deliver projects and initiatives that support strong economic outcomes at a local, state and national level.

## **APPLICABLE PLANS AND POLICIES**

This report contributes to all five strategic objectives in the Council Plan.

If successful in our advocacy for peri-regional status, we will be better able to:

- secure the appropriate level of government funding required to deliver quality, value for money services to our community (High Performing Organisation), and, subsequently,
- strengthen delivery of services and programs in regional areas, that support: Connected and Healthy Communities; Quality Infrastructure and Liveable



Places; Protected and Enhanced Natural Environment; Vibrant Economy, Agriculture and Tourism.

## **RELEVANT LAW**

Not applicable.

## **SUSTAINABILITY IMPLICATIONS**

If our advocacy for peri-regional status is successful, Yarra Ranges Council, residents and businesses will have broader and more consistent access to regional funding programs to deliver on our regional objectives, particularly in the areas of tourism, agriculture and arts and cultural attractions. By broadening these opportunities, the economic sustainability of our organisation and community at large will be better supported.

Further, peri-regional status would maximise access to regional funding for programs and services, including those that support the social sustainability of our communities and the sustainability of our natural environment.

In considering the options presented in the report, and noted under 'Options considered', it has been determined that the creation of a new 'peri-regional' status that retains our metropolitan classification would provide for the strongest protection of our Green Wedge Zone (GWZ), whilst ensuring the broadest possible access to appropriate metropolitan and regional funding programs. Protection of Council's GWZ would not be so easily guaranteed if Council were to be entirely reclassified as regional.

## **COMMUNITY ENGAGEMENT**

Council's advocacy for peri-regional status has been guided by the Community Vision and Values articulated in the Council Plan, including:

- 'We value our "best of both worlds" location where we can access nearby services while living in a peaceful and natural environment.' This speaks to the way in which our municipality interfaces urban and rural areas, which peri-regional status would more strongly recognise and support.
- 'We value the diverse and unique natural environment we live in, the many native plants and animals that inhabit it and the opportunities we have to "go bush" in our backyard.' The recommended option above considers how we can best protect the natural assets that our community values so highly, by ensuring Green Wedges Zones are not threatened by any change of status.
- Vision: 'The municipality's natural beauty, stunning landscapes and reputation for exceptional local produce is enhanced, and have a significant influence on decisions made regarding sustainable growth and development in the region'. Peri-regional status would better allow us to support and grow key industries,

including agriculture, whilst protecting Green Wedge Zones and ensuring development is managed sustainably.

Council's advocacy in 2020 and 2021 to have the regional parts of our municipality formally recognised by the Victorian Government were well-supported by our community members, businesses, and local services.

More recent engagement with business leaders through the Business Leaders Roundtable has indicated support for Council's advocacy for peri-regional status.

Local health services have also indicated that their metropolitan classification has also been a barrier to attracting staff, due to the lower incentives offered for metro areas, and has challenged the sustainability of their clinics.

Moving forward, the community will be kept informed of Council's advocacy approach and will have the ability to access the evidence underpinning it, as contained in the report, via Council's website.

## **COLLABORATION, INNOVATION AND CONTINUOUS IMPROVEMENT**

Council has collaborated with Mornington Peninsula Shire Council to commission the report that underpins our advocacy for a 'peri-regional' status.

This collaboration was initiated in recognition of municipalities' shared characteristics, challenges and advantages.

The report presents an innovative yet precedented approach to recognising our unique characteristics through the creation of a new peri-regional status, that will complete the geospatial make-up of the state of Victoria and enable both LGAs to maximise economic and social impact at a local, state and national level.

Our advocacy for peri-regional status will continue to be undertaken in partnership with Mornington Peninsula Shire Council.

## **RISK ASSESSMENT**

There are views held by some political stakeholders that Mornington Peninsula Council should pursue Option 2 and be formally reclassified as 'regional', as has been public voiced in the media by some Members of Parliament and state candidates on the Mornington Peninsula. This is of low relevance to Yarra Ranges Council as our relationships indicate that no such views are held strongly by political stakeholders with direct relationships to Yarra Ranges Council.

Yarra Ranges Council has offered briefings on the report and our recommended option (a new status of peri-regional that adds to our metropolitan classification) to our local Members of Parliament, Ministers and Shadow Ministers, to advocate openly and in a bipartisan manner for the outcomes we seek. By doing so, we have provided fair opportunity for constructive discussion with all relevant political stakeholders and are confident Option 3 is an agreeable approach for Yarra Ranges Council and our key stakeholders.

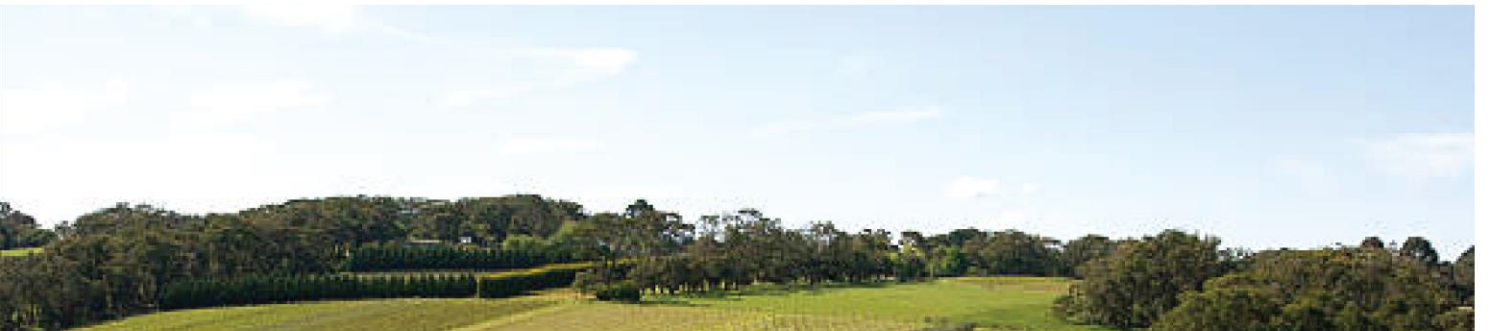
There is a financial risk with Option 2, in that removing Yarra Ranges' metropolitan classification would change our eligibility for grants and funding available to metropolitan Councils, businesses and community groups, which is currently a moderate source of income for Council. Options 1, 3 and 4 have no increase in financial risk to Yarra Ranges Council and remove barriers to create greater income opportunity.

### **CONFLICTS OF INTEREST**

No officers and/or delegates acting on behalf of the Council through the Instrument of Delegation and involved in the preparation and/or authorisation of this report have any general or material conflict of interest as defined within the *Local Government Act 2020*.

### **ATTACHMENTS TO THE REPORT**

1. Report – A Peri-Regional Approach
2. Peri-Regional Advocacy – Overview



## A PERI-REGIONAL APPROACH

The economic and social benefits for the Mornington Peninsula and Yarra Ranges

Prepared for:  
Shires of Mornington Peninsula and Yarra Ranges

Prepared by  
Geografia



## Geografia

• Demography • Economics • Spatial Analytics

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## EXECUTIVE SUMMARY

- Mornington Peninsula and Yarra Ranges are unique ‘peri-regional’ areas with a mix of urban, rural and regional characteristics. This mix creates distinctive economic advantages and disadvantages. Acknowledging this and opening up regional funding streams to these municipalities will benefit the regions, their residents and the State of Victoria.

## WHAT DEFINES PERI-REGIONAL VICTORIA

- Peri-regional areas are the missing piece in the spatial composition of Victoria. As a unique geographical form, it completes the picture of Victoria, which now includes metropolitan, Interface, peri-urban, regional cities and rural councils.
- Peri-regional areas can be identified by mapping the concentration of high-value agribusiness land, tourism destinations and conservation land. Doing this reveals that Mornington Peninsula and Yarra Ranges are predominantly peri-regional in nature.
- Although they are embedded amongst the rapidly urbanising Interface Councils of outer metropolitan Melbourne, unlike these other municipalities, Mornington Peninsula and Yarra Ranges intentionally retain important rural features and functions. This is partly a consequence of State government policy to establish Green Wedge Zones, which are mostly found in the two municipalities.
- We can define peri-regional Victoria as:

Regions of outer metropolitan Melbourne characterised by, and dependent on, the investment in tourism, agribusiness and high-value amenity and conservation landscapes for their economic and social wellbeing.

## THE FEATURES AND CHALLENGES OF PERI-REGIONAL VICTORIA

- Across the domains of labour and skills, housing, transport, health and the consumer economy, Mornington Peninsula and Yarra Ranges share a mix of rural, regional and metropolitan features.
- Retaining the “regional in the urban” creates significant economic potential for Victoria. The assets and amenities in these areas (which service agribusiness, tourism and land conservation) are critical to the economic wellbeing of Victoria and are important ‘green lungs’ for Greater Melbourne, contributing significantly to the State’s globally recognised liveability.
- However, retaining the regional in the urban also generates vulnerabilities requiring tailored responses. Mornington Peninsula and Yarra Ranges have metropolitan







challenges such as skills gaps and high housing prices; regional challenges such as slow Internet speed and poor public transport access; and outer metropolitan challenges caused by socio-economic disadvantage across various measures (and reflected in high SEIFA index values).

- The importance of the visitor economy to Mornington Peninsula and Yarra Ranges also means the two municipalities are amongst the most seriously affected by COVID-19 related lockdowns. This has added to the challenges, with an estimated 2,205 and 3,178 jobs lost, respectively.

## CHANGING THE POLICY SETTING

- Plan Melbourne and the Double Triple Vision 2020 set the spatial agenda for Victoria: to ease development pressure in Melbourne, more evenly distributing it around the State, and bridge the economic wellbeing gap between rural and urban Victoria. Our peri-regional LGAs can and should play a major role in helping Victoria meet these objectives.
- Unfortunately, the current policy setting means that Mornington Peninsula and Yarra Ranges invariably fall through the policy gap. Neither urban nor regional, they are often required to apply to urban programs to fund what are essentially regional objectives. While they do occasionally secure funding for these activities, it is often ad hoc. Moreover, the evidence shows the level of support provided is not commensurate with the economic contribution the two LGAs make to the State.
- There are State-significant economic opportunities in the two LGAs that currently do not match any consistently regulated funding support stream. However, by adjusting regional funding programs (particularly those for agribusiness and tourism) so that peri-regional areas are recognised, these places will make a greater, long-term contribution to the State's economic wellbeing.
- For example:
  - An evaluation of just four unfunded agribusiness and tourism projects in the two LGAs (all of which are similar to funded regional projects) suggests around \$121 million in GRP could have been generated for the State if they had been funded.
  - Applying the Regional Victorian payroll tax rate of 2.43% to the two LGAs, rather than the current metropolitan rate, could yield over \$31.9 million and \$30.2 million respectively in tax savings to local employers, which may stimulate local job creation and go some way to reducing the transport burden generated by the outflow of commuters from these LGAs.
  - The Building Better Regions Fund location-based eligibility criterion excludes 86% and 68% of Mornington Peninsula's and Yarra Ranges' economically active areas. The combined GRP for these excluded areas is \$10.4 billion.





## NEXT STEPS

- There are precedents for recognising the uniqueness of peri-regional Victoria. We introduced peri-urban LGAs and Interface Councils in response to the complexity of the challenges in rapidly urbanising, formerly rural areas. Peri-regional Victoria is just another type of complex region: where urbanisation is curtailed in favour of agribusiness, tourism and nature conservation.
- There are at least four options for how we do this in an efficient way:
  - 1) **Business as usual.** We can leave the policy and program setting as is, with the occasional ad-hoc inclusion of Mornington Peninsula and Yarra Ranges into regional funding programs. Although useful, this is sub-optimal, with the evidence showing funds are not always efficiently allocated.
  - 2) **Reclassify as regional.** We can reclassify the two LGAs as regional. There is a case for this as they share many features with regional Victoria, particularly the regional cities. However, the analysis clearly shows that the two LGAs retain (and are likely to continue to retain) both metropolitan and regional characteristics. Reclassifying them as regional LGAs would, in all likelihood, create new issues caused by the mismatch. At the least, reclassification may require the rezoning of State-significant Green Wedge Zones.
  - 3) **Create a new Region Type.** We can formalise a peri-regional LGA status for the two municipalities. This will create an efficient mechanism for eligibility for regional LGA programs that support State-significant, metropolitan-based regional industries (particularly agribusiness and tourism). There is a precedent for this. The Peri-Urban Group of Rural Councils have urban features and issues and are now treated as a unique set of LGAs. However, creating a new region type is a major undertaking and should not be considered lightly.
  - 4) **Expand program eligibility.** We can expand existing regional funding programs to include Mornington Peninsula and Yarra Ranges. This may be the most efficient 'fine-tuning' approach, and, again, there is a precedent for this in the inclusion of peri-urban LGAs in the eligible pool for the Growing Suburbs Fund. Some thought will be required about how future (new) funding programs deal with the two LGAs.

Option 4 is considered the most balanced approach. It requires a modest adjustment to existing policies and programs and will require the least administrative effort to implement. On that basis, it is the recommended solution.







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# 1.0 Introduction

Mornington Peninsula and Yarra Ranges have commissioned a study demonstrating their unique geographical and economic conditions and the importance (and benefits) of acknowledging this through fine-tuning existing funding and policy support. The two municipalities are peri-regional areas: places that, while located in the (outer) metropolitan area, retain many of the economic and social characteristics of regional areas. By providing support that addresses the problems and leverages the benefits associated with these characteristics, the two LGAs can make a far greater contribution to local, regional and State economic wellbeing.

## 1.1 Background

In June 2020, Victoria's five peri-urban councils<sup>1</sup> were granted access to the Growing Suburbs Fund, originally established for Victoria's ten Interface Councils<sup>2</sup>. The adjustment was an acknowledgement that, as with the Interface Councils, peri-urban Victoria was experiencing rapid population growth, and part of its landscape was transitioning from rural to urban.

Changing the program eligibility has created a precedent for formally fine-tuning policy, and it draws attention to an important and, thus far, overlooked issue: that although they are Interface Councils, Mornington Peninsula and Yarra Ranges are not rapidly transitioning from rural to urban and, therefore, they are not experiencing rapid population growth like the other eight councils in the group.

The challenges faced by these two councils result from a different set of pressures derived from retaining critical rural landscape

characteristics that support tourism, agribusiness and environmental services<sup>3</sup>.

This poor fit between the two municipalities, council groupings, and funding eligibility is why this study was commissioned. It:

1. Draws attention to the unique conditions of peri-regional areas, which share features in common with outer metropolitan, rural and regional areas.
2. Articulates the case for treating the two municipalities as peri-regional. Data shows how they retain many regional characteristics, such as dominant agribusiness and tourism activity, and have infrastructure and service issues typical of regional areas (e.g. a shortfall in public transport connectivity).
3. Demonstrates how residents in the two municipalities are being under-served.
4. Demonstrates how enabling regular (rather than *ad hoc*) access to regional funding and policy programs for the two

<sup>1</sup> Bass Coast, Baw Baw, Golden Plains, Moorabool and Surf Coast.

<sup>2</sup> Cardinia, Casey, Hume, Melton, Mitchell, Nillumbik, Whittlesea and Wyndham, along with Mornington Peninsula and Yarra Ranges.

<sup>3</sup> A recent example of this is the State Government's plan to create the Liwik Barring Landscape Conservation Area, which is partly in the Yarra Ranges.





municipalities will benefit residents and, more broadly, Victoria's economy.

Research for this project occurred from September to November 2021.

## 1.2 What is peri-regional?

Peri-regional areas are typically found at the edges of metropolitan regions and are often the gateway to the regions, with roads, tourist trails, forests and natural landscapes leading out of urbanised and into rural settings.

However, unlike peri-urban areas, through a combination of land controls and physical constraints, they are retaining, rather than transforming, their regional characteristics. This is done particularly to support agribusiness and tourism while still accommodating important environmental services, such as green space retention and water catchments.

While these peri-regional areas may not experience the same residential development pressures that peri-urban areas or the other Interface Councils do, they have unique challenges associated with:

- service access (the lower density of development often means service provision is poor relative to inner urban or peri-urban areas);
- the demands of the agricultural sector (transport and logistics networks, water access and the farming activity itself all require sufficient space and appropriate, ongoing infrastructure investment to be efficient); and
- the importance of protecting and enhancing high-value tourism assets (particularly the rural landscapes)<sup>4</sup>.

## 1.3 Why is this important?

Most outer metropolitan council areas are defined by the rate of residential development and the need for infrastructure investment and job growth to match.

By contrast, peri-regional areas seek to retain, not replace, their rural and conservation land. Agribusiness and tourism in these peri-regional areas are far more important to the economic wellbeing of residents and visitors than allowing these landscapes to transition to urban areas via wholesale housing subdivision. Because the economic drivers are different, the consequences are different, with peri-regional areas appearing and functioning more like regional or even rural areas but located in and sharing some of the features (good and bad) of urban areas.

Our human landscapes are complex, and compromises will always be made when categorising them into typologies. Nonetheless, there is real economic opportunity in fine-tuning our current funding and policy guidelines so that our peri-regional areas can make a bigger and more effective contribution to the State's economic wellbeing.

'Peri-regional' is the missing piece in the puzzle of the spatial components of Victoria. And it is not a complex process to introduce. It merely requires a small change to key funding and support program access that ensures regional development policies better reflect the unusual circumstances of Mornington Peninsula and Yarra Ranges.

<sup>4</sup> The newly proposed Federal tourism strategy, THRIVE 2030, emphasises the importance of enhancing tourism assets and infrastructure as part of a plan to help return Australia to a sustainable economic growth trajectory.





## 2.0 Defining a Peri-Regional Area

Victoria is comprised of several recognised LGA groupings. By deploying a simple quantitative method, we can show how Mornington Peninsula and Yarra Ranges have economic and land use characteristics similar to both regional and metropolitan Victoria. This mix creates the basis for another grouping, one that has a ‘retained rural in urban’ character. Four metrics can be combined to show where this exists in metropolitan Melbourne: agribusiness activity, the abundance of conservation land, tourism and land value.

### 2.1 A state of regions

Spatial differences abound. Where we live and work makes a difference to our lives, particularly our access to everything from jobs and services to clean air and water.

These differences are becoming increasingly complex. So much so that, for a long time now, the traditional urban-rural divide has not satisfactorily defined them.

In the last few decades, the Australian Bureau of Statistics identified five regions that describe Australia from a statistical perspective<sup>5</sup>. This typology was based on relative accessibility to services. At the global scale, UN-Habitat is working on the challenges of defining rural-urban boundaries and expends considerable efforts to analyse, categorise and develop custom programs and policies for the different typologies.

Half a century ago, the term ‘peri-urban’ was introduced. This defines (generally) fast-growing rural hinterlands immediately outside cities and characterised by often conflicting rural and urban land uses. They are, though, transforming from predominantly rural to predominantly urban functions.

Here in Victoria, we both formally and tacitly acknowledged this concept by adopting the classification of the five peri-urban LGAs.

Even this has proven inadequate at fully capturing the complexity of different economic, physical and social settings. Our 79 Victorian LGAs are organised into occasionally overlapping groups, including:

- 10 Regional Cities
- 10 Interface Councils
- 38 Rural Councils
- 41 Metropolitan Councils
- 5 Inner City IMAP councils
- 7 National Growth Areas Alliance members

Each group has different levels of policy support, different advocacy bodies, exclusive funding streams and so forth. For example, the Growing Suburbs Fund is specifically designed to help manage the growth pressures in the outer metropolitan Interface

<sup>5</sup> Major Cities; Inner Regional; Outer Regional; Remote; and Very Remote. These are based on relative access to services as measured by the Accessibility and Remoteness Index (ABS, 2021).





Councils. From June 2020, the peri-urban councils were eligible for this program to recognise rapid urbanisation.

Figure 1 illustrates the current main groupings defined by dominant themes.

By necessity, the organisation of different LGA groupings continues to evolve as economic and other conditions change and development continues. As we adopted the concept of peri-urban areas to recognise the rapid urbanisation of formerly rural hinterland, we must now turn to those pockets of critical rural land in outer metropolitan areas: the peri-regional. These have their own unique economic and social opportunities and challenges. Here in Victoria, peri-regional areas overlap our Interface Councils. However, it is a unique setting. Quantitative and qualitative measures can show how peri-regional Victoria is neither urban, regional, Interface, nor peri-urban.

Peri-regional Victoria is dominated by (mostly) outdoor and conservation land-based tourism activity and, most significantly, important agribusiness activity.

Unlike peri-urban areas, which are, over time, transitioning to an urban form, these places are intentionally retaining regional features. Furthermore, they have strong economic and social connections with other regional areas, whether through agricultural supply chains or neighbouring tourism and amenity assets that form a connected visitor experience.

Mornington Peninsula and Yarra Ranges are two such regions in Victoria. Nillumbik and Cardinia share some of these features, and there may be merit in considering at least part of these LGAs as belonging to peri-regional Victoria.

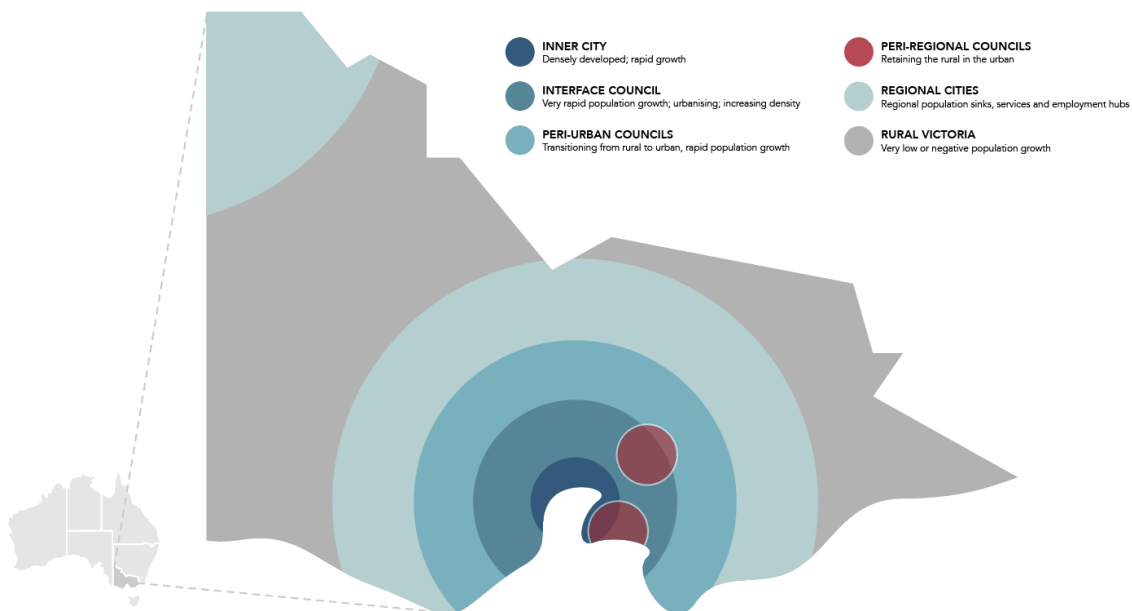


Figure 1: Victoria's Regions

A stylised image of Victorian LGAs grouped into primary locational classifications. Source: Geografia, 2021





## 2.2 Defining a peri-regional area

Peri-regional Victoria is:

Regions of outer metropolitan Melbourne characterised by, and dependent on, the investment in tourism, agribusiness and high-value amenity and conservation landscapes for their economic and social wellbeing.

By mapping regional characteristics, such as the presence (and dominance) of agribusiness, we can identify the peri-regional areas in Greater Melbourne. To do this, the following four data sets have been used:

1. Agricultural output by value.
2. Total volume of conservation land.
3. Volume of tourism activity.
4. Total capital land value.

Areas with high agricultural output value, extensive areas of conservation land, and high volumes of tourism activity are typically regional.

High (improved) land value is also included to correct for low value remote rural land and to account for the fact that peri-regional areas are high value *in their current use*. Not only are they regional, but they are also high-value regional.

By merging this data into a single index and then mapping the top decile, we see Victoria's predominantly higher value regional areas. If we exclude rural Victoria from this, it shows that Mornington Peninsula, Yarra Ranges and parts of Cardinia and Nillumbik, are defined by these characteristics and, therefore, peri-regional (Figure 2).

Of the total land area of the two municipalities, 77% of Mornington Peninsula (or 560 of the Shire's 724 sqkm) and 44% of Yarra Ranges (or 1,081 of the 2,461 sqkm) are in the top decile of the index. As the index factors in land value, this is essentially the quantum of land in the two municipalities that is high-value peri-regional land. Table 1 lists the top ten (by the total volume of peri-regional land area) from the metropolitan LGAs<sup>6</sup>.

### WHY NOT USE INTERFACE COUNCIL CLASSIFICATION?

Not surprisingly, as the data in Table 1 shows, the top ten LGAs are all Interface councils. However, historical population growth data is also included. This unequivocally demonstrates that, while the Interface Councils all *currently* have extensive peri-regional land area, Mornington Peninsula and Yarra Ranges are retaining it, while the other eight are seeing the land transitioning to urban (residential) land. This is why population growth is significantly lower.

In fact, as Figure 3 shows, population growth over the last 20 years in Mornington Peninsula and Yarra Ranges has been much closer to the regional city, or even rural LGA average, than that of the metropolitan council or peri-urban groupings.

It is important to note this low growth rate is not a cause of peri-regional status but an intentional outcome. Land is considered more valuable for agribusiness, tourism or environmental services than for residential development.

<sup>6</sup> Figure 1212 to 15 in the Appendix plot the top 10 LGAs by each these individual metrics. In most cases (albeit not all) these are Interface Councils.





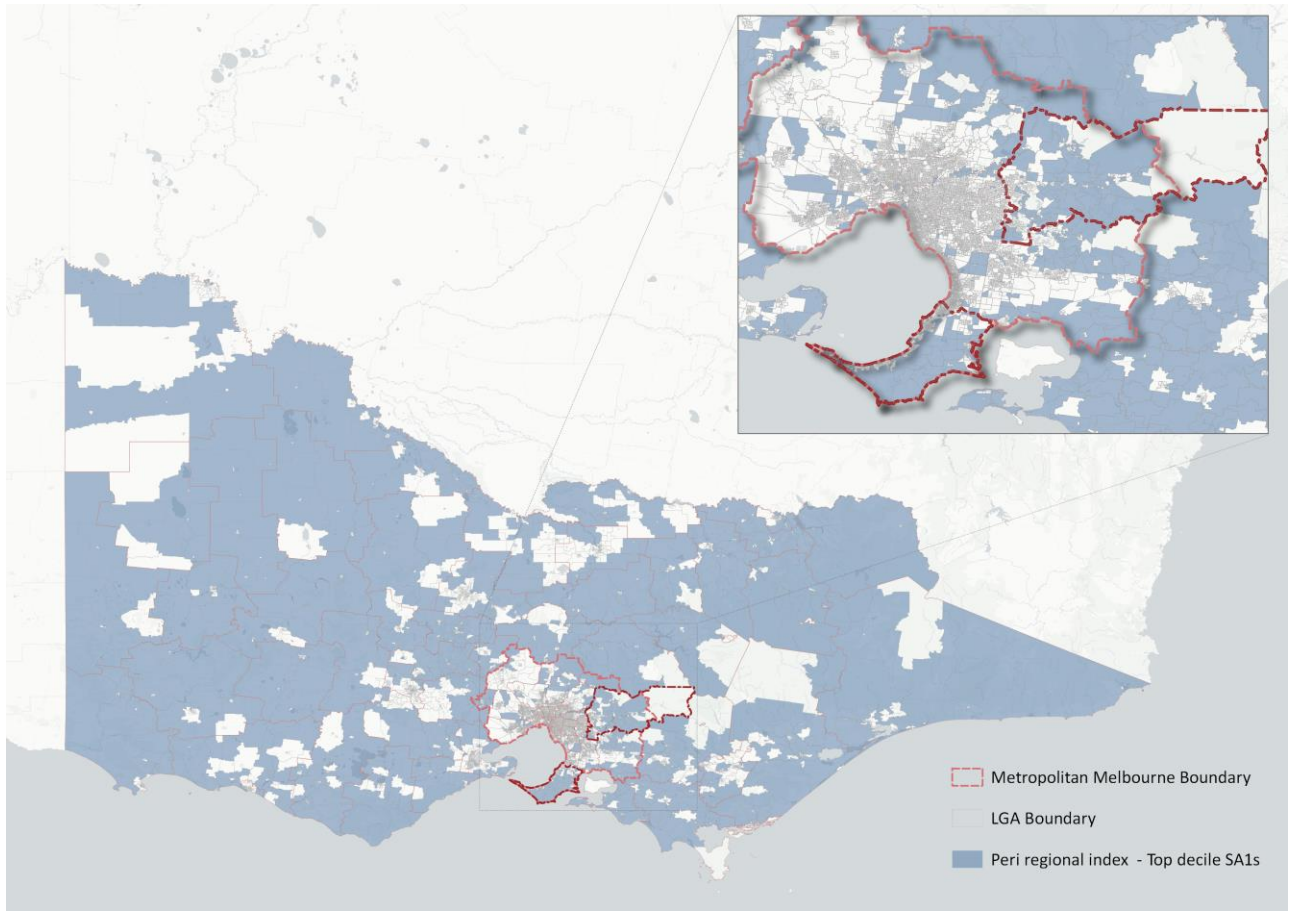


Figure 2: Peri-Regional Definition

Source: Geoscience Nexus, ABS Agricultural Census 2016-17, Tourism Research Australia, 2019, ABS Experimental Land Account, 2016.

Table 1: Peri-Regional Index Parameters

LGA	Total Land Area (sqkm)	'Peri-Regional' Area (sqkm)	Percentage	AAGR <sup>7</sup>
Mitchell	2,737	2,015	74%	4%
Yarra Ranges	2,462	1,081	44%	1%
Cardinia	1,283	741	58%	6%
Mornington Peninsula	724	560	77%	2%
Whittlesea	490	222	45%	5%
Melton	528	151	29%	5%
Nillumbik	432	120	28%	1%
Casey	409	91	22%	4%
Hume	504	47	9%	4%
Wyndham	542	39	7%	6%
<b>Average</b>			<b>39%</b>	<b>4%</b>

Source: ABS, 2021, Geografia, 2021, Geoscience Nexus, ABS Agricultural Census 2016-17, Tourism Research Australia, 2019, ABS Experimental Land Account, 2016

<sup>7</sup> Average Annual (population) Growth Rate.





If we plot population growth and the volume of peri-regional land, we can see natural groupings within the Interface Council group (Figure 4). Mornington Peninsula and Yarra Ranges sit in the bottom right quadrant of low growth, peri-regional (i.e. non-urbanising).

Figure 5 maps recent historical population growth rates by LGA to highlight the contrast between Mornington Peninsula, Yarra Ranges and its neighbours.

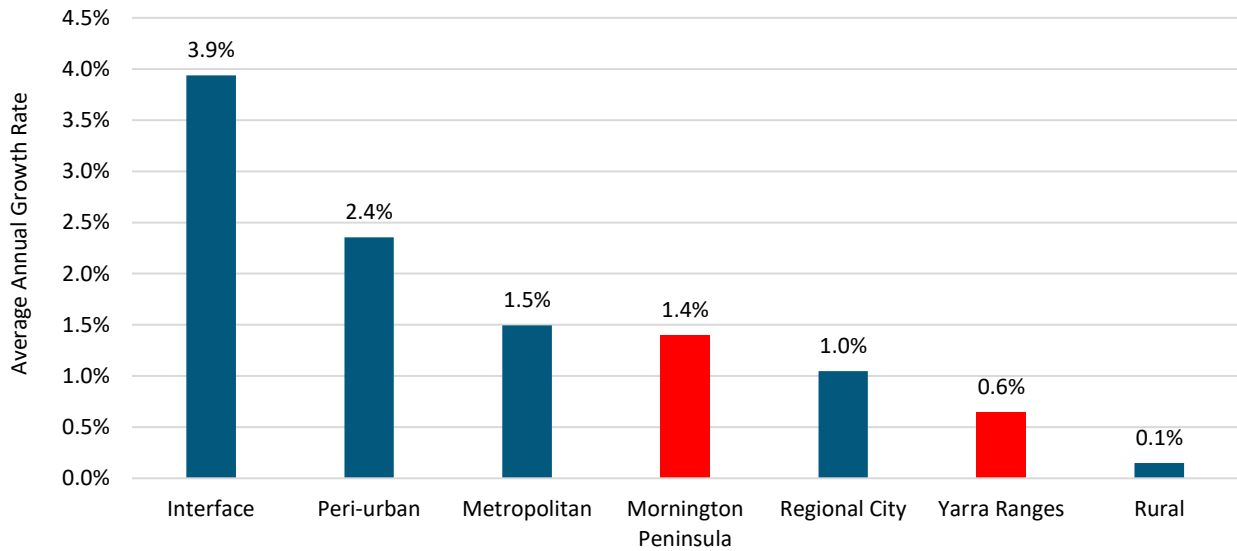


Figure 3: Population Growth by LGA Group (2000-2020)

This plots the average annual population growth rate for Victorian LGA groups. Source: ABS, 2021

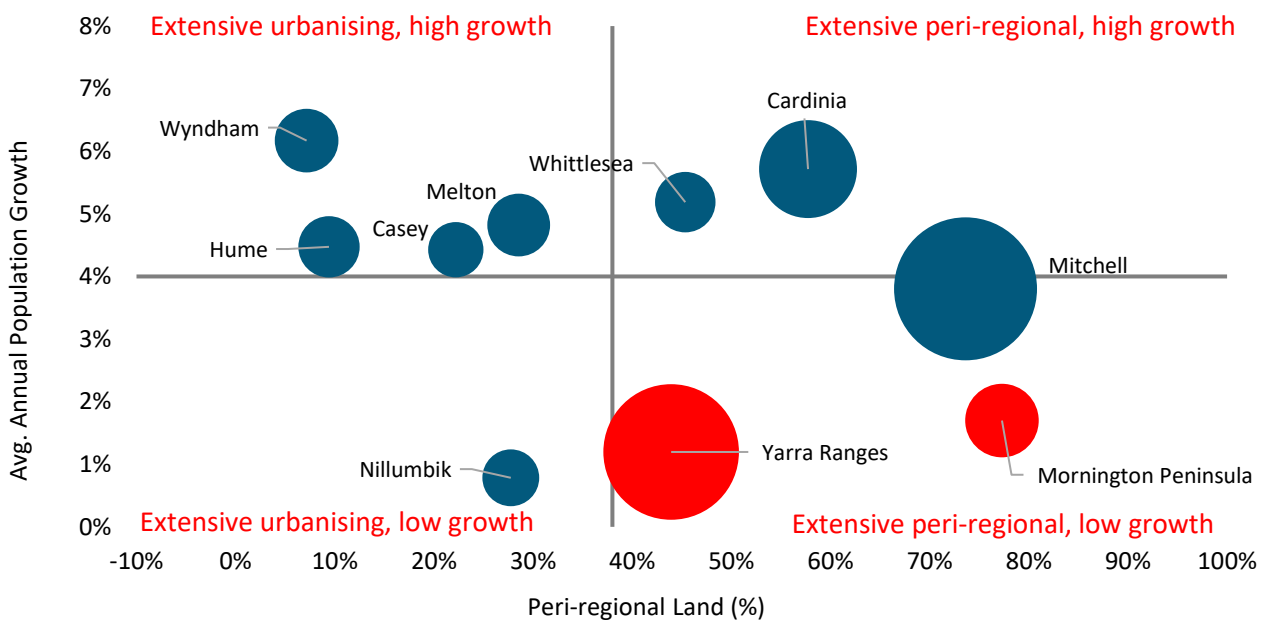


Figure 4: Defining Peri-Regional Victoria

Source: ABS, 2021, Geografia, 2021, Geoscience Nexus, ABS Agricultural Census 2016-17, Tourism Research Australia, 2019, ABS Experimental Land Account, 2016



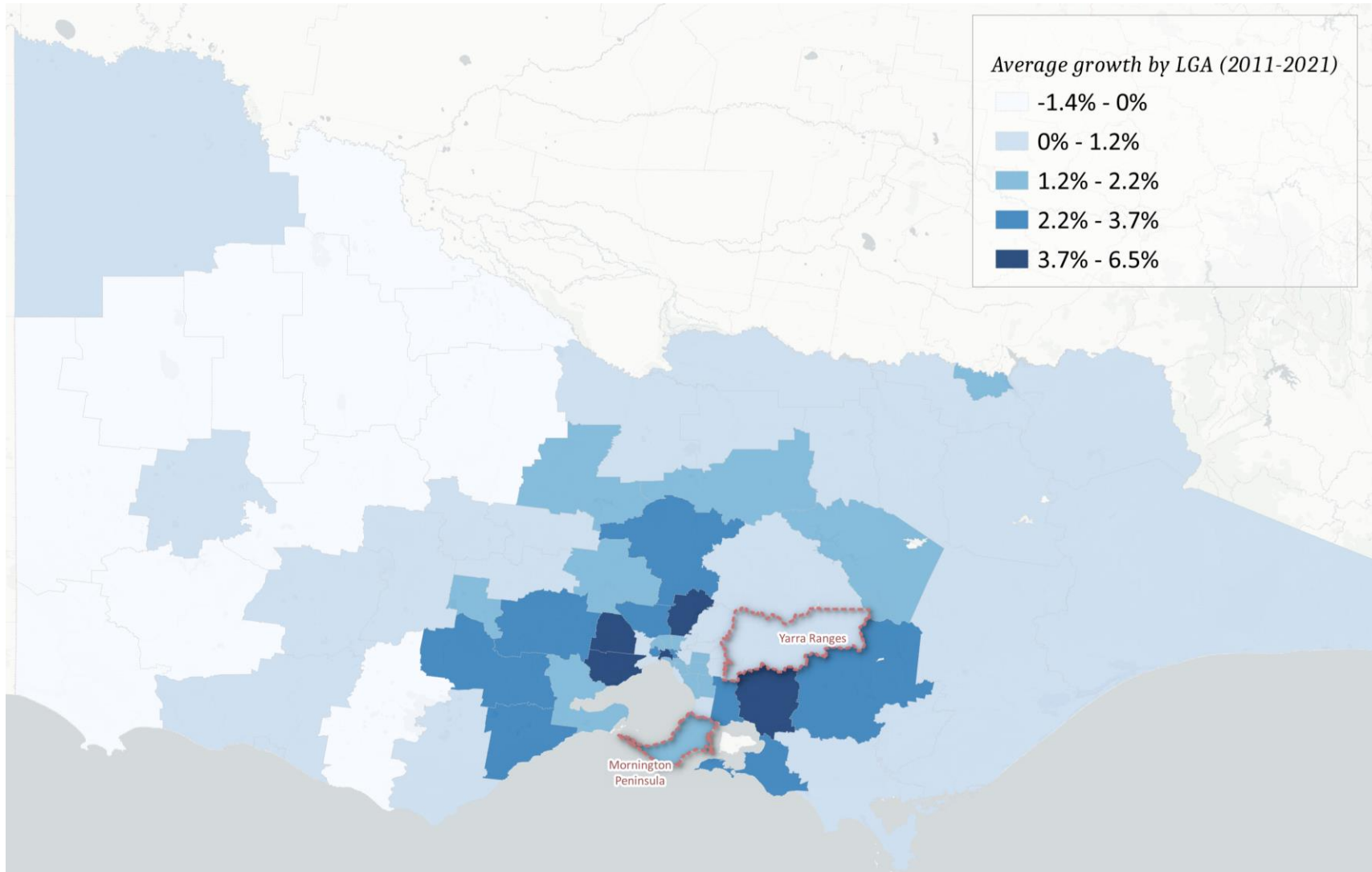


Figure 5: Population Growth by LGA, 2011-2021

This maps the average annual change in Estimated Resident Population for Victorian LGAs. It shows how Mornington Peninsula and Yarra Ranges are embedded within faster-growing areas. Source: ABS, 2021



## 3.0 The Features and Challenges of Peri-Regional Victoria

Further quantitative analysis of key economic characteristics of Mornington Peninsula and Yarra Ranges reveals their mixed characteristics. Although the two LGA's peri-regional characteristics provide important economic advantages for Victoria, they also introduce economic disadvantages, with challenges across the breadth of the major policy domains, from housing to connectivity and health and welfare.

### 3.1 Peri-regional characteristics

Mornington Peninsula and Yarra Ranges largely sit in outer metropolitan Victoria but border rural Victoria. Not surprisingly, economic data shows they share features in common with rural and metropolitan areas.

By using nearest neighbour analysis<sup>8</sup> with all other LGAs, we can quantify the extent to which these LGAs are more similar to rural or metropolitan councils.

In addition, by ranking the LGAs by variable<sup>9</sup> - that is, how they compare on key socio-economic metrics with other LGAs - we can also identify the most critical economic vulnerabilities.

The analysis investigated 25 metrics across five domains, the first four of which (labour force and skills; transport and connectivity; health and welfare; and housing) represent the major policy priorities for both urban and regional development.

The fifth domain involved an analysis of bank transaction data. This revealed aspects of the consumer economy that highlight further economic vulnerabilities<sup>10</sup>.

The results of this analysis are shown in Table 2. It includes both the metropolitan ranking results for each metric (excluding visitor spending) and the nearest neighbour analysis outputs, which matches the two LGAs for each domain with the nearest LGA by data values.

<sup>8</sup> A form of machine learning that uses a statistical comparison to classify cases based on their similarity across a group of variables to other cases.

<sup>9</sup> Ranking is done only for metropolitan LGAs given the two LGAs are currently classified as metropolitan.

<sup>10</sup> For Expenditure analysis, Spendmapp data for the calendar year 2019 was used. This removed the influence of lockdowns on this analysis. Data is compiled at LGA level, and excluded the City of Melbourne. Ranking for consumer expenditure is based on the highest proportion of spending escaping or going online (i.e. leaking instead of being spent with local businesses). Visitor Expenditure extracts spending on discretionary goods and services during non-work hours. Note that, to comply with data anonymity rules, the closest matching region is used, rather than LGA.



Table 2: Nearest Neighbour Ranking/Typology

Domain	Metrics	Rank	
		MP	YR
Labour force and skills	% of Population:		
	• Completed high school	<b>30</b>	<b>28</b>
	• Completed Cert iii and iv	4	2
	• Employed in agribusiness or tourism	3	1
	• Unemployed	26	18
	• In the lowest income quartile	5	12
	<i>Closest Matching LGA</i>	<i>Greater Geelong</i>	<i>Frankston</i>
Transport and connectivity	• Mobile download speed	29	30
	• Mobile upload speed	28	<b>31</b>
	• Fixed broadband download speed	28	30
	• Fixed broadband upload speed	28	30
	• % of pop with public transport access <sup>11</sup>	<b>30</b>	28
		<i>Closest Matching LGA</i>	<i>Cardinia</i>
Health and welfare	% of (relevant population):		
	• Classified at health risk (DHHS)	15	10
	• Jobseeker recipients	16	17
	• Jobkeeper recipients	5	17
	• With a low-income card	6	7
	• On aged pension	1	7
• Requiring disability assistance (Other) SEIFA index	8	<b>21</b>	
	<i>Closest Matching LGA</i>	<i>Mansfield</i>	<i>Maroondah</i>
Housing	% of (relevant population):		
	• Experiencing rental stress	4	7
	• Experiencing mortgage stress	15	14
	• Experiencing homelessness	5	8
	• Receiving C'wealth Rent Assistance (Other) Median House Price	11	<b>22</b>
		20	22
	<i>Closest Matching LGA</i>	<i>Wangaratta</i>	<i>Moorabool</i>
Resident Consumer Expenditure	Resident Spend Leakage:		
	• Consumer Staples	18	8
	• Discretionary Spend	19	<b>14</b>
	• Services	<b>20</b>	<b>14</b>
	• Total	19	12
	<i>Closest Matching Region</i>	<i>Rural</i>	<i>Metropolitan</i>

Figures in bold are the 'worst' ranked variables for each LGA in each domain. In each case, a higher number is a poorer outcome. Source: Department of Social Services, 2021; Department of Health and Human Services, 2021; Department of Treasury, 2021; ABS, 2016, National Skills Commission, 2021; Social Health Atlas of Australia, 2021; Valuer-General of Victoria, 2021; Ookla, 2021; Spendmapp by Geografia, 2021

<sup>11</sup> This refers to the percentage of the resident population living within 400m of a bus and/or 600m of a tram and/or 800m of a train station.





## 3.2 Peri-regional vulnerabilities

From Table 2, we can conclude that:

- depending on the metric, each municipality is most similar to a mix of metropolitan council (e.g. Frankston and Yarra Ranges on labour force and skills gaps); regional city (e.g. Mornington Peninsula and Wangaratta on housing stress), and rural council (e.g. Mornington Peninsula and Mansfield on health and welfare issues); and
- the two municipalities consistently rank amongst the worst performing on most of the metrics evaluated.

The diverse mix of characteristics in the two municipalities shows they are neither fully urban nor fully regional. Nor are they transitioning from a rural landscape to one that is predominantly urban - the typical trajectory of outer metropolitan areas.

As they are neither regional nor urban nor in transition, there is a case for treating them as relatively unique regions requiring tailored policy and funding solutions.

In identifying the unique status of Mornington Peninsula and Yarra Ranges, the analysis also reveals some of the economic vulnerabilities these characteristics create.

Table 3 highlights the 'worst' ranked variables from the analysis. That is variables where the two LGAs perform at or near the bottom relative to the other metropolitan councils.

We can see from this that they have:

1. Metropolitan challenges such as skills gaps and high housing prices.
2. Typically regional and rural challenges such as slow Internet speed and poor public transport access.

3. Outer metropolitan challenges such as a high SEIFA index caused by socio-economic disadvantage across various measures.

With respect to consumer expenditure patterns, the two LGAs have high expenditure leakage in non-basic goods and services (for example, discretionary spending on specialised goods, dining and entertainment). This can be characteristic of both rural areas, where this expenditure leaks to Regional Cities and outer metropolitan areas where the leakages go to the central city. In this case, Mornington Peninsula matches the former and Yarra Ranges the latter.

The next section reviews the policies relevant to the two LGAs in the context of these economic characteristics and vulnerabilities.





Table 3: Critical Peri-Regional Vulnerabilities

Domain	Mornington Peninsula	Yarra Ranges
Labour force and skills	<ul style="list-style-type: none"> <li>Proportion of adult population having completed high school</li> </ul>	<ul style="list-style-type: none"> <li>Proportion of adult population having completed high school</li> </ul>
Transport and connectivity	<ul style="list-style-type: none"> <li>Public transport access</li> </ul>	<ul style="list-style-type: none"> <li>Mobile Internet Upload Speed</li> <li>Public transport access</li> </ul>
Health and welfare	<ul style="list-style-type: none"> <li>SEIFA index</li> </ul>	<ul style="list-style-type: none"> <li>Proportion of population requiring disability assistance</li> <li>SEIFA index</li> </ul>
Housing	<ul style="list-style-type: none"> <li>Housing cost</li> </ul>	<ul style="list-style-type: none"> <li>Proportion receiving C'wealth rent assistance</li> <li>Housing cost</li> </ul>
Resident Consumer Expenditure	<ul style="list-style-type: none"> <li>Services spending leakage</li> </ul>	<ul style="list-style-type: none"> <li>Services spending leakage</li> <li>Discretionary spending leakage</li> </ul>

### 3.3 The importance of retaining the regional in the urban

Mornington Peninsula and Yarra Ranges are part of the Interface Council group. They:

- Share the history of underfunding for infrastructure;
- Have had less per capita public investment in health services and social housing than inner Melbourne;
- Have poor public transport networks.

But as has been described already, they differ in several critical ways. Most importantly, the two LGAs retain (and will continue to retain) critical and high-value agricultural areas, which generate significant agribusiness and tourism export revenue to the State. As shown earlier, this means their population growth rates are significantly lower than the other Interface Councils.

Mornington Peninsula and Yarra Ranges also make a unique contribution to Victoria as day-tripper destinations. The two LGAs have the second and third highest visitor counts for metropolitan councils and the potential to become significant assets for delivering on the Federal Government's THRIVE 2030 Plan

(currently in draft form). Amongst other things, this seeks to diversify tourism markets, including domestic tourism, and enhance infrastructure supporting the visitor economy.

We can see exactly how valuable the areas are as day trip destinations for metropolitan residents in the pattern of visitor spending. Figure 6 and Figure 7 show the daily spending by metropolitan visitors to the two LGAs from January 2020 to September 2021. Spending is shown for selected discretionary categories such as accommodation, dining and entertainment and specialised food (including alcohol).

During lockdown periods, visitor spending was notably down compared with non-lockdown periods. However, it did recover rapidly relative to the visitor spend rebound in metropolitan councils.

Table 4 further emphasises that the two peri-regional LGAs are key visitor destinations for Greater Melbourne residents who have had few choices for recreational trips through this period. Under Stage 4 conditions, they were amongst the hardest hit LGAs in terms of the decline in visitor spending.



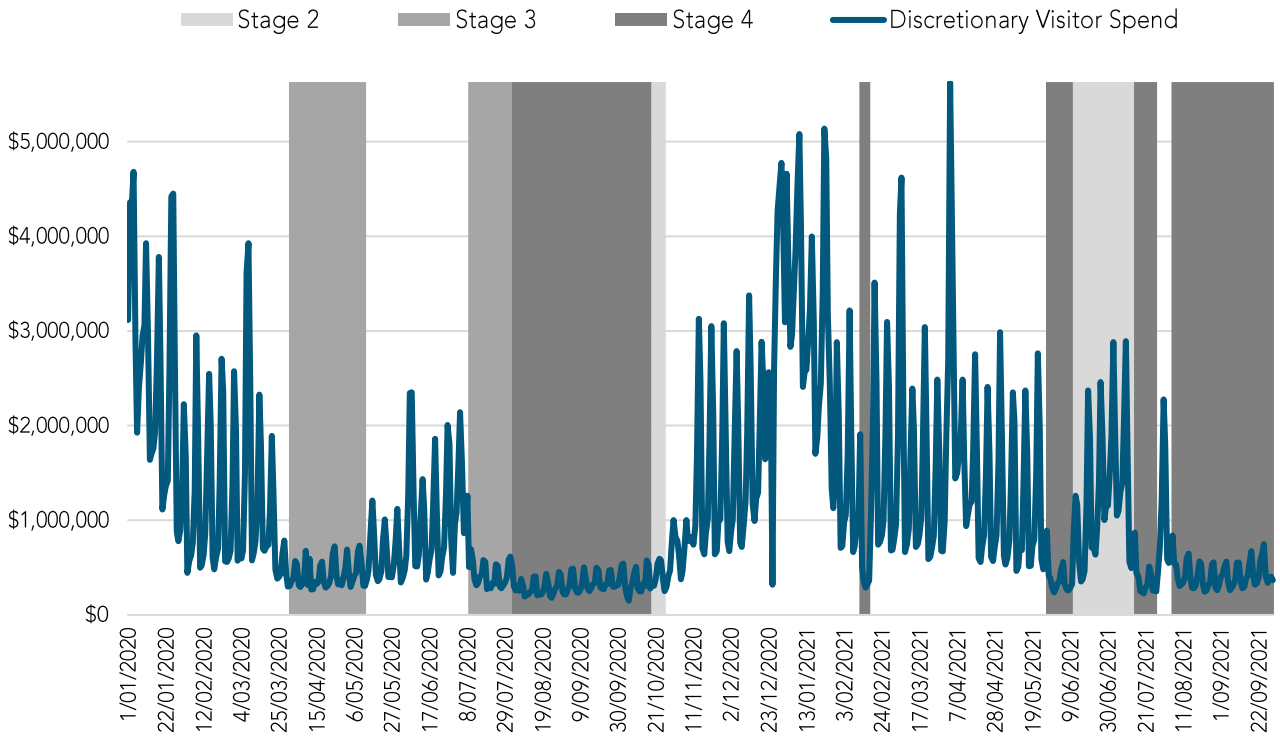


Figure 6: Daily Visitor (Discretionary) Spend, Mornington Peninsula  
 Source: Spendmapp by Geografia, 2021

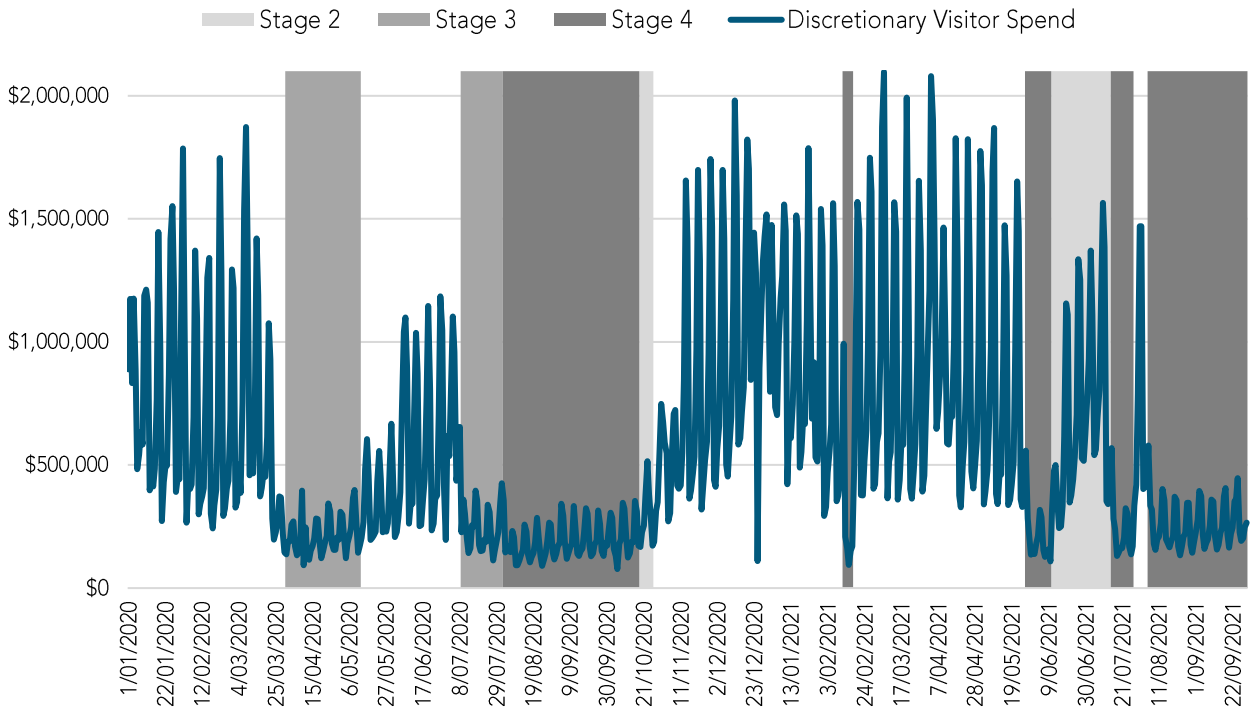


Figure 7: Daily Visitor (Discretionary) Spend, Yarra Ranges  
 Source: Spendmapp by Geografia, 2021





Table 4: Change in Visitor Spend Lockdown/Pre-lockdown

Region	Stage 2 Impact	Stage 3 Impact	Stage 4 Impact
Metropolitan	-13.5% to 1.7%	-44.9% to -22.1%	-63.6% to -41.4%
Peri-urban	-3.9% to 8.3%	-26.9% to -2.0%	-32.9% to -5.7%
Regional City	-11.0% to 8.3%	-24.4% to -4.7%	-36.6% to -22.4%
Rural	-16.5% to 3.8%	-53.5% to -18.2%	-59.6% to -11.3%
Mornington Peninsula	-15.6%	-48.4%	-59.2%
Yarra Ranges	-7.7%	-38.0%	-51.1%

This shows the comparative change in daily visitor spending under different lockdown conditions. Mornington Peninsula's economy was particularly significantly impacted. Source: Spendmapp by Geografia, 2021

## MIXED CHARACTERISTICS MEAN MULTIPLE VULNERABILITIES

In some respects, the mix of characteristics in the two LGAs is the basis of their economic strength. However, while the data shows the importance of the two LGAs as recreational assets for metropolitan residents, it has also highlighted their economic vulnerability under conditions of restricted travel. Although not available at LGA-level, ABS Payroll data shows job loss rates by SA3 that all of Mornington Peninsula and most of Yarra Ranges in the top 10 most impacted parts of metropolitan Melbourne (Figure 8).

The next section explores the policy context and shows why Mornington Peninsula and Yarra Ranges are not optimally served by their current status as urban LGAs. It goes on to show why adjusting program eligibility to recognise their peri-regional status aligns with the broader State development policy agenda and will unlock further economic opportunity.

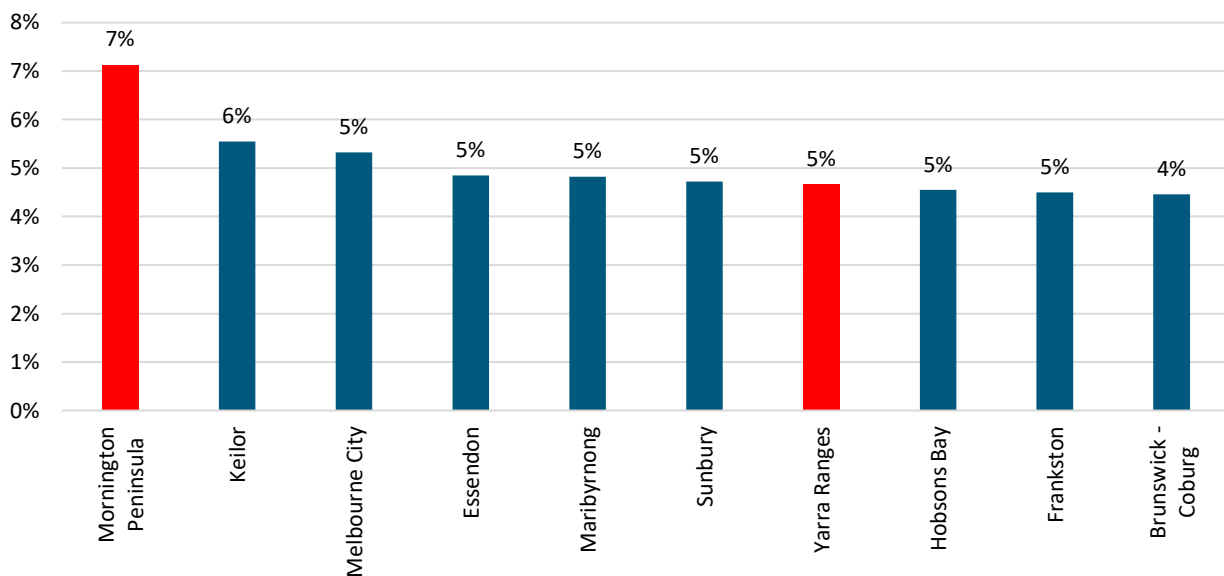


Figure 8: Percentage Job Loss, Top 10 Metropolitan SA3s

This shows the worse affected SA3s in Metropolitan Melbourne for job losses from March to September 2020. Source: ABS, 2021







## 4.0 Changing the Policy Setting

Eligibility for the various policy and funding programs in different parts of Victoria is generally aligned with the classification of LGAs into five regions: rural, regional cities, metropolitan, peri-urban and Interface. While this has been a relatively effective framework, continuous policy evolution is necessary both to reflect and to keep abreast of the complexity of Victoria's different regions. This has already been tacitly acknowledged in the more recent establishment of two of the five: peri-urban and interface councils as new classifications, as well as in the extensive implementation of *ad hoc* policies and investment. An evaluation of the current policy settings shows there is scope to improve the current State spatial economic policy setting. This would introduce a more consistent, efficient and long-term approach to policy setting and mean that Mornington Peninsula and Yarra Ranges will make a greater contribution to the State's economic wellbeing.

### 4.1 Introduction

We have argued that the long-term spatial economic agenda for Victoria would be greatly enhanced by integrating peri-regional areas into policy and funding guidelines. Moreover, best practice strategic economic development implements consistent and well-aligned policy and funding programs to encourage long-term investment.

There are opportunities to improve how things stand by recognising the peri-regional condition through better-aligned policy arrangements such as grant programs and tax arrangements. A fine-tuned policy setting will better serve Mornington Peninsula and Yarra Ranges. In turn, they will make a greater contribution to the State's economic wellbeing.

to demography (e.g. programs to support different cultural groups), different industries (e.g. manufacturing-specific programs), and spatial matters. That is, locationally-based disadvantages and opportunities supported through spatially-limited funding or policy programs.

With respect to the latter, Plan Melbourne and the Double Triple Vision 2020 are the two most relevant documents. As Table 4 shows, these establish the long-term strategic spatial agenda for Victoria, which is to:

- Take infrastructure and housing cost pressure off Metropolitan Melbourne; and
- Lift economic wellbeing in Regional Victoria up to the Metropolitan standard.

### 4.2 The policy context

State Government policy addressing economic wellbeing considers issues relating





Table 5: The Development Policy Context

Policy	Locational Objectives	Initiatives
<b>Plan Melbourne</b>	To alleviate development pressure from Metropolitan Melbourne and provide more affordable housing options in regional areas	Implement Regional Victoria population attraction strategies: <ul style="list-style-type: none"> <li>• Transport and urban renewal priorities for long-term regional commuter cities and peri-urban municipalities</li> <li>• Property and tax concessions to attract new housing development investment and resident population</li> </ul>
<b>Double Triple Vision 2020</b>	Bridge the economic gap between Metropolitan and Regional economies	Focus on Regional Victoria's competitive advantages in: <ul style="list-style-type: none"> <li>• Agri-production and processing;</li> <li>• Tourism; and</li> <li>• Rural amenity</li> </ul> Implement RDV (and other) programs targeting priority projects to bridge the economic gap.

Mornington Peninsula and Yarra Ranges could make significant contributions to these spatial objectives. However, they are often overlooked in favour of peri-urban and regional LGAs. For example:

- The Green Wedge Zones (a distinctly metropolitan planning intervention) in the two LGAs limit their capacity to contribute to the alleviation of metropolitan development pressure. By contrast, because of the greater capacity to rezone farming land to meet growing residential demands, peri-urban LGAs do not face the same problem.
- Despite its significant contribution to the Metropolitan economy, agribusiness and nature-based tourism are not policy priorities for metropolitan areas. On the one hand, there is a strong emphasis on economic recovery through arts, culture and events in inner-city Metropolitan areas. Additionally, where agribusiness and nature-based tourism are priorities, they are supported by regional funding programs which are not accessible to Mornington Peninsula and Yarra Ranges (e.g. RDV funding programs). This is even though the nature of tourism in the two LGAs aligns with the funding objectives.

Overall, then, the long-term spatial, strategic goal for Victoria: to smooth out development - taking pressure from intensively developing areas and levelling economic wellbeing - should be able to leverage from our peri-regional areas. However, the current policy and funding guidelines are not taking advantage of them to the extent possible.

### 4.3 Funding incompatibility

As noted above, Mornington Peninsula and Yarra Ranges could contribute more to Victoria's larger spatial development agenda and important industry development objectives in agribusiness and tourism. The problem is that current funding guidelines result in the two LGAs being defined as metropolitan LGAs, despite having economic potential more aligned to regional LGAs. The result is that they often rely on grant opportunities that are not tailored to their peri-regional context.

The Growing Suburbs Fund is a case in point. The two LGAs can apply to this fund and often do successfully (e.g. Yarra Ranges' Yarra Valley





Trail and Mornington Peninsula's Destination Rosebud). However, the metrics by which these applications have been assessed are less than optimal. Funding has been secured because the infrastructure is 'supporting growing residential suburbs'. That is, developing new recreational assets for residents. While this is certainly valuable, the *real* value lies in developing tourism assets and agribusiness-related projects.

## AN UNTAPPED OPPORTUNITY WITH RDV FUNDING

By contrast, many of Regional Development Victoria's funding program objectives are well suited to addressing the particular economic vulnerabilities in Mornington Peninsula and Yarra Ranges (e.g. infrastructure shortfalls) and leveraging the economic opportunities (e.g. in agribusiness and tourism). The barrier to this is the requirement for applicant LGAs to be recognised as rural or regional. Mornington Peninsula and Yarra Ranges are currently not eligible to apply to most (albeit not all) RDV funding programs (Table 6).

Of course, metropolitan LGAs are given some leeway to access agribusiness programs (e.g. Food Source Victoria, the Horticultural Innovation Fund and the Wine Growth Fund). Applicants must demonstrate linkages to Regional Victoria and potential economic benefits to the State. For example, the City of Monash received funding through RDV's Regional Jobs Fund to help develop a Horticultural Centre of Excellence.

Equally, Wine Growth Fund grants have been issued to recipients in metropolitan councils such as Melton, Knox and Manningham.

Surprisingly, though (given Mornington Peninsula's and Yarra Ranges' large agribusiness sectors and their direct commercial links to Regional Victoria), the

historical funding distribution is more ad hoc than reflective of economic potential. Because of the size of these sectors in the peri-regional LGAs, greater and more formalised RDV-derived funding support is likely to have much more substantial flow-on effects into Regional Victoria than ad hoc funding to metropolitan councils.

The Horticultural Innovation Fund and the Wine Growth Fund are good examples of this. A review of historical allocations shows that both funds have provided a greater level of funding to LGAs with smaller industry contributions than those of Mornington Peninsula and Yarra Ranges. For example:

- Despite having both smaller wine tourism and production markets, the Shire of Nillumbik has received four Wine Growth Fund grants, compared with none for Mornington Peninsula
- The cities of Melbourne and Monash have had more successful grant applications to the Horticultural Innovation Fund than Yarra Ranges. This is despite both LGAs having very low actual horticultural production value or jobs.

Figure 9 and Figure 10 compare the scale of the local wine and horticulture industries with the relative success of funding applications.

In addition to this, a stronger connection to RDV will allow the two LGAs to more easily and regularly access the skills and knowledge RDV holds. It would also allow the councils to participate in conversations on regional issues pertinent to their communities, enabling industry innovation and stronger economic growth.



Table 6: Major RDV Funding Programs

Program	Eligibility	Description	Suitable for Two LGAs
Regional Infrastructure Fund	No	Infrastructure for economic and community activity.	Yes. Both LGAs are already significant contributors to Victoria's economy through tourism and agribusiness.
Regional Jobs Fund	No	Attract new investment to create new/retain jobs in regionally competitive industries. Includes Horticultural Innovation Fund, Wine Growth Fund etc.	Yes. Both LGAs are already significant contributors to Victoria's economy through agribusiness.
Regional Tourism Infrastructure Fund	No	Help grow and realise the potential of regional Victoria's visitor economy.	Yes. Both LGAs are State-significant and nature-based tourism destinations.
Regional Economic Stimulus and Resilience Grants	No	Recovery and economic stimulus for 11 bushfire-affected LGAs and Incorporated Areas of Victoria.	No. Both LGAs are not one of the 11 identified local government and unincorporated areas.
Regional Recovery Fund	No	Help address the impacts of COVID-19 responses, bushfire, and drought. To guide the focus of recovery activities, five regions and Regional Recovery Committees (Barwon Southwest, Grampians, Loddon Mallee, Hume and Gippsland) have been established to deliver local recovery programs.	No. Both LGAs are not located in one of the five identified regions.
COVID-19 Infrastructure Stimulus Program	Partially		Yes. Tourism-dependent elements of the economy have been significantly impacted by COVID-19 lockdowns.
Local Economic Recovery Program	No	Fund local projects for community recovery; support economic stimulus projects; and boost industry and jobs in bushfire-affected regions in East Gippsland and Northeast Victoria.	No. Both LGAs are not located in the two identified bushfire-affected regions.
Investment Fast-Track Fund	No	The \$10 million Investment Fast-Track Fund will support regional and rural projects to strengthen their investment evidence base by funding activities that support planning and preparation, thereby fast-track projects to the investment-ready stage.	Yes. There are investment-ready projects to support agribusiness and tourism.
Regional Community Leadership Program	No	Supports initiatives that develop and facilitate the emergence of local leaders, strengthen existing community leadership capabilities and develop stronger connections between local leaders and regional development initiatives.	Yes. Both LGAs have well-developed local industry organisations and business networks (particularly in the agribusiness sector) that could be further supported through this fund. This includes, for example, the Mornington Peninsula Vignerons Association and Agribusiness Yarra Valley Inc.
Stronger Regional Communities Program	No	Aims to support rural and regional towns in attracting families and young people to live and work.	Yes. An opportunity to attract families and young people to live and work in the two LGAs, help reduce development pressure elsewhere and balance out population ageing.
Regional Tourism Investment Fund	Yes	Support tourism infrastructure projects that will increase visits, stimulate private investment, and help generate jobs.	Yes. Agribusiness and tourism sectors with significant growth potential.

Source: RDV, 2021



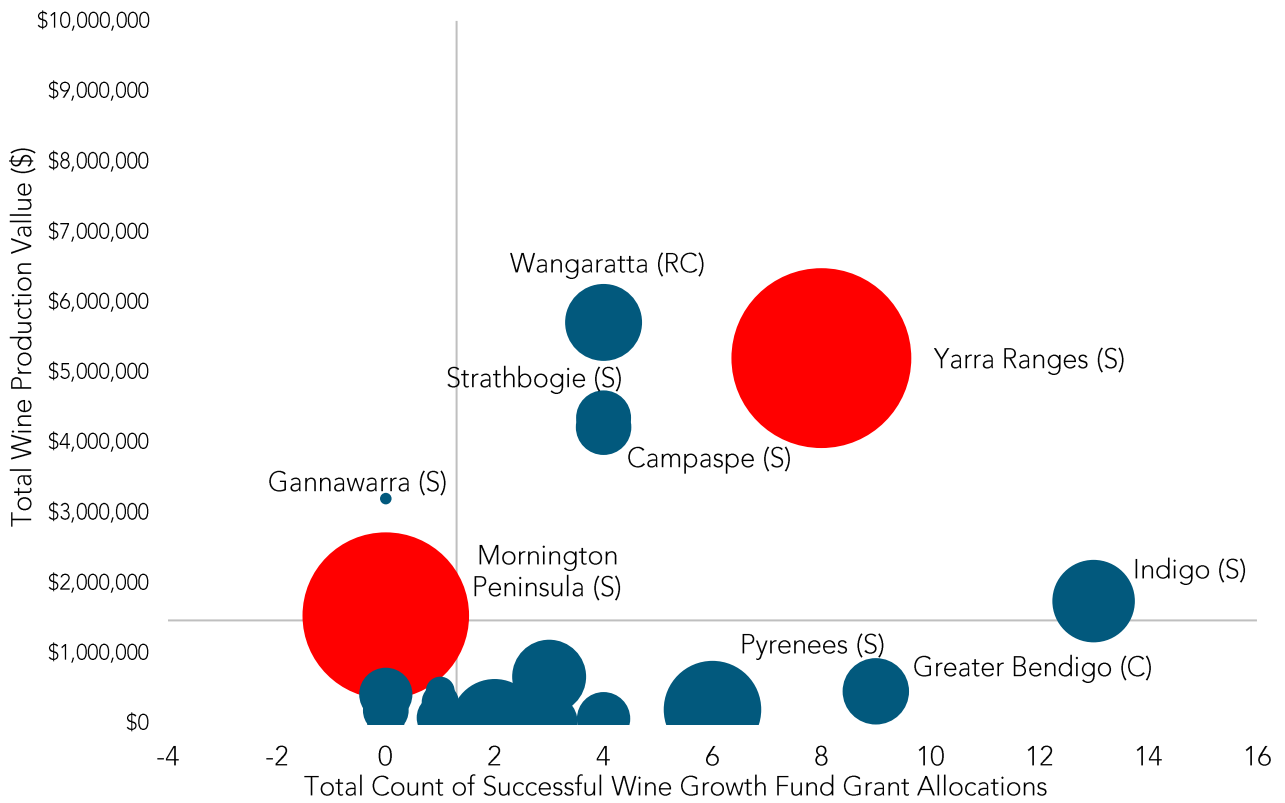


Figure 9: Comparing Wine Fund Grants and Wine Industry Scale

This plots the number of Successful Wine Fund grants against industry value by LGA. Bubble size reflects the scale of wine tourism through an annual count of visitors. Axes are mapped at the average value for the X and Y variables. Source: RDV, 2021

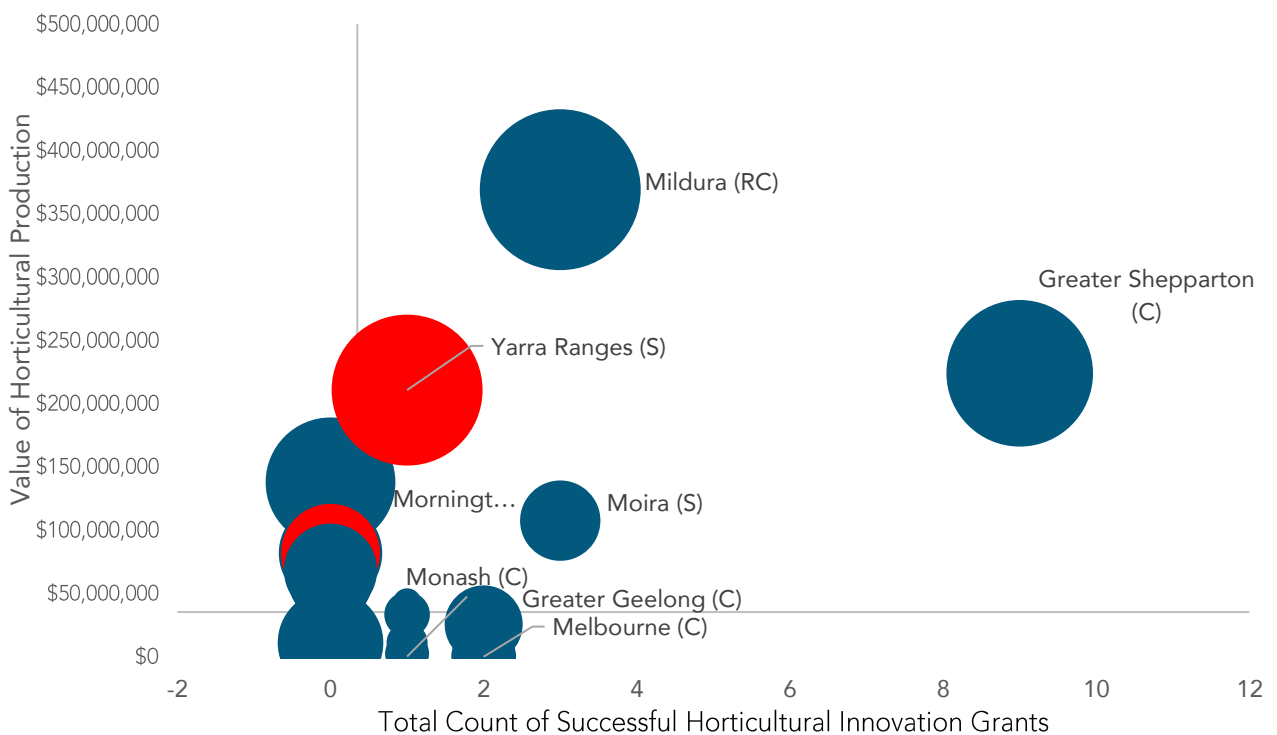


Figure 10: Horticultural Innovation Grants to Horticultural Economic Value

Source: RDV, 2021





## THE ECONOMIC CONSEQUENCES OF THIS MISALIGNMENT

A few explicit examples can demonstrate the direct economic loss to Mornington Peninsula’s and Yarra Ranges’ economy, and indirectly to Victoria’s economy due to State-significant agribusiness and tourism projects going unfunded. Table 7 summarises the results of a high-level economic impact evaluation of four unfunded agribusiness and tourism projects in Mornington Peninsula (MP) and Yarra Ranges (YR). These projects are

typical of rural and regional projects, which could have generated over \$121 million in GRP.

As shown in Table 8, a brief evaluation of RDV funded projects suggests that these four unfunded would, if the two LGAs were eligible, be good prospects for major grant funding.

Table 7: Economic Impact of Unfunded Projects

Item	Peninsula Bay Trail (MP)	Agriculture Centre of Excellence (MP)	Warburton to Walhalla Trail (YR)	Yarra Valley Equestrian Centre (YR)
<b>Construction Phase</b>				
Total Output Impact	\$44,997,460	\$77,995,597	\$10,001,058	\$28,002,961
GRP Impact	\$32,633,491	\$56,564,718	\$8,365,159	\$23,422,446
Total FTEs	195	337	45	125
<b>Operational Phase</b>				
Total Output Impact	\$4,035,995	-	-	\$6,509,415
GRP Impact	\$1,373,220	-	-	\$2,624,046
Total FTEs	57	-	-	88

Source: Geografia, 2021. Economic inputs for the Mornington Peninsula Bay Trail and Yarra Valley Equestrian Centre are from Urban Enterprise, 2019 and Yarra Ranges Council, 2021. Economic inputs for Mornington Peninsula Agricultural Centre for Excellence and Yarra Ranges Warburton to Walhalla Trail are from the costs of benchmark projects Hawkesbury Agricultural Centre of Excellence (NSW) and Yarra Valley Trail (Growing Suburbs Fund, 2018-19).

Table 8: Matching Peri-Regional Unfunded Projects with Funded Regional Projects

Potential Grant Opportunities	Peninsula Bay Trail (MP)	Agriculture Centre of Excellence (MP)	Warburton to Walhalla Trail (YR)	Yarra Valley Equestrian Centre (Yering) (YR)
Regional Infrastructure Fund	Macedon Ranges Council: Kyneton – Campaspe River Trail Improvement and Connections Project (\$300,000)	Buloke Council: Advancing Intensive Agricultural Opportunities in the Loddon Mallee Region (\$50,000)	Macedon Ranges Council: Kyneton – Campaspe River Trail Improvement and Connections Project (\$300,000)	







Potential Grant Opportunities	Peninsula Bay Trail (MP)	Agriculture Centre of Excellence (MP)	Warburton to Walhalla Trail (YR)	Yarra Valley Equestrian Centre (Yering) (YR)
Regional Jobs Fund		Monash University: Horticulture Centre of Excellence (CiC) Hop Temple Pty Ltd: Australian Centre Craft Beer Excellence - Education Project (\$380,000)		Forest Lodge Racing: Establishment of a Thoroughbred Racehorse, Training and Rehabilitation Centre (CiC)
Regional Tourism Infrastructure Fund	Creswick Trails Project (\$2,560,000)		Creswick Trails Project (\$2,560,000)	
Regional Recovery Fund				Tourism Greater Geelong and the Bellarine: Business Events Attraction (CiC)

Source: RDV, 2021

We can draw from this that, ideally, Mornington Peninsula and Yarra Ranges should be able to access these RDV funds. This is particularly the case now we are in an economic recovery mode, with significant effort required to overcome the economic losses that resulted from regional travel bans.

The Victorian Government already tacitly recognises this, making Mornington Peninsula and Yarra Ranges eligible for some regional economic relief measures. For example:

- The \$200 regional tourism voucher eligibility was widened to include Yarra Ranges, Mornington Peninsula, Cardinia and Nillumbik.
- The Regional and Tourism Investment Fund is now open to Mornington Peninsula and Yarra Ranges, along with Nillumbik and other Regional LGAs.

Formalising these ad-hoc policy arrangements would provide greater certainty to investors and councils and ensure economic development is implemented in the most effective way known: through long-term strategic support.

## OTHER SPATIALLY DEFINED FUNDING PROGRAMS

The analysis above indicates a failure of existing policy settings and grant programs to target the regions with the highest economic potential. Instead, there is more of an ad-hoc approach to funding eligibility that is not considered best practice strategic economic development.

However, the two LGAs could access other regional funding grants that do not have regional LGA eligibility criteria. For example:

- By using Victorian Tourism regions. Mornington Peninsula and Yarra Ranges lie in distinct and separate regional tourism regions outside metropolitan Melbourne. This may have formed the basis for the decision to allow the \$200 Regional Victorian Tourism Voucher to be used in the two LGAs.
- The use of ABS Remoteness Areas Geography. A significant portion of Yarra Ranges and Mornington Peninsula lies in the Inner Regional Australia geography (RA-2). The Workforce and GP Rural Incentive Program provides up to





\$60,000 in relocation and retention grants to doctors moving from metropolitan areas to regional areas, including areas designated RA-2.

- The Federal Government Peri-Urban Mobility Program (PUMP) aims to improve mobile coverage in bushfire-prone peri-urban areas. Grants are allocated to geographically defined PUMP Eligible Corridors. A significant portion of Yarra Ranges (and a small portion of Mornington) lies outside these Eligible Corridors.
- The use of ABS Urban Centre/Locality (UCL) or Significant Urban Area (SUA) boundaries. These are used to identify ineligible urban areas for regional and rural funding programs. For example, the prominent \$1.38 billion Commonwealth Building Better Regions Fund (BBRF) provides regional funding to non-SUA areas. By area and business count, most of Mornington Peninsula and Yarra Ranges are eligible for this program (Figure 11).

While these grants provide better access than the Regional LGA eligibility criteria, they still make arbitrary location-based eligibility determinations. This can mean that a substantial portion of a region's businesses and economy are not eligible. For example, as we can see from the BBRF rules, although the excluded areas in blue in Figure 11 are relatively small, as the data in **Error!**

**Reference source not found.** shows, they accommodate most of the respective LGAs' economic activity. As a result, 86% and 68% of Mornington Peninsula's and Yarra Ranges's economies are excluded from accessing the BBRF.





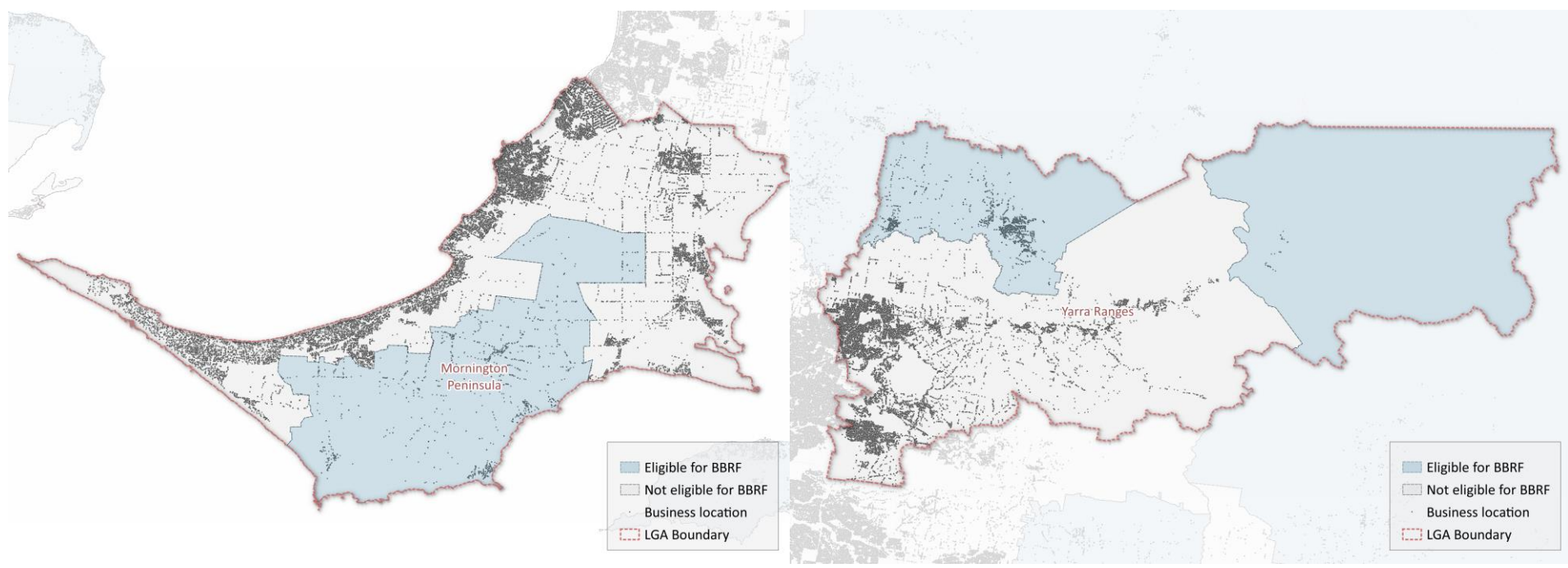


Figure 11: BBRF Eligible and Ineligible Regions

This maps the ABS Significant Urban Area boundary and business data to show where BBRF funding can be applied in contrast to the concentration of businesses by location in Mornington Peninsula (left) and Yarra Ranges (right). Source: ABS, 2021

Table 9: BBRF Eligible/Ineligible Activity

LGA	Total GRP (\$m)	Total GRP of BBRF Excluded Areas (\$m)	% of Economy Excluded
Mornington Peninsula	7,548	6,497	86%
Yarra Ranges	5,759	3,934	68%

Source: Geografia, 2021



## 4.4 Tax implications

The Victorian and Federal governments use income and property tax concessions to encourage urban to rural migration and investment. Examples include:

- The ATO Housing Fringe Benefit to ABS-defined Remote regions.
- The First Home Owners grants to regional Victorian LGAs.
- State Revenue Office concessions in stamp duties for commercial and industrial properties.
- Payroll concession rates for Regional LGAs.

Given their significant economic potential, it is reasonable to assume using tax concessions to encourage further relocation to, and investment in peri-regional Victoria may benefit the state.

Table 10 summarises an analysis of extending the Payroll Tax concession to Mornington Peninsula and Yarra Ranges.

Recent research by the Department of Treasury and Finance<sup>12</sup> found potential economic gains to regional LGAs that have benefited from the concession. This includes passing on a 7-9% wage increase to employees.

As LGA-level State Revenue Office data was not made available, this estimation has been carried out with the potential payroll tax pool in Mornington Peninsula and Yarra Ranges using three different methodologies. Taking the average of these methods suggests that Mornington Peninsula employers are paying over \$63.8 million in Payroll Taxes, and Yarra Ranges employers over \$60.3 million (at the current payroll tax rate of 4.85%). This matches Parliamentary Budget Office modelling<sup>13</sup>, which found that Payroll Taxes represent approximately 1.4% of the Victorian economy: a small but non-negligible impact.

Applying the Regional Victorian payroll tax rate of 2.43% to the two LGAs could yield over \$31.9 million and \$30.2 million, respectively, in tax savings to local employers (Table 11).

This represents less than 1% of each LGA's economy, which may be seen as a relatively small contribution. However, it is important to note that this does not include flow-on economic benefits and the potential impact of new businesses relocating to access lower taxes. On that basis, extending tax concessions to peri-regional Victoria should be considered as part of the policy adjustment to better leverage the economic potential of these two LGAs.

Table 10: Payroll Tax Estimations by LGA

LGAs	Total Payroll Tax Method 1	Total Payroll Tax Method 2	Total Payroll Tax Method 3	Average Total Payroll Taxes	% of GRP
Mornington Peninsula	\$154,162,747	\$19,048,127	\$18,159,543	\$63,790,139	0.8%
Yarra Ranges	\$149,744,913	\$15,008,507	\$16,388,455	\$60,380,625	1.0%

Source: Geografia, 2021

<sup>12</sup> Evaluating the effect of cutting the regional payroll tax rate (Keating, Smart and Gow, June 2021).

<sup>13</sup> Victorian taxes and revenue: Volatility, trends and stability (Parliamentary Budget Office, August 2020).



Table 11: Payroll Tax Concession Impacts by LGA

	Total Payroll Tax Savings - Method 1	Total Payroll Tax Savings - Method 2	Total Payroll Tax Savings - Method 3	Average Total Payroll Tax Savings	% of GRP
Mornington Peninsula	\$77,081,373	\$9,524,064	\$9,079,772	\$31,895,070	0.85%
Yarra Ranges	\$74,872,457	\$7,504,253	\$8,194,228	\$30,190,313	0.52%

Source: Geografia, 2021

## 4.5 Concluding statement

The argument here is that:

- The current understanding of regional distinction is increasingly out of alignment with the reality on the ground.
- There are characteristically rural or regional areas -specifically Mornington Peninsula and Yarra Ranges - embedded in rapidly expanding urban areas that should be retained as they create considerable economic value for the State.
- The benefits these peri-regional areas bring to the State are not without cost. They have both regional and urban economic and social disadvantages.
- Unfortunately, there is a small but critical policy misalignment between the locationally-based economic funding framework and the reality of regional distinctiveness, which means many of these disadvantages (and, equally, the economic potential) are not addressed through current funding guidelines.
- Best practice strategic economic development policies should be fine-tuned to match the local economic reality and, most importantly, be implemented consistently and not in an ad-hoc manner.
- Making modest but formalised eligibility adjustments to current funding programs will open up important investment sources for peri-regional Victoria and allow them access to the skills and insights embedded in bodies like Regional Development Victoria. This will help further unlock the economic

potential of Mornington Peninsula and Yarra Ranges. In turn, this will benefit the people of these LGAs and, more broadly, the State.

### NEXT STEPS

There are options for addressing this issue: from doing nothing to reclassifying the two LGAs as regional or introducing an entirely new, formal regional typology: peri-regional. There are costs and benefits to each solution, outlined below.

- 1) **Business as usual.** This means no fundamental change in the arrangement of spatial distinctions, but with the occasional (ad-hoc) acceptance of the eligibility of Mornington Peninsula and Yarra Ranges into regional funding programs. Although ad-hoc responses can be useful, they are sub-optimal, as the evidence shown here demonstrates funds are not always efficiently allocated.
- 2) **Reclassify as regional.** Reclassify the two LGAs as regional. Although there is a case to be made for this, data analysis shows that the two LGAs retain (and are likely to continue to retain) metropolitan characteristics. In all likelihood, reclassifying them as regional LGAs would create new issues. For example, they would no longer be eligible for metropolitan infrastructure and health programs, despite having 'metropolitan-scale' problems in these domains. It may also require rezoning of the Green Wedge Zones to Farming Zones, encroaching on State-significant



conservation land. Land which has, particularly in recent times, proven to be invaluable to metropolitan residents seeking rural landscape respite.

- 3) **Create a new Region Type.** Formalising a peri-regional LGA status will create an efficient mechanism for making the two LGAs eligible for regional LGA programs that support State-significant but metropolitan-based regional industries (particularly agribusiness and tourism). There is precedent for this in the creation of Peri-Urban Group of Councils.
- 4) **Expand program eligibility.** Expand key existing funding programs, including tax concessions, to include Mornington Peninsula and Yarra Ranges in recognition of their peri-regional status. This may be the most efficient 'fine-tuning' approach, and there is a precedent in the recent inclusion of peri-urban LGAs in the eligible pool for the Growing Suburbs Fund. However, it does leave unsettled how future new programs deal with the two LGAs, although this is not an insurmountable problem.

Option 4 is considered the most balanced approach. It requires a modest adjustment to existing policies and programs and will require the least administrative effort to implement. On that basis, Option 4 is the recommended course of action going forward.

## 5.0 Appendix

### 5.1 Methodology

Five main quantitative exercises were undertaken to identify and then quantify the nature of peri-regional Victoria. These are outlined here.

#### PERI-REGIONAL INDEX

The peri-regional index is a composite index of small-area agricultural, tourism, conservation and land price values. The index is calculated using a geometric mean of the following:

- 1) Total Agricultural Value at the ABS SA1 geography, assigned using the ABS SA2 Agricultural Census, 2016-17).
- 2) Total Tourism Visitors at the ABS SA1 geography, assigned using the Tourism Research Australia Total Domestic and International Visitors by SA2 in 2019).
- 3) The proportion of Conservation Land Area, derived at the ABS SA1 geography, using the ABS SA1 Experimental Land Account data of land classified as Conservation and Natural Environment.
- 4) Total rateable land value at the ABS SA1 geography, using the ABS SA1 Experimental Land Account data.

A peri-regional area is then defined as an SA1 located in the top quartile of the peri-regional index.

#### NEAREST NEIGHBOUR ANALYSIS

The nearest neighbour analysis is a machine learning method to locate the closest matching neighbour to a respective observation, using a range of datasets. In the context of this analysis, socio-economic indicators (by the relevant categories) have been aggregated into a normalised score for all LGA in Victoria. The closest matching LGAs to Mornington Peninsula and Yarra Ranges by scores were then identified. These are the nearest matching neighbours. The method shows how the underlying socio-economic characteristics of Mornington Peninsula and Yarra Ranges are more closely aligned to regional (and even rural) LGAs than to metropolitan LGAs.

#### INPUT-OUTPUT MODEL

An Input-Output (I-O) table was composed to calculate GRP impacts. An I-O table is a descriptive framework for showing the relationship between industries and sectors and inputs and outputs in an economy. It can be used to measure the impact of autonomous disturbances on an economy's output, employment and income. Using the Leontief Inverse and several other augmentation methods, the economic impact of expenditure on the region can be depicted through the I-O model.



### Derivation

The ABS (2020) Input-Output database compiles a regional I-O table. Total Economic Impact is constructed using the following three categories:

- 1) Initial Output Effects – the estimated initial expenditure on the general regional economy.
- 2) Production Induced Effects – the estimated impact of the Initial Output Effects on the general economy. The Production Induced Effects are made up of two components:
  - i. The First Round Effects – the amount of output required from all industries of the economy to produce the Initial Output Effect; and
  - ii. Industrial Support Effects – the effects of the second and subsequent rounds of induced production;
- 3) Consumption Induced Effects – the induced production of extra goods and services resulting from private final consumption expenditure of households affected by the initial output effects.

### *The difference between expenditure, output, value-add and Gross Domestic Product*

- Expenditure or industry consumption represents the internal consumption by households, businesses and government for a given industry.
- Direct Industry Output equals expenditure (or industry consumption) less the costs to retailers of domestic goods sold, costs to industry of imported goods sold and net taxes on products.
- Direct Industry Value Added is calculated by subtracting industry intermediate inputs (goods and services produced and supplied by other businesses).
- Direct Industry Gross Regional Domestic Product is then calculated by adding net taxes on products to direct industry value-added.

## PAYROLL TAX ESTIMATES

The payroll tax estimates used in this study are derived from the average results from three methodologies: the individual income approach, the business revenue approach, and the business employment approach.

### *The individual income approach*

- 1) The individual income approach quantifies the effective payroll tax rate at the Victorian level, using ATO State-level wages and salaries data of Victorian residents and SRO State-level aggregate payroll tax data.
- 2) ATO postcode-level data was used to quantify the total wages and salaries exacted from residents of Mornington Peninsula and Yarra Ranges.
- 3) The effective payroll tax rate was then applied to the total wages and salaries by LGA, which estimates the total potential payroll tax paid by residents of Mornington Peninsula and Yarra Ranges.
- 4) This yields an upper bound estimate of the potential payroll taxes of the LGAs as it includes payroll tax-paying residents of Mornington Peninsula and Yarra Ranges who work elsewhere in Metropolitan Melbourne (this portion of tax payments is technically ineligible to the Payroll Tax Concession scheme, which requires residency and work in a regional location).





### *The business revenue and business employment approach*

- 1) The ABS Business Longitudinal Analysis Wages and Salary data was used to quantify the proportion of businesses (by business revenue) by industry paying payroll taxes in Victoria.
- 2) These proportions were applied to the ABS Business Entry/Exit data on the number of businesses (by industry) in Mornington Peninsula and Yarra Ranges by business revenue size. This yields the number of payroll tax-paying businesses in the respective LGAs.
- 3) The payroll tax-paying rate and the lower bound wages and salaries in the highest wages and salaries bracket of ABS Business Longitudinal Analysis Wages and Salary data were then applied to the estimated number of payroll tax-paying businesses by LGA and by industry. This yields the estimated total payroll tax paid in the LGAs, using the ABS Business Entry and Exit business revenue data at the LGA level.
- 4) The business employment approach used the same methodology, except that the business employment size data is used rather than the business revenue data.

## **ECONOMIC VALUE OF THE BBRF EXCLUDED AREAS**

The assessment for deriving the area excluded from the BBRF used a location quotient regional input-output model to estimate the economic value of excluded areas in Mornington Peninsula and Yarra Ranges. The method was as follows:

- 1) The total employment by industry of the ineligible areas was aggregated from ABS Place of Work Destination Travel Zone (DZN) small areas that are located in an ABS Urban Centre and Locality boundary (i.e. in ineligible areas).
- 2) The economic value of the excluded areas was then estimated using the DZN total employment by industry data as inputs into a location quotient regional input-output model.

## **5.2 Charts and Data**

Figure 12 to Figure 15 illustrate the data that make up the four components from Figure 2. Figure 16 to Figure 19 plot various resident wallet shares by escape spend for different LGA groupings.



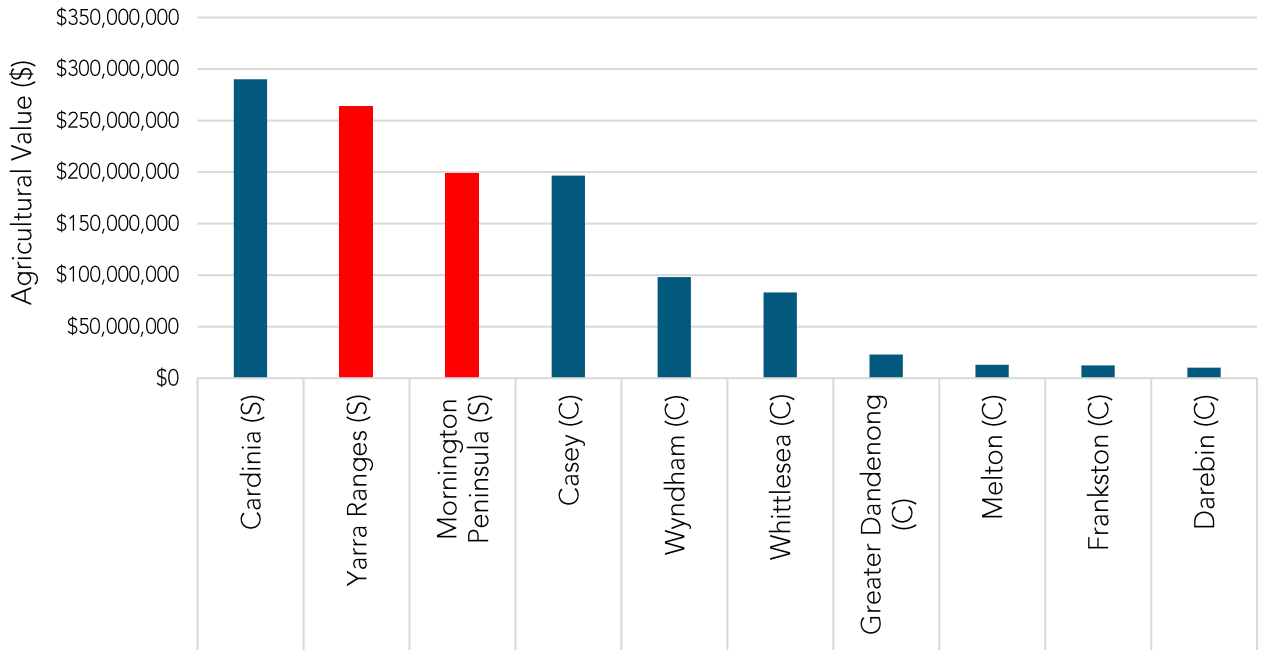


Figure 12: Top 10 LGAs by Agricultural Value  
Source: ABS Agricultural Census, 2017

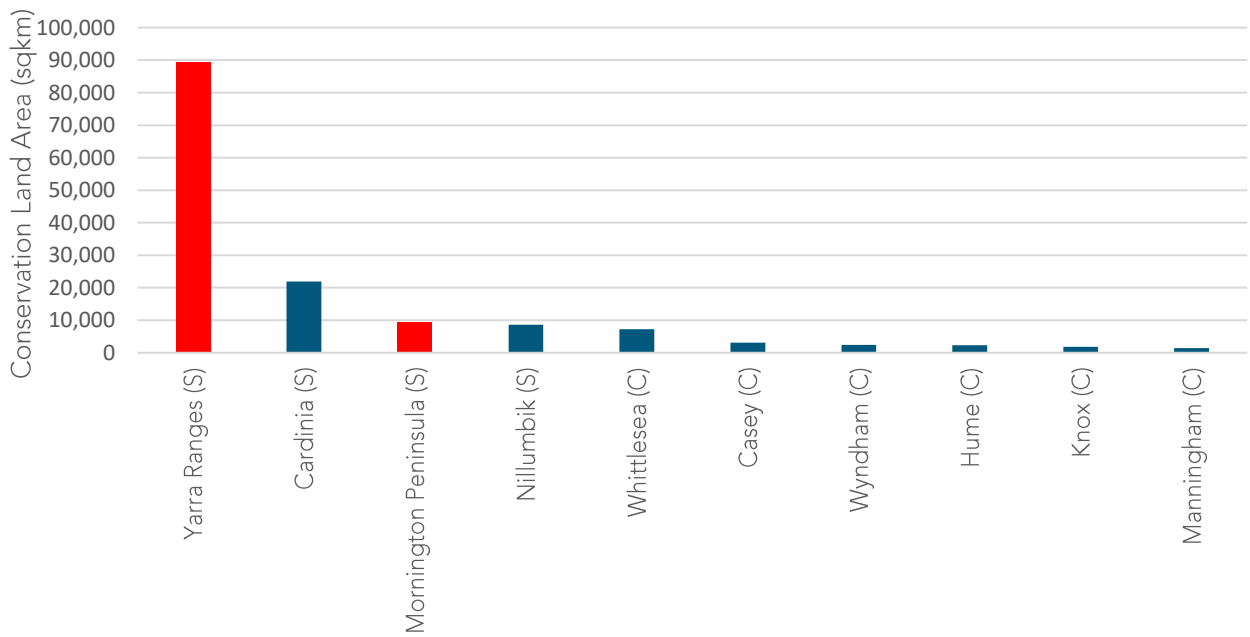


Figure 13: Top 10 LGAs by Conservation Land Area  
Source: ABS Experimental Land Account, 2016





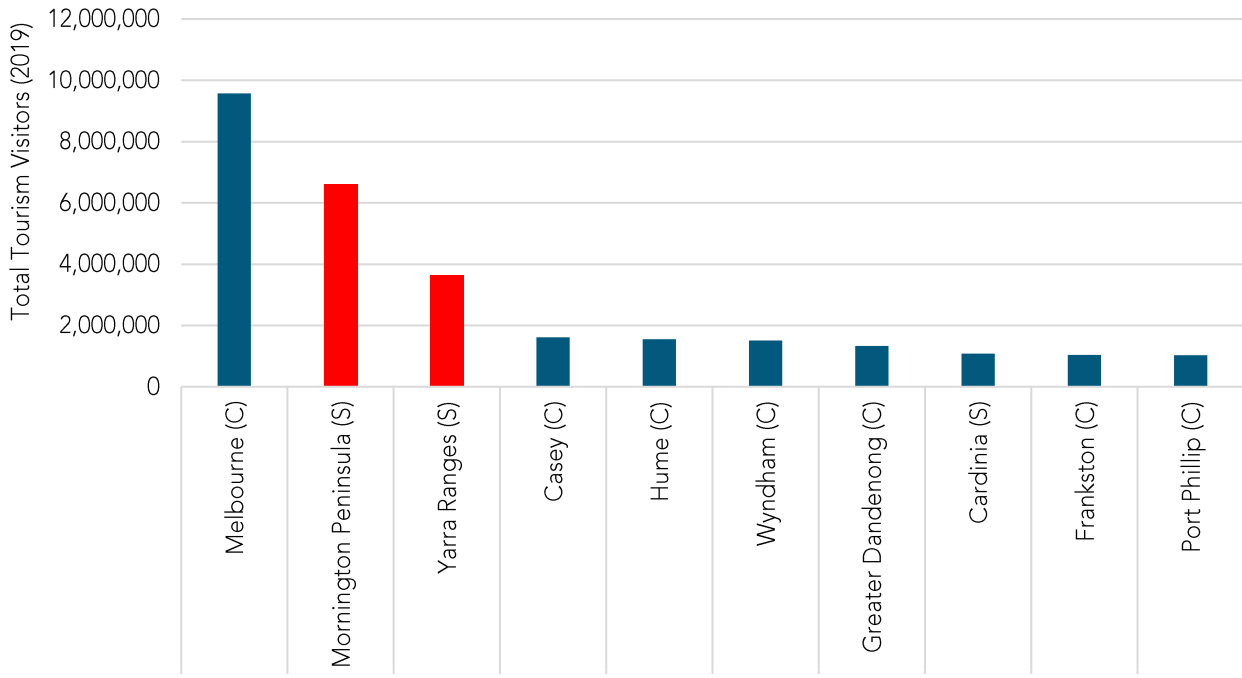


Figure 14: Top 10 Tourism Destinations LGAs  
Source: Tourism Research Australia, 2019

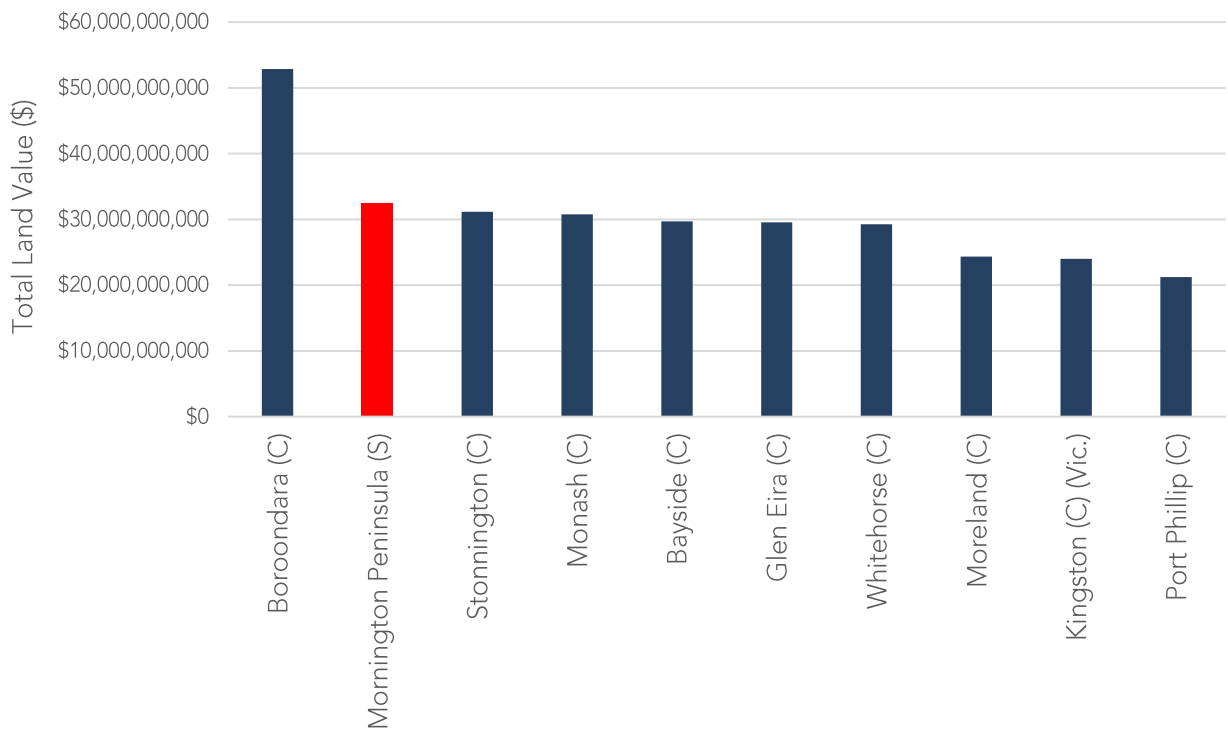


Figure 15 Top 10 LGAs by Improved Land Value  
Source: ABS Experimental Land Account, 2016



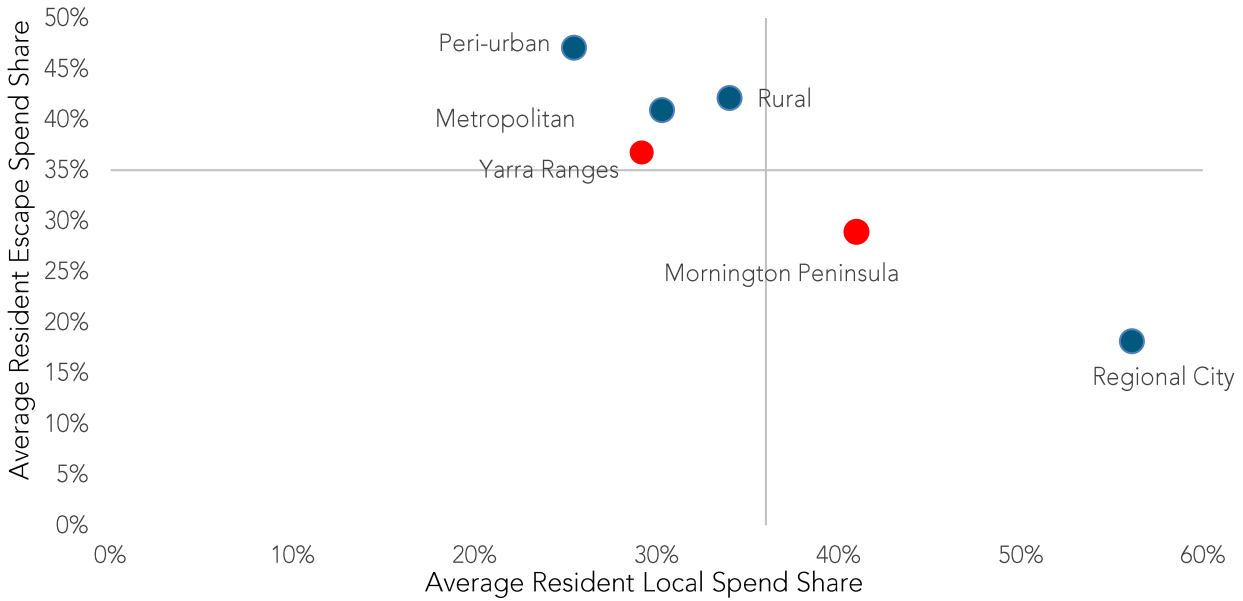


Figure 16: Escape and Local Spend Shares – All Spending

This uses Spendmapp data to plot the Resident Wallet spend share of local and escape spending for all spending. Victorian councils have been grouped into categories for comparison. The two peri-regional councils sit between council typologies. Axes are at the averages for all Victorian LGAs.

Source: Spendmapp by Geografia, 2021

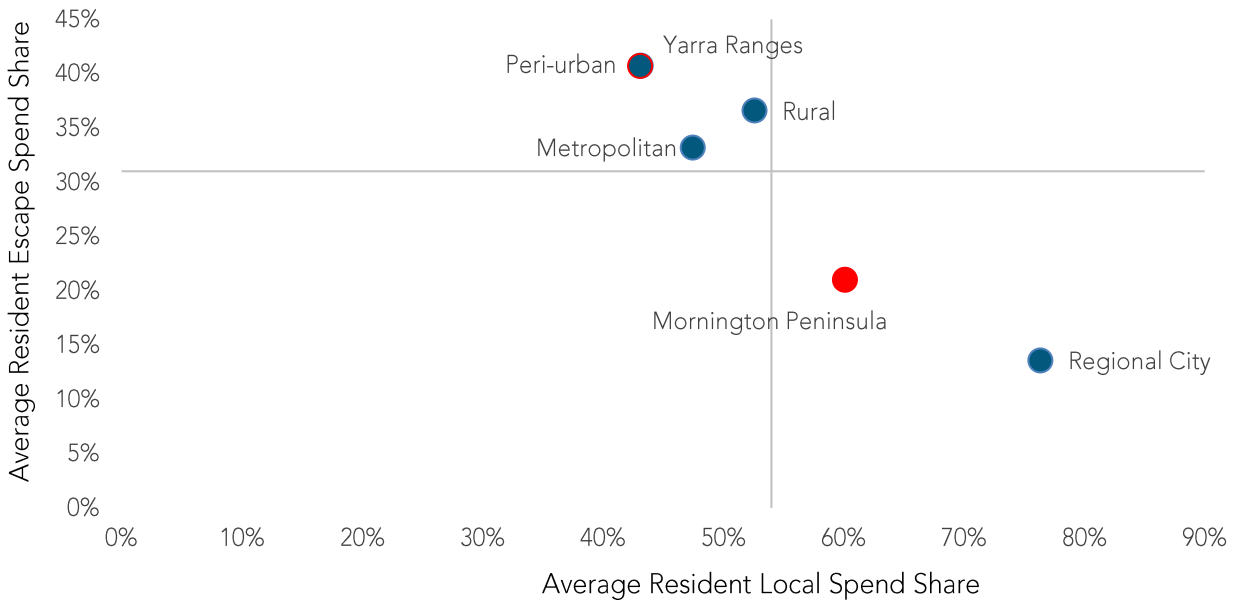


Figure 17: Escape and Local Spend Shares - Consumer Staples

Note that Yarra Ranges figures are almost the same as the Peri-urban average for both spend shares. Source: Spendmapp by Geografia, 2021



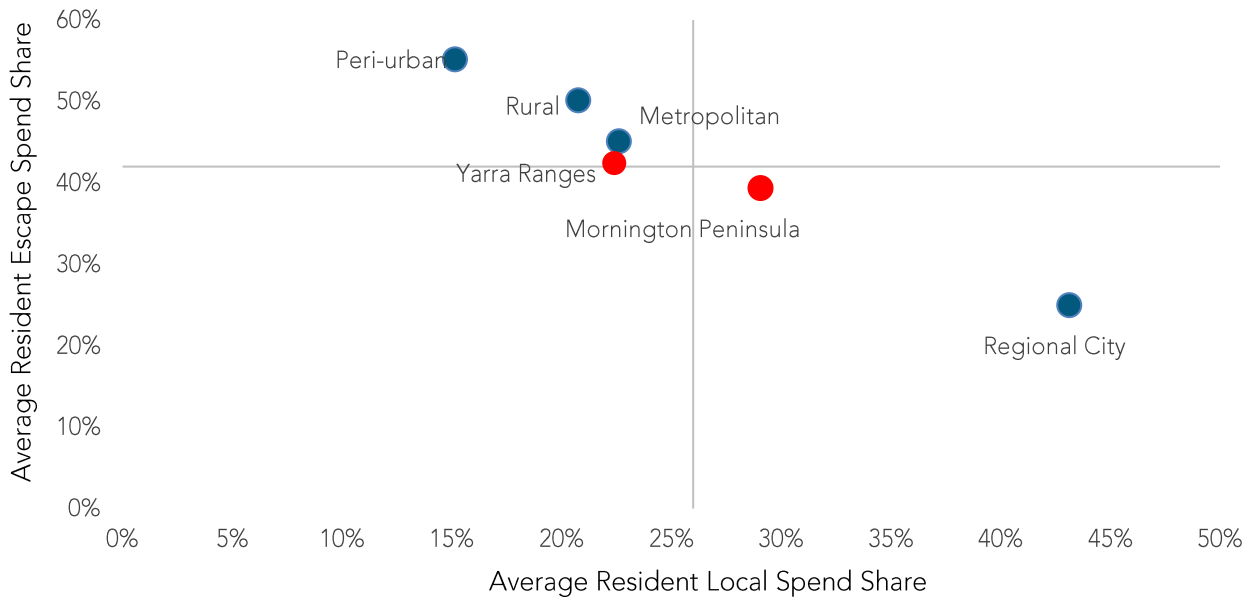


Figure 18: Escape and Local Spend Shares - Discretionary Spend  
Source: Spendmapp by Geografia, 2021

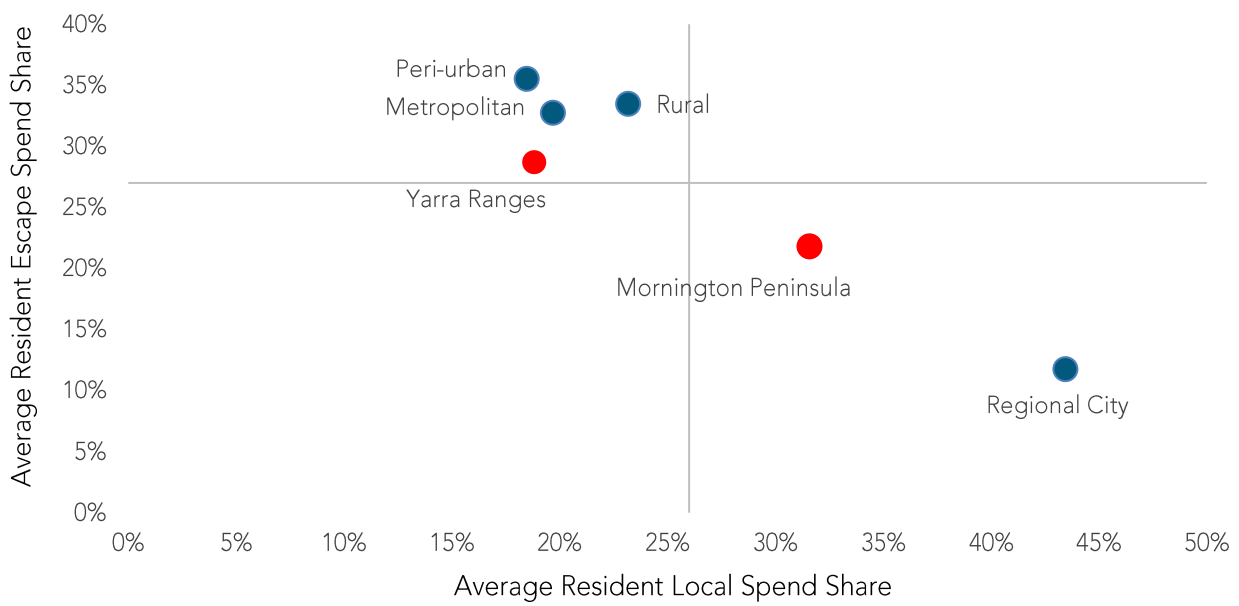


Figure 19: Escape and Local Spend Shares – Services & Other  
Source: Spendmapp by Geografia, 2021



# Peri-Regional status

April 2022

yarraranges.vic.gov.au



Yarra Ranges and Mornington Peninsula are like no other parts of Victoria, with their urban and rural mix, high-value agricultural and conservation land, and iconic tourism destinations.

This mix creates distinct economic advantages and disadvantages, and there are State-significant economic opportunities in both LGAs that are currently unsupported by any consistent funding streams.

Acknowledging this, and opening up regional funding streams to these municipalities, will benefit the regions, their residents and the State of Victoria.

**We need a new status – Peri-Regional – that retains our metropolitan classification, recognises our unique challenges and opportunities, and unlocks the significant economic potential of our regions.**

## The potential of Peri-Regional status

Peri-Regional status will allow us to better service and support both our urban and rural areas, by:

- Acknowledging the unique mix of metropolitan and regional characteristics of Yarra Ranges and Mornington Peninsula
- Granting access to relevant Victorian and Commonwealth Government funding to realise local, state and national economic potential
- Creating greater opportunities for our high-value tourism, agricultural and cultural sectors.

## The missing piece in Victoria’s spatial composition

Peri-Regional areas are the missing piece in the spatial composition of Victoria.

As a unique geographical form, Peri-Regional completes the picture, which now includes metropolitan, interface, peri-urban, regional cities and rural councils.

There is a precedent for creating a new status. In 2020, following advocacy from six regional councils (Bass Coast, Baw Baw, Macedon Ranges, Moorabool, Golden Plains and Surf Coast Shire), the Victorian Government recognised the group as **Peri-Urban**, allowing them access to the Growing Suburbs Fund, previously only available to Melbourne’s ten Interface Councils.

## What defines a Peri-Regional area?

Peri-Regional areas can be identified by mapping the concentration of high-value agribusiness land, tourism destinations and conservation land.

Doing this reveals that Yarra Ranges and Mornington Peninsula are predominantly Peri-Regional in nature.

## Retaining the “regional in the urban”

Yarra Ranges and Mornington Peninsula have significant Green Wedge Zone land controls and physical constraints, meaning we are retaining, rather than transforming, our regional characteristics - the opposite scenario to most Interface Councils.

This creates significant economic potential for Victoria.

The assets and amenities in Peri-Regional areas (which

service agribusiness, tourism and land conservation) are critical to the economic wellbeing of Victoria and are important ‘green lungs’ for Greater Melbourne, contributing significantly to the State’s globally recognised liveability.

However, retaining the regional in the urban also generates vulnerabilities that require tailored responses.

Yarra Ranges and Mornington Peninsula have:

- metropolitan challenges such as skills gaps and high housing prices
- regional challenges such as poor digital connectivity and public transport access, and
- outer metropolitan challenges caused by socio-economic disadvantage across various measures (and reflected in high SEIFA index values).

### Why ‘Interface’ status is no longer sufficient

Yarra Ranges and Mornington Peninsula are embedded amongst the rapidly urbanising Interface Councils of outer metropolitan Melbourne.

However, half the Interface Councils (Casey, Hume, Melton, Whittlesea and Wyndham) are also classified as Metropolitan Melbourne Growth Areas, designated for urban use and due to be extended, to house and serve new communities of the future.

By contrast, Yarra Ranges’ and Mornington Peninsula’s population growth rates over the past 20 years have been closer to the average rates of regional cities and rural LGAs than interface or peri-urban groupings<sup>1</sup>.

### A consistent approach that will unlock economic potential

Plan Melbourne and the Double Triple Vision 2020 set the spatial agenda for Victoria, and our Peri-Regional LGAs can and should play a major role in helping Victoria meet these objectives.

Unfortunately, the current policy setting means that

Mornington Peninsula and Yarra Ranges fall through the policy gap. Neither urban nor regional, they are often required to apply to urban programs to fund what are essentially regional objectives. While they do occasionally secure funding for these activities, it is often ad hoc.

Moreover, the evidence shows the level of support provided is not commensurate with the economic contribution the two LGAs make to the State.

There are State-significant economic opportunities in the two LGAs that currently do not match any consistently regulated funding support stream. By adjusting regional funding programs (particularly those for agribusiness and tourism) so that Peri-Regional areas are recognised, these places will make a greater, long-term contribution to the State’s economic wellbeing.

For example, an evaluation of four unfunded agribusiness and tourism projects in the two LGAs (all of which are similar to funded regional projects) suggests **around \$121 million in GRP could have been generated for the State** if they had been funded.

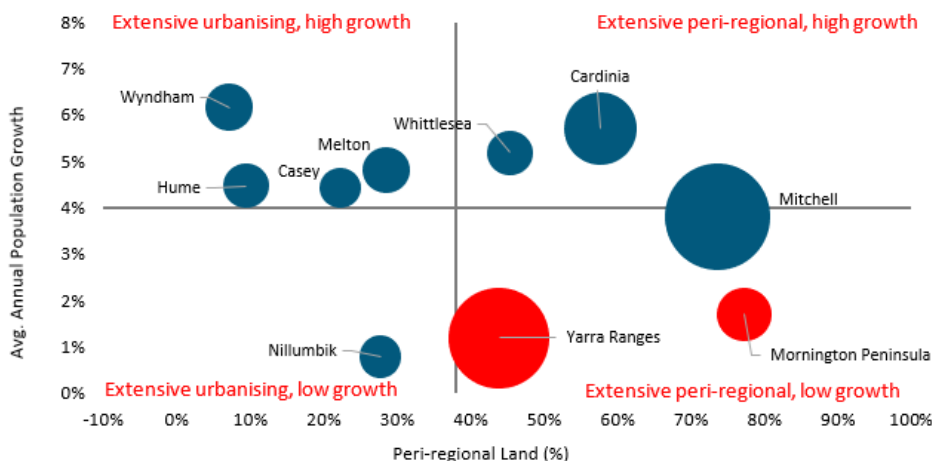
### The ask

Help us to better support our rural businesses and populations, and increase our contribution to Victoria’s economy, by recognising Yarra Ranges and Mornington Peninsula with a new status: Peri-Regional.

### Peri-Regional would enable the Victorian Government to:

- fine-tune the current policy and funding setting, to better recognise our regional needs and potential
- grant Yarra Ranges and Mornington Peninsula consistent access to relevant Regional Victoria funding programs to better support our evidenced regional needs.

**Read the full report, ‘A Peri-Regional Approach: the economic and social benefits for the Mornington Peninsula and Yarra Ranges’.**



**Source:** ABS, 2021, Geografia, 2021, Geoscience Nexus, ABS Agricultural Census 2016-17, Tourism Research Australia, 2019, ABS Experimental Land Account, 2016.

1. Source: ABS, 2021. Average annual growth rate: Interface (3.9%), peri-urban (2.4%), Mornington Peninsula (1.4%), Regional City (1.0%), Yarra Ranges (0.6%), Rural (0.01%)

## **PROPOSED AMENDMENTS TO SEEK INTERIM AND PERMANENT HERITAGE OVERLAY CONTROLS IN LIYDALE**

---

Report Author: Senior Strategic Planner  
 Responsible Officer: Director Environment and Infrastructure, Director Planning, Design and Development  
 Ward(s) affected: Billanook; Melba;

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*The author(s) of this report and the Responsible Officer consider that the report complies with the overarching governance principles and supporting principles set out in the Local Government Act 2020.*

### **CONFIDENTIALITY**

This item is to be considered at a Council meeting that is open to the public.

### **SUMMARY**

Through early work on preparing a new Lilydale Structure Plan, it was identified that there are a number of properties in Lilydale with potential heritage significance that are not protected by a Heritage Overlay (HO) in the Planning Scheme.

Council engaged qualified heritage consultants to identify gaps in heritage protection in Lilydale's Main Street and surrounding areas and to assess which places meet the threshold for local heritage protection in the planning scheme. This work has recommended the protection of 13 new sites and updates to the existing heritage statements of significance or mapping for 7 places that are already protected by the HO.

It is proposed that the schedule to the HO in the Planning Scheme be amended to include the 13 new places through a planning scheme amendment that will be publicly exhibited.

Concurrently, it is proposed that the HO be applied to the new places on an interim basis, to ensure the heritage values of the places are protected while the planning scheme amendment for permanent heritage protection is exhibited.

In order to apply interim controls, Council must request the Minister for Planning to use his powers of intervention under Section 20(4) of the Planning and Environment Act 1987 to prepare, adopt and approve an amendment to the Yarra Ranges Planning Scheme (Amendment C206).

In order to commence the amendment process for a permanent control, Council must seek authorisation from the Minister for Planning to prepare and exhibit an amendment (Amendment C207).

## RECOMMENDATION

### *That Council:*

1. ***Request the Minister for Planning to prepare, adopt and approve Amendment C206 to the Yarra Ranges Planning Scheme under section 20(4) of the Planning and Environment Act 1987 to apply the Heritage Overlay to 13 places, on an interim basis until 31 December 2023, generally in accordance with the attachments to this report.***
2. ***Request the Minister for Planning to authorise the preparation and exhibition of Amendment C207 to apply the Heritage Overlay on a permanent basis to 13 places, make changes to seven (7) places already protected by a Heritage Overlay, and consequential changes, generally in accordance with the attachments to this report.***
3. ***Subject to the Ministers authorisation, exhibit Amendment C207 to the Yarra Ranges Planning Scheme.***

## RELATED COUNCIL DECISIONS

At the Council Meeting of 24 September 2019 Council resolved that:

- Council adopt the Lilydale Place Plan to guide decision making for Lilydale's future liveability. The adopted Place Plan included an Action 4.1 to 'Create Inviting Streets and Public Spaces', which included advocacy for restoration of streetscapes and heritage.
- At the Council meeting of 14 December 2021 for the draft Lilydale Structure Plan, Council also noted an update on the Lilydale Heritage Review.

## DISCUSSION

### *Purpose*

Amendments C206 and C207 propose to amend the Yarra Ranges Planning Scheme to apply the Heritage Overlay on an interim and permanent basis to the following places:

**Table 1**

Description of Place	Address
Olinda Hotel	161 Main Street, Lilydale
Former Hutchinson's Store	251 Main Street, Lilydale
Crown Hotel	267 Main Street, Lilydale
Beresford Buildings	279-281 Main Street, Lilydale
Artis Building	284 Main Street, Lilydale
Single storey shop	295 Main Street, Lilydale

Description of Place	Address
Former Deschamps Wine Store Olive Tree	2-4 Albert Hill Road, Lilydale, and small section of Cave Hill Road adjoining
Lilydale First World War Memorial	Main Street, Lilydale
Willowbank	16 Crestway, Lilydale
Towri	1/33-61 Edinburgh Road, Lilydale
Heatherlie	57 Warburton Highway, Lilydale
Lilydale Primary School No.876	63-65 Castella Street, Lilydale
Lilydale Heritage Railway Station Goods Shed	Maroondah Highway, Lilydale

Amendment C207 also proposes to amend the existing Heritage Overlay for the below places:

**Table 2**

Description of Place	Address	Proposed Amendment to the HO
Queen Victoria Jubilee Street Trees (HO77)	Main Street, Lilydale	Reduction in mapped curtilage area within Main Street (to be replaced by HO401 – Lilydale Historic Street Trees)
Former W Johnson Bootmakers Shop/Residence (HO203)	335 Main Street, Lilydale	Removal of allowance for prohibited uses in the Schedule to the Heritage Overlay
Former Poon Kee's Store (HO213)	172 Main Street, Lilydale	Removal of allowance for prohibited uses in the Schedule to the Heritage Overlay
Lilydale-Warburton Railway (HO214)	Lilydale-Warburton Railway (former)	Reduction in mapped curtilage area near the Historic Lilydale Railway Station (to exclude the rail stabling yard)
Lilydale Historic Street Trees (HO401)	Anderson Street, Castella Street, Clarke Street, Cave Hill Road (south), The Eyrie (part) and historic street trees along the western boundary of the Lilydale Recreation Reserve, Lilydale	Increase in mapped curtilage area within Main Street (to replace HO77 Queen Victoria Jubilee Street Trees)

Amendment C207 will also add both the new and updated Statements of Significance for 20 heritage places as Incorporated Documents in the Planning Scheme. This includes updated Statements for the below existing heritage protected places:

**Table 3**

Description of Place	Address
The White Dog Hotel (HO 64)	292 Main Street, Lilydale



Description of Place	Address
Former Oliver's Grocery Store/Lilydale Rural Supplies Shop (HO205)	148 Main Street, Lilydale

Further details of the heritage significance of the properties and the amendment proposals are outlined in the key issues section of this report and the attached Explanatory Reports (Attachments 1 and 2).

### ***Options considered***

#### *Option 1 – seek interim and permanent heritage controls for the identified properties*

Council has an obligation under the *Planning and Environment Act 1987* to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value. The Yarra Ranges Planning Scheme also contains objectives that seek to conserve places of heritage significance.

Council has also previously given a commitment through the adoption of the Lilydale Place Plan to further protect heritage places in Lilydale.

Heritage protection enables historically and culturally significant places to be protected for the benefit of current and future generations by adding to the understanding of Yarra Ranges' rich cultural history, providing a link to the past and giving a sense of place.

#### *Option 2 – not proceed with heritage protection of the identified properties*

If heritage protection of the identified properties was not pursued, Council would be failing in its obligations under the *Planning and Environment Act 1987* and the Yarra Ranges Planning Scheme.

The risk of permanently losing places that are of identified historic and cultural significance would significantly increase.

### ***Recommended option and justification***

It is recommended Option 1 be pursued. The application of an interim HO is an appropriate response to the identification of heritage values where they had not been previously recognised. Permanent application of the HO will be considered through an exhibited amendment process to provide all stakeholders with an opportunity to comment.

## **FINANCIAL ANALYSIS**

The costs associated with Amendment C206 and Amendment C207 are covered by the recurring Planning Scheme Amendments operational budget for Strategic Planning.

## **APPLICABLE PLANS AND POLICIES**

This report contributes to the following Council strategies and plans:

- Council Plan (2021-25) opening statement: “*We acknowledge that history shapes our identities, engages us as citizens, creates inclusive communities, is part of our economic well-being, teaches us to think critically and creatively, inspires leaders and is the foundation of our future generations.*”
- Council Plan (2021-25): Quality Infrastructure and Liveable Places.
- Yarra Ranges Planning Scheme:
  - Clause 15.03-1S Heritage Conservation: ensure the conservation of places of heritage significance.
  - Clause 21.06-1- Heritage Conservation Objectives and Strategies.

## **RELEVANT LAW**

The proposed interim and permanent heritage overlay planning scheme amendment requests have been prepared in accordance with the legislative requirements of the *Planning and Environment Act 1987*.

## **SUSTAINABILITY IMPLICATIONS**

### ***Environmental Impacts***

The amendment is not anticipated to have any adverse environmental impacts. Retaining heritage buildings for adaptive reuse can also lead to environmental and economic benefits through the substantial reduction in building, demolition and new construction waste, and the conservation of embodied energy in the existing building.

### ***Social Impacts***

The amendments will have a positive social and cultural effects through the preservation of historically and culturally significant places for the benefit of current and future generations. Protection of heritage places benefits the community by adding to the understanding of Yarra Ranges’ rich cultural history, providing a link to the past and giving a sense of place.

### ***Economic Impacts***

The amendments are not expected to have any adverse or significant economic effects. Inclusion of a site within the HO does not prohibit changes to that site or building, but rather requires an application process whereby heritage considerations can be properly addressed, along with other factors before any decision on an application is made.

This may limit development that is inconsistent with maintaining heritage values, which will improve the character of the building and the wider area. It is considered that economic impacts on future development will be offset by the contribution that the heritage place offers to the broader community.

## **COMMUNITY ENGAGEMENT**

In preparation to commence a planning scheme amendment, Council officers have written to all affected landowners to advise them of the potential heritage significance for their property, and potential application of a Heritage Overlay.

Council officers have also met with the Lilydale and District Historical Society, in order to brief them on the expert work undertaken, and recommendations for a planning scheme amendment.

### ***Amendment C206***

If Council supports the application of an interim Heritage Overlay to the identified places, and resolves to seek a Ministerial Amendment under Section 20(4) of the Planning and Environment Act 1987, the Minister for Planning may exempt himself from the notice requirements of the Act and the amendment would be prepared, adopted and approved by the Minister without any public notice.

The effect of the exemption is that third parties will not receive notice of the amendment and will not have the opportunity to make a submission or be heard by an independent planning panel.

However, the exhibition of Amendment C207 to apply permanent heritage controls to the properties will provide the opportunity for the community and affected parties to make submissions on the proposal.

### ***Amendment C207***

If Council supports the amendment proposal to apply permanent heritage controls, and resolves to seek authorisation from the Minister for Planning to prepare and exhibit the amendment, and the Minister grants authorisation, the amendment will be subject to standard notification requirements for planning scheme amendments as required under the Planning and Environment Act 1987, including:

- Notification in a local newspaper;
- Letters to affected and nearby property owners and stakeholders including the Lilydale and District Historical Society;
- Information available on Council's website and Council offices; and
- Direct notification to relevant government agencies and departments.

A further report would be prepared for Council to consider all submissions received through the exhibition process.

## **COLLABORATION, INNOVATION AND CONTINUOUS IMPROVEMENT**

No collaboration with other Councils, Governments or statutory bodies was sought.

## **RISK ASSESSMENT**

Until the properties are protected with a Heritage Overlay, there is a risk of demolition, or works that may compromise the integrity of the heritage places.

## **CONFLICTS OF INTEREST**

No officers and/or delegates acting on behalf of the Council through the Instrument of Delegation and involved in the preparation and/or authorisation of this report have any general or material conflict of interest as defined within the *Local Government Act 2020*.

## **ATTACHMENTS TO THE REPORT**

1. Explanatory Report Amendment C206
2. Explanatory Report Amendment C207
3. Extent Heritage Gaps Study Stage 1A
4. Extent Heritage Gaps Study Part 1B
5. Poyner Shops

## YARRA RANGES PLANNING SCHEME

### AMENDMENT C206

#### EXPLANATORY REPORT

##### Who is the planning authority?

This amendment has been prepared by the Minister for Planning, who is the planning authority for this amendment.

The amendment has been made at the request of the Yarra Ranges Council.

##### Land affected by the amendment

The amendment applies to 13 heritage as described in the mapping reference table at Attachment 1 to this Explanatory Report.

##### What the amendment does

The amendment implements the recommendations of the *Stage 1a Lilydale Main Street Heritage Review Gap Study*, *Trevor Westmore Urban Design and Heritage Conservation, 2019* and the *Lilydale Stage 1a Heritage Gap Study Peer Review and Review of Stage 1b Lilydale Heritage Review Gap Study: Lilydale Heritage Study, Extent Heritage Pty Ltd, 2022* by applying the Heritage Overlay (HO) to 13 individual heritage places and introducing Statements of Significance as Incorporated Documents, on an interim basis until 31 May 2023.

Specifically, the amendment:

- Amends Planning Scheme Maps 26HO, 27HO, 40HO, and 41HO to apply the HO numbers listed in Table 1 below on an interim basis until 31 May 2023.
- Amends the Schedule Clause 43.01 (Heritage Overlay) to apply the HO to the heritage places listed in Table 1 on an interim basis until 31 May 2023.
- Amends the schedule to Clause 72.04 Documents Incorporated into this planning scheme.

Table 1

HO Number	Description of Place	Address
HO431	Olinda Hotel	161 Main Street, Lilydale
HO432	Former Hutchinson's Store	251 Main Street, Lilydale
HO433	Crown Hotel	267 Main Street, Lilydale
HO434	Beresford Buildings	279-281 Main Street, Lilydale
HO435	Artis Building	284 Main Street, Lilydale
HO436	Single storey shop	295 Main Street, Lilydale
HO437	Former Deschamps Wine Store Olive Tree	2-4 Albert Hill Road, Lilydale, and small section of Cave Hill Road adjoining
HO438	Lilydale First World War Memorial	Main Street, Lilydale
HO439	Willowbank	16 Crestway, Lilydale
HO440	Towri	1/33-61 Edinburgh Road, Lilydale

HO441	Heatherlie	57 Warburton Highway, Lilydale
HO442	Lilydale Primary School No.876	63-65 Castella Street, Lilydale
HO443	Lilydale Heritage Railway Station Goods Shed	Maroondah Highway, Lilydale

## Strategic assessment of the amendment

### Why is the amendment required?

The amendment is required to recognise and protect places of potential heritage significance as recommended by the findings of the *Stage 1a Lilydale Main Street Heritage Review Gap Study*, *Trevor Westmore Urban Design and Heritage Conservation, 2019* and the *Lilydale Stage 1a Heritage Gap Study Peer Review* and *Review of Stage 1b Lilydale Heritage Review Gap Study: Lilydale Heritage Study, Extent Heritage Pty Ltd, 2022*.

The aim of the studies was to identify and assess potential heritage places and provide recommendations for their protection.

The need for the study arose from work on the Lilydale Structure Plan. In 2020, an Issues and Opportunities Paper underwent public consultation, which sought public comment on the significance of properties in Main Street considered to be of potential heritage significance but are not currently protected by a Heritage Overlay.

Specifically, the amendment is required to apply the HO on an interim basis while equivalent permanent controls are progressed as part of Amendment C207yan.

The amendment is intended to provide more certainty for landowners and the community. Implementing the findings of the studies on an interim basis will minimise the need to seek future site-specific planning scheme amendments for heritage places that are under threat of demolition. The application of the HO will enable any proposed buildings and works to be considered by Council and assessed against the purpose and decision guidelines of the HO.

The interim controls will expire on 31 May 2023.

### How does the amendment implement the objectives of planning in Victoria?

The amendment is consistent with the objectives of planning in Victoria, in particular the following objectives detailed in Section 4(1) of the *Planning and Environment Act 1987*, being:

*d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*

*g) to balance the present and future interests of all Victorians.*

The amendment supports these objectives by applying heritage controls to conserve places identified as having local heritage significance.

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

#### *Environmental Effects*

The amendment is not anticipated to have any adverse environmental impacts.

#### *Social Effects*

The amendment will have a positive social effect through the preservation of historically and culturally significant places for the benefit of current and future generations. This will benefit the community by improving the understanding of local cultural history and thereby contributing to the sense of place and local identity.

### *Economic Effects*

The amendment is not expected to have any adverse or significant economic effects. Inclusion of a site within the HO does not prohibit changes to that site or building, but rather requires an application process whereby heritage considerations can be properly addressed, along with other factors before any decision on an application is made. This may limit development that is inconsistent with maintaining heritage values, which will improve the character of the building and the wider area. It is considered that economic impacts on future development will be offset by the contribution that the heritage place offers to the broader community.

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

The amendment is not proposing new use or development and is unlikely to result in any increase to the risk to life, property, community, infrastructure or the natural environment from bushfire.

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

The amendment is consistent with the Ministerial Direction – The Form and Content of Planning Schemes as identified at Section 7(5) of the *Planning and Environment Act 1987*.

The amendment complies with Ministerial Direction No. 9 – Metropolitan Planning Strategy which requires amendments to have regard to *Plan Melbourne 2017-2050*. The amendment implements *Direction 4.4 of Plan Melbourne 2017-2050* by ensuring the Yarra Ranges Planning Scheme recognises heritage places that contribute to Melbourne's distinctiveness and liveability and protect Melbourne's heritage places.

The amendment addresses the requirements of Ministerial Direction No.11 – Strategic Assessment of Amendments.

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

The amendment supports and implements the following objectives and strategies of the Planning Policy Framework.

- *Clause 11.01-1S Settlement*, which promotes the sustainable growth and development of Victoria and Metropolitan Melbourne through the consideration of the Metropolitan Planning Strategy. The amendment is consistent with Plan Melbourne 2017-2050, *Direction 4.4 Respect Melbourne's heritage as we build for the future*.
- *Clause 15.01-5S Neighbourhood Character*: recognise and protect neighbourhood character, cultural identity and sense of place.
- *Clause 15.03-1S Heritage Conservation*: ensure the conservation of places of heritage significance. Relevant strategies identified to achieving this objective include:
  - *Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.*
  - *Provide for the protection of natural heritage sites and man-made resources.*
  - *Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.*
  - *Encourage appropriate development that respects places with identified heritage values.*

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

The amendment supports and implements the following objectives and strategies of the LPPF:

- *Clause 21.05 Objective 2 – Major Activity Centres*, which seeks to enhance Lilydale's identity through the protection of identified heritage elements, and other strategies.
- *Clause 21.06-1 Heritage*, which seeks to protect and conserve place of cultural heritage significance.

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

The application of the HO is the most appropriate mechanism for recognising and protecting the cultural heritage significance of the identified place.

Applying an interim HO to the proposed heritage places is the appropriate mechanism to protect the buildings whilst the council undertakes a planning scheme amendment to introduce the HO on a permanent basis.

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

The views of relevant agencies will be sought through the public exhibition of an amendment that proposes to apply the HO on a permanent basis (C207yan).

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

The amendment is not expected to have any impact on the transport system.

## **Resource and administrative costs**

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

The amendment will not result in any significant resource nor administrative implications for the Responsible Authority.

## **Where you may inspect this amendment**

The amendment can be inspected free of charge at the Yarra Ranges website at [www.yarraranges.vic.gov.au](http://www.yarraranges.vic.gov.au) by searching "Amendment C206"; or

The amendment is available for public inspection, free of charge, during office hours at the following Yarra Ranges Community Link Centres:

- Lilydale – 15 Anderson Street, Lilydale
- Monbulk – 21 Main Road, Monbulk
- Healesville – 110 River Street, Healesville
- Upwey – 40 Main Street, Upwey
- Yarra Junction – 2442-2444 Warburton Hwy, Yarra Junction

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at [www.planning.vic.gov.au/public-inspection](http://www.planning.vic.gov.au/public-inspection).



**ATTACHMENT 1 - Mapping reference table**

<b>Location</b>	<b>Land /Area Affected</b>	<b>Mapping Reference</b>
HO431	161 Main Street, Lilydale	Yarra Ranges C207yran hoMap40
HO432	251 Main Street, Lilydale	Yarra Ranges C207yran hoMap40
HO433	267 Main Street, Lilydale	Yarra Ranges C207yran hoMap40
HO434	279-281 Main Street, Lilydale	Yarra Ranges C207yran hoMap40
HO435	284 Main Street, Lilydale	Yarra Ranges C207yran hoMap40
HO436	295 Main Street, Lilydale	Yarra Ranges C207yran hoMap40
HO437	2-4 Albert Hill Road, Lilydale, and small section of Cave Hill Road adjoining	Yarra Ranges C207yran hoMap40
HO438	Lilydale First World War Memorial, Main Street, Lilydale	Yarra Ranges C207yran hoMap40
HO439	16 Crestway, Lilydale	Yarra Ranges C207yran hoMap26
HO440	1/33-61 Edinburgh Road, Lilydale	Yarra Ranges C207yran hoMap40
HO441	57 Warburton Highway, Lilydale	Yarra Ranges C207yran hoMap27, hoMap41
HO442	63-65 Castella Street, Lilydale	Yarra Ranges C207yran hoMap40
HO443	Lilydale Heritage Railway Station Goods Shed, Maroondah Highway, Lilydale	Yarra Ranges C207yran hoMap40

## YARRA RANGES PLANNING SCHEME

### AMENDMENT C207

#### EXPLANATORY REPORT

##### Who is the planning authority?

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

The amendment has been made at the request of the Yarra Ranges Council.

##### Land affected by the amendment

The amendment applies to 20 heritage places affecting 15 private properties, six road reserves, and public places as described in the mapping reference table at Attachment 1 to this Explanatory Report.

More specifically the amendment will apply to 10 commercial premises, 5 residential properties, street tree protection for 6 streets, a public building, a public memorial and a recreational cycle trail.

##### What the amendment does

The amendment implements the recommendations of the *Stage 1a Lilydale Main Street Heritage Review Gap Study*, *Trevor Westmore Urban Design and Heritage Conservation, 2019* and the *Lilydale Stage 1a Heritage Gap Study Peer Review and Review of Stage 1b Lilydale Heritage Review Gap Study: Lilydale Heritage Study, Extent Heritage Pty Ltd, 2022*, by applying the Heritage Overlay (HO) on a permanent basis to 13 individual heritage places, amending the HO for 5 individual heritage places, and introducing Statements of Significance as Incorporated Documents.

Specifically:

- Amends Planning Scheme Maps 26HO, 27HO, 40HO, and 41HO to apply the HO to the properties in Table 1.
- Amends the Schedule Clause 43.01 (Heritage Overlay) to apply the HO to the heritage places in Table 1.
- Amends the schedule to Clause 72.04 Documents Incorporated in this Planning Scheme to incorporate the Statements of Significance for the properties in Table 1.

Table 1

HO Number	Description of Place	Address
HO431	Olinda Hotel	161 Main Street, Lilydale
HO432	Former Hutchinson's Store	251 Main Street, Lilydale
HO433	Crown Hotel	267 Main Street, Lilydale
HO434	Beresford Buildings	279-281 Main Street, Lilydale
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HO441	Heatherlie	57 Warburton Highway, Lilydale
HO442	Lilydale Primary School No.876	63-65 Castella Street, Lilydale
HO443	Lilydale Heritage Railway Station Goods Shed	Maroondah Highway, Lilydale

- Amends the Schedule to Clause 43.01 (Heritage Overlay) to amend the HO for the heritage places in Table 2.
- Amends the Schedule to 72.04 Documents Incorporated in this Planning Scheme to include updated Statements of Significance for the properties in Table 2.

Table 2

Description of Place	Address	Proposed Amendment to the HO
Queen Victoria Jubilee Street Trees (HO77)	Main Street, Lilydale	Reduction in mapped curtilage area within Main Street (to be replaced by HO401 – Lilydale Historic Street Trees)
Former W Johnson Bootmakers Shop/Residence (HO203)	335 Main Street, Lilydale	Removal of allowance for prohibited uses in the Schedule to the Heritage Overlay
Former Poon Kee's Store (HO213)	172 Main Street, Lilydale	Removal of allowance for prohibited uses in the Schedule to the Heritage Overlay
Lilydale-Warburton Railway (HO214)	Lilydale-Warburton Railway (former)	Reduction in mapped curtilage area near the Historic Lilydale Railway Station (to exclude the rail stabling yard)
Lilydale Historic Street Trees (HO401)	Anderson Street, Castella Street, Clarke Street, Cave Hill Road (south), The Eyrie (part) and historic street trees along the western boundary of the Lilydale Recreation Reserve, Lilydale	Increase in mapped curtilage area within Main Street (to replace HO77 Queen Victoria Jubilee Street Trees)

- Amends the Schedule to 72.04 Documents Incorporated in this Planning Scheme to include updated Statements of Significance for the properties in Table 3.

Table 3

Description of Place	Address
The White Dog Hotel (HO 64)	292 Main Street, Lilydale
Former Oliver's Grocery Store/Lilydale Rural Supplies Shop (HO205)	148 Main Street, Lilydale

## **Strategic assessment of the amendment**

### **Why is the amendment required?**

The amendment Lilydale Heritage Review Gaps Study 2019-2022 by applying the Heritage Overlay to 20 heritage places in the Yarra Ranges Planning Scheme.

The amendment seeks to implement the recommendations of the *Stage 1a Lilydale Main Street Heritage Review Gap Study, Trevor Westmore Urban Design and Heritage Conservation, 2019* and the *Lilydale Stage 1a Heritage Gap Study Peer Review and Review of Stage 1b Lilydale Heritage Review Gap Study: Lilydale Heritage Study, Extent Heritage Pty Ltd, 2022*.

The aim of the studies was to identify and assess potential heritage places and provide recommendations for their protection along with reviewing several existing heritage protected properties.

The need for the studies arose from work on the Lilydale Structure Plan. In 2020, the *Lilydale Structure Plan Issues and Opportunities Paper* underwent public consultation, which sought public comment on the significance of properties in Main Street considered to be of potential heritage significance but are not protected by a Heritage Overlay.

The studies have been prepared in accordance with the *Heritage Victoria Heritage Overlay Guidelines, 2007*, the *Australia ICOMOS Charter for Places of Cultural Heritage Significance (the Burra Charter)* and *Practice Note 01 – Applying the Heritage Overlay, August 2018*. The recommended places are considered to meet the requirements and threshold for local protection through the HO.

The HO is the appropriate planning mechanism to protect the heritage values of the individual properties as the HO requires a permit to be granted for buildings and works, including demolition, that could affect the significance of these properties.

Interim controls for the 13 heritage places in Table 1 are being sought concurrently via Amendment C206yan.

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

The amendment is consistent with the objectives of planning in Victoria, in particular the following objectives detailed in Section 4(1) of the *Planning and Environment Act 1987*, being:

*d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;*

*g) to balance the present and future interests of all Victorians.*

The amendment supports these objectives by applying permanent heritage controls to conserve places identified with local heritage significance.

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

#### *Environmental Effects*

The amendment is not anticipated to have any adverse environmental impacts.

#### *Social Effects*

The amendment will have a positive social effect through the preservation of historically and culturally significant places for the benefit of current and future generations. This will benefit the community by improving the understanding of local cultural history and thereby contributing to the sense of place and local identity.

#### *Economic Effects*

The amendment is not expected to have any adverse or significant economic effects. Inclusion of a site within the HO does not prohibit changes to that site or building, but rather requires an application process whereby heritage considerations can be properly addressed, along with other factors before any decision on an application is made. This may limit development that is inconsistent with maintaining heritage values, which will improve the character of the building and the wider area. It is considered that economic impacts on future development will be offset by the contribution that the heritage place offers to the broader community.

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

The amendment is not proposing new use or development and is unlikely to result in any increase to the risk to life, property, community, infrastructure or the natural environment from bushfire.

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

The amendment is consistent with the Ministerial Direction – The Form and Content of Planning Schemes as identified at Section 7(5) of the *Planning and Environment Act 1987*.

The amendment complies with Ministerial Direction No. 9 – Metropolitan Planning Strategy which requires amendments to have regard to *Plan Melbourne 2017-2050*. The amendment implements *Direction 4.4 of Plan Melbourne 2017-2050* by ensuring the Yarra Ranges Planning Scheme recognises heritage places that contribute to Melbourne's distinctiveness and liveability and protect Melbourne's heritage places.

The amendment addresses the requirements of Ministerial Direction No.11 – Strategic Assessment of Amendments.

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

The amendment supports and implements the following objectives and strategies of the Planning Policy Framework.

- *Clause 11.01-1S Settlement*, which promotes the sustainable growth and development of Victoria and Metropolitan Melbourne through the consideration of the Metropolitan Planning Strategy. The amendment is consistent with Plan Melbourne 2017-2050, *Direction 4.4 Respect Melbourne's heritage as we build for the future*.
- *Clause 15.01-5S Neighbourhood Character*: recognise and protect neighbourhood character, cultural identity and sense of place.
- *Clause 15.03-1S Heritage Conservation*: ensure the conservation of places of heritage significance. Relevant strategies identified to achieving this objective include:
  - *Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.*
  - *Provide for the protection of natural heritage sites and man-made resources.*
  - *Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.*
  - *Encourage appropriate development that respects places with identified heritage values.*

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

The amendment supports and implements the following objectives and strategies of the LPPF:

- *Clause 21.05 Objective 2 – Major Activity Centres*, which seeks to enhance Lilydale's identity through the protection of identified heritage elements, and other strategies.
- *Clause 21.06-1 Heritage*, which seeks to protect and conserve place of cultural heritage significance.

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

The application of the HO is the most appropriate mechanism for recognising and protecting the cultural heritage significance of the identified places. The assessments undertaken identify that the places meet the threshold for local significance.

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

The views of relevant agencies will be sought through the public exhibition of the amendment.

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

The amendment is not expected to have any impact on the transport system.

## **Resource and administrative costs**

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

The amendment will have a minor additional impact on the resource and administrative costs of the responsible authority. Additional work created by adding places to the HO can be resourced.

## **Where you may inspect this amendment**

The amendment can be inspected free of charge at the Yarra Ranges website at [www.yarraranges.vic.gov.au](http://www.yarraranges.vic.gov.au) by searching "Amendment C207"; or

The amendment is available for public inspection, free of charge, during office hours at the following Yarra Ranges Community Link Centres:

- Lilydale – 15 Anderson Street, Lilydale
- Monbulk – 21 Main Road, Monbulk
- Healesville – 110 River Street, Healesville
- Upwey – 40 Main Street, Upwey
- Yarra Junction – 2442-2444 Warburton Hwy, Yarra Junction

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at [www.planning.vic.gov.au/public-inspection](http://www.planning.vic.gov.au/public-inspection).

## **Submissions**

Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the amendment must be received by [insert submissions due date].

A submission must be sent to Design and Place, Yarra Ranges Council, PO Box 105 Lilydale VIC 3140, or at [mail@yarraranges.vic.gov.au](mailto:mail@yarraranges.vic.gov.au).

## Panel hearing dates

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

- directions hearing: [insert directions hearing date]
- panel hearing: [insert panel hearing date]

Draft

**ATTACHMENT 1 - Mapping reference table**

<b>Location</b>	<b>Land /Area Affected</b>	<b>Mapping Reference</b>
HO64	292 Main Street, Lilydale	Yarra Ranges C207yran hoMap40
HO77	Queen Victoria Jubilee Street Trees – Main Street, Lilydale	Yarra Ranges C207yran hoMap40
HO203	335 Main Street, Lilydale	Yarra Ranges C207yran hoMap40
HO205	148 Main Street, Lilydale	Yarra Ranges C207yran hoMap40
HO213	172 Main Street, Lilydale	Yarra Ranges C207yran hoMap40
HO214	Lilydale-Warburton Railway	Yarra Ranges C207yran hoMap40
HO401	Lilydale Historic Street Trees – Anderson Street, Castella Street, Clarke Street, Cave Hill Road (south), The Eyrie (part) and historic street trees along the western boundary of the Lilydale Recreation Reserve, Lilydale	Yarra Ranges C207yran hoMap40
HO431	161 Main Street, Lilydale	Yarra Ranges C207yran hoMap40
HO432	251 Main Street, Lilydale	Yarra Ranges C207yran hoMap40
HO433	267 Main Street, Lilydale	Yarra Ranges C207yran hoMap40
HO434	279-281 Main Street, Lilydale	Yarra Ranges C207yran hoMap40
HO435	284 Main Street, Lilydale	Yarra Ranges C207yran hoMap40
HO436	295 Main Street, Lilydale	Yarra Ranges C207yran hoMap40
HO437	2-4 Albert Hill Road, Lilydale, and small section of Cave Hill Road adjoining	Yarra Ranges C207yran hoMap40
HO438	Lilydale First World War Memorial, Main Street, Lilydale	Yarra Ranges C207yran hoMap40
HO439	16 Crestway, Lilydale	Yarra Ranges C207yran hoMap26
HO440	1/33-61 Edinburgh Road, Lilydale	Yarra Ranges C207yran hoMap40
HO441	57 Warburton Highway, Lilydale	Yarra Ranges C207yran hoMap27, hoMap41
HO442	63-65 Castella Street, Lilydale	Yarra Ranges C207yran hoMap40
HO443	Lilydale Heritage Railway Station Goods Shed, Maroondah Highway, Lilydale	Yarra Ranges C207yran hoMap40



# Peer Review of Stage 1a Lilydale Heritage Review Gap Study Lilydale Heritage Study (Task 1)

Prepared for Yarra Ranges Shire Council

October 2021 — Final



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# 1. Introduction

## 1.1 Project overview

Extent Heritage Pty Ltd ('Extent Heritage') was commissioned by Yarra Ranges Shire Council (Council) to prepare a peer review of the Stage 1a Lilydale Main Street Heritage Review Gap Study and related individual citations, prepared by Trevor Westmore in 2019. The objective of the 2019 gap study was to ensure that all significant heritage places in Main Street between Anderson Street and Cave Hill Road are recognised and recommended for Heritage Overlay protection. Following this study, the purpose of this peer review is to determine whether any of the eleven sites nominated from Main Street have strong potential to meet the threshold for local significance in relation to one or more of the National Heritage Convention (HERCON) Criteria and if any updates to the draft citations are also required.

The places assessed in this peer review include:

- Olinda Hotel, 161 Main Street, Lilydale.
- Poyner Shops, 245-247 Main Street, Lilydale.
- The Former Hutchison's Store, 251 Main Street, Lilydale.
- Single-Storey Shop, 257 Main Street, Lilydale.
- The Crown Hotel, 267 Main Street, Lilydale.
- Beresford's Buildings, 279-281 Main Street, Lilydale.
- Wilkinson's Building, 284 Main Street, Lilydale.
- Single-Storey Shop, 295 Main Street, Lilydale.
- Former Lilydale Country Fire Authority Fire Station, 322 Main Street, Lilydale.
- Lilydale First World War Memorial, Main Street, central reserve East of Clarke Street, Lilydale.
- Fmr. Deschamps Wine Store Olive Tree, 2 Albert Hill Road, Lilydale.

This peer review will be followed by the preparation of updated heritage citations with statements of significance for any places that are both likely to meet the threshold for local heritage significance and require an update to meet current heritage study documentation standards.

## 1.2 Objectives

The project objectives are to:

- Review of the content of the Stage 1a Lilydale Heritage Review Gap Study (2019) to understand the background context and rationale for the project recommendations.
- Undertake a detailed assessment of the format and content of each citation.
- Identify which of the eleven sites nominated in the study have strong potential to meet the threshold for local significance in relation to one or more of the HERCON Criteria and if citation updates are also required.

## 1.3 Methodology

### *Best practice resources*

This peer review was prepared by consulting with best practice documentary resources in, including:

- Australia ICOMOS. 2013. *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*. Burwood, Vic.: Australia ICOMOS.
- Department of Environment, Land, Water and Planning (DELWP). 2018. *Practice Note 1: Applying the Heritage Overlay*. Melbourne: DELWP.
- Heritage Victoria. 2010. *Heritage Victoria Model Consultants Brief for Heritage Studies*. Melbourne: DELWP.
- Heritage Victoria. 2007. *The Heritage Overlay Guidelines: Glossary of Terms*. Melbourne: Department of Sustainability and Environment.

### *Establishing an understanding of significance*

The Heritage Victoria standard brief for heritage studies states that 'It is expected that a heritage study will include a holistic assessment in terms of place types, periods and heritage values. Where a place is identified, a coherent and coordinated assessment against the HERCON criteria is expected' (DELWP 2010, 2). The HERCON criteria are defined as follows:

**Criterion A:** Importance to the course or pattern of our cultural or natural history (*historical significance*).

**Criterion B:** Possession of uncommon, rare or endangered aspects of our cultural or natural history (*rarity*).

**Criterion C:** Potential to yield information that will contribute to understanding our cultural or natural history (*research potential*).

**Criterion D:** Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (*representativeness*).

**Criterion E:** Importance in exhibiting particular aesthetic characteristics (*aesthetic significance*).

**Criterion F:** Importance in demonstrating a high degree of creative or technical achievement at a particular period (*technical significance*).

**Criterion G:** Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (*social significance*).

**Criterion H:** Special association with the life or works of a person, or group of persons, of importance in our history (*associative significance*). (DELWP 2018, 1–2)

For this peer review, each nomination was assessed against the above HERCON criteria concurrently with the information provided by Trevor Westmore. The places needed to strongly meet at least one criterion to meet the threshold for local significance to the Yarra Ranges Shire. It should be noted that meeting more than one criterion does not make a place more significant, it simply means that the place is significant for a variety of reasons.

Places that do not meet all of the criterion are generally of:

- no cultural or natural historic value;
- no rarity value;
- no research or archaeological value;
- low integrity, such that it does not represent a class of place or retain aesthetic value;
- no technical value for a particular period of time;
- no social, cultural or spiritual value to a community or group; and/or
- no special association with a person or groups of persons of importance.

## 1.4 Limitations

The peer review has the following limitations:

- The project does not include an assessment of places for their state heritage value and therefore potential inclusion the Victorian Heritage Register (VHR).
- No site inspections were undertaken for this review, with all site descriptions reliant on information available at a desktop level.

## 1.5 Authorship

The following staff members at Extent Heritage have prepared this peer review:

- Corinne Softley, Senior Associate; and
- Benjamin Petkov, Heritage Advisor.

## 1.6 Terminology

The terminology in this study follows the definitions presented in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (Australia ICOMOS 2013) (the *Burra Charter*). Article 1 provides the following definitions:

**Place** means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

**Cultural significance** means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, records, *related places* and *related objects*.

Places may have a range of values for different individuals or groups.

**Fabric** means all the physical material of the place including elements, fixtures, contents, and objects.

**Conservation** means all the processes of looking after a *place* so as to retain its *cultural significance*.

**Maintenance** means the continuous protective care of a *place* and its *setting*.

Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.

**Preservation** means maintaining a *place* in its existing state and retarding deterioration.

**Restoration** means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

**Reconstruction** means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.

**Adaptation** means changing a *place* to suit the existing *use* or a proposed use.

**Use** means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

**Compatible use** means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

**Setting** means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.

**Related place** means a *place* that contributes to the *cultural significance* of another place. (ICOMOS 2013, 2-9)

The terminology in this study also follows the definitions below, adopted from Heritage Victoria's reference materials and other guidance documents:

- DELWP (Department of Environment, Land, Water and Planning). 2018. *Practice Note 1: Applying the Heritage Overlay*. Melbourne: DELWP.

*Contributory Element*: Contributory Elements are those that contribute to the significance of the Heritage Place. These should be identified in the Statement of Significance or other heritage assessment document, such as a heritage study. Note that some Heritage Places covered by an Individual HO surrounded by an Area HO may be Contributory Elements, while others might not.

- Heritage Victoria. 2007. *The Heritage Overlay Guidelines: Glossary of Terms*. Melbourne: Department of Sustainability and Environment.

*Heritage Overlay*: A Heritage Overlay is applied to a Heritage Place to conserve its cultural heritage values.

*Heritage Place*: Under the Victoria Planning Provisions, a Heritage Place can be a: building (e.g. house, shop, factory etc.), structure (e.g. memorial, bridge or tram poles), features (e.g. mine shafts and mullock heaps, street gutters and paving), private garden or public park, single tree or group of trees such as an avenue, group of buildings or sites, landscape, geological formation, fossil site, or habitat or other place of natural or Cultural Heritage Significance and its associated land.

*Heritage Study*: A Heritage Study is a research and survey based document prepared by a suitably qualified professional that identifies Heritage Places of Cultural Heritage Significance based on a defined range of criteria.

*Individual HO*: An Individual HO is a single Heritage Place that has Cultural Heritage Significance independent of its context. Some places covered by an Individual HO also make a contribution to the significance of an Area HO. There should be a Statement of Significance for every Individual HO.

*Non-contributory Element*: Elements that do not make a contribution to the significance of the Heritage Place covered by an HO.

*Statement of Significance*: A guide to understanding the Cultural Heritage Significance of a place. These are often divided into three parts: what, how and why.

- DELWP (Department of Environment, Land, Water and Planning). August 2017. Review of Heritage Provisions in Planning Schemes. Advisory Committee Report. The Way Forward for Heritage. Melbourne: DELWP.



*Threshold:* The level of cultural significance that a place must have before it can be recommended for inclusion in the planning scheme. The question to be answered is 'Is the place of sufficient import that its cultural values should be recognised in the planning scheme and taken into account in decision-making?'. Thresholds are necessary to enable a smaller group of places with special architectural values, for example, to be selected out for listing from a group of perhaps hundreds of places with similar architectural values.

## 2. Findings

### 2.1 Main Street Heritage Review Gap Study

Extent Heritage reviewed the content of the main report associated with the Lilydale Main Street Heritage Review Gap Study. The study addresses the broader local history thoroughly, with detailed research and content which assists in supporting some recommendations for inclusion of places on the HO. The study, however, omits a methodology outlining the actions and processes taken to establish what places have strong potential to meet one or more of the HERCON criteria. The methodology should address aspects such as the best practice resources that were referenced, research methods and sources, fieldwork, approach to comparative analysis, approach to assessing significance (including thresholds for integrity and condition), and how mapping was prepared. This omission is considered to be a key gap in the project documentation and something that would be relevant to inform the planning amendment at panel.

To assist with mitigating the above risk, Extent Heritage will prepare a methodology as a cover letter to the citation updates for Stage 1a which can be considered as additional material during the planning amendment process.

### 2.2 Detailed citation review

The following section sets out our peer review of the heritage citations prepared for the Stage 1a Lilydale Main Street Heritage Review Gap Study.

#### 2.2.1 Olinda Hotel - 161 Main Street, Lilydale

Key findings:

- The citation should be re-arranged to have the statement of significance and HERCON assessment before the history, physical description and comparative analysis. This will improve readability and allow the reader to access to the most important information first.
- More contemporary photos are required and these should correspond closely with the physical description.
- A clear curtilage map, prepared using Geographic Information Systems software, is required.
- It is recommended to take the list of changes detailed in the 'Integrity' section and include them under an 'Alterations and Additions' section under the physical analysis. The integrity should also be classified either low, moderate or high.
- The physical description requires further inputs to clearly describe the place and rework elements that read more like a history. As noted above, the physical description should relate to contemporary images by way of figures.

- The document formatting needs to be addressed, with all historical photos compiled and attached in one part of the document. Having dispersed photos throughout the whole of the document makes it difficult to pick out key information or its relevance to a particular section, for example a current physical description.
- Figure captions need to be limited in length as the current figure captions are close to paragraphs in length.
- It is noted that the citation uses some emotive language, such as the word ‘obliterated’ when referring to changes to the interior. This should be revised.
- The comparative analysis was provided as a list of properties with no clear or detailed explanation about how these sites are comparable. This section should be updated accordingly.
- The HERCON Criteria needs to be readdressed – it arguably meets too many criterion and the arguments for Criterion B, C, D, F and H are not strong (with the criterion incorrectly applied in some instances). Further, the aesthetic significance (criterion E) needs to be expanded on to provide a short analysis of which specific features are of aesthetic significance.
- The Statement of Significance does not reflect what is communicated in the HERCON Criteria. Following reassessment of the HERCON Criteria, the Statement of Significance will need to be re-written to reflect the revised findings.
- The inclusion of paint controls on the recommended Schedule to the Heritage Overlay is not supported with any evidence for a historic paint scheme. This recommendation should be reviewed.

Recommendations:

- Recommended for inclusion on the HO? – Yes
- Does the citation require update? – Yes

### 2.2.2 Poyner Shops - 245-247 Main Street, Lilydale

Key findings:

- A review of this citation, in particular the level of integrity and the application of HERCON criteria, shows that the argument for inclusion of this property on the HO is weak and that the building does not meet the threshold for local heritage significance.
- The place comprises a pair of attached double storey shops with storefronts on the ground floor and residences on the upper storey. However, this building has low physical integrity overall, having originally formed part of a much larger and more elaborate terrace group with four individual stores and residences (refer to Figure 1). The following key changes are noted:

- Half of the building has been demolished and replaced with the structure at 243 Main Street;
- The parapet has been heavily altered with the removal of two of the four urns and the large central pediment;
- The left engaged pilaster (which was once in the middle of the façade) has been removed from 245 Main Street; and
- The ground floor shop fronts have been completely altered.

With the above changes in mind, only one quarter of the original façade and half the roof form is intact. The overall integrity is low.

- The HERCON criteria assessments assigns heritage value to Criteria A, B and D, though the argument is not strong and incorrectly applied. The historical importance of the site is loosely linked to commercial development of Lilydale, the application of rarity value is incorrect and is not evidenced through a comparative analysis, and the application of representative value is also an incorrect application of this criterion. With specific reference to Criterion D, it is concerning that “crude 20<sup>th</sup> century changes” have been used as evidence for its heritage significance. These changes are intrusive and do not add heritage value to the property.
- The low integrity of the place impacts the ability of the structure to meet the threshold for aesthetic (E) and associative (H) significance, with inadequate physical evidence remaining to assign these values to.
- The statement of significance does not reflect the criterion listed in the HERCON analysis and acknowledges the high level of change at the site. The claim that the built form and detailing of the remaining upper floor level is significant is not considered to be appropriate given that the overall built form is no longer extant and much of the detailing has been removed.



Figure 1. Contemporary image of the Poyner shops in comparison with a historical image (c.1930s) showing the previous built form and detailing. Half of the building and other detailing has been demolished, and the lower façade heavily altered.

Recommendations:

- Recommended for inclusion on the HO? – No
- Does the citation require update? – No

### 2.2.3 The Former Hutchison’s Store - 251 Main Street, Lilydale

Key findings:

- The citation should be re-arranged to have the statement of significance and HERCON assessment before the history, physical description and comparative analysis. This will improve readability and allow the reader to access to the most important component of the citation first.
- More contemporary photos are required and these should correspond closely with the physical description.
- A clear curtilage map, prepared using Geographic Information Systems software, is required.
- It is recommended to take the list of changes detailed in the ‘Integrity’ section and include them under an ‘Alterations and Additions’ section under the physical analysis. The integrity should also be classified either low, moderate or high.
- Figure captions need to be limited in length as the current figure captions are close to paragraphs in length.
- The alterations and additions can be communicated in dot-point form.
- The document formatting needs to be addressed, with all historical photos compiled and attached in one part of the document. Having dispersed photos throughout the whole of the

document makes it difficult to pick out key information or its relevance to a particular section, for example a current physical description.

- The comparative analysis does not provide any comparative examples and how these are comparable. This section should be updated accordingly.
- The HERCON Criteria needs to be readdressed – it arguably meets too many criterion and the arguments for Criterion C, D and F are not strong (with the criterion incorrectly applied in some instances).
- The Statement of Significance does not reflect what is communicated in the HERCON Criteria. Following reassessment of the HERCON Criteria, the Statement of Significance will need to be re-written to reflect the revised findings.
- The inclusion of paint controls on the recommended Schedule to the Heritage Overlay is not supported with any evidence for a historic paint scheme. This recommendation should be reviewed.

Recommendations:

- Recommended for inclusion on the HO? – Yes
- Does the citation require update? – Yes

#### 2.2.4 Single-Storey Shop - 257 Main Street, Lilydale

Key findings:

- A review of this citation shows that the argument for inclusion of this property on the HO is very weak as the building does not meet the threshold for local heritage significance.
- The HERCON criteria assessment assigns value to A, E and F. Criterion A cannot be applied to this site given there is no physical evidence of the original building extant to tell the history/story. Further, Criterion E and F cannot be applied without a considered comparative analysis of modernist commercial buildings; the building design is very understated, altered and has no assigned architect, and in our opinion would not meet the threshold for local significance for its style through a comparative analysis.

Recommendations:

- Recommended for inclusion on the HO? – No
- Does the citation require update? – No

## 2.2.5 The Crown Hotel - 267 Main Street, Lilydale

### Key findings:

- The citation should be re-arranged to have the statement of significance and HERCON assessment before the history, physical description and comparative analysis. This will improve readability and allow the reader to access to the most important component of the citation first.
- More contemporary photos are required and these should correspond closely with the physical description.
- A clear curtilage map, prepared using Geographic Information Systems software, is required.
- It is recommended to take the list of changes detailed in the 'Integrity' section and include them under an 'Alterations and Additions' section under the physical analysis. The integrity should also be classified either low, moderate or high.
- The physical description requires further inputs to clearly describe the place and rework elements that read more like a history. As noted above, the physical description should relate to contemporary images by way of figures.
- Figure captions need to be limited in length as the current figure captions are close to paragraphs in length.
- The document formatting needs to be addressed, with all historical photos compiled and attached in one part of the document. Having dispersed photos throughout the whole of the document makes it difficult to pick out key information or its relevance to a particular section, for example a current physical description.
- The comparative analysis was provided as a list of properties with no clear or detailed explanation about how these sites are comparable. This section should be updated accordingly.
- The HERCON Criteria needs to be readdressed – it arguably meets too many criterion and the arguments for Criterion B, C, D, F and H are not strong (with the criterion incorrectly applied in some instances). Further, it assigns state significance under criterion B without any comparative assessment work to substantiate this.
- The Statement of Significance does not reflect what is communicated in the HERCON Criteria. Following reassessment of the HERCON Criteria, the Statement of Significance will need to be re-written to reflect the revised findings.
- The inclusion of paint controls on the recommended Schedule to the Heritage Overlay is not supported with any evidence for a historic paint scheme. This recommendation should be reviewed.



Recommendations:

- Recommended for inclusion on the HO? – Yes
- Does the citation require update? – Yes

## 2.2.6 Beresford's Buildings - 279-281 Main Street, Lilydale

Key findings:

- The citation should be re-arranged to have the statement of significance and HERCON assessment before the history, physical description and comparative analysis. This will improve readability and allow the reader to access to the most important component of the citation first.
- More contemporary photos are required and these should correspond closely with the physical description.
- A clear curtilage map, prepared using Geographic Information Systems software, is required.
- It is recommended to take the list of changes detailed in the 'Integrity' section and include them under an 'Alterations and Additions' section under the physical analysis. The integrity should also be classified either low, moderate or high.
- The physical description requires further inputs to clearly describe the place and rework elements that read more like a history. As noted above, the physical description should relate to contemporary images by way of figures.
- Figure captions need to be limited in length as the current figure captions are close to paragraphs in length.
- The document formatting needs to be addressed, with all historical photos compiled and attached in one part of the document. Having dispersed photos throughout the whole of the document makes it difficult to pick out key information or its relevance to a particular section, for example a current physical description.
- The comparative analysis was provided as a list of properties with no clear or detailed explanation about how these sites are comparable. This section should be updated accordingly.
- The HERCON Criteria needs to be readdressed – it arguably meets too many criterion and the arguments for Criterion B, C, D and F are not strong (with the criterion incorrectly applied in some instances). Further, it assigns state significance under criterion B without any comparative assessment work to substantiate this.
- The Statement of Significance does not reflect what is communicated in the HERCON Criteria. Following reassessment of the HERCON Criteria, the Statement of Significance will need to be re-written to reflect the revised findings.



- The inclusion of paint controls on the recommended Schedule to the Heritage Overlay is not supported with any evidence for a historic paint scheme. This recommendation should be reviewed.

Recommendations:

- Recommended for inclusion on the HO? – Yes
- Does the citation require update? – Yes

### 2.2.7 Wilkinson Building - 284 Main Street, Lilydale

Key findings:

- The citation should be re-arranged to have the statement of significance and HERCON assessment before the history, physical description and comparative analysis. This will improve readability and allow the reader to access to the most important component of the citation first.
- More contemporary photos are required and these should correspond closely with the physical description.
- A clear curtilage map, prepared using Geographic Information Systems software, is required.
- It is recommended to take the list of changes detailed in the 'Integrity' section and include them under an 'Alterations and Additions' section under the physical analysis. The integrity should also be classified either low, moderate or high.
- The physical description requires further inputs to clearly describe the place and rework elements that read more like a history. As noted above, the physical description should relate to contemporary images by way of figures.
- Figure captions need to be limited in length as the current figure captions are close to paragraphs in length.
- The document formatting needs to be addressed, with all historical photos compiled and attached in one part of the document. Having dispersed photos throughout the whole of the document makes it difficult to pick out key information or its relevance to a particular section, for example a current physical description.
- The comparative analysis was provided as a list of properties with no clear or detailed explanation about how these sites are comparable. This section should be updated accordingly.
- The HERCON Criteria needs to be readdressed – it arguably meets too many criterion and the arguments for Criterion B, C and D are not strong (with the criterion incorrectly applied in some instances).

- The Statement of Significance does not reflect what is communicated in the HERCON Criteria. Following reassessment of the HERCON Criteria, the Statement of Significance will need to be re-written to reflect the revised findings.
- The inclusion of paint controls on the recommended Schedule to the Heritage Overlay is not supported with any evidence for a historic paint scheme. This recommendation should be reviewed.

Recommendations:

- Recommended for inclusion on the HO? – Yes
- Does the citation require update? – Yes

### 2.2.8 Single Storey Shop - 295 Main Street, Lilydale

Key findings:

- The citation should be re-arranged to have the statement of significance and HERCON assessment before the history, physical description and comparative analysis. This will improve readability and allow the reader to access to the most important component of the citation first.
- More contemporary photos are required and these should correspond closely with the physical description.
- A clear curtilage map, prepared using Geographic Information Systems software, is required.
- It is recommended to take the list of changes detailed in the 'Integrity' section and include them under an 'Alterations and Additions' section under the physical analysis. The integrity should also be classified either low, moderate or high.
- The physical description requires further inputs to clearly describe the place and rework elements that read more like a history. As noted above, the physical description should relate to contemporary images by way of figures.
- Figure captions need to be limited in length as the current figure captions are close to paragraphs in length.
- The document formatting needs to be addressed, with all historical photos compiled and attached in one part of the document. Having dispersed photos throughout the whole of the document makes it difficult to pick out key information or its relevance to a particular section, for example a current physical description.
- The comparative analysis references one property with no clear or detailed explanation about how these sites are comparable. The comparative analysis also requires more comparable sites. This section should be updated accordingly.

- The HERCON Criteria needs to be readdressed – it arguably meets too many criterion and the arguments for Criterion B, C, D and H are not strong (with the criterion incorrectly applied in some instances). Criterion E needs far greater detail and Criterion H needs further research.
- The Statement of Significance does not reflect what is communicated in the HERCON Criteria. Following reassessment of the HERCON Criteria, the Statement of Significance will need to be re-written to reflect the revised findings.
- The inclusion of paint controls on the recommended Schedule to the Heritage Overlay is not supported with any evidence for a historic paint scheme. This recommendation should be reviewed.

Recommendations:

- Recommended for inclusion on the HO? – Yes
- Does the citation require update? – Yes

### 2.2.9 Former Lilydale Country Fire Authority Fire Station - 322 Main Street, Lilydale

Key findings:

- It is understood that the site has been demolished following a fire. The citation has therefore not been reviewed as the site would not longer meet the threshold for local heritage significance and inclusion on the HO.

Recommendations:

- Recommended for inclusion on the HO? – No
- Does the citation require update? – No

### 2.2.10 Lilydale First World War Memorial - Main Street, central reserve East of Clarke Street, Lilydale

Key findings:

- The citation should be re-arranged to have the statement of significance and HERCON assessment before the history, physical description and comparative analysis. This will improve readability and allow the reader to access to the most important component of the citation first.
- More contemporary photos are required and these should correspond closely with the physical description.
- A clear curtilage map, prepared using Geographic Information Systems software, is required.

- The physical description requires further inputs to clearly describe the place and rework elements that read more like a history. As noted above, the physical description should relate to contemporary images by way of figures.
- Figure captions need to be limited in length as the current figure captions are close to paragraphs in length.
- The document formatting needs to be addressed, with all historical photos compiled and attached in one part of the document. Having dispersed photos throughout the whole of the document makes it difficult to pick out key information or its relevance to a particular section, for example a current physical description.
- The comparative analysis was provided as a list of properties with no clear or detailed explanation about how these sites are comparable. This section should be updated accordingly.
- The HERCON Criteria needs to be readdressed – it arguably meets too many criterion and the arguments for Criterion B and C are not strong. Doubt is also communicated in the assessment. This memorial likely meets Criterion A and E, but may have social significance with Criterion G.
- The Statement of Significance does not reflect what is communicated in the HERCON Criteria. Following reassessment of the HERCON Criteria, the Statement of Significance will need to be re-written to reflect the revised findings.

Recommendations:

- Recommended for inclusion on the HO? – Yes
- Does the citation require update? – Yes

### 2.2.11 Fmr. Deschamps Wine Store Olive Tree - 2 Albert Hill Road, Lilydale

Key findings:

- The citation should be re-arranged to have the statement of significance and HERCON assessment before the history, physical description and comparative analysis. This will improve readability and allow the reader to access to the most important component of the citation first.
- More contemporary photos are required.
- A clear curtilage map, prepared using Geographic Information Systems software, is required.
- Figure captions need to be limited in length as the current figure captions are close to paragraphs in length.

- The document formatting needs to be addressed, with all historical photos compiled and attached in one part of the document. Having dispersed photos throughout the whole of the document makes it difficult to pick out key information or its relevance to a particular section, for example a current physical description.
- The comparative analysis could be expanded. If no other olive plantings can be found in Hermes or the Schedule to the Heritage Overlay, then other remnant plantings can be used to illustrate comparable significance.
- The HERCON Criteria needs to be readdressed – it arguably meets too many criterion and the arguments for Criterion B, C and D are not strong.
- The Statement of Significance does not reflect what is communicated in the HERCON Criteria. Following reassessment of the HERCON Criteria, the Statement of Significance will need to be re-written to reflect the revised findings.

Recommendations:

- Recommended for inclusion on the HO? – Yes
- Does the citation require update? – Yes

## 2.3 Summary of common amendments required

There are several common amendments which can applied across most of the citations. These include:

- Update to formatting and arrangement of sections;
- Provision of a clear curtilage map;
- Revision of integrity grading description;
- Revision of the length of figure captions;
- Addition of more contemporary photos and organising historical photos in one group;
- Revision of physical analysis and provision of a clear ‘alterations and additions’ section;
- Expansion of comparative analysis to explain how these sites are comparable to others;
- Review and refinement of the HERCON criterion assessment;
- Update of the Statement of Significance to reflect the revised findings; and
- Revision of sites where paint controls are applied.

## 3. Recommendations

### 3.1 Recommended for the Heritage Overlay

This peer review has identified that the following places have strong potential to meet one or more of the HERCON criteria and therefore are very likely to meet the threshold of local heritage significance to the Yarra Ranges Shire:

- Olinda Hotel, 161 Main Street, Lilydale.
- The Former Hutchison's Store, 251 Main Street, Lilydale.
- The Crown Hotel, 267 Main Street, Lilydale.
- Beresford's Buildings, 279-281 Main Street, Lilydale.
- Wilkinson's Building, 284 Main Street, Lilydale.
- Single-Storey Shop, 295 Main Street, Lilydale.
- Lilydale First World War Memorial, Main Street, central reserve East of Clarke Street, Lilydale.
- Fmr. Deschamps Wine Store Olive Tree, 2 Albert Hill Road, Lilydale.

Based on available information, these properties are recommended for the Heritage Overlay and for their citations to be updated.

### 3.2 Not recommended for the Heritage Overlay

This review has identified that the following places do not have strong potential to meet one or more of the HERCON criteria and therefore do not meet the threshold of local heritage significance to the Yarra Ranges Shire:

- Single-Storey Shop, 257 Main Street, Lilydale.
- Poyner Shops, 245-247 Main Street, Lilydale.
- Former Lilydale Country Fire Authority Fire Station, 322 Main Street, Lilydale.

These properties are not recommended for the Heritage Overlay and therefore their citations should not undergo a review.

# Review of Stage 1b Lilydale Heritage Review Gap Study Lilydale Heritage Study (Task 2)

Prepared for Yarra Ranges Council  
November 2021—Final



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# 1. Introduction

## 1.1 Project overview

Extent Heritage Pty Ltd was commissioned by Yarra Ranges Council to investigate the heritage significance of the properties identified in Trevor Westmore's *Part 1B Lilydale Heritage Review Gap Study 2019* in order to determine whether they warrant a Heritage Overlay. Specifically, the following review includes an assessment of six (6) places for consideration, including houses, a school, and the railway station.

This review will be followed by the preparation of heritage citations with statements of significance for any places where heritage protection is recommended.

## 1.2 Objectives

The objectives of Lilydale Heritage Review of Stage 1b places are to:

- Review the content of the Stage 1b Lilydale Heritage Review Gap Study 2019 to understand the background context and rationale for the project recommendations;
- research the history and current setting of the relevant sites and areas, utilising the HERMES database for records of previous assessments, heritage studies, database records, consultant reports, and other primary and secondary sources from organisations such as the Yarra Ranges Regional Museum, State Library of Victoria, Public Records Office Victoria, National Trust of Australia (Victoria) and local historical societies—this information may come in the form of previous assessments and research, histories, early maps, plans, and other documentary evidence;
- undertake a high-level comparative analysis to gain an initial understanding of the comparative heritage value of the place or precinct against existing Heritage Overlay places;
- utilise the above findings to determine what places or precincts have strong potential to meet one or more of the National Heritage Convention (HERCON) criteria, and to meet the threshold of local heritage significance to the Shire of Yarra Ranges; and
- make recommendations on what places warrant the preparation of heritage citations with statements of significance, for inclusion within a planning scheme amendment.

## 1.3 Limitations

The Detailed Gap Analysis has the following limitations:

- The study does not specifically include places of Aboriginal cultural heritage value.
- The study does not include an assessment of potential places for the Victorian Heritage Inventory (VHI).

- The study does not include an assessment of potential places for inclusion the Victorian Heritage Register (VHR).
- The study does not include a full assessment of social value for relevant places, such as community consultation. Any information concerning social value was derived from available resources. However, there is potential to undertake social value research in the future.
- Access to all heritage places was limited to a visual inspection from the public domain. The interiors of buildings and areas such as rear gardens were not accessed as part of this heritage study.
- Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

## 1.4 Authorship

The following staff members at Extent Heritage have prepared this review:

- Corinne Softley, Senior Associate; and
- Vivian Lu, Research Assistant.

## 1.5 Terminology

The terminology in this study follows the definitions presented in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (Australia ICOMOS 2013) (the *Burra Charter*). Article 1 provides the following definitions:

*Place* means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

*Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the *place* itself, its *fabric*, setting, *use*, *associations*, *meanings*, records, *related places* and *related objects*.

Places may have a range of values for different individuals or groups.

*Fabric* means all the physical material of the place including elements, fixtures, contents, and objects.

*Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*.

*Maintenance* means the continuous protective care of a *place* and its *setting*.

Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.

*Preservation* means maintaining a *place* in its existing state and retarding deterioration.

*Restoration* means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

*Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.

*Adaptation* means changing a *place* to suit the existing *use* or a proposed use.

*Use* means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

*Compatible use* means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

*Setting* means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.

*Related place* means a *place* that contributes to the *cultural significance* of another place. (ICOMOS 2013, 2-9)

The terminology in this study also follows the definitions below, adopted from Heritage Victoria's reference materials and other guidance documents:

- From *The Heritage Overlay Guidelines: Glossary of Terms* (Heritage Victoria 2007):

*Heritage Overlay*: A Heritage Overlay is applied to a Heritage Place to conserve its cultural heritage values.

*Heritage Place*: Under the Victoria Planning Provisions, a Heritage Place can be a: building (e.g. house, shop, factory etc.), structure (e.g. memorial, bridge or tram poles), features (e.g. mine shafts and mullock heaps, street gutters and paving), private garden or public park, single tree or group of trees such as an avenue, group of buildings or sites, landscape, geological formation, fossil site, or habitat or other place of natural or Cultural Heritage Significance and its associated land.

*Heritage Study*: A Heritage Study is a research and survey based document prepared by a suitably qualified professional that identifies Heritage Places of Cultural Heritage Significance based on a defined range of criteria.

*Individual HO*: An Individual HO is a single Heritage Place that has Cultural Heritage Significance independent of its context. Some places covered by an Individual HO also make a contribution to the significance of an Area HO. There should be a Statement of Significance for every Individual HO.

*Non-contributory Element*: Elements that do not make a contribution to the significance of the Heritage Place covered by an HO.

*Statement of Significance*: A guide to understanding the Cultural Heritage Significance of a place. These are often divided into three parts: what, how and why.

- From 'Review of Heritage Provisions in Planning Schemes. Advisory Committee Report: The Way Forward for Heritage' (DELWP [Department of Environment, Land, Water and Planning] 2017):

*Threshold:* The level of cultural significance that a place must have before it can be recommended for inclusion in the planning scheme. The question to be answered is 'Is the place of sufficient import that its cultural values should be recognised in the planning scheme and taken into account in decision-making?' Thresholds are necessary to enable a smaller group of places with special architectural values, for example, to be selected out for listing from a group of perhaps hundreds of places with similar architectural values.

## 1.6 Abbreviations

A number of abbreviations have been used for the study. These are outlined below.

Table 1. Summary of abbreviations

Abbreviation	Full term
HERCON	National Heritage Convention
HO	Heritage Overlay
IS	Individually Significant
VHD	Victorian Heritage Database
VHR	Victorian Heritage Register

## 2. Methodology

This Part provides an explanation of the methodology used in the Lilydale Heritage Review. Specifically, it outlines the actions taken to establish what places have strong potential to meet one or more of the HERCON criteria. Through this, the project is able to understand what places meet the threshold of local heritage significance to the Yarra Ranges Council, and therefore what places warrant the preparation of heritage citations with statements of significance for inclusion within a planning scheme amendment.

### 2.1 Best practice resources

This report was prepared by consulting with best practice documentary resources, including the following:

- Australia ICOMOS. 2013. *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*. Burwood, Vic: Australia ICOMOS.
- Department of Environment, Land, Water and Planning (DELWP). 2018. *Practice Note 1: Applying the Heritage Overlay*. Melbourne: DELWP.
- Heritage Victoria. 2010. *Heritage Victoria Model Consultants Brief for Heritage Studies*. Melbourne: DELWP.
- Heritage Victoria. 2007. *The Heritage Overlay Guidelines: Glossary of Terms*. Melbourne: Department of Sustainability and Environment.

### 2.2 Research

Extent Heritage carried out considered research of each place recommended in ‘Stage 1b Lilydale Heritage Review Gap Study’ (2019) utilising a range of resources and research avenues, as outlined below.

#### *Archival research*

Primary and secondary sources were reviewed from organisations such as the Yarra Ranges Regional Museum, State Library of Victoria, Public Records Office Victoria, and Trove. Information that was unearthed from these resources included previous research, histories, early maps, newspaper articles, and other documentary evidence.

#### *Previous heritage studies and consultant reports*

Extent Heritage undertook a detailed review of relevant heritage studies and consultant reports as part of this Task to extract information about specific places or precincts that would be useful in the detailed assessment, as well as to identify other places or precincts suitable for a comparative analysis.

Heritage studies include:

- 'Lilydale Historic Houses Study: Methodology Report, Citations & Property Schedules' (Lovell Chen, 2011)
- 'Shire of Yarra Ranges Heritage Study - Report on Stage 1A & 2A, Volume 1: Methods, Results & Recommendations' (Context Pty Ltd, 2000)

### *HERMES*

To further understand previous research and assessment that may have been undertaken on the identified places, Extent Heritage reviewed HERMES database records.

## 2.3 Targeted fieldwork

Targeted fieldwork was undertaken from the public domain of the six identified places. This component of the project provided us with an opportunity to ground-truth any existing information on each place, and to capture new, previously unrecorded information. All inspections were undertaken from the public domain, via vehicle and on foot.

## 2.4 Comparative analysis

Comparative analysis is an important part of the heritage assessment process. This type of assessment allows one to properly benchmark the place against similar examples to establish whether it meets the threshold for significance, and to understand the representative and rarity value of a place.

The existing Schedule to the Heritage Overlay in the Yarra Ranges Planning Scheme includes places listed mostly for their local heritage value. A high-level comparative analysis of the recommended places against those already captured on the HO, in most cases, provided an indication of comparative value. Where no comparative examples were identified on the HO, this was followed up with further research outside of the municipality. This strategy aimed to assess the comparative value of heritage places in other council areas and any precedents for listing places of a particular type.

The comparative analysis considered four broad categories for assessment, as follows:

- Comparison by type (HERCON criteria A, B, and D): This compares places based on their specific class or typology and the importance of that factor in their historical, rarity or representative value.
- Comparison by style/design (HERCON criteria B, E, and F): This compares places based on architectural style and detailing, including consideration of the integrity.
- Comparison by architect/designer (HERCON criteria B and H): This compares places to other places of the same type (ideally) of place by the same architect.
- Comparison by historical narrative (HERCON criteria A): This compares places to other places with the same thematic context.

Key resources utilised for the high-level comparative analysis included:

- Previous heritage studies prepared for Yarra Ranges Council;
- Heritage Victoria database, HERMES; and
- Victorian Heritage Database.

HERMES in particular formed a primary component of the comparative analysis methodology, allowing one to search specific criteria of interest such as architectural style/era, architect name, builder, and heritage study name. This allowed for a more focused comparative assessment in many cases.

## 2.5 Assessment of significance

### 2.5.1 Establishing an understanding of significance

The Heritage Victoria standard brief for heritage studies states that ‘It is expected that a heritage study will include a holistic assessment in terms of place types, periods and heritage values. Where a place is identified, a coherent and coordinated assessment against the HERCON criteria is expected’ (DELWP 2010, 2). The HERCON criteria are defined as follows:

**Criterion A:** Importance to the course or pattern of our cultural or natural history (*historical significance*).

**Criterion B:** Possession of uncommon, rare or endangered aspects of our cultural or natural history (*rarity*).

**Criterion C:** Potential to yield information that will contribute to understanding our cultural or natural history (*research potential*).

**Criterion D:** Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (*representativeness*).

**Criterion E:** Importance in exhibiting particular aesthetic characteristics (*aesthetic significance*).

**Criterion F:** Importance in demonstrating a high degree of creative or technical achievement at a particular period (*technical significance*).

**Criterion G:** Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (*social significance*).

**Criterion H:** Special association with the life or works of a person, or group of persons, of importance in our history (*associative significance*). (DELWP 2018, 1–2)

For this review of Stage 1b places, each recommended place was assessed against the above HERCON criteria after the research and fieldwork data had been gathered. The place needed to strongly meet at least one criterion to meet the threshold for local significance to the Yarra



Ranges. It should be noted that meeting more than one criterion does not make a place more significant, it simply means that the place is significant for a variety of reasons.

Within the detailed assessments, a tabulated section has been included to show which HERCON criteria the place or precinct meets.

### 2.5.2 Assessment of integrity

A critical aspect in assessing the significance of a property is a consideration of overall integrity. The integrity of a place in respect to a heritage place is defined by the intactness of the heritage fabric, setting, and/or history from which it purports to draw its significance.

It is important to note that integrity is not the only factor taken into consideration when assessing the overall significance of a place. There may be instances where a place that is deemed to be ‘individually significant’ is of moderate or even low integrity. An example may be a site which has retained a significant use over time but has been heavily changed. The gradings are a guide only and must be subject to consideration on a site-by-site basis.

Table 2. Gradings of integrity.

Integrity	Description
<b>High</b>	The building appears to be very intact externally with little change to the principal elevations (i.e. façade, visible roof form and side walls). Most, if not all, of the other original detailing is intact. Other features that contribute to the setting of the place, such as fences, and garden plantings, may be intact.
<b>Moderate</b>	Minor alterations have been made, but much of the original form and detailing remains intact. Where materials or detailing have been replaced, similar or ‘like-for-like’ materials have often been used. Where changes have been made, they are often reversible. Where additions have been made, they are designed to respect and not overwhelm the original building.
<b>Low</b>	Major alterations or additions have been made to the building, often to the extent that the original form and style is hard to recognise. Many of the changes are not readily reversible.

### 2.5.3 Assessment of condition

Another important aspect in assessing the significance of a property is a consideration of overall condition. Condition assessments can assist in identifying significant fabric and what maintenance or repair work may be required to maintain that significance. Condition assessments were undertaken through public domain inspections, assessment of photographs and reviews of previous relevant reports, if available. A condition grading was provided for each place or precinct based on the definitions outlined below.

Table 3. Grading of condition.

Condition	Description
<b>Good</b>	Little to no maintenance and repair works required.



Condition	Description
<b>Fair</b>	Some maintenance and repair works required.
<b>Poor</b>	Significant maintenance and repair works required.

### 3. List of places for review

The Stage 1b places assessed as part of this review are as follows:

- six (6) new individual places, including:
  - Heatherlie, 57 Warburton Highway, Lilydale;
  - Dora Mitchell House, 1/33-61 Edinburgh Road, Lilydale;
  - 24 North Road, Lilydale;
  - Willowbank, 16 Crestway, Lilydale;
  - Lilydale Primary School, 63-66 Castella Street, Lilydale; and
  - Lilydale Railway Station Goods Shed and the railways station precinct, Maroondah Highway, Lilydale.

## 5. Assessment

Heatherlie, 57 Warburton Highway, Lilydale		
<b>Place type</b>	Residential buildings (private)	
<b>Part 1B Lilydale Heritage Review Gap Study 2019 comments</b>	Trevor Westmore: <i>This a large and very fine Tudor revival house with a fabulous garden and a 19th century cottage and outbuilding.</i> <u>Recommendation:</u> Include in Stage 2 Review (Lilydale Heritage Review Stage 2 2019, 1).	 <p>Figure 1. Heatherlie (source: <a href="http://www.realestate.com.au">www.realestate.com.au</a>, 2016).</p>
<b>Research findings</b>	<ul style="list-style-type: none"> <li>▪ Construction date(s): c. late 1800s (workers cottage and outbuilding), c.1938 (main residence)</li> <li>▪ Architect: unknown</li> <li>▪ Builder: unknown</li> <li>▪ Property dates back to 1884 when it was purchased by newspaper proprietor Gordon Middleton. The residence was known as 'Glennifen' (likely) during this period.</li> <li>▪ Ownership taken up by Heath family from c.1910s, and the Tudor revival house was constructed in c.1938 following the demolition of the original main residence.</li> <li>▪ Nancy Heath and Muriel Carson are attributed to the residence in 1950.</li> <li>▪ Peter John Jaffe is listed as the occupier and owner of the residence in 2002.</li> </ul>	
<b>Comparative analysis</b> <i>Comparison: type, style and history</i>	<p><b>Tudor Lodge, 1930 Healesville – Koo-wee-up Road, Yellingbo (HO382)</b></p> <p>Built in 1927-29 by Donald Thomas Kitchener, Tudor Lodge is a notable example of the Interwar Old English style with Tudor inspired features. Defined by its steeply pitched slate roof, diamond-pane leadlight windows and timber strapping, this residence is set on a fine garden and encompasses all the elements typically associated with the idiom. It compares favourably to Heatherlie in terms of its fenestration, balanced composition and refined incorporation of balconies.</p>	 <p>Figure 2. Tudor Lodge (source: <a href="http://www.homehound.com.au">www.homehound.com.au</a>, 2014).</p>

**Heatherlie, 57 Warburton Highway, Lilydale**

**Sherbrooke House, 13 Sherbrooke Road, Sherbrooke (HO303)**

Although considerably altered from its original state, this Old English style building dating to the 1930s is of historical and architectural interest as an interwar domestic style cottage designed specifically to rehabilitate children affected by the Depression. Extant original elements are visible on the exterior of the south elevation, and include its entrance hipped roof portico. Owing to its imposing massing, steeply pitched roof form and high integrity, Heatherlie is arguably a more striking and intact example of the style.



Figure 3. Sherbrooke House (source: Heritage Victoria, n.d.).

**Bona Vista, 39 McGrettons Road, Healesville (HO423)**

Bona Vista is a large property comprising a collection of historic and other buildings on an expansive tread setting. The point of comparative interest relates to its capacity to demonstrate the late nineteenth century development of large grazing estates with homesteads in Healesville. In particular, the expansive grounds and two remnant brick buildings (main residence and stables) help to demonstrate the scale and operation of the nineteenth century property. While it is a more illustrative example of late Victorian developments given its extant main residence, it compares well to Heatherlie as a c.1880s property set on a large, wooded estate with a number of historic outbuildings.



Figure 4. Bona Vista historic stables (source: Heritage Victoria, n.d.).

<b>Integrity</b>	High							
<b>Condition</b>	Good							
<b>Strong potential for the following HERCON criteria</b>	A. Historical	B. Rarity	C. Research	D. Representative	E. Aesthetic	F. Technical	G. Social	H. Associative
	●			●	●			

**Heatherlie, 57 Warburton Highway, Lilydale**

**Recommendation**

Recommended for the Heritage Overlay as an individual place.


Heatherlie is a fine Interwar Old English residence set on an expansive late nineteenth century estate. It has strong potential to meet the threshold for historical, representative and aesthetic significance, owing to its striking and intact architecture, and ability to illustrate residential developments on former late Victorian homesteads within the municipality during the interwar period. Its steeply pitched slate roof, imposing massing, decorative brickwork and bay windows are of particular aesthetic interest, and also demonstrate the key characteristics typically attributed to the Interwar Old English style.

Lastly, its remnant c.1880s workers cottage and outbuilding likely provide a tangible link to the rapid land boom developments taking place in late nineteenth century in Lilydale. Further research will be required to ascertain the precise origins and uses of these associated remnant buildings.

It is important to note that the Interwar Old English idiom is underrepresented on the Heritage Overlay, with the only comparative domestic building being Tudor Lodge in Yellingbo.

Wiori (former Dora Mitchell House), 1/33-61 Edinburgh Road, Lilydale		
<b>Place type</b>	Residential buildings (private)	
<b>Part 1B Lilydale Heritage Review Gap Study 2019 comments</b>	<p>Trevor Westmore: <i>More research is required, but Wiori is a prima facie case for heritage protection for its social, associative and aesthetic values.</i></p> <p><u>Recommendation: Include in Stage 2 Review</u> (Lilydale Heritage Review Stage 2 2019, 1-2).</p>	 <p>Figure 5. Wiori (source: Extent Heritage, 2021).</p>
<b>Research findings</b>	<ul style="list-style-type: none"> <li>▪ Construction date(s): c.1926</li> <li>▪ Architect: unknown - further research required</li> <li>▪ Builder: unknown</li> <li>▪ Dora Lempriere (née Mitchell), noted art patron and sister of Dame Nellie Melba, purchased around seventeen acres of land, including a house, at Cave Hill Estate in c.1926. Wiori was built shortly after, and it appears she lived there with her daughter Helen during the 1930s.</li> <li>▪ Property is referred to as 'The Shack' and 'Towri' in various newspapers.</li> <li>▪ Defined by Prairie-style derived elements.</li> <li>▪ Currently part of Edinburgh College.</li> </ul>	
<b>Comparative analysis</b> <i>Comparison: type and style</i>	<p><b>Dr Jorgensens House and Studio, 1627 Burwood Highway, Belgrave (HO31)</b></p> <p>Constructed in the early 1930s to designs by Ole Jorgensen and Justus Jorgensen, this large two-storey bluestone house is comparable to Wiori as an interwar design defined by its distinct use of stone and imposing massing. While it is of a different design style to Wiori, it similarly reflects the growing movement towards ornamental restraint and simplicity that was taking shape by the interwar period.</p>	 <p>Figure 6. Dr Jorgensens House and Studio (source: Google Streetview, 2019).</p>
	<p><b>Revell, 9 Toorak Avenue, Toorak (HO342 City of Stonnington)</b></p> <p>This 1920 Edward F. Bilson designed house is analogous to Wiori in terms of form and style. Although it is a more articulated example of Prairie-style architecture, its defining features are similarly observable at Wiori through the shallow pitched hipped roof with</p>	 <p>Figure 7. Revell (source: Google Streetview, 2019)</p>



Wiori (former Dora Mitchell House), 1/33-61 Edinburgh Road, Lilydale								
	overhanging eaves, strong horizontal lines and lack of ornamentation.							
	<p><b>Mullion, 6 Stonehaven Court, Toorak (IS in HO143 City of Stonnington)</b></p> <p>Designed by Eric M. Nicholls and Walter Burley Griffin, this 1927-28 dwelling is a discernible example of the Prairie style. While it is a more distinguished design on account of its strong geometric massing, its extensive use of stone and prominent central chimney are elements that are readily observable at Wiori.</p>				 <p>Figure 8. Mullion (source: Heritage Victoria, n.d.).</p>			
<b>Integrity</b>	Moderate to High (residence), Low (landscape)							
<b>Condition</b>	Good							
<b>Strong potential for the following HERCON criteria</b>	A. Historical	B. Rarity	C. Research	D. Representative	E. Aesthetic	F. Technical	G. Social	H. Associative
					●			●
<b>Recommendation</b>	<p>Recommended for the Heritage Overlay as an individual place.</p> <p>As a unique interwar stone house with Prairie style derived elements formerly inhabited by Dora Lempriere (née Mitchell), Wiori has strong potential to meet the threshold for local heritage significance. As Westmore has noted, it has associative value as a residence built for Dame Nellie Melba's sister and noted art patron Dora Lempriere (née Mitchell). Moreover, Wiori is of architectural and aesthetic interest, as reflected in its Prairie style derived use of stone materials, restrained ornamentation, shallow pitched hipped roof form and visually prominent chimney. As illustrated in the comparative analysis, the building embodies interwar Prairie and Modernist design trends that moved away from the ornate architecture of the nineteenth century and towards an emphasis on form and a rejection of ornamentation.</p>							



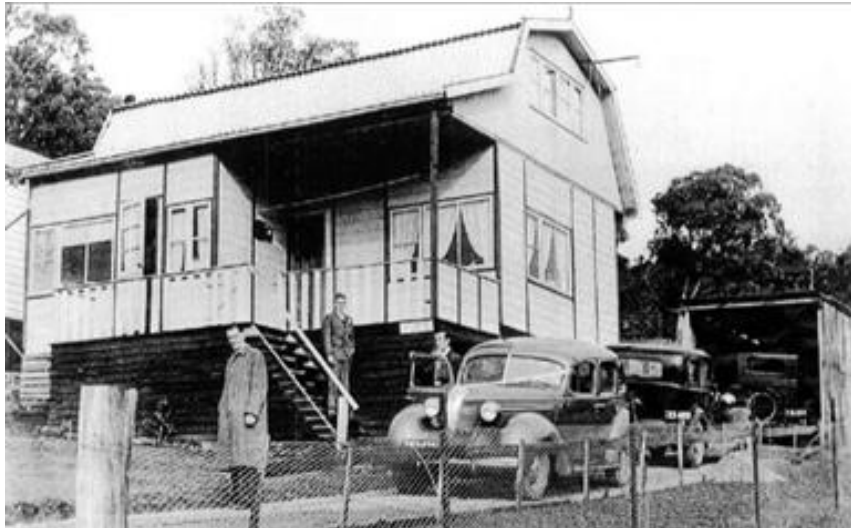


24 North Road, Lilydale	
<b>Place type</b>	Residential buildings (private)
<b>Part 1B Lilydale Heritage Review Gap Study 2019 comments</b>	<p>Trevor Westmore: <i>This is a strange one and it could either be of considerable significance or none at all, depending on when it was constructed, by whom and why it has its very odd design.</i></p> <p><u>Recommendation: More research needed</u> (Lilydale Heritage Review Stage 2 2019, 2).</p>
<b>Research findings</b>	<ul style="list-style-type: none"> <li>▪ Construction date(s): unknown, possibly postwar.</li> <li>▪ Architect: unknown</li> <li>▪ Builder: unknown</li> <li>▪ Westmore has speculated that this may be a pre-fabricated Dutch house, although this has yet to be verified.</li> <li>▪ Known as Dutch Cottage.</li> <li>▪ Likely linked to Dutch immigration to Lilydale in the post-war years.</li> </ul> <div style="text-align: center;">  </div> <p>Figure 10. Photograph of 24 North Road, date and original source unknown (source: www.realestate.com.au).</p>
<b>Comparative analysis</b>	A comparative analysis has not been conducted due to the absence of relevant examples both within the municipality and abroad. This would be an interesting comparative finding if the building was intact, however it appears to have been heavily altered from its original intended built form.
<b>Integrity</b>	Low
<b>Condition</b>	Good



Figure 9. 24 North Road (source: Extent Heritage, 2021).

24 North Road, Lilydale								
Strong potential for the following HERCON criteria	A. Historical	B. Rarity	C. Research	D. Representative	E. Aesthetic	F. Technical	G. Social	H. Associative
Recommendation	<p>Not recommended for protection on the Heritage Overlay.</p> <p>While this Dutch Colonial Revival style dwelling is of architectural interest and not represented on the Heritage Overlay, an assessment of the residence in relation to a historic photograph reveals that its façade has been heavily modified. The entirety of the front verandah, inclusive of verandah posts, timber fretwork, flooring, and front porch steps, are contemporary additions that are not part of the original dwelling. These added elements dominate the front façade and have significantly altered its original intended form. Moreover, while the distinct Dutch Colonial Revival style gambrel roof form appears to be largely intact, the readily visible solar panel additions somewhat obscure its view. As a result, the structure remains largely unrecognisable from its original state.</p> <p>Furthermore, aside from the historical photograph, desktop research has not yielded any important historical information concerning its original construction, inhabitants and development.</p> <p>This site is therefore unlikely to meet the threshold for local significance on account of its low integrity and low research value.</p>							

Willowbank, 16 Crestway, Lilydale		
Place type	Residential buildings (private)	 <p>Figure 11. Willowbank (source: Extent Heritage, 2021).</p>
Part 1B Lilydale Heritage Review Gap Study 2019 comments	<p>Trevor Westmore: <i>This is a considerably extended Edwardian hip and gable brick dwelling with a corrugated iron roof, the street elevation of which is essentially intact. It may have been over-rendered, but this probably would not disqualify it from significance at the local level.</i></p> <p><u>Recommendation:</u> Include in Stage 2 Review.</p>	
Research findings	<ul style="list-style-type: none"> <li>▪ Construction date(s): 1912</li> <li>▪ Architect: unknown</li> <li>▪ Builder: unknown</li> <li>▪ Erected on a large estate for couple Joseph Moore Poyner and Elizabeth Ada Poyner in 1912. Estate formerly belonged to Joseph Poyner's father, Edward Moore Poyner.</li> <li>▪ Edward Moore Poyner was a baker and one of the early pioneers of the district.</li> <li>▪ Estate was put up for auction in 1951 as a 10-roomed residence with extensive outbuildings set on 71 acres of land. Was subsequently purchased by the Maughans.</li> <li>▪ Antique homewares and art belonging to Willowbank were put up for auction in 2014.</li> </ul>	
Comparative analysis <i>Comparison: type and style</i>	<p><b>Federation/Edwardian Houses Group, Lilydale (HO410)</b></p> <p>This serial listing comprises a group of four Federation/Edwardian weatherboard houses set on individual allotments dating from the period 1919-1920. Situated across Clarke Street, George Street, Nicholas Street and Rouke Street, these dwellings are not only illustrative of residential development in Lilydale during the Federation period, but are of local aesthetic and architectural value as an intact, representative cross-section of more restrained Federation houses designed to a budget. Although more intact than 16 Crestway, their designs are evidently more modest in comparison, owing to their street level sitting, restrained use of verandah fretwork,</p>	 <p>Figure 12. 70 Clarke Street, Lilydale (source: Google Streetview, 2019).</p>

**Willowbank, 16 Crestway, Lilydale**

	absence of roof finials and use of weatherboards.							
	<p><b>Lorna Doone, 333 Mt Dandenong Tourist Road, Sassafras (HO9)</b></p> <p>This Federation/Edwardian weatherboard residence was constructed in c.1904 as a guest house. It is considered to be a representative example of the Edwardian weatherboard country house, and defining features include its picturesque combination of projecting gables and corbelled brick chimneys, and return verandah supported by square timber posts with simple timber corner brackets. It is a particularly restrained representation of the style, and its sparse ornamentation and use of weatherboard is evidently less ostentatious than the materials and detailing that characterise Willowbank.</p>							
	<p><b>Lauriston, 91 Maroondah Highway, Healesville (HO420)</b></p> <p>Lauriston is a late Federation/Edwardian weatherboard dwelling constructed in c.1921-22. It is a particularly good example of the style due to its prominent double brick chimney with stepped brickwork cap, fenestration, and painted wall shingles to the gable end set behind a timber screen. It has a strong sense of character and is therefore considered to be a more distinct representation of the Federation/Edwardian style when compared to Willowbank.</p>							
<b>Integrity</b>	Moderate							
<b>Condition</b>	Good							
<b>Strong potential for the following HERCON criteria</b>	A. Historical	B. Rarity	C. Research	D. Representative	E. Aesthetic	F. Technical	G. Social	H. Associative
	●				●			●
<b>Recommendation</b>	Recommended for the Heritage Overlay as an individual place.							



Figure 13. Lorna Doone (source: Heritage Victoria, n.d.).



Figure 14. Lauriston (source: Heritage Victoria, n.d.).

### Willowbank, 16 Crestway, Lilydale

Willowbank is a relatively intact Federation/Edwardian brick residence uniquely set on a raised north-east axis. It has historical and associative value as a residence formerly set on a large estate belonging to early district pioneer Edward Moore Poynter. Moreover, while there are a number of Edwardian/Federation dwellings within Lilydale and surrounding suburbs currently listed on the Heritage Overlay, they are all comparatively modest and comprised of weatherboard rather than brick. As a substantial residence built on an estate, Willowbank retains a more elegant and grand aesthetic in comparison. Key elements contributing to its aesthetic value include its overall form, sitting, verandah posts and awning, and gable end detailing are extant elements, amongst others, that contribute to its aesthetic value. Non-original elements such as the render and colour scheme do not detract from the property to the point that it would not meet the threshold at the local level.

Lilydale Primary School, No. 876, 63-66 Castella Street, Lilydale		
<b>Place type</b>	Education	
<b>Part 1B Lilydale Heritage Review Gap Study 2019 comments</b>	Trevor Westmore: <i>This building has obvious social, historic and architectural significance.</i> <u>Recommendation:</u> Include in Stage 2 Review.	 <p>Figure 15. Lilydale Primary School (source: Extent Heritage, 2021).</p>
<b>Research findings</b>	<ul style="list-style-type: none"> <li>Construction date(s): 1876 (main building), 1924 (building enlarged and second storey added), 1966 (new wing added), 1995 (contemporary section).</li> <li>Architect: original main building- Public Works Department, potentially Henry Robert Bastow. 1924 alterations and additions – Public Works Department.</li> <li>Builder: 1924 alterations and additions – Mr. Soutar.</li> <li>Previously known as Lilydale State School.</li> <li>Public Works Department calls for tenders for the re-modelling of the building in 1922. A second storey added in 1924 resulting in extensive alterations and enlargement of main building, although the projecting entrance gable bay is retained.</li> <li>Fire in 1991 destroyed the wing addition that was constructed in 1966.</li> </ul>	
<b>Comparative analysis</b>  <i>Comparison: type, style, architect and history</i>	<p><b>Castlemaine North Primary School No. 2051 (HO581 Mount Alexander Shire Council)</b></p> <p>This Victorian Free Gothic style building was erected in 1875 to designs attributed to Henry Robert Bastow, head architect of the State Schools Division of the Public Works Department. It compares well to the original Victorian Gothic derived building of Lilydale Primary School. Although the Victorian Gothic elements of Lilydale Primary School were extensively altered in the interwar period, extant elements on the western wing are directly comparable to Castlemaine North Primary School. Analogous features on the western wing include its distinct jerkinhead roof form and gables, and arched hooded window moulds.</p>	 <p>Figure 16. Castlemaine North Primary School No. 2051 (source: Heritage Victoria, n.d.).</p>



Lilydale Primary School, No. 876, 63-66 Castella Street, Lilydale

**Toorak Primary School No. 3106,  
Canterbury Road, Toorak (HO8 City of  
Stonnington)**

Constructed between 1888 and 1889 to designs by the Public Works Department, Toorak Primary School is a Queen Revival style building that embodies the architectural features associated with London School Boards influenced nineteenth century public school design. While it is a more articulated example of the style owing to its terracotta panelling, pedimented gables and well anchored form, it retains several similar features to Lilydale Primary School No. 876, including Queen Anne derived sash windows, red brick and dominant front facing gables.



Figure 17. Toorak Primary School No. 3106 (source: Google Streetview, 2019).

**Integrity**

Moderate to High

**Condition**

Good

**Strong potential for  
the following  
HERCON criteria**

A. Historical	B. Rarity	C. Research	D. Representative	E. Aesthetic	F. Technical	G. Social	H. Associative
●				●		●	

**Recommendation**

Recommended for the Heritage Overlay as an individual place.



Lilydale Primary School No. 876 is a surviving Victorian era school building with local historical, aesthetic and social heritage values. While interwar alterations and additions have substantially altered its original façade, these modifications do not detract from its heritage value. On the other hand, such alterations, comprising the restrained use of ornamentation, large sash windows, dominant front facing gables and projecting gable bays, are aesthetically and historically significant as an example of interwar functionalist school design with Queen Anne derived elements. It not only has a strong sense of character, but also reflects changing approaches to school design, as well as increasing enrolments in the interwar period. As reflected in the building, these approaches primarily consisted of an emphasis on natural lighting, air space per child, ventilation and functional spaces (Willis 2016, 3-4).

Its historical value is also enhanced by remnants of the original Victorian Gothic Revival style school building that are visible in the single storey west wing. These remnant elements include the jerkinhead roof form, projecting entrance gable bay and arched windows.

**Lilydale Primary School, No. 876, 63-66 Castella Street, Lilydale**

Lastly, as a school operating since 1876, the building likely has social significance to the local community.



Lilydale Railway Station Goods Shed / Lilydale Station Precinct		
Place type	Transport - rail	
Part 1B Lilydale Heritage Review Gap Study 2019 comments	<p>Trevor Westmore: <i>The limitations of the present heritage controls on the Station Precinct were identified in an email of 9 May referring to the station refreshment rooms and the possible level crossing removal... The Railway Station precinct is not significant only for the refreshment rooms. It has undocumented local significance that includes the tracks, the platform, Refreshment Rooms and Goods Shed and possibly other items as a contributory elements. Recommendation: Include in Stage 2 Review.</i></p>	 <p>Figure 18. Lilydale Railway Station Goods Shed (source: Wongme Rail Gallery, 2020).</p>
Previous comments	<ul style="list-style-type: none"> <li>▪ Construction date(s): c.1880s- c. 1900s</li> <li>▪ Architect: Railway Department</li> <li>▪ Builder: J. Hollow</li> <li>▪ Lilydale Railway Station opened in 1882.</li> <li>▪ The state significant weatherboard refreshment rooms and associated railway station building was erected in 1914 and replaced the original station building.</li> <li>▪ The Goods Shed dates prior to this period and was erected in 1883, shortly after the 1882 opening of the railway station. This type of structure was constructed by Victorian Railways from around 1879 to 1907, and dozens survive in various forms and states of intactness across Victoria.</li> <li>▪ The overall form of the Good Shed is largely intact, although the detailing, fenestration and roof material has been altered. There was formerly a chimney, however this has since been removed.</li> </ul>	
Comparative analysis <i>Comparison: type, style and history</i>	<p><b>Daylesford Railway Station, 18 Raglan Street, Daylesford (HO381 Hepburn Shire Council)</b></p> <p>The Goods Shed at Daylesford Railway Station dates back to 1882. Although slightly larger in size, it is directly comparable to the Lilydale Railway Station Goods Shed in terms of design, form, materials and massing. Key features of similarity include its use of corrugated iron cladding, simple gable roof with overhanging eaves and sitting on a timber platform. It is more favourable example of the style in terms of</p>	 <p>Figure 19. Daylesford Railway Station Goods Shed (source: Heritage Victoria n.d.).</p>

Lilydale Railway Station Goods Shed / Lilydale Station Precinct								
	intactness, having retained its original chimney and fenestration.							
	<p><b>Bright Railway Goods Shed, former, Mill Road, Bright (HO118 Alpine Shire Council)</b></p> <p>Constructed in c.1900, the Bright Railway Goods Shed is a rectangular corrugated iron clad building. It is analogous to the Lilydale Railway Station Goods Shed in terms of form and material, and key comparative features include its wide overhanging eaves, simple gabled roof and wooden louvre vents in each gable. It compares favourably to the Lilydale Railway Station Goods Shed in terms of condition and intactness, with sympathetic restorations taking place in the 1990s.</p>			 <p>Figure 20. Bright Railway Goods Shed (source: Heritage Victoria, n.d.).</p>				
	<p><b>Railway Goods Shed, 4A Bank Street, Port Fairy (HO40 Moyne Shire Council / VHR H2072)</b></p> <p>Constructed in 1889-1890 to facilitate the handling and transfer of goods between rail and road, the Port Fairy Railway Goods Shed similarly features a simple gabled roof with wider overhanging eaves, wooden louvre vents and corrugated iron cladding. It compares favourably to the Lilydale Railway Station Goods Shed in terms of intactness, though it is also considered a more distinct example as a result of its impressive size and sitting on an unmodified timber platform.</p>			 <p>Figure 21. Railway Goods Shed (source: Heritage Victoria, 2008).</p>				
<b>Integrity</b>	Fair (goods shed) Good (station platform)							
<b>Condition</b>	Fair (goods shed) Good (station platform)							
<b>Strong potential for the following HERCON criteria</b>	A. Historical	B. Rarity	C. Research	D. Representative	E. Aesthetic	F. Technical	G. Social	H. Associative
	●	●						
<b>Recommendation</b>	The Goods Shed is recommended for the Heritage Overlay as an individual place.							

### Lilydale Railway Station Goods Shed / Lilydale Station Precinct

At present, only the 1914 refreshment rooms and associated railway station building are included on the Heritage Overlay and Victorian Heritage Register. As a remnant of the original 1880s Lilydale Railway Station, the Goods Shed is historically significant in its own right and thus warrants protection as an individual place on the Heritage Overlay. Furthermore, it is a rare example of a type of railway infrastructure erected by the Victorian Railways between 1879 and 1907; only a few of these survive across Victoria. While it is not the most intact example, its overall form, distinct gabled roof with overhanging eaves and sitting on a timber platform render it a readily recognisable example of the style.

The intact brick platform on which the 1914 refreshment rooms and associated station building sits is also of historical value as a remnant of the original 1882 railway station. It is encouraged that Yarra Ranges Council provide this assessment to Heritage Victoria, with a recommendation to update their statement of significance for the Lilydale Railway Station Refreshment Rooms (H2044) to include the intact brick platform.

The railway tracks referred to by Westmore do not appear to be extant and were unable to be sighted during fieldwork due to level crossing removal works. We would not recommend their inclusion on the Heritage Overlay.

## 6. Recommendations

### 6.1 Recommended for the Heritage Overlay

The Lilydale Heritage Review of Stage 1b places has identified that the following places have strong potential to meet one or more of the National Heritage Convention (HERCON) criteria and therefore meet the threshold of local heritage significance to the Yarra Ranges Shire:

- Heatherlie, 57 Warburton Highway, Lilydale;
- Dora Mitchell House, 1/33-61 Edinburgh Road, Lilydale;
- Willowbank, 16 Crestway, Lilydale;
- Lilydale Primary School, 63-66 Castella Street, Lilydale; and
- Lilydale Railway Station Goods Shed, Maroondah Highway, Lilydale.

These properties are recommended for the Heritage Overlay. For new places, a heritage citation with a statement of significance should be prepared for inclusion in a planning scheme amendment.

### 6.2 Not recommended for the Heritage Overlay

The Lilydale Heritage Review of Stage 1b places has identified that the following places does not have strong potential to meet one or more of the National Heritage Convention (HERCON) criteria and therefore do not meet the threshold of local heritage significance to the City of Stonnington:

- 24 North Road, Lilydale.

This property is not recommended for the Heritage Overlay.

### 6.3 Advice to Heritage Victoria

It is recommended that Yarra Ranges Council provide this assessment to Heritage Victoria, with a recommendation to update their statement of significance for the Lilydale Railway Station Refreshment Rooms (H2044) to include the intact brick platform on which the 1914 refreshment rooms sit.

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# Poyner Shops (245-247 Main Street, Lilydale)

historical appearance



pediment removed

Page 131

western two shops  
demolished

ground floor facades heavily altered  
with contemporary glazing

current appearance







## **CT6833 PA 2406/0713 INFORMATION TECHNOLOGY PRODUCTS & SERVICES & MULTI-FUNCTIONAL DEVICES**

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Report Author: Acting Manager Information Services & Procurement  
Coordinator

Responsible Officer: Andrew Hilson, Director Corporate Services

Ward(s) affected: Not Applicable

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*The author(s) of this report and the Responsible Officer consider that the report complies with the overarching governance principles and supporting principles set out in the Local Government Act 2020.*

### **CONFIDENTIALITY**

This item is to be considered at a Council meeting that is open to the public.

In accordance with the definition included in Section 3(1)(g)(i),(g)(ii) of the Local Government Act 2020, the attachment to this report is considered confidential information as it contains private commercial information (trade secrets); and private commercial information that would unreasonably expose a business, commercial or financial undertaking to disadvantage.

### **SUMMARY**

Council has an ongoing operational need for Information Technology (IT) consumables, hardware, physical infrastructure, and software. This need is currently met through a trusted industry partner, Procurement Australia (PA) and its panel contract, CT5869 PA Information Technology Products and Services (2106/0712) which expired 30 June 2022.

Council seeks to enter a new panel contract, to ensure access to ongoing contractual arrangements with approved suppliers. Approved suppliers have successfully tendered for a new PA contract which will facilitate product and service continuity, the provision of physical infrastructure and technical support to assist in the achievement of critical YRConnect project deliverables and support activity-based working.

This report seeks Council endorsement to enter a new contract with Procurement Australia which is permitted under Section 108 of the *Local Government Act 2020* and Council's Procurement Policy.

Procurement Australia facilitated a public tender for the provision of IT Products and Services and Multi-Function Devices and a summary of the categories in the proposed contract (2406/0713) follows:

Category 1 – IT Hardware

Category 2 – IT Software

Category 3 – IT Services

Category 4 – IT Finance  
 Category 5 – Telecommunications  
 Category 6 – Multi-Function Print Devices

Categories 1-5 commenced 1 July 2022 and category 6 on 1 April 2022. The contract term for all categories is estimated to end on 30 June 2024, with an option to extend the contract for a further one (1) year.

The Council Evaluation Panel comprising the Acting Manager Information Services and Procurement Coordinator recommend the acceptance of the new Procurement Australia panel contract to appoint a panel of suppliers across all categories.

Inclusive of all estimated extension options, the estimated value of this contract to Council is \$3,429,000 inclusive of GST, over the estimated full contract term of three (3) years and based on 2021/2022 data.

## RECOMMENDATION

*That*

1. ***Council accepts the Procurement Australia tender recommendation for Information Technology Products and Services and Multi-Functional Devices (Contract No. 2406/0713), including recommendations by Procurement Australia for any extension options.***
2. ***The Director Corporate Services be delegated authority to extend the contract term on the terms set out in the Contract and any amended terms proposed by Procurement Australia.***
3. ***The contract documents be signed.***
4. ***The confidential attachments to this report remain confidential indefinitely as they relate to matters specified under section 3(1) (g)(i), (g) (ii) of the Local Government Act 2020.***

## RELATED COUNCIL DECISIONS

There are no related Council decisions relevant to this item.

## DISCUSSION

### ***Background***

Procurement Australia placed an advertisement calling for tenders in the Sydney Morning Herald newspaper on Tuesday, 23 November 2021 and the Herald Sun on Wednesday, 24 November 2021 to form a panel to deliver a range of IT and Multi-Functional Devices, Products and Services across six (6) categories.

Tenders closed at 3pm AEDT on 15 December 2021, and a total of 43 submissions were received.

Of the 43 submissions, 36 were deemed suitable to provide devices, products, and services under the panel arrangement. For a detailed summary of the evaluation, please refer to Attachment 1 (Procurement Australia Evaluation Report).

This new panel replaces Contract No. CT5869 PA Information Technology Products and Services (2106/0712) which expired 30 June 2022. Council spent \$6,299,161.22 (inclusive of GST) across several suppliers over the previous full contract term.

### ***Options considered***

An alternative option is for Council to run our own tender process and establish our own panel of suppliers which is time consuming and costly, and would likely result in mostly the same suppliers.

Also, the Municipal Association of Victoria (MAV) is another trusted industry partner with IT related contracts permitted to be used under section 108 of the *Local Government Act 2020* and Council's Procurement Policy. The MAV contract offering was considered; however, some contracts are no longer available, and the remaining contract offering is not considered fit for purpose for the category of IT and Multi-Functional Devices, Products and Services.

### ***Recommended option and justification***

It is recommended to use the new Procurement Australia (pa panel contract as PA has established this panel to service their members nationwide, including local government, which attracts better financial outcomes from the market. PA is a trusted industry partner, the process followed is compliant, Council has existing contractual arrangements with some panelists, the panel is established and fit for purpose and therefore the most cost-effective option for Council.

Prior to entering new contractual arrangements with panelists, quotes will be sought to facilitate benchmarking across the relevant product or service category, to ensure Council obtains best value in the procurement of required IT consumables, hardware, software, and physical infrastructure.

## **FINANCIAL ANALYSIS**

Inclusive of all possible extension options, the estimated value of this contract to Council is \$3,429,000 inclusive of GST, over the estimated full contract term of three (3) years and based on 2021/2022 data.

Future spend for this contract will be funded from within the agreed IT operational budget.

## **APPLICABLE PLANS AND POLICIES**

This report contributes to the strategic objective(s) in the Digital and Technology Strategy 2022-2026 and YR Ignite 2021-2025 Our organisational excellence strategy.

### Digital and Technology Strategy 2022-2026:

- Digital Transformation Strategy – guides the organisation’s digital transformation to improve customer experience by making the most of digital advancements.

### YR Ignite 2021 – 2025 Our organisational excellence strategy:

- Activity Based Work Project – guides new ways of working that enables greater flexibility and improved collaboration, innovation, and productivity. Staff will have the freedom of choice to decide how and where you work to achieve the best outcome.
- Major People Initiative – Our Culture drives high performance – Adapt and innovate – We recognise we are in a time of rapid change. We proactively build our capacity to respond to change and look for opportunities to deliver better outcomes for our services and communities. We emphasise innovation, knowledge and testing new ideas.
- We excel in thinking smart and good practice – Use the power of technology – We deliberately and appropriately use technology and digital systems to offer more targeted, accessible, and fit for purpose services (recognising that digital systems might be efficient but not always human friendly).

## RELEVANT LAW

Section 9(2)(a) of the *Local Government Act 2020* states: “Council decisions are to be made and actions taken in accordance with the relevant law”.

Council may use this Procurement Australia contract as permitted under Section 108 of the *Local Government Act 2020*.

Also, Council’s Procurement Policy states:

Clause “9.2 Exemptions from competitive procurement processes – Unless the Act or Regulations require otherwise from time to time, the following circumstances are exempt from the requirements of a competitive procurement process (such as a general publicly advertised tender, quotation or expression of interest).

Government entity / approved third party – This general exemption allows engagements:

- in reliance on contracts and arrangements established by another government entity, local authority or local government group purchasing scheme, such as Municipal Association of Victoria (MAV) or National Procurement network members (e.g., Local Buy), Procurement Australia (PA)”.

## SUSTAINABILITY IMPLICATIONS

Clause 2 of Council’s Procurement Policy states

“The purpose of this Procurement Policy is to:

- enhance Council’s ability to obtain the best outcome from purchasing activities referring to a range of considerations, including but not limited to environmental, financial, ethical sourcing, social sustainability and support for the local economy”.

According to clause 10.5.1 Minimum criteria weighting in Council’s Procurement Policy, the criterion of community benefit must have a minimum weighting of 5% for all procurements for goods, services or works of value equal to or greater than \$50,000 (exclusive of GST). Procurement Australia weighted the sub-criteria of social impact and environmental impact for their tender at 10% and 5% respectively.

When assessing quotations on an as required basis, the IT department will review the panelists’ ethical and social impact and will also consider the advantages of supporting panelists that are based locally and/or that support the local economy.

## **COMMUNITY ENGAGEMENT**

Not applicable.

## **COLLABORATION, INNOVATION AND CONTINUOUS IMPROVEMENT**

No collaboration with other Councils, Governments or statutory bodies was sought.

Regarding innovation – this contract supports the YR Ignite Strategy 2021-2025 and specifically the aims of ‘Improve and Innovate’.

## **RISK ASSESSMENT**

Risks and mitigation strategies have been considered as part of the evaluation process. There are no significant risks associated with this item.

## **CONFLICTS OF INTEREST**

No officers and/or delegates acting on behalf of the Council through the Instrument of Delegation and involved in the preparation and/or authorisation of this report have any general or material conflict of interest as defined within the *Local Government Act 2020*.

## **ATTACHMENTS TO THE REPORT**

Attachment 1 - Procurement Australia Evaluation Report - *Confidential*

Confidential Item

## 2022-23 GROWING SUBURBS FUND

Report Author: Recreation & Active Living - Program Officer, Executive Officer  
Recreation & Active Living

Responsible Officer: Mark Varmalis

Ward(s) affected: All

*The author(s) of this report and the Responsible Officer consider that the report complies with the overarching governance principles and supporting principles set out in the Local Government Act 2020.*

### CONFIDENTIALITY

This item is to be considered at a Council meeting that is open to the public.

### SUMMARY

This report identifies proposed projects to be submitted as part of the State Government's 2022-23 Growing Suburbs Fund program and proposes Council provide contributions to achieve \$1 (Council / other sources) for \$1 (Growing Suburbs Fund) from the Capital Expenditure Program in future years for the delivery of successful projects. No more than 15 percent (\$7.5 million) of the total pool of funding will be allocated to a single Council.

### RECOMMENDATION

*That*

1. ***Council Endorse the following projects for submission to the State Government's 2022-23 Growing Suburbs Fund:***
  - a) ***Lilydale Investment Precinct Project***
  - b) ***Morrison Reserve Youth Activation***
  - c) ***Pinks Emergency Relief Centre Amenities***
  - d) ***Queen Road, Lilydale Playspace Renewal***
  - e) ***McKenzie King, Millgrove Playspace Renewal***
  - f) ***Bluegum Reserve, Badger Creek Playspace Renewal***
  - g) ***Wright Avenue, Upwey Playspace Renewal***

2. ***Council give ‘in principle’ support and approval for Council contributions to achieve \$1 (Council / other sources) for \$1 (Growing Suburbs Fund) from the Capital Expenditure Program in future years for the delivery of each of those projects that are successful in submission to the Growing Suburbs Fund.***
3. ***A further report be provided to Council after submission outcomes are announced outlining proposed Council funding sources to align with successful projects.***

## **RELATED COUNCIL DECISIONS**

21 June 2022 Council Briefing – proposed projects to be submitted to the Growing Suburbs Fund 2022-23.

Council has also considered similar reports over recent years for earlier rounds of the Growing Suburbs Program, including at the following meetings:

- 21 September 2021 Council Briefing – proposed projects to be submitted to the Growing Suburbs Fund 2021-22
- 13 July 2021 Council Meeting – proposed budget allocations for successful projects from the Growing Suburbs Fund 2020-21 round two program
- 9 March 2021 Council Meeting – proposed projects to be submitted to the Growing Suburbs Fund 2020-21 round two program
- 16 February 2021 Council Briefing – briefing of councillors on proposed projects to be submitted to the Growing Suburbs Fund 2020-21 round two program
- 15 September 2020 Council Briefing – briefing of councillors on successful projects from the Growing Suburbs Fund 2020-21 round one program
- 14 July 2020 Council Meeting – proposed projects to be submitted to the Growing Suburbs Fund 2020-21 round one program

## **DISCUSSION**

### ***Purpose and Background***

The Victorian Government is investing an additional \$50 million through the 2022-23 Growing Suburbs Fund to continue the timely delivery of critical infrastructure in interface and peri-urban communities.

Grants will be targeted towards high priority community infrastructure projects that contribute to:



- community health and well-being; early education, libraries, learning and training; sport, recreation, and leisure facilities that have dedicated community space and support multiuse purposes;
- environmental and climate change resilience; placemaking, civic amenity, and community connecting;
- purpose-built facilities that respond to the needs of Aboriginal and Torres Strait Islander communities.

In order to be considered for funding, it is mandatory that applicants provide supporting documentation such as schematic site/floor plans for the project, confirmation of other funding sources and a project plan.

Applications must also demonstrate:

- how the project will add to local economic activity and employment creation in both the construction phase and the ongoing operation;
- the extent to which the project will deliver benefits to the community and contribute to improved gender equality and the needs of diverse communities;
- the level of community support demonstrated by engagement activities, co-contributions or in-kind support from community members or groups;
- the increase in activities and community use of the facility the project will support.

A program wide funding leverage of \$1 for \$1 is in place.

Council's past performance on delivering government funded projects will be taken into consideration.

No more than 15 percent (\$7.5 million) of the total pool of funding will be allocated to a single Council. However, Council's Department contact has advised that any projects funded in partnership with Aboriginal community organisations will not be included in the 15 percent.

Growing Suburbs Guidelines were released by the Minister for Local Government on 23 May 2022 (Attachment 1).

Announcement of successful projects are anticipated from September 2022, with construction commencement within eighteen (18) months of the funding announcements (March/April 2024).

Projects must be completed within twenty-four (24) months of commencing construction.

Applicants must consult the Growing Suburbs Fund team before 20 June 2022 to discuss their project proposals prior to submission. Project proposals that have not been discussed will not be considered.

Evidence of a Council resolution providing support for each application and confirming the priority order of projects is a mandatory requirement.

Cost Plan is to be submitted within 90 days of the application.

The State Government's Growing Suburbs Fund 2022-23 offers Council the potential to accelerate the construction of key community projects.

This discussion will help inform the development of the project proposal to be submitted for the Growing Suburbs Fund.

Council officers will continue to manage the application process, with applications to be finalised and submitted by 4 July. As the program is closing prior to the Council meeting, a letter from the CEO is required at the time of application. Council meeting minutes are then required from the 12 July 2022 Council meeting by no later than 26 July 2022.

The recommended projects for submission are:

1. Lilydale Investment Precinct Project (Lilydale)
2. Morrison Reserve Youth Activation (Mount Evelyn)
3. Pinks Emergency Relief Centre Amenities (Kilsyth)
4. Queen Road Playspace Renewal (Lilydale)
5. McKenzie King Playspace Renewal (Millgrove)
6. Bluegum Reserve Playspace Renewal (Badger Creek)
7. Wright Avenue Playspace Renewal (Upwey)

### **Recommended Projects**

#### ***1. Lilydale Investment Precinct Project***

The Lilydale Investment Precinct project will continue an expansive planning exercise for the future of community services and facilities in Lilydale. Following on from the large amount of investigative work that has taken place through the Lilydale Revitalisation Project, Lilydale Place Plan, Lilydale Structure Plan, Lilydale Integrated Community Facilities Options Study, Draft Aquatics Strategy and Eastern Health Needs Assessment, this project will develop a design framework to achieve a coordinated and integrated development and open space precinct in the heart of Lilydale. Investigating built form, public realm, transport, hydrology and biodiversity, the plan will guide future community-oriented developments that will service Lilydale and surrounding urban areas as well as the Yarra Valley and Upper Yarra regional catchments.

Project Cost: \$300,000

Proposed funding to be sought:

- State Government: \$150,000
- Council and other sources: \$150,000

## ***2. Morrison Reserve Youth Activation***

Morrison Reserve is set in a picturesque location with commanding views of the Yarra Ranges mountains to the east. It is a regional facility for athletics and cross-country running, home to local soccer and netball clubs. The reserve is popular for walking, dog walking and playspace and family picnics. Within the reserve is a Secondary College, Special Development School, CIRE Services and a Men's Shed.

The school oval is used for community AFL football and cricket.

This project includes an upgrade to the existing playground improving the amenity and accessibility of a well utilised reserve. Aligned with current best practices and design methods, this playspace will offer a variety of elements to provide opportunities for intergenerational and imaginative play, education and interaction with nature complementing physical activity. Responding to the community response, public toilets will be installed to support the playspace and new bike park.

The proposed Morrison Reserve Youth Space will include the construction of a multi-track bike park with options that cater for a diverse age range and skill development level. Complementing this will be community infrastructure that takes in the magnificent views and allows for opportunities for spectators, social interaction and family picnics.

Project Cost: \$3.4 Million

Proposed funding to be sought:

- State Government: \$2.6 Million
- Council and other sources: \$800,000

A current amount of \$570,000 is listed in the Capital Expenditure Program for the playspace asset renewal. This would need to be increased by \$230,000 from either the Federal Local Roads and Community Infrastructure program or Council's Asset New & Investment Reserve.

## ***3. Pinks Reserve Pavilion and New Basketball Court/Emergency Relief Centre***

These projects form part of the Pinks Reserve State Government \$10M election commitment. The focus of this application is to seek funding for the aspects of the project that make its provision as one of Council's Emergency Relief Centres more accessible for the community, including: enhanced insulation (acknowledging that when the facility is used for emergencies it is often very hot or very cold), additions and upgrades to amenities, including bringing up to DDA compliance and modern standards, disability access upgrades and car parking modifications.

Project Cost: \$2.5 Million

Proposed funding to be sought:

- State Government: \$1.25 Million
- Council and other sources: \$1.25 Million

Council has already committed over \$3m to the project which will be used as matching funding.

***4. Queen Road Playspace Renewal***

Play space upgrade as per Playspace Plan.

Project Cost: \$200,000

Proposed funding to be sought:

- State Government: \$100,000
- Council and other sources: \$100,000 Matching funding already committed through Council’s Capital Expenditure Program.

***5. McKenzie King Playspace Renewal***

Play space upgrade as per Playspace Plan.

Project Cost: \$350,000

Proposed funding to be sought:

- State Government: \$175,000
- Council and other sources: \$175,000 Matching funding already committed through Council’s Capital Expenditure Program.

***6. Bluegum Reserve Playspace Renewal***

Play space upgrade as per Playspace Plan.

Project Cost: \$350,000

Proposed funding to be sought:

- State Government: \$175,000
- Council and other sources: \$175,000 Matching funding already committed through Council’s Capital Expenditure Program.

***7. Wright Avenue Playspace Renewal***

Play space upgrade as per Playspace Plan.

Project Cost: \$200,000

Proposed funding to be sought:

- State Government: \$100,000
- Council and other sources: \$100,000 Matching funding already committed through Council’s Capital Expenditure Program.

***Options considered***

The proposed projects align with the Growing Suburbs Fund guidelines and are sufficiently resourced. No other projects are being proposed at this time due to their applicability to the guidelines for the Growing Suburbs Program or their readiness to meet “shovel ready” expectations of the program.

***Recommended option and justification***

Council officers are recommending that the proposed projects be submitted to the Growing Suburbs Fund to provide opportunity to deliver priority infrastructure for our community whilst leveraging funding opportunities available and to reduce the financial burden on Council’s capital budget.

**FINANCIAL ANALYSIS**

A program wide funding leverage of \$1 for \$1 is in place. Officers have been advised that there is an opportunity to seek more than 50% funding contribution in some instances on the basis of other projects being substantially funded through other sources than the Growing Suburbs Program.

No more than 15 percent (\$7.5 million) of the total pool of funding will be allocated to a single Council.

Due to the Growing Suburbs Fund funding being provided upfront as a lump sum, Council contributions will likely be required in the 2024-25 financial year.

Projects have been identified based upon their ability to meet Program Guidelines and to achieve improved community outcomes with minimal impact to Council's existing Capital Expenditure Program. All projects are proposed to have no further impact to Council’s Capital Expenditure Program and utilise existing funding allocations that have been listed.

***Council funding commitments are listed in the table below:***

<b>Priority order</b>	<b>Project</b>	<b>Total Project Cost</b>	<b>Growing Suburbs Fund Submission</b>	<b>Council Contribution/Other Sources</b>
1.	Lilydale Investment Precinct Project	\$300,000	\$150,000	\$150,000

2	Morrison Reserve Youth Activation	\$3.4 Million	\$2.6 Million	\$800,000
3	Pinks Emergency Relief Centre Amenities	\$2.5 Million	\$1.25 Million	\$1.25 Million
4	Queen Road Playspace Renewal	\$200,000	\$100,000	\$100,000
5	McKenzie King Playspace Renewal	\$350,000	\$175,000	\$175,000
6	Bluegum Reserve Playspace Renewal	\$350,000	\$175,000	\$175,000
7	Wright Avenue Playspace Renewal	\$200,000	\$100,000	\$100,000

## APPLICABLE PLANS AND POLICIES

This report contributes to the following strategic objective(s) in the Council Plan:

Yarra Ranges Council Vision 2036

“Whether you live here or visit, you will see how much we value our natural beauty how connected our communities are, and how balanced growth makes this the best place in the world”.

Yarra Ranges Council 2036 Strategic Objectives describe what we are working towards and how we want Yarra Ranges to be in the future.

The development of these proposed projects, through careful community consultation and master planning, will deliver facilities and infrastructure that meets the growing and diverse needs of our community, therefore contributing to the Yarra Ranges Council Vision.

Council Plan – Safer, Stronger, Together 2021 – 2025

The proposed projects respond to the major initiatives and Strategic Objectives identified in the Council Plan by constructing community facilities (quality infrastructure and liveable places).

Health and Wellbeing Plan 2021-2025

The Health and Wellbeing Plan sets strategic direction for how Council works to support optimal health and wellbeing for its community.

Council's vision for health and wellbeing is that: Yarra Ranges has connected and healthy communities that are resilient, fair and inclusive. Our places are liveable and sustainable.

The new priorities of the Plan are:

- respond to public health impacts of emergencies;
- tackle climate change and its impact on health;
- increase healthy eating;
- increase active living;
- improve mental wellbeing and social connection;
- prevent violence against women and children; and
- reduce harmful alcohol and drug use.

The proposed projects respond to this by providing opportunities and encouraging people to participate in physical activity.

#### Recreation and Open Space Strategy (2013 - 2023)

The Recreation and Open Space Strategy is a framework to manage and improve sport and recreation facilities, parks, community spaces and recreation services. It aims to create healthy and active environments and services, including the development of clubs and participation initiatives.

The Strategy “consolidates recreation strategies and feasibility studies and reserve master plans under one umbrella document and prioritises actions in an action plan”.

A series of key outcomes and recommendations, with associated actions, are detailed in the document. Of relevance they include:

- Provision of quality and diverse sport and recreation facilities, parks and community spaces, including by “adopt[ing] principles to maximise use of reserves and shared use...in master planning and building projects” and by “identify[ing] opportunities to diversify open space functions or settings to offer greater variety in recreation opportunities”;
- Council support with the activation and improvement of public spaces through Council programs, services and capital works, including by “reflecting local art, culture and heritage in the design of public spaces”, by “designing spaces that encourage enhanced activity, social experiences and events in public spaces that include all people in a community”, and by “designing environmentally sensitive spaces”;
- Council support for a connected community through “...accessible facilities; services; and opportunities [and] a network of trails and footpaths...” and the specific actions of “adopt[ing] principles of access and connectedness in master

planning park improvement projects” and “implement[ing] the Hike and Bike Plan...prioritising projects that connect communities to open spaces”; and

- Protection of the environment, including by “explor[ing] opportunities for nature based recreation and tourism activities” and “integrat[ing] environment sustainable design and water sensitive urban design features in capital works improvement projects, where practical”.

#### Yarra Ranges Council Environment Strategy 2015 – 2025

The vision for the Environment Strategy is “we are dedicated to making Yarra Ranges a place of thriving communities, at home in healthy landscapes”.

Of relevance to these projects are the following goals and corresponding element:

- Thriving communities, goal 5: “Our communities are resilient in the face of changing climate and more extreme events”, including by “build[ing] and maintain[ing] community infrastructure that is adaptable and can withstand extreme climate events”, by “promot[ing] the adoption of sustainable building design and construction techniques across the municipality” and by “reduc[ing] Council’s energy consumption in line with Council’s ‘Adapting to a change climate and energy future’ plan...”

#### Equity, Access and Inclusion Strategy 2013-2023

Through this Strategy, Council recognises that inclusion for people with disability in all aspects of community life is a human right that also brings many social, cultural and economic benefits for the wider community. It further states as one of the goals that Council buildings and infrastructure are accessible to everyone in our community.

#### Child and Youth Strategy 2014-2024

This Strategy has the vision that Yarra Ranges will be a place where every child and young person will be able to thrive, reach their potential and actively participate in decision making. Outcome 2 has the most relevance to this project, stating that “Adequate Infrastructure exists to meet the needs of children, young people and their families.”

### **RELEVANT LAW**

A Gender Impact Assessment has not been undertaken specifically for this project. However, learnings will be carried across from the Warburton Mountain Bike Destination Project Gender Impact Assessment.



## SUSTAINABILITY IMPLICATIONS

### *Environmental Impacts*

Environmental impacts will be fully explored as part of the ongoing process for each project.

### *Social Impacts*

The Health and Wellbeing Strategy (the Strategy) identifies that high levels of obesity, dementia and poor mental health are significant issues for our community. The Strategy recognises that increasing physical activity will deliver more substantial health and wellbeing outcomes. The development of these priority projects will actively support the outcomes of the Strategy.

These projects represent a great opportunity to provide quality community infrastructure and provide an opportunity for local families to take part in an active lifestyle, increasing health and wellbeing outcomes and supporting the outcomes of the Strategy.

There are significant challenges across the Yarra Ranges with certain pockets of disadvantage in a number of small townships and remote areas; these projects offer opportunities for low/no cost participation in physical activities for local communities including young people, women and indigenous members of the community that typically do not get sufficient exercise and health outcomes.

High levels of obesity, dementia and poor mental health are significant issues for our community with 25% of Yarra Ranges' residents seeking help for a mental health-related problem in the last 12 months compared to 18% across Victoria, and 39.9% sedentary or insufficient exercise. Increasing physical activity will deliver greater health and wellbeing outcomes.

These projects will also help encourage healthy childhood development, improve social interaction, and provide a focus on gender equity.

There are strong links to social and community impacts resulting from the delivery of these projects. They include:

- Enhanced community access to infrastructure that encourages health and wellbeing outcomes;
- The revitalisation of local communities;
- Reduction of social isolation;
- Reduced levels of unemployment;
- Greater connection to place;
- Increased visitor footprint;

- Increased female participation in sport and recreation; and
- Increased levels of physical activity

### ***Economic Impacts***

The number of jobs based in Yarra Ranges fell by 6.2% between March and July 2020, with 2,598 jobs lost. Employment fell most in Accommodation and Food Services, with 12.6% of jobs within this industry lost, and Retail Trade with 9.5% of jobs lost - Retail Trade is Yarra Ranges' largest employer. Other industries with substantial job losses include Education and Training, Health Care and Social Assistance, and Arts and Recreation Services.

The largest decreases in jobs in Yarra Ranges were in the areas around Warburton (a 7.4% drop), Healesville (a 6.9% drop), and in the Hills (a 6.5% drop). Their largest decreases in employment were in Accommodation and Food Services jobs.

Tourism is not classified as a separate industry, but it supports 7.7% of jobs in Yarra Ranges - many of them in Accommodation and Food Services, and Arts and Recreation Services. Nationally, the number of day visitors dropped by 48% between March and July, and the amount spent dropped by 52%. This does not reflect Stage 4 lockdowns in Melbourne from the start of August.

Council's Youth COVID-19 Impact Survey of young adults 18-25 years old reported that 50% had lost work as a result of COVID-19 and were accessing Job-Keeper and Job-Seeker. This demonstrates the significant impact of COVID-19 on young people in Yarra Ranges who often rely on the industries most impacted such as tourism, hospitality and retail.

## **COMMUNITY ENGAGEMENT**

### **Lilydale Investment Precinct Project**

The Lilydale Integrated Community Facility Options Study was developed through strong and far reaching conversations with major stakeholders, service providers and facility users. In accordance with the Local Government Act 2020 this will continue in the proposed Lilydale Investment Precinct project to broaden in general community consultation. A detailed engagement plan will be developed on inception of the Lilydale Investment Precinct.

There was widespread community engagement in developing the now-adopted Lilydale Place Plan.

### **Morrison Reserve Youth Activation**

Pre design consultation has been completed and the initial concept consultation recently commenced. Given the anticipated high interest from the community staff are working with the communications team closely to regularly consult throughout the design process.

Pinks Emergency Relief Centre Amenities

Extensive engagement was undertaken in the development of the Pinks Reserve Master Plan which incorporates the proposed improvements to the Kilsyth Sports Centre. The upgrades to the Centre are further supported through funding assistance from State Government to build an additional indoor basketball court and improvements to the badminton and table tennis halls. The need to improve the current basketball player and community amenities came through strongly in the 450 plus responses. Early in the master planning consultation for this site, a local resident spoke of his desire to one day be able to bring his basketball loving son with high needs, to watch live basketball near his home.

Queen Road Playspace Renewal / McKenzie King Playspace Renewal / Bluegum Reserve Playspace Renewal / Wright Avenue Playspace Renewal

Community consultation will be done on all projects prior to concept design. Wright Avenue Playspace has undertaken initial consultation where community provided feedback on how they currently use and value this space. Bluegum Reserve, Queen Road and McKenzie King playspaces will undergo pre design consultation later this year.

Once a concept is prepared the designs will be presented to community members and key stakeholders and feedback will be sought on the proposals.

**COLLABORATION, INNOVATION AND CONTINUOUS IMPROVEMENT**

Internal collaboration occurs with the following teams as part of the project planning; Parks and Bushlands, Traffic and Transport, Community Development, Indigenous Development, Design and Place and Planning.

External collaboration occurs with relevant state agencies, youth groups and community.

Lilydale Investment Precinct Project

Through tying together the previous work that has been developed across many areas of Council, this project will involve collaboration of a team of interdisciplinary experts with a wealth of knowledge, to develop an integrated planning approach that supports innovation. Innovation in design, delivery and governance will be a focus for this project.

The Integrated Community Facilities Options Study and Eastern Health Needs Assessment are both projects funded with support from the Lilydale Revitalisation Board. The project team will continue to collaborate with the Board, as they progress this work.

A component of this project will be to start exploring innovative governance, business and partnership opportunities to ensure the successful delivery and management of facilities into the future.

Morrison Reserve Youth Activation / Queen Road Playspace Renewal / McKenzie King Playspace Renewal / Bluegum Reserve Playspace Renewal / Wright Avenue Playspace Renewal

Internal consultation has been undertaken with key council staff including parks and bushlands, youth and communications teams. At this stage no collaboration with other councils, governments or statutory bodies has been sought.

Pinks Emergency Relief Centre Amenities

The design development for the Kilsyth Sports Centre and associated works at the netball and football/cricket pavilion projects on this site, has involved extensive consultation and collaboration across most areas of Council to ensure that drainage, traffic, open space, planning and site usage needs have been addressed. The tenant clubs are actively involved in project specific and overall working groups. Melbourne Water is the referral body involved in these projects. Innovative design solutions have been investigated as part of the complex drainage issues that have impacted the project.

## **RISK ASSESSMENT**

Risk assessments will be undertaken on the projects as they progress through their planning and delivery stages.

## **CONFLICTS OF INTEREST**

No officers and/or delegates acting on behalf of the Council through the Instrument of Delegation and involved in the preparation and/or authorisation of this report have any general or material conflict of interest as defined within the *Local Government Act 2020*.

## **ATTACHMENTS TO THE REPORT**

1. 2022-23 Growing Suburbs Fund Guidelines





**2022-2023**  
**Growing Suburbs Fund**  
Guidelines





Authorised by the Victorian Government, Melbourne.

Department of Jobs, Precincts and Regions

1 Spring Street, Melbourne, Victoria 3000

Telephone (03) 9651 9999

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Department of Jobs, Precincts and Regions, May 2022

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To receive this publication in an accessible format, please contact the DJPR Call Centre on 1800 325 206, using the National Relay Service 13 36 77 if required.

Available at Local Government Victoria's website:

<https://www.localgovernment.vic.gov.au/grants/growing-suburbs-fund>

#### **Acknowledgement**

We acknowledge and respect the Traditional Owners of Country throughout Victoria, their ongoing connection to lands and waterways upon which we depend, and we pay respects to their culture and their Elders past, present, and future.

We acknowledge that Aboriginal self-determination is a human right enshrined in the United Nations Declaration on the Rights of Indigenous Peoples, and we are committed to working towards social, economic, and cultural equity for Aboriginal Victorians.

We acknowledge the diversity of Aboriginal Victorians, and we acknowledge all other people of Aboriginal and Torres Strait Islander descent living in Victoria.

## Message from the Minister

I am pleased to present the 2022-23 round of the Victorian Government's Growing Suburbs Fund.

These last two years have highlighted how important community is and how vital it is for people's wellbeing to maintain community connections.

The Growing Suburbs Fund has community wellbeing at its very core. The fund ensures communities that are living in areas where populations are rapidly growing have access to the facilities and services they need to live well and thrive.

The Fund is a \$425 million investment over eight years, to support critical local infrastructure projects in Melbourne's diverse and fast-growing outer suburbs and key regions where there are growing pressures on local infrastructure.

Hundreds of infrastructure projects have already been supported, ranging from community hubs and sports facilities to playgrounds and kindergartens.

I have visited many of these projects and seen firsthand the positive impact that they have on their communities.

The fact that many of these projects also provide local employment, whether during the construction phase or once programs are implemented, increases the long-term benefits to the community and is good for the local economy.

The Victorian Government is committed to continuing to invest in partnerships with local councils through the Growing Suburbs Fund to build strong and resilient communities. It also provides an opportunity for the Victorian Government and councils to partner with Aboriginal organisations to develop community infrastructure that connects people to country and culture.

By working together, we can combine our strengths to build even better places for Victoria's growing communities to live, work, and connect with one another.

I invite you to read the guidelines and eligibility criteria for this new round of the Growing Suburbs Fund.

I'm looking forward to continuing to work with local councils to build stronger and better communities.



A handwritten signature in black ink, appearing to read 'Shaun Leane', written in a cursive style.

**The Hon Shaun Leane MP**  
Minister for Local Government





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# 1. 2022-23 Growing Suburbs Fund Guidelines

**The 2022-23 Growing Suburbs Fund is a contribution by the Victorian Government towards meeting critical local community infrastructure needs for our fast-growing outer suburbs.**

**It is positioned to quickly respond to the pressures being experienced by interface and peri-urban communities by fast-tracking high priority local infrastructure projects that contribute to more resilient and liveable communities and improved capacity for councils to respond to changing community needs and demands.**

## 1.1 Overview

The Victorian Government recognises that interface and peri-urban councils are diverse and are home to some of Victoria's most vulnerable communities. They are located on the fringe of metropolitan Melbourne, marking the interface between the 'city' and 'country'. They also play a critical role in supporting Victoria's population growth and economy, contain productive rural land and make up 90 per cent of Melbourne's Green Wedge areas.

As a group, the interface and peri-urban councils comprise 31.4 per cent of Victoria's population. For over two decades, population growth in these areas has exceeded the State's average, and this trend is expected to continue with around 900,000 additional residents expected to be living in the interface and peri-urban areas by 2036.

The Victorian Government is investing \$50 million through the 2022-23 Growing Suburbs Fund (GSF) to continue the timely delivery of critical infrastructure in interface and peri-urban communities.

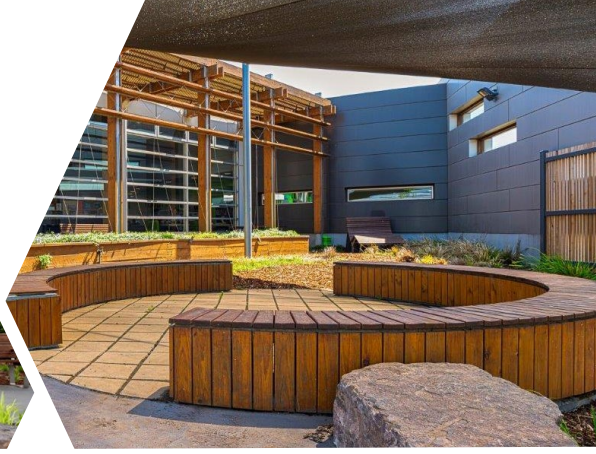
The GSF will be delivered in coordination with other government infrastructure investments in interface and peri-urban communities. It is overseen by the Minister for Local Government and administered by Local Government Victoria within the Department of Jobs, Precincts and Regions (the Department).

## 1.2 Objectives

The GSF will contribute to meeting critical local infrastructure needs for communities in our changing and fast-growing outer suburbs. It is positioned to quickly respond to the pressures being experienced by interface and peri-urban communities by accelerating infrastructure projects that will make a big difference to the liveability and resilience of these areas.

Grants will be targeted towards high priority community infrastructure projects that contribute to:

- the social and economic recovery of communities and groups impacted by coronavirus (COVID-19)
- the needs of rapidly growing communities
- local employment creation in both the construction phase and the ongoing operation
- improved local economic conditions in interface and peri-urban communities
- improved capacity for councils to respond to changing community needs and demands
- the delivery of innovative models of integrated/shared community infrastructure
- creating a safe and engaging environment for vulnerable and isolated community members
- progressing key priorities of the [Victorian Closing the Gap implementation plan](#) by delivering important cultural community infrastructure, and further enhancing the partnership between government sectors, Aboriginal community-controlled organisations, and the wider community.



## 2. Eligibility

### 2.1 Who can apply?

The 2022-23 GSF is open to Melbourne’s ten interface and six peri-urban councils.

The ten eligible interface councils are:

Cardinia Shire Council, Casey City Council, Hume City Council, Melton City Council, Mitchell Shire Council, Mornington Peninsula Shire Council, Nillumbik Shire Council, Whittlesea City Council, Wyndham City Council, and Yarra Ranges Shire Council.

The six eligible peri-urban councils are:

Bass Coast Shire Council, Baw Baw Shire Council, Golden Plains Shire Council, Macedon Ranges Shire Council, Moorabool Shire Council and Surf Coast Shire Council.

While only interface and peri-urban councils can apply for funding, Aboriginal community-controlled organisations, and not-for-profit or private sector organisations are encouraged to partner with these councils to put forward proposals for the 2022-23 GSF.

### 2.2 What will be funded

The 2022-23 GSF will fund new, expanded, or upgraded infrastructure projects within Melbourne’s ten interface and six peri-urban councils.

**The program will support projects that have a direct benefit to communities and surrounding catchment areas across the following infrastructure categories:**

- community health and well-being
- early education, libraries, learning and training
- sport, recreation, and leisure facilities that have dedicated community space and support multiuse purposes

- environmental and climate change resilience
- placemaking, civic amenity, and community connecting
- purpose-built facilities that respond to the needs of Aboriginal and Torres Strait Islander communities.

**The program will consider proposals put forward by eligible councils for funding in partnership with Aboriginal community-controlled organisations, and not-for-profit or private sector organisations. These proposals must:**

- be in line with the program criteria
- demonstrate the existing partnership between the sectors, and endorsement of the project evidenced by letters of support from both council and the organisation.

**Projects are expected to:**

- be delivered by qualified professionals
- incorporate Universal Design principles
- incorporate Environmentally Sustainable Design principles.

### 2.3 What will not be funded

The 2022-23 GSF will not fund:

- projects that have already commenced construction (including, but not limited to site clearing, earthworks, building works and any form of early works)
- projects located on land that is in the process of or yet to be acquired
- projects that are sporting pavilions that cannot demonstrate a dedicated community use space(s) to host community activities for groups other than the resident sporting clubs

- projects that are delivering new or upgraded sports fields or sports courts
- infrastructure that is fully scoped and funded through a development contribution plan, unless it can be clearly demonstrated that GSF funds will bring forward delivery, or that the actual costs of delivering the infrastructure materially exceed the total of developer contributions
- temporary buildings or improvements undertaken prior the delivery of a future and permanent facility
- routine or ongoing maintenance activities, cosmetic works, repair of facilities damaged by vandalism, fire or other natural disasters where the damage should be covered by insurance
- recurrent operating costs, including utilities and staffing resources
- projects where major components are civil works such as roads and associated footpaths, drainage, waste, resurfacing, carparks, and public transport infrastructure
- construction of infrastructure that does not have a direct community benefit or address an identified community need
- service connections (while these elements will form part of construction, any council contributions should be used for these purposes)
- bundling of small projects into a larger project for submission
- project proposals that have not clearly identified the scope and parameters of the project to be delivered.



## Growing Suburbs Fund





## 3. Application and project conditions

### 3.1 Project delivery dates

Projects are required to commence construction within 18 months of the grant being announced and be completed within 24 months of the commencement of construction.

As part of their applications, councils must submit a detailed Project Plan that outlines the timelines for the project(s) they plan to undertake and demonstrate that projects will be delivered within the proposed timeline.

### 3.2 Number of applications and priority order

There is no limit to the number of projects and dollar amount a council can submit for consideration. However, no more than 15 per cent of the total pool of funding will be allocated to a single council.

Projects funded in partnership with Aboriginal community-controlled organisations will not form part of the prescribed 15 percent of the total pool of funding available to a single council.

A council resolution providing support for each application and a priority order of projects is mandatory. The priority order will be taken into consideration during the assessment of the applications.

### 3.3 Project location

The applicant will need to provide evidence of land ownership where the proposed project will be located. If the land is owned by a third party, then the applicant will be required to provide evidence of an agreement with the landowner allowing the delivery of the project.

#### 3.3.1 Facilities on School Land

For projects on school land, a Community Joint Use Proposal (to the Department of Education and Training) which is completed by the applicant and the school must be submitted by the applicant to be eligible for funding (schools can access this document from the Department of Education and Training website).

Applicants must allow sufficient time to complete this document and obtain the necessary written endorsement from the Department of Education and Training.

A letter from the Department of Education and Training central office must also be provided that indicates endorsement of the project. Applicants requesting this letter should email [vsbaproperty@education.vic.gov.au](mailto:vsbaproperty@education.vic.gov.au).

### 3.4 Permits and approvals

Applicants must disclose any permits, authorities' approvals and reports/plans that will be required to be obtained or completed to deliver the project (e.g. building and planning permits, heritage permits, Water Authority permit, Biodiversity Assessment, Environmental Management Plan, etc.).

#### 3.4.1 Aboriginal Heritage Planning Tool

Applicants are required to complete the [Aboriginal Heritage Planning Tool](#) to determine if a Cultural Heritage Management Plan (CHMP) is required for their applied project. Further information about the CHMP can be found here: <https://www.firstpeoplesrelations.vic.gov.au/cultural-heritage-management-plans>.

### 3.5 Funding from other programs

The GSF aims to accelerate the delivery of critical community infrastructure and complement, rather than replace, other funding sources available to these communities. Projects that receive funding from multiple programs must comply with the conditions of each of the relevant programs.

Applications must identify any additional sources of funding sought, including State and Commonwealth government programs, as well as eligibility for contributions from developers.

Applications must also identify the additional value and discrete component(s) to be achieved through GSF funding.

## 4. Application and Assessment Process

### 4.1 Application process

#### 4.1.1 Pre-application meeting and site visits

Applicants must consult the GSF team before 20 June to discuss their project proposals. This will provide the opportunity for Local Government Victoria to discuss with each council the eligibility of the proposed projects and their alignment with the program objectives.

This process will include a site visit to each proposed location. Where a project has not been discussed with Local Government Victoria, or a site visit held, the project will not be considered for funding.

#### 4.1.2 Submit application and documentation

Applications will be received through a single application round, opening on **23 May 2022**. Applications and supporting documentation must be submitted via the link at <https://www.localgovernment.vic.gov.au/grants/growing-suburbs-fund>.

**Applications must be received by the Department no later than 2pm on 4 July 2022.**

Department staff may contact applicants to seek further clarification of information submitted. Some applicants may be requested to submit further information following initial assessment of applications by the Department.

**If you have any queries, please contact DJPR on 0411 752 071 or email [gsf@ecodev.vic.gov.au](mailto:gsf@ecodev.vic.gov.au).**

### 4.2 Timelines

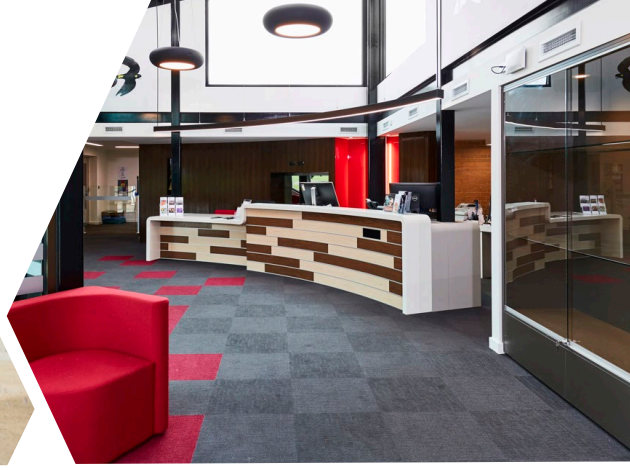
Applications Open	23 May 2022
Applications Close	2pm, 4 July 2022
Assessment and Decision Making	July/August 2022
Announcements from	September 2022
Funding Agreements Executed	October 2022
Construction Commencement	Within 18 months of the funding announcement
Construction Complete	Within 24 months of construction commencement

### 4.3 Assessment Process

Applications will be assessed by an independent moderation panel which will provide recommendations to the Minister for Local Government for decision.

The Department reserves the right not to assess an application if:

- the application does not address the assessment criteria (section 4.4.1) by completing each question within the online application form
- the project falls into one or more of the categories under what the GSF will not fund (see Section 2.3)
- the mandatory supporting documentation (as requested in section 5) is not included
- the application is submitted after the application closing date
- the application does not clearly identify the scope and parameters of the project to be delivered.



## 4.4 Criteria

### 4.4.1 Applicant Criteria

Applications must address all relevant criteria and provide relevant supporting documents as set out on page 14. Claims made against each criterion must be substantiated with evidence.

Percentage weightings are provided as a guide to the relative importance of different criteria in the assessment process.

Applications will be assessed against the following project assessment criteria:

Criteria	Description / Questions
Why? (25%)	<p>Applications must demonstrate the extent to which the project addresses an identified need in the community by:</p> <ul style="list-style-type: none"> <li>• demonstrating the connection between the project and a rapidly growing community, clearly identifying the need or gap in infrastructure provision that the project will address</li> <li>• demonstrating how the project will add to local economic activity, employment creation, and outcomes for vulnerable job seekers in their communities in both the construction phase and the ongoing operation</li> <li>• demonstrating how the project aligns with and delivers against current state policy objectives</li> <li>• demonstrating how the project will deliver on the purpose of the GSF and the desired outcomes.</li> </ul> <p>Applications that directly address needs resulting from population growth will be favorably considered. Applications that progress partnerships between Aboriginal community-controlled organisations and government sectors will also be considered favorably.</p>
Who? (25%)	<p>Applications must clearly demonstrate the extent to which the project will deliver benefits to the community and:</p> <ul style="list-style-type: none"> <li>• contribute to improved gender equality and the needs of diverse communities</li> <li>• clearly identify the intended benefits (social, economic, and/or environmental) that the project will deliver</li> <li>• demonstrate the breadth and depth of the expected benefits including who will benefit and how.</li> </ul>

Criteria	Description / Questions
What? (20%)	<p>Applications must provide details of what the funding will be used for and:</p> <ul style="list-style-type: none"> <li>• clearly identify the scope and parameters of the project to be delivered</li> <li>• demonstrate that site/floor plans have been developed</li> <li>• demonstrate consistency with climate change, environmentally sustainable design, and universal design principles. Consideration should be given to achieving positive environmental outcomes e.g. reducing operational costs, reducing environmental impacts of construction, energy and water efficiencies</li> <li>• explain how the proposed infrastructure will be managed and its benefits sustained once the infrastructure is delivered.</li> </ul>
How? (20%)	<p>Applications must provide details that:</p> <ul style="list-style-type: none"> <li>• demonstrate a sound approach to delivering the project, providing realistic timeframes for delivery, and demonstrating that the project is financially viable and represents value for money</li> <li>• demonstrate capacity to implement and/or source expertise to manage the delivery of the project</li> <li>• outline the proposed funding contributions for the project.</li> </ul> <p>Projects that have significant council contributions and attract further public, not-for-profit or private sector investment are desirable and strongly encouraged.</p> <p>Applications must identify whether an application has been made to an additional funding body or program, and the status of this application's outcomes.</p> <p>Applications must clearly identify how the coinciding funding agreements, timelines, and milestone deliverables will be managed.</p> <p>Applications must also identify how council will fund the difference if applications for other funding contributions are unsuccessful.</p>





## Criteria

## Description / Questions

<p>The extent of council and community support for the project (10%)</p>	<p>Applications must demonstrate:</p> <ul style="list-style-type: none"> <li>• that the project is a recognised strategic council priority and is consistent with key council plans such as the current Council Plan and Strategic Resource Plan, community plans or structure plans and/or policy documents</li> <li>• the level of community support. This could be demonstrated by engagement activities, co-contributions or in-kind support from community members or groups</li> <li>• the increase in activities and community use of the facility the project will support.</li> </ul> <p>For projects partnering with Aboriginal community-controlled organisations, and not-for-profit or private sector organisations, applications must demonstrate the existing partnership between the sectors, and how council has, and will continue to work with the partnering organisation to achieve project delivery.</p> <p>Applications must also outline the extent of community support and engagement for the project.</p>
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### 4.4.2 Program Wide Criteria

A program assessment panel will consider six program-wide factors. These factors are:

- consistency with state priorities – the panel will consider how each project aligns local and State priorities
- leveraged funding – councils are expected to contribute funding to the delivery of each project. A notional program wide funding leverage of \$1 for \$1 is in place
- geographic distribution – no more than 15 percent of the total pool of funding will be allocated to a single council
- diversity of infrastructure/project types – the assessment will seek to ensure that funded projects represent a mix of infrastructure
- council’s past performance on delivering government funded projects will be taken into consideration
- the consideration of the Green Star Rating certification for design, construction and operations for sustainable buildings.

## 5. Supporting documentation

To be considered for funding, the applicant must submit the **mandatory** supporting documentation to support the eligibility and readiness of the project.

It is also recommended that the preferable documentation listed in the table below be submitted to further support the application.

Please ensure all documents are clearly named (e.g. Concept Plan – Project Name, Project Plan – Project Name, etc.).

Council is also required to provide estimated ongoing staffing for the project, broken down by female and male employees. This will be included in the online application form.

Supporting documentation	Requirement
Evidence of a council resolution providing support for each application and priority order of projects	Mandatory
Site/floor plans for the project	Mandatory
Confirmation of other funding sources	Mandatory
Detailed project plan outlining the project's timeline and activities (e.g. Gantt chart, project management/delivery plan)	Mandatory
Current project budget, within 90 days of the application being made (e.g. QS report, Cost plan, independent qualified expert report, OPC)	Mandatory
Evidence of land ownership or legally binding land use agreement with landowner or in-principal agreement with landowner	Mandatory
For projects on school land, please refer to section 3.3.1 <ul style="list-style-type: none"> <li>• A completed Joint Use Agreement, or a completed Community Joint Use Proposal to enter into a Community Joint Use Agreement</li> <li>• A letter from the Department of Education and Training central office that indicates endorsement of the project. Applicants requesting this letter should email <a href="mailto:vsbaproperty@education.vic.gov.au">vsbaproperty@education.vic.gov.au</a></li> </ul>	Mandatory if applicable
Evidence of stakeholder and community consultation that demonstrates the support for the project	Mandatory
Evidence that the <a href="#">Aboriginal Heritage Planning Tool</a> (Aboriginal Heritage Act 2006) has been completed	Mandatory
For projects partnering with Aboriginal community-controlled organisations, and not-for-profit or private sector organisations: <ul style="list-style-type: none"> <li>• Evidence of the existing and ongoing partnership between the sectors (e.g. letters of support from both council and the organisation endorsing the partnership and project to be delivered)</li> <li>• Evidence of community engagement and support of the partnership (e.g. letters of support, facility use agreements etc.)</li> </ul>	Mandatory if applicable

## Supporting documentation

## Requirement

Applicable permits including Cultural Heritage Management Plans, Environmental Effects Statement, etc.	Preferable
A business case, feasibility study or cost benefit analysis that may have been completed for the project	Preferable
Relevant sections of council reports, plans, or strategies (please do not attach entire documents)	Preferable
Letters of support from groups or organisations clearly demonstrating their support to the project and how they will benefit from it	Preferable
Facility schedule of use	Preferable
Aerial Images or plans showing location of proposed project	Preferable
Site investigation documents (e.g. Geotech report)	Preferable





## 6. Funding Conditions

### 6.1 Funding agreement

Successful applicants must enter into a funding agreement with the Department. Funding agreements establish the parties and outline their commitments and obligations to each other, as well as setting out the general funding terms and conditions. It is recommended that applicants review the Common Funding Agreement standard terms and conditions before applying.

No funding will be released until the Department and the applicant have executed the funding agreement and the appropriate milestone evidence identified in the funding agreement has been met. This includes confirmation of construction starting within the 18-month timeframe.

The Department reserves the right to withhold payments in cases where there are concerns relating to the delivery of the project. In this instance, the Department will release funding when appropriate actions have been taken to ensure the funded project will be delivered within the agreed timeframes.

In the event of a project being delivered for less than the budget stated in the funding agreement, two alternatives will be available to councils:

- return the unspent funds negotiated on a pro rata basis
- opportunity to put forward a case to have any unspent funds used to expand the scope of either the underspent project or another funded GSF project.

Any reallocation request to Local Government Victoria must include information about why there was an underspend on a GSF project and how increasing the scope of the underspent project or transferring the funding to another GSF project will further benefit the community and generate economic activity and job creation.

Local Government Victoria will use this information in making recommendations to the Minister for Local Government on the reallocation of any unspent funding.

### 6.2 Project monitoring and delivery

Funding recipients are required to comply with project monitoring and reporting requirements outlined in the funding agreement. It is the Department's preference that councils appoint a primary contact for all matters relating to reporting, monitoring and delivery.

Councils are responsible for project delivery, including any project cost overruns should they occur. In cases where applications are submitted in partnership with third party organisations, it is expected that councils will take responsibility for project delivery.

Councils are to extend an invitation to the GSF team to participate in any Project Control Board meetings that occur throughout the duration of the project.

Councils must also take full responsibility for the cost of ongoing operation and maintenance of any facilities through their asset management processes.



In cases where a project is delayed for an unreasonable length of time, or substantive changes to scope are made after funding has been approved, or where a project fails to be delivered, the Department reserves the right to cancel the grant and, if applicable, recoup any payment that has already been provided.

A request to vary the timing of an approved project must be discussed with the Department prior to the submission of a variation request. Any timing variation over 6 months must be accompanied by a letter from the council's Chief Executive Officer approving the request.

Timing variation approvals are at the discretion of the Department and may lead to a reduction or cancellation of the grant.

Progress reports will be requested throughout the life cycle of the funding agreement. These reports are required to be submitted through the Department's online system. A final report with financial acquittal for all project income and expenditure is required to be submitted to the Department together with:

- building compliance or occupancy certificate
- photographs of the completed facility
- an invitation to the Department to inspect the facility in operation
- media coverage material.

An outcomes report is also required to be submitted to the Department within 12 months of construction completion. This will need to include information and data demonstrating:

- increased usability
- increased activities and programs
- visitation, including age breakdown where applicable
- new initiatives that have been implemented as a direct result of funding from the GSF
- the delivery of innovative models of integrated/shared community infrastructure (e.g. partnerships formed, service delivery model developed).

## 6.3 Local Jobs First Policy

The Local Jobs First Policy (LJF Policy) issued under the Local Jobs First Act 2003 supports businesses and workers by ensuring that small and medium size enterprises are given a full and fair opportunity to compete for both large and small government contracts, helping to create job opportunities, including for apprentices, trainees and cadets. The LJF Policy is implemented by Victorian Government departments and agencies to help drive local industry development. The LJF Policy applies to grant projects where the value of the grant is above the threshold values of:

- \$3 million or more in metropolitan Melbourne, or
- \$1 million or more in regional Victoria.

Projects funded through the GSF must comply with the Local Jobs First Policy.

Local Jobs First requirements will be built into all funding agreements where these thresholds apply.

Further information regarding the requirements can be found at:

<https://localjobsfirst.vic.gov.au/>

## 6.4 Acknowledgement

### 6.4.1 Acknowledgement and Publicity Requirements

Successful applicants are expected to acknowledge the Victorian Government's support through the Growing Suburbs Fund. Promotional guidelines form part of the funding agreement and include the requirement that all activities acknowledge Victorian Government support through logo presentation on any activity-related publications, media releases and promotional material. Successful applicants must liaise with the Department's program area to coordinate any public events or announcements related to the project.

Plaque proofs must be submitted to the Department's program area for approval before being displayed at any public event, and must contain the Victorian Government logo.



Successful applicants may be required to provide information on activity outcomes for use in program evaluation or in the Department's communication material.

#### 6.4.2 Capital Works Signage Requirements

Successful applicants need to acknowledge the State Government's support for the project through appropriate signage consistent with the Victorian Government's Capital Works Signage Requirements (available at <https://www.vic.gov.au/capital-works-signage-guidelines>) or as otherwise specified by the Department of Jobs Precincts and Regions.

### 6.5 Privacy

The Department of Jobs, Precincts and Regions is committed to protecting your privacy. We collect and handle any personal information about you or a third party in your application, for the purpose of administering the funding and informing the public of successful applications.

In order for us to administer your application effectively and efficiently, we may need to disclose your personal details with others for the purpose of assessment, consultation, and reporting. This can include departmental staff, Members of Parliament and their staff, external experts, such as members of assessment panels, or other government departments.

If you intend to include personal information about third parties in your application, please ensure that they are aware of the contents of this privacy statement.

Any personal information about you or a third party in your correspondence will be collected, held, managed, used, disclosed or transferred in accordance with the provisions of the Privacy and Data Protection Act 2014 (Vic) and other applicable laws.

To obtain a copy of the Department of Jobs, Precincts and Regions Privacy Policy, please email [gsf@ecodev.vic.gov.au](mailto:gsf@ecodev.vic.gov.au).

For information about how to access information about you held by the Department of Jobs, Precincts and Regions, please email [gsf@ecodev.vic.gov.au](mailto:gsf@ecodev.vic.gov.au).







## TREE MATTER OUTSIDE 14 MILNERS ROAD, YARRA JUNCTION

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Report Author: Trees Co Ordinator  
 Responsible Officer: Director Environment and Infrastructure  
 Ward(s) affected: O'Shannassy;

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*The author(s) of this report and the Responsible Officer consider that the report complies with the overarching governance principles and supporting principles set out in the Local Government Act 2020.*

### CONFIDENTIALITY

This item is to be considered at a Council meeting that is open to the public.

### SUMMARY

Council has a request to remove four trees within the road reserve outside 14 Milners Road, Yarra Junction. The resident's main concern is that the trees are dangerous and will fall onto their property. The trees are assessed as low risk.

While the resident has said that the trees have damaged their service line on two occasions, Council has no recorded Public Liability claims for this property prior to the contact with the Ward Councillor.

The trees are indigenous to the area (*Eucalyptus cephalocarpa*). The details of the trees are in the attached Arborist Assessment Report. The roadside reserve is in a Neighbourhood Residential Zone (NRZ2) and is also subject to Significant Landscape Overlay 22 (SLO22).

A planning permit will be required if the trees are approved for removal.

### RECOMMENDATION

#### *That Council*

1. ***Considers that the trees within the road reserve adjacent to 14 Milners Road, Yarra Junction should be retained.***
2. ***The landowner of 14 Milners Road, Yarra Junction be advised that Council does not support removal of the trees.***

### RELATED COUNCIL DECISIONS

There are no related Council decisions relevant to this item.

## DISCUSSION

### *Purpose and Background*

The resident has asked the Ward Councillor to escalate this matter as Council's Tree Management Team has recommended no action for the trees as they are considered to be low risk. The resident is concerned about future branch fall and the potential damage to the property and risk to children. Accordingly, the matter has been escalated as part of the process detailed in Council's Tree Policy.

### *Options considered*

It is considered that there are three options to deal with the request.

1. Remove all the trees.
2. Heavily prune the trees.
3. Retain the trees at this time.

Option 1 - Remove all the trees has the advantage that all risks would be removed and would meet the resident's wishes. However, it is considered that there would be a loss of environmental and amenity value, and it would take many years to grow replacement trees to a similar size. It may also lead to requests for the removal of other trees in the area, as neighbouring residents have also asked that their trees to be removed.

Option 2 - Heavily prune the trees may manage the risk in the short term. However, heavily pruning mature trees exposes them to new wind forces and may increase the risk of branch failure. Heavy pruning also risks killing the trees or causing prolific regrowth, which would have to be managed for the rest of the tree's lives.

Option 3 - Retain the trees at this time follows the Tree Management Team's usual process when the trees have been assessed as low risk. However, there is a risk that branches could fail. This option is contrary to the resident's wishes.

### *Recommended option and justification*

While accepting that Option 3 does not meet the resident's wishes and is the higher risk option, it is recommended that no action is undertaken with the four trees.

A qualified arborist has assessed the trees and recommended that they remain. The arborist did not identify or recommend any other works.

The process taken by staff is in accordance with Council's Tree Policy and follows the normal processes for any requests from the community for inspection of a tree(s). This option is also the most beneficial from an environmental and local amenity perspective.

Under this option, the trees would be inspected, and any recommended action carried out if their condition significantly changed in the future.

## **FINANCIAL ANALYSIS**

If Council decides to remove the trees, the cost is normally met through the Tree Management Team's operational budget. An approximate cost to remove the four trees and their stumps is \$4,500.

If the trees are retained, any ongoing maintenance costs will also be covered by the Tree Management Team's operational budget.

## **APPLICABLE PLANS AND POLICIES**

This report contributes to the following strategic objective(s) in the Council Plan: Protected & Enhanced Natural Environment

No regional, state or national plans and policies are applicable to the recommendation in this report.

## **RELEVANT LAW**

Not applicable

## **SUSTAINABILITY IMPLICATIONS**

### **Economic Impacts**

It is generally accepted that well-treed streets can have an increase in property values as they add value to the neighbourhood character and local amenity.

### **Social Impacts**

It is generally accepted that well-treed streets improve the amenity of the neighbourhood.

### **Environmental Impacts**

The trees are indigenous and contribute to the environmental value of the area.

Trees can store atmospheric carbon as biomass. Trees are composed largely of carbon and continue to take in carbon as they grow. By fixing carbon during photosynthesis and storing it as biomass, growing trees act as a sink for CO<sub>2</sub>. The carbon that is removed from the atmosphere by trees contributes to a more stable climate.

Trees can play an important role in reducing the urban heat island effect. Leafy tree canopies cool their surroundings by shading hard surfaces and transpiring. Scientific studies conducted in inner Melbourne have demonstrated that street trees can reduce daytime summer air temperatures by between 1.5°C and 4°C.

Trees provide valuable habitat and food sources for indigenous fauna. While the subject trees do not have hollows, they may provide a food source for indigenous fauna, especially cockatoos.

## **COMMUNITY ENGAGEMENT**

A letter was sent to neighbouring properties stating that Council is considering a request to remove the trees and welcomes feedback on the request.

Four replies were received, two calls and two emails. Two were in favour of tree removal and two were in favour of retaining the trees.

## **COLLABORATION, INNOVATION AND CONTINUOUS IMPROVEMENT**

Not relevant.

## **RISK ASSESSMENT**

Council's Coordinator Tree Management Team has assessed the trees and rated them low risk using the risk analysis matrix in section 3.5 of Council's 2016 Tree Policy. The risk matrix is based on the method set out by the International Society of Arboriculture.

The Risk Management Team has checked all claims records and cannot locate any claim for these trees or from the resident prior to the contact with the Ward Councillor.

It is accepted that if the trees are retained there is a risk that further branches may fall. However, this is experienced widely across the municipality with the assessment of trees where they are retained. Arborists cannot guarantee that any tree will not drop branches or fail at some stage of its life.

If the trees are retained and did cause damage to the resident's property, there is a risk of an insurance claim being made against Council.

## **CONFLICTS OF INTEREST**

No officers and/or delegates acting on behalf of the Council through the Instrument of Delegation and involved in the preparation and/or authorisation of this report have any general or material conflict of interest as defined within the *Local Government Act 2020*.

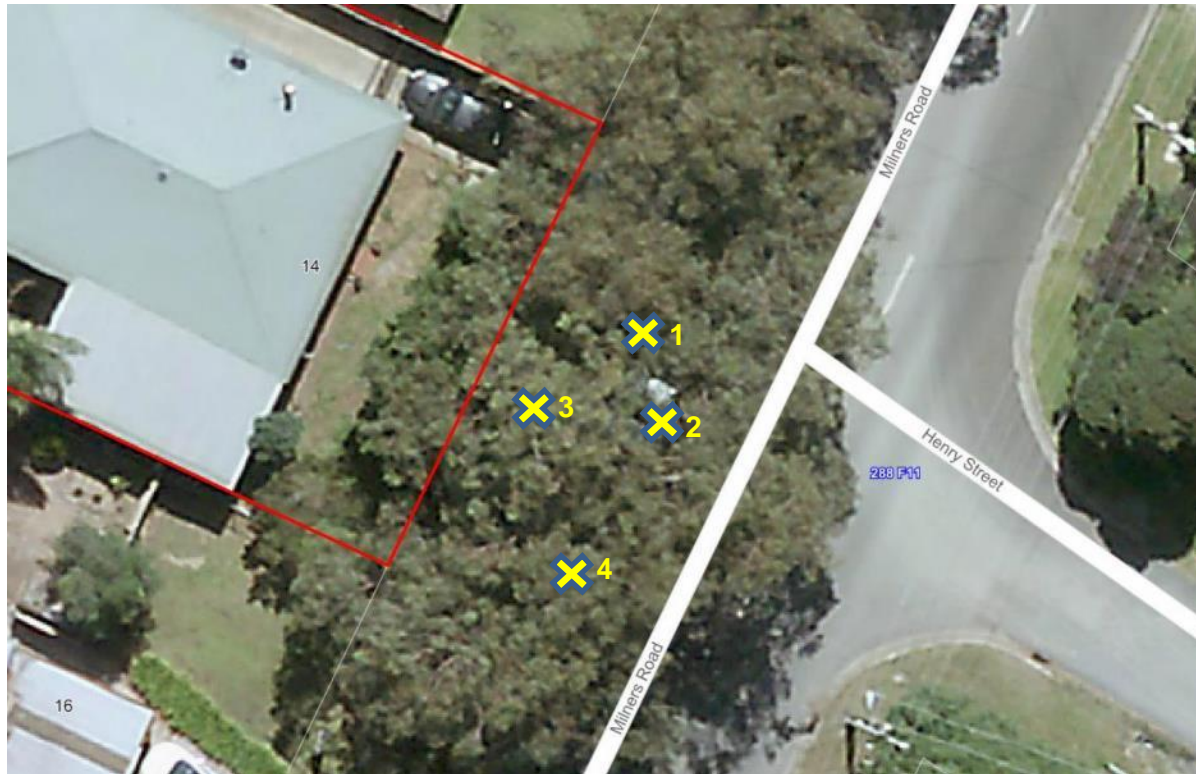
## **ATTACHMENTS TO THE REPORT**

1. Arborist report

### TREE INSPECTION REPORT

<b>Report number:</b> 1037736	<b>Site address of tree:</b> 14 Milners Road, Yarra Junction	
<b>Date of inspection:</b> 30/03/2022	<b>Melway:</b> 288 F11	
<b>Name:</b> [REDACTED]	<b>Address:</b> 14 Milners Road, Yarra Junction	<b>Phone:</b> [REDACTED]
<b>Recommended action:</b> Trees 1-4, no works		
<p><b>Reasons for recommended action:</b>  All 4 trees are Silver-leaved Stringybarks. They have grown in a cluster with irregular form as is typical of the species. In an effort to grow towards the light, some of the trunks are leaning; however, none appear unstable.</p> <p>Tree 1 has a strong lean over the driveway; however, is well sheltered and failure is unlikely.</p> <p>Tree 2 has been pruned and has a full canopy, none of the branches appear likely to fail.</p> <p>Tree 3 leans over the private property boundary a couple of metres but does not overshadow the house.</p> <p>Tree 4 is large and has had several large failures. None of the branches at this stage appear likely to fail.</p> <p>Spoke briefly with resident, she would like them all removed.</p>		
<b>Risk &amp; works priority:</b> Low	<b>Site conditions &amp; equipment required:</b>	

**Map:**



<b>Age:</b> Mature Mature Mature Mature		<b>Common name:</b> Silver-leaved Stringybark Silver-leaved Stringybark Silver-leaved Stringybark Silver-leaved Stringybark		<b>Botanical name:</b> <i>E. cephalocarpa</i> <i>E. cephalocarpa</i> <i>E. cephalocarpa</i> <i>E. cephalocarpa</i>	
<b>Tree No.</b>	<b>Height (m)</b>	<b>Spread (m)</b>	<b>DBH (mm)</b>		
1	10	9	400		
2	15	10	500		
3	17	10	600		
4	16	12	750		
<b>Roots condition:</b> Not observed Not observed Not observed Not observed			<b>Trunk condition:</b> Fair, on a significant lean Good Good Good		
<b>Limbs condition:</b> Fair Fair, minor deadwood Fair, moderate property overhang Fair, previous failures evident			<b>Foliage condition:</b> Good Good Good Good		



Amenity value: Moderate		<b>Habitat:</b> <i>Part of habitat corridor:</i> No <i>Hollow bearing:</i> No <i>Native Fauna Use:</i> None observed
<b>Distance to building (m):</b> ~8-11	<b>Do branches overhang buildings?</b> No	<b>Targets</b> Driveway, service wire, road, parked cars, front yard, house (major failure)
<b>Company:</b> Ryder Consulting	<b>Name:</b> [REDACTED]	<b>Date report written up:</b> 30/03/2022

Photo 1



Trees 1-4



Photo 2



Tree 1



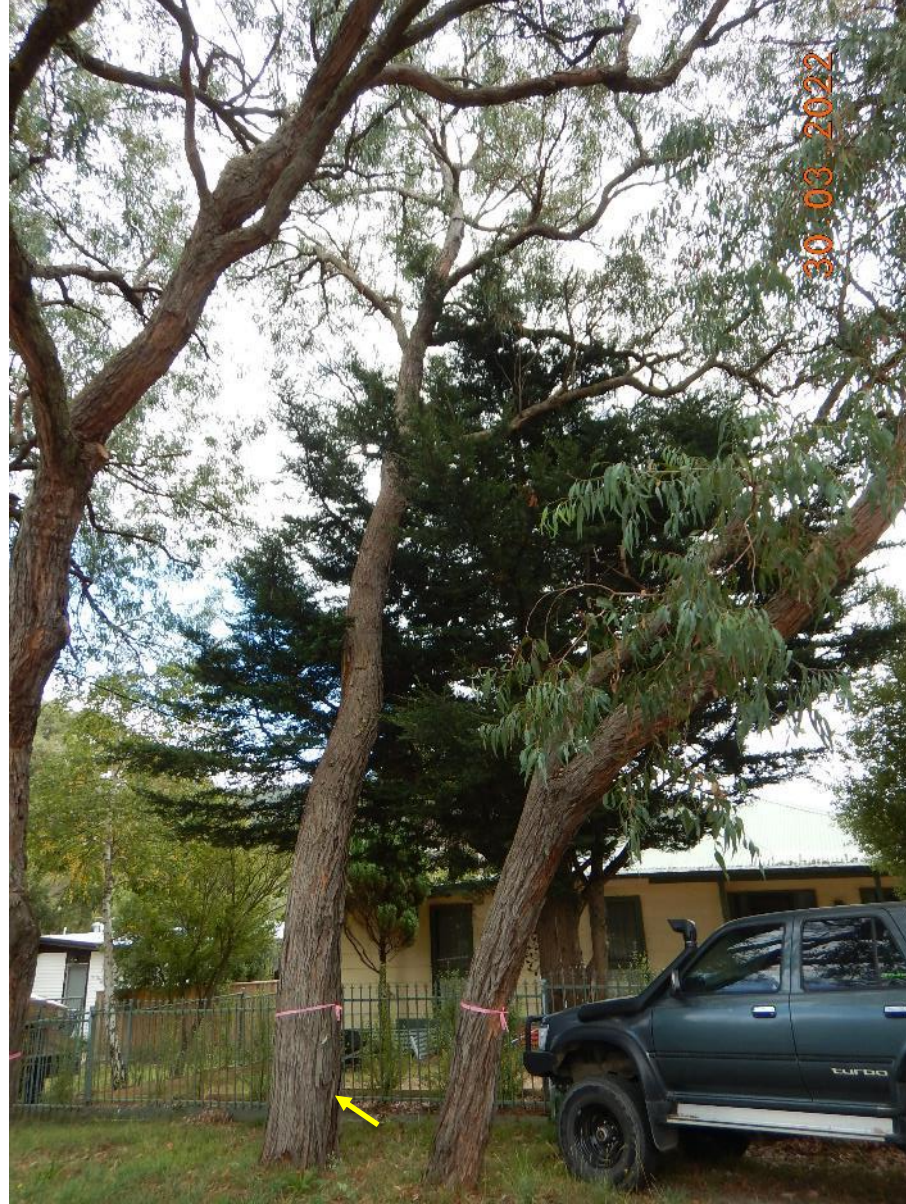
Photo 3



Tree 2



Photo 4



Tree 3

Photo 5



Tree 4 with recent failure evident.



## **EMERY LANE, MONTROSE - BRETBY WAY, MONTROSE & WELHAM ROAD, MOOROOLBARK INTENT TO LEVY SPECIAL CHARGE**

Report Author: Property & Project Officer  
 Responsible Officer: Director Environment and Infrastructure  
 Ward(s) affected: Walling;

*The author(s) of this report and the Responsible Officer consider that the report complies with the overarching governance principles and supporting principles set out in the Local Government Act 2020.*

### **CONFIDENTIALITY**

This item is to be considered at a Council Meeting that is open to the public.

### **SUMMARY**

This Intent to Levy a Special Charge Report involves the below road improvement projects, with each project being treated as an individual special charge scheme:

- Emery Lane, Montrose.
- Bretby Way, Montrose.
- Welham Road, Mooroolbark.

When referred to collectively, they are known in this report as “The Subject Roads”.

As part of its 2019 budgetary process, the Federal Government announced a nine-year, \$150 Million funding initiative for Yarra Ranges Council to seal roads within the Dandenong Ranges and surrounding areas. This funding program has been named the Roads for the Community Initiative.

At its meeting on 24 September 2019 Council endorsed a list of roads to be constructed using this funding to be facilitated by means of Special Charge Schemes. The Subject Roads were included on this list of roads.

This report recommends affected landowners be notified of Council’s Intent to Levy a Special Charge for the construction of The Subject Roads.

### **RECOMMENDATION**

*That*

- 1. The affected landowners be advised of Council’s intent to declare a special charge (“the special charge”) at its meeting scheduled for 13**

**September 2022, or should this meeting not proceed then the next available Council meeting, for the purpose of defraying expenses associated with proposed improvement works in:**

- (a) Emery Lane, Montrose.**
  - (b) Bretby Way, Montrose.**
  - (c) Welham Road, Mooroolbark.**
- 2. Subject to any variation of a scheme under Section 166 of the Local Government Act 1989, the amount to be levied under the scheme exclusive of interest payable under Section 172 of the Local Government Act 1989 will be:**
- (a) Emery Lane, Montrose. In total \$49,728 (“the amount to be paid”); comprising of \$42,000 for the cost of works and \$7,728 for financing cost.**
  - (b) Bretby Way, Montrose. In total \$147,112 (“the amount to be paid”); comprising of \$124,250 for the cost of works and \$22,862 for financing cost.**
  - (c) Welham Road, Mooroolbark. In total \$91,168 (“the amount to be paid”); comprising of \$77,000 for the cost of works and \$14,168 for financing cost.**
  - (d) On each date specified under Section 167 of the Local Government Act 1989 as being the date on which the whole of rates and charges (other than special rates and charges) is due (“the due date”) the amount represented by the formula:  $X/Y$  where X represents the amount to be paid and Y represents the number of due dates during the period which the scheme will remain in force.**
- 3. In accordance with Section 163 (3) of the Local Government Act 1989 Council specifies that the special charge:**
- (a) Is proposed to be declared for the land in the “designated area” shown on the attached plan.**
  - (b) Will be payable in respect of all rateable land within the designated area.**
  - (c) Will be assessed and levied as set out in this resolution.**
  - (d) Will remain in force for the period commencing on 1 July 2023 and concluding on 30 June 2033.**
- 4. In accordance with Section 221 of the Local Government Act 1989 the special charge is also proposed to be declared in respect of land within the designated area which is not rateable land and is not Crown land.**
- 5. It is recorded that assessment of the special charge is calculated on the following basis:**
- (a) \$7,000 per development unit.**

- (b) Plus financing cost of 3.68% per annum.**
    - (c) 100% on a development unit basis as follows.**
      - (i) Special benefit where a dwelling or building is permitted.**
      - (ii) The degree of special benefit having regard to the use or future use of the land.**
- 6. The amount assessed, based on the assessment factors, is set out in the attached schedule of costs per property for the scheme.**
- 7. If works do not commence within 12 months of declaration of the special charge scheme, the financing cost rate applicable to landowners repaying the special charge over 10 years be reviewed, based on number of assessments involved, interest rate movements and the quantum of the project.**
- 8. Should the financing cost rate change after review, a further report be submitted to Council at the time of commencing works to confirm the financing cost rate that shall apply to the proposed special charge, and those persons liable to pay the special charge over a 10 year period be notified of the revised financing rate.**
- 9. In accordance with section 167 (4) of the Local Government Act 1989, landowners be offered an option to repay their charge as a lump sum payment. For landowners to undertake this option, full payment is to be made by 15 February 2024, and the proportion of the cost to finance the scheme attributable to the property is to be deducted from the total charge.**
- 10. The Chief Executive Officer be authorised to give public notice of the intent to declare the special charge in accordance with Section 163 (1A) and 223 of the Local Government Act 1989 in The Star Mail newspapers and on Council's Internet Website.**
- 11. If required a consultation meeting with appropriate Council Officers, be arranged to discuss any submissions received relating to the Special Charge.**
- 12. If submissions are made:**
  - (a) Those submissions be considered, and any person (or their representative as specified in their submission) who has requested to be heard in support of their submission be heard, by a meeting of Council scheduled for 13 September 2022, or should this meeting not proceed then the next available meeting.**



**(b) Those persons making submissions be advised copies of their submissions will be made available at the Council meeting held when their submission is considered.**

**13. If no submissions are made, the matter be reported to Council at the meeting scheduled for 13 September 2022, or should this meeting not proceed then the next available meeting.**

**14. The Chief Executive Officer be authorised and directed to seek payment of and recover the special charge with any interest thereof.**

## RELATED COUNCIL DECISIONS

At its meeting on 24 September 2019, Council considered a report regarding the Federal Government Road Construction Funding Initiative and adopted recommendations including:

1. Council endorse the roads listed in Attachment 1 (of that report) for construction utilising the Federal Government funding initiative; and
2. Landowner contributions to road construction projects funded by the Federal Government funding initiative be fixed at \$7,000 per development unit.

This report has been published on Council's website and is available by searching the Agenda for the 24 September 2019 Ordinary Meeting:

[https://www.yarraranges.vic.gov.au/Council/Council-meetings/Minutes-and-agendas?dly\\_OC%20CL%20Public%20Meetings=%28pageindex=4%29](https://www.yarraranges.vic.gov.au/Council/Council-meetings/Minutes-and-agendas?dly_OC%20CL%20Public%20Meetings=%28pageindex=4%29)

## DISCUSSION

In accordance with Council's Special Charge Scheme Policy, landowner support has been sought and obtained for construction of The Subject roads.

The projects have been listed in Council's 2020/21 - 2023/24 Capital Expenditure Program, funded from the Roads for the Community Initiative (Federal Government Grant) and Landowner contributions.

Design is complete, and the projects are ready to proceed to the statutory phase.

### ***Recommended option and justification***

That Council advise affected landowners of its intent to declare a special charge for the Emery Lane, Montrose, Bretby Way, Montrose and Welham Road, Mooroolbark Improvement Works Special Charge Schemes, in accordance with the provisions of the *Local Government Act 1989*.

It is recommended that Council at its meeting scheduled for 13 September 2022 or should this meeting not proceed then the next available meeting, following the

consideration of any submissions, determine whether to adopt, amend or abandon the scheme. If Council adopts or amends the scheme, the special charge may then be declared.

The special charge is then levied by sending a notice under Section 163 (4) of the *Local Government Act 1989* to the persons liable to pay the charge.

Following the levying of the charge a person under Section 185 of the *Local Government Act 1989* aggrieved by the imposition of the special charge on that person, may within 30 days after the date of effective issue of the notice levying the charge, apply to the Victorian Civil and Administrative Tribunal for a review of the decision.

### ***Description of Improvement Works***

- Emery Lane, Montrose
  - Approximately 180m asphalt pavement with 5 metres trafficable width and one localised narrowing of 3.5 metres.
  - Concrete rollover kerb and channel on both sides of the road.
  - Reinstatement of vehicle crossovers.
- Bretby Way, Montrose
  - Approximately 315m asphalt road pavement varying between 3.5 - 5 metres trafficable width.
  - Concrete rollover kerb and channel on one side of the road (high).
  - Reinstatement of vehicle crossovers.
- Welham Road, Mooroolbark
  - Approximately 133m asphalt pavement with 5 metres trafficable width.
  - Concrete rollover kerb and channel on both sides of the road.
  - Reinstatement of vehicle crossovers.

These works are considered to be of an appropriate standard to service Emery Lane, Montrose, Bretby Way, Montrose and Welham Road, Mooroolbark and are not in excess of the standard which would normally be adopted by Council for the improvement of a local road.

The purpose of the special charge is to improve safety, amenity and accessibility for landowners involved.

A search of Council's records indicates that Emery Lane, Montrose, Bretby Way, Montrose and Welham Road, Mooroolbark have not previously been constructed to

the satisfaction of Council under Section 163 of the *Local Government Act 1989* or under Division 10 of Part XIX or Part XIII of the *Local Government Act 1958*.

Council is therefore able to proceed with its intent to declare a special charge pursuant to Section 163 of the *Local Government Act 1989*.

### ***Designated Areas***

A special charge is proposed to be declared in respect of the properties within the designated areas, being those properties that abut or gain primary access via Emery Lane, Montrose, Bretby Way, Montrose or Welham Road, Mooroolbark as shown in Attachments 1,5 and 9 respectively.

These properties are considered to be naturally coherent in accordance with the Ministerial Guideline on Special Rates and Special Charges.

### ***Special Charge Scheme***

A Special Charge Scheme has now been prepared for the above projects, to allow Council to advise of its intent to declare a special charge.

Attached for the projects is a plan showing the designated area, estimate of cost of works, schedule of costs per property for road improvement works and a calculation of Special Benefit and Maximum Total Levy.

## **FINANCIAL ANALYSIS**

The Financial Implications for each scheme are outlined below:

### ***Emery Lane, Montrose***

Based on preliminary estimates for road improvements to Emery Lane, Montrose an amount of \$191,000 has been allocated in Council's 2020/21 to 2022/23 Capital Expenditure Budgets.

Following detailed design for the project the estimated cost of works has been determined as \$382,013 as shown in Attachment 2. The increase to budget estimate is associated with an increase in current road construction costs including items such as kerb and channel and underground drainage.

Additional Council funding for these works, if required after the tender process, will be sourced from savings on completed Roads for the Community construction projects or from funds that were allocated to projects that did not proceed due to insufficient landowner support. At its meeting on 24 September 2019 Council resolved that Landowner contributions to road construction projects funded by the Federal Government funding initiative be fixed at \$7,000 per development unit.

Council's contribution to the project is estimated to be \$340,013 and will be funded by the Federal Government Roads for the Community Initiative.

The landowner contribution to the project will be fixed at \$42,000 (subject to the outcome of any submissions to the Special Charge Scheme).

As listed in Attachment 3 – Emery Lane, Montrose Schedule of Costs per Property, this results in a subsidy for landowners of \$259,641 over and above Council's normal 20% contribution towards Special Charge Scheme projects, equating to a landowner saving per development unit of \$43,274.

Through the process of tendering, delivering and finally costing the overall project, any savings would first be directed towards this subsidy prior to proportionately sharing with landowners as described in Council's Special Charge Scheme policy.

This estimate has been prepared based upon previous works carried out throughout the municipality and includes a 10% contingency amount.

### ***Scheme Details***

Estimated Project Cost	\$382,013
<u>Less</u> Council Cost only Items	\$0
<b>Estimated Scheme Cost</b>	<b>\$382,013</b>
<u>Less</u> Council's 20% Contribution	\$75,410
<u>Less</u> Council's Contribution to Melbourne Water Land- pipeline	\$4,961
<u>Less</u> Subsidy for Federal Government Funding Ceiling of \$7,000 per benefit unit	\$259,641
<b>Balance of estimated cost to be recovered from landowners (excluding financing costs)</b>	<b>\$42,000</b>

Details of the calculation of special benefit and maximum total levy are set out in Attachment 4 – Emery Lane, Montrose Special Benefit and Maximum Total Levy.

### ***Financing Costs***

Funding of the landowner component of the project is to be provided through loans. The financing cost rate is determined from Council's latest borrowings. The financing cost rate applicable is 3.68% based on latest borrowings rates for a ten-year period.

Financing costs are to be recovered from landowners who choose not to pay in full by 15 February 2024. Total landowners' estimated share for the works is \$42,000 plus an amount of \$7,728 for financing costs. These financing costs have been separately accounted for in the debt servicing budget.

### **Bretby Way, Montrose**

Based on preliminary estimates for road improvements to Bretby Way, Montrose an amount of \$388,000 has been allocated in Council's 2020/21 to 2022/23 Capital Expenditure Budgets.

Following detailed design for the project the estimated cost of works has been determined as \$488,170 as shown in Attachment 6. The increase to budget estimate is associated with an increase in current road construction costs including items such as kerb and channel and underground drainage.

Additional Council funding for these works, if required after the tender process, will be sourced from savings on completed Roads for the Community construction projects or from funds that were allocated to projects that did not proceed due to insufficient landowner support. At its meeting on 24 September 2019 Council resolved that Landowner contributions to road construction projects funded by the Federal Government funding initiative be fixed at \$7,000 per development unit.

Council's contribution to the project is estimated to be \$363,920 and will be funded by the Federal Government Roads for the Community Initiative.

The landowner contribution to the project will be fixed at \$124,250 (subject to the outcome of any submissions to the Special Charge Scheme).

As listed in Attachment 7 – Bretby Way, Montrose Schedule of Costs per Property, this results in a subsidy for landowners of \$212,873 over and above Council's normal 20% contribution towards Special Charge Scheme projects, equating to a landowner saving per development unit of \$11,993.

Through the process of tendering, delivering and finally costing the overall project, any savings would first be directed towards this subsidy prior to proportionately sharing with landowners as described in Council's Special Charge Scheme policy.

This estimate has been prepared based upon previous works carried out throughout the municipality and includes a 10% contingency amount.

### ***Scheme Details***

Estimated Project Cost	\$488,170
<u>Less</u> Council Cost only Items	\$0
<b>Estimated Scheme Cost</b>	<b>\$488,170</b>
<u>Less</u> Council's 20% Contribution	\$84,281
<u>Less</u> Council's Contribution to Melbourne Water land (25-29 Bretby Way)	\$66,767
<u>Less</u> Subsidy for Federal Government Funding Ceiling of \$7,000 per benefit unit	\$212,873
<b>Balance of estimated cost to be recovered from landowners (excluding financing costs)</b>	<b>\$124,250</b>

Details of the calculation of special benefit and maximum total levy are set out in Attachment 8 – Bretby Way, Montrose Special Benefit and Maximum Total Levy.

### ***Financing Costs***

Funding of the landowner component of the project is to be provided through loans. The financing cost rate is determined from Council's latest borrowings. The financing cost rate applicable is 3.68% based on latest borrowings rates for a ten-year period.

Financing costs are to be recovered from landowners who choose not to pay in full by 15 February 2024. Total landowners' estimated share for the works is \$124,250 plus an amount of \$22,862 for financing costs. These financing costs have been separately accounted for in the debt servicing budget.

### **Welham Road, Mooroolbark**

Based on preliminary estimates for road improvements to Welham Road, Mooroolbark an amount of \$138,000 has been allocated in Council's 2020/21 to 2022/23 Capital Expenditure Budgets.

Following detailed design for the project the estimated cost of works has been determined as \$328,200 as shown in Attachment 10. The increase to budget estimate is associated with an increase in current road construction costs including items such as kerb and channel and underground drainage.

Additional Council funding for these works, if required after the tender process, will be sourced from savings on completed Roads for the Community construction projects or from funds that were allocated to projects that did not proceed due to insufficient landowner support. At its meeting on 24 September 2019 Council resolved that Landowner contributions to road construction projects funded by the Federal Government funding initiative be fixed at \$7,000 per development unit.

Council's contribution to the project is estimated to be \$251,200 and will be funded by the Federal Government Roads for the Community Initiative.

The landowner contribution to the project will be fixed at \$77,000 (subject to the outcome of any submissions to the Special Charge Scheme).

As listed in Attachment 11 – Welham Road, Mooroolbark Schedule of Costs per Property, this results in a subsidy for landowners of \$185,560 over and above Council's normal 20% contribution towards Special Charge Scheme projects, equating to a landowner saving per development unit of \$16,869.

Through the process of tendering, delivering and finally costing the overall project, any savings would first be directed towards this subsidy prior to proportionately sharing with landowners as described in Council's Special Charge Scheme policy.

This estimate has been prepared based upon previous works carried out throughout the municipality and includes a 10% contingency amount.

***Scheme Details***

Estimated Project Cost	\$328,200
<u>Less</u> Council Cost only Items	\$0
<b>Estimated Scheme Cost</b>	<b>\$328,200</b>
<u>Less</u> Council's 20% Contribution	\$65,640
<u>Less</u> Subsidy for Federal Government Funding Ceiling of \$7,000 per benefit unit	\$185,560
<b>Balance of estimated cost to be recovered from landowners (excluding financing costs)</b>	<b>\$77,000</b>

Details of the calculation of special benefit and maximum total levy are set out in Attachment 12 – Welham Road, Mooroolbark Special Benefit and Maximum Total Levy.

***Financing Costs***

Funding of the landowner component of the project is to be provided through loans. The financing cost rate is determined from Council's latest borrowings. The financing cost rate applicable is 3.68% based on latest borrowings rates for a ten-year period.

Financing costs are to be recovered from landowners who choose not to pay in full by 15 February 2024. Total landowners' estimated share for the works is \$77,000 plus an amount of \$14,168 for financing costs. These financing costs have been separately accounted for in the debt servicing budget.

**General schemes (All subject roads)*****Period for Which Special Charge Remains in Force***

The special charge remains in force for the period commencing 1 July 2023 and concluding on 30 June 2033, or until paid in full, with any interest thereon.

***Date of Payment***

A notice pursuant to Section 167 (3) of the *Local Government Act 1989* shall be issued with payment due on 15 February 2024. If a person elects to pay general rates and charges by instalments or any other method available, the special charge will be paid in the same manner.

It is recommended the Chief Executive Officer be authorised and directed to seek payment of and recover the special charge with any interest thereon.



### ***Incentives for Prompt Payments***

No incentives will be offered for prompt payment prior to the prescribed date of payment.

### ***Variation***

The details and particulars of the special charge shall remain in force unless varied by Council in accordance with the *Local Government Act 1989*.

## **APPLICABLE PLANS AND POLICIES**

This report contributes to the following strategic objective(s) in the Council Plan: The construction of local roads as a Special Charge Scheme meets the *Council Plan 2021-2025* strategic objective of Quality Infrastructure and Liveable Places. Local road construction also has benefits related to the strategic objective of a Vibrant Economy, Agriculture and Tourism.

Council's *Special Rate and Charge Policy for Infrastructure Improvements* sets out in detail the procedures for managing Special Charge Schemes.

This project is part of the Federal Government's sealing roads within the Dandenong Ranges and surrounding areas program.

## **RELEVANT LAW**

Special Charge Schemes for Infrastructure Improvements are implemented under the Special Charge provisions of the *Local Government Act 1989 (version 159)*.

Council when considering a Special Charge Scheme is required to advertise the proposal and invite submissions from the public as prescribed in 223 of the *Local Government Act 1989 (version 159)*.

Implementation of the works will be carried out under Sections 8 and 10 of the *Local Government Act 2020* which identifies the role and powers of Councils.

## **SUSTAINABILITY IMPLICATIONS**

### ***Economic Impacts***

The construction of these roads would be undertaken utilising contractors from Councils Road Construction and Associated Works Panel. This panel was established with a majority of local smaller contractors which will help provide economic support to these local businesses.

### ***Social Impacts***

Special Charge Schemes for road construction require sizeable contributions from abutting landowners. These contributions can lead to social and economic impacts for

affected landowners. Council's Special Rate and Charge Policy for Infrastructure Improvements notes that those landowners with a demonstrated financial hardship may apply for assistance in accordance with Council's Rate Recovery and Financial Hardship Policy.

### ***Environmental Impacts***

#### Emery Lane, Montrose

The proposed works will require the removal of 2 Native trees.

#### Bretby Way, Montrose

The proposed works will require the removal of 1 Native tree.

#### Welham Road, Mooroolbark

The proposed works will require the removal of 1 exotic tree.

These trees would be removed under Council's Code of Environmental Practice guidelines and will result in offset funding being provided for re planting of native vegetation as part of Councils Offset program. A planning permit is not required for trees removed under these guidelines.

All works will be completed in compliance with *Council's Code of Environmental Practice* for Works on Council Managed Land.

#### All subject roads

A Cultural Heritage Management Plan is not required for the works. The works will enhance the environmental amenity, through the reduction in dust.

The sealing of local roads will assist in reducing the impacts to the road condition from increased storm events, predicted as a result of climate change. Unsealed roads greatly deteriorate in condition following storm events creating an increased stress on service delivery for the unsealed road network.

Consideration is also given to the rate of flow of water into local creeks and impacts to water quality following the sealing local roads, sustainable treatment is prioritised, where possible within the catchment with measures such as grassy swales implemented as conditions allow.

As part of the construction of local roads, Council officers are continually investigating the increased use of recycled materials. In utilising recycled materials, officers consider the availability and location of materials, the quality of materials and overall cost to the project.

## COMMUNITY ENGAGEMENT

In February 2021 landowners along The Subject Roads were surveyed to determine the level of support for a landowner funded Special Charge Scheme to construct their road. Results were as follows.

### ***Emery Lane & Bretby Way, Montrose***

- 18 (82%) of landowners responded to the survey.

Of those landowners who responded to the survey:

- 15 (83%) supported the proposed Special Charge Scheme; and
- 3 (17%) opposed the proposed Special Charge Scheme.

### ***Welham Road, Mooroolbark***

- 11 (92%) of landowners responded to the survey.

Of those landowners who responded to the survey:

- 8 (73%) supported the proposed Special Charge Scheme; and
- 3 (27%) opposed the proposed Special Charge Scheme.

Landowners were advised that sufficient landowner support for the proposed Special Charge Scheme had been identified and design would commence.

A letter was mailed to landowners inviting them to view an on-line briefing presentation detailing the standard of works and the statutory processes required to implement a Special Charge Scheme. The briefing presentation is available for viewing on Council's website.

Those landowners unable to access the internet were advised that a copy of the presentation and functional design plans could be mailed to them on request.

## FURTHER CONSULTATION

### ***Public Notice***

Council is required to publish a public notice, a copy of which must be sent to each person who will be liable to pay the special charge, within three working days of the day on which the public notice is published. The public notice must state which persons have a right to make a submission to the proposed declaration, and how those persons may make a submission. Submissions in writing must be lodged with the Council within 28 days of the day on which the public notice is published.

In addition, the public notice must contain an outline of the proposed declaration, set out the date on which it is proposed to make the declaration and advise that copies of

the proposed declaration are available for inspection at Council's Community Links for at least 28 days after the publication of the notice.

The public notice will advise a copy of the proposed declaration is available online by searching Council's website for the Agenda of the 12 July 2022 Council meeting.

It is recommended that Council authorise the publication of this statutory notice in The Star Mail local newspapers and on Council's internet website.

### **Submissions**

Council or a Delegated Committee of Council is required to consider any written submissions. These submissions should be received by Council by a date specified in the notice which is not less than 28 days after the publication of the above notice.

Persons making a written submission to Council are entitled to request to appear before Council or the Delegated Committee of Council to be heard in support of their written submission or be represented by a person specified in their submission.

It is recommended that a consultation meeting with appropriate Council Officers, be arranged to discuss any submissions received relating to the Special Charge. Following this consultation meeting the normal process for submitters presenting to Council will apply.

It is recommended that persons making a written submission to Council be advised that:

- Submissions will be considered, and any person (or their representative as specified in their submission) who has requested to be heard in support of their submission be heard, by a meeting of Council scheduled for 13 September 2022, or should this meeting not proceed then the next available meeting; and
- Details of their submission (excluding submitter's names and addresses) will be included in a Report to Council at the meeting held when their submissions are considered.

### **COLLABORATION, INNOVATION AND CONTINUOUS IMPROVEMENT**

Projects constructed under the Roads for Community Initiative have been jointly funded by the Federal Government and participating landowners.

The Federal Government funding commitment of \$150 Million over 10 years will have a transformational impact on unmade roads throughout the Dandenongs and urban growth areas of the municipality.

The key principles of the program are to construct unmade roads:

- Servicing schools, community facilities and sporting facilities;

- Within the urban growth boundary and township areas within Yarra Ranges;
- That significantly support bushfire risk and emergency situations to allow the community to safely exit areas of high risk;
- That support the growth and development of tourism across the municipality; and
- Where sections of high-volume rural roads intersect with collector/arterial roads.

In considering a strategic approach for future construction of unsealed roads, prioritisation and level of Council contribution required for Special Charge Scheme road construction under current policy, the proposed construction of The Subject Roads offers benefits as they are predominantly urban in character and would complete an existing sealed road network.

## **RISK ASSESSMENT**

Construction of the roads would provide the following benefits/risk reduction to landowners:

- Continued and safer vehicular access to and from properties abutting or gaining primary access via the roads.
- Improved stormwater drainage runoff control directed towards the roads from abutting properties, and protection of low side properties from stormwater runoff from the roads.
- Enhanced physical and environmental amenity for abutting properties.

It is noted that the roads have existed in their current form for many years. If the proposed construction of the roads does not proceed, no unacceptable or unmanageable risk would be experienced by Council.

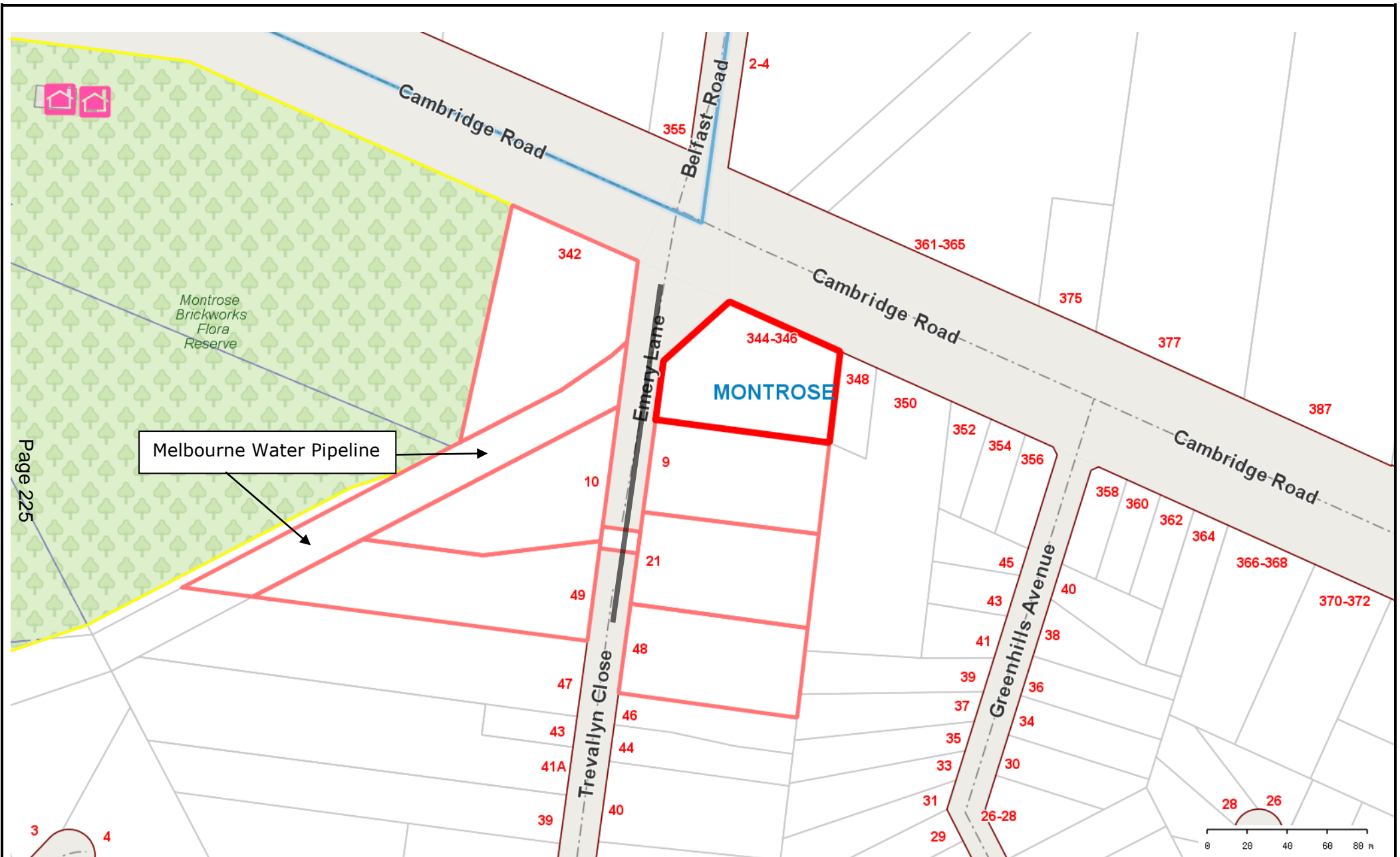
## **CONFLICTS OF INTEREST**

No officers and/or delegates acting on behalf of the Council through the Instrument of Delegation and involved in the preparation and/or authorisation of this report have any general or material conflict of interest as defined within the *Local Government Act 2020*.

## **ATTACHMENTS TO THE REPORT**

1. Emery Lane- Designated Area
2. Emery Lane- Engineers Estimate
3. Emery Lane- Schedule of Costs
4. Emery Lane- Maximum Total Levy

5. Bretby Way- Designated Area
6. Bretby Way- Engineers Estimate
7. Bretby Way- Schedule of Costs
8. Bretby Way- Maximum Total Levy
9. Welham Road- Designated Area-
10. Welham Road- Engineers Estimate
11. Welham Road- Schedule of Costs
12. Welham Road- Maximum Total Levy



Yarra Ranges Council does not guarantee the accuracy of the information on this map. Any person using or relying upon such information does so on the basis that Yarra Ranges Council shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions on this map.

Proposed Road Construction

Scale = 1:2500 @A4  
 Plan Printed on  
 16/06/2022





**SHIRE OF YARRA RANGES  
ENGINEER'S ESTIMATE**

REFERENCE NO:

DATE:

8-Jun-22

PROJECT:

**EMERY LANE MONTROSE  
IMPROVEMENT WORKS SCS**

TOTAL COSTS:

**\$382,012.50**

Item	Description	Quantity	Unit	Rate	Amount
<b>1</b>	<b>SITE PREPARATION/PRELIMINARIES</b>				
1.1	Site establishment, set out and clean up, installation & maintaining sediment control, Environmental Management Plan, OH&S, Site Management Plan, Traffic Management Plan, Council permits, temporary fencing, setout, erection and maintenance of warning signs, lights and barriers.	1	Item	\$ 20,000.00	\$ 20,000.00
1.2	Provide a traffic management plan and traffic management in accordance with the VicRoads Roadworks Signing Code of Practice (AS 1742.3).	1	Item	\$ 10,000.00	\$ 10,000.00
<b>2</b>	<b>REMOVAL WORKS</b>				
2.1	Remove existing bollards	3	ea	\$ 100.00	\$ 300.00
2.2	Tree removals	1	item	\$ 23,000.00	\$ 23,000.00
<b>3</b>	<b>EARTHWORKS</b>				
3.1	Earthworks - Cut to subgrade level and reuse on site	10	m3	\$ 50.00	\$ 500.00
3.2	Compact and proof roll subgrade (or existing sheeted surface)	700	m2	\$ 4.00	\$ 2,800.00
3.3	Earthworks - Import to fill	120	m3	\$ 55.00	\$ 6,600.00
<b>4</b>	<b>DRAINAGE</b>				
4.1	375mm diameter Class 3 RCP Pipe	13	m	\$ 340.00	\$ 4,420.00
4.2	Supply & Install Subsurface Drains	375	m	\$ 80.00	\$ 30,000.00
4.3	Supply & Install Intermediate Subsurface Drainage Pits	2	ea	\$ 1,000.00	\$ 2,000.00
<b>5</b>	<b>DRAINAGE PITS</b>				
5.1	Supply and Install Side Entry Pit	2	ea	\$ 3,000.00	\$ 6,000.00
5.2	Break into existing pit	1	ea	\$ 1,000.00	\$ 1,000.00
<b>6</b>	<b>CONCRETE WORKS</b>				
6.1	Rollover Kerb and Channel	375	m	\$ 120.00	\$ 45,000.00
6.2	Edge strip	18	m	\$ 60.00	\$ 1,080.00
<b>7</b>	<b>ROAD PAVEMENT</b>				
7.1	150mm Class 2 Crushed Rock Layer	294	tonne	\$ 90.00	\$ 26,460.00
7.2	Additional 150mm 3% Cement Treated Crushed Rock (CTCR) Layer	57	tonne	\$ 100.00	\$ 5,700.00
7.3	40mm Asphalt Base Layer	800	sq. m	\$ 40.00	\$ 32,000.00
7.4	30mm Asphalt Wearing Course	800	sq. m	\$ 30.00	\$ 24,000.00
<b>8</b>	<b>VEHICLE CROSSINGS</b>				
8.1	Upgrade Existing Gravel Driveways and Footpath to Asphalt	120	m2	\$ 100.00	\$ 12,000.00
8.2	Reinstate Concrete Driveways	5	ea	\$ 3,000.00	\$ 15,000.00
<b>9</b>	<b>LANDSCAPING</b>				
9.1	Regrade and re-topsoil nature strip to an even depth of 50mm with imported local topsoil and grass seeds as specified.	1	item	\$ 6,000.00	\$ 6,000.00
<b>10</b>	<b>PAVEMENT MARKING</b>				
10.1	Supply and temporary linemarking as noted in the specification and on the drawings.	1	item	\$ 500.00	\$ 500.00
10.2	Supply and linemark with long life thermoplastic material as noted in the specification and on the drawings.	1	item	\$ 1,200.00	\$ 1,200.00
<b>11</b>	<b>ANCILLARY WORKS</b>				
11.1	Supply and install road signs as shown on plans, as directed by Council's Superintendent.	7	No.	\$ 150.00	\$ 1,050.00
11.2	Supply and install timber bollards as shown on plans, as directed by Council's Superintendent.	3	No.	\$ 250.00	\$ 750.00

12	PROVISIONAL ITEMS				
12.1	Excavation of soft or unsuitable subgrade, backfill and compacted with 150mm compacted depth of size 20mm Class 2 crushed rock, as specified. This item includes pavement subbase for new pavement areas.	200	sq.m	\$ 60.00	\$ 12,000.00
12.2	Excavation of soft or unsuitable subgrade, backfill and compacted with 100mm compacted depth of 3% size 20mm Class 3 cement treated crushed rock, as specified. This item includes pavement subbase for new pavement areas.	200	sq.m	\$ 50.00	\$ 10,000.00
12.3	Provision of as constructed plans to Council.	1	Item	\$ 1,500.00	\$ 1,500.00
12.4	Allowance to top up and reseed areas where topsoil has settled 3-6 months after construction.	1	Item	\$ 3,500.00	\$ 3,500.00
12.5	Rock Excavation	5	m3	\$ 250.00	\$ 1,250.00
<b>SUB-TOTAL</b>					\$305,610.00
	Scheme preparation, supervision, administration etc. 5%				\$ 15,280.50
	Engineer Consultants and other Costs 5%				\$ 15,280.50
	Tree Management (Arborist Assessment, Tree Offsets) 5%				\$ 15,280.50
	Contingency sum 10%				\$ 30,561.00
<b>TOTAL SCHEME COST (ex. GST)</b>					\$382,012.50

**Emery Lane Montrose Special Charge Scheme**

<b>PROJECT COST SUMMARY:</b>			<b>COUNCIL COST SUMMARY:</b>			<b>APPORTIONMENT SUMMARY:</b>		
Total Project Cost	\$382,013		Council 20% Contribution	\$75,410		Unit Ratio =	100%	
Less Council Cost only Items	\$0		Abuttal to Crown Land	\$4,961		Total Landowner Units =	6.00	
<b>Total Scheme Cost</b>	<b>\$382,013</b>		Subsidy for costs above FedFund ceiling	\$259,641		Total Council Units =	Nil	
<b>Total Council Contribution</b>	<b>\$340,013</b>		Total Council Scheme Cost	\$340,013		\$ / Unit =	\$50,274	
<b>Total Landowner Contribution</b>	<b>\$42,000</b>		Council Cost only Items	\$0		FedFund Ceiling \$/ Unit =	\$7,000	
<b>Financing Costs</b>	<b>\$7,728</b>		Total Council Project Cost	\$340,013		FedFund Subsidy \$/ Unit =	\$43,274	
<b>DESCRIPTION</b>	<b>PROPERTY ADDRESS</b>	<b>ASSESSMENT NO.</b>	<b>DEVELOPMENT / BENEFIT UNIT</b>	<b>CHARGE FOR THE WORKS</b>	<b>ADJUSTED FOR CEILING</b>	<b>FINANCING CHARGE</b>	<b>TOTAL CHARGE</b>	<b>YEARLY CHARGE</b>
Part Lot 3 LP6082 Ca	342 Cambridge Road	16772	1.00	\$50,274	\$7,000	\$1,288.00	\$8,288.00	\$828.80
Lot 1 LP219070 Ca P	49 Trevallyn Close	35218	0.50	\$25,137	\$3,500	\$644.00	\$4,144.00	\$414.40
Lot 2 LP219070 Ca P	10 Emery Lane	35219	1.00	\$50,274	\$7,000	\$1,288.00	\$8,288.00	\$828.80
Lot 3 PS346067 Ca F	21 Emery Lane	69048	1.00	\$50,274	\$7,000	\$1,288.00	\$8,288.00	\$828.80
Lot 5 PS346067 Ca F	344-346 Cambridge Road	69995	1.00	\$50,274	\$7,000	\$1,288.00	\$8,288.00	\$828.80
Lot 2 LP220126 Ca P	48 Trevallyn Close	69996	0.50	\$25,137	\$3,500	\$644.00	\$4,144.00	\$414.40
Lot 4 PS346067 Ca F	9 Emery Lane	70148	1.00	\$50,274	\$7,000	\$1,288.00	\$8,288.00	\$828.80
<b>Totals</b>			<b>6.00</b>	<b>\$301,641</b>	<b>\$42,000</b>	<b>\$7,728</b>	<b>\$49,728</b>	<b>\$4,973</b>
Notes								
Contribution for Melbourne Water Crown Land (32m 1/2 cost abuttal)					\$4,961			

## Emery Lane, Montrose

### Calculation of Special Benefit and Maximum Total Levy

In accordance with Section 163 (2) of the Local Government Act and Ministerial Guidelines prepared relating to special rates and charges, Council is required to give consideration to special benefit received from properties external to the proposed special charge as compared to those that will be liable for the special charge.

Landowners involved in the scheme are not to be charged more than their proportional benefit for the proposed works (Maximum Total Levy).

The Maximum Total Levy equates to the product of the Benefit Ratio (R) and total cost of the works for which the special charge is being established.

Council is required to establish a Benefit Ratio calculated as follows:

$$\frac{\text{TSB (in)}}{\text{TSB (in) + TSB (out) + TCB}} = R$$

TSB (in) - is the estimated total special benefit for those properties that the Council proposes to include in the scheme.

TSB (out) - is the estimated total special benefit for those properties with an identified special benefit that the Council does not propose to include in the scheme.

TCB - is the estimated total community benefit.

R - is the benefit ratio.

#### Properties included in the scheme - TSB (in)

It is proposed to include 7 properties within the scheme which having regard to development result in 6 development units for those properties that abut or gain primary access via Emery Lane, Montrose. The criteria considered appropriate for differentiating between special benefit received by these properties compared to properties not included in the scheme and the broader community are as follows:

- works will provide continued and safer vehicular access to and from properties abutting or gaining primary access via Emery Lane, Montrose
- works take waters flowing from the lands or premises towards other lands or premises
- works take waters flowing towards the land or premises from other lands or premises
- works enhance the physical and environmental amenity of the land and local area.

TSB (in) is therefore calculated as having a result of 6.

### Properties not included in the scheme receiving special benefit - TSB (out)

There are no other properties with an identified special benefit that Council does not propose to include in the scheme (apart from Melbourne Water Crown land for which Council is making a contribution based on ½ cost abuttal).

TSB (out) is therefore calculated as having a result of 0.

### Community benefits – TCB

As Emery Lane, Montrose do not act as collector roads for the benefit of the broader community and there is no community facility that may derive a special benefit from the works, it is considered that a community benefit is not applicable for this scheme.

TCB is therefore calculated as having a result of 0.

### Maximum Total Levy

Having regard to "properties not included in the scheme receiving special benefit" and "community benefits", it is considered that the 7 landowners within the proposed special charge will receive 100 percent of the overall benefit as a Benefit Ratio (R) for the proposed scheme by applying the above factors to the Ministerial Guidelines formula.

The calculation of the Maximum Total Levy therefore equates to \$377,052 (cost of scheme work – ½ cost abuttal Melbourne Water Crown Land).

Having regard to Council's contribution towards the works, as per the Scheme Details, Council will not be seeking to levy more than the Maximum Total Levy, as required by section 163 (2A) of the Act.

### **Manner of assessment and levy**

Pursuant to Council's Special Charge Scheme Policy the manner of assessment will take into account the following criteria:-

- all lands within the designated area, described above
- the zoning of those lands, their existing and potential use
- the special benefit to each of those lands
- the accessibility of the works for those lands.

The basis of apportionment has been formulated in accordance with Council's Special Rates and Charges Policy on a development unit basis as follows:

- (i) special benefit where a dwelling or building is permitted
- (ii) the degree of special benefit having regard to the use or future use of the land of the land.

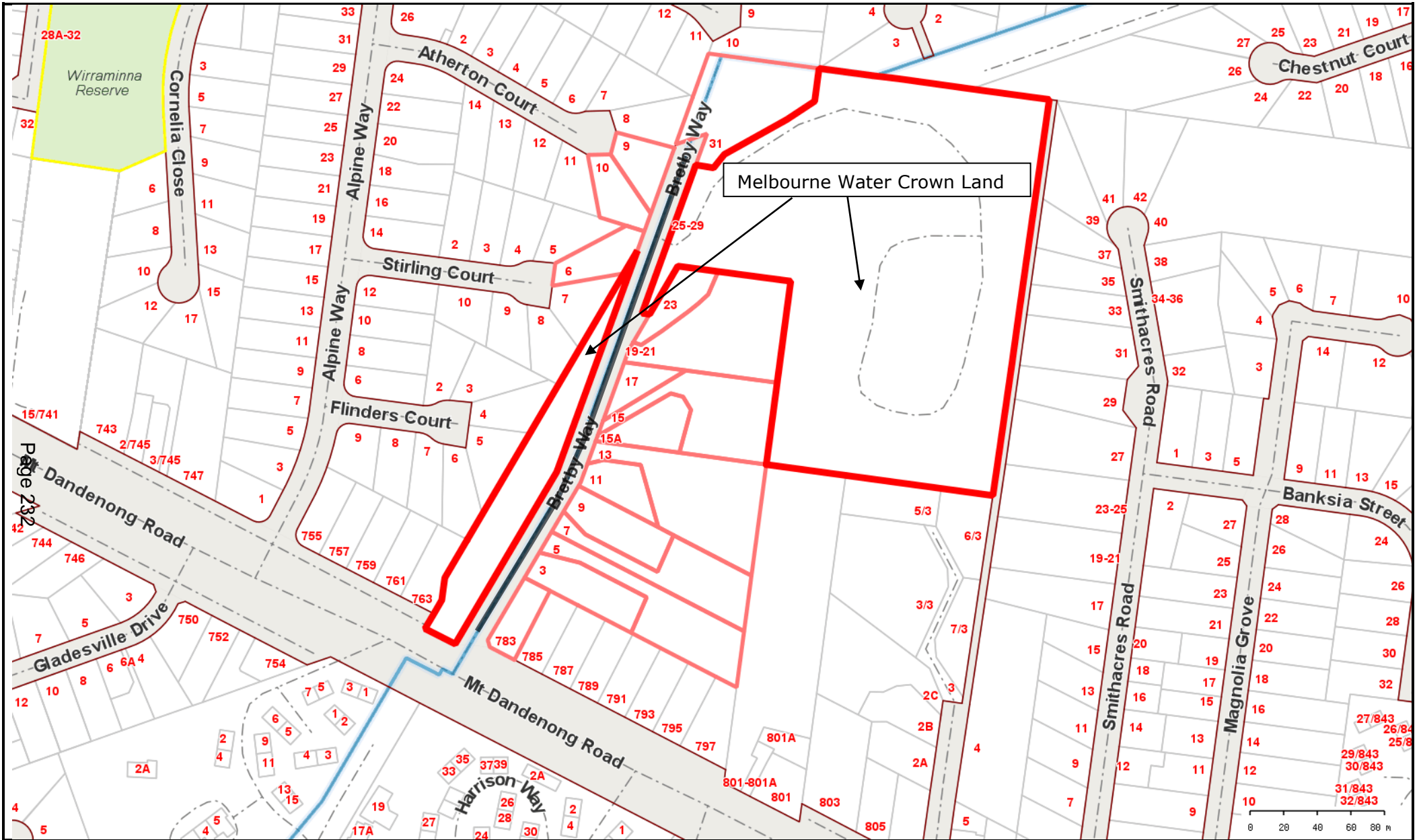
Generally, lots will be charged one development unit where access to the property is primarily taken directly from Emery Lane, Montrose.

Instances where a property takes primary access from an alternative road and has an additional abuttal to Emery Lane, Montrose as sideage or rearage, the property would then be generally charged one half of a development unit.

The basis of allocated charge to properties has been calculated from:-

- (a) \$7,000 (fixed) per development unit.
- (b) plus financing cost of 3.68% per annum.

The special charge will be levied by serving on each person liable, a notice pursuant to Section 163 (5) of the Local Government Act 1989.



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Proposed Road Construction

Scale = 1:3000 @A4  
Plan Printed on  
16/06/2022





**SHIRE OF YARRA RANGES  
ENGINEER'S ESTIMATE**

REFERENCE NO:

DATE:

8-Jun-22

PROJECT:

**BRETBY WAY MONTROSE  
IMPROVEMENT WORKS SCS**

TOTAL COSTS:

**\$488,170.00**

Item	Description	Quantity	Unit	Rate	Amount
<b>1</b>	<b>SITE PREPARATION/PRELIMINARIES</b>				
1.1	Site establishment, set out and clean up, installation & maintaining sediment control, Environmental Management Plan, OH&S, Site Management Plan, Traffic Management Plan, Council permits, temporary fencing, setout, erection and maintenance of warning signs, lights and barriers.	1	Item	\$ 20,000.00	\$ 20,000.00
1.2	Provide a traffic management plan and traffic management in accordance with the VicRoads Roadworks Signing Code of Practice (AS 1742.3).	1	Item	\$ 10,000.00	\$ 10,000.00
<b>2</b>	<b>REMOVAL WORKS</b>				
2.1	Remove existing culverts under driveway crossovers	4	ea	\$ 500.00	\$ 2,000.00
2.2	Tree removals (including stumps)	1	item	\$ 32,000.00	\$ 32,000.00
<b>3</b>	<b>EARTHWORKS</b>				
3.1	Earthworks - Cut to subgrade level and reuse on site	125	m3	\$ 50.00	\$ 6,250.00
3.2	Earthworks - Cut to waste	24	m3	\$ 60.00	\$ 1,440.00
3.3	Compact and proof roll subgrade (or existing sheeted surface)	1194	m2	\$ 4.00	\$ 4,776.00
<b>4</b>	<b>DRAINAGE</b>				
4.1	375mm diameter Class 3 RCP Pipe	7	m	\$ 340.00	\$ 2,380.00
4.2	Supply & Install Subsurface Drains	626	m	\$ 80.00	\$ 50,080.00
4.3	Supply & Install Intermediate Subsurface Drainage Pits	4	ea	\$ 1,000.00	\$ 4,000.00
<b>5</b>	<b>DRAINAGE PITS</b>				
5.1	Supply and Install Side Entry Pit	1	ea	\$ 3,000.00	\$ 3,000.00
5.2	Supply and Install Grated Inlet Pit	1	ea	\$ 3,000.00	\$ 3,000.00
5.3	Convert Existing Grated Inlet Pit to Junction Box	1	ea	\$ 1,000.00	\$ 1,000.00
<b>6</b>	<b>CONCRETE WORKS</b>				
6.1	Rollover Kerb and Channel	440	m	\$ 120.00	\$ 52,800.00
6.2	Barrier Kerb and Channel	14	m	\$ 120.00	\$ 1,680.00
6.3	Spoon Drain	13	m	\$ 120.00	\$ 1,560.00
6.4	Edge strip	172	m	\$ 60.00	\$ 10,320.00
<b>7</b>	<b>ROAD PAVEMENT</b>				
7.1	150mm Class 2 Crushed Rock Layer	430	tonne	\$ 90.00	\$ 38,700.00
7.2	Additional 150mm 3% Cement Treated Crushed Rock (CTCR) Layer	67	tonne	\$ 100.00	\$ 6,700.00
7.3	40mm Asphalt Base Layer	1180	sq. m	\$ 40.00	\$ 47,200.00
7.4	30mm Asphalt Wearing Course	1180	sq. m	\$ 30.00	\$ 35,400.00
<b>8</b>	<b>VEHICLE CROSSINGS</b>				
8.1	Reinstate gravel driveway	11	ea	\$ 500.00	\$ 5,500.00
8.2	Reinstate Asphalt Driveway	2	ea	\$ 2,500.00	\$ 5,000.00
8.3	Reinstate Concrete Driveways	1	ea	\$ 3,000.00	\$ 3,000.00
<b>9</b>	<b>LANDSCAPING</b>				
9.1	Regrade and re-topsoil nature strip to an even depth of 50mm with imported local topsoil and grass seeds as specified.	1	item	\$ 6,000.00	\$ 6,000.00
<b>10</b>	<b>PAVEMENT MARKING</b>				
10.1	Supply and temporary linemarking as noted in the specification and on the drawings.	1	item	\$ 500.00	\$ 500.00
10.2	Supply and linemark with long life thermoplastic material as noted in the specification and on the drawings.	1	item	\$ 1,200.00	\$ 1,200.00
<b>11</b>	<b>ANCILLARY WORKS</b>				

11.1	Supply and install road signs as shown on plans, as directed by Council's Superintendent.	12	No.	\$ 150.00	\$ 1,800.00
<b>12</b>	<b>PROVISIONAL ITEMS</b>				
12.1	Excavation of soft or unsuitable subgrade, backfill and compacted with 150mm compacted depth of size 20mm Class 2 crushed rock, as specified. This item includes pavement subbase for new pavement areas.	200	sq.m	\$ 60.00	\$ 12,000.00
12.2	Excavation of soft or unsuitable subgrade, backfill and compacted with 100mm compacted depth of 3% size 20mm Class 3 cement treated crushed rock, as specified. This item includes pavement subbase for new pavement areas.	200	sq.m	\$ 50.00	\$ 10,000.00
12.3	Provision of as constructed plans to Council.	1	Item	\$ 1,500.00	\$ 1,500.00
12.4	Allowance to top up and reseed areas where topsoil has settled 3-6 months after construction.	1	Item	\$ 3,500.00	\$ 3,500.00
12.5	Rock Excavation	25	m3	\$ 250.00	\$ 6,250.00
	<b>SUB-TOTAL</b>				<b>\$390,536.00</b>
	Scheme preparation, supervision, administration etc. 5%				\$ 19,526.80
	Engineer Consultants and other Costs 5%				\$ 19,526.80
	Tree Management (Arborist Assessment, Tree Offsets) 5%				\$ 19,526.80
	Contingency sum 10%				\$ 39,053.60
				<b>TOTAL SCHEME COST (ex. GST)</b>	<b>\$488,170.00</b>

### Bretby Way, Montrose Special Charge Scheme

<b>PROJECT COST SUMMARY:</b>			<b>COUNCIL COST SUMMARY:</b>			<b>APPORTIONMENT SUMMARY:</b>		
Total Project Cost	\$488,170		Council 20% Contribution	\$84,281		Unit Ratio =	100%	
Less Council Cost only Items	\$0		Abuttal to Crown Land	\$66,767		Total Landowner Units =	17.75	
<b>Total Scheme Cost</b>	<b>\$488,170</b>		Subsidy for costs above FedFund ceiling	\$212,873		Total Council Units =	Nil	
<b>Total Council Contribution</b>	<b>\$363,920</b>		Total Council Scheme Cost	\$363,920		\$ / Unit =	\$18,993	
<b>Total Landowner Contribution</b>	<b>\$124,250</b>		Council Cost only Items	\$0		FedFund Ceiling \$/ Unit =	\$7,000	
<b>Financing Costs</b>	<b>\$22,862</b>		Total Council Project Cost	\$363,920		FedFund Subsidy \$/ Unit =	\$11,993	
DESCRIPTION	PROPERTY ADDRESS	ASSESSMENT NO.	DEVELOPMENT / BENEFIT UNIT	CHARGE FOR THE WORKS	ADJUSTED FOR CEILING	FINANCING CHARGE	TOTAL CHARGE	YEARLY CHARGE
Lot 3 LP130292 Ca P 3	Bretby Way	16544	1.00	\$18,993	\$7,000	\$1,288.00	\$8,288.00	\$828.80
Lot 4 LP130292 Ca P 5	Bretby Way	16545	1.00	\$18,993	\$7,000	\$1,288.00	\$8,288.00	\$828.80
Lot 2 LP130292 Ca P 7	Bretby Way	16546	1.00	\$18,993	\$7,000	\$1,288.00	\$8,288.00	\$828.80
Lot 1 LP130292 Ca P 9	Bretby Way	16547	1.00	\$18,993	\$7,000	\$1,288.00	\$8,288.00	\$828.80
Lot 1 LP128619 Ca P 11	Bretby Way	16548	1.00	\$18,993	\$7,000	\$1,288.00	\$8,288.00	\$828.80
Lot 2 LP128619 Ca P 13	Bretby Way	16549	2.00	\$37,986	\$14,000	\$2,576.00	\$16,576.00	\$1,657.60
Lot 3 PS519115 Ca F 15	Bretby Way	16550	2.00	\$37,986	\$14,000	\$2,576.00	\$16,576.00	\$1,657.60
Lot 2 PS515614 Ca F 19-21	Bretby Way	16551	2.00	\$37,986	\$14,000	\$2,576.00	\$16,576.00	\$1,657.60
Lot 1 PS515614 Ca F 23	Bretby Way	16552	1.00	\$18,993	\$7,000	\$1,288.00	\$8,288.00	\$828.80
Lot 3 PS368184 Ca PT36 f 31	Bretby Way	16554	2.00	\$37,986	\$14,000	\$2,576.00	\$16,576.00	\$1,657.60
Lot 1 LP42172 Ca PT 783	Mt Dandenong Road	20516	1.00	\$18,993	\$7,000	\$1,288.00	\$8,288.00	\$828.80
Lot 57 LP148122 Ca 6	Stirling Court	22475	0.25	\$4,748	\$1,750	\$322.00	\$2,072.00	\$207.20
Lot 41 LP148122 Ca 9	Atherton Court	36050	0.25	\$4,748	\$1,750	\$322.00	\$2,072.00	\$207.20
Lot 42 LP148122 Ca 10	Atherton Court	36051	0.25	\$4,748	\$1,750	\$322.00	\$2,072.00	\$207.20
Lot 1 PS519115 Ca F 17	Bretby Way	84443	1.00	\$18,993	\$7,000	\$1,288.00	\$8,288.00	\$828.80
Lot 2 PS519115 Ca F 15A	Bretby Way	84444	1.00	\$18,993	\$7,000	\$1,288.00	\$8,288.00	\$828.80
<b>Totals</b>			<b>17.75</b>	<b>\$337,123</b>	<b>\$124,250</b>	<b>\$22,862</b>	<b>\$147,112</b>	<b>\$14,711</b>
Notes								
<b>Contribution for Melbourne Water Land- 25-29 Bretby Way (337m 1/2 cost abuttal)</b>					<b>\$66,767</b>			

## Bretby, Way Montrose

### Calculation of Special Benefit and Maximum Total Levy

In accordance with Section 163 (2) of the Local Government Act and Ministerial Guidelines prepared relating to special rates and charges, Council is required to give consideration to special benefit received from properties external to the proposed special charge as compared to those that will be liable for the special charge.

Landowners involved in the scheme are not to be charged more than their proportional benefit for the proposed works (Maximum Total Levy).

The Maximum Total Levy equates to the product of the Benefit Ratio (R) and total cost of the works for which the special charge is being established.

Council is required to establish a Benefit Ratio calculated as follows:

$$\frac{\text{TSB (in)}}{\text{TSB (in) + TSB (out) + TCB}} = R$$

TSB (in) - is the estimated total special benefit for those properties that the Council proposes to include in the scheme.

TSB (out) - is the estimated total special benefit for those properties with an identified special benefit that the Council does not propose to include in the scheme.

TCB - is the estimated total community benefit.

R - is the benefit ratio.

#### Properties included in the scheme - TSB (in)

It is proposed to include 16 properties within the scheme which having regard to development result in 17.5 development units for those properties that abut or gain primary access via Bretby, Way Montrose. The criteria considered appropriate for differentiating between special benefit received by these properties compared to properties not included in the scheme and the broader community are as follows:

- works will provide continued and safer vehicular access to and from properties abutting or gaining primary access via Bretby, Way Montrose
- works take waters flowing from the lands or premises towards other lands or premises
- works take waters flowing towards the land or premises from other lands or premises
- works enhance the physical and environmental amenity of the land and local area.

TSB (in) is therefore calculated as having a result of 17.75.

### Properties not included in the scheme receiving special benefit - TSB (out)

There are no other properties with an identified special benefit that Council does not propose to include in the scheme (apart from Melbourne Water Crown land 25-29 Bretby Way for which Council is making a contribution based on ½ cost abuttal).

TSB (out) is therefore calculated as having a result of 0.

### Community benefits – TCB

As Bretby, Way Montrose do not act as collector roads for the benefit of the broader community and there is no community facility that may derive a special benefit from the works, it is considered that a community benefit is not applicable for this scheme.

TCB is therefore calculated as having a result of 0.

### Maximum Total Levy

Having regard to "properties not included in the scheme receiving special benefit" and "community benefits", it is considered that the 16 landowners within the proposed special charge will receive 100 percent of the overall benefit as a Benefit Ratio (R) for the proposed scheme by applying the above factors to the Ministerial Guidelines formula.

The calculation of the Maximum Total Levy therefore equates to \$421,403 (cost of scheme work – ½ cost abuttal to Melbourne Water Crown Land)

Having regard to Council's contribution towards the works, as per the Scheme Details, Council will not be seeking to levy more than the Maximum Total Levy, as required by section 163 (2A) of the Act.

### **Manner of assessment and levy**

Pursuant to Council's Special Charge Scheme Policy the manner of assessment will take into account the following criteria:-

- all lands within the designated area, described above
- the zoning of those lands, their existing and potential use
- the special benefit to each of those lands
- the accessibility of the works for those lands.

The basis of apportionment has been formulated in accordance with Council's Special Rates and Charges Policy on a development unit basis as follows:

- (i) special benefit where a dwelling or building is permitted
- (ii) the degree of special benefit having regard to the use or future use of the land of the land.

Generally, lots will be charged one development unit where access to the property is primarily taken directly from Bretby, Way Montrose.

Instances where a property takes primary access from an alternative road and has an additional abuttal to Bretby, Way Montroseas sideage or rearage, the property would then be generally charged one half of a development unit.

With regard to individual properties:

- 13 Bretby Way  
This property levied 2 development units based on its development potential.
- 15 Bretby Way  
This property levied 2 development units based on its development potential.
- 19-21 Bretby Way  
This property levied 2 development units based on its development potential.

The basis of allocated charge to properties has been calculated from:-

- (a) \$7,000 (fixed) per development unit.
- (b) plus financing cost of 3.68% per annum.

The special charge will be levied by serving on each person liable, a notice pursuant to Section 163 (5) of the Local Government Act 1989.



Yarra Ranges Council does not guarantee the accuracy of the information on this map. Any person using or relying upon such information does so on the basis that Yarra Ranges Council shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions on this map.

Proposed Road Construction

Scale = 1:1030 @A4  
 Plan Printed on  
 15/06/2022





**SHIRE OF YARRA RANGES  
ENGINEER'S ESTIMATE**

REFERENCE NO:		DATE:	8-Jun-22
PROJECT:	<b>WELHAM ROAD MOOROOLBARK IMPROVEMENT WORKS SCS</b>		
TOTAL COSTS:	<b>\$328,200.00</b>		

Item	Description	Quantity	Unit	Rate	Amount
<b>1</b>	<b>SITE PREPARATION/PRELIMINARIES</b>				
1.1	Site establishment, set out and clean up, installation & maintaining sediment control, Environmental Management Plan, OH&S, Site Management Plan, Traffic Management Plan, Council permits, temporary fencing, setout, erection and maintenance of warning signs, lights and barriers.	1	Item	\$ 20,000.00	\$ 20,000.00
1.2	Provide a traffic management plan and traffic management in accordance with the VicRoads Roadworks Signing Code of Practice (AS 1742.3).	1	Item	\$ 10,000.00	\$ 10,000.00
<b>2</b>	<b>REMOVAL WORKS</b>				
2.1	Remove existing culverts under driveway crossovers	8	ea	\$ 500.00	\$ 4,000.00
2.2	Tree removals (large pine tree).	1	ea	\$ 25,000.00	\$ 25,000.00
<b>3</b>	<b>EARTHWORKS</b>				
3.1	Earthworks - Cut to subgrade level and reuse on site	45	m3	\$ 50.00	\$ 2,250.00
3.2	Earthworks - Cut to waste	25	m3	\$ 60.00	\$ 1,500.00
3.3	Compact and proof roll subgrade (or existing sheeted surface)	440	m2	\$ 4.00	\$ 1,760.00
<b>4</b>	<b>DRAINAGE</b>				
4.1	Supply & Install Subsurface Drains	300	m	\$ 80.00	\$ 24,000.00
<b>5</b>	<b>DRAINAGE PITS</b>				
5.1	Supply and Install Side Entry Pit	2	ea	\$ 3,000.00	\$ 6,000.00
5.2	Convert Existing Side Entry Pit to Junction Box	2	ea	\$ 1,000.00	\$ 2,000.00
<b>6</b>	<b>CONCRETE WORKS</b>				
6.1	Rollover Kerb and Channel	300	m	\$ 120.00	\$ 36,000.00
6.2	Spoon Drain	20	m	\$ 120.00	\$ 2,400.00
<b>7</b>	<b>ROAD PAVEMENT</b>				
7.1	150mm Class 2 Crushed Rock Layer	240	tonne	\$ 90.00	\$ 21,600.00
7.2	Additional 150mm 3% Cement Treated Crushed Rock (CTCR) Layer	95	tonne	\$ 100.00	\$ 9,500.00
7.3	40mm Asphalt Base Layer	660	sq. m	\$ 40.00	\$ 26,400.00
7.4	30mm Asphalt Wearing Course	660	sq. m	\$ 30.00	\$ 19,800.00
<b>8</b>	<b>VEHICLE CROSSINGS</b>				
8.1	Reinstate gravel driveway	7	ea	\$ 500.00	\$ 3,500.00
8.2	Reinstate Asphalt Driveway	1	ea	\$ 2,500.00	\$ 2,500.00
8.3	Reinstate Concrete Driveways	5	ea	\$ 3,000.00	\$ 15,000.00
<b>9</b>	<b>LANDSCAPING</b>				
9.1	Regrade and re-topsoil nature strip to an even depth of 50mm with imported local topsoil and grass seeds as specified.	1	item	\$ 6,000.00	\$ 6,000.00
<b>10</b>	<b>PAVEMENT MARKING</b>				
10.1	Supply and temporary linemarking as noted in the specification and on the drawings.	1	item	\$ 500.00	\$ 500.00
10.2	Supply and linemark with long life thermoplastic material as noted in the specification and on the drawings.	1	item	\$ 1,200.00	\$ 1,200.00
<b>11</b>	<b>ANCILLARY WORKS</b>				
11.1	Supply and install road signs as shown on plans, as directed by Council's Superintendent.	1	No.	\$ 150.00	\$ 150.00
<b>12</b>	<b>PROVISIONAL ITEMS</b>				

12.1	Excavation of soft or unsuitable subgrade, backfill and compacted with 150mm compacted depth of size 20mm Class 2 crushed rock, as specified. This item includes pavement subbase for new pavement areas.	150	sq.m	\$ 60.00	\$ 9,000.00
12.2	Excavation of soft or unsuitable subgrade, backfill and compacted with 100mm compacted depth of 3% size 20mm Class 3 cement treated crushed rock, as specified. This item includes pavement subbase for new pavement areas.	150	sq.m	\$ 50.00	\$ 7,500.00
12.3	Provision of as constructed plans to Council.	1	Item	\$ 1,500.00	\$ 1,500.00
12.4	Allowance to top up and reseed areas where topsoil has settled 3-6 months after construction.	1	Item	\$ 3,500.00	\$ 3,500.00
<b>SUB-TOTAL</b>					<b>\$262,560.00</b>
	Scheme preparation, supervision, administration etc. 5%				\$ 13,128.00
	Engineer Consultants and other Costs 5%				\$ 13,128.00
	Tree Management (Arborist Assessment, Tree Offsets) 5%				\$ 13,128.00
	Contingency sum 10%				\$ 26,256.00
<b>TOTAL SCHEME COST (ex. GST)</b>					<b>\$328,200.00</b>

**Welham Road, Mooroolbark Proposed Special Charge Scheme**

		<b>PROJECT COST SUMMARY:</b>		<b>COUNCIL COST SUMMARY:</b>		<b>APPORTIONMENT SUMMARY:</b>			
	Total Project Cost		\$328,200		Council 20% Contribution		\$65,640		Unit Ratio = 100%
	Less Council Cost only Items		\$0						Total Landowner Units = 11.00
	<b>Total Scheme Cost</b>		<b>\$328,200</b>		Subsidy for costs above FedFund ceiling		\$185,560		Total Council Units = Nil
	<b>Total Council Contribution</b>		<b>\$251,200</b>		Total Council Scheme Cost		\$251,200		\$ / Unit = \$23,869
	<b>Total Landowner Contribution</b>		<b>\$77,000</b>		Council Cost only Items		\$0		FedFund Ceiling \$/ Unit = \$7,000
	<b>Financing Costs</b>		<b>\$14,168</b>		Total Council Project Cost		\$251,200		FedFund Subsidy \$/ Unit = \$16,869
DESCRIPTION	PROPERTY ADDRESS	PROPERTY SUBURB	ASSESSMENT NO.	DEVELOPMENT / BENEFIT UNIT	CHARGE FOR THE WORKS	ADJUSTED FOR CEILING	FINANCING CHARGE	TOTAL CHARGE	YEARLY CHARGE
Lot 2 LP92904 Ca PT	3 Chapman Court	Mooroolbark	25131	0.50	\$11,935	\$3,500	\$644.00	\$4,144.00	\$414.40
Lot 3 LP92904 Ca PT	5 Chapman Court	Mooroolbark	25132	0.50	\$11,935	\$3,500	\$644.00	\$4,144.00	\$414.40
Lot 1 LP32958 Ca PT	120 Pembroke Road	Mooroolbark	29510	1.00	\$23,869	\$7,000	\$1,288.00	\$8,288.00	\$828.80
Lot 15 LP17026 Ca P	124 Pembroke Road	Mooroolbark	29511	1.00	\$23,869	\$7,000	\$1,288.00	\$8,288.00	\$828.80
Lot 10 LP17026 Ca P	12 Welham Road	Mooroolbark	30866	1.00	\$23,869	\$7,000	\$1,288.00	\$8,288.00	\$828.80
Lot 11 LP17026 Ca P	13 Welham Road	Mooroolbark	30867	1.00	\$23,869	\$7,000	\$1,288.00	\$8,288.00	\$828.80
Lot 12 LP17026 Ca P	11 Welham Road	Mooroolbark	30868	1.00	\$23,869	\$7,000	\$1,288.00	\$8,288.00	\$828.80
Lot 13 LP17026 Ca P	9 Welham Road	Mooroolbark	30869	1.00	\$23,869	\$7,000	\$1,288.00	\$8,288.00	\$828.80
Lot 14 LP17026 Ca P	5 Welham Road	Mooroolbark	30870	1.00	\$23,869	\$7,000	\$1,288.00	\$8,288.00	\$828.80
Lot 1 PS425787 Ca F	10 Welham Road	Mooroolbark	81274	1.00	\$23,869	\$7,000	\$1,288.00	\$8,288.00	\$828.80
Lot 2 PS425787 Ca F	6 Welham Road	Mooroolbark	81438	1.00	\$23,869	\$7,000	\$1,288.00	\$8,288.00	\$828.80
Lot 3 PS425787 Ca F	8 Welham Road	Mooroolbark	81513	1.00	\$23,869	\$7,000	\$1,288.00	\$8,288.00	\$828.80
				<b>11.00</b>	<b>\$262,560</b>	<b>\$77,000</b>	<b>\$14,168</b>	<b>\$91,168</b>	<b>\$9,117</b>

183  
242

## Welham Road, Mooroolbark

### Calculation of Special Benefit and Maximum Total Levy

In accordance with Section 163 (2) of the Local Government Act and Ministerial Guidelines prepared relating to special rates and charges, Council is required to give consideration to special benefit received from properties external to the proposed special charge as compared to those that will be liable for the special charge.

Landowners involved in the scheme are not to be charged more than their proportional benefit for the proposed works (Maximum Total Levy).

The Maximum Total Levy equates to the product of the Benefit Ratio (R) and total cost of the works for which the special charge is being established.

Council is required to establish a Benefit Ratio calculated as follows:

$$\frac{\text{TSB (in)}}{\text{TSB (in) + TSB (out) + TCB}} = R$$

TSB (in) - is the estimated total special benefit for those properties that the Council proposes to include in the scheme.

TSB (out) - is the estimated total special benefit for those properties with an identified special benefit that the Council does not propose to include in the scheme.

TCB - is the estimated total community benefit.

R - is the benefit ratio.

#### Properties included in the scheme - TSB (in)

It is proposed to include 12 properties within the scheme which having regard to development result in 11 development units for those properties that abut or gain primary access via Welham Road, Mooroolbark. The criteria considered appropriate for differentiating between special benefit received by these properties compared to properties not included in the scheme and the broader community are as follows:

- works will provide continued and safer vehicular access to and from properties abutting or gaining primary access via Welham Road, Mooroolbark
- works take waters flowing from the lands or premises towards other lands or premises
- works take waters flowing towards the land or premises from other lands or premises
- works enhance the physical and environmental amenity of the land and local area.

TSB (in) is therefore calculated as having a result of 11.

### Properties not included in the scheme receiving special benefit - TSB (out)

There are no other properties with an identified special benefit that Council does not propose to include in the scheme.

TSB (out) is therefore calculated as having a result of 0.

### Community benefits – TCB

As Welham Road, Mooroolbark do not act as collector roads for the benefit of the broader community and there is no community facility that may derive a special benefit from the works, it is considered that a community benefit is not applicable for this scheme.

TCB is therefore calculated as having a result of 0.

### Maximum Total Levy

Having regard to "properties not included in the scheme receiving special benefit" and "community benefits", it is considered that the 12 landowners within the proposed special charge will receive 100 percent of the overall benefit as a Benefit Ratio (R) for the proposed scheme by applying the above factors to the Ministerial Guidelines formula.

The calculation of the Maximum Total Levy therefore equates to \$328,200.

Having regard to Council's contribution towards the works, as per the Scheme Details, Council will not be seeking to levy more than the Maximum Total Levy, as required by section 163 (2A) of the Act.

### **Manner of assessment and levy**

Pursuant to Council's Special Charge Scheme Policy the manner of assessment will take into account the following criteria:-

- all lands within the designated area, described above
- the zoning of those lands, their existing and potential use
- the special benefit to each of those lands
- the accessibility of the works for those lands.

The basis of apportionment has been formulated in accordance with Council's Special Rates and Charges Policy on a development unit basis as follows:

- (i) special benefit where a dwelling or building is permitted
- (ii) the degree of special benefit having regard to the use or future use of the land of the land.

Generally, lots will be charged one development unit where access to the property is primarily taken directly from Welham Road, Mooroolbark .

Instances where a property takes primary access from an alternative road and has an additional abuttal to Welham Road, Mooroolbark as sideage or rearage, the property would then be generally charged one half of a development unit.

The basis of allocated charge to properties has been calculated from:-

- (a) \$7,000 (fixed) per development unit.
- (b) plus financing cost of 3.68% per annum.

The special charge will be levied by serving on each person liable, a notice pursuant to Section 163 (5) of the Local Government Act 1989.

## DOCUMENTS FOR SIGNING AND SEALING

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Report Author: Governance Officer  
 Responsible Officer: Director Corporate Services  
 Ward(s) affected: Billanook

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*The author(s) of this report and the Responsible Officer consider that the report complies with the overarching governance principles and supporting principles set out in the Local Government Act 2020.*

## CONFIDENTIALITY

This item is to be considered at a Council meeting that is open to the public.

## SUMMARY

It is requested that the following documents be signed and sealed:

***Creation of Easement – Deed of Release- Yarra Ranges Shire Council and Chirnside Park Country Club Limited.***

Creation of Easement (E3) for drainage purposes in favour of Yarra Ranges Shire Council, being part of land contained in Certificate of Title Volume 11280 Folio 355 and known as 130A Victoria Road, Lilydale.

The acquisition of the easement is pursuant to planning permit YR 2011/1456.

## RECOMMENDATION

***That the following listed documents be signed and sealed:***

***Creation of Easement – Deed of Release- Yarra Ranges Shire Council and Chirnside Park Country Club Limited.***



## INFORMAL MEETINGS OF COUNCILLORS

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Report Author: Governance Officer  
Responsible Officer: Director Corporate Services  
Ward(s) affected: All Wards

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*The author(s) of this report and the Responsible Officer consider that the report complies with the overarching governance principles and supporting principles set out in the Local Government Act 2020.*

### CONFIDENTIALITY

This item is to be considered at a Council meeting that is open to the public

### SUMMARY

Chapter 8, Rule 1, of the Governance Rules requires that records of informal meetings of Councillors must be kept and that the Chief Executive Officer must ensure that a summary of the matters discussed at the meeting tabled at the next convenient Council meeting and recorded in the Minutes of that Council meeting.

An 'informal meeting of Councillors' is defined in the Governance Rules as a meeting of Councillors that:

- is scheduled or planned for the purpose of discussing the business of Council or briefing Councillors;
- is attended by at least one member of Council staff; and
- is not a Council meeting, Delegated Committee meeting or Community Asset Committee meeting.

The records for informal meetings of Councillors are attached to the report.

### RECOMMENDATION

***That the records of the Informal Meetings of Councillors, copies of which are attached to the report, be received and noted.***

### ATTACHMENTS TO THE REPORT

1. 21 June 2022 - Council Briefing
2. 21 June 2022 - Council Forum
3. 21 June 2022 - Review of Complex Planning Matters
4. 23 June 2022 - Hills Recovery Committee

# Informal Meeting of Councillors

## Public Record



<b>Meeting Name:</b>	Council Briefing	
<b>Date:</b>	21 June 2022	Start Time: 6.07pm      Finish Time: 6:27pm
<b>Venue:</b>	Council Chamber, Civic Centre, Anderson Street, Lilydale	
<b>Attendees:</b>	<b>Councillors:</b>	Len Cox, David Eastham, Fiona McAllister, Johanna Skelton, Sophie Todorov, & Andrew Fullagar
	<b>Via Zoom:</b>	Tim Heenan, Richard Higgins
	<b>CEO/Directors:</b>	Andrew Hilson, Mark Varmalis, Jane Price & Nathan Islip (Acting Director Planning Design and Development)
	<b>Officers:</b>	Sarah Candeland & Michael Ng
<b>Apologies</b>	Tammi Rose, Kathleen McClusky & Jane Sinnamon	
<b>Declarations of Interest:</b>	Nil	
<b>Matter/s Discussed:</b>		This briefing covered the following items of business to be considered at the 28 June 2022 Council Meeting
	10.1	Hearing of Submissions Committee - Report on Proceedings
	10.2	Adoption of 2022-23 Budget, including 10-year Capital Expenditure Program
	10.3	Eastern Regional Libraries - Transition to a Beneficial Enterprise
	10.4	Asset Plan 2022-2032 and Asset Management Policy 2022
	10.5	CT6513 Construction of a Community Sporting Pavilion, Pinks Reserve, Kilsyth
	10.6	Bell Street, Winifred Street, Read Road and Sections of Paynes Road (no.11 to 23), Seville Declaration of Special Charge
	10.7	Nation Road, Selby Declaration of Special Charge
<b>Completed By:</b>	Michael Ng	

# Informal meeting of Councillors

## Public Record



<b>Meeting Name:</b>	Council Forum	
<b>Date:</b>	21 June 2022	Start Time: 7.00 pm      Finish Time: 10.35pm
<b>Venue:</b>	Council Chamber, Civic Centre, 15 Anderson Street, Lilydale	
<b>Attendees:</b>	<b>Councillors:</b>	David Eastham, Len Cox, Richard Higgins (until 7:40pm), Fiona McAllister(10:30pm), Johanna Skelton, Andrew Fullagar & Sophie Todorov
	<b>Via Zoom:</b>	Jim Child, Tim Heenan
	<b>CEO/Directors:</b>	Andrew Hilson, Mark Varmalis & Jane Price
	<b>Officers:</b>	Nathan Islip (Acting Director Planning Design and Development), Louise Grant, Amy Endall, Helen Ruddell, Gavin Crawford, Amanda Kern, Tamara Meadows, Ben Waterhouse, Corrine Brown, Phil Murton, Terry Jenvey, Emily Boyle, Jessy While, Amy Wahrenberger, Andrew Edge, Sarah Candeland & Michael Ng
<b>Apologies</b>	<b>Via Zoom:</b> Ben Champion & Alison Fowler	
<b>Disclosure of Conflicts of Interest:</b>	Tammi Rose, Kath McClusky, Jane Sinnamon & Len Cox	
<b>Matter/s Discussed:</b>	Nil.	
	2.1	Action and Agreement Record – 7 June 2022
	2.2	Youth Advisory Pilot Program Findings
	2.3	Economic Development Strategy Renewal – Draft for Exhibition
	2.4	ECOSS 711 Old Warburton Road, Wesburn
	2.5	Lilydale Integrated Community Facility Options Study
	2.6	Proposed Amendments to Seek Intermin and Permanent Overlay Controls in Lilydale
	2.7	Further Update – Investigation into Vegetation Removal – 2-12 Monbulk Road Belgrave
	2.8	2022-23 Growing Suburbs Fund
	3.1	MAV State Council – Voting Directions
	3.2	Contract Approvals and Variations May 2022
	3.3	Indicative Forum & Council Meeting Schedule
	3.4	Mayor & CEO Update
<b>Completed By:</b>	Michael Ng	

# Informal meeting of Councillors

## Public Record



<b>Meeting Name:</b>	Review of Complex Planning Matters	
<b>Date:</b>	21 June 2022	Start Time: 5:33pm      Finish Time: 6:06pm
<b>Venue:</b>	Council Chamber, Civic Centre, Anderson Street, Lilydale and via videoconference	
<b>Attendees:</b>	<b>Councillors:</b>	Len Cox, David Eastham (from 5.36pm), Fiona McAllister, Johanna Skelton, Sophie Todorov, & Andrew Fullagar
	<b>Via Zoom:</b>	Tim Heenan & Richard Higgins (from 5.40pm)
	<b>CEO/Directors:</b>	Andrew Hilson, Mark Varmalis (from 5.42pm), Jane Price & Nathan Islip (Acting Director Planning Design and Development)
	<b>Officers:</b>	Amanda Kern, Gavin Crawford, Sarah Candeland & Michael Ng
<b>Apologies</b>	Tammi Rose, Kathleen McClusky & Jane Sinnamon	
<b>Declarations of Interest:</b>	Nil	
<b>Matter/s Discussed:</b>	This briefing covered the following items of business	
	1.	Discussion of Items 2.4 – ECOSS from 5.33pm
	2.	Discussion of items 2.7 – Veg Removal from 5.53pm
<b>Completed By:</b>	Michael Ng	

# Informal meeting of Councillors

## Public Record



<b>Meeting Name:</b>	Regional Community Recovery Committee Meeting - Hills	
<b>Date:</b>	23/06/2022	Start Time: 7:30pm      Finish Time: 9:50pm
<b>Venue:</b>	ZOOM	
<b>Attendees:</b>	<p><b>Councillors:</b>      Cr Johanna Skelton</p> <p><b>Other attendees:</b> Peter Adams, Belinda Young, Gareth Hart, , Cr Johanna Skelton (Co-Chair), Anna Reid, Deborah Edge, Carolina Aguilera de Snow, Helene Campbell, Alex Grunwald, Peter McIlwain, Stephanie Reynolds (YRC) Tracey Reid (YRC)</p> <p><b>Officers:</b>      Tracey Reid (YRC), Stephanie Reynolds (YRC)</p>	
<b>Apologies</b>	Amanda Lamont (Co-Chair) – withdrawn, Ellen Kimball, Jeanene Howard	
<b>Disclosure of Conflicts of Interest:</b>	Nil	
<b>Matter/s Discussed:</b>	1.1	Confirmation that Amanda Lamont has resigned as a committee member and all group members have been advised.
	1.2	Introduction of new members Peter McIlwain, Helene Campbell and Alex Grunwald
	1.3	Extensive discussions around how to move forward with further community engagement as well as a brief discussion the survey results, Grant funding and the Community lead recover plan.
<b>Completed By:</b>	Stephanie Reynolds	

**16. URGENT BUSINESS**

**17. CONFIDENTIAL ITEMS**

*In accordance with section 66(2)(a) of the Local Government Act 2020*

There were no Confidential Items listed for this meeting.

**18. MEETING CLOSED**

The next meeting of Council is scheduled to be held on Tuesday 26 July 2022 commencing at 7.00pm, at Council Chamber, Civic Centre, Anderson Street, Lilydale.



***In providing for the good governance of its community, Councillors are reminded of their obligation to abide by the provisions as set within the Local Government Act 2020 and the Code of Conduct for Councillors.***

***When attending a Council Meeting, Councillors should adhere to the procedures set out in the Governance Rules developed by Council in accordance with section 60 of the Local Government Act 2020.***

*The following is a guide for all Councillors to ensure they act honestly, in good faith and in the best interests of Yarra Ranges as a whole.*

- 1. Councillors will respect the personal views of other Councillors and the decisions of Council.*
- 2. Councillors may publicly express their own opinions on Council matters but not so as to undermine the standing of Council in the community.*
- 3. The Mayor is the official spokesperson for Council.*
- 4. Councillors will incur expenditure in a responsible manner and in accordance with the Councillor Expenditure and Policy.*
- 5. Councillors will avoid conflicts of interest and will always openly disclose any direct and indirect interests where they exist.*
- 6. Councillors will act with integrity and respect when interacting with Council staff and members of the public.*
- 7. Councillors will demonstrate fairness in all dealings and conduct and be open with and accountable to the community at all times.*
- 8. Councillors will conduct themselves in a manner that does not cause detriment to Council or the Yarra Ranges community.*