MANNINGHAM

COUNCIL MEETING

AGENDA

Date:	**Tuesday, 25 November 2025**
Time:	**7:00pm**
Location:	**Council Chamber, Civic Centre** **699 Doncaster Road, Doncaster**

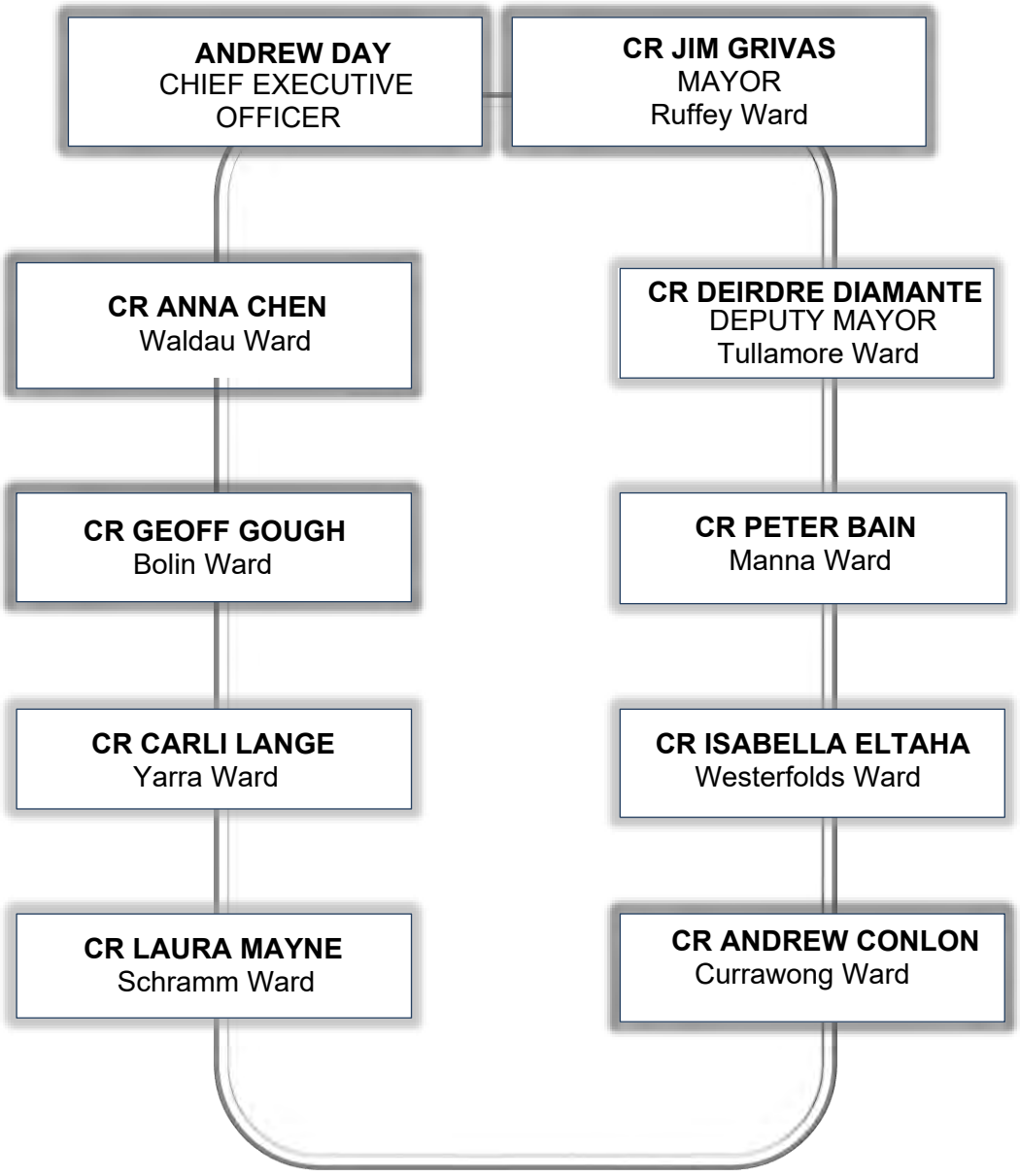
This meeting is convened to transact the business listed below.



Andrew Day
Chief Executive Officer

This meeting will be livestreamed. Members of the public who address Council will be heard on the live audio stream, and audio of them speaking will be recorded. All reasonable efforts will be made to avoid capturing live or recorded video footage of public attendees however there might be incidental capture.

COUNCIL MEETING SEATING PLAN



INDEX

1 WELCOME 4
2 APOLOGIES AND REQUESTS FOR LEAVE OF ABSENCE 4
3 PRIOR NOTIFICATION OF CONFLICT OF INTEREST 4
4 CONFIRMATION OF MINUTES 4
5 PRESENTATIONS 4
6 PETITIONS 4
7 PUBLIC QUESTION TIME 4
8 ADMISSION OF URGENT BUSINESS 4
9 PLANNING PERMIT APPLICATIONS 5
9.1 Planning Application PLN25/0134 at 35-41 Taunton Street, Doncaster East for the construction of 30, two-storey dwellings 5
9.2 Planning Application PLN24/0477 at 722 Doncaster Road & 724 Doncaster Road, Doncaster for the partial demolition and buildings and works for alterations to the existing heritage building, construction of a four-storey apartment building (34 dwellings) with basement car parking and alteration of access to a road in a Transport Zone 2. 103
10 CITY PLANNING AND LIVEABILITY 199
10.1 Adoption of Domestic Animal Management Plan 2026-2029 199
10.2 Adoption of the Public Toilet Plan 2025 244
10.3 Adoption of Councils Onsite Wastewater Management Plan 2025 - 2030 291
10.4 Statutory Planning Application Activity Quarter 1 (July to September 2025) 352
11 CONNECTED COMMUNITIES 361
11.1 Gum Nut Gully Preschool Redevelopment 361
11.2 Advisory Committees Review 377
11.3 Early Years Infrastructure Plan 398
11.4 Whitehorse Manningham Libraries Annual Report 2024-2025 442
12 CITY SERVICES 575
12.1 September Capital Works Status Report 575
13 EXPERIENCE AND CAPABILITY 638
13.1 Manningham Quarterly Report, Quarter 1 - September 2025 638
13.2 Informal Meetings of Councillors 674
14 CHIEF EXECUTIVE OFFICER 686
15 URGENT BUSINESS 686
16 COUNCILLOR REPORTS AND QUESTION TIME 686
17 CONFIDENTIAL REPORTS 686
17.1 Assessment of Pre-Application Development Proposal at 584-588 Doncaster Road, Doncaster - Development Facilitation Program 686
17.2 Library Service Future Direction 686

1 WELCOME

2 APOLOGIES AND REQUESTS FOR LEAVE OF ABSENCE

3 PRIOR NOTIFICATION OF CONFLICT OF INTEREST

4 CONFIRMATION OF MINUTES

Confirmation of the Minutes of the Council Meeting held on 28 October 2025 and the Annual Meeting of Council held on 6 November 2025.

5 PRESENTATIONS

6 PETITIONS

7 PUBLIC QUESTION TIME

8 ADMISSION OF URGENT BUSINESS

9 PLANNING PERMIT APPLICATIONS

9.1 Planning Application PLN25/0134 at 35-41 Taunton Street, Doncaster East for the construction of 30, two-storey dwellings

File Number:	IN25/824
Responsible Director:	Director City Planning and Liveability
Applicant:	Taunton St (AZ & CXW) Pty Ltd
Planning Controls:	General Residential Zone 3
Ward:	Waldau
Attachments:	1 Legislative Requirements PLN25 0134 ⇩ 2 Confidential Objector Map PLN25 0134 (confidential) 3 Decision Plans PLN25 0134 ⇩ 4 Decision Landscape Plan PLN25 0134 ⇩ 5 Decision 3D Render Views PLN25 0134 ⇩

PURPOSE OF REPORT

1. This report provides Council with an assessment of planning permit application PLN25/0134 at 35-41 Taunton Street, Doncaster East for the construction of 30, two-storey dwellings. The report recommends approval of the proposal, subject to changes by permit conditions.

2. The application is being reported to Council for determination as it is a Major Application (land outside the Activity Centre Zone with more than 20 dwellings and with a cost of works greater than $10 million).

EXECUTIVE SUMMARY

Proposal

3. The application seeks the development of 30 dwellings in a two-storey townhouse arrangement up to 7.9 metres high. A total of 60 resident car spaces are provided within garages and on internal streets in accordance with parking requirements.

4. The land has a total area of 7,268 square metres, orientated to the sole frontage to Taunton Street which is a cul-de-sac that terminates in front of the site. The existing buildings and car park will be removed, including the former double storey community centre/place of assembly, the Salvation Army Church, and single storey caretaker dwelling. The existing planted trees, including medium and large specimens, will be removed except for two native trees in the north-east corner.

Figures: Submitted renders viewed from Taunton Street and looking from above from the west







Notification

5. Notice of the application was undertaken by Council for a period of 14 days which concluded 24 September 2025.

6. 20 objections have been received.

Key issues in considering the application

7. The key issues for Council in considering the proposal relate to:

    - Car Parking, Access and Traffic

- Landscaping and trees
- Built form and siting
- Overall compliance with deemed to comply standards of Clause 55
- Objector concerns

Assessment summary

8. This is the first application that Council will determine since Clause 55 (Two or more dwellings on a lot and residential buildings - ResCode) was replaced by the Townhouse and Low-Rise Code (the Code). The Code came into effect on 31 March 2025.

9. Council's planning considerations are substantially limited in this instance where the proposal is assessed solely under Clause 55 and meets deemed to comply standards, which in turn switches off local policy on character, design, tree retention, and ESD, amongst other policies. This is the case in this application as the proposal meets all of the deemed to comply standards, with one exception.

10. If the proposal complies with specific "applicable" standards of the Code, objectors are exempted from third party appeal rights, irrespective of whether they comply with the other remaining standards. This is **not** the case in this application as the proposal fails to fully comply with Clause 55.02-6 Access.

11. The proposal has merit and is recommended to be supported subject to minor conditions, given the following:

    - Any variations to the Code (Clause 55) are minor matters and full compliance can be achieved by the recommended conditions.
    - Two storeys and 7.9 metres maximum heights proposed, less than the three storey and 11 metre maximum specified in the zone.
    - Garden Area is compliant, providing the minimum mandatory 35%.
    - Car parking of two resident spaces per dwelling is fully compliant with car parking requirements.
    - Number of crossovers has been minimised. Most dwellings share a single entry point which maximises on street spaces.

    The proposal goes beyond the minimum requirements of the Code including:

    - Site coverage of 44%, below the maximum 65%.
    - Responds to the topography by cutting dwellings into the land to minimise their impacts (not required by the Code).
    - Generous side and rear setbacks, typically 4 - 5 metres. Only one garage wall is proposed on a boundary.

- Landscaping is provided to more than 20% of the site. An additional 3% of trees are provided by also landscaping internal streets. More than 100, 6 metre high canopy trees and 6, 8 metre high canopy trees are proposed within a total 1,763 square metres of canopy area.

- Good first floor separation between dwellings facing neighbours and broad separation between rows of dwellings (not required by the Code).

- Overlooking addressed, even where not required to the abutting retirement village. A technical discussion is provided later in this report.

- Overshadowing is compliant, noting it is not required to comply to the abutting retirement village. Nevertheless, overshadowing has been minimised to a small amount at 9am and 10am, affecting two properties.

- Private open space is typically between 27-50 square metres, more than the minimum requirement of 25 square metres.

- Internal living room and bedrooms space are greater than the minimum functional standards.

- Street setbacks between 4 - 6.6 metres are shallow, however comply with the Code.

- Overall design appears boxy and not greatly articulated, however exhibits some architectural merit by the predominantly brick presentation and application of other quality materials. Articulation is provided by variations in materials, large picture windows, integrated garages, and appropriate streetscape detailing. These design aspects are also not considered by the Code.

Conclusion

12. The proposal is considered satisfactory and positively responds to the objectives of the Manningham Planning Scheme with a high degree of compliance with Clause 55, full compliance with car parking and traffic requirements and height. Minor changes are recommended through permit conditions which will result in a fully compliant outcome.

13. As all the ‘applicable’ standards of Clauses 55.02, 55.04-1, 55.04-2, 55.04-3, 55.04-4 and 55.05-2 have **not** been met, **specifically Clause 55.02-6 Access**, the application is **not** exempt from the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act (objector appeals).

14. It is recommended that the application be supported and that Council issue a Notice of Decision to Grant a Permit, subject to the recommended conditions.

1. RECOMMENDATION

That Council:

A. Having considered all objections, issue a Notice of Decision to Grant a Permit in relation to Planning Application PLN25/0134 at 35-41 Taunton Street, Doncaster East for the construction of 30, two-storey dwellings subject to the following conditions:

Amended Plans

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be generally in accordance with the decision plans (prepared by prepared by NTF Architects, Revision E, dated 20 August 2025), but modified to show:

    a) Internal front fences and front dividing fences nominated/shown to have 1.5 metre high semi-transparent fencing, including dwellings TH01 to TH05.
    b) The accessway up to the garages of TH22 and TH28 designated as a common turning bay and apply the same paving treatment as the accessway.
    c) The garages of TH15 and TH23 setback an additional 500mm north and south respectively, to expand the adjacent common turning bay, and apply the same paving treatment as the accessway to the expanded turning bay.
    d) All turning bays at the end of each accessway aisle identified as common land, including the areas specified within conditions 1b and 1 c).
    e) Storage shelves within any garaged car space nominated as having a headroom clearance of 2.1 metres.
    f) A schedule of materials, finishes and colours to include garaging, site services screening, and accessway paving treatments.
    g) Details of all lighting to all internal accessways and paths, suitably located and baffled to minimise any light spill to adjoining properties.
    h) Single crossovers dimensioned as 3 metres wide and double crossovers 6 metres wide, unless to the satisfaction of the Responsible Authority.
    i) Title lengths shown on ground floor plan.
    j) Ground floor boundary setbacks dimensioned.
    k) The removed street tree shown on the ground floor plan.
    l) A notation to indicate that the tree protection fencing and measures are undertaken in accordance with the Tree Protection and Management Plan approved as part of this permit.
    m) All water tanks, sheds, and services located outside the notional root zone of any tree to be retained.
    n) All first floor north facing windows to comply with Standard B5-4 – Solar Protection to new north facing windows.

Endorsed Plans

2. The approved development must always accord with the endorsed plans unless modified with the prior written consent of the Responsible Authority.

Landscape Plan

3. Concurrent with the submission of development plans for endorsement under condition 1 of this permit, an amended landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be generally in accordance with the submitted landscape plan (prepared by CDA Design Group, version B-P1, dated 20 August 2025), but modified to show:

    a) Consistency with any relevant changes to the development layout as shown on the development plans endorsed under Condition 1 of this permit.
    b) A planting schedule that includes details of a variety of new canopy trees and other proposed vegetation, quantity, species names, approximate height and spread at maturity, canopy cover of each tree and size at time of planting.
    c) The location of each canopy tree and other proposed vegetation clearly marked.
    d) Plant species within each visibility splay have a height of no greater than 0.9 metres at maturity.
    e) A notation that synthetic grass will not be used as a substitute for any open lawn area within the subject land.

Tree Protection and Management Plan

4. Concurrent with the review of plans to be endorsed under Condition 1, a Tree Protection and Management Plan (TPMP) prepared by a suitable qualified Arborist, setting out how the trees to be retained will be protected during construction and which generally follows the layout of Section 5 of AS4970 'Protection of trees on development sites', must be submitted to the Responsible Authority. When approved the TPMP will be endorsed and form part of the permit. The TPMP must include:

    a) A map of the ground floor development plan showing the TPZ and SRZ for all trees to be retained along with the location of protective fencing and/or areas where ground protection systems will be used.
    b) Details of any proposed work within a TPZ and construction controls required to reduce the impacts to retained trees.
    c) A statement advising any removal or pruning of Council owned trees must be undertaken by Council approved contractor.
    d) An inspection timeframe (minimum frequency of every 3 months), with a compliance check list to be signed and dated by the developer’s project arborist and project manager/foreperson

Stormwater Management Report

5. The Stormwater Management Report (Water Sensitive Urban Design Report prepared by GIW Environmental Solutions dated 26/08/2025) must be approved to form part of this permit, unless with the further written approval of the Responsible Authority.

Waste Management Plan

6. The Waste Management Plan (prepared by One Mile Grid dated 14 May 2025) must be approved to form part of this permit, unless with the further written approval of the Responsible Authority.

Construction Management Plan

7. Before the development starts, including before demolition, a Construction Management Plan (CMP) must be submitted to and approved by the Responsible Authority using Manningham's CMP template. When approved the CMP will be endorsed and will then form part of the permit.

Implementation of management plans and reports

8. The development and any measures to be implemented must always accord and comply with the management plans and reports endorsed under this permit, unless modified with the prior written consent of the Responsible Authority.

Vegetation

9. Except for vegetation shown on the endorsed plans to be removed, no vegetation may be removed, destroyed or lopped, unless with the written consent of the Responsible Authority.

10. All tree and/or vegetation protection fencing must be maintained in good condition until the completion of the construction works on the subject land to the satisfaction of the Responsible Authority.

11. All contractors/tradespersons (including demolition workers) who install services or work near trees to be retained must be made aware of any tree protection measures required under this permit.

Reticulated Gas Service Mandatory Condition

12. Any new dwelling allowed by this permit must not be connected to a reticulated gas service (within the meaning of clause 53.03 of the relevant planning scheme). This condition continues to have force and effect after the development authorised by this permit has been completed.

On-Site Stormwater Detention System

13. Before the development starts, an engineering plan for an on-site stormwater detention (OSD) system to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the plan will be endorsed and will then form part of the permit. The plan must depict an on-site storm water detention storage or other suitable system (which may include but is not limited to the re-use of stormwater using rainwater tanks) that is designed in accordance with Council's On-Site Stormwater Detention Guidelines (March 2021) to the satisfaction of the Responsible Authority.

14. The approved dwelling/s must not be occupied unless the OSD system is installed and maintained in accordance with the engineering plan endorsed under this permit to the satisfaction of the Responsible Authority.

Drainage

15. Stormwater must not be discharged from the site other than by means of drainage to the point of discharge. The drainage system within the development must be designed and constructed to the requirements and satisfaction of the relevant Building Surveyor and must be implanted prior to the occupation of the approved development. A connection to Council maintained assets must not be made unless a Connection to Council Drain Permit is first obtained from the Responsible Authority.

16. The whole of the subject land, including landscaped and paved areas must be graded and drained to prevent ponding and to minimise overland flows onto adjoining properties to the satisfaction of the Responsible Authority.

17. All rainwater tanks must be connected to the on-site stormwater detention system for any overflow to the satisfaction of the Responsible Authority.

Services

18. All services associated with the approved development, including water, electricity, gas, sewerage and telephone, must be installed underground, unless with the written consent of the Responsible Authority.

19. All accessways must be lit to the satisfaction of the Responsible Authority and all lighting must be located, directed, shielded and be of limited intensity so that no nuisance or loss of amenity is caused to any person within or beyond the subject land, to the satisfaction of the Responsible Authority.

Maintenance

20. All buildings, paved areas, drainage and landscaping must be maintained to the satisfaction of the Responsible Authority.

Car Parking and Access

21. Before the occupation of the approved development, all new vehicular crossings must be constructed as depicted on the endorsed plans and any redundant existing vehicular crossings must be removed and the kerb, channel, footpath and nature strip (as relevant) must be reinstated at the full cost of the owner and to the satisfaction of the Responsible Authority.

22. Before the occupation of the approved development, all external parking spaces must be line-marked, numbered, signposted and allocated to each dwelling (as relevant) in accordance with Clause 52.06 Car parking requirements and maintained to the satisfaction of the Responsible Authority.

23. All car parking spaces, footpaths, access lanes and driveways shown on the endorsed plans must be kept available for these purposes at all times to the satisfaction of the Responsible Authority.

Completion

24. The approved dwellings must not be occupied unless the development and all landscaping is completed generally in accordance with the endorsed plans to the satisfaction of the Responsible Authority.

25. The approved dwellings must not be occupied unless all screening measures are constructed, installed and maintained permanently in accordance with the endorsed plans and to the satisfaction of the Responsible Authority. Any non-permanent screening measures (such as obscure film or spray) must not be used in lieu of any required fixed and permanent screening measures.

Permit Expiry

26. This permit will expire if one of the following circumstances applies:

    a) The development is not started within three (3) years of the date of this permit.
    b) The development is not completed within five (5) years of the date of this permit.

    The Responsible Authority may extend the periods referred to if a request is made in writing by the owner or occupier either before the permit expires or in accordance with Section 69 of the *Planning and Environment Act 1987.*

1. BACKGROUND

Application history

1.1 Relevant planning history includes application PLN23/0153 for 29, two and three storey townhouses, which lapsed in April 2024. The proposal was not supported by Planning Officers due to fundamental concerns with overdevelopment, character, massing, response to topography, setbacks, road and pedestrian design, internal amenity, loss of trees, inadequate landscaping.

1.2 It is important to acknowledge that the former application was considered under the previous Clause 55 and which allowed full consideration of the Manningham Planning Scheme, and fundamentally allowed consideration of local character, landscape, and ESD policies amongst other detailed policies and objectives.

1.3 Notably, the current application proposes a lower scale and increased dwelling detachment than the previous proposal. The current application also incorporated a redesigned car parking layout and internal accessways, addressing other previous significant concerns.

1.4 This application is the first that Council will consider under the newly gazetted Clause 55, introducing the Townhouse and Low-Rise Code which came into effect on 31 March 2025. This changed the residential zones and overhauled Clause 55 (Two or more dwellings on a lot and residential buildings), removing and modifying standards to allow for more intensive housing. As relevant to this planning application, this included the following changes:

- All consideration of residential and local policies do not apply where an application meets the new standards of Clause 55.

- Removal of the 'qualitative' consideration of neighbourhood character, neighbourhood response, design, topography, landscaping, and tree retention.

- All standards now on a measurable deemed to comply method, usually on a numerical basis.

- Existing standards were relaxed to achieve more intensive housing, increased site coverage, reduction to street setbacks, relaxed overlooking requirements.

- Where proposals comply with all 13 of the "applicable" standards of the Code, objectors are exempted from third party appeal rights irrespective of whether they comply with all the other remaining standards.

Current application

1.5 Council's planning considerations are substantially limited in this instance as the application is assessed solely by the Code and has no other overlays. Any former considerations with local policy and objectives on character, design, tree retention, ESD and others detailed policy can no longer be considered if an application meets the related new deemed to comply standards. This is **not** the case in this application as Clause 55.02-6 Access has not been met.

1.6 Minor non-compliances with Clause 55 were raised to the applicant as part of a further information request on 11 June 2025. Most of these minor non-compliances have since been addressed.

1.7 The current proposal was presented to Councillors at a Major Application Briefing meeting on 4 September 2025.

1.8 The application was advertised and 20 objections were received.

1.9 A consultation meeting for this application was held on 22 October 2025. Councillors, planning officers, the applicant and objectors attended the meeting.

1.10 The following issues were discussed:

- Parking, traffic

- Noise from future residents, use

- Vegetation loss

- Construction type

- Overlooking, if screening can be provided

- Daylight

- Overshadowing

- Character, overdevelopment
- Pools, if they can be deleted
- Acoustic fencing, if it can be provided
- Visitor parking, if any can be provided.

1.11 No resolutions were reached at the meeting.

1.12 The statutory clock that applies to planning applications is 60 days. For the subject application, this time passed on 27 October 2025.

2. THE SITE AND SURROUNDS

The Site



Figure: Aerial view of subject site (March 2025).

SITE SUMMARY	
Built form	Double storey former Salvation Army Church, single storey caretaker dwelling, with at-grade parking.
Use	Vacant. Previously used as a place of assembly/community hall.
Lot Size (m^2)	7,268 square metres
Topography	Land has a gentle slope and crossfall of up to 4 metres generally from south-east to north-west
Fencing	Unfenced to the street
Vegetation	26 medium and large trees
Easements	The following easements apply: 3.05 metre wide electrical easement along the eastern boundary.
Restrictions on title	There are no restrictive covenants or section 173 agreements on the submitted title.
Footpath assets / access	Two single crossovers and one double crossover 6 street trees Fire hydrant Electrical services/transformer in south-east corner of site

Surrounds

2.1 The street is a cul-de-sac as Taunton Road terminates in front of the site.

2.2 Surrounding the site are single and two-storey dwellings. Character on the abuttals varies markedly from the single-storey retirement village to the west and north, the Roseville Retirement Village, to a broader grain, more substantive two-storey dwellings and 1990s garden area style subdivision to the east.

2.3 The surrounding land is in Schedule 3 to the General Residential Zone.

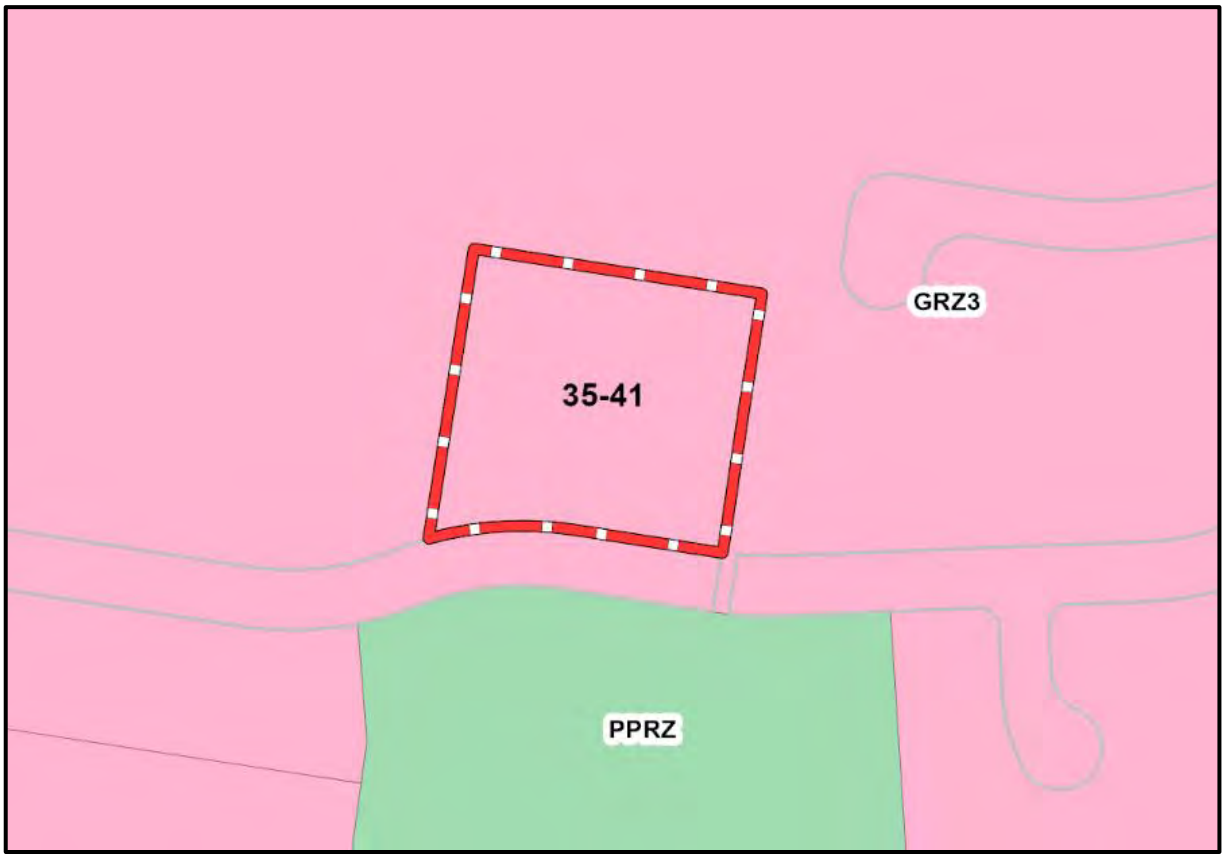


Figure: Zoning Map

2.4 The immediate surrounding land is described as:

- To the north and west is the Aveo Roseville Retirement Living Estate (110 King Street). There are approximately 16 single-storey units, generally setback 4 to 6 metres from the shared boundary where rear private open space and existing vegetation is located.
- To the east, is the sides of 9 Peppermint Court and 15 Nedlands Court. Each of these properties contains a large single dwelling, with their primary or secondary open space adjoining the boundary shared with the site.
- To the south, opposite the site is Zerbes Reserve, an active open space with a football club, scouts and playground and on-site car parking. Zerbes Reserve is well vegetated by tall trees in the immediate interface to Taunton Street.



Figure: Aerial view of the surrounding neighbourhood (March 2025).

3. THE PROPOSAL

3.1 The proposal is outlined on amended plans prepared by NTF Architects, Revision E, dated 20 August 2025. These plans, as advertised, form the decision plans to be relied upon in this assessment.

3.2 The following supporting documents were submitted with the initial proposal:

• Town Planning Report	prepared by	Human Habitats
• Plan Set	prepared by	NTF Architecture
• Design Report	prepared by	NTF Architecture
• Landscape Plan	prepared by	CDA Design Group
• Transport Impact Assessment	prepared by	One Mile Grid
• Waste Management Plan	prepared by	One Mile Grid
• Arboricultural Impact Assessment	prepared by	Tree Department

PROPOSAL SUMMARY	
Building Details	• Site coverage: 44.7% • Permeability: 32.4% • Garden Area: 35.1% Compliance – Yes, minimum 35% in the Zone
Dwellings	• Total number: 30 • 3 bedrooms: 7 • 4 bedrooms: 23
Height	• Maximum height: 7.9 metres Compliance – Yes, 11 metres maximum in the Zone • Number of storeys: 2 Compliance – Yes, 3 storey maximum in the Zone
Car parking (Residents)	• Requirement: 60 • Provided: 60 within garages or on internal streets Compliance: Yes
Car parking (Visitors)	• Requirement: 0 (PPTN Area) • Provided: 0
Proposed access	• 4 single and 1 double crossover to Taunton Street • Reinstatement of 3 existing crossovers
Building materials	• Predominantly brick, render, lined boards, batten fencing
Front setback	• 4 – 6.6 metres
Side setbacks	• 2.4 – 5.4 metres
Rear setback (North)	• 4.2 – 5.7 metres
Tree removal	• ~25 trees on site removed, 2 trees retained in the north-east corner • 6 street trees retained, 1 removed

Landscaping	• Deep soil area of 1,517 square metres / 20.9% of the site plus an additional 246 square metres / 3.4 % of structural soil (under accessways/paths) • Approximately 116 x 6m high small trees and 6 x 8m high medium canopy trees to be planted. • 2 x 8m high native trees retained in the north-east corner
Open space	• Secluded private open space, typically 27-50 square metres, or greater • No defined communal open space
Affordable Housing	The proposal does not provide any Affordable Housing per its definition under the Section 3AA of the Planning & Environment Act 1987.

4. LEGISLATIVE REQUIREMENTS

4.1 Refer to Attachment 1 (Planning & Environment Act 1987, Manningham Planning Scheme, and other relevant legislation policy).

4.2 The following permit requirement applies pursuant to this provision of the Manningham Planning Scheme:

- Clause 32.08-7 General Residential Zone, to construct two or more dwellings on a lot.

5. REFERRALS

External

5.1 None.

Internal

5.2 The application was referred to the following internal departments, with their responses summarised below:

Service Unit	Comments
City Infrastructure	No objection to the proposal subject to conditions and the following comments: • Traffic generation, impacts and access points are considered acceptable. • Stormwater impacts have been demonstrated as adequate. • The Waste Management Plan is considered satisfactory. • A Construction Management Plan would be required by permit condition. • Traffic conditions to further improve car parking and access, including enlarging the turning bays at the end of two accessways by minor changes to setback adjacent garages and the designation of driveways. These comments are expanded on within this report.
Statutory Planning Arborist	No objection to the proposal subject to conditions and the following comments: • Supports the retention of 2 trees on site to the rear north-east corner.

	• Standard B2-7 has been met in terms of the required site area for canopy and deep soil area to plant a sufficient number of Type A and Type B trees. The proposed tree species selection is satisfactory. • Supports the removal of the one small street tree 58 as proposed. • Does not meet Standard B2-6 Access as the accessways and vehicle crossovers encroach the tree protection zone of existing Melaleuca street trees 60 & 62 by 13% and 25.7% respectively, which is more than the maximum 10% encroachment allowed by the Standard. Although major encroachment will occur to these street trees, the impact is acceptable and will not result in loss or major impacts to these Melaleuca species. These comments are expanded on within this report. • Tree protection would be required during construction for the retained trees.

6. CONSULTATION / NOTIFICATION

6.1 Notice of the initial application and notice of the application have been undertaken by Council of over a two-week period.

6.2 This resulted in 20 objections. The location of objector properties is demonstrated on the map included in Confidential Attachment 2.

6.3 A consultation meeting was held on 22 October 2025 with 10 objectors present.

7. ASSESSMENT

Zone

7.1 The subject site is located within the General Residential Zone 3 with the purpose being, as relevant:

> *To encourage development that is responsive to the neighbourhood character of the area.*
>
> *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*

7.2 There are no variations to the zone in Schedule 3.

7.3 A proposal for two or more dwellings on a lot must meet the requirements of Clause 55.

Height

7.4 The proposed 7.9 metre overall height and two-storey scale achieves full compliance with the requirements of the Zone that has a maximum mandatory building height of 11 metres and must contain no more than 3 storeys at any point.

Density

7.5 The chief component of measuring density is the mandatory Garden Area, for which the proposal achieves by provision of 35.1% Garden Area, exceeding the minimum requirement of 35%.

7.6 The standard for tree canopy areas is another indicator and which can establish a maximum density. The minimum discretionary 20% site area for tree canopy is met as discussed below.

7.7 The other main control for density is site coverage. The discretionary target of a maximum 65% is met by the proposed site coverage of 44%.

7.8 The proposal achieves an appropriate density based on the metrics available to assess the application.

Roseville retirement village and Clause 55 implications

7.9 Land to the north and west is the Aveo Roseville retirement village at 110 King Street. As the land is a retirement village, it is recognised differently and assessed differently by the Manningham Planning Scheme, as compared to a dwelling which is nested separately in Clause 73.04. Further, the definition of private open space in Clause 55 specifically relates to a 'dwelling'.

7.10 The retirement village does not benefit from the same protection from some off-site amenity impacts that are specifically designed protect a 'dwelling'. This affects the assessment of Clause 55 where Standards B4-3 (Overshadowing secluded private open space) and B4-4 (Overlooking) as they do not strictly apply to the retirement village.

Built Form and siting

7.11 Council's considerations on built form siting are limited to the clauses named under the heading 'Neighbourhood Character' within Clause 55. The proposal meets all of the deemed to comply standards, with one exception as noted:

- Clause 55.02-1 - Standard B2-1 Street setback
- Clause 55.02-2 - Standard B2-2 Building height
- Clause 55.02-3 - Standard B2-3 Side and rear setbacks
- Clause 55.02-4 - Standard B2-4 Walls on boundaries
- Clause 55.02-5 - Standard B2-5 Site Coverage
- Clause 55.02-6 - Standard B2-6 Access – **Not met**
- Clause 55.02-7 - Standard B2-7 Tree Canopy
- Clause 55.02-8 - Standard B2-8 Front fences

7.12 The proposal achieves appropriate built form and building setback outcomes. Taunton Street setbacks are proposed between 4 metres and 6.6 metres, which are shallow with respect to the surrounding streetscape however comply with the Code minimum requirement of 4 metres. This requirement applies as there are no abutting dwellings that face the same street.

7.13 Generous side and rear setbacks exceed the minimum requirements. The development also features only one wall on boundary, well within the maximum allowances.

7.14 Whilst a formal assessment of character is no longer required, the proposal does exhibit features which respond to the prevailing character and local policy expectations for incremental change which supports up to three-storey townhouses or apartments. Responsive features include a two-storey scale, benched levels that avoids extensive fill, and a semi-detached siting with a rhythm and spacing to the streetscape and good first floor separation facing neighbours. The proposal will also be within a landscaped setting and high number of new canopy trees to assist with softening built form.

7.15 Although design is no longer an assessable metric, it is considered that the proposal exhibits some architectural merit by a predominantly brick presentation and application of other quality materials, articulation by variations in materials, large picture windows, integrated garages, and appropriate streetscape detailing.

External amenity

7.16 Visual bulk is addressed based on the available metrics. Site coverage is well below the maximum requirement. Side and rear setbacks meet and exceed the minimum numerical requirements.

7.17 Although not measurable, the proposal will offer a sense of visual relief due to the detachment and spacing of all first floors when viewed from neighbouring properties.

7.18 Overlooking has been limited where required from ground floor living rooms and decks by new raised boundary fencing, including limiting views to the abutting retirement village which is beyond the technical requirements under Clause 55. Overlooking from bedrooms is no longer required to be limited.

7.19 Overshadowing is compliant to all aspects, again noting it is not required to comply to the abutting retirement village. This has nevertheless been minimised to a small amount at 9am and 10am to two impacted properties, maintaining adequate solar access from 11am onwards.

Landscaping and trees

7.20 Approximately 25 medium to large trees will be removed from the site, mainly native species. Removal of the larger native trees was discouraged, however the applicant only sought retention of two trees. These trees are 8 metre high Australian natives located in the north-eastern corner and are supported. All large street trees are retained in the frontage. One immature tree is proposed to be removed for the double crossover, which is supported, however was not shown across all plans. A permit condition for plan correction will require the removed street tree to be shown on the ground floor plan.

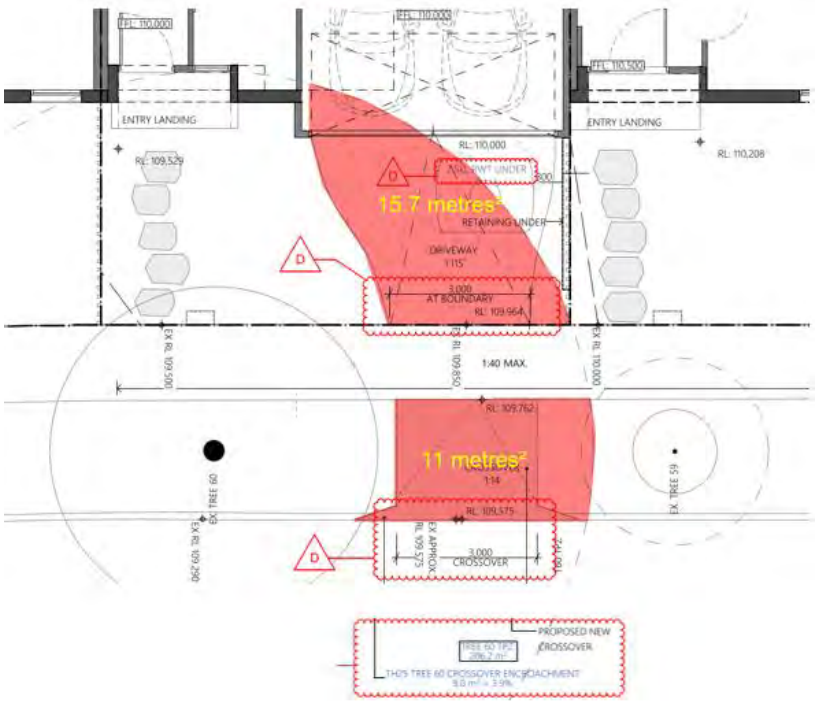
7.21 The proposed tree removal is accepted as no tree controls apply to the site. Tree retention is optional under Clause 55. All trees on site are identified by Council officers as planted species given this area was previously cleared. Protection by Clause 52.17 (Native vegetation) therefore does not apply. The new Canopy Trees provision at Clause 52.37 policy does not apply to this application as it was introduced into the Scheme on 15 September 2025, after this application was submitted.

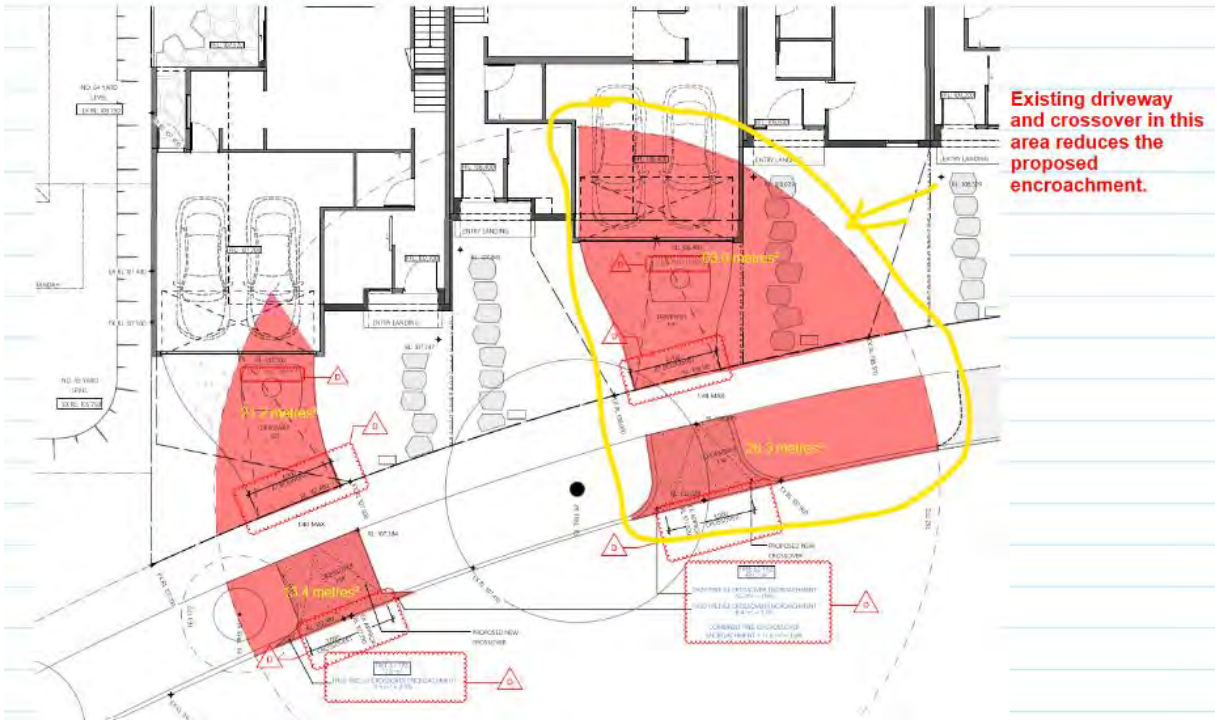
7.22 The proposal provides an adequate landscape setting around the dwellings. The overall tree canopy provides the required minimum 20% of the site and goes beyond to landscape internal streets using structural soil under the accessways. Approximately 116, 6 metre high canopy trees (Type A) and 6, 8 metre high canopy trees (Type B) are proposed in total, which is acceptable.



Figure: Landscape plan extract

7.23 Standard B2-6 (Access) is **not met**. The accessways and vehicle crossovers encroach the tree protection zone of existing *Melaleuca* street trees 60 & 62 by 13% and 25.7% respectively, which is more than the maximum 10% encroachment allowed by the Standard. This encroachment is calculated by including both crossovers and accessways (driveways) within the site within the TPZ, and including the lost area within the TPZ beyond the excavated crossovers/driveways which cut all root zones beyond. This is expanded on in the Clause 55 assessment, with the encroachment correctly shown in the annotated diagrams below:





Figures: annotations by Council's Planning Arborist on External Works Plan extract

7.24 Although major encroachment will occur to these street trees 60 and 62, the impact is acceptable and will not result in loss or major impacts due to these *Melaleuca* species having stout trunks and generally thick bark with compact root zones, and noting the extent of existing hard surfaces on site within the TPZ.

Car parking and access

Provision of car parking spaces

7.25 The number of car parking spaces required is set out in Table 1 in Clause 52.05-6 of the Manningham Planning Scheme. Resident car parking is provided within garages or partly on internal streets, providing two resident spaces per dwelling, which is compliant. External car spaces are allocated to a specific dwelling in accordance with the provisions, and a standard permit condition requires that they be line-marked and signposted. All external spaces are conveniently located immediately behind or in front of their respective dwelling, albeit one space for TH7 which is 25 metres away from the dwelling entry. This is considered a reasonable distance from the dwelling.

7.26 The site is within the Principal Public Transport Network Area as shown on the *Principal Public Transport Network Area Maps* (State Government of Victoria, August 2018).

7.27 No visitor spaces are required to be provided regardless of the number of dwellings proposed. The site has access to six bus routes within a walkable distance.

Parking provision	Spaces required	Spaces provided	Compliance
Residents	2 spaces to each dwelling with three or more bedrooms (with studies or studios that are separate rooms counted as bedrooms)	2 per dwelling to a total of 60 spaces	Met
Visitors	0	0	Met

7.28 As discussed in Standard B2-6 (Access), the 5 crossovers proposed are compliant and maximise on street parking availability, noting they are substantially less in number than the maximum permitted crossovers.

7.29 On-street car parking spaces in this area have a higher occupancy during sporting events at Zerbes Reserve. There are no parking restrictions in place. Any change to on-street parking restrictions would be outside the scope of this planning application as the proposal meets all requirements.

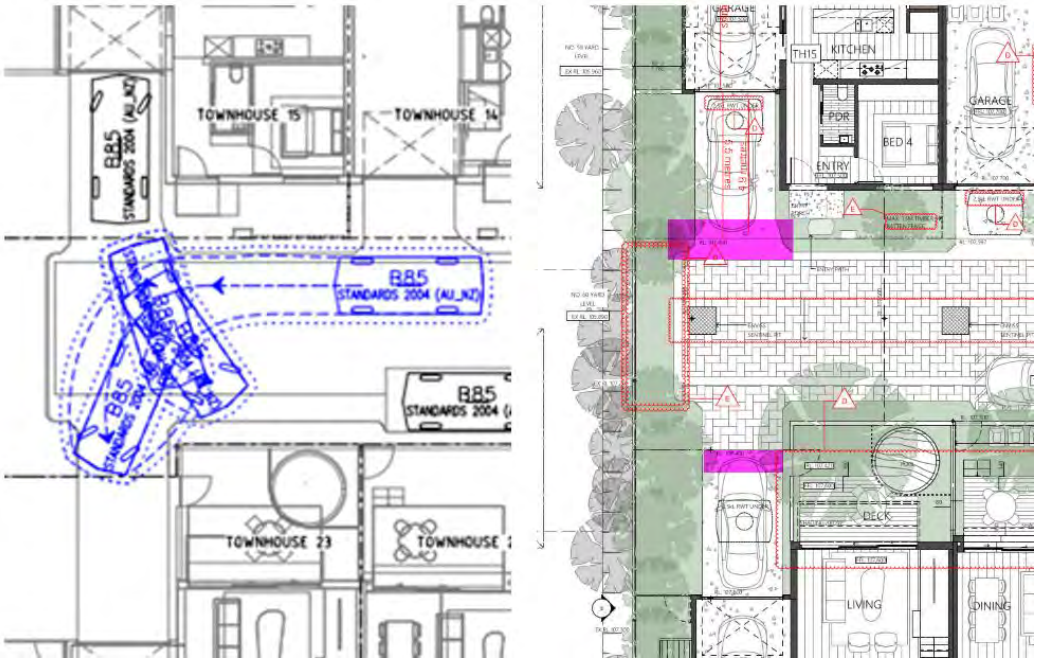
Design standards

7.30 The design standards under Clause 52.09 are met, including passing areas, accessways, dimensions, swept path and turning areas, gradients, car parking spaces, garage dimensions, and clear visual splays.

7.31 Accessway dimensions follow the standard set out for a laneway design and allow two vehicles to pass each other at low speeds. All accessways exceed the minimum 3 metre width to provide suitable dimensions for emergency services and other vehicles.

7.32 Council's Traffic engineers raise issue with turning bays at the end of two accessways, that there is inadequate vehicle clearance and space to manoeuvre which will limit safe, easy and efficient use, contrary to Clause 52.06. This is of particular concern for the common turning bay near to TH15 and TH23, where turning vehicles may hit a parked car in the private driveways, as indicated on submitted swept paths below where vehicle clearances of turning vehicles intrude into future private driveways.

7.33 To address this, permit conditions are recommended for the garages of TH15 and TH23 to be setback an additional 500mm north and south, respectively to expand the adjacent common turning bay, and designated by paving and on plan as common land (see annotated plan below in pink highlight). This can be accommodated by a minor relocation of garages without any on or off site impacts and continued compliance with Garden Area. Permit conditions will also require the accessway up to the garages of TH22 and TH28 designated as a common turning bay. This will allow adequate area needed to make an adequate 3 point turn with 1 corrective movement.



Figures: Extract from submitted swept path diagram; Annotated ground floor plan with recommended increases (pink) to common driveway

7.34 Footpaths are provided within the main north-south road alignment.

7.35 Car storage is adequately screened. Ground level car parking, garage doors and accessways do not visually dominate public space, this achieved by integrated doors and a range of frontage variations and habitable spaces fronting each internal and external street.

7.36 The accessway and car parking areas allow natural surveillance and pedestrian visibility from adjacent buildings.

Traffic

7.37 All traffic will enter via Taunton Street and will exit west, dispersing via Lewarra Court and King Street. There will be no changes to the existing on-street cul-de-sac design, nor is any change required.

7.38 The applicant has provided detailed estimates within their Traffic Impact Assessment by OneMileGrid that projects the likely movements from the site during peak times.

7.39 They submit that the proposal will generate up to 180 vehicle movements per day, or a maximum of 18 movements per hour during peak periods. This equates to one vehicle movement per every 3 to 4 minutes 'which is considered to be very low in traffic engineering terms'. They further say this would likely be a decrease from the former church when operating at peak times.

7.40 The local road network can accommodate the proposed number of movements without significant impact on the amenity of the area. Council's Engineers have reviewed this and are satisfied with the traffic generation and that it will not pose a detrimental impact on the surrounding road network.

Clause 55 Two or more dwellings on a lot and residential buildings (Townhouse and Low-Rise Code)

7.41 A development must meet all of the applicable objectives contained in this clause.

7.42 If a development meets a standard:

- The corresponding objective is deemed to be met.
- The responsible authority is not required to consider the corresponding decision guidelines.

7.43 If a development does not meet a standard, the responsible authority must consider the applicable decision guidelines in determining whether the corresponding objective is met.

7.44 If all the applicable standards under Clauses 55.02, 55.04-1, 55.04-2, 55.04-3, 55.04-4 and 55.05-2 are met, the application is exempt from the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act (objector appeals). These standards are highlighted below in purple within the following assessment.

Clause 55.02 Neighbourhood character

Clause 55.02-1 Street setback

Standard B2-1

This is one of the applicable standards where the application is exempt from the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if all the applicable standards are met.

Walls of buildings are set back from streets:

STANDARD MET

- At least the distance specified in a schedule to the zone if the distance specified in the schedule is less than the distance specified in Table B2-1; or
- If no distance is specified in a schedule to the zone, the distance specified in Table B2-1.

Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.

Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)
There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	Not Applicable

Officer Comment

The site is unusual in that there is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner. The buildings immediately to the west within the Roseville Retirement Village face inwards to that site and do not face Taunton Street. The dwelling immediately to the east faces Nedlands Court, this being a different street that is bisected from Taunton Street by the established tree lined terminus.

The proposed 4 metre minimum street setback (increasing to 6.6 metres in part) complies with the Standard which requires at least 4 metres.

Clause 55.02-2 Building height

Standard B2-2

This is one of the applicable standards where the application is exempt from the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if all the applicable standards are met.

The maximum building height does not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.

STANDARD MET

If no maximum height is specified in the zone, schedule to the zone or an

	overlay, the maximum building height does not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height does not exceed 10 metres.	

Officer Comment

Pursuant to Schedule 3 to the General Residential Zone, a building used as a dwelling must not exceed a height of 11 metres. The development has a maximum height of 7.9 metres, which complies with the standard.

	Clause 55.02-3 Side and rear setbacks **Standard B2-3** This is one of the applicable standards where the application is exempt from the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if all the applicable standards are met.	
	A new building not on or within 200mm of a boundary is set back from side or rear boundaries in accordance with either B2-3.1 or B2-3.2. Standard B2-3 is met if the building is setback in accordance with either B2-3.1 or B2-3.2. For B2-3.1: The building is setback at least 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.	**STANDARD MET**
	Sunblinds, verandahs, porches, eaves, facias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the side and rear setbacks.	**STANDARD MET**
	Landings that have an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the side and rear setbacks.	**STANDARD MET**

Officer Comment

Standard B2-3.1 – All setbacks comply with the applicable Standard as demonstrated below for the closest minimum boundary setbacks, noting many setbacks exceed these minimums:

Location	Building height	Setback required	Setback provided	Compliance
North (rear) first floor	7.69	2.78	4.25	Met
East first floor	6.96	2.05	3.05	Met
West first floor	7.38	2.46	2.46	Met
West ground floor	3.76	1.048	1.8	Met

	Clause 55.02-4 Walls on boundaries **Standard B2-4** This is one of the applicable standards where the application is exempt from the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if all the applicable standards are met.	
	A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot does not abut the boundary for a length that exceeds the greater of the following distances: • 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or • The length of existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot. A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary. A building on a boundary includes a building set back up to 200mm from a boundary.	**STANDARD MET**
	The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary does not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.	**STANDARD MET**

Officer Comment

One wall on boundary is proposed. A 9.9 metre long wall, constructed 2.4 metres to 3.5 metres high with an average height of 3.2 metres on the western boundary. This complies with the Standard.

Clause 55.02-5 Site coverage

Standard B2-5

This is one of the applicable standards (e.g. identified within this table by purple) where the application is exempt from the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if all the applicable standards are met.

The site area covered by buildings does not exceed:

STANDARD MET

- The maximum site coverage specified in a schedule to the zone; or
- If no maximum site coverage is specified in a schedule to the zone, the percentage specified in Table B2-5.

If the maximum site coverage is specified in a schedule to a zone, it must be greater than the percentage specified in Table B2-5.

Table B2-5 Site coverage

Zone	Area
General Residential Zone	65%

Officer Comment

The site coverage is 44.7%, which complies with the standard for a maximum of 65%.

The site coverage has been calculated to include a dwelling, garage, carport, verandah and any other roofed building. It also includes any projection of the upper storey over the ground floor. It does not include any building eaves or paving.

	Clause 55.02-6 Access **Standard B2-6** This is one of the applicable standards where the application is exempt from the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if all the applicable standards are met.	
	The width of accessways or car spaces (other than to a rear lane) does not exceed: • 33 per cent of the street frontage, or • 40 per cent of the street frontage if the width of the street frontage is less than 20 metres.	**STANDARD MET**
	The location of a vehicle crossover or accessway does not encroach the tree protection zone of an existing tree, that is proposed to be retained in a road by more than 10 per cent.	**STANDARD NOT MET**

Officer Comment

The overall width of the accessways cover 4 x single and 1 x double crossovers = total of 18 metres or 19.9% of the 90.5 metre long street frontage. This complies with the standard which allows up to 33% or 29.8 metres.

A permit condition will require the single crossovers to be dimensioned 3 metres wide and double crossover 6 metres wide, or to the satisfaction of the Responsible Authority.

The immature street Tree 58 is supported for removal, as proposed.

This 'applicable' standard **is not met** as the accessways and vehicle crossovers encroach the tree protection zone of the existing *Melaleuca* street trees 60 and 62 by more than 10%. The applicant considered only the impact of the crossover on the street tree, failing to add the encroachment of the new accessways (driveways) within the site, (per its definition by the Department of Transport and Planning), nor was the area included beyond the new excavated crossovers/driveways. The TPZ area east of the crossover and north of the driveway within the garage are also considered lost (per the definitions of encroachment under Australian Standard AS4970-2025). Any roots in this area would also be lost from the excavation required to construct the crossover or driveway. Therefore, encroachment into the TPZ of Tree 60 will be 13% (26.7 of 206.2 square metres) and encroachment into the TPZ of Tree 62 will be 25.7% (124.5 of 483.2 square metres).

Although major encroachment will occur to street trees 60 and 62, the impact is acceptable and will not result in loss or major impacts due to these *Melaleuca* species having stout trunks and generally thick bark with compact root zones, and noting the extent of existing hard surfaces on site within the TPZ.

As such no further changes are required and the relevant policy objectives are met within Clause 15.01-5-01L (Landscaping Manningham):

- *Provide setbacks to enable the retention of canopy trees and landscape treatments along road frontages roadside boundaries and interfaces with adjoining sites to complement the boulevard theme and character of the area.*
- *Retain existing vegetation and canopy trees along road frontages.*

Clause 55.02-7 Tree canopy

Standard B2-7

This is one of the applicable standards where the application is exempt from the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if all the applicable standards are met.

Provide a minimum canopy cover as specified in Table B2-7.1.

STANDARD MET

Table B2-7.1 Canopy cover

Site area	Canopy cover
More than 1000 square metres	20% of site area

Existing trees to be retained meet all of the following:

STANDARD MET

- Has a height of at least 5 metres,
- Has a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level,
- Has a trunk that is located at least 4 metres from proposed buildings.

The minimum canopy cover is met using any combination of trees specified in Table B2-7.2m or including existing trees.

Table B2-7.2 Tree type, canopy cover, deep soil and planter requirements

Tree type	Minimum canopy diameter at maturity	Minimum height at maturity	Minimum mature canopy cover	Tree in deep soil Area of deep soil	Tree in planter Volume of planter	Minimum depth of soil
A	4 metres	6 metres	12.6sqm	12sqm (min. plan dimension 2.5m)	12 cubic metres(min. plan dimension 2.5m)	0.8m
B	8 metres	8 metres	50.3sqm	49sqm (min. plan dimension 4.5m)	28 cubic metres (min. plan dimension 4.5)	1 metre
C	12 metres	12 metres	113.1sqm	121sqm (min. plan dimension 6.5m)	64 cubic metres (min. plan dimension 6.5)	1.5 metre

Provide at least one new or retained tree in the front setback and the rear setback.

STANDARD MET

Trees are located in either:

STANDARD

• An area of deep soil as specified in Table B2-7.2; or • A planter as specified in Table B2-7.2.	**MET**
Any tree required to be planted under this standard must be of species to the satisfaction of the responsible authority, having regard to the location and relevant geographic factors.	**STANDARD MET**

The application meets the standard by providing the following:

Canopy cover required	**Canopy cover of the site area provided**	**Compliance**
20% of site area	1,517sqm 20.9% of site area Plus an additional 246 sqm / 3.4 % area (structural soil under accessways/paths) not technically considered	Met

Deep soil area required					
Proposed no.s of trees	Tree type	Canopy cover within site area	Deep soil area	Deep soil area minimum dimension	Compliance
116	A	12.6sqm	At least 12sqm	At least 2.5m	Met
6	B	50.3sqm	At least 49sqm	At least 4.5m	Met

Existing Tree	Height	Trunk circumference at 1.4m above ground	Trunk setback to proposed buildings	Compliance
Tree 27 in north east corner **Willow Myrtle, Australian Native**	8m	DBH (cm): 48	4.4m	Not applicable
Tree 28 in north east corner **Willow Myrtle, Australian Native**	12m	DBH (cm): 26 26 19 (multistem) DAB (cm): 50	4.4m	Met

Officer Comment

Two trees are proposed for retention. Tree 27 is not relevant for retention under this standard as its DBH was 48cm, which is 2cm less than the minimum 50cm stipulated. This is nominal and likely within a margin of error when measuring circumference. Tree 28 is applicable for consideration. Both of these Australian native trees are supported for retention by Council's Arborist.

The tree canopy, deep soil requirements are considered to satisfy the above standards, per the submitted plans prepared by CDA Group.

Council's Arborist is satisfied with the proposed tree species specified on the submitted landscape plan as appropriate to the location and relevant geographic factors as required by the standard, identified by species included in Manningham's local plant guide Native Splendour and the online Which Plant Where guide referenced

by the Department of Transport and Planning, as notated below:



PLANT SCHEDULE

DTP guide climate suitable for Doncaster location

SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE HT x SPREAD (m)
	TYPE B TREES		
	Eg. Acer rubrum "October Glory"	Red Maple	12 x 8
	Jacaranda mimosifolia	Jacaranda	9 x 8
	Ulmus parvifolia 'Burnley Select'	Chinese Elm	9 x 8
	Corymbia eximia	Bloodwood	10 x 8
	TYPE A TREES		
	Eg. Lagerstroemia indica x fauriei 'Natchez'	Crepe Myrtle	8 x 4
	Acacia implexa	Lightwood	10 x 4
	Hymenosporum flavum	Native Frangipani	10 x 4
	Elaeocarpus reticulatus	Blueberry Ash	9 x 4
	Tristaniopsis laurina 'Luscious'	Luscious Kanooka	8 x 6
	Acacia melanoxylon	Blackwood	15 x 7
	SMALL EVERGREEN TREES		
	Eg. Banksia marginata	Silver Banksia	5 x 2
	Callistemon sieberi	River Bottlebrush	3 x 1
	LOW-LEVEL PLANTING		
	Eg. Chrysocephalum apiculatum	Yellow Buttons	0.3 x 0.5
	Dianella tasmanica	Native Flax	0.6 x 0.6
	Grevillea lanigera 'Mt Tamboritha'	Mt Tamboritha Grevillea	0.3 x 1.0
	Lomandra confertifolia 'Seascape'	Seascape	0.6 x 0.6
	Lomandra longifolia 'Tanika'	Tanika	0.6 x 0.6
	Poa poiformis 'Kingsdale'	Tussock Grass	0.45 x 0.45
	Westringia fruticosa 'Low Horizon'	Low Horizon Rosemary	0.3 x 0.7
	Correa glabra 'Ivory Lantern'	Ivory Lantern Rock Correa	0.6 x 0.6
	Viola hederacea	Native Violet	prostrate x 0.3
	Goodenia ovata	Hop Goodenia	2.5 x 4.0 m
	Dichondra repens	Kidney Weed	prostrate x 0.3
	Poa morrisii	Soft Tussock Grass	0.45 x 0.45 m
	Hardenbergia violacea	Native Violet	1 x 1.5 m
	Xanthorrhoea minor ssp. lutea	Small Grass Tree	0.4 x 0.4 m
	CLIMBING PLANTING		
	Trachelospermum jasminoides	Chinese Star Jasmine	3-5 x 3-5 m
	Clematis aristata	Mountain Clematis	3-5 x 3-5 m
	EASEMENT PLANTING		
	Olearia lirata	Snow Daisy-Bush	3 x 1 m
	Leptospermum scoparium	Manuka	2-3 x 1 m
	Callistemon sieberi	River Bottlebrush	3 x 1 m
	Banksia integrifolia 'Sentinel'	Coastal Banksia 'Sentinel'	3 x 1 m

SPECIES SELECTION NOTES

SPECIES AS DEFINED IN *NATIVE SPLENDOUR, A GARDENING GUIDE TO MANNINGHAM'S LOCAL PLANTS (THIRD EDITION), 2024.*

Clause 55.02-8 Front fences

Standard B2-8

This is one of the applicable standards where the application is exempt from the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if all the applicable standards are met.

A front fence within 3 metres of a street is:

STANDARD MET

- The maximum height specified in a schedule to the zone, or
- If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B2-8.

Table B2-8 Maximum front fence height

Street context	Maximum front fence height
Other streets	1.5 metres

Officer Comment

The front fence (south eastern corner) within 3 metres of a street has a maximum height of 1.5 metres, which

complies with the standard.

Clause 55.03 Liveability

Clause 55.03-1 Dwelling diversity Standard B3-1	
Developments include at least: • One dwelling that contains a kitchen, bath or shower, bedroom and a toilet and wash basin at ground floor level for every 10 dwellings. • One dwelling that includes no more and no less than 2 bedrooms for every 10 dwellings. • One dwelling that includes no more and no less than 3 bedrooms for every 10 dwellings.	**STANDARD NOT MET**

Officer Comment

This standard is partially not met, however the objective is satisfied.

The proposal provides for 7, 3 bedroom dwellings and 23, 4 bedrooms dwellings, but does not provide the required 3, 2 bedroom dwellings. The objective is met as the proposal provides for dwelling diversity within the varied typology and floor plates which will adequately meet the future resident needs in this area.

The proposal provides more than 10 dwellings that contain a kitchen, bath or shower, bedroom and a toilet and wash basin at ground floor level, exceeding the minimum 3 required by the standard.

Clause 55.03-2 Parking location Standard B3-2	
Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least: • 1.5 metres; or • If there is a solid fence with a height of at least 1.5 metres between the accessway or car park and the window, 1 metre; or • 1 metre where window sills are at least 1.5 metres above ground level. This standard is met if an accessway or relevant car parking space is used exclusively by the resident of the building with the habitable room.	**STANDARD MET**

Officer Comment

Habitable room windows with a sill height of at least 1.5 metres above ground are set back at least 1 metre from the accessway, which complies with the standard.

Clause 55.03-3 Street integration Standard B3-3	
Where a development fronts a street, a vehicle accessway or abuts public open space:	
• Passive surveillance is provided by a direct view from a balcony or a habitable room window to each street, vehicle accessway and public open space.	**STANDARD MET**
• The total cumulative width of all site services to be located within 3 metres of a street, do not take up more than 20 per cent of the width of the frontage and are screened from view from the street or located behind a fence. Screens or fences are to provide no more than 25 per cent transparency.	**STANDARD MET**
Lighting is provided to all external accessways and paths.	**STANDARD NOT MET**
Mailboxes are provided for each dwelling and can be communally located.	**STANDARD MET**

Officer Comment

Passive surveillance is provided by direct view from a range of ground floor studies and first floor bedrooms to each street and internal accessway.

For the most part, front fences are nominated as 1.5 metre high batten fences which allow good sightlines and promote surveillance. A permit condition will require all internal front fences and front dividing fences be nominated with 1.5 metre high semi-transparent fencing, including townhouses TH01-05.

Any site services within 3 metres of a street do not exceed 20% of the frontage width and are situated behind a perforated metal screen (colour unknown) with no more than 25% transparency (south-east corner of site).

Where the standard is not met it can be addressed by permit conditions:

A permit condition is required to provide a schedule of materials, finishes and colours, including screening to site services and paving treatments.

A permit condition is required to provide details of all lighting to all internal accessways and paths, suitably located and baffled to minimise any light spill to adjoining properties.

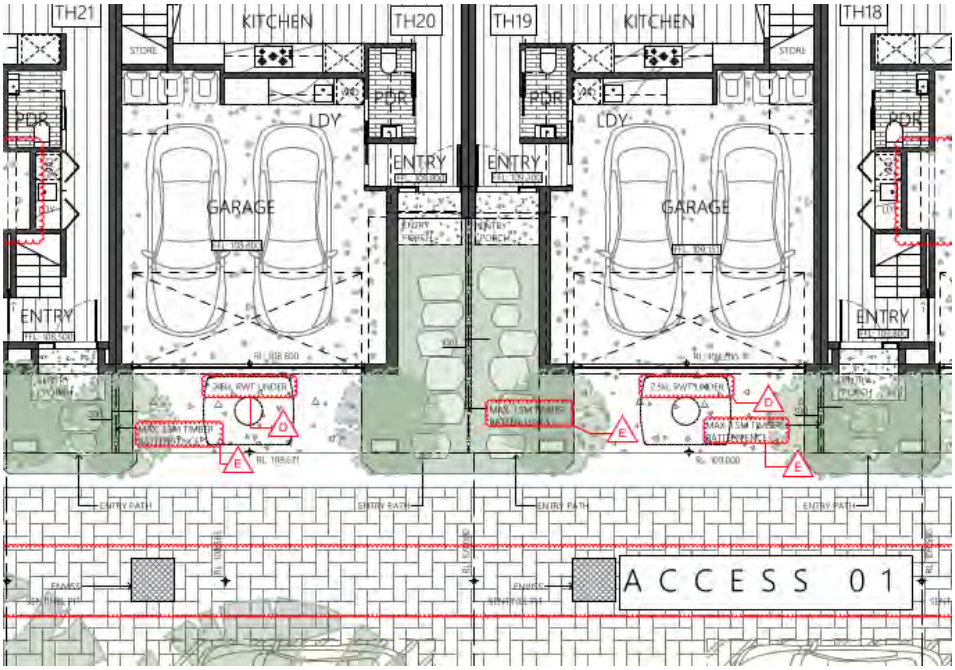
Mailboxes are provided for each dwelling, located outside of the visual splays.

Clause 55.03-4 Entry Standard B3-4	
Dwellings (other than a dwelling in or forming part of an apartment development) and residential buildings Each dwelling and each residential building has a ground level entry door that: • Has a direct line of sight from a street, accessway or shared walkway. • Is not accessed through a garage. • Has an external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door.	**STANDARD MET**

Officer Comment

Each dwelling is provided with a ground level entry door with a direct line of sight from a street, accessway or shared walkway, providing suitable dwelling identification.

Some dwelling entries are rebated in as shown below, however maintain adequate direct sight lines and are further assisted by low 1.5m picket dividing fence between entries and pathways. Low fencing has been appropriately applied across the development, improving interaction at street level:



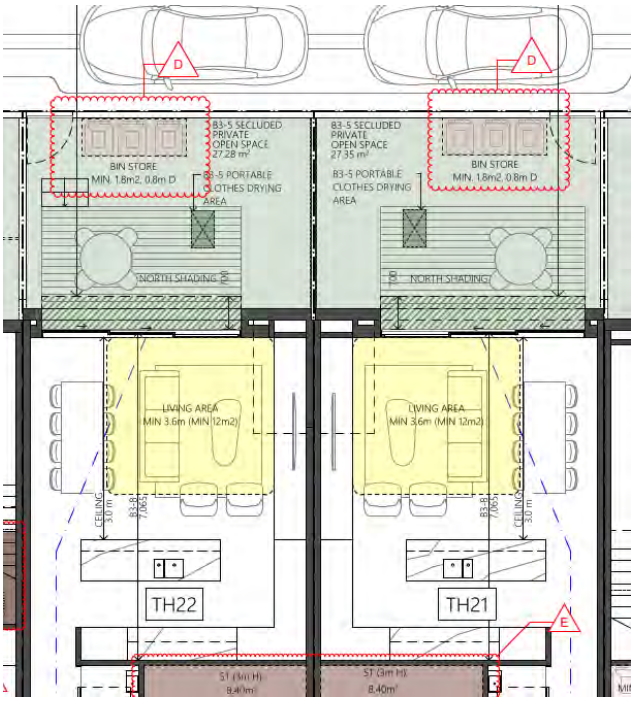
All dwelling entries are provided with an external covered area of at least 1.44 square metres with a minimum dimension of at least 1.2 metres over the entry door, which complies with the standard.

Clause 55.03-5 Private open space Standard B3-5	
A dwelling or residential building has private open space of an area and dimensions specified in a schedule to the zone. If no area or dimension is specified in a schedule to the zone, a dwelling or residential building has private open space with direct access from a living area, dining area or kitchen consisting of: • An area of 25 square metres of secluded private open space, with a minimum dimension of 3 metres width; or • A balcony with at least the area and dimensions specified in Table B3-5; or • An area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres width; or • An area on a roof of at least 10 square metres, with a minimum dimension of 2 metres width. If the area and dimensions of the private open space or secluded private open space is specified in a schedule to the zone: • The area and dimensions specified in the schedule must be 25 square metres or less; and • The area and dimensions specified for a podium, balcony or an area on a roof must be less than the area and dimensions specified in this standard.	**STANDARD MET**
If a cooling or heating unit is located in the secluded private open space or private open space the required area is increased by 1.5 square metres.	**STANDARD MET**
Where ground level private open space is provided an area for clothes drying is provided.	**STANDARD MET**

Officer Comment

Secluded private open space is provided at the rear of each dwelling, typically between 27-50 square metres with a minimum 4 metre dimension, meeting the minimum 25 square metre requirement and 3 metre dimension. There are no balconies. This is adequate space to account for the additional heating and cooling units, should they be provided in secluded private open space.

Areas for clothing drying facilities are also shown.



Clause 55.03-6 Solar access to open space Standard B3-6	
The southern boundary of secluded private open space is set back from any wall on the north of the space at least (2 + 0.9h) metres, where 'h' is the height of the wall.	**NOT APPLICABLE**

Officer Comment

There are no south facing secluded private open space areas.

Clause 55.03-7 Functional layout

Standard B3-7

Bedrooms: **STANDARD MET**

- Meet the minimum internal room dimensions specified in Table B3-7.1; and
- Provide an additional area of at least 0.8 square metres to accommodate a wardrobe.

Table B3-7.1 Bedroom dimensions

Bedroom type	Minimum width	Minimum depth
Main bedroom	3 metres	3.4 metres
All other bedrooms	3 metres	3 metres

Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table B3-7.2. **STANDARD MET**

Table B3-7.2 Living area dimensions

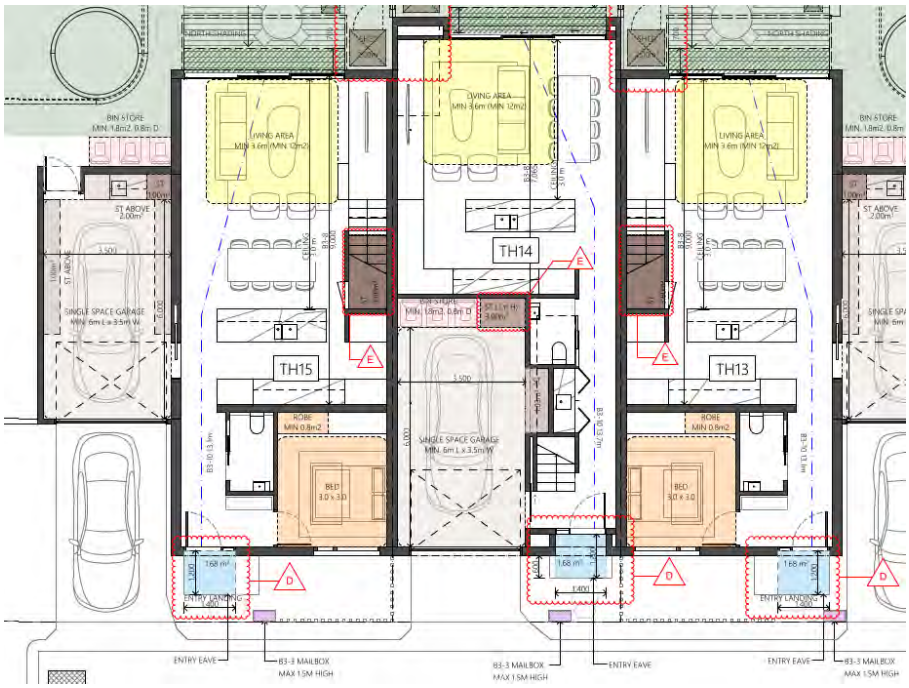
Dwelling type	Minimum width	Minimum area
Studio and 1 bedroom dwelling	3.3 metres	10 square metres
2 or more bedroom dwelling	3.6 metres	12 square metres

Officer Comment

All bedrooms meet or exceed the minimum requirements.

All living rooms (excluding dining and kitchen areas) are generously sized and exceed the minimum requirements.

Wardrobe storage is suitable and in additional to the minimum bedroom dimensions as required.



Clause 55.03-8 Room depth Standard B3-8	
The depth of a single aspect habitable room does not exceed 2.5 times the ceiling height measured from the external surface of the habitable room window to the rear wall of the room. The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met: • The room combines the living area, dining area and kitchen; and • The kitchen is located furthest from the window; and • The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level, this excludes where services are provided above the kitchen; and • An overhang extends no more than 2m beyond the window of the single aspect habitable room. In Clause 55.03-8 a single aspect habitable room is a habitable room with windows on only one wall.	**STANDARD MET**

Officer Comment

The minimum floor to ceiling height is 2.7 metres.

The depths of single aspect habitable rooms (room with windows on only one wall) do not exceed 2.5 times the ceiling height and therefore comply with the standard.

Clause 55.03-9 Daylight to new windows Standard B3-9	
Dwelling (other than a dwelling in or forming part of an apartment development) A window in an external wall of the building is provided to all habitable rooms. Habitable rooms in a dwelling have a window that faces: • An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot; or • A verandah provided it is open for at least one third of its perimeter; or • A carport provided it has two or more open sides and is open for at least one third of its perimeter.	**STANDARD MET**

Officer Comment

All habitable rooms are provided with a window to an external wall with sufficient light court areas and dimensions to comply with the standard.

Clause 55.03-10 Natural ventilation

Standard B3-10

Dwelling (other than a dwelling in or forming part of an apartment development)

STANDARD MET

Dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:

- A maximum breeze path through the dwelling of 18 metres.
- A minimum breeze path through the dwelling of 5 metres.
- Ventilation openings with approximately the same size.

The breeze path is measured between the ventilation openings on different orientations of the dwelling.

Officer Comment

Breeze paths are provided within dwellings to comply with the standard.

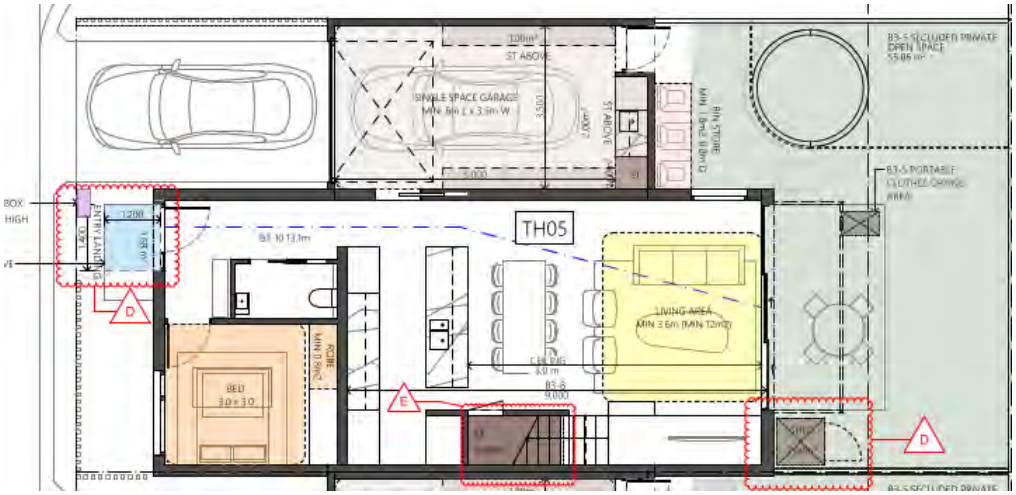


Clause 55.03-11 Storage Standard B3-11	
Dwelling (other than a dwelling in or forming part of an apartment development) Each dwelling has exclusive access to at least 6 cubic metres of externally accessible storage space.	**STANDARD MET**

Officer Comment

Each dwelling has exclusive access to 6 cubic metres of accessible storage space to comply with the standard which is made up in separate parts, in garage, in sheds and understairs. In some dwellings, the storage is a combination of all of these areas, added up in total provide the minimum requirements. Some of this storage is internal to the dwelling but given all storage is accessible at ground level, large enough to provide for bulky storage, and a dedicated space, it is considered that the objective is met.

It is noted that we are not relying on the additional storage shelves shown in the garages as they are not at an accessible height nor are they a dedicated space. A permit condition will require these shelves within the garaged car space to be notated as 2.1 metres high headroom clearance to meet car parking design requirements under Clause 52.06-9.



Clause 55.03-12 Accessibility for apartment developments Standard B3-12	
At least 50 per cent of dwellings in or forming part of an apartment development have: • A clear opening width of at least 850mm at the entrance to the	**NOT APPLICABLE**

dwelling and main bedroom.

- A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.
- A main bedroom with access to an adaptable bathroom.
- At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table B3-12.

Officer Comment

This standard does not apply as the proposal is not an apartment development.

Clause 55.04 External amenity

Clause 55.04-1 Daylight to existing windows Standard B4-1 This is one of the applicable standards where the application is exempt from the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if all the applicable standards are met.	
Buildings opposite an existing habitable room window provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.	**STANDARD MET**
Walls or carports more than 3 metres in height opposite an existing habitable room window are set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window. Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.	**STANDARD MET**

Officer Comment

Existing habitable room windows opposite the development are provided with sufficient light court areas and dimensions to comply with the standard.

Clause 55.04-2 Existing north-facing windows **Standard B4-2** This is one of the applicable standards where the application is exempt from the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if all the applicable standards are met.	
Where a north-facing habitable room window of a neighbouring dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot: • A new building is to be set back from the boundary by at least 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window.	**NOT APPLICABLE**
• For new buildings that meet the Standard B2-3.2 setback, the building is setback at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. For this standard a north-facing window is a window with an axis perpendicular to its surface oriented from north 20 degrees west to north 30 degrees east.	**NOT APPLICABLE**

Officer Comment

There are no north-facing windows within 3 metres to the south of the subject site.

Clause 55.04-3 Overshadowing secluded private open space **Standard B4-3** This is one of the applicable standards where the application is exempt from the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if all the applicable standards are met.	
The area of secluded private open space that is not overshadowed by the new development is greater than: • 50 per cent, or • 25 square metres with a minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September.	**STANDARD MET**
If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight will not be further reduced.	**STANDARD MET**

Officer Comment

The proposal does not unreasonably overshadow existing secluded private open space due to the scale of the two-storey development and generous boundary setbacks, limiting the extent of shadowing to neighbouring secluded private open space. This is fully compliant to the east as required.

To the west, the Roseville Retirement Village does not enjoy the same protection of overshadowing as this is not deemed a dwelling under the Manningham Planning Scheme, thus Clause 55 does not require its consideration.

Nonetheless, it is noted that overshadowing to the west is very limited due to the proposed two storey scale, and by western side setbacks that exceed the minimum requirements. The only tangible overshadowing would be limited to Units 59 and 65 of 110 King Street within the Roseville Retirement Village, their private open space mostly or fully overshadowed at 9am, partially at 10am and negligible at 11am. Appreciably these areas would continue to receive reasonable sunlight from 11am onwards.

Clause 55.04-4 Overlooking **Standard B4-4** This is one of the applicable standards where the application is exempt from the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if all the applicable standards are met.	
In Clause 55.04-4 a habitable room **does not include a bedroom**. A habitable room window, balcony, podium, terrace, deck or patio is located and designed to avoid direct views into the secluded private open space of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views are measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.	**STANDARD MET**

A habitable room window, balcony, terrace, deck or patio that is located with a direct view into a habitable room window of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio:

- Is offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or
- Has sill heights of at least 1.7 metres above floor level; or
- Has fixed, obscure glazing in any part of the window below 1.7 metres above floor level; or
- Has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent; or
- Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.

Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.

Screens used to obscure a view are:

- Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.
- Permanent, fixed and durable.
- Designed and coloured to blend in with the development.

This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.

Officer Comment

Ground floor outlook from decks or living/kitchen rooms is screened to all neighbouring properties by adequate fencing heights which are proposed to be replaced to a higher level to limit views, ‘to a minimum 1.8 metres above finished ground floor level or NGL, whichever is higher’.

It is noted that the applicant voluntarily addressed ground floor overlooking to the north and west adjoining properties within the Roseville Retirement Village, given they are not recognised dwellings under the Manningham Planning Scheme thus do not strictly require consideration in Clause 55.

There are no first floor habitable rooms, given bedrooms are excluded. Bedrooms are not screened as they do not require screening by the standard.

Clause 55.04-5 Internal views

Standard B4-5

In Clause 55.04-5 a habitable room does not include a bedroom.

STANDARD MET

Within the development, a habitable room window, balcony, terrace, deck or patio that is located with a direct view into the secluded private open space of another dwelling:

- Is offset a minimum of 1.5 metres from the edge of the secluded private open space; or
- Has a sill height of at least 1.7 metres above floor level; or
- Has a fixed, visually obscure balustrade to at least 1.7 metre above floor level; or
- Has permanently fixed external screens to at least 1.7 metres above floor level; or.
- Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.

Direct views are measured at a height of 1.7 metres above floor level and within:

- A 45 degree horizontal angle from the edge of the new window or balcony.
- A 45 degree angle in the downward direction.

Screens provided for overlooking are no more than 25 per cent transparent. Screens may be openable provided that this does not allow direct views as specified in this standard.

Officer Comment

All internal fencing is noted as being 1.7 metres high which is adequate to limit internal views.

There are no first floor habitable rooms, given bedrooms are excluded.

Clause 55.05 Sustainability

Clause 55.05-1 Permeability and stormwater management Standard B5-1	
The site area covered by the pervious surfaces is at least 20 percent of the site.	**STANDARD MET**
The development includes a stormwater management system designed to: • Meet the best practice quantitative performance objectives for stormwater quality specified in the Urban stormwater management guidance (EPA Publication 1739.1, 2021) of: ◦ Suspended solids 80% reduction in mean annual load. ◦ Total phosphorus and Total Nitrogen 45% reduction in mean annual load. ◦ Litter 70% reduction of mean annual load. **Note:** A certificate generated from a stormwater assessment tool including Stormwater Treatment Objective - Relative Measure (STORM), Model for Urban Stormwater Improvement Conceptualisation (MUSIC) or an equivalent product accepted by the responsible authority may be used to demonstrate the performance objectives for stormwater quality are met.	**STANDARD MET**
• Direct flows of stormwater into treatment areas, garden areas, tree pits and permeable surfaces, with drainage of residual flows to the legal point of discharge.	**STANDARD MET**

Officer Comment

The percentage of the site covered by pervious surface is 32.4%, which exceeds the standard.

The Water Sensitive Urban Design Report prepared by GIW Environmental Solutions demonstrates with the STORM certificate submitted that the proposal achieves a score of 100%, therefore meets best practice quantitative performance objectives for stormwater quality.

The stormwater flows are supported by Council's Drainage Engineers and includes a standard condition for the development to prevent ponding and minimise overland flow onto adjoining properties. As per TP-601, the plan indicates stormwater flows into Enviss treatment areas, etc, and a standard condition will require drainage of residual flows to the legal point of discharge.

Clause 55.05-2 Overshadowing domestic solar energy systems **Standard B5-2** This is one of the applicable standards where the application is exempt from the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if all the applicable standards are met.	
Any part of a new building that will reduce the sunlight at any time between 9am and 4 pm on 22 September to an existing domestic solar energy system on the roof of a building on an adjoining lot be set back from the boundary to that lot by at least 1 metre at 3.6 metres above ground level, plus 0.3 metres for every metre of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This standard applies to an existing building in a Township Zone, General Residential Zone or Neighbourhood Residential Zone. In Clause 55.05-2 domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.	**STANDARD MET**

Officer Comment

There is an existing domestic solar energy system on the roof of 9 Peppermint Court (north east of site) at the date this application was lodged.

This standard is met as the proposed side and rear setbacks meet and exceed the above setback requirements (identical to Standard B2-3).

Clause 55.05-3 Rooftop solar energy generation area

Standard B5-3

In Clause 55.05-3 rooftop solar energy area means an area provided on the roof of a dwelling to enable the future installation of a solar energy system.

STANDARD MET

An area on the roof is capable of siting a rooftop solar energy area for each dwelling which:

- Has a minimum dimension of 1.7 metres.
- Has a minimum area in accordance with Table B5-3.
- Is oriented to the north, west or east.
- Is positioned on the top two thirds of a pitched roof.
- Can be a contiguous area or multiple smaller areas.
- Is free of obstructions on the roof of the dwelling within twice the height of each obstruction (H), measured horizontally (D) from the centre point of the base of the obstruction to the nearest point of the rooftop solar energy area.

Obstructions located south of all points of the rooftop solar energy area are not subject to the horizontal distance requirements.

Table B5-3 Minimum rooftop solar energy generation area

Number of bedrooms	Minimum roof area
1 bedroom dwelling	15 square metres
2 or 3 bedroom dwelling	26 square metres
4 or more bedroom dwelling	34 square metres

This standard does not apply to apartments and residential buildings.

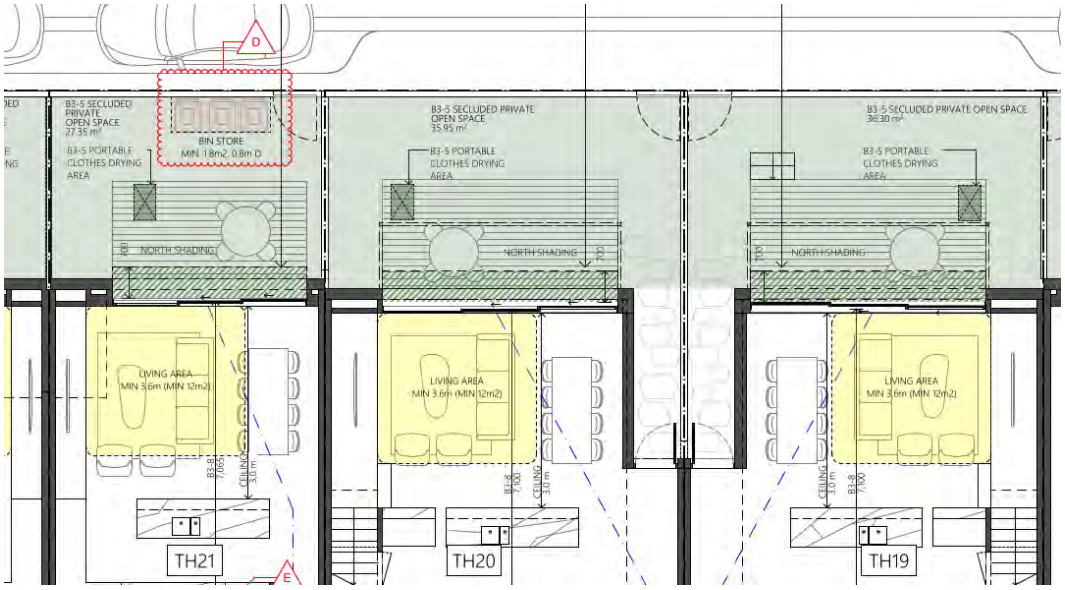
Officer Comment

A sufficient rooftop energy area is provided for each dwelling to comply with the standard.

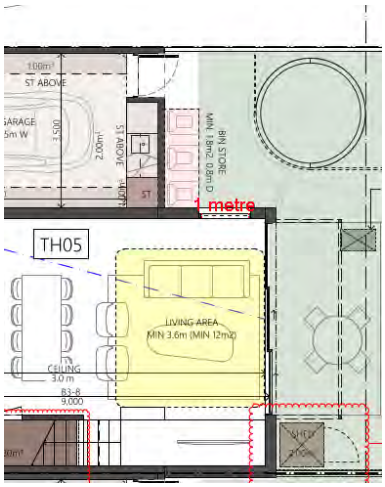
Clause 55.05-4 Solar protection to new north-facing windows Standard B5-4	
North facing windows are shaded by eaves, fixed horizontal shading devices or fixed awnings with a minimum horizontal depth of 0.25 times the window height.	**STANDARD NOT MET**

Officer Comment

All of the broad ground floor living room north-facing windows are provided with fixed eaves or fixed horizontal eaves as part of pergolas to comply with the standard, as shown on the plan.



The standard is not met in part to the secondary north facing living room windows on dwellings TH01 to 05 which are not protected or shaded, see below. These windows are narrow 1 metre openings and the rooms are predominantly east facing.



The standard is not met for the first floor windows. Instead of providing the required fixed shading, north-facing bedroom windows have solar protection by operable external blinds. A condition will require all first floor north facing windows to comply with Standard B5-4.

Clause 55.05-5 Waste and recycling

Standard B5-5

Dwelling (other than a dwelling in or forming part of an apartment development)

STANDARD MET

The development includes an individual bin storage area for each dwelling, or a shared bin storage area for use by each dwelling, of at least the applicable area, depth and height specified in Table B5-5.1.

Table B5-5.1 Bin storage

Type of bin storage area	Minimum area	Minimum depth	Minimum height
Individual bin storage area for a dwelling	1.8 square metres	0.8 metre	1.8 metres
Shared bin storage area for 3 dwellings on less	5.4 square metres	0.8 metre	1.8 metres
Shared bin storage area for 4 or more dwellings	1 square metre per dwelling plus 4 square metres	0.8 metre	1.8 metres

If the development includes a shared bin storage area:

NOT APPLICABLE

- The shared bin storage area:
  - Is located within 40 metres of a kerbside collection point.
  - Includes a tap for bin washing.
- There is a continuous path of travel free of steps and obstructions from dwellings to the bin storage area.

Where access is provided for private bin collection on the land the design of access ways must allow the vehicle to enter and exit in a forward direction.

STANDARD MET

Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.

STANDARD MET

Officer Comment

Individual bin storage areas with sufficient dimensions are provided for each dwelling to comply with the standard and do not affect any car parking spaces. They are either contained in enlarged garages or within private open space areas with direct external access.

Private bin collection is proposed by the submitted Waste Management Plan, which contains vehicle dimensions and swept paths demonstrating how adequate collection can be achieved to enter and exit in a forward direction. The submitted management plan is supported for endorsement without change by Council's engineers.

Clause 55.05-6 Noise impacts Standard B5-6	
Mechanical plant, including mechanical car storage and lift facilities are not located immediately adjacent to bedrooms of new or existing dwellings or small second dwellings, unless a solid barrier is in place to provide a line of sight barrier to transmission of noise and the location of all relevant bedrooms.	**STANDARD MET**

Officer Comment

There are no unreasonable noise sources located immediately adjacent to new or existing bedrooms.

Clause 55.05-7 Energy efficiency for apartment developments Standard B5-7	
Dwellings in or forming part of an apartment development located in a climate zone identified in Table B5-7 do not exceed the maximum NatHERS annual cooling load. Note: Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).	**NOT APPLICABLE**

Officer Comment

This standard is not applicable as the proposal is not an apartment development.

Clause 53.03 Residential reticulated gas service connection

7.45 Pursuant to Clause 53.03-2 Building and works requirement, the following mandatory condition must be included for a dwelling:

Any new dwelling allowed by this permit must not be connected to a reticulated gas service (within the meaning of clause 53.03 of the relevant planning scheme). This condition continues to have force and effect after the development authorised by this permit has been completed.

Clause 53.18 Stormwater management in urban development

7.46 The Water Sensitive Urban Design Report prepared by GIW Environmental Solutions demonstrates the STORM certificate submitted with the application indicates a score of 100%, therefore meets best practice quantitative performance objectives for stormwater quality.

7.47 A permit condition will require this report be endorsed.

Objections

7.48 A response to the grounds of the 20 objections is as follows:

Ground of objection	Response
• Neighbourhood character in respect to overdevelopment, intensity • Design • Length of street facing built form • Topography/levels • Removal of neighbouring trees	The proposal meets the deemed to comply standards within Clause 55 which in turn switches off considerations against Local Policy, in particular neighbourhood character, articulation, built form and materials. No neighbouring trees are proposed to be removed.
• Traffic and car parking • Visitor parking, resident parking • Internal road design and vehicle access, emergency services access • Increased traffic, congestion, pedestrian safety	The proposal meets the statutory car parking requirements of Clause 52.06 (Car Parking) for 60 spaces. There is no requirement for visitor parking as the site is located within the Principal Public Transport Network (PPTN) area. The local road network can accommodate the proposed number of movements without significant impact to the amenity of the area. Council's Engineers have reviewed the proposal and are satisfied that the traffic generation will not pose a detrimental impact on the surrounding road network. Vehicle movements are considered very low (one vehicle movement every 3 to 4 minutes at peak times) and potentially less than the previous community centre at peak times. The proposal is compliant with the required design standards. There are no safety concerns with the design and layout, including its accessway, services, sightlines for pedestrians, and vehicle generation. There is no basis to alter the road network as a result of this application.
• Overlooking from bedrooms • Overshadowing • Loss of daylight • Setbacks	These matters have been responded to within the Clause 55 detailed assessment and found to be fully compliant. As noted, the retirement village does not benefit from the same protection from some off-site amenity impacts where they specifically protect a 'dwelling'. This changes the assessment under Clause 55 where Standards B4-3 Overshadowing secluded private open space and B4-4 Overlooking to not strictly apply to the retirement village. Nevertheless it is noted that the proposal has limited overlooking from ground floors by new higher boundary fencing, and minimised overshadowing to the very early morning hours to two properties to the west, maintaining their sunlight from 11am onwards. All first floors do not contain any habitable rooms. The bedrooms are not screened as they do not require screening by the standard.

• Inadequate landscaping / loss of trees on site	The tree removal on site is accepted as no tree controls apply in this instance. Tree retention is optional in Clause 55. All trees on site are identified by Council officers as planted species given this area was previously cleared, and therefore they are not protection by Clause 52.17 (Native vegetation). Clause 52.37 (Canopy Trees) does not apply to this application as it was introduced after this application was submitted. The proposal provides for an adequate landscaped setting around dwellings. The overall tree canopy provides the required minimum 20% of the site and further goes beyond to landscape internal streets by structural soil under accessways. Approximately 116, 6 metre high canopy trees (Type A) and 6, 8 metre high canopy trees (Type B) are proposed in total, which is acceptable.
• Stormwater mitigation • Drainage impacts to adjoining properties	Council's engineers support the proposed Stormwater Management Report and Water sensitive design. Stormwater can be managed on site and treated to avoid adverse impacts to the surrounding area, subject to standard conditions that include that the development must prevent ponding and minimise overland flow onto adjoining properties.
• Construction vehicle parking	Conditions of permit will require a Construction Management Plan which stipulates traffic management and construction worker parking details to be submitted for approval to Council prior to commencement of the development.
• Impact to wildlife habitat • Future resident noise and movement • Pools • Land subsidence • Sewerage capacity • Property values • Construction times • Views	These objections are outside the scope of this application and the relevant considerations of the Manningham Planning Scheme and Planning & Environment Act 1987.

8. MISCELLANOUS PERMIT CONDITIONS

8.1 The following additional clerical permit conditions are recommended:

- Title lengths shown on ground floor plan.
- Ground floor boundary setbacks dimensioned.

9. CONCLUSION

9.1 The proposal is considered satisfactory and positively responds to the objectives of the Manningham Planning Scheme with a high degree of compliance with Clause 55, full compliance with car parking and traffic requirements and height. Minor changes are recommended through permit conditions which will result in a fully compliant design.

9.2 As all the applicable 13 standards under Clauses 55.02, 55.04-1, 55.04-2, 55.04-3, 55.04-4 and 55.05-2 have **not** been met, **specifically Clause 55.02-6 Access**, the application is **not** exempt from the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act (objector appeals).

9.3 It is recommended that Council issue a Notice of Decision to Grant a Permit, subject to the recommended conditions.

10. DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any general or material conflict of interest in this matter.

5. LEGISLATIVE REQUIREMENTS

5.1 PLANNING AND ENVIRONMENT ACT 1987 (THE ACT)

The Act is the relevant legislation governing planning in Victoria. The Act identifies subordinate legislation in the form of Planning Schemes to guide future land use and development.

Exemptions
In deciding an application solely under Clause 55, the responsible authority is exempt from and is not required to consider, the Municipal Planning Strategy and Planning Policy Framework, general decision guidelines, certain sections of 60 and 84 of the Act which governs impact on the environment, objections and submissions, and VCAT appeal rights.

55 TWO OR MORE DWELLINGS ON A LOT AND RESIDENTIAL BUILDINGS

08/09/2025
VC282

Exemptions

Despite any other provision of this planning scheme, in determining applications to which this clause applies, the responsible authority is exempt from and is not required to consider:

- The Municipal Planning Strategy and Planning Policy Framework, unless an applicable decision guideline specifies otherwise.
- The purpose or decision guidelines of the relevant zone, unless an applicable decision guideline specifies otherwise.
- The decision guidelines in Clause 65, unless an applicable decision guideline specifies otherwise.

If there is any inconsistency between the requirements of this clause and another provision of this planning scheme, this clause prevails.

An application to which this clause applies is exempt from the requirements of:

- Section 60(1)(b), (e), (f), (1A) and (1B) of the Act; and
- Section 84B(2)(b) to (jb) of the Act.

32.08-13 Exemption from notice and review

08/09/2025
VC282

Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings

An application under clause 32.08-7 is exempt from the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if all the applicable standards under clause 55.02, 55.04-1, 55.04-2, 55.04-3, 55.04-4 and 55.05-2 are met.

5.2 MANNINGHAM PLANNING SCHEME

Clauses of the Manningham Planning Scheme the Responsible Authority must consider:

- Planning Policy Framework
- Clause 32.08 General Residential Zone, Schedule 3
- Clause 52.06 Car Parking

Zone
Clause 32.08 General Residential Zone, Schedule 3
The purpose of the General Residential Zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that is responsive to the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

A Planning Permit is required to construct two or more dwellings on a lot.

An application to construct or extend a dwelling or residential building on a lot must provide a minimum garden area of 35% for lots above 650 square metres.

A building must not be constructed for use as a dwelling or a residential building that:

- *exceeds the maximum building height specified in a schedule to this zone; or*
- *contains more than the maximum number of storeys specified in a schedule to this zone.*

Schedule 3 to the General Residential Zone does not specify a maximum building height requirement for a dwelling or residential building. As such, pursuant to Clause 32.08-11, the following applies under the zone:

- *the building height must not exceed 11 metres; and*
- *the building must contain no more than 3 storeys at any point.*

Planning Policy Framework
The Planning Policy Framework does not apply where a proposal meets the deemed to satisfy requirements under Clause 55.

The only section of the PPF that applies is the local policy objectives relevant to the parts of Standard B2-6 Access of Clause 55 which has not been met:

Clause 15.01-5-01L (Landscaping Manningham) relevant policy strategies are as follows:

- *Provide setbacks to enable the retention of canopy trees and landscape treatments along road frontages roadside boundaries and interfaces with adjoining sites to complement the boulevard theme and character of the area.*
- *Retain existing vegetation and canopy trees along road frontages*

Particular Provisions
Clause 52.06 Car Parking
Pursuant to Clause 52.06-5, car parking is required to be provided at the following rates:

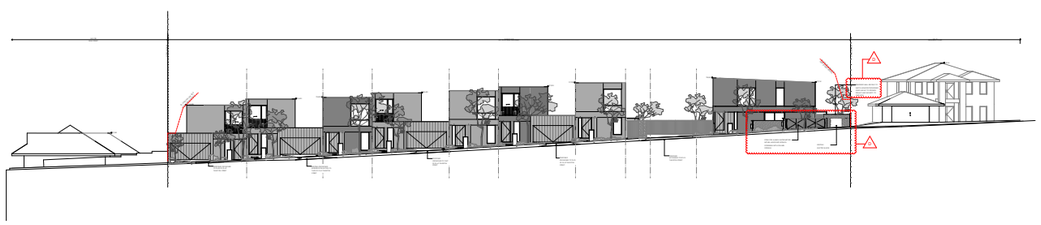
- *1 space for 1 and 2 bedroom dwellings.*
- *2 spaces for 3 or more bedroom dwellings.*

No residential visitor car parking spaces are required for any part of the land identified as being within the Principal Public Transport Network Area.

Clause 52.06-9 outlines various design standards for parking areas that should be achieved.



01 DESIGN RESPONSE PLAN
1:200



02 PROPOSED STREETSCAPE - TAUNTON STREET
1:200

Development Schedule		Area	Percentage
Site Details	Site Area	7241	-
	Garden Area	2543	35.12%
	Site Coverage	3262	44.77%
	Permeable	2345	32.39%

Terrace #	Area (NSA)	Ground	First	External Area	Secluded Area	Bedrooms	Bathrooms	Retreat	Study	Pool	Care (Total)	Garage	Tandem	On-Street
1	189.1	107.3	81.8	137.7	51.8	4	2.5			1	2	1	1	
2	186.5	106.0	80.5	87.8	52.1	4	2.5				2	1	1	
3	186.5	106.0	80.5	87.7	52.1	4	2.5			1	2	1	1	
4	186.5	106.0	80.5	87.7	55.1	4	2.5				2	1	1	
5	186.5	106.0	80.5	88.4	55.9	4	2.5			1	2	1	1	
6	189.1	107.3	81.8	160.0	119.0	4	2.5			1	2	1	1	
7	180.1	90.7	89.4	39.5	28.3	3	2.5		1		2	1		1
8	186.8	106.3	80.5	95.5	64.1	4	2.5			1	2	1	1	
9	204.7	106.4	98.3	63.2	38.3	4	2.5				2	2		
10	204.7	106.4	98.3	63.2	38.5	4	2.5				2	2		
11	204.7	106.4	98.3	63.2	38.4	4	2.5				2	2		
12	204.7	106.4	98.3	63.2	38.5	4	2.5				2	2		
13	186.8	106.3	80.5	95.5	61.7	4	2.5			1	2	1	1	
14	179.8	90.4	89.4	39.8	28.4	3	2.5		1		2	1		1
15	186.8	106.3	80.5	132.1	75.7	4	2.5			1	2	1	1	
16	185.4	91.6	93.8	40.7	27.5	3	2.5		1		2	1		1
17	179.8	90.4	89.4	39.8	27.3	3	2.5		1		2	1		1
18	179.8	90.4	89.4	39.8	27.3	3	2.5		1		2	1		1
19	204.6	106.3	98.3	63.1	36.3	4	2.5				2	2		
20	204.7	106.4	98.3	63.2	35.9	4	2.5				2	2		
21	179.8	90.4	89.4	39.9	27.4	3	2.5		1		2	1		1
22	179.8	90.4	89.4	39.8	27.3	3	2.5		1		2	1		1
23	186.8	106.1	80.3	117.2	26.1	4	2.5			1	2	1	1	
24	217.7	121.7	96.0	86.6	31.9	4	2.5	1			2	1	1	
25	220.0	125.5	94.5	77.1	32.0	4	2.5				2	2		
26	214.8	120.3	94.5	85.1	32.0	4	2.5	1			2	1	1	
27	220.0	125.5	94.5	84.2	32.0	4	2.5		1		2	2		
28	220.9	126.4	94.5	97.9	32.0	4	2.5	1			2	1	1	
29	222.2	127.7	94.5	106.9	47.7	4	2.5		1		2	2		
30	238.8	132.8	106.0	185.4	132.5	4	2.5		1		2	2		
Total	**5918.2**			**2486.0**	**1373.1**	**113**	**75**	**3**	**10**	**9**	**60**	**40**	**13**	**7**

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REV	DATE	DESCRIPTION
d	24.04.25	FOR DISCUSSION
e	21.05.25	PLANNING APPLICATION
b	21.07.25	PLANNING APPLICATION RFI
c	21.08.25	PLANNING APPLICATION RFI 2

PROJECT NAME
Taunton Place
PROJECT ADDRESS
35-41 Taunton Street
Doncaster East VIC 3109

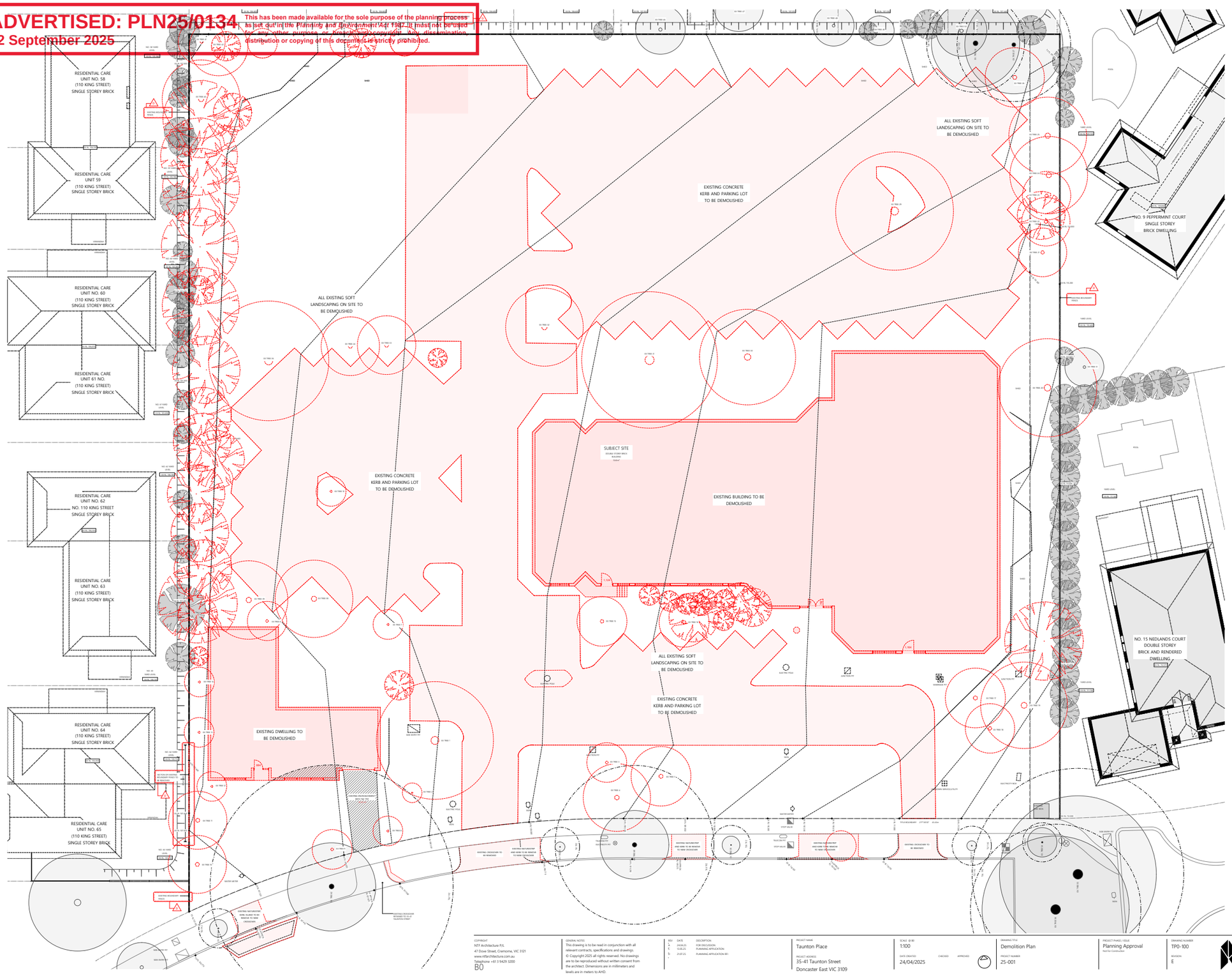
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24/04/2025
CHECKED
APPROVED

DRAWING TITLE
Design Response Plan
PROJECT NUMBER
25-001

PROJECT PHASE / ISSUE
Planning Approval
Not For Construction

DRAWING NUMBER
TP0-002
REVISION
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C	13.05.25	PLANNING APPLICATION
D		
E	21.07.25	PLANNING APPLICATION RFI

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PROJECT ADDRESS
35-41 Taunton Street
Doncaster East VIC 3109

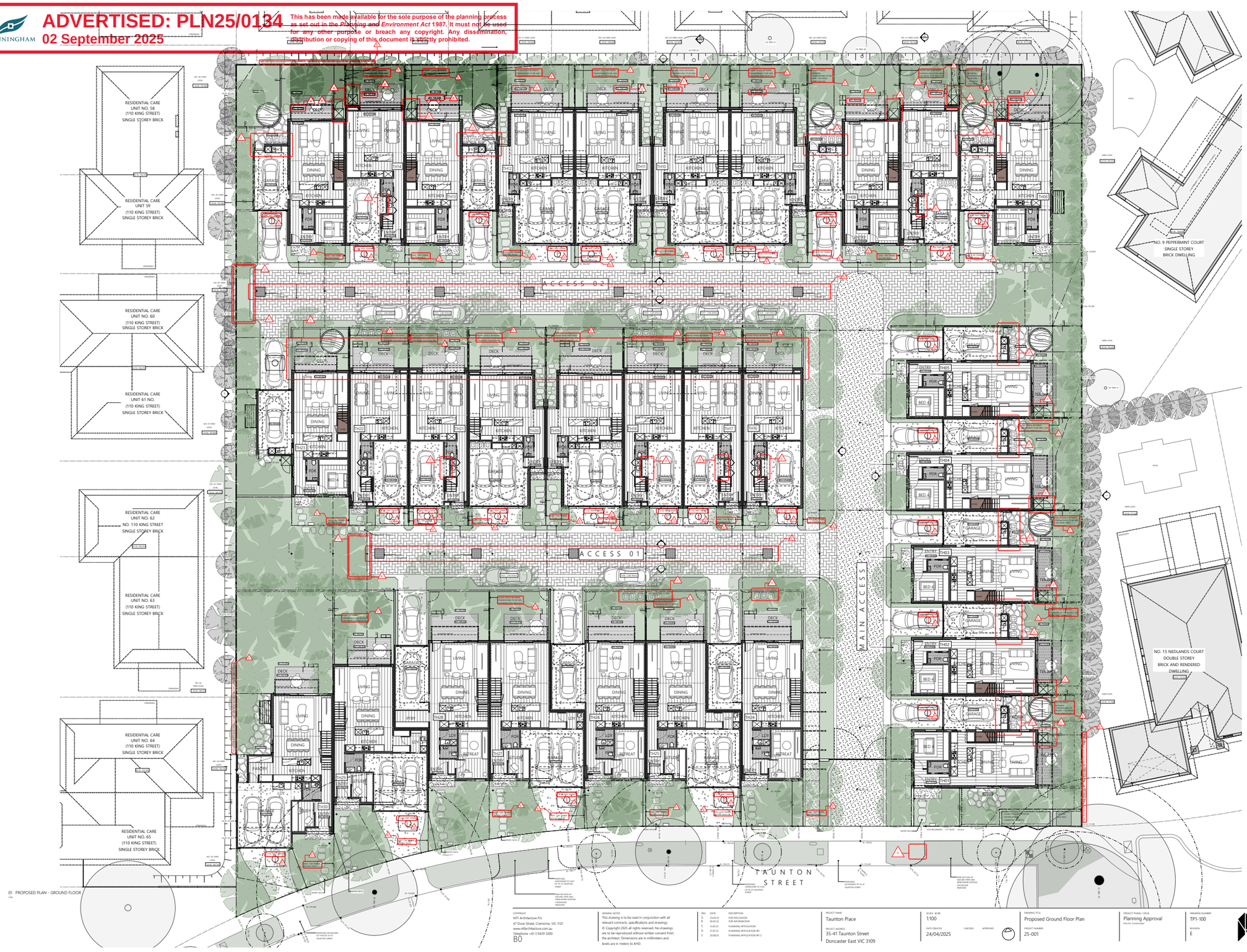
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DATE CREATED
24/04/2025
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APPROVED

DRAWING TITLE
Demolition Plan
PROJECT NUMBER
25-001

PROJECT PHASE / ISSUE
Planning Approval
Not for Construction

DRAWING NUMBER
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RESIDENTIAL CARE UNIT NO. 52 (110 KING STREET) SINGLE STOREY BRICK
RESIDENTIAL CARE UNIT NO 51 (110 KING STREET) SINGLE STOREY BRICK
RESIDENTIAL CARE UNIT NO. 50 (110 KING STREET) SINGLE STOREY BRICK
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RESIDENTIAL CARE UNIT NO. 64 (110 KING STREET) SINGLE STOREY BRICK
RESIDENTIAL CARE UNIT NO. 65 (110 KING STREET) SINGLE STOREY BRICK
NO. 9 PEPPERMINT COURT SINGLE STOREY BRICK DWELLING
NO. 15 NEDLANDS COURT DOUBLE STOREY BRICK AND RENDERED DWELLING
EX FFL: 115.600
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REV DATE DESCRIPTION
A 24.04.25 FOR DISCUSSION
B 06.05.25 FOR INFORMATION
C 10.05.25 PLANNING APPLICATION
D 21.07.25 PLANNING APPLICATION RFI
E 20.08.25 PLANNING APPLICATION RFI 2
PROJECT NAME
Taunton Place
PROJECT ADDRESS
35-41 Taunton Street
Doncaster East VIC 3109
SCALE @ B0
1:100
DATE CREATED
24/04/2025
CHECKED
APPROVED
DRAWING TITLE
Proposed First Floor Plan
PROJECT NUMBER
25-001
PROJECT PHASE / ISSUE
Planning Approval
Not for Construction
DRAWING NUMBER
TP1-101
REVISION
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01 PROPOSED PLAN - ROOF
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B	06.05.25	FOR INFORMATION
C	13.05.25	PLANNING APPLICATION
D	21.07.25	PLANNING APPLICATION RFI
E	20.08.25	PLANNING APPLICATION RFI 2

PROJECT NAME
Taunton Place

PROJECT ADDRESS
35-41 Taunton Street
Doncaster East VIC 3109

SCALE @ A0
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DATE CREATED
24/04/2025

CHECKED

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DRAWING TITLE
Proposed Roof Plan

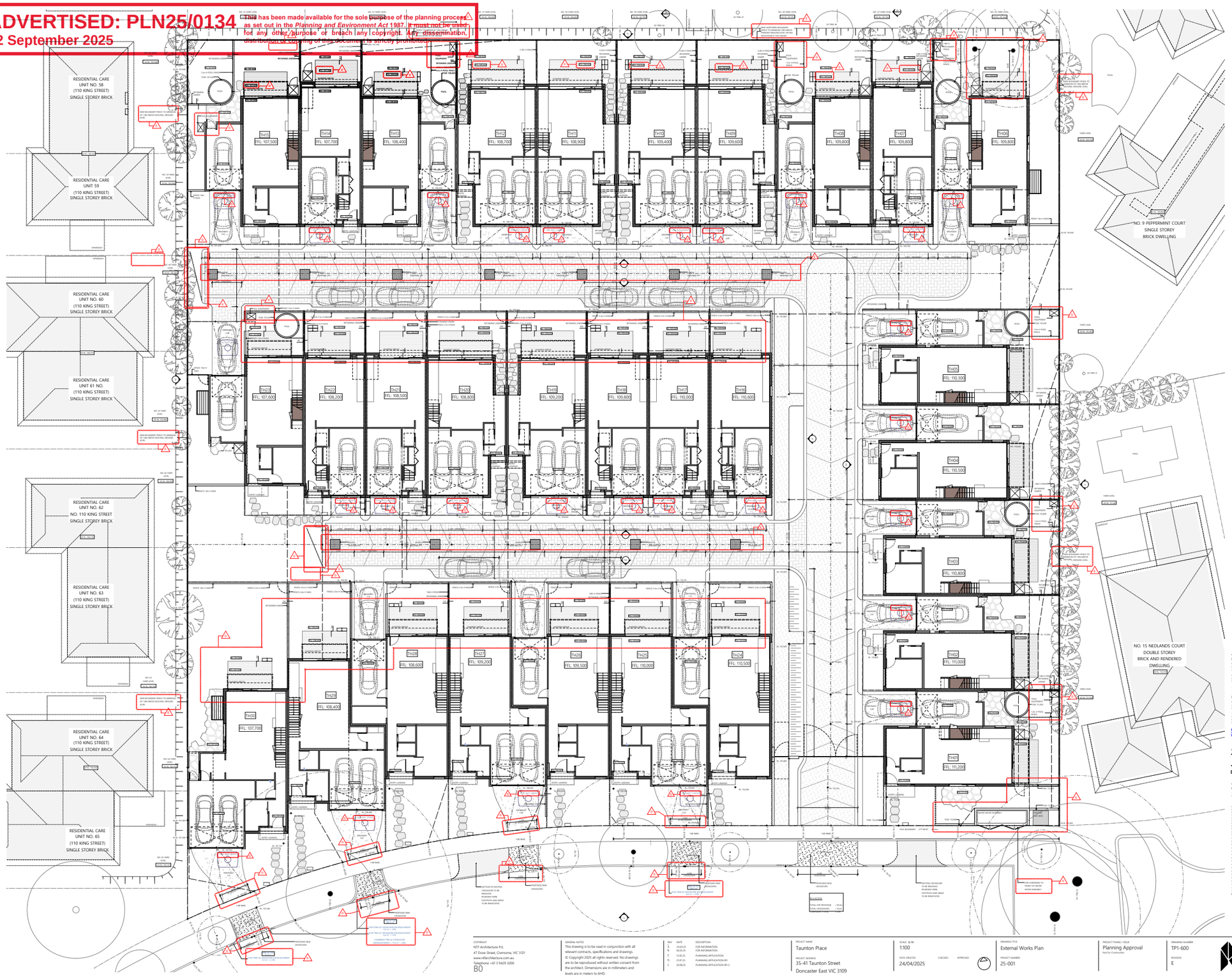
PROJECT NUMBER
25-001

PROJECT PHASE / ISSUE
Planning Approval
Not for Construction

DRAWING NUMBER
TP1-102

REVISION
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NO. 9 PEPPERMINT COURT SINGLE STOREY BRICK DWELLING
NO. 15 NEDLANDS COURT DOUBLE STOREY BRICK AND RENDERED DWELLING
TH15 FFL: 107.500
TH14 FFL: 107.700
TH13 FFL: 108.400
TH12 FFL: 108.700
TH11 FFL: 108.900
TH10 FFL: 109.400
TH09 FFL: 109.600
TH08 FFL: 109.800
TH07 FFL: 109.800
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TH24 FFL: 110.500
TH02 FFL: 111.000
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01 GARDEN AREA PLAN - GROUND FLOOR
1:100

GARDEN AREA

KEY	TOTAL AREA	MINIMUM GARDEN AREA REQUIREMENT	OUTCOME
	2,543 m2 (35.11%)	35%	COMPLIES

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REV	DATE	DESCRIPTION
A	24.04.25	FOR DISCUSSION
B	06.05.25	FOR INFORMATION
C	13.05.25	PLANNING APPLICATION
D	21.07.25	PLANNING APPLICATION RFI
E	20.08.25	PLANNING APPLICATION RFI 2

PROJECT NAME
Taunton Place
PROJECT ADDRESS
35-41 Taunton Street
Doncaster East VIC 3109

SCALE @ A0
1:100
DATE CREATED
29/04/2025
CHECKED
APPROVED

DRAWING TITLE
Garden Area Plan
PROJECT NUMBER
25-001

PROJECT PHASE / ISSUE
Planning Approval
Not For Construction

DRAWING NUMBER
TP1-601
REVISION
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01 PROPOSED GROUND FLOOR PLAN - CLAUSE 55 RESIDENTIAL DEVELOPMENT STANDARDS
1:100

CLAUSE 55 RESIDENTIAL DEVELOPMENT STANDARDS

KEY	STANDARD	NOTE	OUTCOME
	55.02 NEIGHBOURHOOD CHARACTER		
	B2-1 STREET SETBACK	REFER TP1 SERIES PLANS	COMPLIES
	B2-2 BUILDING HEIGHT	REFER TP2 SERIES ELEVATIONS	COMPLIES
	B2-3 SIDE AND REAR SETBACKS	REFER TP1 SERIES PLANS + TP2 SERIES ELEVATIONS	COMPLIES
	B2-4 WALLS ON BOUNDARIES	REFER TP1 SERIES PLANS + TP2 SERIES ELEVATIONS	COMPLIES
	B2-5 SITE COVERAGE	REFER TP1-700 SERIES CLAUSE 55 STANDARDS. MAX 65% COVERAGE	COMPLIES 3 242 m2 (44.8%)
	B2-6 ACCESS	REFER TP1-600 EXTERNAL WORKS PLAN	COMPLIES
	B2-7 TREE CANOPY	REFER LANDSCAPE DESIGNER PLAN	COMPLIES
	55.03 LIVEABILITY	REFER TP2 SERIES ELEVATIONS	COMPLIES
	B3-1 DWELLING DIVERSITY	REFER TP0-002 DEVELOPMENT SCHEDULE	COMPLIES IN PART
	B3-2 PARKING LOCATION	REFER TP1-100 GROUND FLOOR PLAN	COMPLIES
	B3-3 STREET INTEGRATION	REFER TP1-700 SERIES CLAUSE 55 STANDARDS + TP1-100 SERIES PLANS	COMPLIES
	B3-4 ENTRY	REFER TP1-700 SERIES CLAUSE 55 STANDARDS	COMPLIES
	B3-5 PRIVATE OPEN SPACE	REFER TP1-700 SERIES CLAUSE 55 STANDARDS	COMPLIES
	B3-6 SOLAR ACCESS TO OPEN SPACE	NO WALLS TO NORTH OF SOUTHERN BOUNDARY OF SPOS	N/A
	B3-7 FUNCTIONAL LAYOUT	REFER TP1-700 SERIES CLAUSE 55 STANDARDS	COMPLIES
	B3-8 ROOM DEPTH	REFER TP1-700 SERIES CLAUSE 55 STANDARDS	COMPLIES
	B3-9 DAYLIGHT TO NEW WINDOWS	REFER TP1-700 SERIES PLANS	COMPLIES
	B3-10 NATURAL VENTILATION	REFER TP1-700 SERIES CLAUSE 55 STANDARDS	COMPLIES
	B3-11 STORAGE	MIN. 6 CUBIC METRES	COMPLIES

	TALL	ABOVE STAIR	SHED	TOTAL
TH 01,02,03,04,05,08,13,15,23	1.00m³	3.00m³	3.80m³	2.00m³ 9.80m3
TH 06	1.00m³	3.49m³	3.80m³	2.00m³ 10.29m³
TH 07, 14	4.0m³			2.0m³ 6.03m³
TH 09, 10, 11, 12, 19, 20	7.17m³			7.17m³
TH 16, 17, 18, 21, 22	9.43m³			9.43m³
TH 24, 26, 28	6.6m³	2.00m³		8.63m³
TH 25, 27, 29	5.29m³	2.41m³		7.70m³
TH 30	9.49m³			9.49m³

	55.04 EXTERNAL AMENITY		
	B4-1 DAYLIGHT TO EXISTING WINDOWS	REFER TP1 SERIES PLANS	COMPLIES
	B4-2 EXISTING NORTH FACING WINDOWS	NO EXISTING NORTH FACING WINDOWS	N/A
	B4-3 OVERSHADOWING SECLUDED PRIVATE OPEN SPACE OBJECTIVE	REFER TP9 SERIES SHADOW DIAGRAMS	COMPLIES
	B4-4 OVERLOOKING	REFER TP1-101 FIRST FLOOR PLAN	COMPLIES
	B4-5 INTERNAL VIEWS	REFER TP1-101 FIRST FLOOR PLAN	COMPLIES 2 245
	55.05 SUSTAINABILITY		
	B5-1 PERMEABILITY AND STORMWATER MANAGEMENT	REFER TP1-700 SERIES CLAUSE 55 STANDARDS. MIN 20% PERMEABILITY	COMPLIES m2 (32.4%)
	B5-2 OVERSHADOWING DOMESTIC SOLAR ENERGY SYSTEMS	SOLAR PANELS TO ADJOINING PROPERTIES NOT IMPACTED	COMPLIES
	B5-3 ROOFTOP SOLAR ENERGY GENERATION AREA	REFER TP1-102 ROOF PLAN	COMPLIES
	B5-4 SOLAR PROTECTION TO NEW NORTH FACING WINDOWS	REFER TP1-700 SERIES CLAUSE 55 STANDARDS	COMPLIES
	B5-5 WASTE AND RECYCLING	REFER TP1-700 SERIES CLAUSE 55 STANDARDS	COMPLIES
	B5-6 NOISE IMPACTS	REFER TP1-102 ROOF PLAN	COMPLIES

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REV	DATE	DESCRIPTION
A	24.04.25	FOR DISCUSSION
B	06.05.25	FOR INFORMATION
C	10.05.25	PLANNING APPLICATION
D	21.07.25	PLANNING APPLICATION RFI
E	29.08.25	PLANNING APPLICATION RFI 2

PROJECT NAME
Taunton Place
PROJECT ADDRESS
35-41 Taunton Street
Doncaster East VIC 3109

SCALE @ A0
1:100
DATE CREATED
29/04/2025
CHECKED
APPROVED

DRAWING TITLE
Clause 55 Standards - Ground Floor Plan
PROJECT NUMBER
25-001

PROJECT PHASE / ISSUE
Planning Approval
Not for Construction

DRAWING NUMBER
TP1-700
REVISION
E

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01 PROPOSED FIRST FLOOR PLAN - CLAUSE 55 RESIDENTIAL DEVELOPMENT STANDARDS
1:100

CLAUSE 55 RESIDENTIAL DEVELOPMENT STANDARDS

KEY	STANDARD	NOTE	OUTCOME
	55.02 NEIGHBOURHOOD CHARACTER		
	B2-1 STREET SETBACK	REFER TP1 SERIES PLANS	COMPLIES
	B2-2 BUILDING HEIGHT	REFER TP2 SERIES ELEVATIONS	COMPLIES
	B2-3 SIDE AND REAR SETBACKS	REFER TP1 SERIES PLANS + TP2 SERIES ELEVATIONS	COMPLIES
	B2-4 WALLS ON BOUNDARIES	REFER TP1 SERIES PLANS + TP2 SERIES ELEVATIONS	COMPLIES
	B2-5 SITE COVERAGE	REFER TP1-700 SERIES CLAUSE 55 STANDARDS. MAX 65% COVERAGE	COMPLIES 3 242 m2 (44.8%)
	B2-6 ACCESS	REFER TP1-600 EXTERNAL WORKS PLAN	COMPLIES
	B2-7 TREE CANOPY	REFER LANDSCAPE DESIGNER PLAN	COMPLIES
	55.03 LIVEABILITY	REFER TP2 SERIES ELEVATIONS	COMPLIES
	B3-1 DWELLING DIVERSITY	REFER TP0-002 DEVELOPMENT SCHEDULE	COMPLIES IN PART
	B3-2 PARKING LOCATION	REFER TP1-100 GROUND FLOOR PLAN	COMPLIES
	B3-3 STREET INTEGRATION	REFER TP1-700 SERIES CLAUSE 55 STANDARDS + TP1-100 SERIES PLANS	COMPLIES
	B3-4 ENTRY	REFER TP1-700 SERIES CLAUSE 55 STANDARDS	COMPLIES
	B3-5 PRIVATE OPEN SPACE	REFER TP1-700 SERIES CLAUSE 55 STANDARDS	COMPLIES
	B3-6 SOLAR ACCESS TO OPEN SPACE	NO WALLS TO NORTH OF SOUTHERN BOUNDARY OF SPOS	N/A
	B3-7 FUNCTIONAL LAYOUT	REFER TP1-700 SERIES CLAUSE 55 STANDARDS	COMPLIES
	B3-8 ROOM DEPTH	REFER TP1-700 SERIES CLAUSE 55 STANDARDS	COMPLIES
	B3-9 DAYLIGHT TO NEW WINDOWS	REFER TP1 SERIES PLANS	COMPLIES
	B3-10 NATURAL VENTILATION	REFER TP1-700 SERIES CLAUSE 55 STANDARDS	COMPLIES
	B3-11 STORAGE	TH 01,02,03,04,05,08,13,15,23 MIN. 6 CUBIC METRES	COMPLIES
		TH 06	COMPLIES
		TH 07, 14	COMPLIES
		TH 09, 10, 11, 12, 19, 20	COMPLIES
		TH 16, 17, 18, 21, 22	COMPLIES
		TH 24, 26, 28	COMPLIES
		TH 25, 27, 29	
		TH 30	
	55.04 EXTERNAL AMENITY		
	B4-1 DAYLIGHT TO EXISTING WINDOWS	REFER TP1 SERIES PLANS	COMPLIES
	B4-2 EXISTING NORTH FACING WINDOWS	NO EXISTING NORTH FACING WINDOWS	N/A
	B4-3 OVERSHADOWING SECLUDED PRIVATE OPEN SPACE OBJECTIVE	REFER TP9 SERIES SHADOW DIAGRAMS	COMPLIES
	B4-4 OVERLOOKING	REFER TP1-101 FIRST FLOOR PLAN	COMPLIES
	B4-5 INTERNAL VIEWS	REFER TP1-101 FIRST FLOOR PLAN	COMPLIES 2 245
	55.05 SUSTAINABILITY		
	B5-1 PERMEABILITY AND STORMWATER MANAGEMENT	REFER TP1-700 SERIES CLAUSE 55 STANDARDS. MIN 20% PERMEABILITY	COMPLIES m2 (32.4%)
	B5-2 OVERSHADOWING DOMESTIC SOLAR ENERGY SYSTEMS	SOLAR PANELS TO ADJOINING PROPERTIES NOT IMPACTED	COMPLIES
	B5-3 ROOFTOP SOLAR ENERGY GENERATION AREA	REFER TP1-102 ROOF PLAN	COMPLIES
	B5-4 SOLAR PROTECTION TO NEW NORTH FACING WINDOWS	REFER TP1-700 SERIES CLAUSE 55 STANDARDS	COMPLIES
	B5-5 WASTE AND RECYCLING	REFER TP1-700 SERIES CLAUSE 55 STANDARDS	COMPLIES
	B5-6 NOISE IMPACTS	REFER TP1-102 ROOF PLAN	COMPLIES

	TALL	ABOVE STAIR	SHED	TOTAL
	1.00m³	3.00m³	3.80m³	2.00m³ 9.80m3
	1.00m³	3.49m³	3.80m³	2.0m³ 10.29m³
	4.0m³			2.0m³ 6.03m³
	7.17m³			7.17m³
	9.43m³			9.43m³
	6.61m³	2.00m³		8.63m³
	5.29m³	2.41m³		7.70m³
	9.49m³			9.49m³

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PROJECT NAME
Taunton Place
PROJECT ADDRESS
35-41 Taunton Street
Doncaster East VIC 3109

SCALE @ B0
1:100
DATE CREATED
29/04/2025
CHECKED
APPROVED

DRAWING TITLE
Clause 55 Standards - First Floor Plan
PROJECT NUMBER
25-001

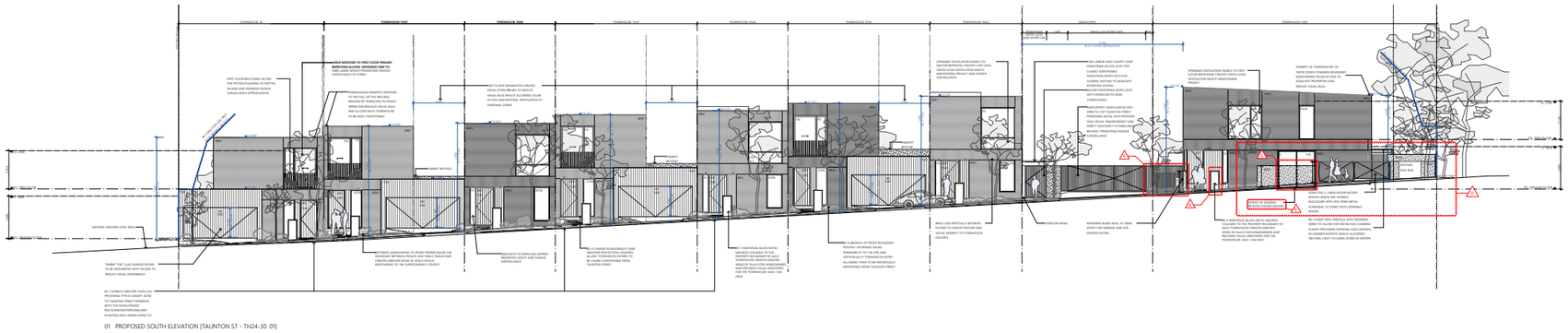
PROJECT PHASE / ISSUE
Planning Approval
Not for Construction

DRAWING NUMBER
TP1-701
REVISION
E

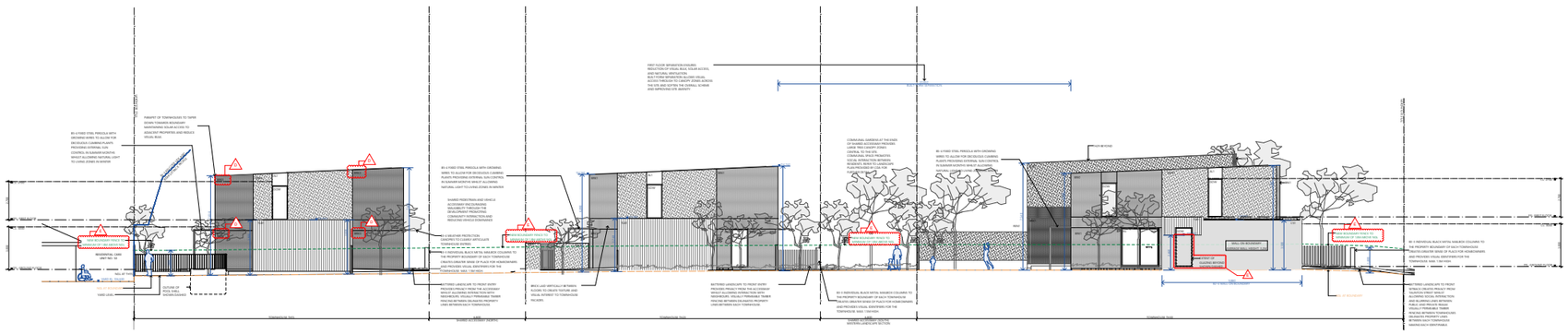
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B5-1 ROOFTOP SOLAR ENERGY GENERATION ALL PANELS ORIENTED NORTH / WEST AND NORTH TOP 10 DEGREES PITCHED ROOFS. AREAS AS NOTED
B5-1 PARAPET

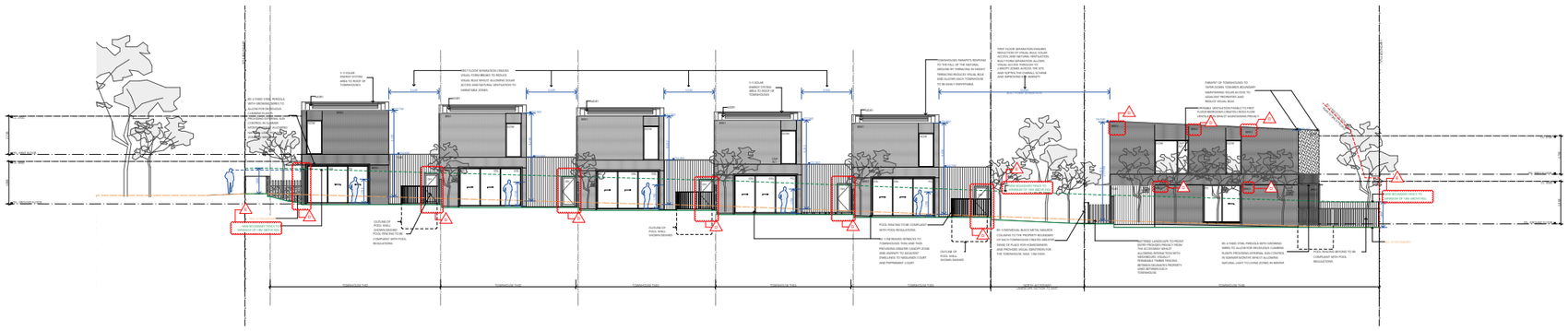
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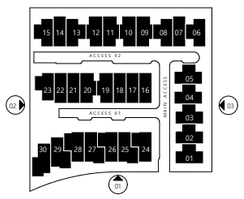
01 PROPOSED SOUTH ELEVATION [TAUNTON ST - TH24-30, 01]
1:100



02 PROPOSED WEST BOUNDARY ELEVATION [SIDE THS. 23, 30]
1:100



03 PROPOSED EAST BOUNDARY ELEVATION [REAR TH01-05, 06]
1:100



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PROJECT NAME
Taunton Place
PROJECT ADDRESS
35-41 Taunton Street
Doncaster East VIC 3109

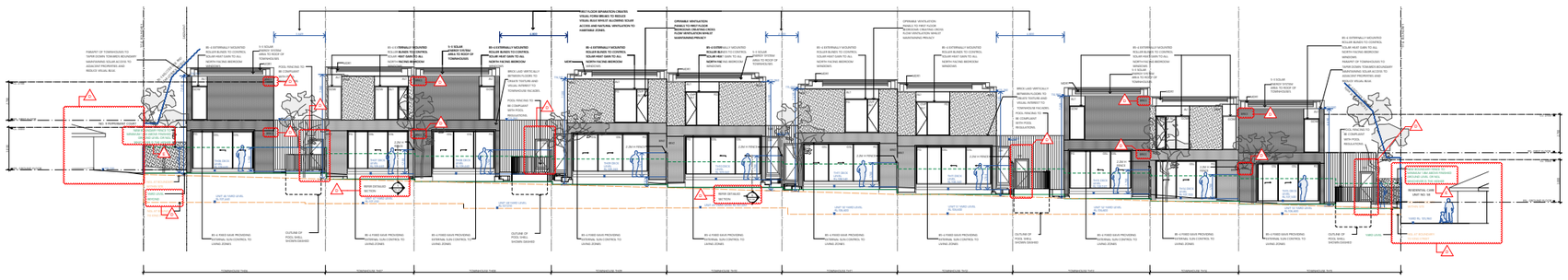
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CHECKED
APPROVED

DRAWING TITLE
Proposed Elevations - Sheet 01
PROJECT NUMBER
25-001

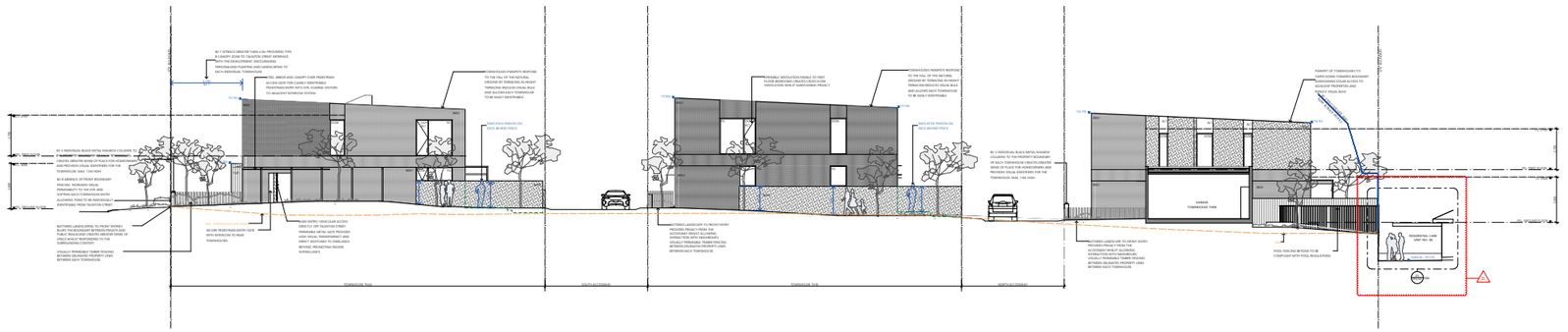
PROJECT PHASE / ISSUE
Preliminary
Not for Construction

DRAWING NUMBER
TP2-101
REVISION
E

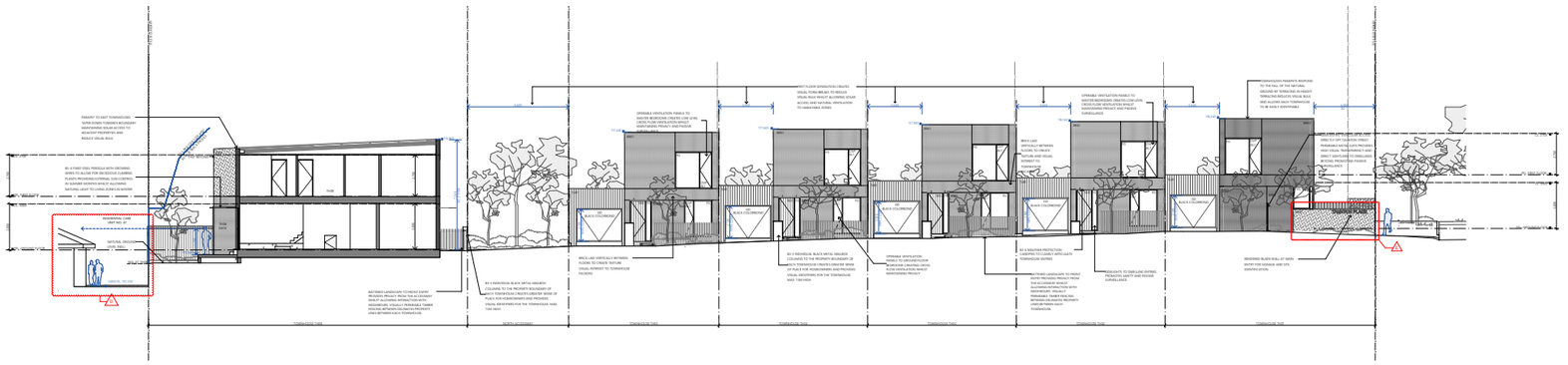
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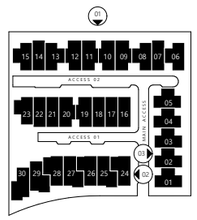
01 PROPOSED NORTH BOUNDARY ELEVATION [REAR TH06-15]



02 PROPOSED EAST INTERNAL ELEVATION [SIDE TH24. 16. 09]



03 PROPOSED WEST INTERNAL ELEVATION [TH01-05]





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A	24.04.25	ISSUED FOR INFORMATION
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D	21.07.25	PLANNING APPLICATION RFI
E	20.08.25	PLANNING APPLICATION RFI 2

PROJECT NAME
Taunton Place
PROJECT ADDRESS
35-41 Taunton Street
Doncaster East VIC 3109

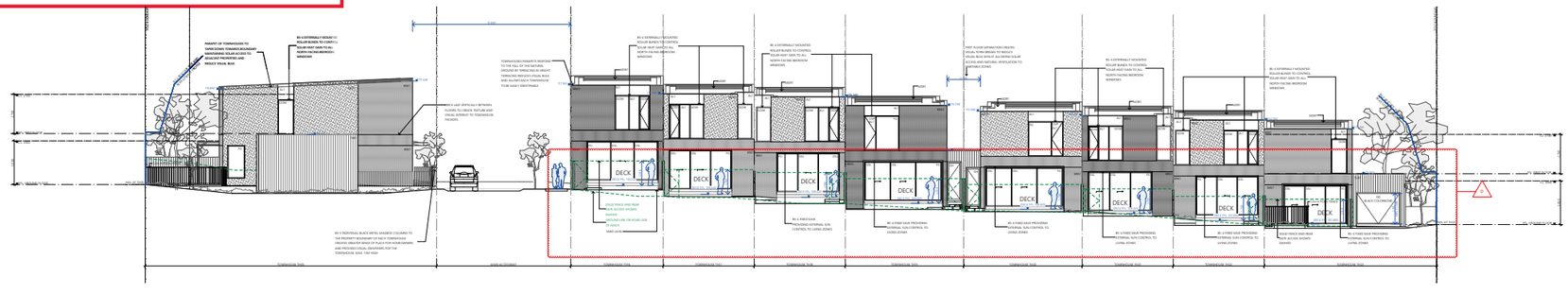
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DRAWING TITLE
Proposed Elevations - Sheet 02
PROJECT NUMBER
25-001

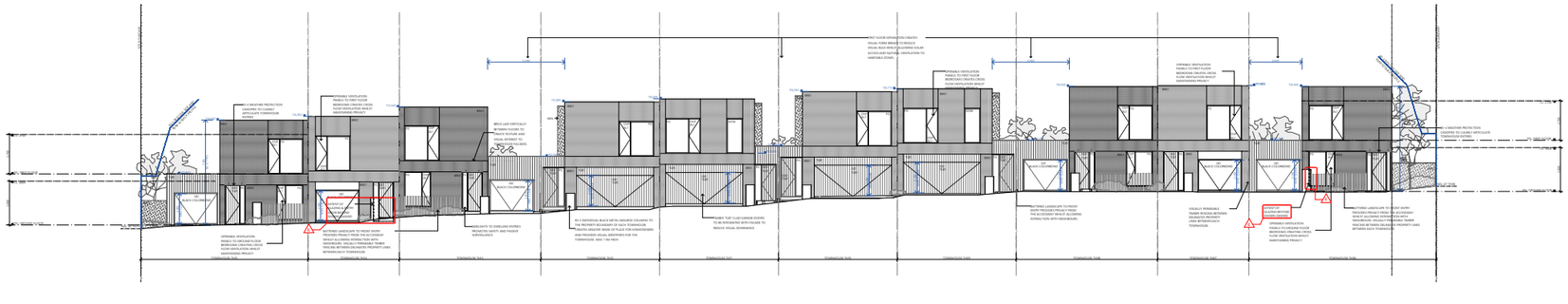
PROJECT PHASE / ISSUE
Planning Approval
Not for Construction

DRAWING NUMBER
TP2-102
REVISION
E

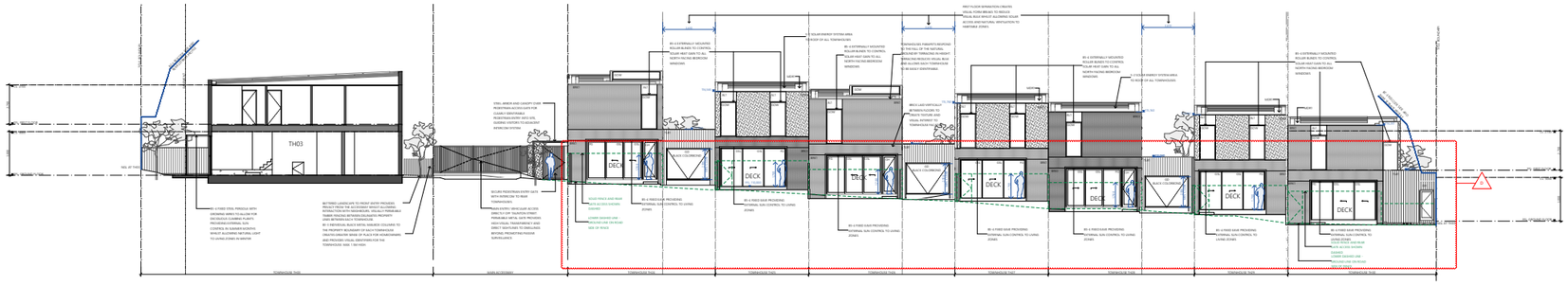
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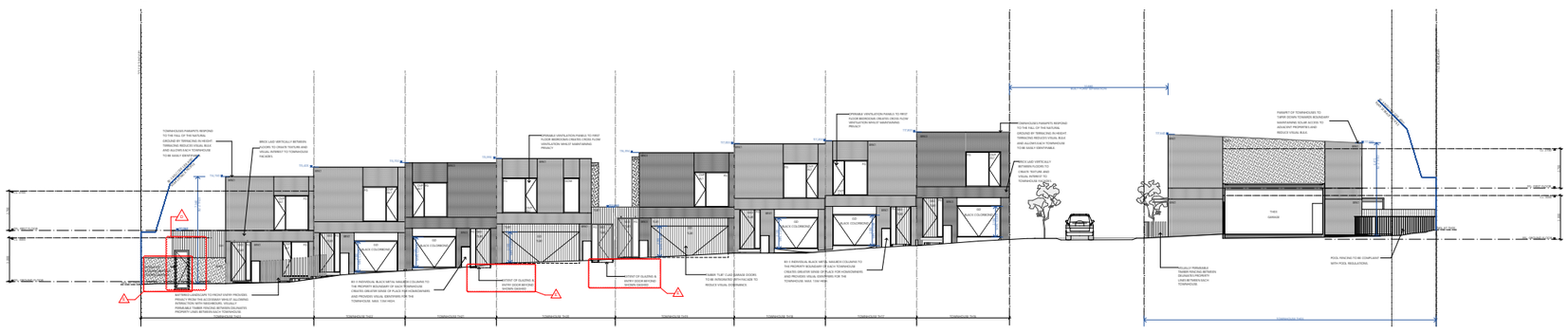
01 PROPOSED NORTH INTERNAL ELEVATION [REAR TH 16-23]
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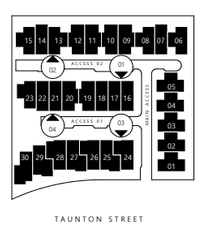
02 PROPOSED SOUTH INTERNAL ELEVATION [TH06-15]
1:100



03 PROPOSED NORTH INTERNAL ELEVATION [REAR TH24-30]
1:100



04 PROPOSED SOUTH INTERNAL ELEVATION TH 16-23]
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C	13.02.25	PLANNING APPLICATION
B	21.07.25	PLANNING APPLICATION B01
A	20.08.25	PLANNING APPLICATION B01-2

PROJECT NAME
Taunton Place
PROJECT ADDRESS
35-41 Taunton Street
Doncaster East VIC 3109

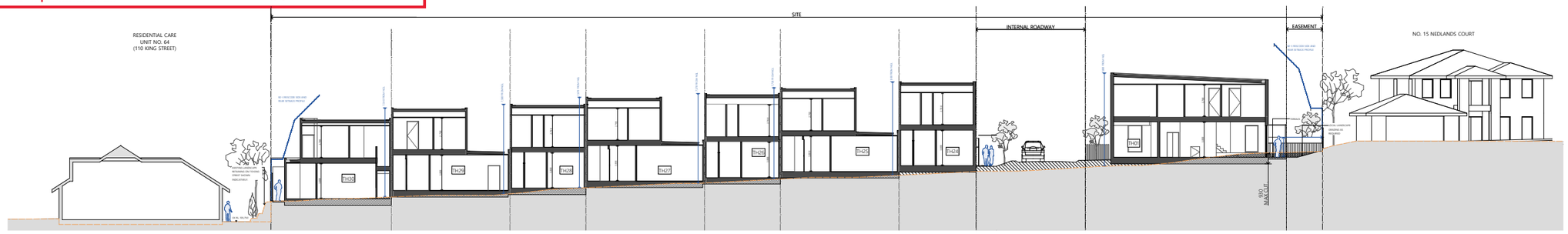
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DRAWING TITLE
Proposed Elevations - Sheet 03
PROJECT NUMBER
25-001

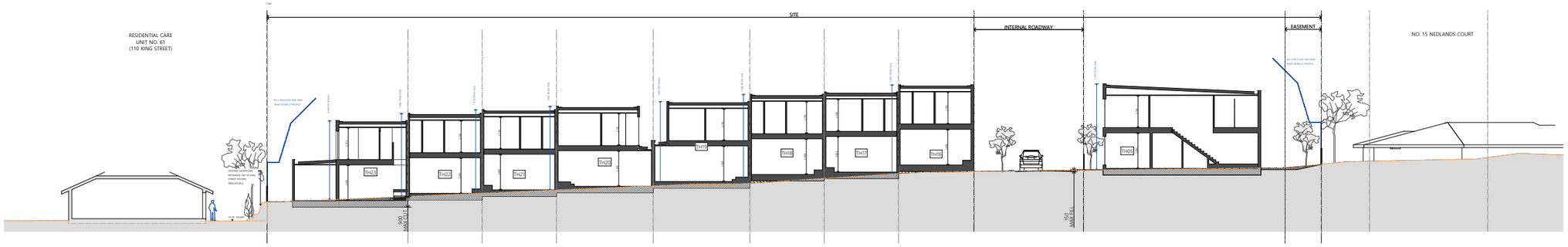
PROJECT PHASE / ISSUE
Planning Approval
Not for Construction

DRAWING NUMBER
TP2-103
REVISION
E

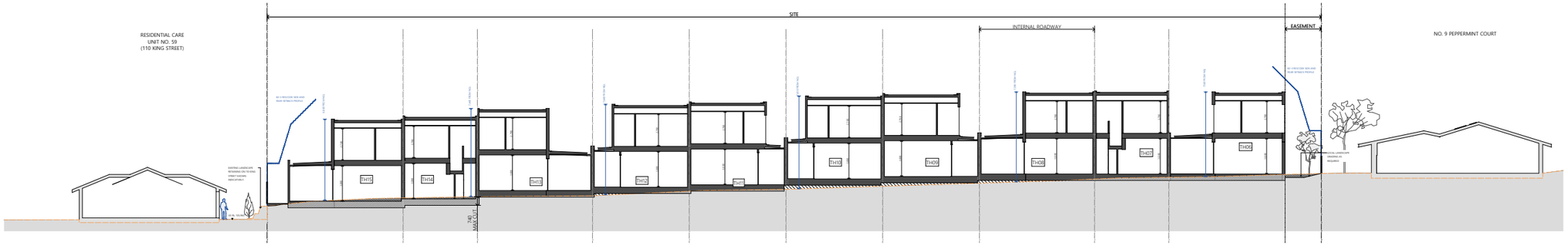
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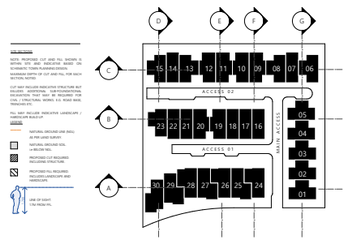
01 SITE SECTION A
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02 SITE SECTION B
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03 SITE SECTION C
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REV	DATE	DESCRIPTION
D	13.05.25	PLANNING APPLICATION
E	21.07.25	PLANNING APPLICATION RFI
1	20.08.25	PLANNING APPLICATION RFI 2
-		
-		

PROJECT NAME
Taunton Place
PROJECT ADDRESS
35-41 Taunton Street
Doncaster East VIC 3109

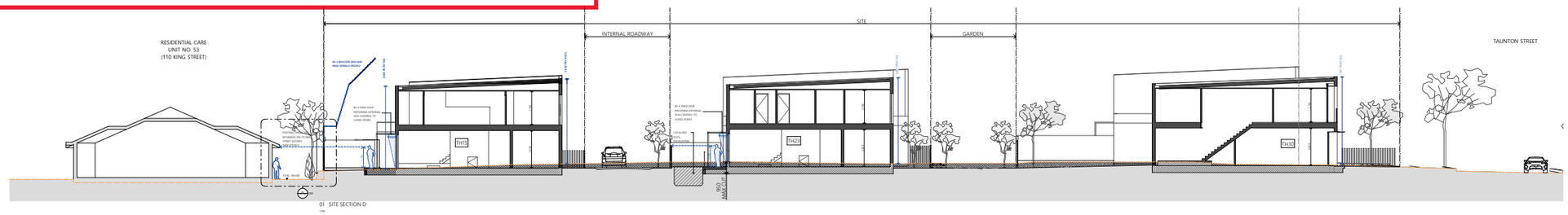
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DRAWING TITLE
Proposed Site Sections- Sheet 01
PROJECT NUMBER
25-001

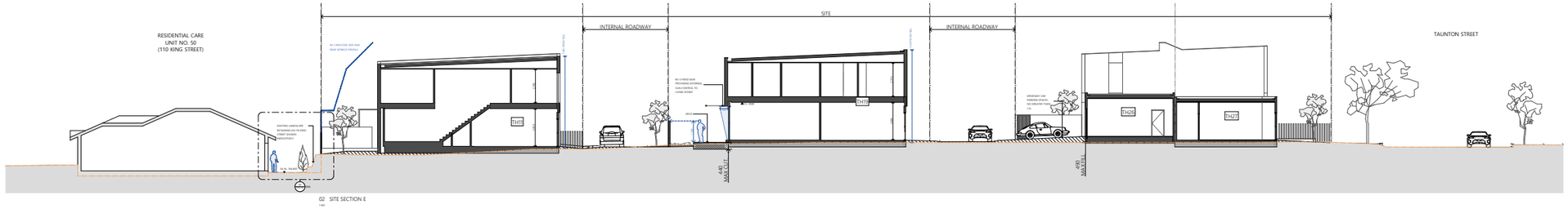
PROJECT PHASE / ISSUE
Planning Approval
Not for Construction

DRAWING NUMBER
TP3-100
REVISION
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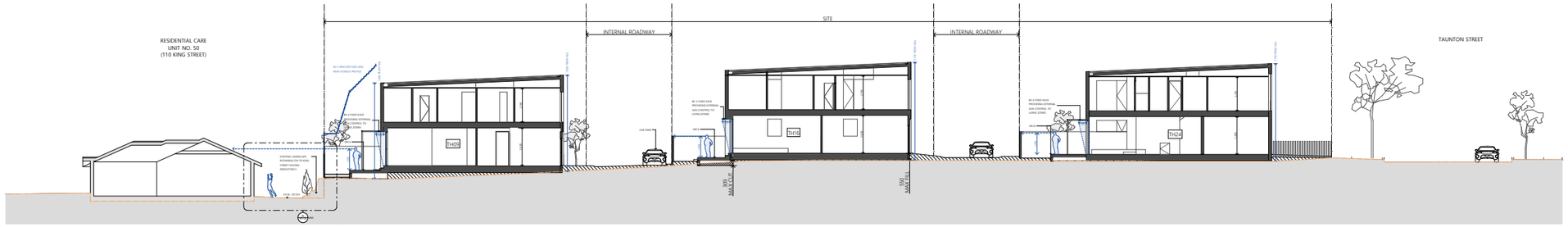
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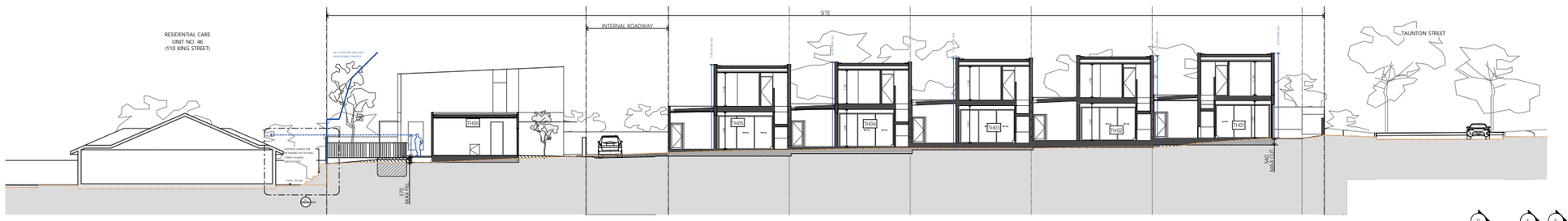
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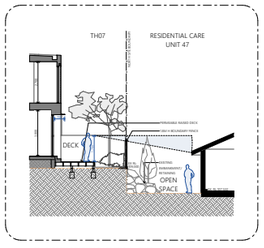
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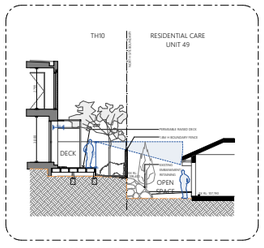
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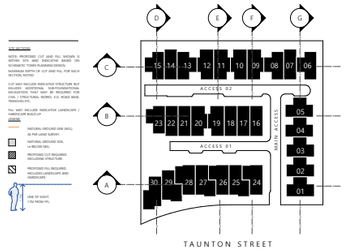
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05 NORTH BOUNDARY SECTION - TH07
1:100



06 NORTH BOUNDARY SECTION - TH10
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5	10.05.25	PLANNING APPLICATION
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PROJECT NAME
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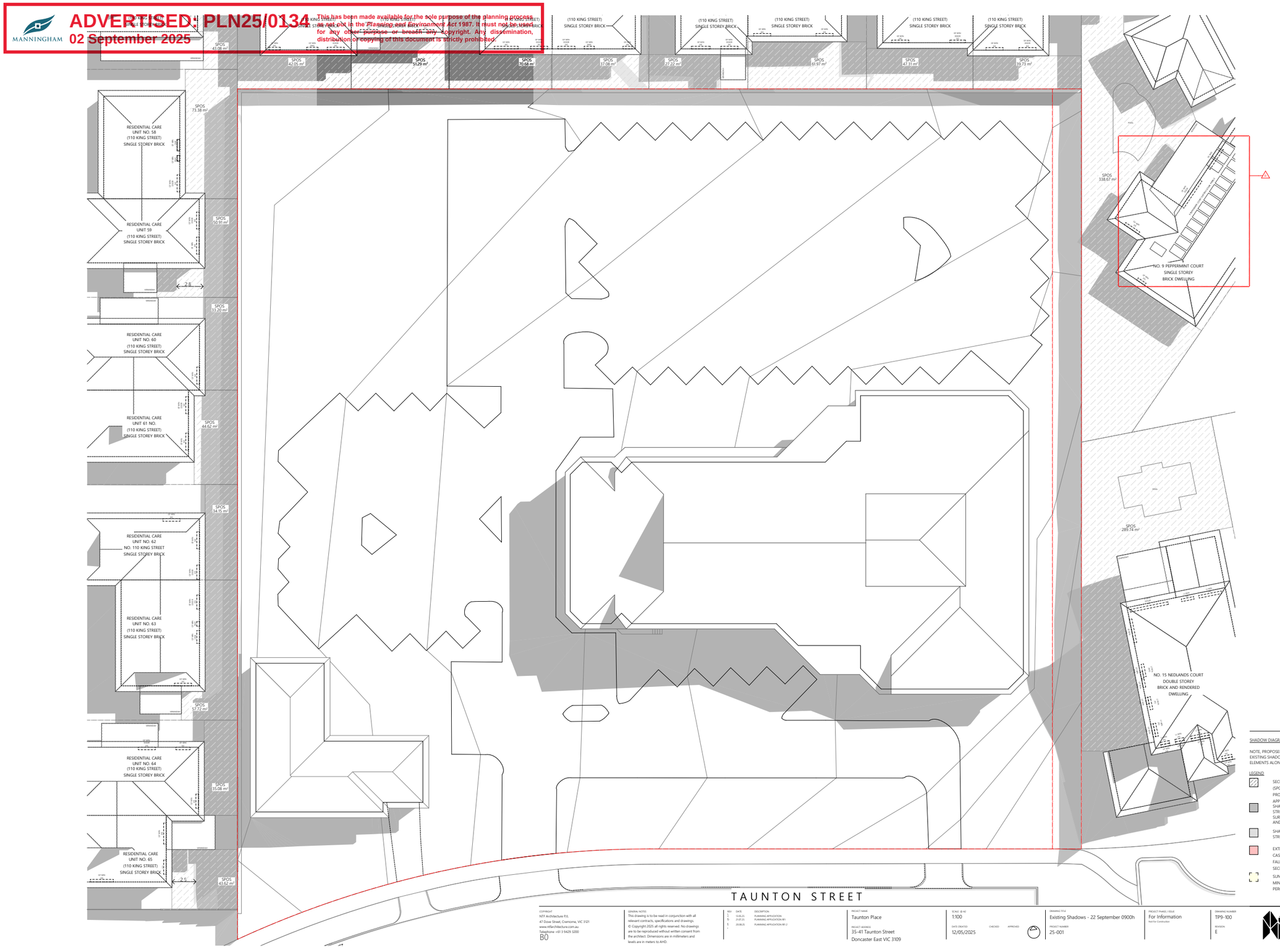
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DRAWING TITLE
Proposed Site Sections- Sheet 02
PROJECT NUMBER
25-001

PROJECT PHASE / ISSUE
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DRAWING NUMBER
TP3-101
REVISION
E

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SHADOW DIAGRAMS: PRIVATE OPEN SPACE

NOTE, PROPOSED SHADOWS MAY FALL WITHIN EXISTING SHADOWS, SUCH AS THOSE CAST BY ELEMENTS ALONG THE BOUNDARY.

LEGEND

- SECLUDED PRIVATE OPEN SPACE (SPOS) OF NEIGHBOURING PROPERTY.
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- SUNLIGHT WITHIN SPOS. MINIMUM DIMENSION OF 3M. PERCENTAGE OF SPOS NOTED.

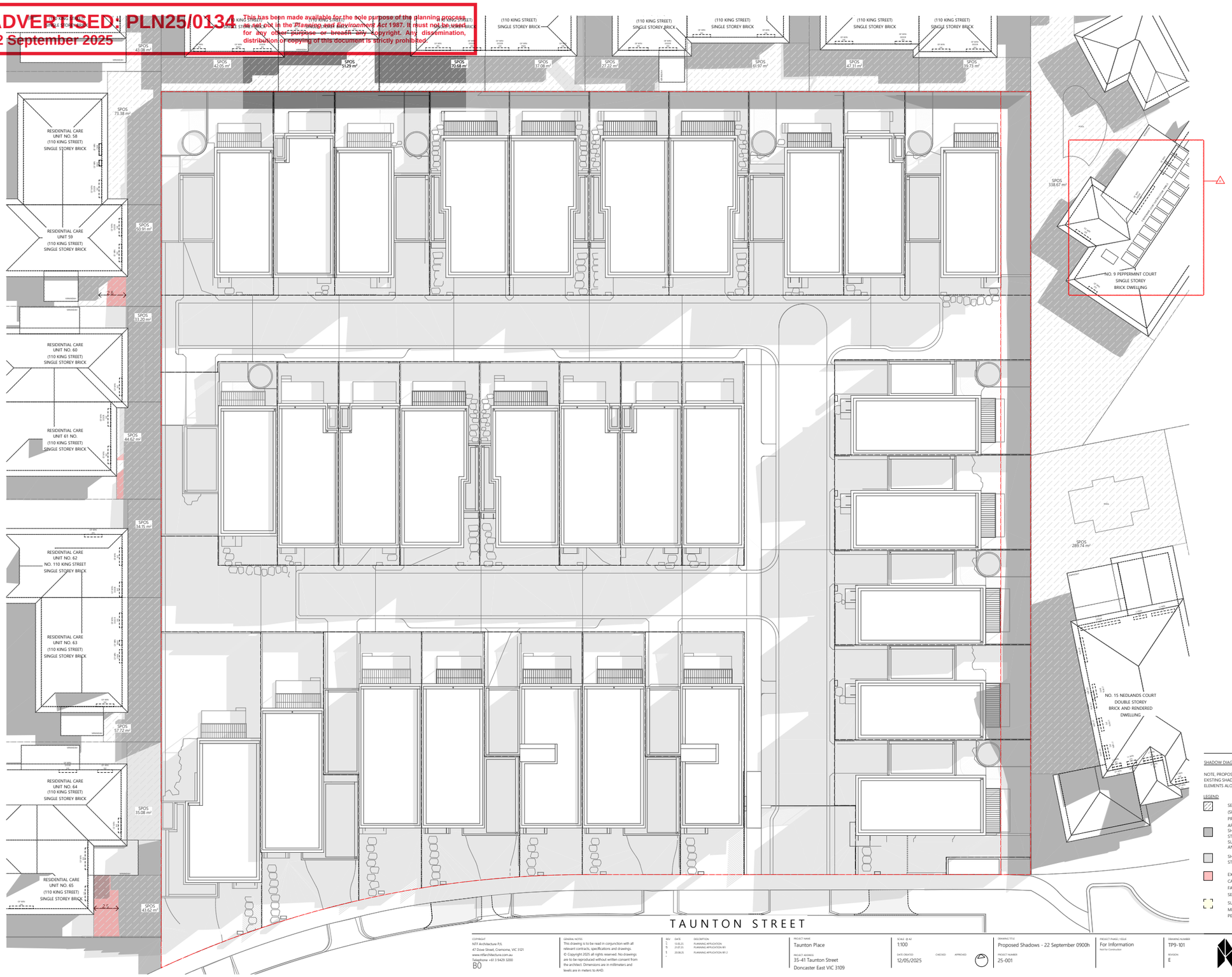
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REV	DATE	DESCRIPTION
1	13.08.25	PLANNING APPLICATION
5	21.07.25	PLANNING APPLICATION RFI
1	20.08.25	PLANNING APPLICATION RFI 2

PROJECT NAME: Taunton Place
PROJECT ADDRESS: 35-41 Taunton Street, Doncaster East VIC 3109
SCALE @ A0: 1:100
DATE CREATED: 12/05/2025
CHECKED:
APPROVED:
DRAWING TITLE: Existing Shadows - 22 September 0900h
PROJECT NUMBER: 25-001
PROJECT PHASE / ISSUE: For Information (Not for Construction)
DRAWING NUMBER: TP9-100
REVISION: E

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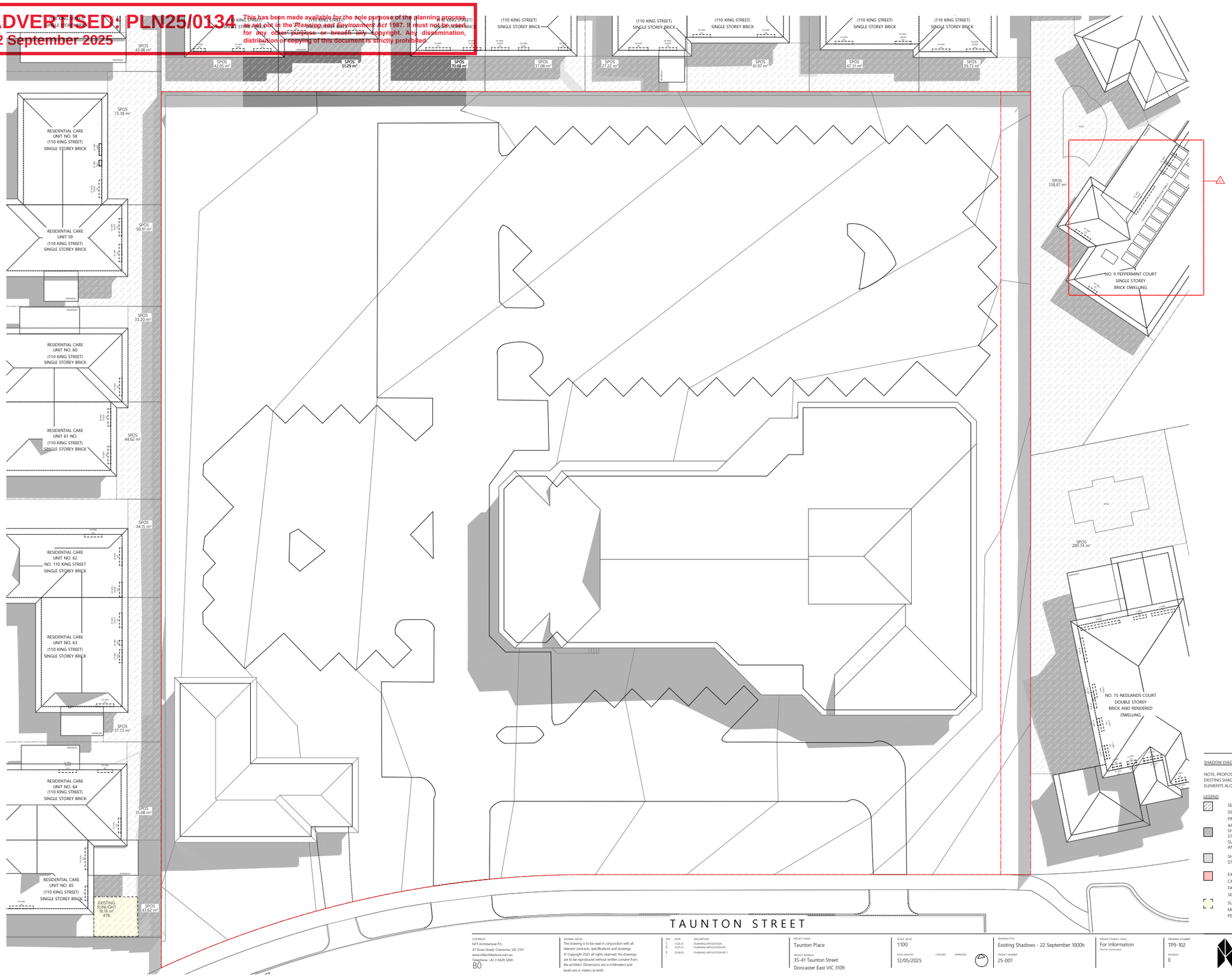
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REV	DATE	DESCRIPTION
C	13.02.25	PLANNING APPLICATION
B	21.07.25	PLANNING APPLICATION RFI
A	20.08.25	PLANNING APPLICATION RFI 2

PROJECT NAME: Taunton Place
PROJECT ADDRESS: 35-41 Taunton Street, Doncaster East VIC 3109
SCALE @ A2: 1:100
DATE CREATED: 12/05/2025
CHECKED:
APPROVED:
DRAWING TITLE: Proposed Shadows - 22 September 0900h
PROJECT NUMBER: 25-001
PROJECT PHASE / ISSUE: For Information, Not for Construction
DRAWING NUMBER: TP9-101
REVISION: E

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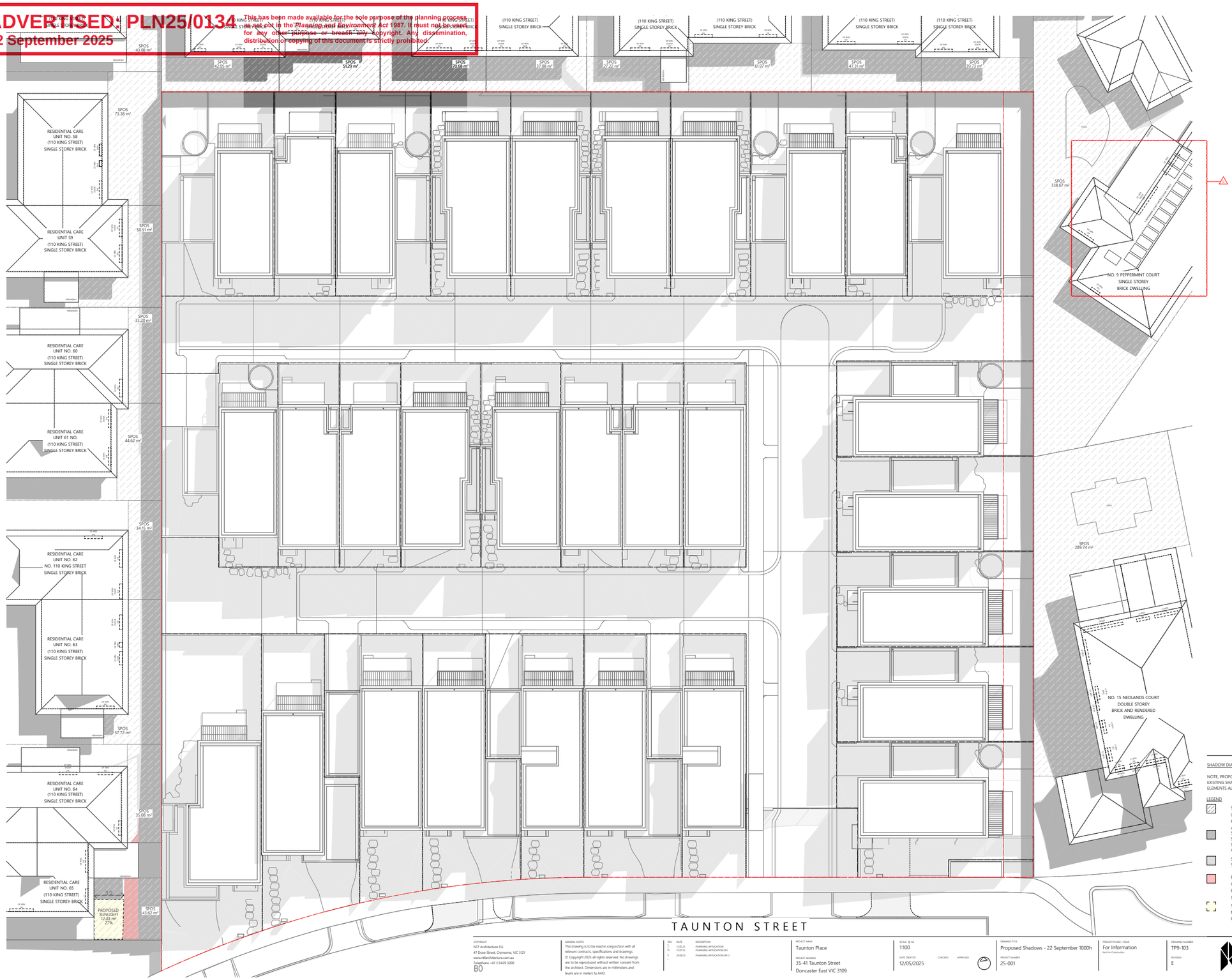
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REV	DATE	DESCRIPTION
C	13.05.25	PLANNING APPLICATION
D	21.07.25	PLANNING APPLICATION RFI 1
E	20.08.25	PLANNING APPLICATION RFI 2

PROJECT NAME: Taunton Place
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SCALE @ A2: 1:100
DATE CREATED: 12/05/2025
CHECKED:
APPROVED:
DRAWING TITLE: Existing Shadows - 22 September 1000h
PROJECT NUMBER: 25-001
PROJECT PHASE / ISSUE: For Information — Not for Construction
DRAWING NUMBER: TP9-102
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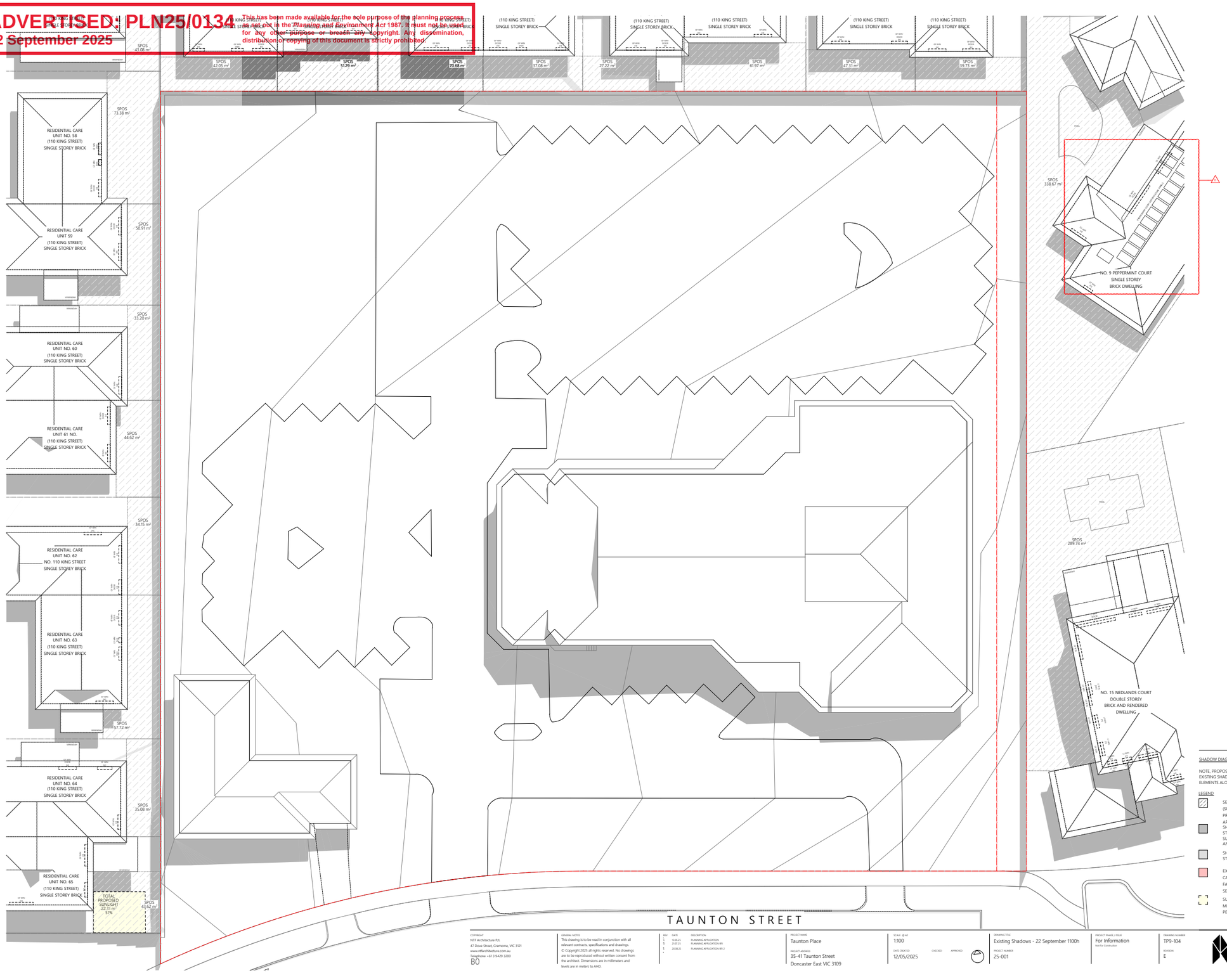
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REV	DATE	DESCRIPTION
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B	21.07.25	PLANNING APPLICATION RFI
A	20.08.25	PLANNING APPLICATION RFI 2

PROJECT NAME: Taunton Place
PROJECT ADDRESS: 35-41 Taunton Street, Doncaster East VIC 3109
SCALE @ A2: 1:100
DATE CREATED: 12/05/2025
CHECKED
APPROVED
DRAWING TITLE: Proposed Shadows - 22 September 1000h
PROJECT NUMBER: 25-001
PROJECT PHASE / ISSUE: For Information — Not for Construction
DRAWING NUMBER: TP9-103
REVISION: E

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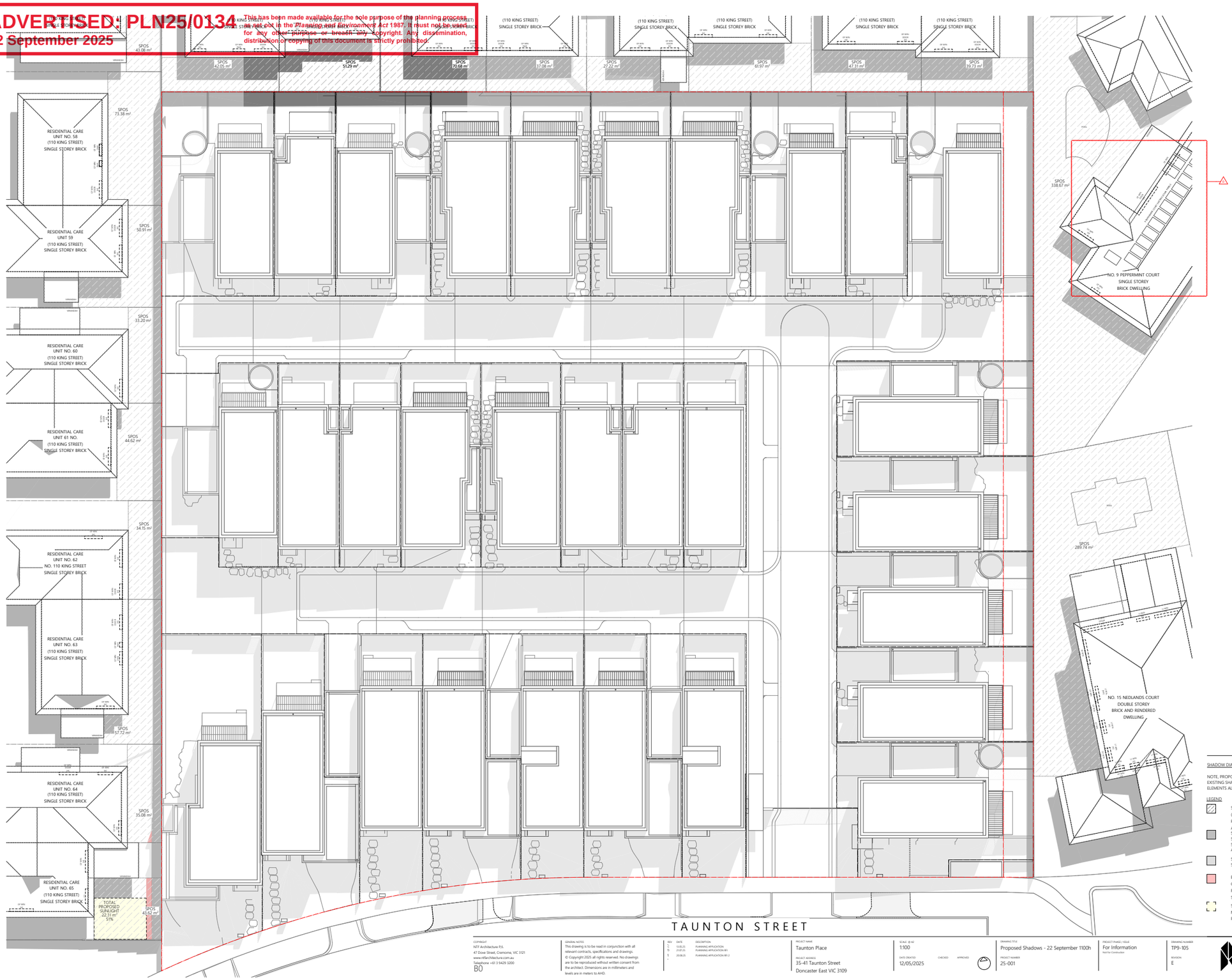
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B	21.07.25	PLANNING APPLICATION RFI
E	20.08.25	PLANNING APPLICATION RFI 2

PROJECT NAME: Taunton Place
PROJECT ADDRESS: 35-41 Taunton Street, Doncaster East VIC 3109
SCALE @ A0: 1:100
DATE CREATED: 12/05/2025
CHECKED:
APPROVED:
DRAWING TITLE: Existing Shadows - 22 September 1100h
PROJECT NUMBER: 25-001
PROJECT PHASE / ISSUE: For Information (Not for Construction)
DRAWING NUMBER: TP9-104
REVISION: E

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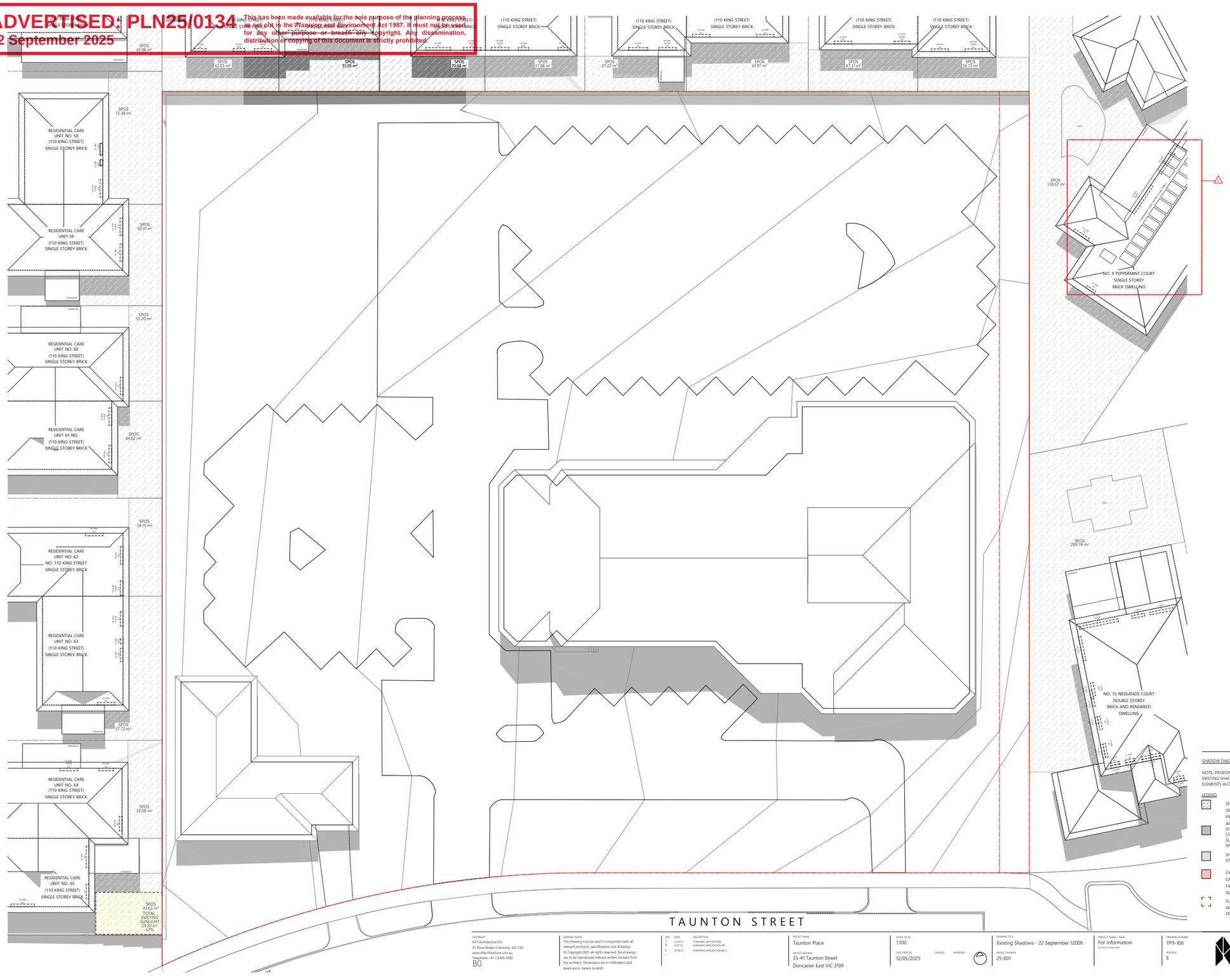
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b	21.07.25	PLANNING APPLICATION RFI
E	20.08.25	PLANNING APPLICATION RFI 2

PROJECT NAME: Taunton Place
PROJECT ADDRESS: 35-41 Taunton Street, Doncaster East VIC 3109
SCALE @ A2: 1:100
DATE CREATED: 12/05/2025
CHECKED:
APPROVED:
DRAWING TITLE: Proposed Shadows - 22 September 1100h
PROJECT NUMBER: 25-001
PROJECT PHASE / ISSUE: For Information — Not for Construction
DRAWING NUMBER: TP9-105
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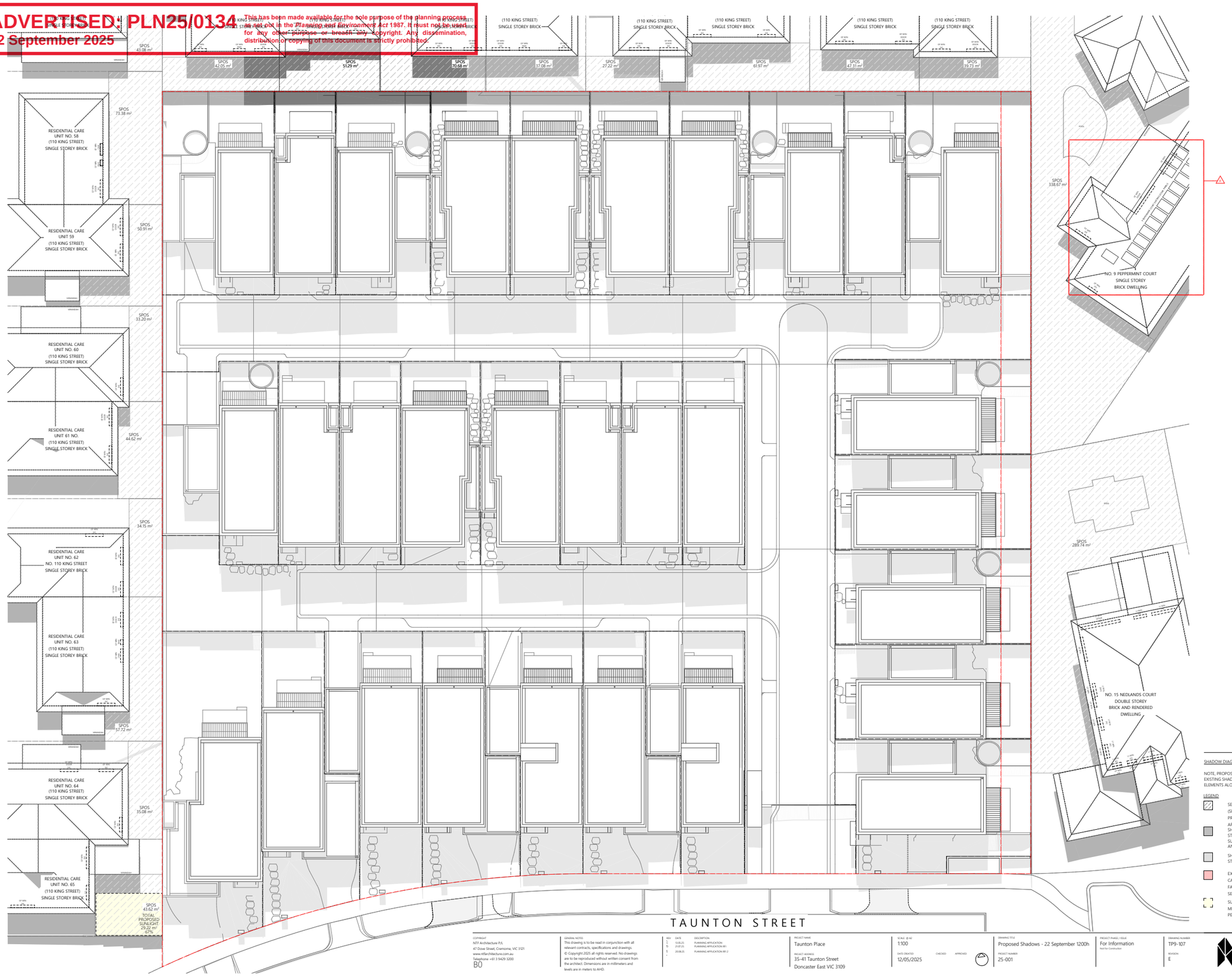
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B	21.07.25	PLANNING APPLICATION RFI
E	20.08.25	PLANNING APPLICATION RFI 2

PROJECT NAME: Taunton Place
PROJECT ADDRESS: 35-41 Taunton Street, Doncaster East VIC 3109
SCALE @ A0: 1:100
DATE CREATED: 12/05/2025
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DRAWING TITLE: Existing Shadows - 22 September 1200h
PROJECT NUMBER: 25-001
PROJECT PHASE / ISSUE: For Information (Not for Construction)
DRAWING NUMBER: TP9-106
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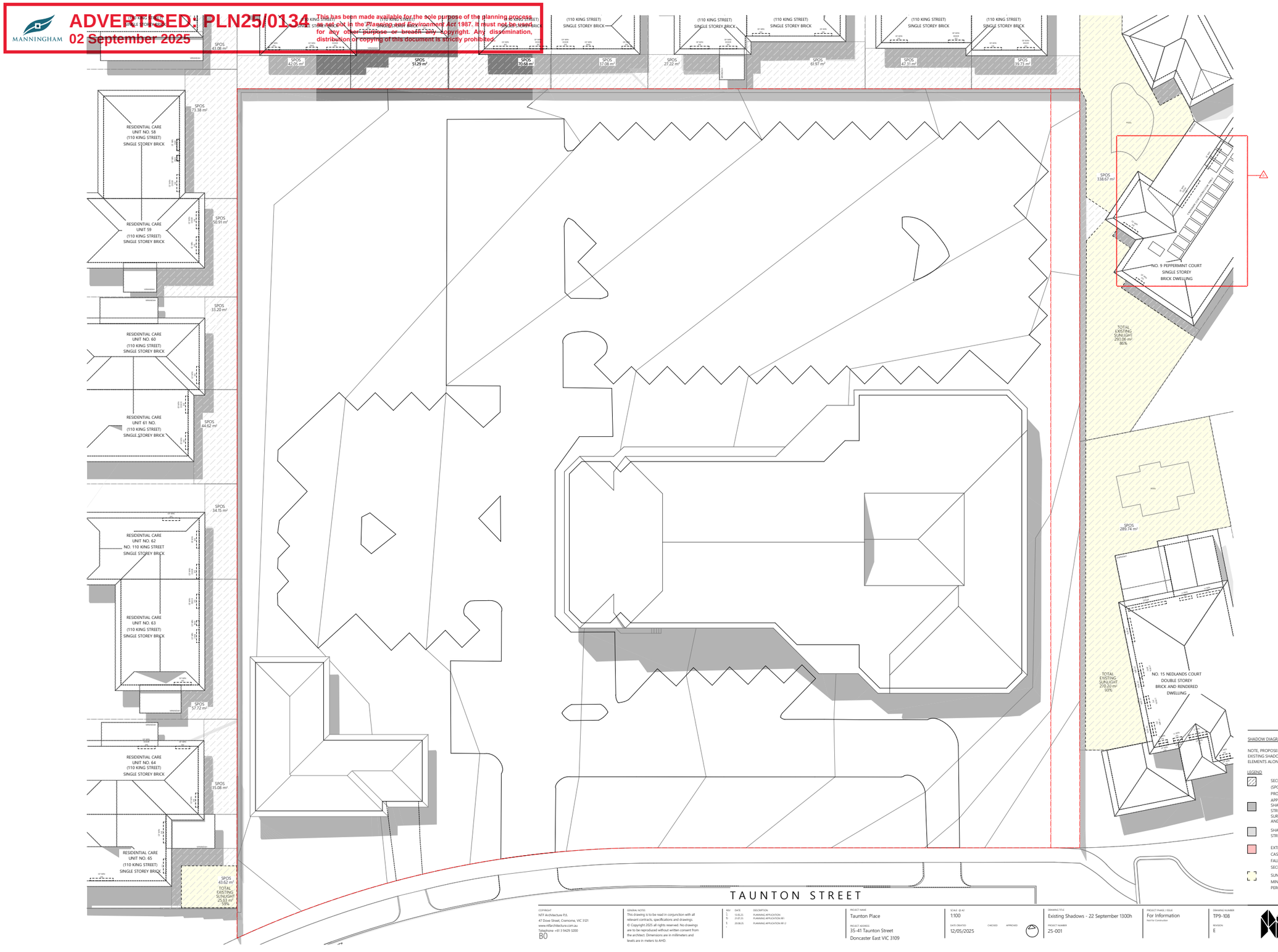
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E	20.08.25	PLANNING APPLICATION RFI 2

PROJECT NAME: Taunton Place
PROJECT ADDRESS: 35-41 Taunton Street, Doncaster East VIC 3109
SCALE @ A2: 1:100
DATE CREATED: 12/05/2025
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DRAWING TITLE: Proposed Shadows - 22 September 1200h
PROJECT NUMBER: 25-001
PROJECT PHASE / TITLE: For Information — Not For Construction
DRAWING NUMBER: TP9-107
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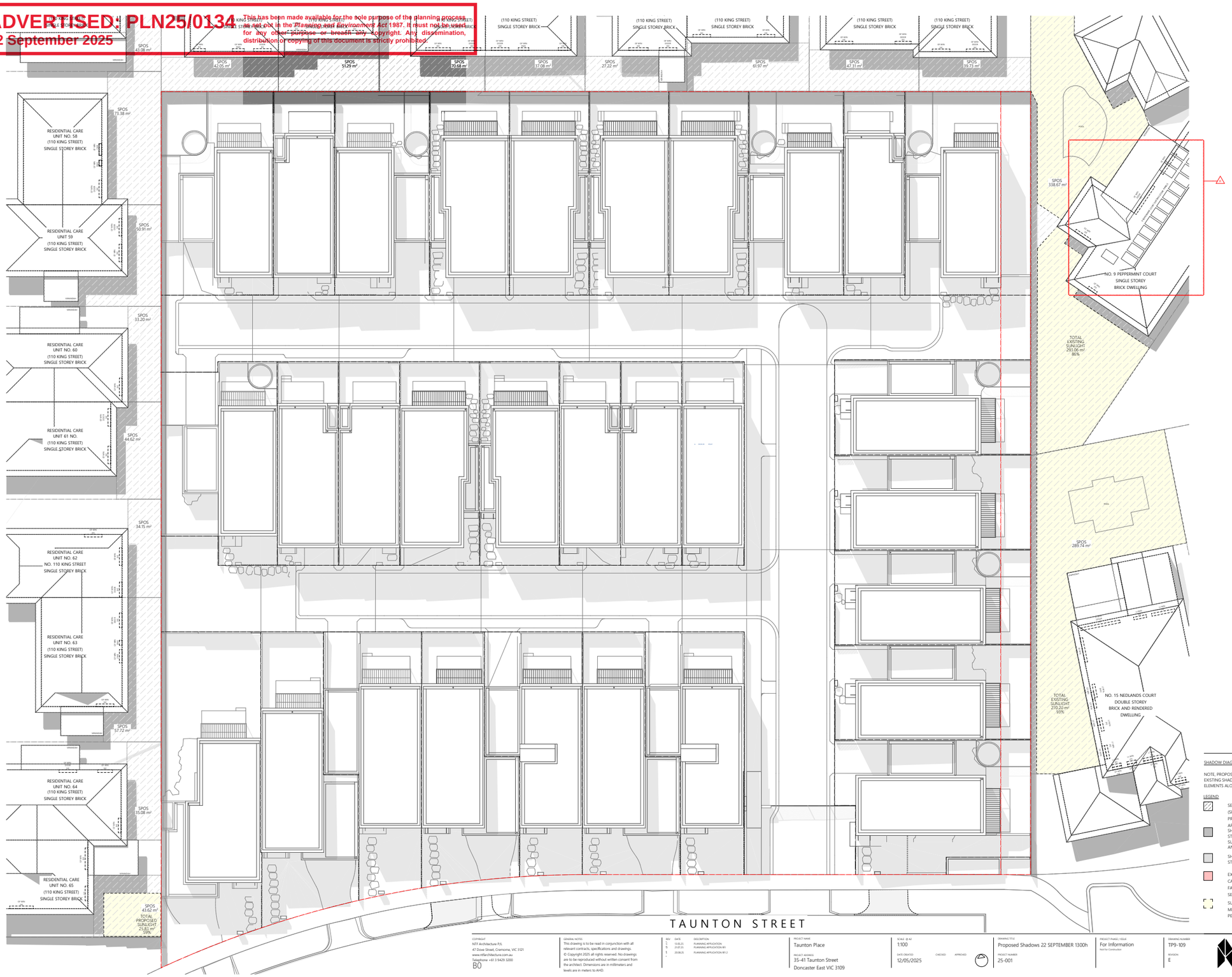
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SCALE @ A3: 1:100
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DRAWING TITLE: Existing Shadows - 22 September 1300h
PROJECT NUMBER: 25-001
PROJECT PHASE / ISSUE: For Information (Not for Construction)
DRAWING NUMBER: TP9-108
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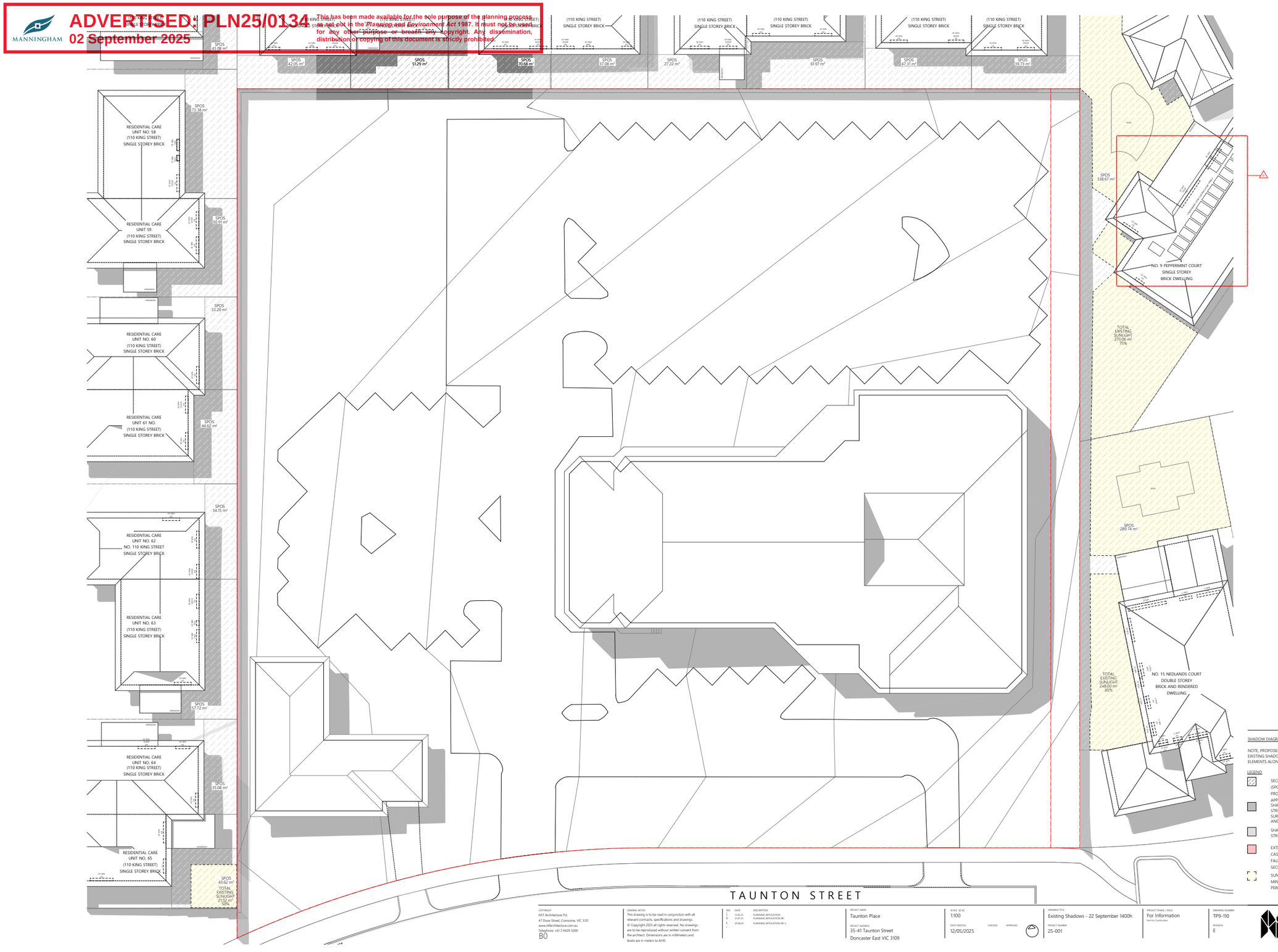
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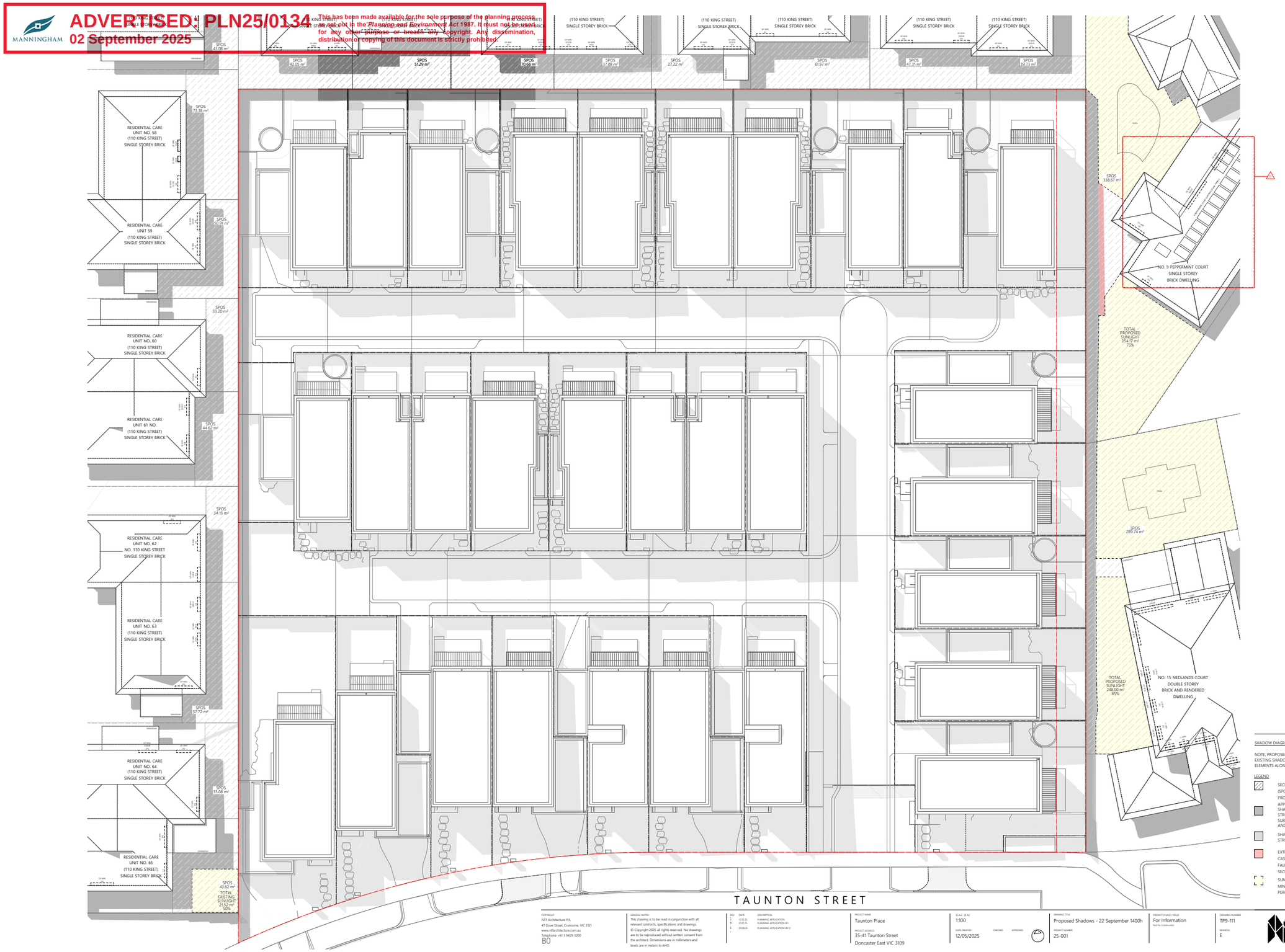
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PROJECT NAME: Taunton Place
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SCALE @ A2: 1:100
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DRAWING TITLE: Proposed Shadows 22 SEPTEMBER 1300h
PROJECT NUMBER: 25-001
PROJECT PHASE / ISSUE: For Information — Not For Construction
DRAWING NUMBER: TP9-109
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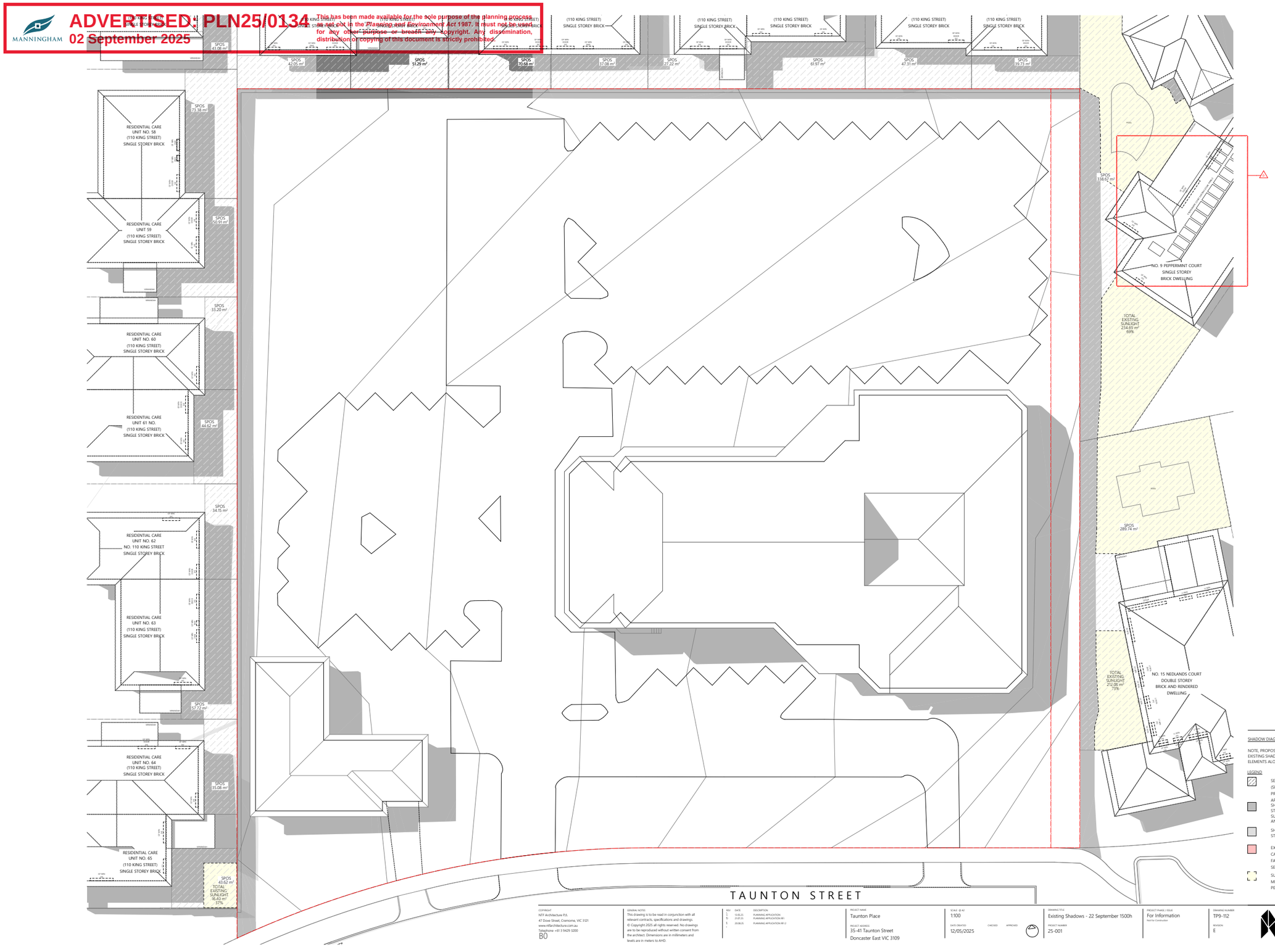
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REV	DATE	DESCRIPTION
C	13.05.25	PLANNING APPLICATION
D	21.07.25	PLANNING APPLICATION RFI
E	20.08.25	PLANNING APPLICATION RFI 2

PROJECT NAME: Taunton Place
PROJECT ADDRESS: 35-41 Taunton Street, Doncaster East VIC 3109
SCALE @ A2: 1:100
DATE CREATED: 12/05/2025
CHECKED:
APPROVED:
DRAWING TITLE: Proposed Shadows - 22 September 1400h
PROJECT NUMBER: 25-001
PROJECT PHASE / ISSUE: For Information, Not For Construction
DRAWING NUMBER: TP9-111
REVISION: E

MANNINGHAM
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02 September 2025
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SHADOW DIAGRAMS: PRIVATE OPEN SPACE

NOTE, PROPOSED SHADOWS MAY FALL WITHIN EXISTING SHADOWS, SUCH AS THOSE CAST BY ELEMENTS ALONG THE BOUNDARY.

LEGEND

- SECLUDED PRIVATE OPEN SPACE (SPOS) OF NEIGHBOURING PROPERTY.
- APPROXIMATE AREA NOTED. SHADOWS CAST BY EXISTING STRUCTURES, INCLUDING SURVEYED BOUNDARY FENCES AND STRUCTURES
- SHADOWS CAST BY PROPOSED STRUCTURES.
- EXTENT OF ADDITIONAL SHADOW, CAST BY PROPOSED STRUCTURE, FALLING WITHIN NEIGHBOURING SECLUDED PRIVATE OPEN SPACE.
- SUNLIGHT WITHIN SPOS. MINIMUM DIMENSION OF 3M. PERCENTAGE OF SPOS NOTED.

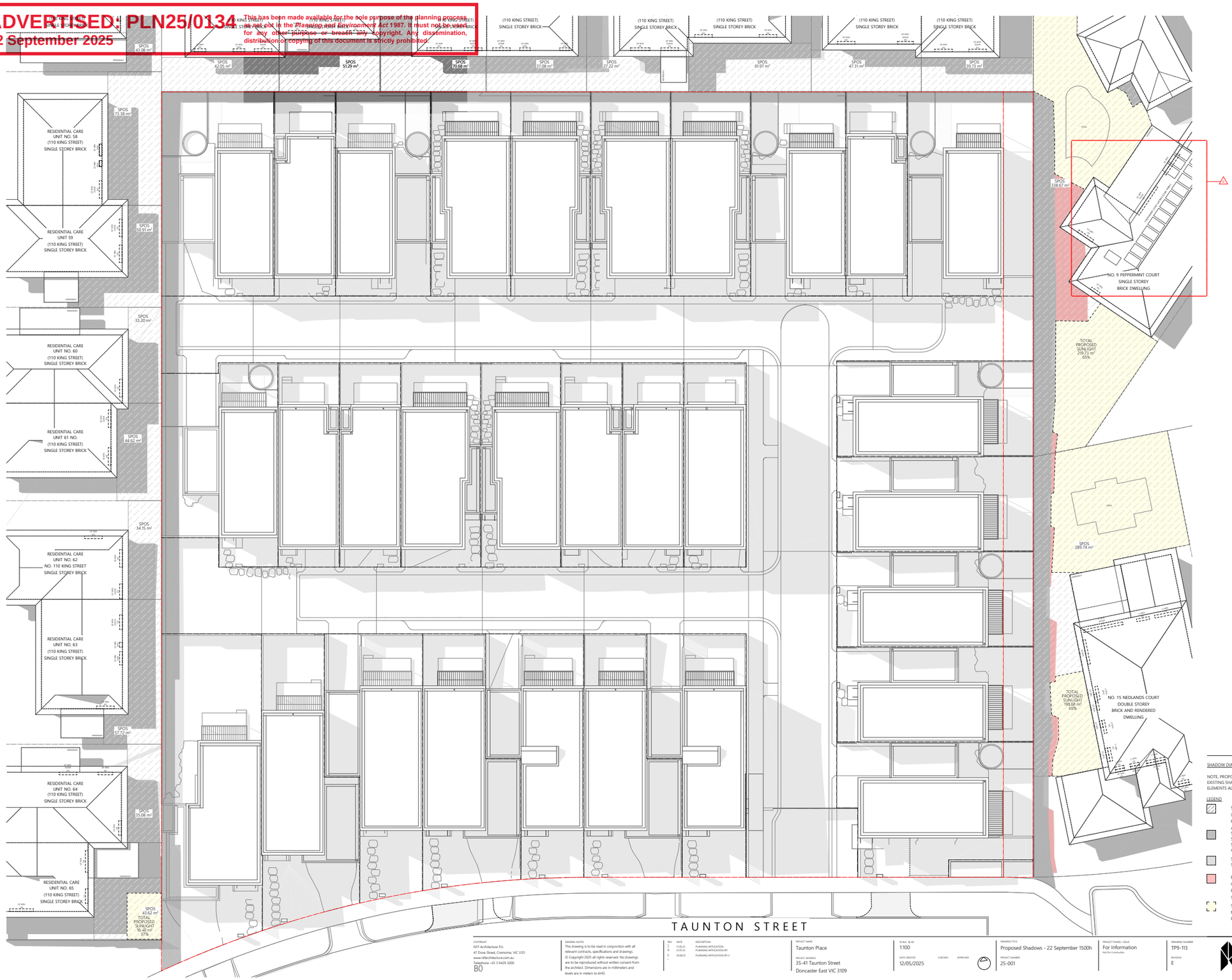
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SCALE @ A3: 1:100
DATE CREATED: 12/05/2025
CHECKED:
APPROVED:
DRAWING TITLE: Existing Shadows - 22 September 1500h
PROJECT NUMBER: 25-001
PROJECT PHASE / ISSUE: For Information (Not for Construction)
DRAWING NUMBER: TP9-112
REVISION: E

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- SUNLIGHT WITHIN SPOS. MINIMUM DIMENSION OF 3M. PERCENTAGE OF SPOS NOTED.

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SCALE @ A2: 1:100
DATE CREATED: 12/05/2025
CHECKED:
APPROVED:
DRAWING TITLE: Proposed Shadows - 22 September 1500h
PROJECT NUMBER: 25-001
PROJECT PHASE / ISSUE: For Information — Not for Construction
DRAWING NUMBER: TP9-113
REVISION: E



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE HT x SPREAD (m)
	TYPE B TREES		
	Eg. Acer rubrum "October Glory"	Red Maple	12 x 8
	Jacaranda mimosifolia	Jacaranda	9 x 8
	Ulmus parvifolia 'Burnley Select'	Chinese Elm	9 x 8
	Corymbia eximia	Bloodwood	10 x 8
	TYPE A TREES		
	Eg. Lagerstroemia indica x fauriei 'Natchez'	Crepe Myrtle	8 x 4
	⊛ Acacia implexa	Lightwood	10 x 4
	Hymenosporum flavum	Native Frangipani	10 x 4
	Eleocarpus reticulatus	Blueberry Ash	9 x 4
	Tristaniopsis laurina 'Luscious'	Luscious Kanooka	8 x 6
	⊛ Acacia melanoxylon	Blackwood	15 x 7
	SMALL EVERGREEN TREES		
	Eg. Banksia marginata	Silver Banksia	5 x 2
	⊛ Callistemon sieberi	River Bottlebrush	3 x 1
	LOW-LEVEL PLANTING		
	Eg. Chrysocephalum apiculatum	Yellow Buttons	0.3 x 0.5
	⊛ Dianella tasmanica	Native Flax	0.6 x 0.6
	Grevillea lanigera 'Mt Tamboritha'	Mt Tamboritha Grevillea	0.3 x 1.0
	Lomandra confertifolia 'Seascape'	Seascape	0.6 x 0.6
	Lomandra longifolia 'Tanika'	Tanika	0.6 x 0.6
	Poa poiformis 'Kingsdale'	Tussock Grass	0.45 x 0.45
	Westringia fruticosa 'Low Horizon'	Low Horizon Rosemary	0.3 x 0.7
	⊛ Correa glabra 'Ivory Lantern'	Ivory Lantern Rock Correa	0.6 x 0.6
	⊛ Viola hederacea	Native Violet	prostrate x 0.3 m
	⊛ Goodenia ovata	Hop Goodenia	2.5 x 4.0 m
	⊛ Dichondra repens	Kidney Weed	prostrate x 0.3 m
	⊛ Poa morrisii	Soft Tussock Grass	0.45 x 0.45 m
	⊛ Hardenbergia violacea	Native Violet	1 x 1.5 m
	⊛ Xanthorrhoea minor ssp. lutea	Small Grass Tree	0.4 x 0.4 m
	CLIMBING PLANTING		
	Trachelospermum jasminoides	Chinese Star Jasmine	3-5 x 3-5 m
	⊛ Clematis aristata	Mountain Clematis	3-5 x 3-5 m
	EASEMENT PLANTING		
	⊛ Olearia lirata	Snow Daisy-Bush	3 x 1 m
	⊛ Leptospermum scoparium	Manuka	2-3 x 1 m
	⊛ Callistemon sieberi	River Bottlebrush	3 x 1 m
	Banksia integrifolia 'Sentinel'	Coastal Banksia 'Sentinel	3 x 1 m

SPECIES SELECTION NOTES

⊛ SPECIES AS DEFINED IN *NATIVE SPLENDOUR, A GARDENING GUIDE TO MANNINGHAM'S LOCAL PLANTS (THIRD EDITION), 2024.*

ALL OTHER PLANTS ARE ROBUST NATIVE & EXOTIC SPECIES THAT WILL REQUIRE LOW LEVEL OF WATER, ONCE ESTABLISHED.

LANDSCAPE DESIGN SUMMARY

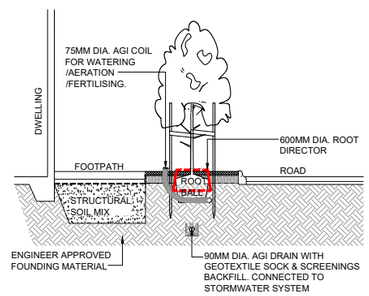
THE PROPOSAL WILL CREATE THE OPPORTUNITY TO PRODUCE A VEGETATED CHARACTER TO THE BUILDING SETBACKS AND INTERNAL STREETSCAPES, AND ENSURE THE BUILT FORM IS SITED WITHIN A VEGETATED SETTING.

WHILE THERE ARE NO EXISTING TREES OF HIGH RETENTION VALUE ON THE SITE,ONE LOW VALUE AND ONE MODERATE VALUE EXISTING WILLOW MYRTLE (*Agonis flexuosa)* TREE WILL BE RETAINED IN THE NORTH-EAST CORNER OF THE SITE. ALL OTHER EXISTING TREES ARE OF EITHER MODERATE, POOR OR NO ARBORICULTURAL VALUE AND ARE PROPOSED FOR REMOVAL. THE REMOVAL OF EXISTING TREES CAN BE READILY REPLACED BY THE COMPREHENSIVE REGIME OF NEW PLANTING AS ILLUSTRATED ON THE LANDSCAPE PLAN.

A RANGE OF PROPOSED CANOPY TREES WILL PRODUCE A VISUALLY DIVERSE APPEARANCE THAT INTEGRATES WITH THE INFORMAL LANDSCAPE CHARACTER OF THE NEIGHBOURHOOD AND THE TAUNTON STREET STREETSCAPE.

THE PROPOSED CANOPY TREE HAVE BEEN SELECTED FROM SPECIES LISTED IN *NATIVE SPLENDOUR, A GARDENING GUIDE TO MANNINGHAM'S LOCAL PLANTS (THIRD EDITION), 2024,* AND OTHER ROBUST, NATIVE & EXOTIC SPECIES THAT WILL REQUIRE LOW LEVELS OF WATER, ONCE ESTABLISHED.

OTHER PLANTING, INCLUDING SMALL CANOPY TREES, SHRUBS AND LOW-LEVEL PLANTING, ARE EITHER INDIGENOUS OR NATIVE AND WILL FURTHER ENHANCE THE VEGETATED SETTING FOR THE SITE.



SECTION AA

01 TYPICAL STRUCTURAL SOIL DETAIL

Scale 1:50 @ A1

LEGEND

- EXISTING TREES TO BE RETAINED — MAINTAIN EXISTING SURFACE LEVELS WITHIN TREE PROTECTION ZONES. DETAILED DESIGN SUBJECT TO ADVICE FROM A QUALIFIED & EXPERIENCED ARBORIST. REFER TO ARBORICULTURAL IMPACT ASSESSMENT, TREE DEPARTMENT, APRIL 2025
- EXISTING TREES TO BE REMOVED — REFER TO ARBORICULTURAL IMPACT ASSESSMENT, TREE DEPARTMENT, APRIL 2025
- PROPOSED EVERGREEN TREES — REFER PLANT SCHEDULE
- GARDEN BED — 75mm APPROVED MULCH, 150mm APPROVED TOPSOIL, 300mm CULTIVATED SUBGRADE
- GRASS — APPROVED GRASS MIX/TURF, 75mm APPROVED TOPSOIL, 300mm CULTIVATED SUBGRADE
- SHARED-USE VEHICLE & PEDESTRIAN ZONE,PAVING TYPE 01 — TEXTURED ASPHALT
- VEHICLE ZONE PAVING TYPE 02 — TEXTURED ASPHALT
- PEDESTRIAN PAVING — EG. INSITU PERMEABLE SURFACE
- TERRACE PAVING — EG. INSITU PERMEABLE SURFACE
- PRIVATE TERRACE PERMEABLE DECK — EG. ON STUMPS OR SIMILAR TO SUPPORT TREE GROWTH
- REAR YARD PAVING — PERMEABLE PAVING
- DRIVEWAY PAVING — EG. INSITU PERMEABLE SURFACE
- PAVING SLABS IN GARDEN
- STRUCTURAL SOIL
- UNDERGROUND WATER TANK 2500L
- PLUNGE POOL
- LETTER BOX
- TITLE BOUNDARY

STORMWATER QUALITY NOTES

INSTALL ENVISS SENTINEL PITS WITHIN THE INTERNAL DRIVEWAYS AS SETOUT IN THE STORM ASSESSMENT REPORT.

TOWN PLANNING

PRELIMINARY

Rev	Date	Description
B_P1	20.08.2025	COUNCIL RFI RESPONSE
A	28.07.2025	COUNCIL RFI RESPONSE

ABOVE ZERO

35-41 TAUNTON STREET, DONCASTER EAST

LANDSCAPE PLAN

Scale: 1:200 @ A1 size

CDA Design Group Pty Ltd
Landscape Architecture
Urban Design
185 Faraday Street
Carlton Victoria 3053
T 03 9349 5866
F 03 9349 5877
E office@cdadesigngroup.com.au

Project No. 25002
Date: MAR 2025
Drawn by:
Checked:
Drawing No. TP01B_P1

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TAUNTON STREET

TREE CANOPY COVERAGE

EXISTING CANOPY TREES
COVERAGE AREA m2 = 57.81m2
COVERAGE AREA % = 0.80%

PROPOSED CANOPY TREES IN DEEP SOIL
COVERAGE AREA m2 = 1453.07m2
COVERAGE AREA % = 20.06%

SITE AREA = 7241m2
CANOPY COVERAGE AREA = (EXISTING & PROPOSED CANOPY TREES IN DEEP SOIL) 1517.44m2
SITE CANOPY COVERAGE % = (EXISTING & PROPOSED CANOPY TREES IN DEEP SOIL) 20.86%

PROPOSED CANOPY TREES IN STRUCTURAL SOIL
COVERAGE AREA m2 = 246.06m2
COVERAGE AREA % = 3.40%

SITE AREA = 7241m2
TOTAL CANOPY COVERAGE AREA = 1763.50m2
TOTAL SITE CANOPY COVERAGE % = 24.26%

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35-41 TAUNTON STREET, DONCASTER EAST

CANOPY TREE COVERAGE PLAN

0 1 2 5 10m
Scale: 1:200 @ A1 size

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Drawing No. TP02B_P1



TREE TYPE & DEEP SOIL

EXISTING TREES TO BE RETAINED
ALL EXISTING TREES TO BE RETAINED COMPLY WITH THE TOWNHOUSE AND LOW-RISE CODE GUIDELINES (MARCH 2025) AS THEY:

- EXCEED 5 METRES IN HEIGHT.
- EXCEED A TRUNK CIRCUMFERENCE OF 0.5 METRES OR GREATER AT 1.4 METRES ABOVE GROUND LEVEL.
- HAVE THEIR TRUNKS LOCATED AT LEAST 4 METRES FROM PROPOSED BUILDINGS.

PROPOSED TREES
THE FOLLOWING TREE TYPES AS DEFINED UNDER THE TOWNHOUSE AND LOW-RISE CODE GUIDELINES (MARCH 2025) ARE PROPOSED:

TREE TYPE A
- MATURE SIZE: 6 METRES HIGH X 4 METRE CANOPY DIAMETER.
- DEEP SOIL AREA: 12M2 MINIMUM WITH A MINIMUM PLAN DIMENSION OF 2.5 METRES.

TREE TYPE A WITH STRUCTURAL SOIL
- DEEP SOIL GARDEN BED & ADJACENT STRUCTURAL SOIL PROFILE TO DELIVER 12m2

TREE TYPE B
- MATURE SIZE: 8 METRES HIGH X 8 METRE CANOPY DIAMETER.
- DEEP SOIL AREA: 49M2 MINIMUM WITH A MINIMUM PLAN DIMENSION OF 4.5 METRES.

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ABOVE ZERO

35-41 TAUNTON STREET, DONCASTER EAST

TREE TYPE & DEEP SOIL PLAN

0 1 2 5 10m
Scale: 1:200 @ A1 size

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View Looking North East along Taunton Street
Each townhouse is conceived as a vertically arranged terrace-style dwelling, individually identifiable along Taunton Street through subtle shifts in form, material tone, and level. The design responds to the natural fall of the site, with dwellings stepping gradually up the street to reinforce a sense of individuality and rhythm. Variations in brick colour—from light to dark—create further visual interest while maintaining a cohesive architectural language.

NOTE: Landscape is indicative only. Some trees have been removed for clarity.

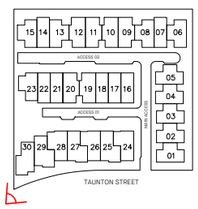


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E	22.08.2025	TOWN PLANNIG RFI RESPONSE #2

PROJECT NAME: Taunton Place
PROJECT ADDRESS: 35-41 Taunton Street Doncaster East VIC 3109
DATE CREATED: 29.04.2025
DRAWING TITLE: 3D Perspective Views
PROJECT NUMBER: 25-001
PROJECT PHASE / ISSUE: Town Planning — NOT FOR CONSTRUCTION
DRAWING NUMBER: DR401 E

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View to Townhouse 1, Pedestrian and Vehicle Entry from Taunton Street
The main north-south road forms a quiet, tree-lined boulevard at the heart of the development, with an 11-metre separation between townhouse groups allowing for generous canopy planting, a primary pedestrian footpath, and a clearly defined vehicular surface. This central spine offers both amenity and legibility, establishing a landscaped axis that enhances the character of the precinct. A finely detailed metal gate marks the entry, offering site security while maintaining visual permeability and allowing long sightlines through the site. At the court's head, Townhouse 1 is rotated 90 degrees to address the western view down Taunton Street, visually anchoring the end of the street and reinforcing the sense of arrival.

NOTE: Landscape is indicative only. Some trees have been removed for clarity.



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PROJECT PHASE / ISSUE: Town Planning — NOT FOR CONSTRUCTION
DRAWING NUMBER: DR404 E

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View of North South Accessway
At the heart of Taunton Terrace, the primary north-south accessway functions as a tree-lined boulevard that defines the internal character of the development. This generous spine accommodates both vehicle and pedestrian movement, yet is designed with a clear hierarchy that prioritises safety, amenity and greenery. With an 11-metre separation between townhouse rows, the boulevard provides ample space for substantial canopy trees to thrive, allowing light to penetrate deep into the site while establishing a verdant, shaded environment that softens the built form. A dedicated pedestrian footpath runs parallel to the carriageway, ensuring safe and legible movement for residents and visitors alike. This spatial generosity and landscape-led design approach transforms the accessway into more than a circulation route—it becomes a central green corridor that supports social interaction, visual relief, and a heightened sense of address within the development.

NOTE: Landscape is indicative only. Some trees have been removed for clarity.

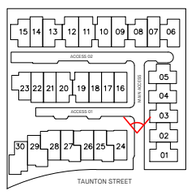


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35-41 Taunton Street
Doncaster East VIC 3109

DATE CREATED
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DRAWING TITLE
3D Perspective Views

PROJECT NUMBER
25-001

PROJECT PHASE / ISSUE
Town Planning
NOT FOR CONSTRUCTION

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View of Townhouse 30, Taunton Street

LANDSCAPE REMOVED



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DATE CREATED
29.04.2025

DRAWING TITLE
3D Perspective Views

PROJECT NUMBER
25-001

PROJECT PHASE / ISSUE
Town Planning
NOT FOR CONSTRUCTION

DRAWING NUMBER
DR502 E

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View of Main Entry from Taunton Street

NOTE: LANDSCAPE REMOVED

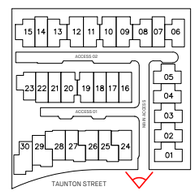


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Elevated view from North East looking South

LANDSCAPE REMOVED

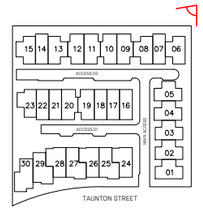


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REV	DATE	DESCRIPTION
A	29.04.2025	TOWN PLANNIG APPLICATION
D	11.07.2025	TOWN PLANNIG RFI RESPONSE
E	22.08.2025	TOWN PLANNIG RFI RESPONSE #2

PROJECT NAME: Taunton Place
PROJECT ADDRESS: 35-41 Taunton Street Doncaster East VIC 3109
DATE CREATED: 29.04.2025
DRAWING TITLE: 3D Perspective Views
PROJECT NUMBER: 25-001
PROJECT PHASE / ISSUE: Town Planning
NOT FOR CONSTRUCTION
DRAWING NUMBER: DR509 E

NTF

MANNINGHAM
ADVERTISED: PLN25/0134
02 September 2025
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Elevated view from North East looking South West

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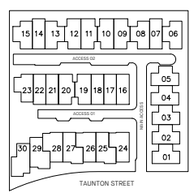


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Elevated view from South West looking East

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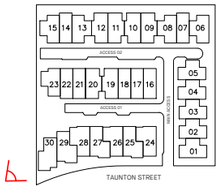


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NTF

9.2 Planning Application PLN24/0477 at 722 Doncaster Road & 724 Doncaster Road, Doncaster for the partial demolition and buildings and works for alterations to the existing heritage building, construction of a four-storey apartment building (34 dwellings) with basement car parking and alteration of access to a road in a Transport Zone 2.

File Number:	IN25/808
Responsible Director:	Director City Planning and Liveability
Applicant:	Urbis
Planning Controls:	Clause 32.07 Residential Growth Zone Schedule 2 Clause 32.08 General Residential Zone Schedule 2 (partial) Clause 43.02 Design and Development Overlay Schedule 8-1 Clause 43.02 Design and Development Overlay Schedule 8-2 (partial) Clause 43.01 Heritage Overlay Schedule 215
Ward:	Schramm
Attachments:	1 Decision Plans ⇩ 2 Legislative Requirements ⇩ 3 Map of Objectors (confidential)

PURPOSE OF REPORT

1. This report provides Council with an assessment of the planning permit application submitted for 722 & 724 Doncaster Road, Doncaster and recommends approval of the submitted proposal, subject to changes by way of permit conditions.

2. The application is being reported to Council as it is a Major Application (any land outside the demarcated Activity Centre Zone (ACZ) pursuant to the provisions of the Manningham Planning Scheme where more than 20 dwellings are proposed, and the cost of works is greater than $10 million).

EXECUTIVE SUMMARY

Proposal

3. The proposal involves partial demolition and alterations to the existing heritage building at 724 Doncaster Road, and the construction of a four-storey apartment complex comprising 34 dwellings. The new building will wrap around the heritage dwelling on its western and southern sides. The site spans two lots with a combined area of 1,979.5 square metres.

4. The proposed building includes one basement level that will accommodate 27 resident car parking spaces. The ground floor features 7 apartments and a partial basement level providing an additional 13 resident car parking spaces. The first floor contains 11 apartments, the second floor includes 10 apartments, and the third floor comprises the remaining 6 apartments along with a communal rooftop terrace.

5. The development also includes the demolition of the existing timber fence fronting Doncaster Road and the rear skillion section of the heritage dwelling at 724 Doncaster Road. Alterations to the heritage building are proposed, including the addition of a small deck/landing to the eastern side, the creation of new door and window openings, and the internal blacking out of selected existing windows.



Figure 1: Doncaster Road Frontage



Figure 2: Doncaster Road Frontage



Figure 3: Presentation to east



Figure 4: Presentation to South

6. The provision of car parking spaces complies with the requirements of the Manningham Planning Scheme. A total of 37 resident car parking spaces are allocated across all apartments and the heritage dwelling. Additionally, three surplus unallocated spaces are proposed, which may be assigned as second or third car spaces to individual dwellings at a later stage. Visitor parking is not required as the site is located within the Principal Public Transport Network. Furthermore, 12 bicycle parking spaces are provided within the basement car park.

7. Vehicle access is provided by a double width crossover to Doncaster Road with a left-in and left-out only configuration. The crossover includes a central traffic island to enforce this configuration.

8. On-site private waste collection is proposed with the bin storage area provided within the basement level.

Notification

9. Notice of the application was initially given over a two-week period, which concluded on 17 September 2025.

10. To date, one objection has been received to the proposal. The objection raises concerns primarily about the loss of privacy and overlooking.

Key issues in considering the application

11. The key issues for Council in considering the proposal relate to:

    - Planning Policy Framework.
    - Design and Built form and response to heritage dwelling.
    - Car parking.
    - Objector concerns.

Assessment Summary

12. The development of the land for a four-storey apartment building over two lots with a total area of 1,979.5 square metres is consistent with policy objectives for urban consolidation and substantial change.

13. The proposal complies with various policies relating to the built form, response to the heritage dwelling, amenity impacts to nearby properties and the on-site amenity of future residents.

14. Subject to the recommended conditions, the proposal generally complies with the objectives of Clause 57 (Two or more dwellings on a lot and residential buildings of four storeys), the design requirements of Schedule 8 to the Design and Development Overlay (DDO8-1), the purpose and decision guidelines of the Residential Growth Zone and Heritage Overlay, and is an appropriate response to its physical site context as well as its strategic policy context.

15. The proposed car parking spaces and design is consistent with the requirements of Clause 52.06 (Car parking) of the Scheme.

Conclusion

16. The proposal positively responds to the objectives of the Manningham Planning Scheme and generally achieves compliance with the Clause 57 requirements. Minor changes are recommended through permit conditions which will further improve the development.

17. It is recommended that the application be supported subject to conditions.

1. RECOMMENDATION

That Council:

A. Having considered all objections issue a notice of decision to grant a permit in relation to Planning Application PLN24/0477 at 722 Doncaster Road and 724 Doncaster Road for the partial demolition and buildings and works for alterations to the existing heritage building, construction of a four-storey apartment building with basement car parking and alteration of access to a road in a Transport Zone 2, subject to the following conditions:

Amended Plans

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the plans will be endorsed and will then form part of the permit. The plans must be generally in accordance with the decision plans (prepared by Martyn Tribe Architects Pty Ltd, Revision B. dated 15 August 2025), but modified to show:

   Built form

   a) Consolidation of Apartments G06 and G07 at ground level into a single, larger apartment by:

i. Providing secluded private open space within the front setback complaint with Standard E3-5 of Clause 57.03-5 (Private open space) and Standard E 3-6 of Clause 57.03-6 (Solar access to open space) of the Scheme.
ii. Making internal rearrangements to simultaneously demonstrate compliance with Standard E3-7 of Clause 57.03-7 (Functional Layout), Standard E3-8 of Clause 57.03-8 (Room depth), Standard E3-9 of Clause 57.03-9 (Daylight to new windows), Standard E3-10 of Clause 57.03-10 (Natural ventilation) and Standard E3-12 of Clause 57.03-12 (Accessibility for apartment developments).
iii. Renumbering all other apartments, updating car parking allocation and all Apartment schedules.

b) Enhanced visual articulation of the southern stairwell wall by incorporating various design modifications/material variations to the satisfaction of the Responsible Authority.

c) Deletion of any internal sheeting proposed to the western windows of the heritage dwelling, unless otherwise agreed to the satisfaction of Responsible Authority.

d) Annotation for the existing or proposed window on the east elevation accurately shown on plans and elevation.

e) The shared bin area within the basement increased by repurposing the space allocated for 4 bicycle spaces east of the bin room and relocating 2 of the bicycle spaces elsewhere, if demonstrated as feasible, to the satisfaction of Responsible Authority.

f) Provision of a private bin area for the heritage dwelling to demonstrate compliance with the Standard E5-5 of Clause 57.05-5 (Waste and Recycling), within its private open space area, with the collection of these bins to be undertaken by Council along the Doncaster Road frontage, to the satisfaction of Responsible Authority.

<u>Off-Site Amenity</u>

g) Adequate screening (including any increase to planter box depth, while simultaneously demonstrating compliance with Standard E3-5 of Clause 57.03-5 (Private open space)) to the following balcony edges, unless demonstrated via cross-section that views within 9 metres of these balconies into the secluded private open space of southern and eastern adjoining properties to comply with Standard E4-4 of Clause 57.04-4 (Overlooking) of the Scheme:
i. Eastern edge of balcony adjacent to Master Bedroom of Apartment 206.
ii. Southern edges of balconies to Apartments 304, 305 and 306.
iii. Southern and eastern edges of the communal terrace.

h) A plan notation confirming a maximum transparency of 25% to all 1.7 metre high balcony balustrades, to demonstrate compliance with Standard E4-4 of Clause 57.04-4 (Overlooking) of the Scheme.

i) Details of plant equipment screening to the satisfaction of the Responsible Authority.

Vehicle access and car parking

j) Car parking allocation for Apartment 205 shown within the basement.

On-Site Amenity

k) The attached ensuites of Master bedrooms for Apartments 111 (2BR), 304 (3BR), and 306 (2BR) each converted to an adaptable bathroom, where practical to demonstrate compliance with Standard E3-12 of Clause 57.03-12 (Accessibility for apartment developments) of the Scheme.

l) The toilets within the adaptable bathrooms of Apartments G05, 103, 110, 202, 204, 305 and 306 swapped with the basins, where practical, to be placed closest to the doors, achieving compliance with Design Option B of Table E3-12 to achieve compliance with Standard E3-12 of Clause 57.03-12 (Accessibility for apartment developments) of the Scheme.

m) Plan notation to confirm 1.8 metre high internal fencing separating the ground floor secluded private open spaces of the apartments, to demonstrate compliance with Standard E4-5 of Clause 5704-5 (Internal Views) of the Scheme.

n) Adequate solar protection to the north facing habitable room windows of Apartments 203-206 to demonstrate compliance with Standard E5-4 of Clause 57.05-4 (Solar access protection to new north facing windows) of the Scheme, unless otherwise agreed to the satisfaction of Responsible Authority.

Open Areas and Fencing

o) The 1.7 metre high fence along the western side of the secondary pedestrian entry path constructed using high-quality materials and to incorporate external lighting, which may be mounted on the fence itself.

p) Installation of a low-height, transparent feature fence, (matching the front fence) located between the secondary pedestrian pathway and the hedge adjacent to the heritage dwelling, to support practical subdivision in the future.

q) A landscape area or planter box measuring approximately 1.5 metres by 2.5 metres, located adjacent to the services/booster to separate the shared pathway from the 1.7 metre high fence enclosing the secluded private open space of Apartment G07.

r) The fencing screening services within the front setback to provide no more than 25% transparency to demonstrate compliance with the Standard E3-3 of Clause 57.03-3 (Street integration) of the Scheme.

s) External lighting to all pathways, including along the main pedestrian entry, and secondary pedestrian entrance located between the apartment building and the heritage dwelling, in accordance with Standard E3-3 of Clause 57.03-3 (Street integration) of the Scheme.

t) A notation to indicate tree protection must be undertaken in accordance with the Tree Protection and Management Plan approved as part of this permit and to the satisfaction of the Responsible Authority.

u) All water tanks, sheds, and services located outside the TPZ of any tree to be retained, unless otherwise agreed to by the Responsible Authority.

Material Schedule

v) A full colour and material schedule for the proposed painting of the exterior of the heritage dwelling.

w) Colour details of the front metal picket fence.

Other

x) A plan notation to confirm compliance with the heritage requirements listed under Conditions of this permit.

Endorsed Plans

2. The approved development must always accord with the endorsed plans unless modified with the prior written consent of the Responsible Authority.

Landscape Plan

3. Concurrent with the submission of development plans for endorsement under condition 1 of this permit, amended landscape plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plans must be generally in accordance with the submitted landscape plans (prepared by John Patrick, Job number 24-273, revision D, dated 14 August 2025), but modified to show:

a) Consistency with any relevant changes to the development layout as shown on the development plans endorsed under Condition 1 of this permit.
b) The proposed species to be planted must incorporate species indigenous to Manningham or Victorian Native species selected from the Manningham Native Splendour Guide for indigenous species, to the satisfaction of the Responsible Authority. *Corymbia citriodora* must be substituted for an indigenous *Eucalypt* species and *Tristaniopsis laurina* substituted for an *Acacia implexa*.
c) Quantity and locations of shrubs, grasses and groundcovers provided on the plan.
d) Details of the irrigation systems for all communal garden beds and lightweight planter boxes, to be controlled by sensors.
e) All screen planting along the eastern and southern site boundaries to be at least 1.5 metres in height at the time of planting.
f) Plant species within the visibility splays shown on the plans endorsed under this permit with a height of no greater than 0.9 metres at maturity.
g) A notation that synthetic grass will not be used as a substitute for any open lawn area within the subject land.

Management Plans

4. Concurrent with the submission of development plans for endorsement under condition 1 of this permit, an amended Sustainable Management Plan (SMP) must be submitted to and approved by the Responsible Authority. When approved, the SMP will be endorsed and will then form part of the permit. The report must be generally in accordance with the SMP submitted with the application, but modified to show:

    a) Consistency with any relevant changes to the development as shown on the development plans submitted for endorsement under this permit.
    b) An amended STORM rating report recalculated using the correct catchment area of 1,980.5 square metres, and achieving a 100% STORM rating, unless otherwise agreed to the satisfaction of the Responsible Authority.

5. Concurrent with the submission of development plans for endorsement under condition 1 of this permit, an amended Waste Management Plan (WMP) must be submitted to and approved by the Responsible Authority. When approved, the WMP will be endorsed and will then form part of the permit. The WMP must be generally in accordance with the waste management plan submitted with the application (prepared by Traffix Group, revision B, dated 15 November 2024), but modified to show:

    a) Consistency with any relevant changes to the development as shown on the development plans submitted for endorsement under Condition 1 of this permit.
    b) Provision of a private bin storage area for the heritage dwelling within its private open space, with bins collected by Council.
    c) Private on-site waste collection for all apartments.
    d) An updated shared bin area for the apartments, in accordance with the development plans submitted for endorsement under Condition 1 of this permit.

6. Concurrent with the submission of development plans for endorsement under condition 1 of this permit, a Tree Protection and Management Plan (TPMP) prepared by a suitably qualified arborist setting out how the trees to be retained will be protected during the construction process must be submitted to and approved by the Responsible Authority. When approved the plan will be endorsed and will then form part of the permit. The TPMP must generally follow the layout of Section 5 of AS4970 'Protection of trees on development sites' and include:

    a) A plan showing the tree protection zone (TPZ) and structural root zone (SRZ) for all trees to be retained along with the location of protective fencing and/or areas where ground protection systems will be used.
    b) Details of proposed work within TPZ and arborist supervision when this is proposed.
    c) A statement advising any removal or pruning of Council owned trees must be undertaken by Council approved contractor.
    d) A statement that Council will be notified within 24 hours of any breach of the TPMP or where damage has occurred to any protected tree.
    e) An inspection timeframe (minimum frequency of every 3 months), with a compliance check list to be signed and dated by the developer’s project arborist and project manager/foreperson.

7. Before the development starts, including demolition, a Construction Management Plan (CMP) must be submitted to and approved by the Responsible Authority using Manningham's CMP template. When approved the CMP will be endorsed and will then form part of the permit.

8. The development and any measures to be implemented must always accord and comply with the management plans and reports endorsed under this permit, unless modified with the prior written consent of the Responsible Authority.

Vegetation

9. Except for vegetation shown on the endorsed plans to be removed, no vegetation may be removed, destroyed or lopped, unless with the written consent of the Responsible Authority.

10. All tree and/or vegetation protection fencing must be maintained in good condition until the completion of the construction works on the subject land to the satisfaction of the Responsible Authority.

11. All contractors/tradespersons (including demolition workers) who install services or work near trees to be retained must be made aware of any tree protection measures required under this permit.

Department of Transport

12. The permit holder must avoid disruption to bus operations along Doncaster Road during the construction of the development. Any planned disruptions to bus operation during construction and mitigation measures must be communicated to and approved by the Head, Transport for Victoria a minimum of eight weeks prior. Any damage to public transport infrastructure must be rectified to the satisfaction of the Head, Transport for Victoria at the full cost of the permit holder.

13. All vehicles must always enter and exit the site in a forward direction (left in left out only) to the satisfaction of the Head Transport for Victoria.

14. All disused or redundant crossings along Doncaster Road must be removed and the area reinstated to kerb, channel and footpath to the satisfaction of and at no cost to the Head, Transport for Victoria prior to the occupation of the buildings hereby approved.

Heritage

15. Prior to any demolition works commencing on site or the endorsement of plans under condition 1, whichever is sooner, a Conservation Works Plan (CWP) prepared by a suitably qualified and experienced Heritage Consultant must be submitted to and approved by the Responsible Authority. When approved, the CWP will be endorsed and will then form part of the permit. The CWP must include details of:

    a) The reconstruction and restoration of the heritage house, including the verandah, which was damaged by the tree.
    b) The reconstruction of the chimney as part of the works.

c) The proposed new front door and its frame (like for like).

16. Prior to commencement of works, a Heritage Protection Plan (HPP) prepared by a suitably qualified and experienced Heritage Consultant must be submitted to and approved by the Responsible Authority. The HPP must demonstrate the protection of heritage fabric during and at the completion of construction works. The HPP must comply with the Heritage Protection Plan Guidelines prepared by Heritage Victoria (2022).

17. Deletion of the internal sheeting proposed over any of the western windows of the heritage dwelling, unless otherwise agreed to the satisfaction of Responsible Authority.

18. Before any demolition work commences, a full photographic recording must be undertaken of the heritage place in compliance with Heritage Victoria Technical Note: Specification for the submission of Archival Photographic Records.

Reticulated Gas Service Mandatory Condition

19. Any new apartment development allowed by this permit must not be connected to a reticulated gas service (within the meaning of clause 53.03 of the relevant planning scheme). This condition continues to have force and effect after the development authorised by this permit has been completed.

Completion

20. The approved dwellings must not be occupied unless the development and all landscaping is completed generally in accordance with the endorsed plans to the satisfaction of the Responsible Authority.

21. The approved dwellings must not be occupied unless all screening measures are constructed, installed and maintained permanently in accordance with the endorsed plans and to the satisfaction of the Responsible Authority. Any non-permanent screening measures (such as obscure film or spray) must not be used in lieu of any required fixed and permanent screening measures.

22. All roof-top plant and services (including any hot water systems, but excluding solar panels) must be installed and maintained in appropriately screened areas, unless otherwise agreed in writing with the Responsible Authority.

23. Unless with the written consent of the Responsible Authority, any air-conditioning unit installed on a balcony or terrace must always stand at floor level and be positioned to minimise off-site visual impacts to the satisfaction of the Responsible Authority.

24. Unless with the written consent of the Responsible Authority, no air-conditioning unit may be erected on an external wall of the building at any time.

On-Site Stormwater Detention System

25. Before the development starts, an engineering plan for an on-site stormwater detention (OSD) system to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority, unless further written consent is obtained from the Responsible Authority stating an OSD system is not required. When approved the plan will be endorsed and will then form part of the permit. The plan must depict an on-site storm water detention storage or other suitable system (which may include but is not limited to the re-use of stormwater using rainwater tanks) that is designed in accordance with Council's On-Site Stormwater Detention Guidelines (March 2021) to the satisfaction of the Responsible Authority.

26. The approved dwellings must not be occupied unless the OSD system is installed and maintained in accordance with the engineering plan endorsed under this permit to the satisfaction of the Responsible Authority, unless further written consent is obtained from the Responsible Authority stating an OSD system is not required.

Drainage

27. Stormwater must not be discharged from the subject land other than to the legal point of discharge or other approved means to the satisfaction of the Responsible Authority. Before any connection including any outfall drain is made to a Council maintained asset, a Connection to Council Drain Permit must be approved by the Responsible Authority.

28. The whole of the subject land, including landscaped and paved areas must be graded and drained to prevent ponding and to minimise overland flows onto adjoining properties to the satisfaction of the Responsible Authority.

Services

29. All services associated with the approved development, including water, electricity, sewerage and telephone, must be installed underground, unless with the written consent of the Responsible Authority.

30. All pipes must be concealed, with the exception of roofing downpipes and external pipes associated with water tanks, which (where exposed) must be finished in a colour complementing the wall surface to the satisfaction of the Responsible Authority.

31. All external service equipment (including any air-conditioning unit or hot water boosters, etc.) must be located and treated in accordance with the endorsed plans.

32. All common areas must be lit to the satisfaction of the Responsible Authority and all lighting must be located, directed, shielded and be of limited intensity so that no nuisance or loss of amenity is caused to any person within or beyond the subject land, to the satisfaction of the Responsible Authority.

33. A centralised TV antenna system must be installed to each building and connections made to each dwelling to the satisfaction of the Responsible Authority. No individual dish antennas may be installed on balconies, terraces, roofs or walls to the satisfaction of the Responsible Authority.

Maintenance

34. All buildings, paved areas, drainage and landscaping must be maintained to the satisfaction of the Responsible Authority.

Car Parking and Access

35. Before the occupation of the approved development, the vehicular crossing must be constructed as depicted on the endorsed plans and any section of redundant existing vehicular crossing(s) must be removed and the kerb, channel, footpath and nature strip (as relevant) must be reinstated at the full cost of the owner and to the satisfaction of the Responsible Authority.

36. Before the occupation of the approved development, all parking spaces must be line-marked, numbered, signposted and allocated to each dwelling and maintained to the satisfaction of the Responsible Authority.

37. All car parking spaces, bicycle parking spaces, access lanes and driveways shown on the endorsed plans must be kept available for these purposes at all times to the satisfaction of the Responsible Authority.

Permit Expiry

38. This permit will expire if one of the following circumstances applies:

    a) The development is not started within four (4) years of the date of this permit.
    b) The development is not completed within six (6) years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing by the owner or occupier either before the permit expires or in accordance with Section 69 of the Planning and Environment Act 1987.

2. BACKGROUND

2.1 An application for a planning permit PLN24/0477 was lodged with Council on 16 December 2024.

2.2 Further information was requested by Council on 13 January 2025. The letter raised concerns with several aspects with the proposal, including the response to site topography, visual imposition on existing heritage dwelling and neighbouring properties, material finish, internal amenity, design detail, landscaping and access arrangement.

2.3 An application to amend the proposal under Section 50 of the *Planning and Environment Act* 1987 was submitted on 30 May 2025. The application was amended to address some of the concerns raised in Council's further information request letter, including but not limited to lowering overall building height by 500mm, redesign of main pedestrian entrance, additional articulation to the south, and alteration of external material finish at level three.

2.4 Following the Section 50 Amendment, a second request for further information was sent on 27 June 2025. The letter raised concerns relating to the pedestrian access arrangement, landscaping, articulation of built form to the south, on site amenity and overlooking.

2.5 All requested further information was received as part of a second Section 50 Amendment submitted on 18 August 2025. It included some design changes to the secondary pedestrian entrance, landscape plan and addressed some overlooking concerns.

2.6 Notice of the application was given over a two-week period, which concluded on 17 September 2025.

2.7 The statutory clock that applies to planning applications is 60 days. For this application, this time passed on 6 November 2025.

2.8 The land titles are not affected by any covenants or Section 173 Agreements.

3. THE SITE AND SURROUNDS

The Site

3.1 The site has a combined frontage along Doncaster Road of 51.92 metres and a depth of 39.5 metres, with a total area of 1,979.5 square metres.

3.2 The site has a cross fall of approximately 4.1 metres from east to west.

3.3 The site is not affected by any easements.

3.4 722 Doncaster Road, Doncaster is currently vacant and contains no vegetation. 724 Doncaster Road is developed with a single-storey heritage-listed dwelling situated towards the front of the site. The front setback of this dwelling is moderately vegetated, featuring several canopy trees. Vehicle access to the heritage dwelling is provided via a shared crossover with 726 Doncaster Road, located along the eastern portion of the frontage. Additionally, an approximately 5.5 metre wide crossover is positioned along the eastern edge of 724 Doncaster Road.

3.5 The site is enclosed by various fencing types: a 1.4 metre-high timber paling fence along the eastern boundary, timber paling fencing ranging from 1.6 to 1.8 metres in height along the southern boundary, and a 2.5 to 2.7 metre high fire resistant painted board fence along the western boundary.

The Surrounds

3.6 The site is located on the edge of Doncaster Hill Activity Centre, with the immediate area characterised by mixed land uses varying between residential and various commercial buildings.

3.7 Residential development in the surrounding area is characterised by a mix of two- to three-storey multi-unit townhouse-style developments and apartment buildings, predominantly located along Doncaster Road. These are interspersed with single dwelling lots. Commercial development in the immediate vicinity is generally low-scale and serves the local community, including a small retail strip located opposite the subject site on Doncaster Road. Public transport is accessible via bus services along Doncaster Road, including routes 280, 295, 902, and 907.

3.8 The immediate surrounding land is described as:

Direction	Address	Description
East	726 Doncaster Road	A single storey dwelling with its driveway providing vehicular access abutting the common boundary of the subject site. The primary secluded private open space is located towards the rear (south) of the dwelling.
South	5 Queens Avenue 9 Queens Avenue 11 Queens Avenue	Properties at 5 and 11 Queens Avenue, located to the south of the subject site, are each developed with single-storey dwellings, set back approximately 22.3 metres and 18.6 metres respectively from the shared boundary. The primary secluded private open spaces for both dwellings are situated to the north, facing the subject site. 9 Queens Avenue is developed with three, two-storey dwellings. Dwelling 3/9 Queens Avenue is partially constructed along the common boundary, with a minimum setback of 1.17 metres. The secluded private open space of this dwelling directly abuts the subject site.
West	720 Doncaster Road	A three-storey medical centre with a modern appearance finished in grey concrete and feature cladding. A 2.5 to 2.7 metre high fire-resistant painted board fence is constructed on the common site boundary. The interface towards the subject site is generally blank with some window openings limited to its upper level.

3.9 The zoning of the immediate area comprises of Residential Growth Zone for all lots abutting Doncaster Road. The site also abuts Schedule 1 to the General Residential Zone to the south.



Figure 5: Zoning Map

4. THE PROPOSAL

4.1 The proposal is outlined on the plans prepared by Martyn Tribe Architects Pty Ltd, Project number 2342, Revision B dated 15 August 2025. Attachment 1. These plans form the decision plans to be relied upon in this assessment.

4.2 The following supporting documents were submitted with the initial proposal:

- Town Planning Report prepared by Urbis
- Heritage Impact Assessment prepared by Urbis
- Arboricultural Impact Assessment prepared by John Patrick
- Landscape Plan prepared by John Patrick
- Traffic Engineering Assessment prepared by Traffix Group
- Waste Management Plan prepared by Traffix Group
- Sustainable Management Plan prepared by Green Rate

PROPOSAL SUMMARY	
Building details	Site area: 1979.5 square metres Site coverage: 60% Permeability: 32.1%
Proposed use	Dwellings (no permit required for the use)

PROPOSAL SUMMARY	
Storeys	Four storeys
Maximum building height	12 metres above natural ground level measured at southern staircase (Internal Elevation B - Sheet TP16) 11.8 metres (measured on Section A - Sheet TP17) 13.2 metres above natural ground level measured at Lift overrun (Internal Elevation B- Sheet TP16)
Minimum front setback	6 metres to Doncaster Road
Minimum side setbacks	Minimum 4.8 metre setback from the eastern boundary. Wall on western boundary extending for 12.3 metres. Minimum 1.4 metres setback from the western boundary.
Minimum rear setback (South)	Minimum 4.5 metre setback from the southern boundary.
Dwellings	Total: 34 (including existing heritage dwelling) • Studio: 1 dwelling • 1 Bedroom: 10 dwellings • 2 bedrooms: 20 dwellings • 3 bedrooms: 3 dwellings
Car parking	Total Car Parking Spaces Provided = 40 (Required 37 Spaces)
Proposed access	The vehicle access is provided by a double width crossover to Doncaster Road with a left-in and left-out only configuration.
Building materials	The lower three levels of the apartment building will feature light-toned materials, including off-white and light grey masonry, along with cement cladding. The topmost level will be finished in dark grey fibre cement cladding to provide contrast and visual interest. The heritage dwelling is proposed to be restored with a weatherboard exterior and a corrugated galvanised iron sheet roof, consistent with the existing structure.
Easements	Nil.
Tree removal	Three trees within the front setback of existing heritage dwelling

PROPOSAL SUMMARY	
	on 724 Doncaster Road are proposed to be removed.
Affordable Housing	The proposal does not provide any Affordable Housing per its definition under the Section 3AA of the Planning & Environment Act 1987.

Design and built form

4.3 The proposal involves the retention and restoration of the existing heritage dwelling, with the demolition of the rear skillion section to enable the construction of a four-storey apartment building. The new building adopts a broadly 'L-shaped' footprint, wrapping around the heritage dwelling to the west and south, allowing the heritage dwelling to remain distinctly identifiable within the overall development.

4.4 The apartment building presents a distinctly contemporary architectural response, contrasting with the traditional hipped-roof timber character of the heritage dwelling. The design incorporates a neutral material palette, with horizontal framing elements that define recessed balconies. The façade treatment includes off-white and light grey masonry and fibre cement cladding across the lower three levels, transitioning to dark grey fibre cement cladding at the uppermost level, reinforcing the building's modern identity.

4.5 The flat-roofed form of the apartment building responds to the natural slope of the site, stepping down from 4 storeys on the western side of the heritage dwelling to 3 storeys on the southern side of the dwelling. On the southern elevation, the upper levels of the apartment building are generally set back from the respective lower levels, with its footprint recessed behind the balconies.

Pedestrian and vehicle access

4.6 A centrally positioned vehicular crossover and driveway provide direct access to the underground car park. The main pedestrian entrance to the apartment building is defined by a sequence of steps and a ramp, leading to a recessed, enclosed airlock-style entry. A separate pedestrian pathway located between the heritage dwelling and the apartment building offers access to the ground floor units from Doncaster Road.

Landscaping

4.7 All existing vegetation on the site will be removed. New screen planting is proposed along the side and rear boundaries. Landscaping surrounding the development will include a mix of trees capable of reaching heights of 8 to 9 metres, complemented by shrubs and ground cover species.

5. LEGISLATIVE REQUIREMENTS

5.1 Refer to Attachment 2 (Planning & Environment Act 1987, Manningham Planning Scheme, other relevant legislation policy).

5.2 The following permit requirements applies pursuant to these provisions of the Manningham Planning Scheme:

- Clause 32.07-6 Residential Growth Zone, to construct two or more dwellings on a lot.
- Clause 32.08-7 General Residential Zone, to construct two or more dwellings on a lot.
- Clause 43.01-1 Heritage Overlay, to demolish or remove a building, and to construct a building or carry out works, including:
    - A fence, because the fence is visible form a street.
    - Externally paint a building because the schedule to this overlay specifies the heritage place as one where external paint controls apply.
- Clause 43.02-2 Design and Development Overlay, to construct a building or construct or carry out works, and to construct a fence.
- Clause 52.29-2 Land Adjacent to the Principal Road Network, to create or alter access to a road in a Transport Zone 2.

5.3 Planning Scheme Amendment VC267 was approved on 6 March 2025. This amendment introduced the Townhouse and Low-Rise Code and made several changes to Clause 55 of the Scheme, including the removal of Clause 55.07 (Apartment Developments) and the introduction of Clause 57. Clause 57 applies to residential buildings of four storeys, including this application. As a Section 50 Amendment to the application was lodged after the introduction of VC267, this application must assess Clause 57 – Two or More Dwellings on a Lot and Residential Buildings of Four Storeys.

6. REFERRALS

External

6.1 A statutory referral is required to the Department of Transport and Planning pursuant to Clause 52.29 and Clause 66.03 of the Manningham Planning Scheme. They are a determining referral authority. The referral response was received on 10 July 2025.

6.2 They have no objection subject to permit conditions being included on the permit.

Internal

6.3 The application was referred to the following internal departments, with their responses summarised below:

Service Unit	Comments
City Infrastructure	No objection to the proposal subject to conditions and the following comments: • Traffic generation, impacts and access points are considered acceptable and approval is required from DTP. • Stormwater impacts have been demonstrated as adequate subject to a permit condition for changes to the STORM report. • The Waste Management Plan is considered satisfactory subject to a permit condition for the heritage dwelling to be provided separate, private bin access for Council collection. • A Construction Management Plan is required by permit condition.
Statutory Planning Arborist	No objection to the proposal subject to conditions and the following comments: • A permit condition will require a Tree Protection and Management Plan. • The landscape plan must be amended to incorporate species indigenous to Manningham or Victorian Native species.
Heritage	No objection to the proposal subject to conditions and the following comments: • A permit condition will require a Conservation Works Plan (CWP) outlining proposed restoration and reconstruction works. • A Heritage Protection Plan is required by permit condition to show how the heritage fabric will be protected during and after construction. • Permit conditions will require removal of internal sheeting to windows on the western elevation of the heritage dwelling and an amended materials schedule to include external paint colour details for the heritage dwelling. • A permit condition will require a full photographic record of the heritage dwelling prior to works.
Sustainability	No objection to the proposal subject to conditions and the following comments: • The development demonstrates best practice in sustainable design with a 51% BESS overall score and minimums in Energy (50%), Water (50%), IEQ (50%) and Stormwater

Service Unit	Comments
	(100%) categories met.

7. CONSULTATION / NOTIFICATION

7.1 Notice of the application has been undertaken over a two-week period.

7.2 To date, 1 objection has been received to the proposal. The location of objector's property is demonstrated on the map included in Confidential Attachment 3.

7.3 The objection concerns primarily relate to the loss of privacy and overlooking.

8. ASSESSMENT

8.1 The majority of the site is located within the Residential Growth Zone, Schedule 2 (RGZ2) and is affected by the Design and Development Overlay, Schedule 8-1 (DDO8-1). A portion of the land along the southern boundary, measuring approximately 2.2 to 3 metres in width, is within the General Residential Zone – Schedule 2 (GRZ2) and is subject to the Design and Development Overlay – Schedule 8-2 (DDO8-2) as seen in the image below:

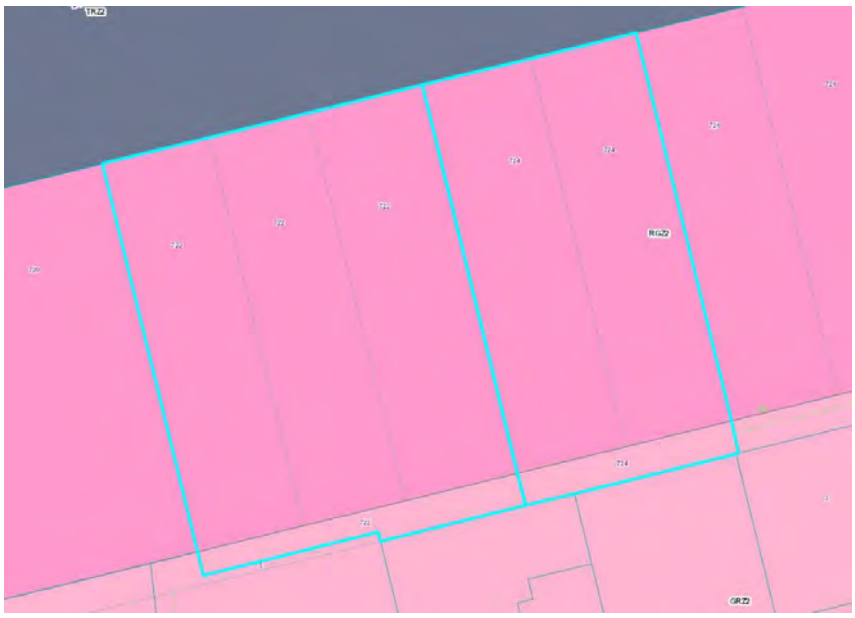


Figure 6: Zoning Map showing Residential Growth Zone Schedule 2 and General Residential Zone Schedule 2

8.2 The proposed development is entirely located within the Residential Growth Zone. The portion of land within the General Residential Zone is used solely for the secluded private open space of the dwellings. Therefore, the requirements relating to height, number of storeys, and garden area under the General Residential Zone do not apply. The application will be assessed solely against the provisions of Residential Growth Zone Schedule 2:

Zone	RGZ-2
Preferred character designation under Clause 15.01-5L-02	Precinct 2: Residential Areas surrounding activity centres and main roads. The objective is to promote substantial change that is high quality, contemporary and designed to provide a transition between sub-precincts in Precinct 2.
	DDO8-1 Main Road Sub Precinct To support 3 storey, 'apartment style', developments within the Main Road sub-precinct and in sub-precinct A, where the minimum land size can be achieved.
Height requirement	RGZ – Discretionary height – should not exceed 13.5 metres (and 14.5m on a sloped site). Supports 4 storey buildings with increased residential density. RGZ (Schedule 2) – No height specified DDO8-1 - Discretionary height 11 metres as the land size condition of 1,800 square metres all in the same sub-precinct has been met. (Land within DDO8-1 = 1,840 square metres) A permit can be granted to vary building height.
Proposed heights	12 metres above natural ground level measured at southern staircase (Internal Elevation B- Sheet TP16) 11.8 metres (measured Section A -Sheet TP17) 13.2 metres above natural ground level measured at Lift overrun (Internal Elevation B- Sheet TP16). However, DDO8 excludes including building services, lift over-runs from the maximum building height consideration.
Site Coverage	DDO8-1 (Main Road Sub Precinct) Discretionary - 60% site coverage preferred. 60% proposed.

8.3 724 Doncaster Road is also affected by Heritage Overlay 215.



8.4 The proposal has been assessed against the relevant state and local planning policies, the zone and overlay, and the relevant particular provisions and general provisions of the Manningham Planning Scheme.

8.5 The assessment is made under the following headings:

- Planning Policy Framework.
- Design and Built Form and response to Heritage dwelling.
- Two or more dwellings on a lot and Residential buildings of four storeys.
- Car parking, access and traffic.
- Objector concerns.

Planning Policy Framework

8.6 At both the state and local levels, relevant planning policy identifies the need for a greater mix of housing in Manningham, including medium and higher density residential developments. Policy also seeks to ensure that these developments are well designed and focus on locating higher density housing in close proximity to activity centres and along main roads and public transport routes.

8.7 Their shared intent is to encourage diverse housing types, such as apartments and townhouses while ensuring development respects neighbourhood character and provides a graduated transition in scale to adjoining lower-density areas. They promote contemporary, well-articulated building design, with attention to façade variation, materials, and landscaping to soften the built form.

8.8 The subject site is located within Precinct 2: Residential Areas surrounding Activity Centres and Main Roads. The objective of this precinct is “to promote substantial change that is high quality, contemporary and designed to provide a transition between sub-precincts in Precinct 2”.

8.9 The higher density outcomes for Precinct 2 are controlled through the implementation of the Design and Development Overlay, Schedule 8 (DDO8), which outlines specific built form, car parking, landscape and fencing outcomes. These outcomes are intended to regulate the design of new developments in Precinct 2, to define what constitutes substantial change in the Manningham context and to achieve a preferred neighbourhood character.

8.10 The subject site is (largely) within the DDO8-1 Sub-precinct (Main Road) with the rear 139.5 square metres of land along southern boundary located within DDO8-2 (Sub Precinct A). It is noted that the entire built form of the development is limited to the DDO8-1. This sub-precinct supports apartment style development along main roads and on larger consolidated lots.

8.11 In addition to being affected by planning policy that encourages a substantial level of change, the site's location in proximity to Doncaster Hill Activity Centre and abuttal to a main arterial road serviced by bus routes demonstrates that it is appropriate for a higher form of density than what currently exists, provided that an appropriate design outcome is achieved.

8.12 The development of the land with an increased residential density including a mix of housing typology is therefore appropriate when considering the strategic context of the site, in accordance with the Planning Policy Frameworks.

8.13 In addition, 724 Doncaster Road, Doncaster is also subject to Clause 43.01 Heritage Overlay (HO125). Clause 15.03-1L (Heritage Conservation – Manningham) of the Planning Scheme seeks to protect, conserve, and enhance places of cultural and architectural heritage significance throughout the municipality.

8.14 The clause discourages both partial and full demolition of heritage places, except where it involves non-original fabric or non-contributory elements. It encourages development that respects the historic character without directly replicating the heritage place, and supports adaptive restoration and conservation works that reinforce the area's heritage identity and contribute positively to the streetscape.

8.15 The proposal responds appropriately to the policy guidelines of Clause 15.03 and Clause 43.01 of the Scheme.

Design and Built Form and Response to Heritage Dwelling

8.16 The proposal complies with the requirements of the Residential Growth Zone, maintaining a maximum building height of less than 13.5 metres and limiting the development to 4 storeys, in accordance with the zone's prescribed controls.

8.17 The Main Roads Sub-Precinct recommends three storey apartment style development with building height of 11 metres on consolidated sites (excluding building services, lift over-runs, roof mounted equipment and screening devices). Due to the discretionary nature of the height recommendations, Council does have the ability to allow greater heights up to those permitted under the Zone. There are examples of past approvals where some fourth storeys have been considered appropriate where the sites are generally large such as 478-482 Doncaster Road.

The proposed building has an overall height of 12 metres (southern staircase and at Dwelling 304), exceeding the 11 metre discretionary maximum height specified for Schedule 8-1 of the Design and Development Overlay.



Figure 7: East- West cross-section demonstrating maximum building heights above NGL

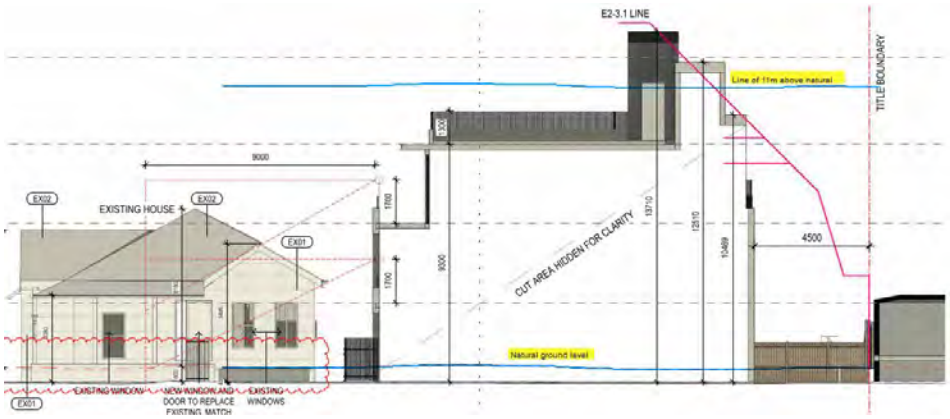


Figure 8: North-South cross-section demonstrating maximum building heights above NGL

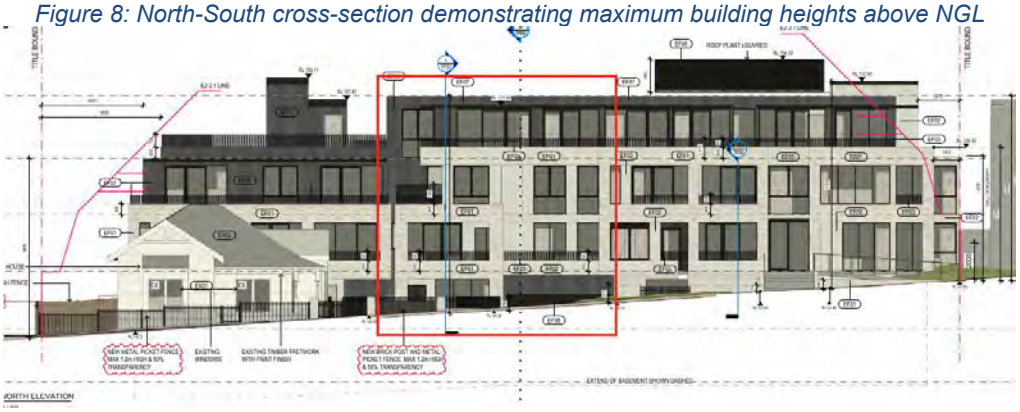


Figure 9: Four storey presentation to north (Doncaster Road)



Figure 10:Four storey presentation to south (residential interface)

8.18 The variation in height and number of storeys is confined to the central portion of the apartment building, affecting the north (Doncaster Road) and south (residential interface) elevations. The remainder of the building complies with the height controls, remaining below 11 metres when measured from the natural ground level directly beneath.

8.19 Exceeding the discretionary height control along Doncaster Road is considered acceptable, as main road streetscapes typically present a less sensitive environment than local streets and are therefore more capable of accommodating additional building height without adverse visual impact.

8.20 Along the southern residential interface, which adjoins the General Residential Zone 2 (DDO8-2 Sub-Precinct A), the proposal provides upper-level setbacks ranging from 5.2m to 6.3m at the second floor and extending to 8.7m to 10.4m at the third floor, which exceeds the setback requirements of Clause 57.02-3 (Side and rear setback) of the Scheme. The only non-compliance is the relatively narrow south facing stairwell, falling short of the required setback by 0.4 to 1.6m.

8.21 While the design attempts to soften the appearance of the southern staircase through box-framing elements and fenestration at the lower two levels, these treatments are insufficient to fully mitigate its vertical dominance. This issue will be addressed via a permit condition requiring a combination of additional material variation (preferably a darker finish to the uppermost level) and other potential design enhancements such as window fenestration at the top two levels of the southern staircase.

8.22 Due to the natural slope of the land and surrounding terrain, the proposed building will sit below the height of the adjoining private hospital to the west. This ensures the development remains visually subordinate within the broader context and does not dominate the surrounding built form.

8.23 The design also responds sensitively to the site's topography by stepping down to three storeys along the eastern section, located south of the heritage dwelling. This approach results in a more graduated built form that reduces visual impact.

8.24 The proposed apartment development on the land complies with Clause 15.03-1L and Heritage Overlay HO125 by retaining all original and contributory heritage elements, avoiding demolition. The design respects the historic character without imitation, using complementary materials and scale. The development is contemporary in design and will be easily identified as new construction, hence not confusing the historic development of the site.

8.25 The upper levels of the apartment building are recessed behind north and east facing balconies, allowing the built form to step away from the heritage dwelling and maintain its visual prominence. The use of dark grey cement cladding at the third floor level further contributes to a recessive appearance, helping to reduce the perceived height of the development. Additionally, the heritage dwelling is proposed to be reconstructed and restored to its original condition, representing a positive heritage outcome for the site.

8.26 For the reasons outlined above, the proposed building height and four-storey form are considered appropriate and acceptable within the context of the site.

8.27 The DDO8 outlines specific built form, car parking, landscape and fencing outcomes that should be achieved by a proposal, to meet its overall design objectives.

8.28 The following assessment is made against the specific built form, car parking, landscape and fencing requirements of the DDO8:

Design Element	Compliance
Building Height and Setbacks (Sub-Precinct Main Road DDO8-1)	
• Discretionary height of 11 metres if the minimum land size condition is met (1800 square metres). • If the condition is not met, the maximum height is 9 metres unless the slope of the natural ground level at any cross section wider than eight metres of the site of the building is 2.5 degrees or more, in which case the maximum height must not exceed 10 metres	Considered Satisfied The average building height of approximately 11 metres is generally consistent with the recommended height controls. However, the increased height of up to 12 metres at the central north and south elevations exceeds the preferred limit. For the reasons outlined above in this report, and subject to appropriate conditions, this variation is considered acceptable within the context of the site and surrounding area.
• Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser.	Satisfied A 6 metre front setback is achieved. Despite the encroachment of services, the driveway, and pedestrian pathways within the street setback, sufficient space remains for landscaping. A 1 metre to 2.7 metre wide landscape bed between the front fencing, services, pathways, and the street frontage provides ample opportunity for dense shrub planting, which will help soften the building's presentation to the streetscape.
Form	
• Ensure that the site area covered by buildings does not exceed 60 percent.	Satisfied The development has a site coverage of 60%.
• Provide visual interest through articulation, glazing and	Satisfied with condition

variation in materials and textures.	The combination of contemporary architectural features and a mix of modern materials including off-white masonry, light and dark grey cement cladding, charcoal toned powder coated aluminium battens to balconies, and glazed windows introduces varied tones and textures that create visual interest while complementing each other and integrating well with the existing streetscape. As outlined in this report, a permit condition will require the introduction of varied material finishes (preferably in darker tones) and additional window fenestration at the uppermost level of the south facing staircase wall. These measures are intended to mitigate the perceived visual bulk and enhance visual interest, ensuring a more refined and contextually responsive built form.
• Minimise buildings on boundaries to create spacing between developments.	Considered Satisfied The proposed development includes a two-storey wall along the western site boundary, ranging in height from 5.87 to 6.07 metres and extending for a length of 12.3 metres. This outcome is considered acceptable due to the existing site context, which features a continuous 2.5 to 2.7 metre high fence along the western boundary and a two-storey (approximately 8 metres above natural ground level) blank façade associated with the adjoining private hospital. These existing conditions result in a non-sensitive interface, where the proposed wall will not adversely impact visual amenity or sensitive uses.  Additionally, the proposed wall is centrally located along the western site boundary, while the remaining built form is set back a minimum of 1.4 metres. This setback allows for a

	landscaped buffer, creating visual relief between built forms on adjoining lots when viewed from both the front and rear elevations.
• Where appropriate ensure that buildings are stepped down at the rear of sites to provide a transition to the scale of the adjoining residential area.	Satisfied with condition The rear portion of the development presents a partial four-storey form. Properties to the south are located within the General Residential Zone – Schedule 2 (GRZ2) and Design and Development Overlay Schedule 8-2 (DDO8-2), which allow for similar, albeit less intense, development potential. Importantly, the proposal incorporates a progressively increased southern setback, particularly at the second and third levels, where habitable spaces are recessed behind south-facing balconies to reduce visual bulk, and amenity impacts to the residential properties. While the location of the internal staircase along the southern edge limits the ability to further stagger the setback in that area, a permit condition will be applied to enhance articulation and break up the perceived massing of the staircase when viewed from the south.
• Where appropriate, ensure that buildings are designed to step with the slope of the land.	Satisfied The levels and heights of the proposed dwellings step down with the slope of the land. In particular, the built form transitions from a four-storey presentation to three storeys as it approaches the eastern site boundary, responding to the surrounding context.
• Avoid reliance on below ground light courts for any habitable rooms.	Satisfied No below-ground light courts are proposed as part of the development. Due to the site's topography, ground floor dwellings G04 and G05 are partially benched into the site, resulting in a maximum cut of approximately 1.4 to 1.7 metres along the southern boundary. However, with a southern setback of 4.5 metres, this excavation allows for sufficient daylight access to the habitable areas of these dwellings.
• Ensure the upper level of a two storey building provides adequate articulation to reduce the appearance of visual bulk and minimise continuous sheer wall	Satisfied The proposal generally avoids sheer wall presentation by incorporating appropriate setbacks, material variation, and design elements that contribute to a well-articulated built form.

presentation.	The visual massing of the apartment building is effectively broken up with use of rectilinear balcony framing, which introduces depth, recesses, and visual interest. Uncovered balconies at the first and second floor levels, facing both the heritage dwelling and the southern boundary, further assist in reducing perceived bulk. Additionally, variation in materials and fenestration enhances articulation between levels. Notably, at the third-floor level, the use of dark grey cement cladding combined with generous setbacks to the north and south boundaries helps to minimise visual bulk and contributes to a contextually responsive design.
• Ensure that the upper level of a three-storey building does not exceed 75% of the lower levels, unless it can be demonstrated that there is sufficient architectural interest to reduce the appearance of visual bulk and minimise continuous sheer wall presentation.	Considered satisfied The proposal comprises a four-storey building. The third floor level occupies only 62.6% of the second floor footprint, which is well below the 75% maximum specified in DDO8, demonstrating a clear effort to reduce visual bulk. While the second floor represents 85% of the first floor area, slightly exceeding the preferred ratio, this is largely attributed to the inclusion of covered balconies, which contribute to the building's architectural articulation rather than adding substantial mass. Overall, the development exhibits a high level of architectural interest through thoughtful design features and material variation, which help to break up the built form and enhance the visual quality of the streetscape and surrounding properties. Additionally, the upper levels are appropriately set back from site boundaries, further mitigating the perception of bulk and ensuring a respectful interface with adjoining sites.
• Integrate porticos and other design features with the overall design of the building and not include imposing design features such as double storey porticos.	Satisfied There are no porticos proposed. The main building entry is recessed and enclosed to integrate within the overall development. The entrance to the heritage dwelling is provided via the secondary pedestrian entrance to the west of the dwelling.

• Be designed and sited to address slope constraints, including minimising views of basement projections and/or minimising the height of finished floor levels and providing appropriate retaining wall presentation.	Satisfied The levels and heights of the dwellings are suitably stepped with the slope of the land. Due to the natural fall of the land towards the east, the development accommodates a full lower level basement and a smaller upper level basement within the western portion of the site. The lower level basement is fully excavated into the subject land, while the upper level basement partially projects above the natural ground level along the northern and southern elevations. This projection is thoughtfully integrated into the overall built form through consistent material finishes, landscaping treatments, and by incorporating the projection into balcony spaces for the upper level dwellings, ensuring a cohesive and visually balanced design outcome.
• Be designed to minimise overlooking and avoid the excessive application of screen devices.	Satisfied with condition Subject to conditions discussed in the assessment of Clause 57.04-4 (Overlooking) of the Scheme, overlooking impacts will be suitably minimised without excessive screening.
• Ensure design solutions respect the principle of equitable access at the main entry of any building for people of all mobilities.	Satisfied The main entry will be able to be navigated by people of all mobilities as it is accessed via a 1:14 ramp from Doncaster Road. Additionally, two lifts within the building provide access to all levels.
• Ensure that projections of basement car parking above natural ground level do not result in excessive building height as viewed by neighbouring properties. • Ensure basement or undercroft car parks are not visually obtrusive when viewed from the front of the site.	Satisfied The basement car park at both levels will not be visually obtrusive when viewed from Doncaster Road or south adjoining properties.
• Integrate car parking requirements into the design of buildings and landform by encouraging the use of undercroft or basement parking and minimise the use of open car park and half basement parking.	Satisfied All car parking spaces are incorporated into the basement levels.

• Ensure the setback of the basement or undercroft car park is consistent with the front building setback and is setback a minimum of 4.0m from the rear boundary to enable effective landscaping to be established.	Satisfied The basement is set back a minimum of 6 metres from the street frontage, aligning with the upper level front setback and maintaining a consistent presentation to the public realm. Additionally, it is set back 4 metres from the rear boundary, allowing for meaningful landscaping opportunities that soften the built form.
• Ensure that building walls, including basements, are sited a sufficient distance from site boundaries to enable the planting of effective screen planting, including canopy trees, in larger spaces.	Satisfied The building is set back between 4.5 and 6 metres from the southern, eastern, and northern boundaries, allowing for the planting of canopy trees and effective screening vegetation to soften the built form and enhance the landscape character. Along the western boundary, a minimum setback of 1.4 metres is provided (excluding the proposed wall on boundary), which is sufficient to accommodate screen planting and contribute to visual separation between adjoining developments.
• Ensure that service equipment, building services, lift over-runs and roof-mounted equipment, including screening devices is integrated into the built form or otherwise screened to minimise the aesthetic impacts on the streetscape and avoids unreasonable amenity impacts on surrounding properties and open spaces.	Satisfied The plant equipment on the roof is located away from the sides of the building and is screened to minimise any visual and amenity impacts on the street and adjoining properties.
Car Parking and Access	
• Include only one vehicular crossover, wherever possible, to maximise availability of on street parking and to minimise disruption to pedestrian movement. Where possible, retain existing crossovers to avoid the removal of street tree(s). Driveways must be setback a minimum of 1.5m from any street tree, except in cases where a larger tree requires an increased setback.	Satisfied with condition Vehicular access to the basement car park is provided via a centrally located double width crossover and driveway, ensuring efficient circulation and minimal disruption to the streetscape. The crossover design must be approved by DTP. No street trees are required to be removed.

• Ensure that when the basement car park extends beyond the built form of the ground level of the building in the front and rear setback, any visible extension is utilised for paved open space or is appropriately screened, as is necessary.	Satisfied The basement car park does not extend beyond the built form of the ground floor level. The basement projection is well integrated into the built form by incorporating it as balcony space for the upper-level dwellings.
• Ensure that where garages are located in the street elevation, they are set back a minimum of 1.0m from the front setback of the dwelling.	Not applicable There are no garages located in the street elevation.
• Ensure that access gradients of basement carparks are designed appropriately to provide for safe and convenient access for vehicles and servicing requirements.	Not applicable The driveway gradients are required to be assessed in accordance with Clause 52.06-9 (Car parking) of the Scheme. This will be discussed further in the report.
Landscaping	
• On sites where a three storey development is proposed include at least 3 canopy trees within the front setback, which have a spreading crown and are capable of growing to a height of 8.0m or more at maturity.	Satisfied At least four canopy trees that have a spreading crown and are capable of growing to at least 8 metres at maturity are proposed within the Doncaster Road frontage.
• Provide opportunities for planting alongside boundaries in areas that assist in breaking up the length of continuous built form and/or soften the appearance of the built form.	Satisfied The site plan shows a variety of planting along all site boundaries to soften the appearance of the built form.
Fencing	

• A front fence must be at least 50 per cent transparent.
 	
• On sites that front Doncaster, Tram, Elgar, Manningham, Thompsons, Blackburn and Mitcham Roads, a fence must:
 	
  • not exceed a maximum height of 1.8m
 	
  • be setback a minimum of 1.0m from the front title boundary
 	
and a continuous landscaping
	Satisfied
	The front fence has a maximum height of 1.2 metres.
	
	The front fence is a metal picket fence, which is at least 50% transparent. It is setback at least 1 metre from the title boundary along Doncaster Road to enable a continuous landscape treatment in front of the proposed fence.

treatment within the 1.0m setback must be provided.	

8.29 Having regard to the above assessment against the requirements of Schedule 8 to the Design and Development Overlay, the proposed design meets the preferred neighbourhood character and responds to the features of the site.

Two or more dwellings on a lot and residential buildings

8.30 Pursuant to Clause 57 (Two or more dwellings on a lot and residential buildings of four storeys), a development must meet all of the objectives of this clause and should meet all of the standards. However, Clauses 55.05-3 (Rooftop solar energy generation area) does not apply to an apartment development. Additionally, Clause 57.03-12 (Accessibility for apartment developments) and 57.05-7 (Energy efficiency for apartment development) do not apply to the construction or extension of a dwelling that is not in or does not form a part of the apartment development (relevant to the heritage dwelling).

8.31 An assessment against the objectives and standards of Clause 57 is provided in the table below:

<table>
<tr><th>Clause 57</th><th>Comments</th></tr>
<tr><td>Clause 57.02-1 Street Setback
Standard E2-1</td><td>Not Applicable
Clause 57 states that where a standard is modified by a zone or overlay, the modified standard takes precedence.
The proposed setback is a requirement of the DDO8-1.</td></tr>
<tr><td>Clause 57.02-2 Building Height
Standard E2-2</td><td>Not Applicable
Clause 57 states that where a standard is modified by a zone or overlay, the modified standard takes precedence.
The discretionary building height is a requirement of the DDO8-1.</td></tr>
<tr><td>Clause 57.02-3 Side and Rear setback
Standard E2-3</td><td>Met with condition
An assessment against the setback requirements of Standard E2-3 is shown in the table below:
<table>
<tr><th colspan="5">57.02-3 SIDE & REAR SETBACKS</th></tr>
<tr><td>Location</td><td>Wall height (m)</td><td>Setback required (m)</td><td>Setback provided (m)</td><td>Compliance</td></tr>
<tr><td>South G03 B1</td><td>3.3</td><td>1</td><td>4.5</td><td>Met</td></tr>
<tr><td>South Unit 107 Bedroom</td><td>6.9</td><td>1.99</td><td>4.5</td><td>Met</td></tr>
<tr><td>South Unit 206 MB</td><td>9.3</td><td>4.39</td><td>5.35</td><td>Met</td></tr>
</table></td></tr>
</table>

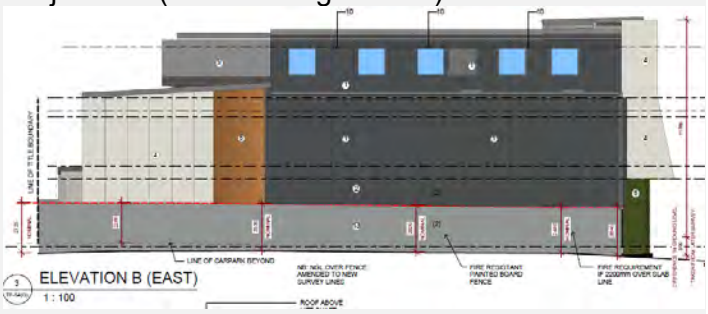
South Second floor staircase	10.2	5.29	4.825	Not met by 465mm
South Unit 207 Bedroom	9.4	4.49	5.25	Met
South Unit 208 Living room	8.3	3.39	7	Met
South Unit 209 Living room	8.2	3.29	6.6	Met
South Unit 210 Balcony (enclosed)	7.5	2.59	4.1	Met
South Third floor staircase	12.19	7.28	5.65	Not met by 1.63m
South Unit 304 Bedroom 2	12	7.09	8.71	Met
South Unit 305 Bedroom 1	11	6.09	10.45	Met
South Unit 306 Living room	10.2	5.29	6.22	Met
East G02 Living room	3.5	1	4.86	Met
East Unit 106 Master Bedroom	7.1	2.19	4.86	Met
East Unit 206 Living room	10.3	5.39	5.55	Met
East Unit 206 Master Bedroom	10.2	5.29	8.225	Met
East FF D3 B3 /Ensuite	5.63	1.609	4.59	Met
East FF D2 B3/Ensuite	6.03	1.729	4.59	Met
West Unit 210 Living room	6.2	1.78	1.5	Not met by 280mm
West Unit 201 Balcony (enclosed)	6.5	1.87	1.41	Not met by 460mm
West Unit 306 Living room	9.6	4.69	3.5	Not met by 1.19m
West Unit 301 Master Bedroom	9.2	4.29	3.485	Not met by 805mm
West Third floor staircase	9.9	4.99	2.27	Not met by 2.72m

- As shown in the table above, the proposal falls short of meeting the setback requirements along the western elevation and at the second and third floor levels of the staircase on the southern elevation. The non-compliance of 0.4 metres at the second floor and 1.6 metres at the third floor is considered acceptable, as it is confined to a relatively short section of 4.4 metres.
- The remainder of the southern elevation is well recessed and articulated, effectively mitigating concerns regarding visual bulk. While design measures such as framing elements and windows have been introduced at the lower levels to reduce the massing of the staircase, these treatments are insufficient to fully address its verticality. Accordingly, a permit condition will require further articulation of the south-facing staircase wall, including the use of darker material finishes and additional window fenestration at the upper levels to

reduce perceived bulk and enhance visual interest.

As outlined in the DDO8 assessment table above, the proposal does not fully comply with the setback requirements along the western elevation. However, this outcome is considered acceptable due to the existing site context, which includes a continuous 2.5 to 2.7 metre high fence along the western boundary and a two-storey blank façade associated with the adjoining private hospital.

These existing conditions result in a non-sensitive interface, thereby reducing the impact of the proposed built form on the western boundary.

Clause 57.02-4 Wall on Boundaries **Standard E2-4**	**Considered Met** • The proposed wall on the western boundary, extending 12.36 metres in length, complies with Standard E2-4. • Although the proposed wall height of 5.8 to 6.7 metres exceeds the standard, this variation is considered acceptable due to the existing site context. Specifically, the adjoining property to the west features a two-storey blank wall facing the subject site (refer to image below).  *Figure 11: East elevation extracted from the current endorsed plans for the hospital development on the adjoining western property.* • Cross-section AA on Sheet TP17 illustrates the proposed wall in relation to the neighbouring development. It shows that the private hospital's blank wall, approximately 8 metres high and set back 1.8 metres from the shared boundary, will visually dominate the proposed wall. Furthermore, as there are no windows on the lower two levels of the hospital, the proposal does not raise concerns regarding visual bulk.

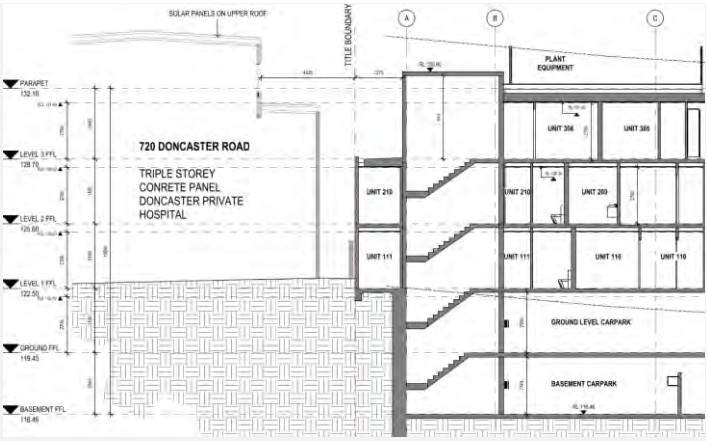
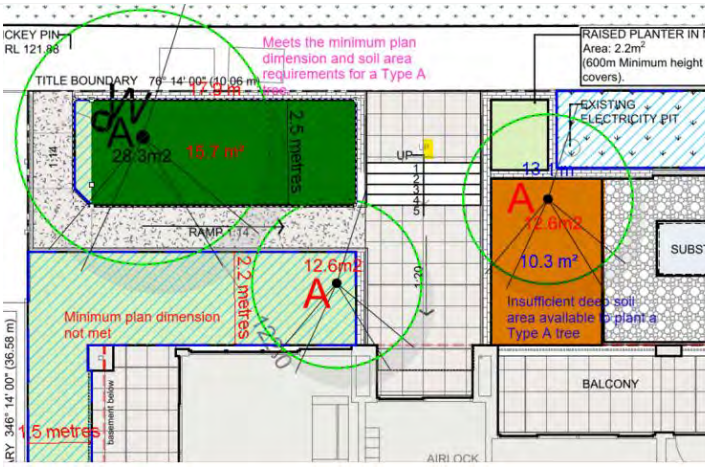


Figure 12: Section AA on TP17

Clause 57.02-5 Site Coverage **Standard E2-5**	**Met** • A site coverage of maximum 60% complies with the DDO8-1 requirement.
Clause 57.02-6 Access **Standard E2-6**	**Met** • A dual crossover with a total window of 8.9 metres comprises of 17.9% of the total street frontage, complying with Standard E2-4. • The number of access point on a Transport Zone 2 is limited to one and is not increased. • The location of the crossover does not impact any street trees.
Clause 57.02-7 Tree Canopy **Standard E2-7**	**Met with condition** • Given that the site area exceeds 1,000 square metres, the development is required to provide a minimum canopy cover of 20% of the total site area, equating to 395 square metres. • While the submitted landscape plan indicates a canopy cover of 400 square metres through the planting of 13 Type A and 2 Type B canopy trees, this figure is inaccurate. The canopy cover has been calculated using the sliding scale outlined in the Department of Transport and Planning's Townhouse and Low-Rise Code Guidelines, which are not incorporated into the Planning Scheme. • Therefore, the canopy cover must be assessed in accordance with Table E2-7.2 of the Standard, resulting in a revised canopy cover of 262 square metres. • Furthermore, the deep soil areas identified for some proposed canopy trees are incorrectly represented, as they include impervious surfaces such as driveways and concrete paths (e.g. Type A tree highlighted in orange in the image below).



- Council's Planning Arborist has reviewed these plans and required permit conditions be included for changes to plant species.
- Although the development does not achieve the provision of 395 square metres of canopy cover, subject to permit conditions it will make a meaningful contribution to enhancing the green character of the area. It will also help mitigate the visual impact of the building on the streetscape and appropriately respond to the established neighbourhood character.

Clause 57.02-8 Front Fences

Standard E2-8

Met

- Standard E2-8 allows a 2 metre high front fence for a site fronting Transport Zone 2.
- The DDO8-1 varies the front fence requirement to 1.8 metres in height along Doncaster Road, with 50 % transparency and a setback of at least 1 metre from the title boundary.
- The proposed front fence is max 1.2 metres high with 50% transparency and is setback 1.2 metres from the title boundary allowing for a continuous landscaping treatment.



Clause 57.03-1 Dwelling diversity

Standard E3-1

Met

- The development proposes an appropriate mix of dwelling typologies comprising of studio, one bedroom, 2 bedroom and 3-bedroom dwellings.
- Development includes:

Total: 34 (including existing heritage dwelling)

	• Studio: 1 dwelling • 1 Bedroom: 10 dwellings • 2 bedrooms: 20 dwellings • 3 bedrooms: 3 dwellings
Clause 57.03-2 Parking location **Standard E3-2**	**Considered Met** • The development does not propose any habitable room windows directly adjacent to the driveway. • The balcony of Dwelling 103 is positioned directly above the shared driveway, which may result in occasional noise from vehicle movements. However, given the dwelling's direct frontage to Doncaster Road, ambient noise levels in this location are already elevated. Consequently, any additional noise generated from the shared driveway is unlikely to have a significant impact.
Clause 57.03-3 Street integration **Standard E3-3**	**Met with condition** • Passive surveillance is provided by a row of street facing balconies, habitable room windows oriented towards Doncaster Road. • The development proposes a substation and services/booster within 3 metres of the street frontage. However, these do not take up more than 20% of the street frontage and are located behind a fence, complying with the standard. A permit condition will however require the screening of these services to be no more than 25% transparent to demonstrate compliance with Standard E3-3. • Mailboxes for all dwellings are proposed within the airlocked main pedestrian entrance. • A permit condition will require lighting to all external pathways i.e. along the main pedestrian entry and secondary pedestrian entrance located between the apartment building and the heritage dwelling.
Clause 57.03-4 Entry **Standard E3-4**	**Met with condition** • The primary pedestrian entrance to the apartment building is clearly defined through a combination of steps and a ramp, leading to a recessed, enclosed airlock-style entry that provides both accessibility and weather protection. This porched and recessed entry is directly visible from the street and establishes a strong sense of identity for the building within the streetscape. • The shared corridors at upper levels have at least one source of natural light and ventilation. • In addition, a secondary pedestrian pathway located

	between the heritage dwelling and the apartment building offers convenient access to the ground floor units directly from Doncaster Road, as well as a direct entry to the heritage dwelling. • While this is a secondary entrance and does not require prominent emphasis (to avoid pedestrian confusion), it is important that the space feels welcoming. To enhance its amenity, a permit condition will require the fence to the west of this pathway to be constructed using high-quality materials and to incorporate external lighting, potentially mounted on the fence itself. • A further permit condition will require the installation of a low-height, transparent feature fence between this pathway and the hedge adjacent to the heritage dwelling, to support practical subdivision in the future.
Clause 57.03-5 Private Open Space **Standard E3-5**	**Met with condition** • The Standard requires ground floor dwellings to be provided with a minimum of 25 square metres of secluded private open space (SPOS), with a minimum dimension of 3 metres. While the SPOS areas for ground floor dwellings (including Dwellings 101, 110, and 111) comply with this requirement, Dwellings G06, G07, and 101 fall short, with the following provisions: • Dwelling G06: 21 square metres with a minimum dimension of 2.81 metres. • Dwelling G07: 21 square metres located within the front setback, with a minimum dimension of 3 metres. • These areas do not meet the minimum numerical requirements of the Standard. In addition, their functionality is compromised due to the presence of services such as clotheslines, planter boxes, and heating/cooling units. In the case of Dwelling G07, the space is also encroached upon by the front porch and lacks full seclusion. • Further, the SPOS for Dwelling G06 functions more as a narrow light court and is expected to be significantly overshadowed during the day, further limiting its usability. • To address these shortcomings, a permit condition will require the consolidation of Dwellings G06 and G07 into a single, larger dwelling. This will allow for the provision of a more functional and compliant SPOS area within the front setback, potentially achieved by reducing the footprint of Dwelling G07 at the street frontage. • The upper-level footprint may remain as proposed,

	which could result in a slight cantilevering above the reconfigured ground floor. This is considered acceptable, as the 6 metre front setback will be maintained and cantilevering will be oriented towards the street. • Inclusion of this permit condition will reduce the total number of dwellings to 33. This is considered acceptable, as it facilitates the creation of a larger ground floor dwelling with appropriate on-site amenity, rather than retaining two compromised dwellings. • Clothesline have been provided to each dwelling with SPOS at ground floor level. • The upper-level dwellings have been provided with balconies as their SPOS: • North facing balconies of dwellings 102, 103, 104, 105, 106, 202, 203, 204, 205, 206, 301, 302, 303, are at least 8 square metres with minimum 1.7 metre width. • South facing balconies of dwellings 108, 109, 210, 209, 208, 207, 306, 305, and 304 are at least 8 square metres with minimum 1.2 metre dimension. • West facing balcony of dwelling 201 (2BR) is at least 8 square metres with minimum 2 metre width. • East facing balcony of dwelling 107 (1BR) is at least 8 square metres with 1.8 metre width. • All heating and cooling devices for the upper-level dwellings have been provided at the roof.
Clause 57.03-6 Solar access to Open space **Standard E3-6**	**Considered Met** • Dwellings 111, 110, 109, G05, G04, and G06 have their ground floor (or split-level) secluded private open space (SPOS) located to the south of the apartment building. The southern setbacks associated with these SPOS areas do not comply with the Standard. However, given the site's orientation, it is inevitable that some dwellings will have south-facing SPOS. Considering the scale and layout of the development, strict compliance with the Standard is challenging. • However, these SPOS areas are expected to receive some solar access from the east and west during relevant times of the day, which will help support their usability and amenity despite the non-compliance with the southern setback requirement. Additionally, as discussed above under Clause 57.03-5, a permit condition will be included to consolidate Dwellings G06 and G07 to provide for a larger dwelling and a compliant secluded private open space.

Clause 57.03-7 Functional Layout **Standard E3-7**	**Considered Met** • All dwellings are provided with a main bedroom that meets the minimum dimension requirement of 3 metres by 3.4 metres. • All secondary bedrooms also comply with the minimum dimension of 3 metres by 3 metres. • All bedrooms include at least 0.8 square metres of wardrobe space. • The proposed living room areas for all dwellings comply with Standard E3-7 in terms of overall area. However, 7 of the 34 dwellings do not meet the minimum dimension requirements specified in the Standard. Despite this, each of these living rooms has a minimum dimension of at least 3 metres, and the non-compliance is either minor or offset by an increased dimension on the opposite side. • These variations are considered acceptable given the overall functionality and usability of the living spaces.
Clause 57.03-8 Room Depth **Standard E3-8**	**Met** • All dwellings are designed with a minimum ceiling height of 2.7 metres. In accordance with the Standard, all single-aspect bedrooms have a depth of less than 6.7 metres (calculated as 2.5 times the ceiling height) from the external wall containing the window, thereby meeting Standard requirements. • The living rooms of Dwellings G01, G02, 104, 111, 204, 206, 303, and 306 are not single aspect and are therefore not subject to the depth limitation. • For single aspect living rooms, the following dwellings—G06, G07, 105, 106, 108, 205, 207, 210, 304, and 305 have depths of less than or equal to 6.7 metres from the external window, complying with the Standard. • The remaining single-aspect living room depths in Dwellings G03 to G05, 101 to 103, 107, 109, 110, 201 to 203, 208, 209, 301, and 302 exceed the 6.7 metre depth but remain under 9 metres. In these cases, the kitchen is positioned furthest from the window, and any overhangs above the window do not exceed 2 metres. As such, these layouts are considered compliant with the Standard.
Clause 57.03-9 Daylight to new window **Standard E3-9**	**Considered met** • A window in an external wall of the building is be provided to all habitable rooms. • The Standard requires that if daylight to a bedroom comes from a smaller secondary area, it must be at least 1.2 metres wide, have a depth of maximum 1.5

times the width and have a window with clear sky access.

- Daylight to bedrooms of the following dwellings is provided by from smaller secondary areas:

Unit	Width of sec area (min 1.2 required)	Depth of sec area (1.5x width allowed)	Compliance with width and depth
103	1.38	1.91	Met
109	1.2	1.5	Met
110	1.9	1.83	Met
208	1.2	1.8	Met
209	1.2	1.8	Met
210	1.15	1.61	Does not meet minimum width requirement.
302	1.28	1.53	Met
305	1.2	1.8	Met

- The non-compliance of 0.05 metres at dwelling 210 is considered minor in nature and is therefore reasonable.

Clause 57.03-10 Natural Ventilation

Standard E3-10

Met

- The standard requires at least 40% of dwellings to have openable windows, doors or other ventilation devices in external walls of the building that provide:
- A maximum breeze path through the dwelling of 18 metres.
- A minimum breeze path through the dwelling of 5 metres.
- Ventilation openings with approximately the same size.
- At least 14 dwellings within the apartment (13 dwellings required) have cross ventilation that comply with the above requirement.
- Although the breeze path for the heritage dwelling is shown through a solid southern wall, when measured from the north-facing to the existing west-facing windows, it remains under 18 metres, thereby complying with the Standard.

Clause 57.03-11 Storage

Standard E3-11

Considered met

- Plan TP20 includes a storage summary table confirming that all dwellings, except G03 and 203, meet the storage requirements in accordance with the Standard.

	• Dwelling G03 (2BR) provides 8.84 cubic metres of internal storage, slightly below the 9 cubic metre requirements. • Dwelling 203 (1BR) provides 9.76 cubic metres of total storage, just under the 10 cubic metre requirements. • These shortfalls are minor and considered acceptable. The heritage dwelling is provided with 6 cubic metres of external storage within its secluded private open space.
Clause 57.03-12 Accessibility for Apartment developments **Standard E3-12**	**Met with condition** • The plans demonstrate that 17 of the 34 dwellings (50%) meet the requirements for accessible design, including a 1.2 metre wide circulation path between the main entrance, living room, main bedroom; an adaptable bathroom, as well as 0.85 metre wide doorways to the dwelling and main bedroom. • Dwellings 111 (2BR), 304 (3BR), and 306 (2BR) each include a master bedroom with an ensuite; however, these bathrooms are not designed as adaptable. Instead, a separate adaptable bathroom is provided in each dwelling. • A permit condition will require, where practical, the conversion of the attached ensuite into an adaptable bathroom. While significant design constraints may limit this outcome for Dwellings 111 and 304, there appears to be potential to achieve this for Dwelling 306. • Additionally, seven dwellings (G05, 103, 110, 202, 204, 305, and 306) propose adaptable bathrooms in accordance with Design Option B of Table E3-12. However, in these cases, the toilet is not positioned closest to the door. It appears feasible to swap the location of the toilet and basin to achieve compliance, and a permit condition will be included to address this, where practical.

Clause 57.04-1 Daylight to existing windows

Standard E4-1

Met

- The setback of the heritage dwelling from the site boundary remains unchanged; therefore, daylight access to the east-facing windows of the adjoining property is expected to remain largely unaffected.
- Similarly, the dwellings to the south at 5 and 11 Queens Avenue are significantly set back from the shared boundary. As a result, the proposal is not expected to cause any significant impact on daylight access to the existing windows facing the subject site.
- The dwelling 3/9 Queens Avenue to the south has windows oriented towards the site. Compliance with the setback requirements from existing windows is shown below:

57.04-1 DAYLIGHT TO EXISTING WINDOWS				
Location	Wall height (m)	Setback required (m)	Setback provided (m) from window	Compliance
South Dwelling 108	6.3	3.15	7.1	Met
South Dwelling 207	9.4	4.7	7.84	Met
South Dwelling 304	12	6	11.3	Met

-

Clause 57.04-2 Existing north facing windows

Standard E4-2

Met

- Council's records of the endorsed plans for the development to the south at 9 Queens Avenue reveals that there are no habitable room windows within 3 metres of the common site boundary.

Clause 57.04-3 Overshadowing secluded open spaces

Standard E4-3

Met

- Given the size and orientation of the Secluded Private Open Spaces (SPOS) of the other adjoining properties i.e. 11 Queens Avenue, 5 Queens Avenue and 726 Doncaster Road, these will continue to receive adequate solar access (i.e. at least 25 square metres with 3metre dimension) during relevant times of the day.
- Shadows from the proposed development do not extend beyond the existing boundary fencing shadows within the SPOS of 3/9 Queens Avenue between 9am - 3pm on 22 September, thereby complying with the standard requirement.

Clause 57.04-4 Overlooking

Standard E4-4

Met with condition
In Clause 57.04-4, a habitable room does not include a bedroom.

Ground Floor Level:

Eastern Interface:
A new 1.8 metre high boundary fence along the

eastern boundary will restrict overlooking from the decks and habitable room windows of dwellings G02 and G03.
The proposed deck adjacent to the eastern side of the heritage dwelling will have a maximum height of 800mm above natural ground level. Views from this deck toward the east will be effectively screened by the new 1.8 metre high fence, in accordance with the standard requirements.

Southern Interface:
Dwelling G03 features bedroom windows facing south. As bedrooms are not classified as habitable rooms under the standard, no screening is required or can be required. The existing 1.6 metre high boundary fence between G03 and 11 Queens Avenue is therefore considered sufficient.

- Additionally, due to the proposed excavation along the southern boundary, the 1.6 metre high fence atop the retaining wall will adequately prevent overlooking from the living rooms of dwellings G04 and G05 into 3/9 Queens Avenue.

First Floor Level:

Eastern and Southern Balconies (Dwellings 107 & 108):
The eastern and southern edges of the balconies for Dwellings 107 and 108 are screened to a height of 1.7 metres above the finished floor level, in compliance with the standard.

Southern Balconies (Dwellings 109 & 110):
The southern edges of the balconies for Dwellings 109 and 110 are also screened to 1.7 metres above the finished balcony level, meeting the standard requirements.

Dwelling 111 – Southern Interface:
The existing 1.8 metre high southern boundary fence between Dwelling 111 and 5 Queens Avenue is sufficient to prevent overlooking from the south-facing balcony of Dwelling 111.

Bedroom Windows – Screening Not Required:
The following bedroom windows do not require screening under the standard:

- South-facing bedroom window of Dwelling 108
- South facing Master bedroom window of Dwelling 109
- Bedroom 1 and Master bedroom windows of Dwellings 110 and 111

However, additional measures have been implemented. I.e. the Bedroom 1 window of Dwelling

109 and the south-facing bedroom window of Dwelling 107 are either obscure glazed or highlight windows with a sill height of at least 1.7 metres above finished floor level.

Eastern Windows:

- The east-facing bedroom windows of Dwelling 106 and the living room window of Dwelling 107 are fixed obscure glazed up to 1.7 metres above finished floor level.
- The east-facing windows of Dwelling 104 are set back more than 9 metres from the eastern site boundary and therefore do not require screening.

Second Floor Level:

Dwelling 206 – Balcony Screening:
The eastern edge of Dwelling 206's balcony (adjacent to the Living Room/Bedroom 2) is screened to a height of 1.7 metres above the finished floor level, in accordance with the standard. However, the balcony adjoining the Master Bedroom is only screened to 1 metre in height along its eastern and southern edges. While the Master Bedroom itself does not require screening, the balcony being approximately 1.4 metres wide and therefore useable, does require adequate screening to prevent overlooking into the secluded private open space (SPOS) of the adjoining eastern and southern properties. This matter will be addressed via a permit condition.

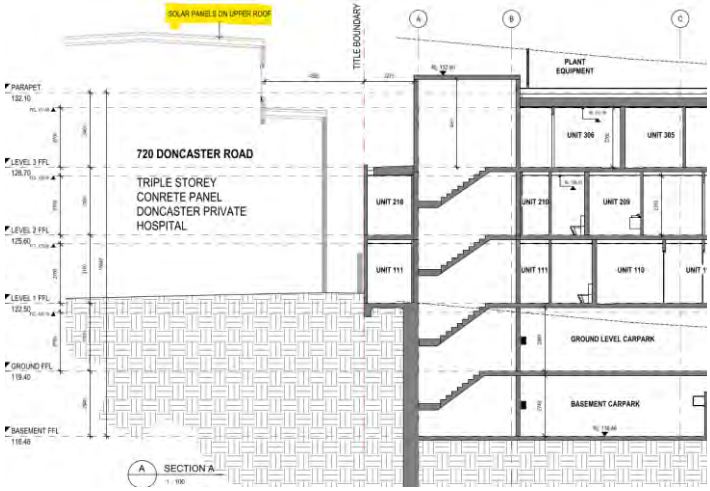
Balcony Screening to Dwelling 207-210:
The southern, eastern, and western edges of the balconies for Dwellings 207, 208, 209, and 210 are screened to 1.7 metres above the finished floor level, complying with the standard.
A permit condition will require notations on the plans confirming that these 1.7 metre high balcony balustrades maintain a maximum transparency of 25%, in line with the standard.

Bedroom Windows – Screening Not Required:
The south-facing Master Bedroom windows of Dwellings 209 and 210 do not require screening under the standard.

Dwelling 208 – Living Room Window:
Cross-section 3 on Sheet TP22 confirms that the south-facing Living Room window of Dwelling 208 is set back more than 9 metres from the existing windows of the adjoining property at 3/9 Queens Avenue. Therefore, screening is not required.

Dwelling 204 – Eastern Windows:
The east-facing windows of Dwelling 204 are set back more than 9 metres from the eastern site

	boundary and do not require screening. **Third Floor Level:** **Dwellings 304, 305, and 306 – Southern Interface:** The balconies of Dwellings 304, 305, and 306 are proposed to be screened with 1.3 metre high balustrades to limit views into the secluded private open spaces (SPOS) of the adjoining southern properties. Dwellings 304 and 306 also include a 0.5-metre-wide planter between the balustrade and the balcony edge. However, the views from these balconies appear to fall within 9 metres of the SPOS of the southern adjoining properties, and insufficient information has been provided to confirm whether the proposed treatments adequately limit overlooking in accordance with the standard. A permit condition will therefore require either the provision of appropriate screening to these balconies, or cross-sectional drawings demonstrating that views within 9 metres into existing SPOS and habitable room windows of the southern adjoining properties are appropriately limited. **Communal Terrace – Southern and Eastern Edges:** The southern and eastern edges of the communal terrace are also proposed to be screened with 1.3 metre high balustrades. A permit condition will require either the provision of compliant screening, or cross-sectional evidence confirming that views within 9 metres into the SPOS of the adjoining southern and eastern properties are appropriately limited in accordance with the standard. A condition has also been included on the landscape plan requiring all screen planting along the eastern and southern site boundaries to be at least 1.5 metres in height at the time of planting. The proposed screen planting will also assist to minimise views to and from the subject site.
Clause 57.04-5 Internal views **Standard E4-5**	**Met with condition** • Adequate screening to the south-facing upper-level balconies will effectively limit internal overlooking in accordance with the standard. • Internal views from the proposed east-facing balconies and windows of Dwellings 104, 204, and 304 have been appropriately addressed through either adequate screening or sufficient separation, ensuring compliance with the standard. • A permit condition will require a plan notation confirming that the ground floor secluded private

	open spaces (SPOS) of the dwellings are separated by internal fencing with a minimum height of 1.8 metres to maintain privacy between dwellings.
Clause 57.05-1 Permeability and Stormwater management **Standard E5-1**	**Met with condition** • The development achieves a Storm rating of 100% using Melbourne Waters Storm Tool. However, Council engineers have identified an error in the report, where the catchment area has been incorrectly stated as 1,836 square metres instead of the actual 1,980 square metres. A permit condition will be imposed to ensure this discrepancy is corrected and the STORM rating accurately reflects the development's performance. • An 18,500L (minimum) rainwater tank is proposed to be connected to 707 square metres of roof and all toilets will be connected to the tank. • The development proposes a site permeability of more than 20% of the site area.
Clause 57.05-2 Overshadowing domestic solar energy system **Standard E5-2**	**Met** • Of all adjoining properties, only the west adjoining property has solar panels installed on its roof. The proposed development sits below the maximum building height of 720 Doncaster Road. As such, it will not result in overshadowing of the existing solar panels, thereby maintaining compliance with the relevant solar access standards. 
Clause 57.05-3 Rooftop solar energy generation area **Standard E5-3**	**N/A**
Clause 57.05-4 Solar access protection to	**Met with condition** • The north facing balconies of Dwellings 101-106,

new north facing windows **Standard E5-4**	201-203 and 301-303 are roofed providing adequate solar protection. • However, permit condition will require adequate solar protection at the north facing habitable room windows of Dwellings 203-206 to demonstrate compliance with the standard unless otherwise agreed to the satisfaction of Responsible Authority.
Clause 57.05-5 Waste and Recycling **Standard E5-5**	**Met with condition** • In accordance with the standard, the development must provide: • 1.8 square metres of private bin storage for the heritage dwelling, and • 21.5 square metres of shared waste storage for the 33 apartment dwellings (calculated as 0.5 square metres × 33 dwellings + 5 square metres). • The proposal includes a shared bin storage area of approximately 17.5 square metres within the lower basement, with private waste collection via a mini loading vehicle. However, the plans do not specify the exact dimensions or total area of the waste room. • To ensure compliance, a permit condition will require the shared bin area to be increased, potentially by repurposing the space allocated for four bicycle spaces east of the bin room and relocating two bicycle spaces elsewhere, if feasible. • This adjustment may reduce the total bicycle parking provision to 8 spaces, falling short of the Clause 52.34 requirement by two spaces. Given the site's location within a Principal Public Transport Network (PPTN), this minor reduction is considered acceptable. • Additionally, a permit condition will require the provision of a private bin area for the heritage dwelling, located within its private open space, to demonstrate compliance with Standard E5-5. Collection of these bins will be undertaken by Council from the Doncaster Road frontage, as also noted in Council's engineering referral comments. • A permit condition will also require submission of an updated Waste Management Plan to reflect the above two requirements.
Clause 57.05-6 Noise Impacts **Standard E5-6**	**Met** • The plant equipment has been located on the roof top with screening on all sides to reduce noise impacts.
Clause 57.05-7 Energy efficiency for	**Met**

apartment developments **Standard E5-7**	• The submitted Sustainability Management Plan (SMP) has been internally referred to Council's Sustainability Officer, who has reviewed the document and deemed it satisfactory.

Car Parking and Bicycle provision

8.32 Pursuant to Clause 52.06 of the Scheme, each one and two-bedroom dwelling is required to provide one vehicle space per dwelling and each three-bedroom dwelling is required to be provided with two vehicle space per dwelling.

8.33 Given that the site is located within the Principal Public Transport Network buffer area, no visitor car parking space is required and none can be imposed.

8.34 The development generates a requirement of 37 car parking spaces for the 34 dwellings (including the heritage dwelling). The proposal provides 40 spaces, meeting this requirement. However, there is a discrepancy between the decision plans, which show 39 spaces, and the Traffic Report, which confirms 40. Specifically, the allocation for Dwelling 205 is missing from the plans but included in the Traffic Report. A permit condition will require the plans to be amended to reflect the correct car parking allocation for Dwelling 205, consistent with the Traffic Report. The remaining 3 car parking spaces are proposed to be allocated to the dwellings at a later stage.

8.35 An assessment against the car parking design standards at Clause 52.06-9 is provided in the table below:

Design Standard	Assessment
1 – Accessways	• The accessway to the basement car park meets the minimum width and height clearance requirements. • A minimum 2.1 metre headroom has been provided beneath overhead obstructions. • A passing area measuring 5 metres wide by 7.2 metres long is provided at the vehicle entrance to the site. While this does not strictly meet the standard requirement of a 6.1 metre width, the proposed access arrangement featuring a left-in/left-out configuration separated by a traffic island has been reviewed by both the Department of Transport and Planning (DTP) and Council engineers and is acceptable. • The internal radius of the driveway at the change of direction allows sufficient room for vehicles to turn and exit the site in a forward direction. • Adequate visibility splay areas are provided at the frontage.
2 – Car Parking Spaces	• Car parking spaces are provided in accordance with the dimensions and clearance areas required.
3 – Gradients	• Driveway gradients have been assessed as compliant with the standard.
4 – Mechanical Parking	• No mechanical car parking is being proposed.
5 – Urban Design	• The double width crossover and driveway along the

Design Standard	Assessment
	street frontage do not dominate the public realm. • The basement car park does not project significantly above the natural ground level along the Doncaster Road frontage.
6 – Safety	• Access to the residential car parking area is secured. The heritage dwelling is allocated two basement car spaces, accessible via the internal secondary pathway and the southern lift core. • Pedestrian access from the site frontages is clearly defined and legible.
7 – Landscaping	• The proposed landscaping is considered to soften the appearance of the driveway and the basement car park.

8.36 The access arrangements and traffic impacts have been reviewed by both Transport for Victoria and Council's Engineers, with no objections raised to the proposed development.

8.37 Pursuant to Clause 52.34 (Bicycle Facilities) of the Scheme, in a development of four or more storeys, one resident bicycle space is required to be provided to each 5 dwellings, and one visitor bicycle space is required to be provided to each 10 dwellings generating a requirement of 10 bicycle spaces.

8.38 The development provides for a total of 12 bicycle spaces within the basement car park, exceeding this requirement. However as discussed under Clause 57.05-5 (Waste and Recycling) a permit condition to increase the shared bin area may result in reduction in 2 bicycle spaces. Considering the location of the site within the PPTN, if at all any reduction is required, it is considered reasonable.

Objections

8.39 To date one objection has been received for the application.

8.40 An informal consultation discussion via telephone was held with the objector to discuss their concerns. The objector was advised that bedroom windows could not be screened and officers will assess the application against the provisions of the relevant standard.

8.41 A response to the grounds of objection is provided in the paragraphs below:

<u>Off-site amenity impacts relating to privacy</u>

8.42 As outlined in the Clause 57 assessment, the south-facing windows and balconies at the ground, first, and second floors comply with Standard E4-4 of Clause 57.04-4 (Overlooking). The standard excludes bedroom windows from the definition of habitable rooms; therefore, screening to these windows is not required.

8.43 However, the third floor south-facing balconies raise potential overlooking concerns. A permit condition will require either the provision of adequate screening to the southern edges of these balconies, or cross-sectional drawings demonstrating that views within 9 metres into the secluded private open space of the adjoining southern properties are effectively limited by existing boundary fencing, in accordance with Standard E4-4.

9. CONCLUSION

9.1 The proposal is considered satisfactory and positively responds to the objectives of the Manningham Planning Scheme with a high degree of compliance particularly with respect to urban design, height, massing, response to heritage dwelling, car parking and traffic. Minor changes are recommended through permit conditions which will result in a generally compliant outcome.

9.2 It is recommended that the application be approved subject to conditions.

10. DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any general or material conflict of interest in this matter.

722- 724 DONCASTER ROAD

5 STOREY APARTMENT DEVELOPMENT

CONSULTANTS DOCUMENTATION:

ARCHITECTURAL PLANS ARE TO BE READ IN CONJUNCTION WITH REPORT PREPARED BY CONSULTANTS BELOW:

- TRAFFIC ENGINEERING ASSESSMENT & WASTE MANAGEMENT REPORT BY TRAFFIX GROUP
- SMP REPORT BY GREEN RATE
- ARBORICULTURAL REPORT AND LANDSCAPE DRAWINGS BY JOHN PATRICK LANDSCAPE ARCHITECTS PTY LTD

DRAWINGS LIST:

Sheet Number	Sheet Name	Current Revision
TP00	COVER	B
TP01	3D VIEWS - SHEET 1	B
TP02	3D VIEWS - SHEET 2	B
TP03	SITE PLAN (CONTEXT)	B
TP04	EXISTING & DEMOLITION PLAN	B
TP05	EXISTING AND DEMOLITION ELEVATION	B
TP06	PROPPOSED SITE PLAN	B
TP07	BASEMENT PLAN	B
TP08	GROUND FLOOR PLAN	B
TP09	LEVEL 1 PLAN	B
TP10	LEVEL 2 PLAN	B
TP11	LEVEL 3 PLAN	B
TP12	ROOF PLAN	B
TP13	NORTH & EAST ELEVATIONS	B
TP14	SOUTH & WEST ELEVATIONS	B
TP15	HERITAGE & INTERNAL ELEVATIONS	B
TP16	HERITAGE & INTERNAL ELEVATIONS	B
TP17	SECTIONS	B
TP18	SHADOW DIAGRAMS - SHEET 1	B
TP19	SHADOW DIAGRAMS - SHEET 2	B
TP20	STORAGE AREA CALCULATION	B
TP21	3D VIEWS	B
TP22	ADDITIONAL OVERLOOKING STUDIES	B

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DEVELOPMENT SUMMARY

Name	Area
TOTAL SITE AREA	1,673.3 m²
SITE COVERAGE	1,126.2 m² (67%)
CNC AREA	780.0 m²

MAX. 80%

PERMEABILITY: 638m² (32.1%)

Name	Area
BASEMENT (INTERNALLY)	1,098.0 m²
GROUND LEVEL (EXTERNAL)	1,126.2 m²
GROUND LEVEL CANOPIES (EXTERNAL)	140.0 m²
LEVEL 1 (EXTERNAL)	974.0 m²
LEVEL 2 (EXTERNAL)	958.0 m²
LEVEL 3 (EXTERNAL)	743.0 m²
COMMUNAL OPEN SPACE	140.0 m²
	4,549.0 m²

PERCENTAGE OF UPPER FLOOR AREA OVER LOWER FLOOR AREA

LEVEL 3 OVER LEVEL 2 - 80.2%
LEVEL 2 OVER LEVEL 1 - 88.7%
LEVEL 1 OVER GROUND LEVEL - 97.2%
GROUND LEVEL OVER BASEMENT - 89.5%

CANOPY COVER AREA: 436.5m² (22.5%)
TOTAL DEEP PLANTING AREA: 551.5m² (28.5%)

NAME	E3-12*	TYPE	AREA		
G01		3BR	96.0 m²	POS G01	127.5 m²
G02		2BR	65.5 m²	POS G02	54.0 m²
G03		2BR	65.0 m²	POS G03	104.5 m²
G04 (A)	A	1BR	58.5 m²	POS G04	38.0 m²
G05 (A)	B	1BR	63.5 m²	POS G05	30.5 m²
G06		1BR	53.0 m²	POS G06	21.0 m²
G07		2BR	70.0 m²	POS G07	21.0 m²
101		2BR	80.0 m²	POS 101	21.5 m²
102 (A)	A	STUDIO	52.0 m²	BALCONY 102	8.0 m²
				BALCONY 103	9.0 m²
103 (A)	B	2BR	88.5 m²	BALCONY 103	3.0 m²
104		2BR	77.5 m²	BALCONY 104	12.0 m²
105		1BR	48.0 m²	BALCONY 105	8.5 m²
106		2BR	68.0 m²	BALCONY 106	9.0 m²
107		1BR	52.0 m²	BALCONY 107	8.0 m²
108 (A)	A	1BR	54.5 m²	BALCONY 108	8.5 m²
109 (A)	A	2BR	93.5 m²	BALCONY 109	10.5 m²
				POS 109	14.5 m²
110 (A)	B	2BR	94.0 m²	BALCONY 110	7.0 m²
				POS 110	33.0 m²
111 (A)	A	2BR	85.0 m²	POS 111	48.5 m²
201		2BR	84.0 m²	BALCONY 111	21.5 m²
				BALCONY 201	10.0 m²
202 (A)	B	1BR	66.5 m²	BALCONY 202	10.0 m²
203		1BR	68.5 m²	BALCONY 203	11.0 m²
204 (A)	B	2BR	93.5 m²	BALCONY 204	19.5 m²
205 (A)	A	1BR	51.5 m²	BALCONY 205	8.5 m²
206		3BR	91.5 m²	BALCONY 206	20.5 m²
207		1BR	51.0 m²	BALCONY 207	8.0 m²
208		2BR	76.0 m²	BALCONY 208	15.0 m²
209 (A)	A	2BR	86.0 m²	BALCONY 209	9.0 m²
210		2BR	80.5 m²	BALCONY 210	16.0 m²
301		2BR	75.5 m²	BALCONY 301	15.0 m²
302 (A)	A	2BR	82.5 m²	BALCONY 302	13.5 m²
303 (A)	A	2BR	89.5 m²	BALCONY 303	27.5 m²
304 (A)	A	3BR	101.0 m²	BALCONY 304	18.0 m²
305 (A)	B	2BR	76.0 m²	BALCONY 305	9.0 m²
306 (A)	B	2BR	77.5 m²	BALCONY 306	8.0 m²
				BALCONY 306	8.5 m²
				BALCONY 306	3.0 m²

(A) ACCESSIBLE UNIT

TOTAL NO. OF UNITS: 34 (INCLUDING EXISTING HOUSE)
TOTAL ACCESSIBLE UNITS: 17 (50%)

E3-12* - ACCESSIBILITY FOR APARTMENT DEVELOPMENTS OBJECTIVE (BATHROOM DESIGN OPTION)

STUDIO: 1
1 BEDROOM APT: 10
2 BEDROOM APT: 20
3 BEDROOM APT: 3

EXTERNAL STORAGE:

4.5m³: 2
5.7m³: 3
8.0m³: 20

TOTAL NO. OF STORAGE: 25

BASEMENT PARKING

CAR PARK: 27

BIKE PARK: 12

GROUND FLOOR PARKING

CAR PARK: 13

TOTAL NO. OF CAR PARK: 40

VENTILATION CALCULATION:

NO. OF APARTMENT WITH EFFECTIVE CROSS VENTILATION: 15 (44%)

NO. OF APT REQUIRED FOR: 19

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Rev	Date	Chkd	Issue
A	26.05.2025	RS	RESPONSE TO RFI
B	15.08.2025	RS	RESPONSE TO RFI 2

Project: APARTMENT DEVELOPMENT	Drawing: COVER	Drawing No.: TP00	Project No.: 2342
Project Address: 722-724 DONCASTER ROAD, DONCASTER		Drawn by: JL	Issued Date: 12.12.2024
		Scale @ A1	Status/Revision: B

Document Set ID: 30412262
Version: 2, Version Date: 29/08/2025

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NORTH VIEW



FRONT STREET VIEW - NORTH EAST



EAST VIEW



SOUTH EAST VIEW

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B	15.08.2025	RS	RESPONSE TO RFI 2

Project: APARTMENT DEVELOPMENT	Drawing: 3D VIEWS - SHEET 1	Drawing No.: TP01	Project No.: 2342
Project Address: 722-724 DONCASTER ROAD, DONCASTER		Drawn by: JL	Issued Date: 12.12.2024
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SOUTH VIEW



FRONT STREET VIEW - NORTH WEST



FRONT VIEW TO HERITAGE HOUSE



FRONT STREET VIEW - ACROSS DONCASTER ROAD



FRONT STREET VIEW - ACROSS DONCASTER ROAD

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APARTMENT DEVELOPMENT (Project)	3D VIEWS - SHEET 2 (Drawing)	TP02 (Drawing No.)	2342 (Project No.)
722-724 DONCASTER ROAD, DONCASTER (Project Address)		JL (Drawn by)	12.12.2024 (Issued Date)
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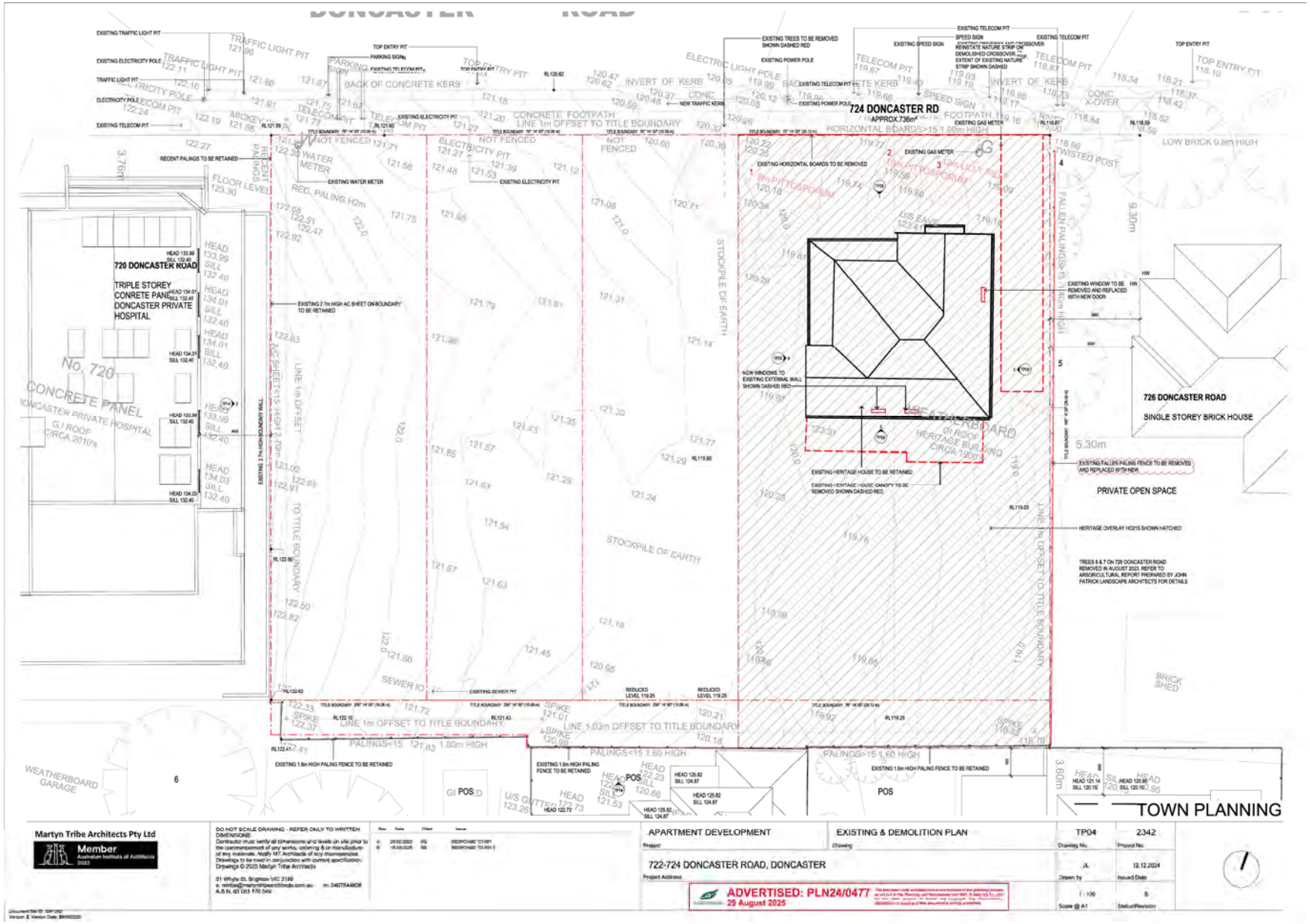
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A	26.05.2025	RS	RESPONSE TO RFI
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Project: APARTMENT DEVELOPMENT	Drawing: SITE PLAN (CONTEXT)	Drawing No.: TP03	Project No.: 2342
Project Address: 722-724 DONCASTER ROAD, DONCASTER		Drawn by: JL	Issued Date: 12.12.2024
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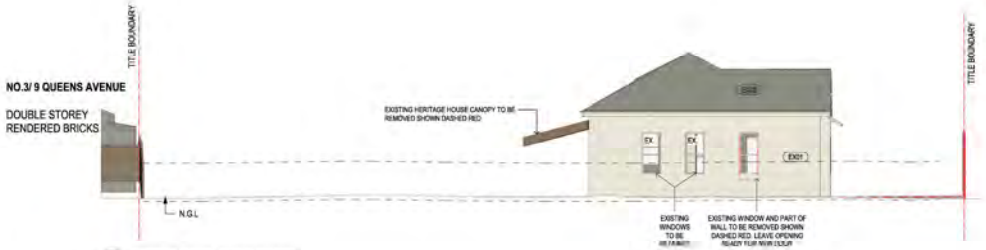
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Version: 2, Version Date: 29/08/2025


724 DONCASTER RD
APPROX.736m²
720 DONCASTER ROAD
TRIPLE STOREY CONRETE PANEL DONCASTER PRIVATE HOSPITAL
No. 720
CONCRETE PANEL
DONCASTER PRIVATE HOSPITAL
G.I ROOF CIRCA.2010's
726 DONCASTER ROAD
SINGLE STOREY BRICK HOUSE
PRIVATE OPEN SPACE
WEATHERBOARD HERITAGE BUILDING CIRCA.1920's
WEATHERBOARD GARAGE
BRICK SHED
STOCKPILE OF EARTH
EXISTING HERITAGE HOUSE TO BE RETAINED
HERITAGE OVERLAY HO215 SHOWN HATCHED
TREES 6 & 7 ON 726 DONCASTER ROAD REMOVED IN AUGUST 2023. REFER TO ARBORICULTURAL REPORT PREPARED BY JOHN PATRICK LANDSCAPE ARCHITECTS FOR DETAILS
EXISTING 2.7m HIGH AC SHEET ON BOUNDARY TO BE RETAINED
EXISTING 1.8m HIGH PALING FENCE TO BE RETAINED
EXISTING FALLEN PALING FENCE TO BE REMOVED AND REPLACED WITH NEW
EXISTING WINDOW TO BE REMOVED AND REPLACED WITH NEW DOOR
NEW WINDOWS TO EXISTING EXTERNAL WALL SHOWN DASHED RED
EXISTING HERITAGE HOUSE CANOPY TO BE REMOVED SHOWN DASHED RED
EXISTING HORIZONTAL BOARDS TO BE REMOVED
RECENT PALINGS TO BE RETAINED
LINE 1m OFFSET TO TITLE BOUNDARY
LINE 1.03m OFFSET TO TITLE BOUNDARY
PALINGS<15 1.80m HIGH
PALINGS>15 1.60 HIGH
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APARTMENT DEVELOPMENT
EXISTING & DEMOLITION PLAN
TP04
2342
722-724 DONCASTER ROAD, DONCASTER
12.12.2024
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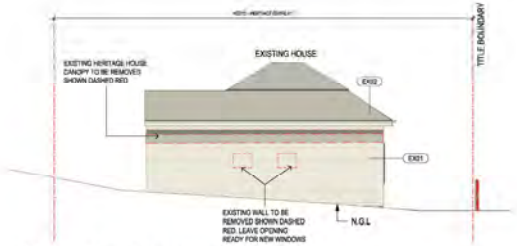


1 HERITAGE HOUSE - NORTH ELEVATION
1 : 100

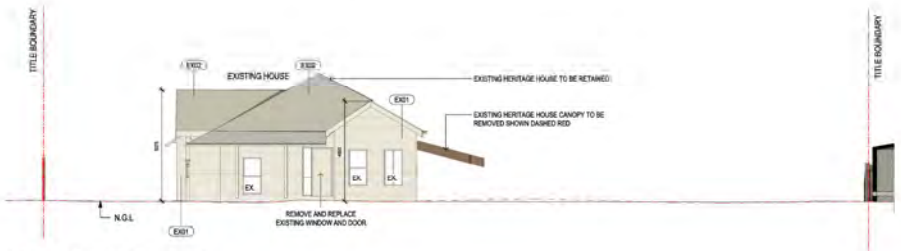
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3 HERITAGE HOUSE - EAST ELEVATION
1 : 100



3 HERITAGE HOUSE - SOUTH ELEVATION
1 : 100



4 HERITAGE HOUSE - WEST ELEVATION
1 : 100

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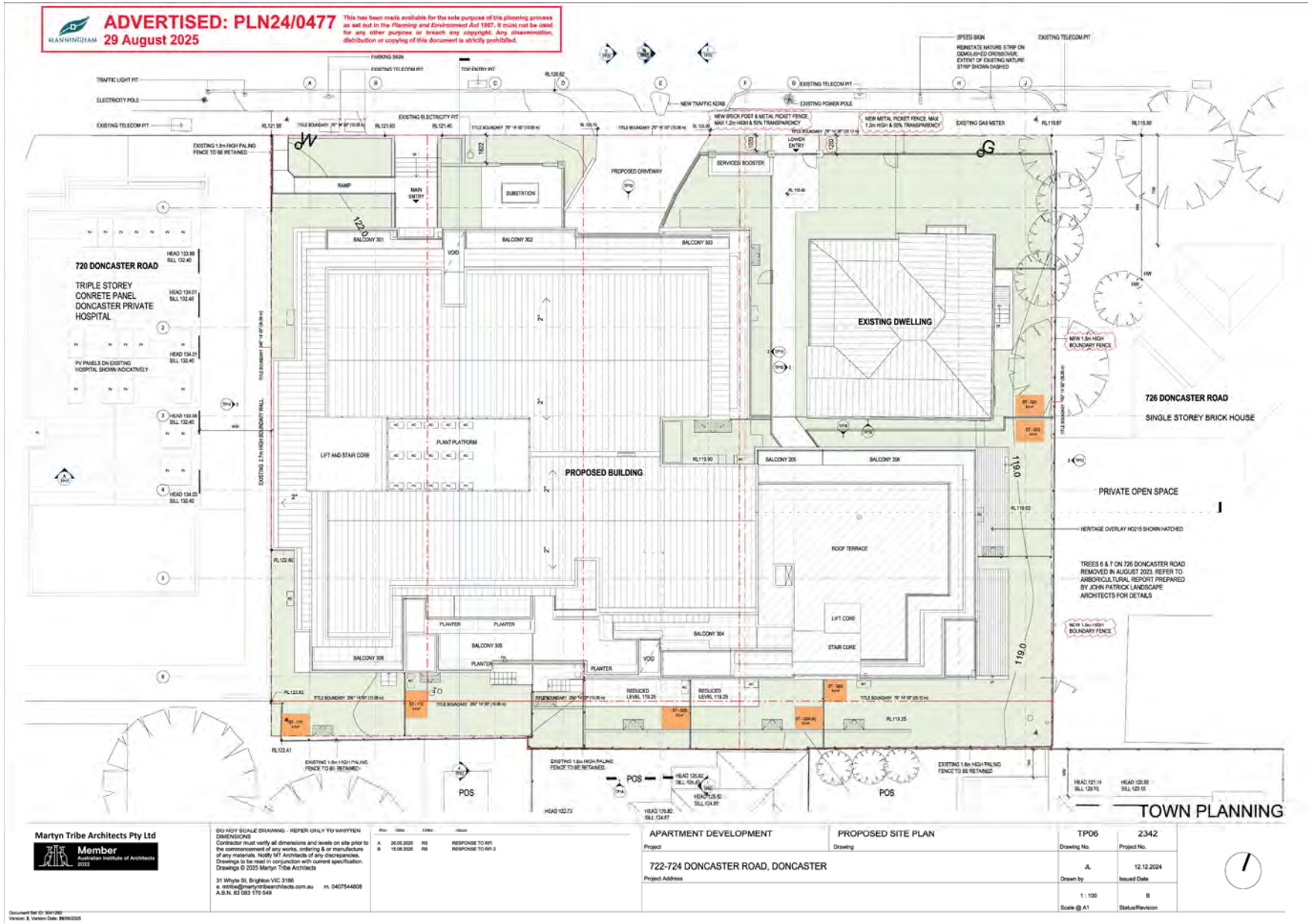
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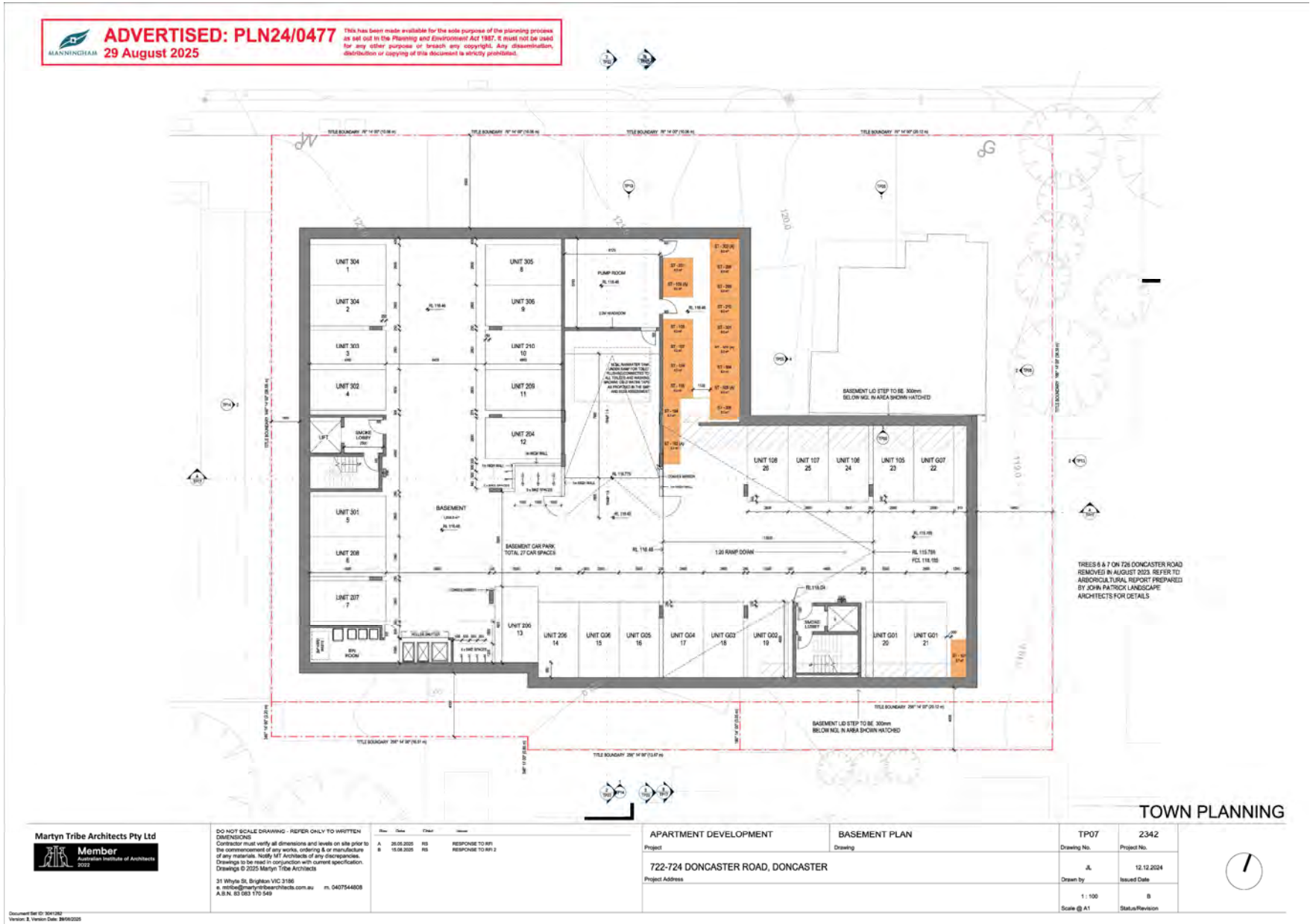
Rev	Date	Chkd	Issue
A	26.05.2025	RS	RESPONSE TO RFI
B	15.08.2025	RS	RESPONSE TO RFI 2

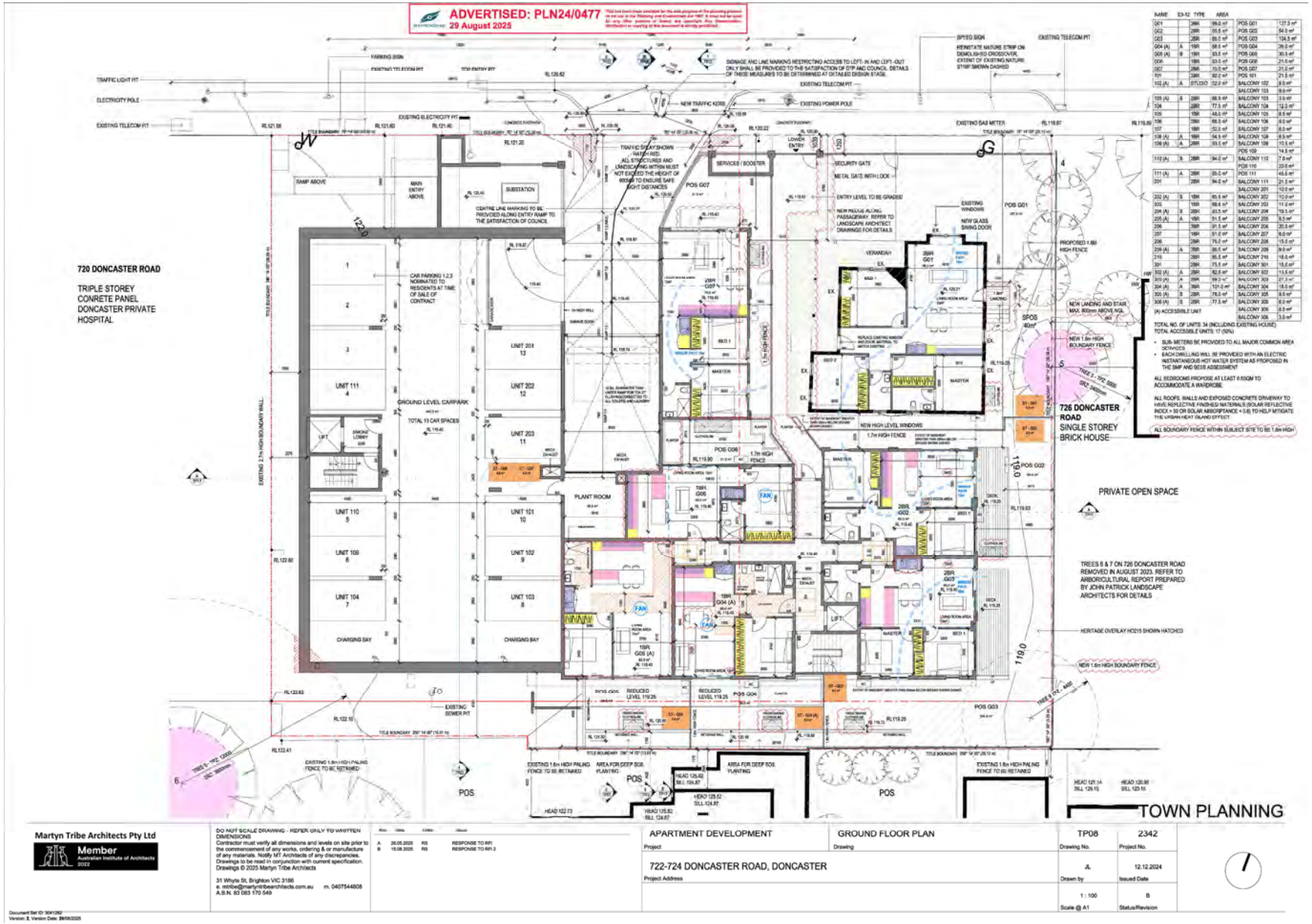
APARTMENT DEVELOPMENT (Project)	EXISTING AND DEMOLITION ELEVATION (Drawing)	TP05 (Drawing No.)	2342 (Project No.)
722-724 DONCASTER ROAD, DONCASTER (Project Address)		JL (Drawn by)	14.05.2025 (Issued Date)
		1 : 100 (Scale @ A1)	B (Status/Revision)

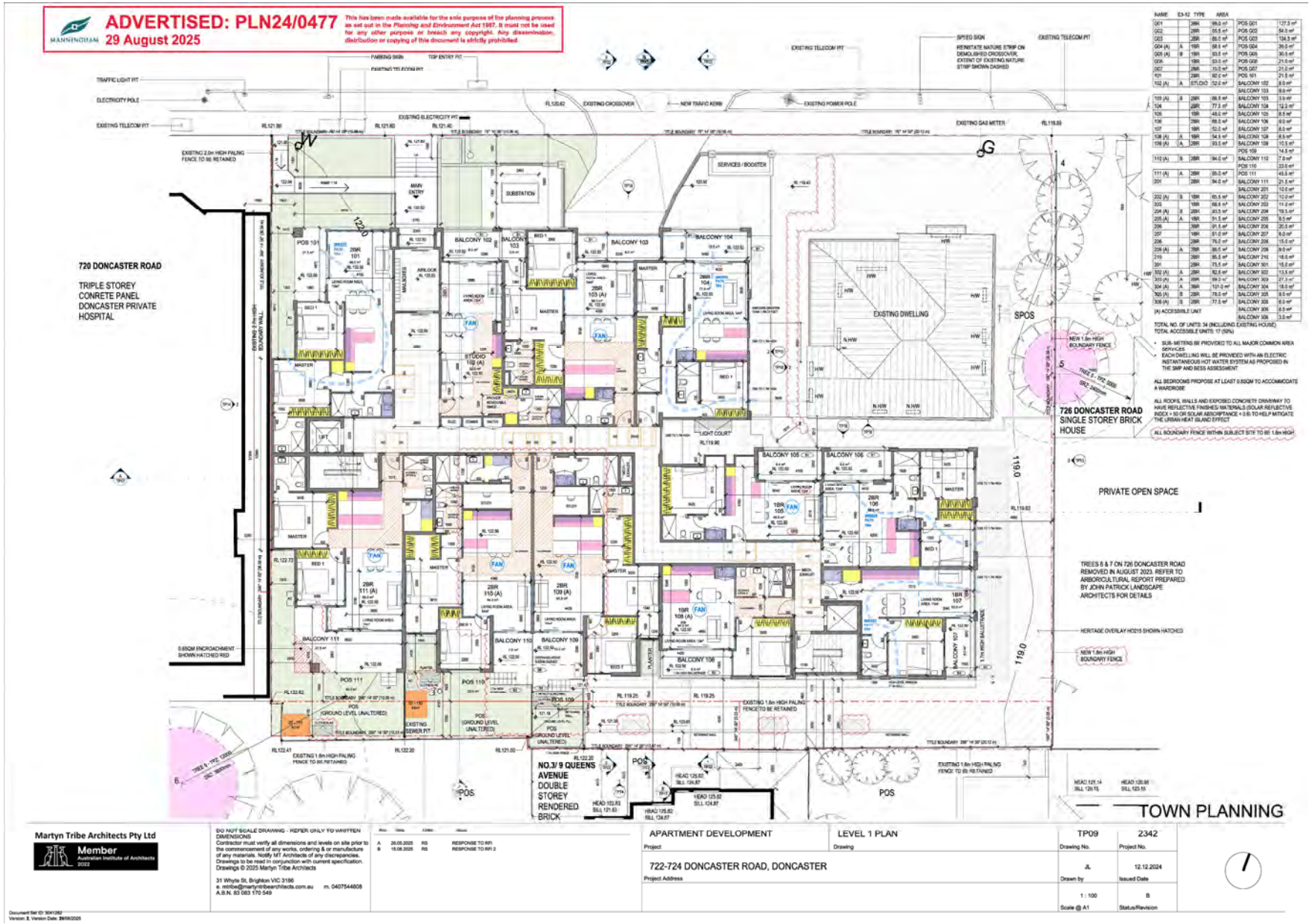
Document Set ID: 3041282
Version: 2, Version Date: 29/08/2025

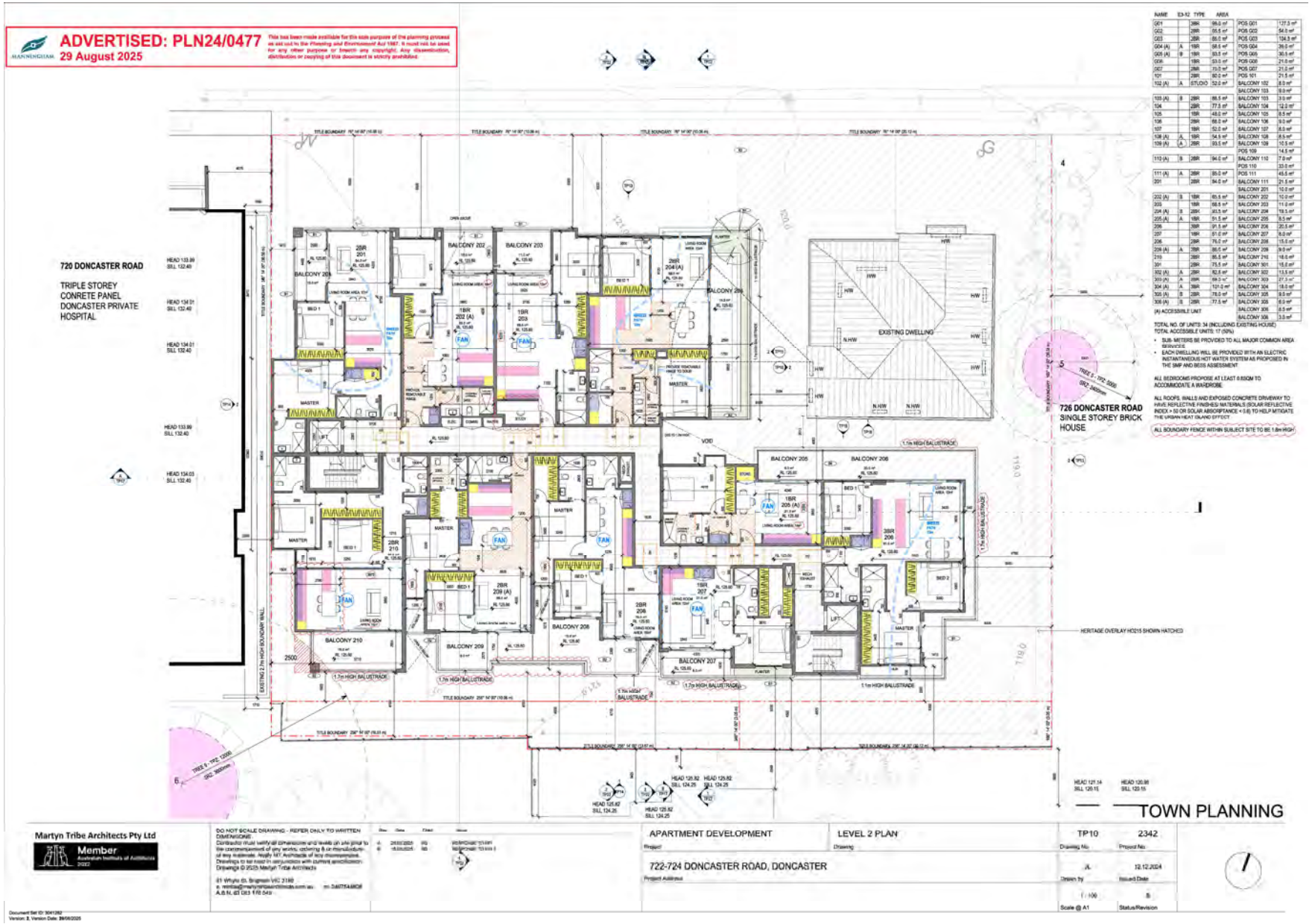

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720 DONCASTER ROAD
TRIPLE STOREY CONRETE PANEL DONCASTER PRIVATE HOSPITAL
PV PANELS ON EXISTING HOSPITAL SHOWN INDICATIVELY
EXISTING DWELLING
726 DONCASTER ROAD
SINGLE STOREY BRICK HOUSE
PROPOSED BUILDING
PRIVATE OPEN SPACE
HERITAGE OVERLAY HO215 SHOWN HATCHED
TREES 6 & 7 ON 726 DONCASTER ROAD REMOVED IN AUGUST 2023. REFER TO ARBORICULTURAL REPORT PREPARED BY JOHN PATRICK LANDSCAPE ARCHITECTS FOR DETAILS
PROPOSED DRIVEWAY
SUBSTATION
RAMP
MAIN ENTRY
LIFT AND STAIR CORE
PLANT PLATFORM
ROOF TERRACE
BALCONY 301
BALCONY 302
BALCONY 303
BALCONY 304
BALCONY 305
BALCONY 306
BALCONY 205
BALCONY 206
VOID
PLANTER
LIFT CORE
STAIR CORE
SERVICES BOOSTER
LOWER ENTRY
EXISTING 1.8m HIGH PALING FENCE TO BE RETAINED
NEW 1.8m HIGH BOUNDARY FENCE
NEW BRICK POST & METAL PICKET FENCE MAX 1.2m HIGH & 50% TRANSPARENCY
NEW METAL PICKET FENCE MAX 1.2m HIGH & 50% TRANSPARENCY
EXISTING GAS METER
EXISTING TELECOM PIT
EXISTING POWER POLE
EXISTING ELECTRICITY PIT
NEW TRAFFIC KERB
SPEED SIGN
REINSTATE NATURE STRIP ON DEMOLISHED CROSSOVER, EXTENT OF EXISTING NATURE STRIP SHOWN DASHED
TRAFFIC LIGHT PIT
ELECTRICITY POLE
PARKING SIGN
POS
REDUCED LEVEL 119.25
TOWN PLANNING
Martyn Tribe Architects Pty Ltd
Member Australian Institute of Architects 2022
31 Whyte St, Brighton VIC 3186
e. mtribe@martyntribearchitects.com.au m. 0407544808
A.B.N. 83 083 170 549
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A 26.05.2025 RS RESPONSE TO RFI
B 15.08.2025 RS RESPONSE TO RFI 2
APARTMENT DEVELOPMENT
PROPOSED SITE PLAN
722-724 DONCASTER ROAD, DONCASTER
TP06
2342
JL
12.12.2024
1 : 100
B

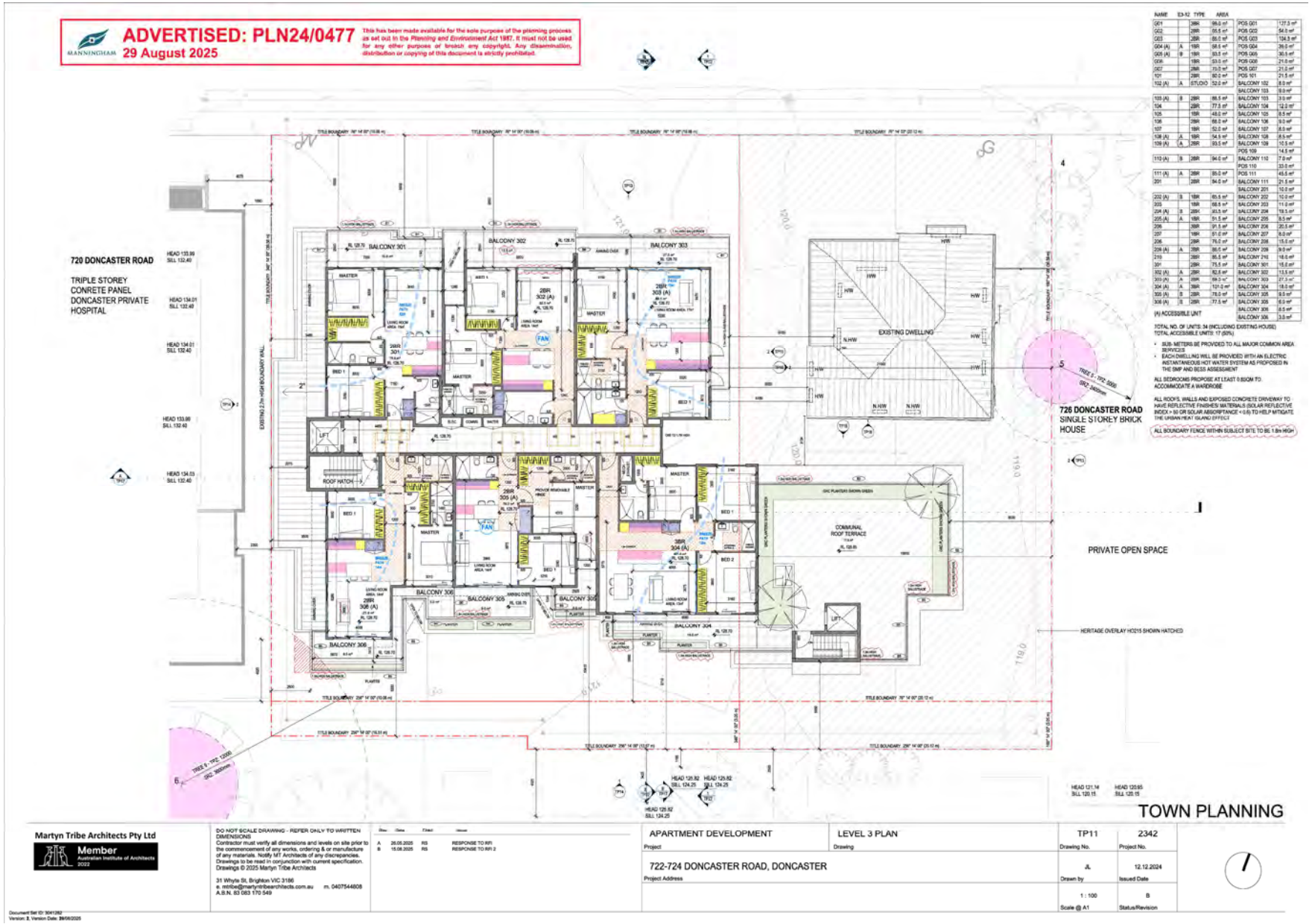
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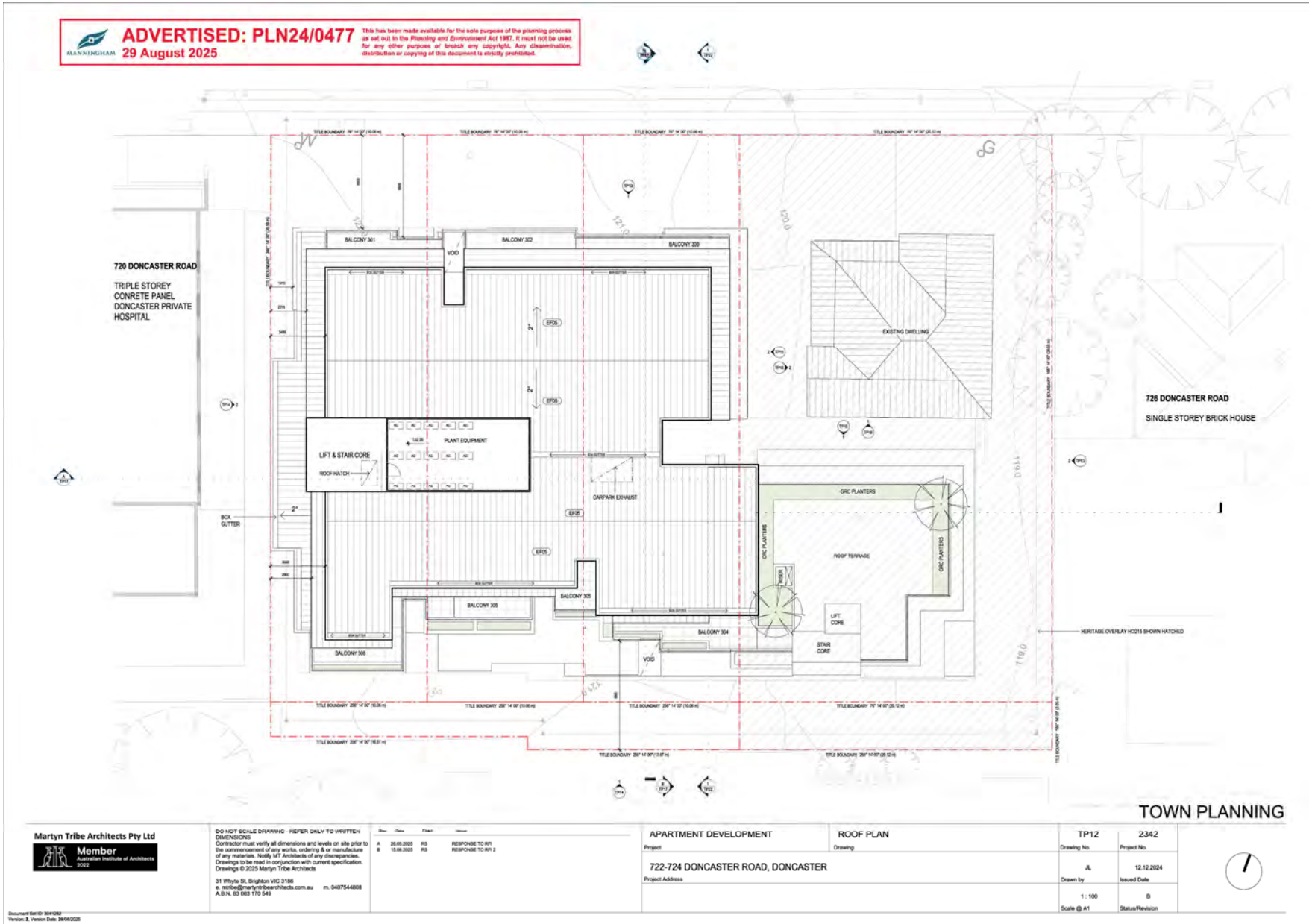

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720 DONCASTER ROAD
TRIPLE STOREY
CONRETE PANEL
DONCASTER PRIVATE
HOSPITAL
726 DONCASTER
ROAD
SINGLE STOREY
BRICK HOUSE
PRIVATE OPEN SPACE
TOWN PLANNING
Martyn Tribe Architects Pty Ltd
Member
APARTMENT DEVELOPMENT
GROUND FLOOR PLAN
TP08
2342
722-724 DONCASTER ROAD, DONCASTER
12.12.2024
1 : 100


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720 DONCASTER ROAD
TRIPLE STOREY CONRETE PANEL DONCASTER PRIVATE HOSPITAL
726 DONCASTER ROAD
SINGLE STOREY BRICK HOUSE
NO.3/ 9 QUEENS AVENUE
DOUBLE STOREY RENDERED BRICK
EXISTING DWELLING
PRIVATE OPEN SPACE
SPOS
TOWN PLANNING
Martyn Tribe Architects Pty Ltd
Member
APARTMENT DEVELOPMENT
LEVEL 1 PLAN
722-724 DONCASTER ROAD, DONCASTER
TP09
2342
12.12.2024
1 : 100


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720 DONCASTER ROAD
TRIPLE STOREY CONRETE PANEL DONCASTER PRIVATE HOSPITAL
726 DONCASTER ROAD
SINGLE STOREY BRICK HOUSE
EXISTING DWELLING
TOWN PLANNING
Martyn Tribe Architects Pty Ltd
Member
APARTMENT DEVELOPMENT
LEVEL 2 PLAN
722-724 DONCASTER ROAD, DONCASTER
TP10
2342
12.12.2024


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720 DONCASTER ROAD
TRIPLE STOREY CONRETE PANEL DONCASTER PRIVATE HOSPITAL
726 DONCASTER ROAD
SINGLE STOREY BRICK HOUSE
EXISTING DWELLING
PRIVATE OPEN SPACE
COMMUNAL ROOF TERRACE
HERITAGE OVERLAY HO215 SHOWN HATCHED
TOWN PLANNING
Martyn Tribe Architects Pty Ltd
Member Australian Institute of Architects 2022
APARTMENT DEVELOPMENT
LEVEL 3 PLAN
TP11
2342
722-724 DONCASTER ROAD, DONCASTER
12.12.2024
1 : 100

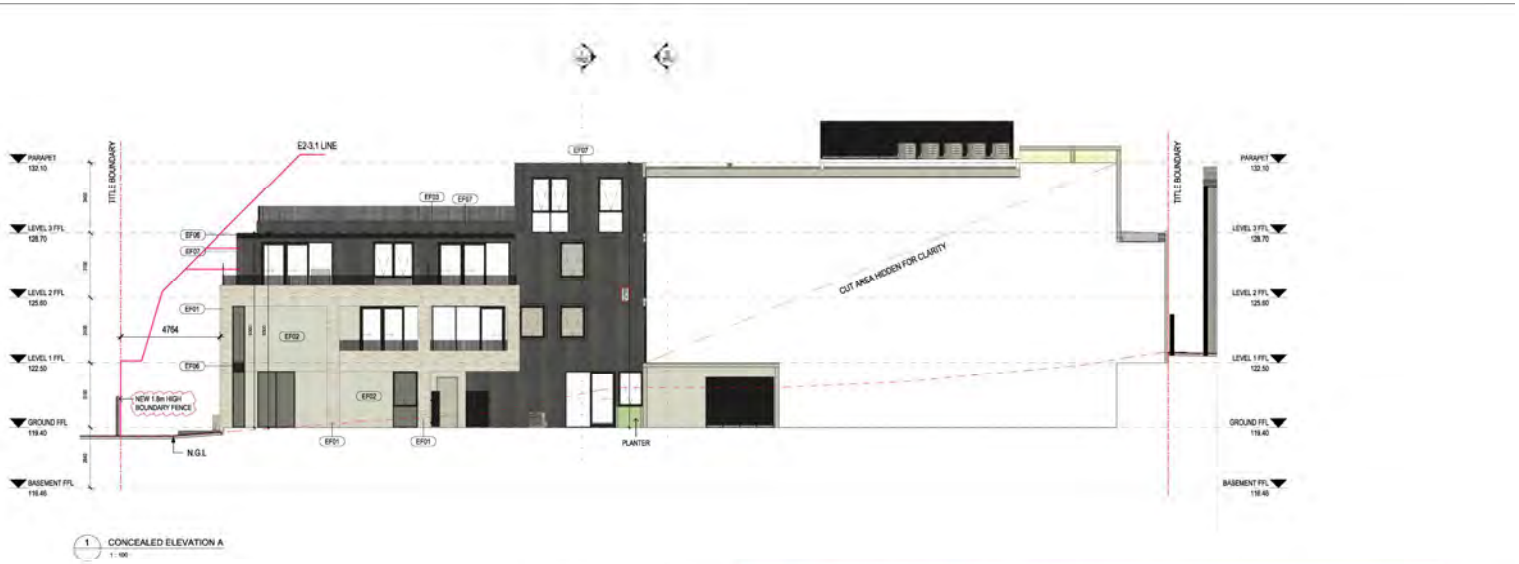
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720 DONCASTER ROAD
TRIPLE STOREY CONRETE PANEL DONCASTER PRIVATE HOSPITAL
726 DONCASTER ROAD
SINGLE STOREY BRICK HOUSE
SOUTH ELEVATION
WEST ELEVATION
LEGEND
EF01 MASONRY COLOUR: OFF WHITE
EF02 FIBRE CEMENT CLADDING COLOUR: GREY
EF03 POWDERCOATED ALUMINIUM BATTENS COLOUR: CHARCOAL
EF04 TIMBER BATTENS COLOUR: NATURAL TIMBER
EF05 CORRUGATED ROOF SHEET COLOUR: GREY
EF06 POWDERCOATED METAL COLOUR: CHARCOAL
EF07 FIBRE CEMENT CLADDING COLOUR: DARK GREY
EF08 BAR GRILLE GARAGE DOOR COLOUR: DARK GREY
EX01 WEATHERBOARD (EXISTING) COLOUR: CONTRACTOR TO MATCH EXISTING
EX02 CORRUGATED GALVANIZED IRON SHEET (EXISTING) COLOUR: CONTRACTOR TO MATCH EXISTING
REFER TO LANDSCAPE DRAWINGS PREPARED BY JOHN PATRICK LANDSCAPE ARCHITECTS FOR PAVING AND DRIVEWAY MATERIAL
ALL ROOFS, WALLS AND EXPOSED CONCRETE DRIVEWAY TO HAVE REFLECTIVE FINISHES/ MATERIALS (SOLAR REFLECTIVE INDEX > 50 OR SOLAR ABSORPTANCE < 0.6) TO HELP MITIGATE THE URBAN HEAT ISLAND EFFECT
TYPICAL BALUSTRADE TYPES
TOWN PLANNING
Martyn Tribe Architects Pty Ltd
Member Australian Institute of Architects 2022
APARTMENT DEVELOPMENT
SOUTH & WEST ELEVATIONS
TP14
2342
722-724 DONCASTER ROAD, DONCASTER
12.12.2024
As indicated
B



1 CONCEALED ELEVATION A
1 : 100

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MANNINGHAM
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2 CONCEALED ELEVATION B
1 : 100

TOWN PLANNING

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Drawings © 2025 Martyn Tribe Architects

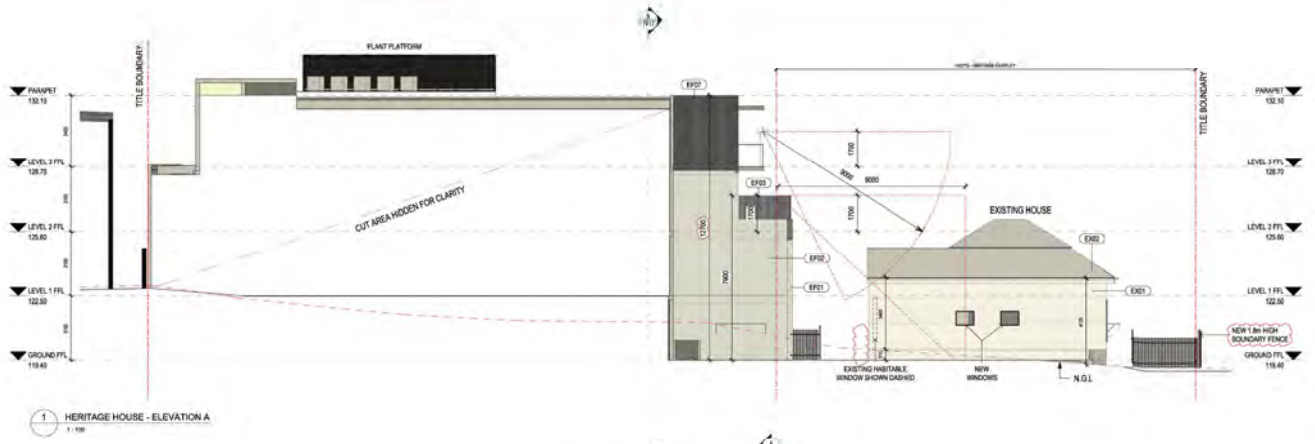
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e. mtribe@martyntribearchitects.com.au m. 0407544808
A.B.N. 83 083 170 549

Rev	Date	Chkd	Issue
A	26.05.2025	RS	RESPONSE TO RFI
B	15.08.2025	RS	RESPONSE TO RFI 2

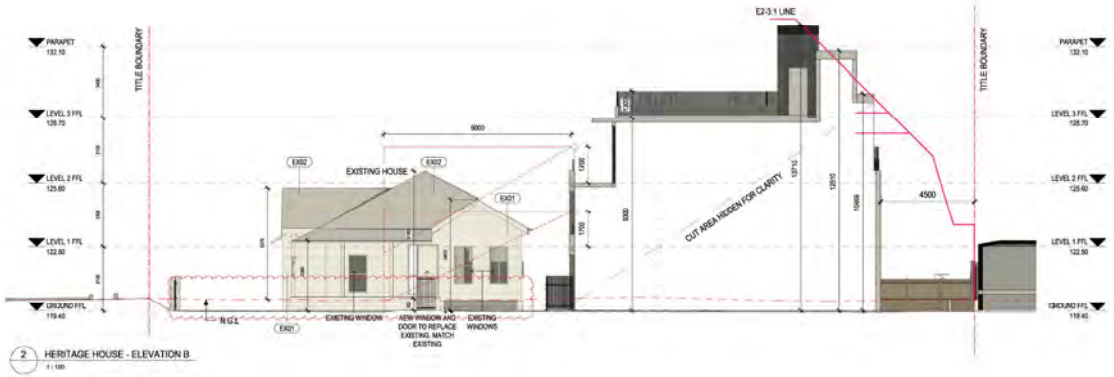
APARTMENT DEVELOPMENT (Project)	HERITAGE & INTERNAL ELEVATIONS (Drawing)	TP15 (Drawing No.)	2342 (Project No.)
722-724 DONCASTER ROAD, DONCASTER (Project Address)		JL (Drawn by)	12.12.2024 (Issued Date)
		1 : 100 (Scale @ A1)	B (Status/Revision)

Document Set ID: 3041282
Version: 2, Version Date: 29/08/2025

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1 HERITAGE HOUSE - ELEVATION A
1 : 100



2 HERITAGE HOUSE - ELEVATION B
1 : 100

TOWN PLANNING

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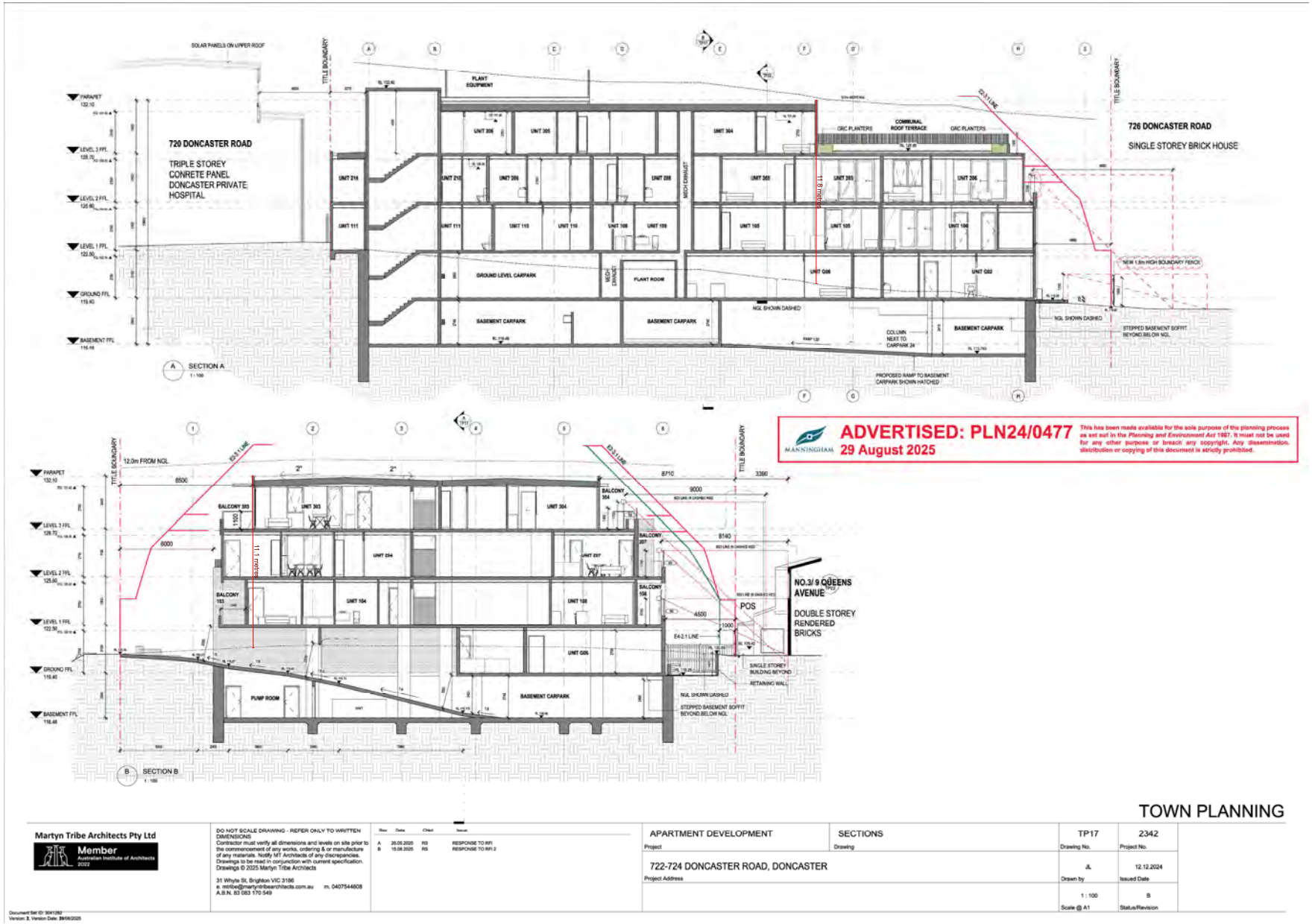
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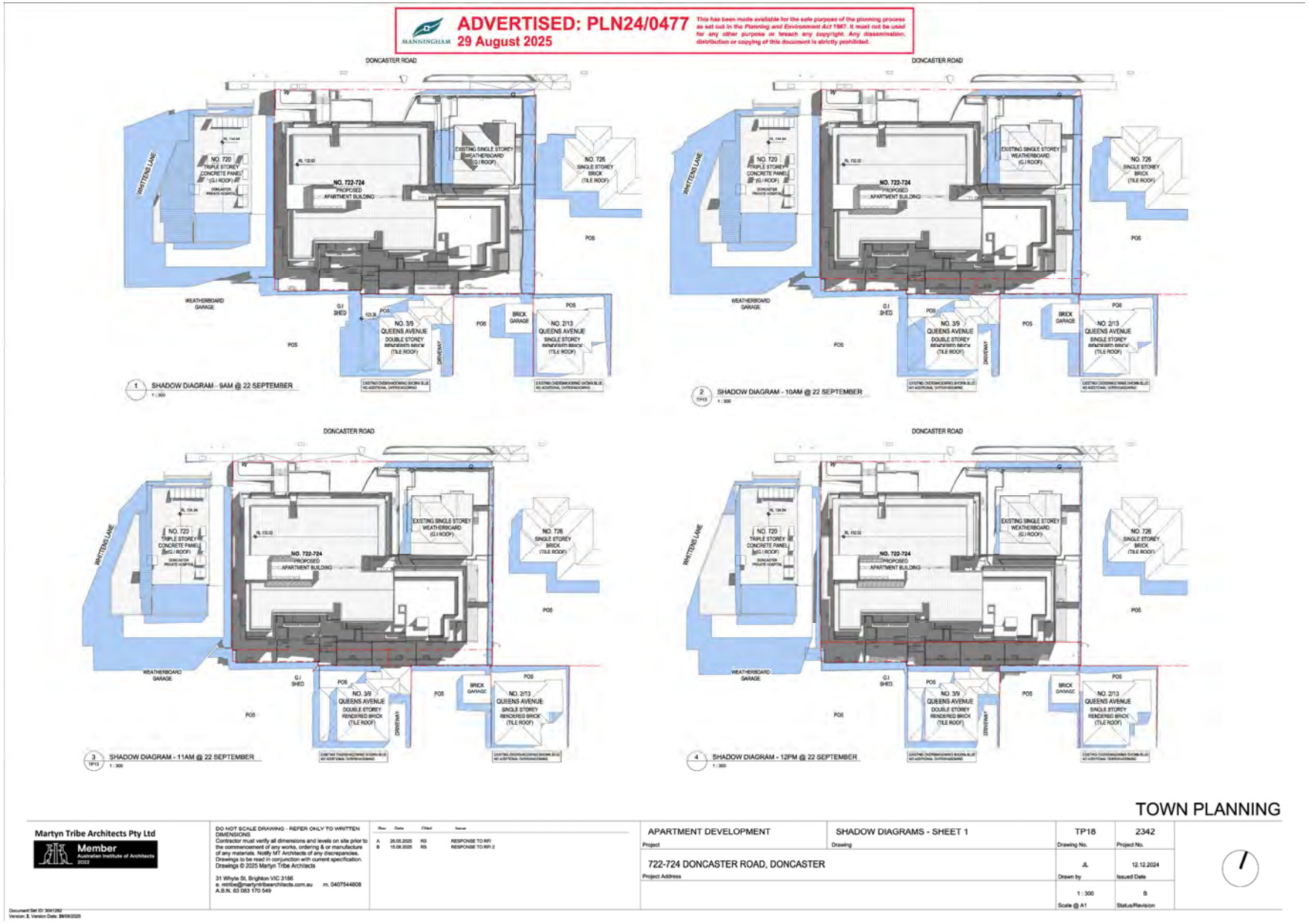
Rev	Date	Chkd	Issue
A	26.05.2025	RS	RESPONSE TO RFI
B	15.08.2025	RS	RESPONSE TO RFI 2

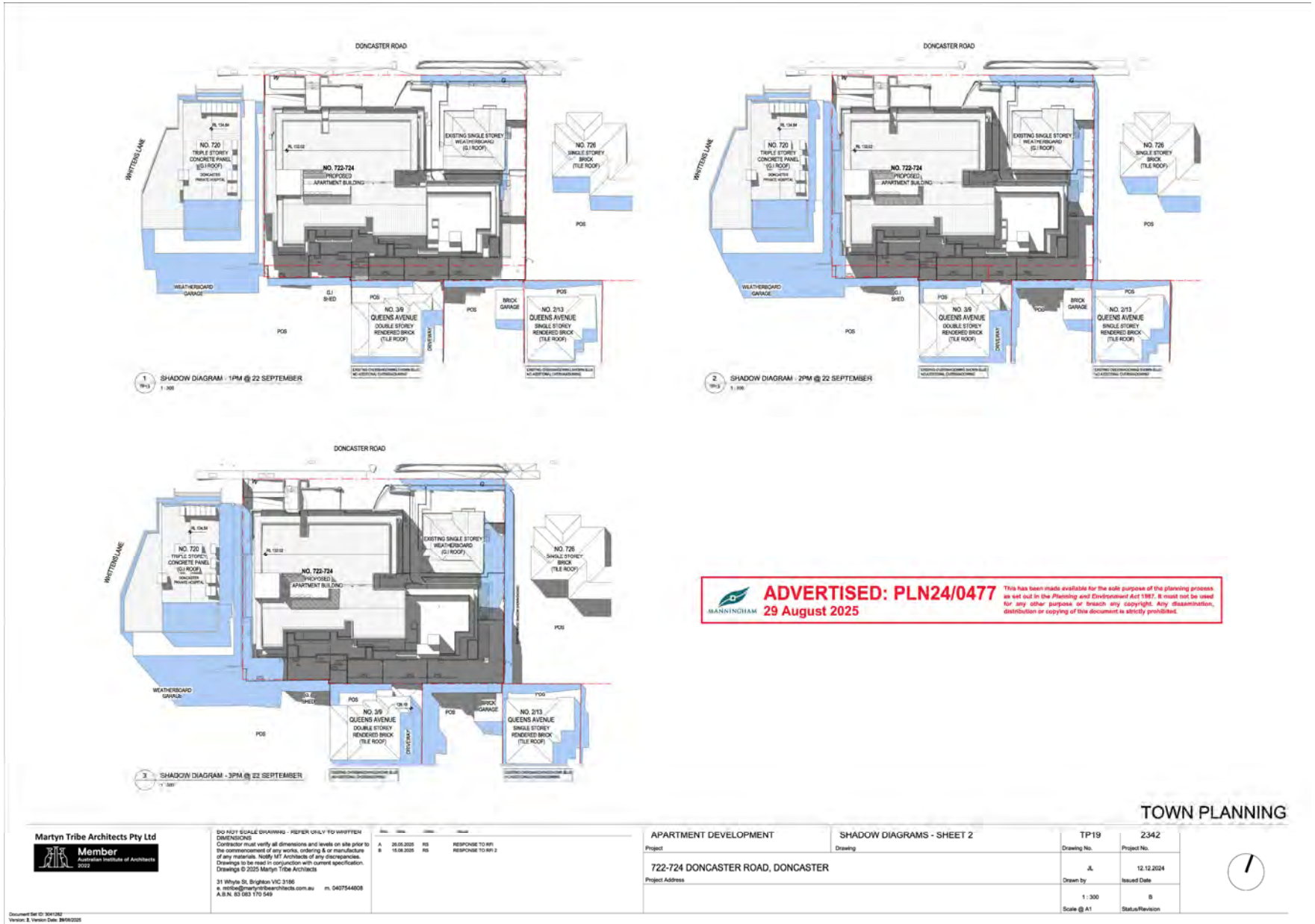
Project: APARTMENT DEVELOPMENT	Drawing: HERITAGE & INTERNAL ELEVATIONS	Drawing No.: TP16	Project No.: 2342
Project Address: 722-724 DONCASTER ROAD, DONCASTER		Drawn by: JL	Issued Date: 12.12.2024
		Scale @ A1: 1 : 100	Status/Revision: B

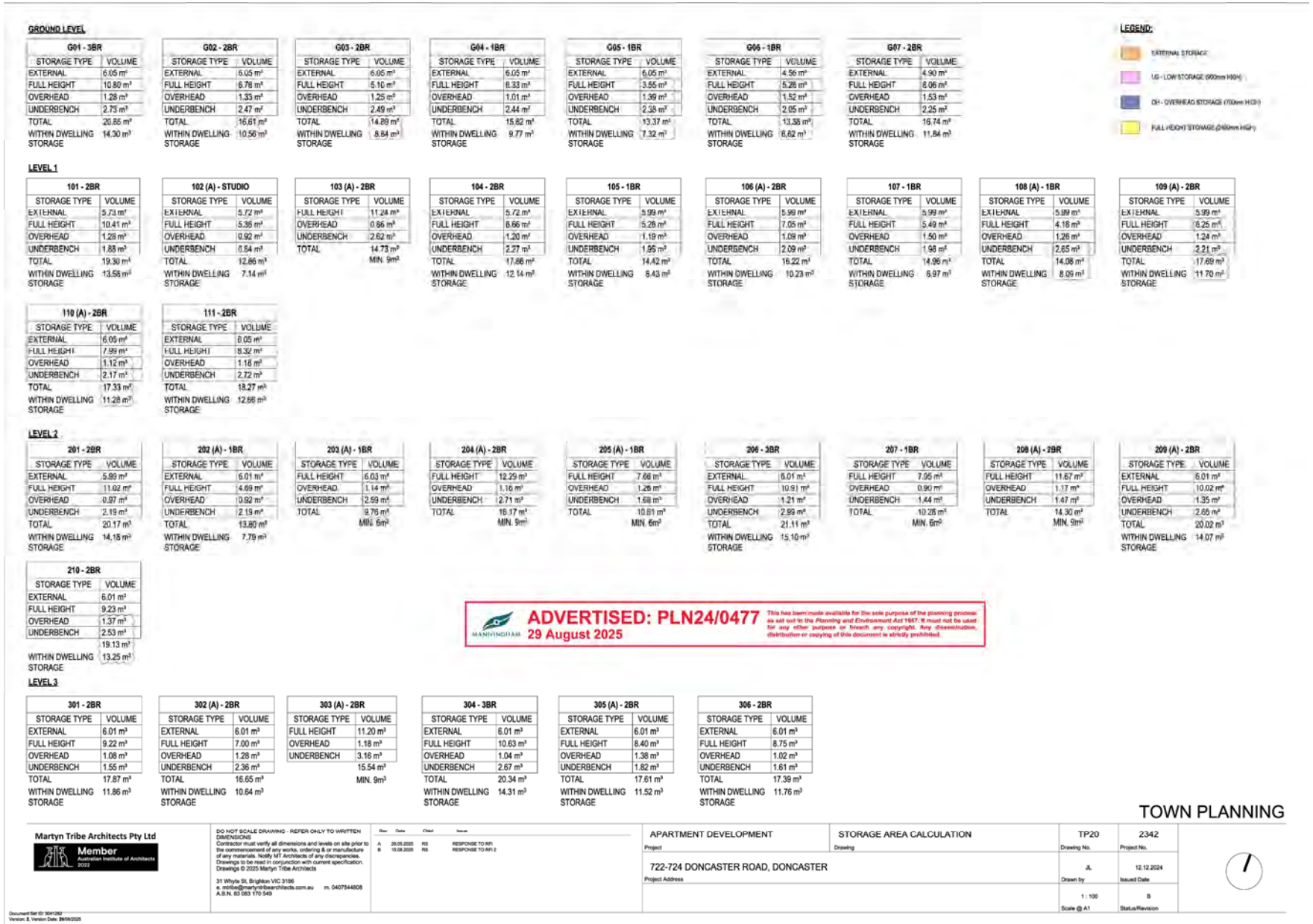
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Version: 2, Version Date: 28/08/2025


720 DONCASTER ROAD
TRIPLE STOREY
CONRETE PANEL
DONCASTER PRIVATE
HOSPITAL
726 DONCASTER ROAD
SINGLE STOREY BRICK HOUSE
SECTION A
SECTION B
NO.3/ 9 QUEENS AVENUE
DOUBLE STOREY
RENDERED
BRICKS
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APARTMENT DEVELOPMENT
SECTIONS
TP17
2342
722-724 DONCASTER ROAD, DONCASTER
12.12.2024
1 : 100

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DONCASTER ROAD
WHITTENS LANE
NO. 720
TRIPLE STOREY CONCRETE PANEL (GI ROOF)
NO. 722-724
PROPOSED APARTMENT BUILDING
EXISTING SINGLE STOREY WEATHERBOARD (GI ROOF)
NO. 726
SINGLE STOREY BRICK (TILE ROOF)
POS
WEATHERBOARD GARAGE
GI SHED
NO. 3/9 QUEENS AVENUE
DOUBLE STOREY RENDERED BRICK (TILE ROOF)
DRIVEWAY
BRICK GARAGE
NO. 2/13 QUEENS AVENUE
SINGLE STOREY RENDERED BRICK (TILE ROOF)
1 SHADOW DIAGRAM - 1PM @ 22 SEPTEMBER
2 SHADOW DIAGRAM - 2PM @ 22 SEPTEMBER
3 SHADOW DIAGRAM - 3PM @ 22 SEPTEMBER
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A.B.N. 83 083 170 549
A 26.05.2025 RS RESPONSE TO RFI
B 15.08.2025 RS RESPONSE TO RFI 2
APARTMENT DEVELOPMENT
SHADOW DIAGRAMS - SHEET 2
TP19
2342
722-724 DONCASTER ROAD, DONCASTER
JL
12.12.2024
1 : 300
B



GROUND LEVEL

G01 - 3BR

STORAGE TYPE	VOLUME
EXTERNAL	6.05 m³
FULL HEIGHT	10.80 m³
OVERHEAD	1.28 m³
UNDERBENCH	2.73 m³
TOTAL	20.85 m³
WITHIN DWELLING STORAGE	14.30 m³

G02 - 2BR

STORAGE TYPE	VOLUME
EXTERNAL	6.05 m²
FULL HEIGHT	6.76 m³
OVERHEAD	1.33 m³
UNDERBENCH	2.47 m²
TOTAL	16.61 m²
WITHIN DWELLING STORAGE	10.56 m³

G03 - 2BR

STORAGE TYPE	VOLUME
EXTERNAL	6.05 m²
FULL HEIGHT	5.10 m³
OVERHEAD	1.25 m³
UNDERBENCH	2.49 m³
TOTAL	14.89 m²
WITHIN DWELLING STORAGE	8.84 m³

G04 - 1BR

STORAGE TYPE	VOLUME
EXTERNAL	6.05 m²
FULL HEIGHT	6.33 m³
OVERHEAD	1.01 m³
UNDERBENCH	2.44 m²
TOTAL	15.82 m³
WITHIN DWELLING STORAGE	9.77 m³

G05 - 1BR

STORAGE TYPE	VOLUME
EXTERNAL	6.05 m²
FULL HEIGHT	3.55 m³
OVERHEAD	1.39 m³
UNDERBENCH	2.38 m²
TOTAL	13.37 m³
WITHIN DWELLING STORAGE	7.32 m³

G06 - 1BR

STORAGE TYPE	VOLUME
EXTERNAL	4.56 m²
FULL HEIGHT	5.26 m³
OVERHEAD	1.52 m³
UNDERBENCH	2.05 m³
TOTAL	13.38 m³
WITHIN DWELLING STORAGE	8.62 m³

G07 - 2BR

STORAGE TYPE	VOLUME
EXTERNAL	4.90 m²
FULL HEIGHT	6.06 m³
OVERHEAD	1.53 m³
UNDERBENCH	2.25 m²
TOTAL	16.74 m²
WITHIN DWELLING STORAGE	11.84 m³

LEGEND:

EXTERNAL STORAGE

LS - LOW STORAGE (900mm HIGH)

OH - OVERHEAD STORAGE (700mm HIGH)

FULL HEIGHT STORAGE (2400mm HIGH)

LEVEL 1

101 - 2BR

STORAGE TYPE	VOLUME
EXTERNAL	5.73 m²
FULL HEIGHT	10.41 m³
OVERHEAD	1.28 m³
UNDERBENCH	1.88 m³
TOTAL	19.30 m³
WITHIN DWELLING STORAGE	13.58 m³

102 (A) - STUDIO

STORAGE TYPE	VOLUME
EXTERNAL	5.72 m²
FULL HEIGHT	5.35 m³
OVERHEAD	0.92 m³
UNDERBENCH	0.54 m³
TOTAL	12.86 m³
WITHIN DWELLING STORAGE	7.14 m³

103 (A) - 2BR

STORAGE TYPE	VOLUME
FULL HEIGHT	11.24 m³
OVERHEAD	0.66 m³
UNDERBENCH	2.62 m³
TOTAL	14.73 m³
	MIN. 9m³

104 - 2BR

STORAGE TYPE	VOLUME
EXTERNAL	5.72 m²
FULL HEIGHT	8.66 m³
OVERHEAD	1.20 m³
UNDERBENCH	2.27 m³
TOTAL	17.66 m³
WITHIN DWELLING STORAGE	12.14 m³

105 - 1BR

STORAGE TYPE	VOLUME
EXTERNAL	5.99 m²
FULL HEIGHT	5.28 m³
OVERHEAD	1.19 m³
UNDERBENCH	1.95 m³
TOTAL	14.42 m³
WITHIN DWELLING STORAGE	8.43 m³

106 (A) - 2BR

STORAGE TYPE	VOLUME
EXTERNAL	5.99 m²
FULL HEIGHT	7.05 m³
OVERHEAD	1.09 m³
UNDERBENCH	2.09 m³
TOTAL	16.22 m³
WITHIN DWELLING STORAGE	10.23 m³

107 - 1BR

STORAGE TYPE	VOLUME
EXTERNAL	5.99 m²
FULL HEIGHT	5.49 m³
OVERHEAD	1.50 m³
UNDERBENCH	1.98 m³
TOTAL	14.96 m³
WITHIN DWELLING STORAGE	8.97 m³

108 (A) - 1BR

STORAGE TYPE	VOLUME
EXTERNAL	5.99 m²
FULL HEIGHT	4.18 m³
OVERHEAD	1.26 m³
UNDERBENCH	2.65 m³
TOTAL	14.08 m³
WITHIN DWELLING STORAGE	8.09 m³

109 (A) - 2BR

STORAGE TYPE	VOLUME
EXTERNAL	5.99 m²
FULL HEIGHT	6.25 m³
OVERHEAD	1.24 m³
UNDERBENCH	2.21 m³
TOTAL	17.69 m³
WITHIN DWELLING STORAGE	11.70 m³

110 (A) - 2BR

STORAGE TYPE	VOLUME
EXTERNAL	6.05 m²
FULL HEIGHT	7.99 m³
OVERHEAD	1.12 m³
UNDERBENCH	2.17 m³
TOTAL	17.33 m³
WITHIN DWELLING STORAGE	11.28 m³

111 - 2BR

STORAGE TYPE	VOLUME
EXTERNAL	6.05 m²
FULL HEIGHT	8.32 m³
OVERHEAD	1.18 m³
UNDERBENCH	2.72 m³
TOTAL	18.27 m³
WITHIN DWELLING STORAGE	12.66 m³

LEVEL 2

201 - 2BR

STORAGE TYPE	VOLUME
EXTERNAL	5.99 m²
FULL HEIGHT	11.02 m³
OVERHEAD	0.97 m³
UNDERBENCH	2.19 m³
TOTAL	20.17 m³
WITHIN DWELLING STORAGE	14.18 m³

202 (A) - 1BR

STORAGE TYPE	VOLUME
EXTERNAL	6.01 m²
FULL HEIGHT	4.69 m³
OVERHEAD	0.92 m³
UNDERBENCH	2.19 m³
TOTAL	13.80 m³
WITHIN DWELLING STORAGE	7.79 m³

203 (A) - 1BR

STORAGE TYPE	VOLUME
FULL HEIGHT	6.03 m³
OVERHEAD	1.14 m³
UNDERBENCH	2.59 m³
TOTAL	9.76 m³
	MIN. 6m³

204 (A) - 2BR

STORAGE TYPE	VOLUME
FULL HEIGHT	12.29 m³
OVERHEAD	1.16 m³
UNDERBENCH	2.71 m³
TOTAL	16.17 m³
	MIN. 9m³

205 (A) - 1BR

STORAGE TYPE	VOLUME
FULL HEIGHT	7.66 m³
OVERHEAD	1.26 m³
UNDERBENCH	1.68 m³
TOTAL	10.61 m³
	MIN. 6m³

206 - 3BR

STORAGE TYPE	VOLUME
EXTERNAL	6.01 m²
FULL HEIGHT	10.91 m³
OVERHEAD	1.21 m³
UNDERBENCH	2.99 m³
TOTAL	21.11 m³
WITHIN DWELLING STORAGE	15.10 m³

207 - 1BR

STORAGE TYPE	VOLUME
FULL HEIGHT	7.95 m³
OVERHEAD	0.90 m³
UNDERBENCH	1.44 m³
TOTAL	10.28 m³
	MIN. 6m³

208 (A) - 2BR

STORAGE TYPE	VOLUME
FULL HEIGHT	11.67 m³
OVERHEAD	1.17 m³
UNDERBENCH	1.47 m³
TOTAL	14.30 m³
	MIN. 9m³

209 (A) - 2BR

STORAGE TYPE	VOLUME
EXTERNAL	6.01 m²
FULL HEIGHT	10.02 m³
OVERHEAD	1.35 m³
UNDERBENCH	2.65 m³
TOTAL	20.02 m³
WITHIN DWELLING STORAGE	14.07 m³

210 - 2BR

STORAGE TYPE	VOLUME
EXTERNAL	6.01 m²
FULL HEIGHT	9.23 m³
OVERHEAD	1.37 m³
UNDERBENCH	2.53 m³
	19.13 m³
WITHIN DWELLING STORAGE	13.25 m³

LEVEL 3

301 - 2BR

STORAGE TYPE	VOLUME
EXTERNAL	6.01 m³
FULL HEIGHT	9.22 m³
OVERHEAD	1.08 m³
UNDERBENCH	1.55 m³
TOTAL	17.87 m³
WITHIN DWELLING STORAGE	11.86 m³

302 (A) - 2BR

STORAGE TYPE	VOLUME
EXTERNAL	6.01 m³
FULL HEIGHT	7.00 m³
OVERHEAD	1.28 m³
UNDERBENCH	2.36 m³
TOTAL	16.65 m³
WITHIN DWELLING STORAGE	10.64 m³

303 (A) - 2BR

STORAGE TYPE	VOLUME
FULL HEIGHT	11.20 m³
OVERHEAD	1.18 m³
UNDERBENCH	3.16 m³
	15.54 m³
	MIN. 9m³

304 - 3BR

STORAGE TYPE	VOLUME
EXTERNAL	6.01 m³
FULL HEIGHT	10.63 m³
OVERHEAD	1.04 m³
UNDERBENCH	2.67 m³
TOTAL	20.34 m³
WITHIN DWELLING STORAGE	14.31 m³

305 (A) - 2BR

STORAGE TYPE	VOLUME
EXTERNAL	6.01 m³
FULL HEIGHT	8.40 m³
OVERHEAD	1.38 m³
UNDERBENCH	1.82 m³
TOTAL	17.61 m³
WITHIN DWELLING STORAGE	11.52 m³

306 - 2BR

STORAGE TYPE	VOLUME
EXTERNAL	6.01 m³
FULL HEIGHT	8.75 m³
OVERHEAD	1.02 m³
UNDERBENCH	1.61 m³
TOTAL	17.39 m³
WITHIN DWELLING STORAGE	11.76 m³

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Rev	Date	Chkd	Issue
A	26.05.2025	RS	RESPONSE TO RFI
B	15.08.2025	RS	RESPONSE TO RFI 2

Project: APARTMENT DEVELOPMENT	Drawing: STORAGE AREA CALCULATION
Project Address: 722-724 DONCASTER ROAD, DONCASTER	

Drawing No.	TP20
Project No.	2342
Drawn by	JL
Issued Date	12.12.2024
Scale @ A1	1 : 100
Status/Revision	B

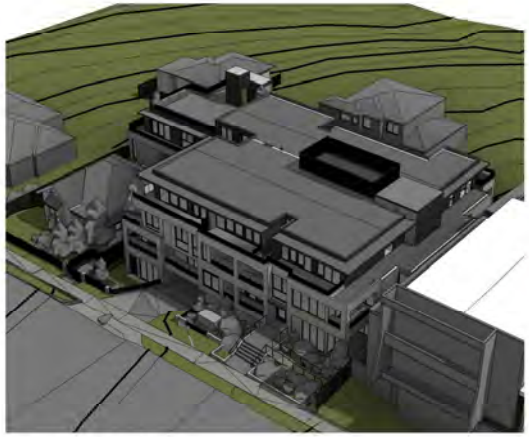
Document Set ID: 3041282
Version: 2, Version Date: 29/08/2025



3D VIEW - SOUTH EASTERN



3D VIEW - NORTH EASTERN



3D VIEW - NORTH WESTERN

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3D VIEW - FOOTPATH ACROSS DONCASTER RD

TOWN PLANNING

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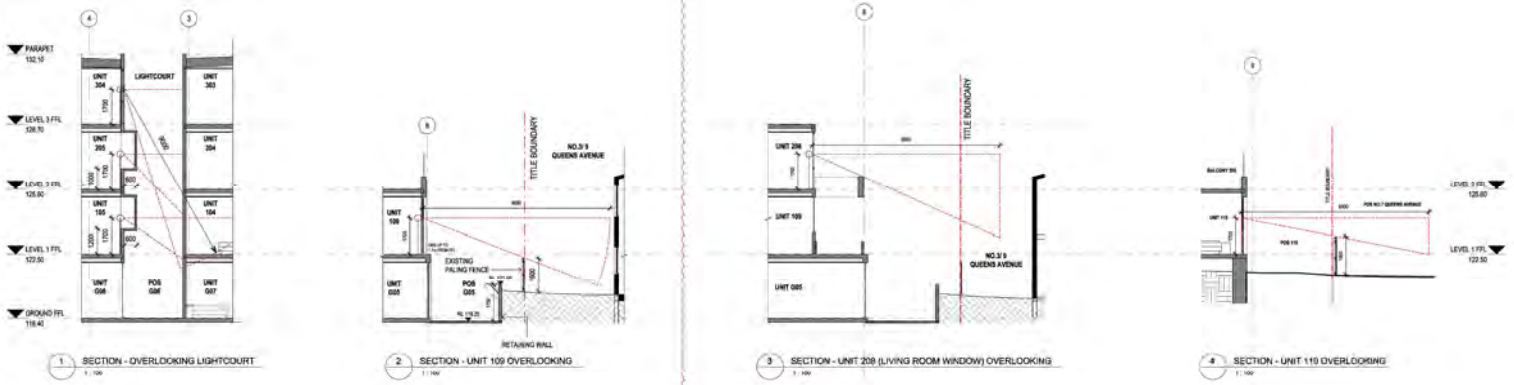
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B	15.08.2025	RS	RESPONSE TO RFI 2

APARTMENT DEVELOPMENT (Project)	3D VIEWS (Drawing)	TP21 (Drawing No.)	2342 (Project No.)
722-724 DONCASTER ROAD, DONCASTER (Project Address)		JL (Drawn by)	12.12.2024 (Issued Date)
		(Scale @ A1)	B (Status/Revision)

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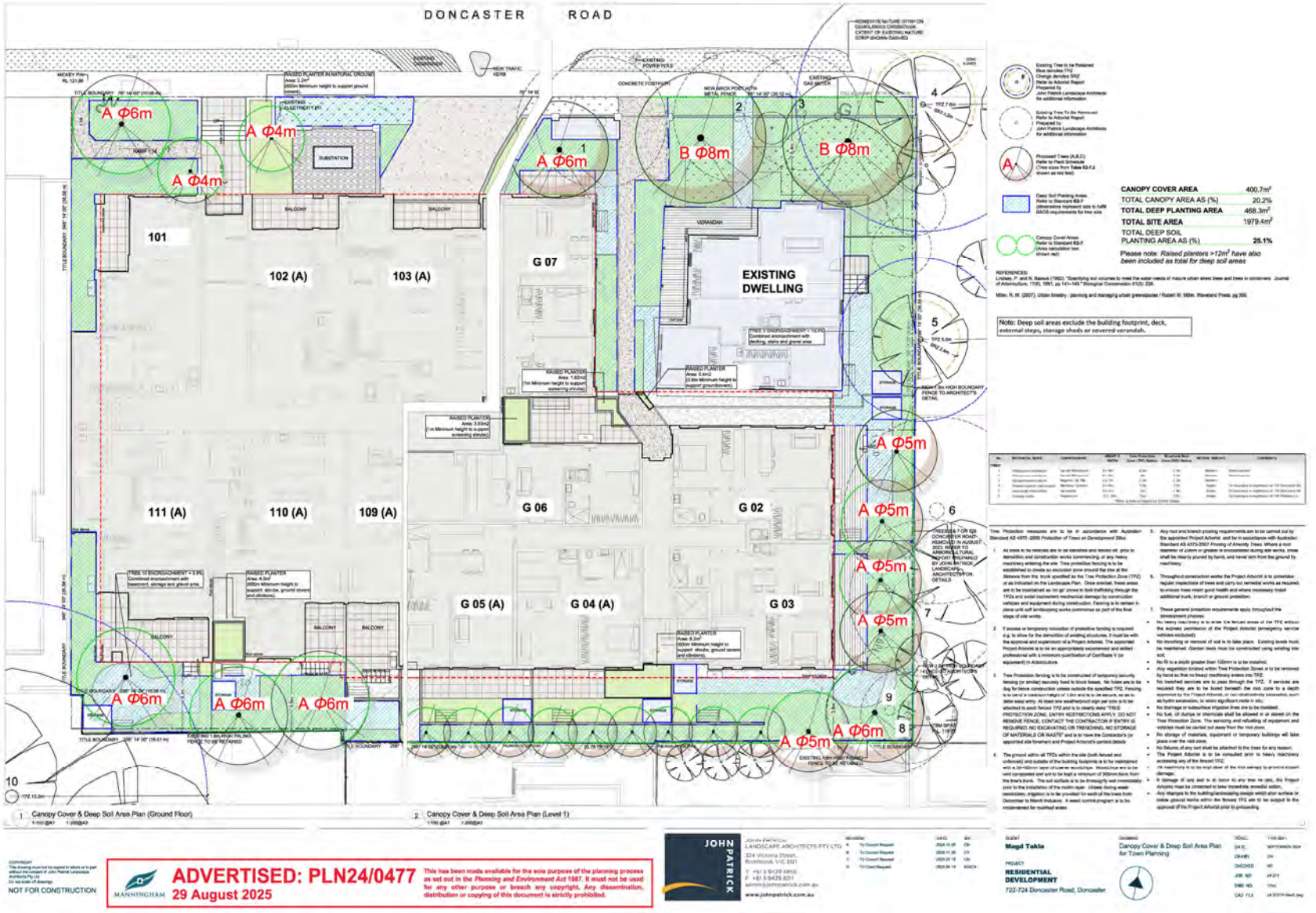
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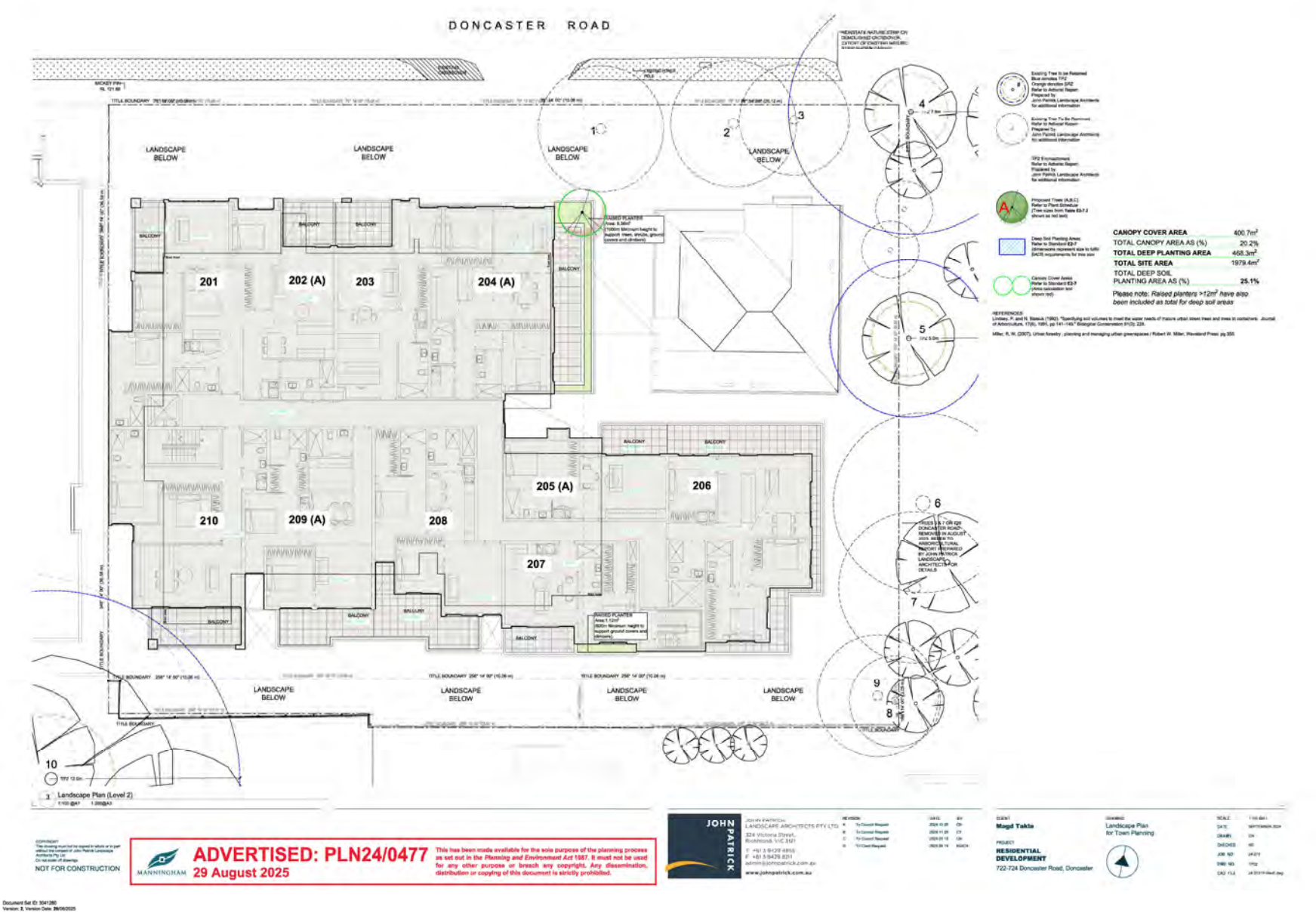
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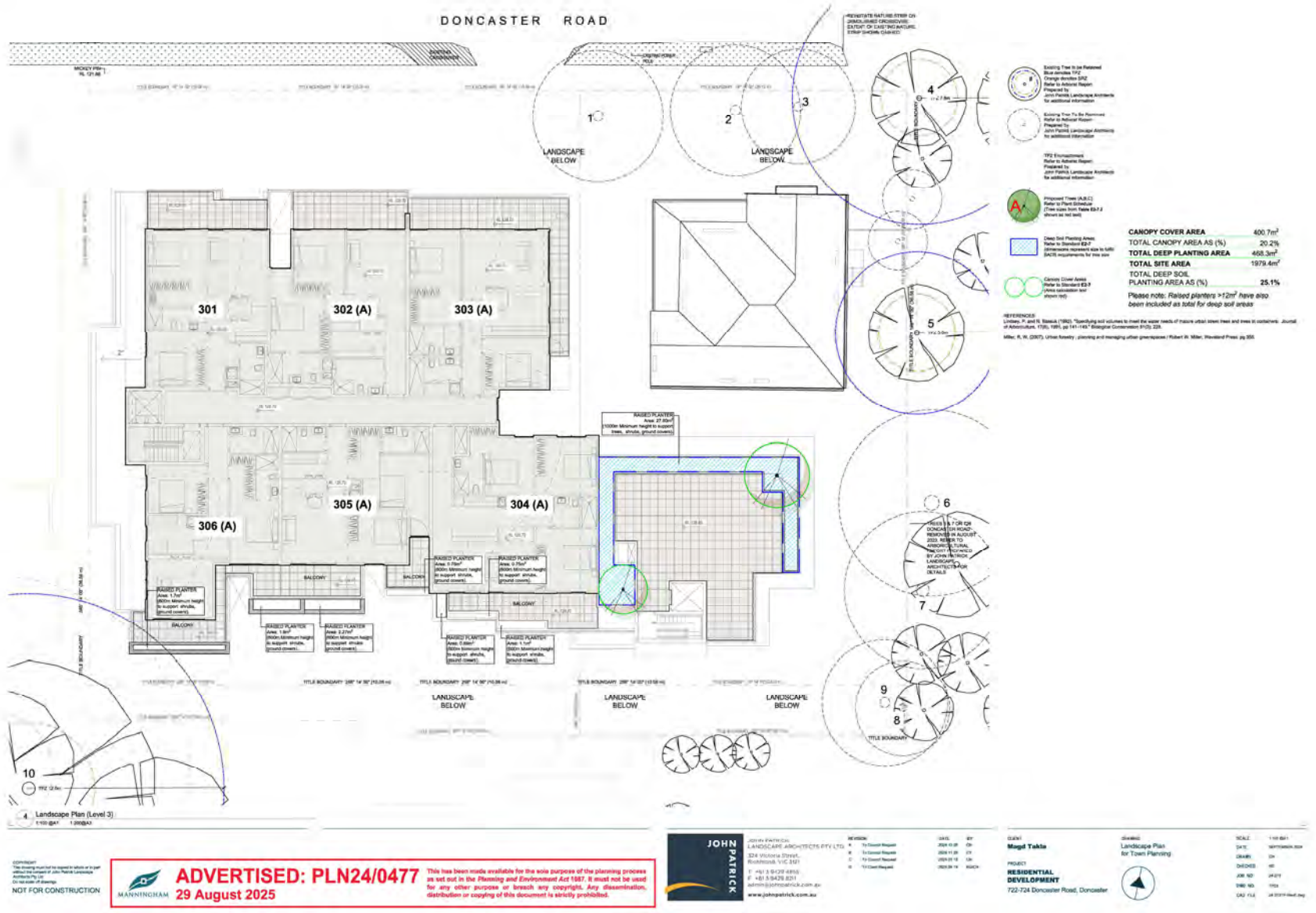
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A	26.05.2025	RS	RESPONSE TO RFI
B	15.08.2025	RS	RESPONSE TO RFI 2

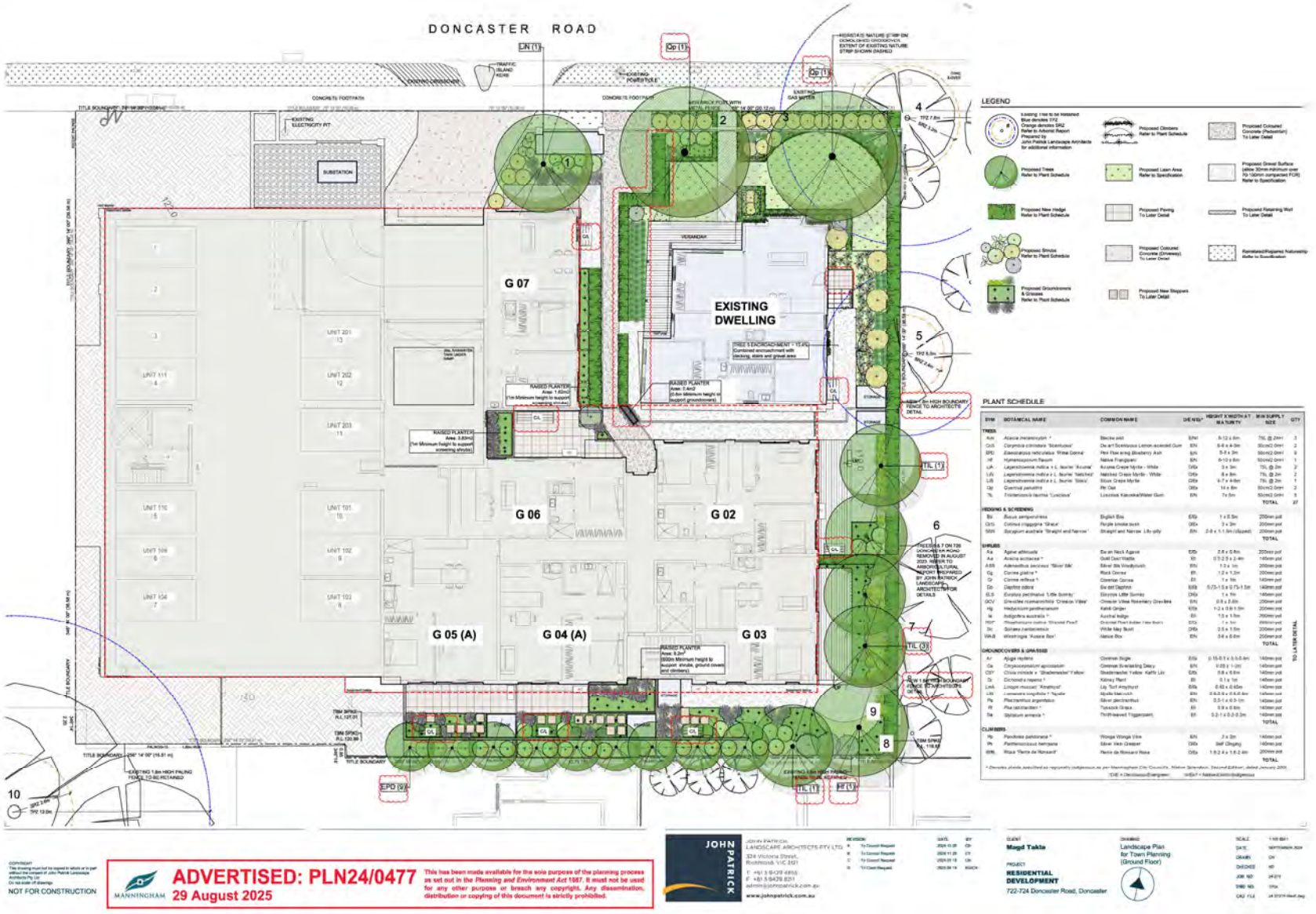
Project: APARTMENT DEVELOPMENT	Drawing: ADDITIONAL OVERLOOKING STUDIES	Drawing No.: TP22	Project No.: 2342
Project Address: 722-724 DONCASTER ROAD, DONCASTER		Drawn by: JL	Issued Date: 13.08.2025
		Scale @ A1: 1 : 100	Status/Revision: B

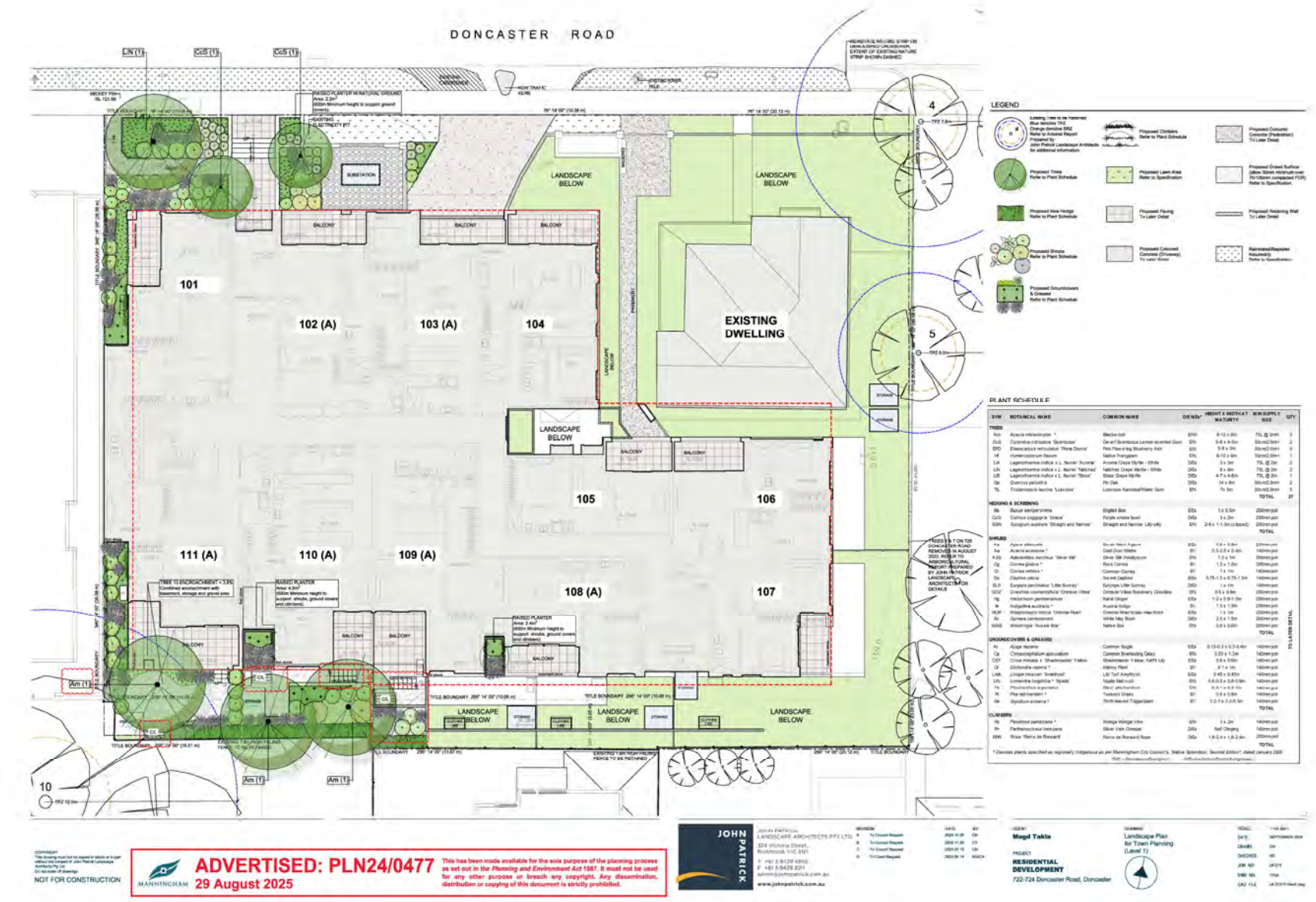
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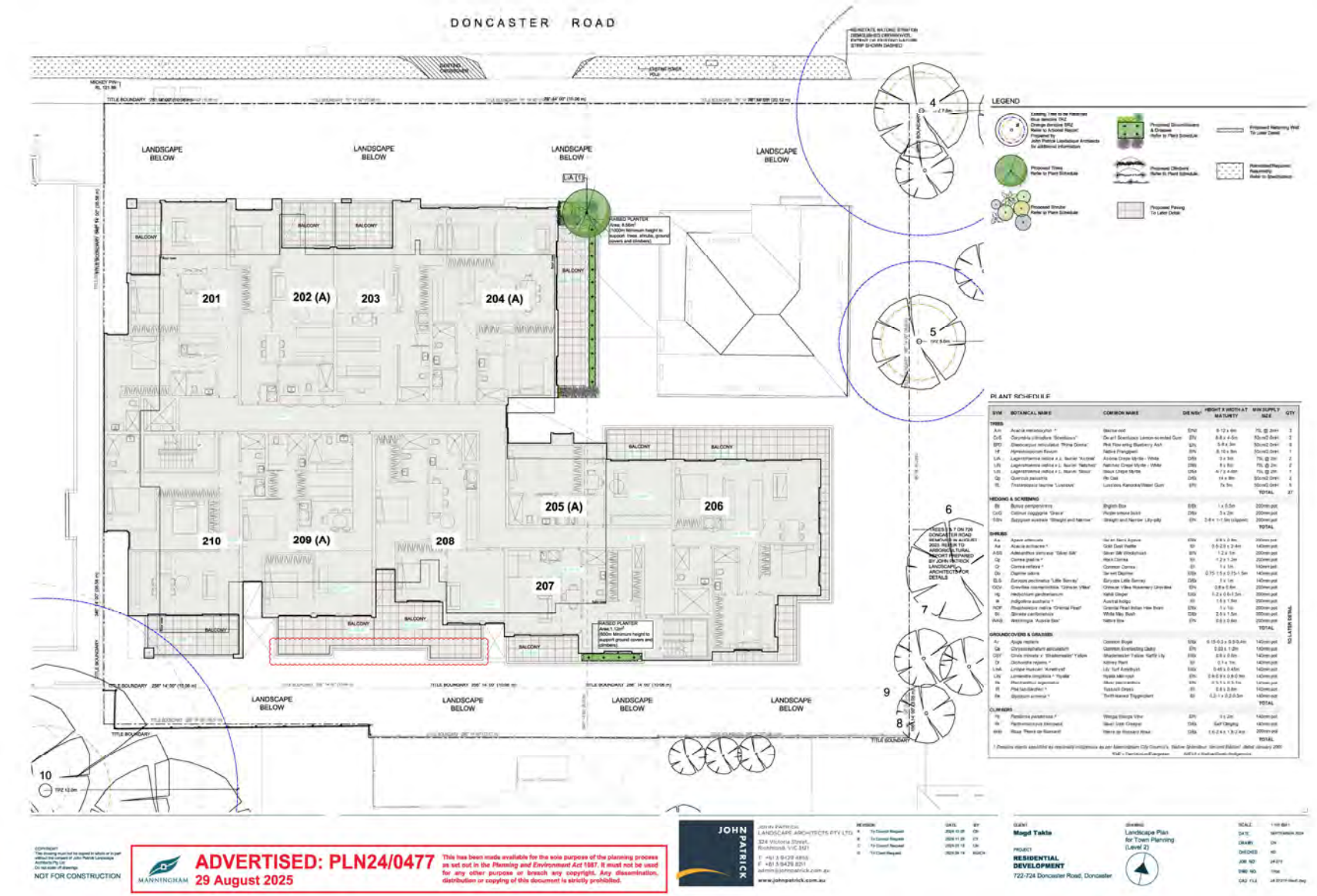

DONCASTER ROAD
A Φ6m
A Φ4m
A Φ4m
A Φ6m
B Φ8m
B Φ8m
A Φ5m
A Φ5m
A Φ5m
A Φ5m
A Φ6m
A Φ6m
A Φ6m
A Φ6m
A Φ5m
101
102 (A)
103 (A)
G 07
EXISTING DWELLING
111 (A)
110 (A)
109 (A)
G 06
G 02
G 05 (A)
G 04 (A)
G 03
CANOPY COVER AREA 400.7m²
TOTAL CANOPY AREA AS (%) 20.2%
TOTAL DEEP PLANTING AREA 468.3m²
TOTAL SITE AREA 1979.4m²
TOTAL DEEP SOIL PLANTING AREA AS (%) 25.1%
Please note: Raised planters >12m² have also been included as total for deep soil areas
Note: Deep soil areas exclude the building footprint, deck, external steps, storage sheds or covered verandah.
1 Canopy Cover & Deep Soil Area Plan (Ground Floor)
2 Canopy Cover & Deep Soil Area Plan (Level 1)
NOT FOR CONSTRUCTION
ADVERTISED: PLN24/0477
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MANNINGHAM
JOHN PATRICK
Magd Takla
RESIDENTIAL DEVELOPMENT
722-724 Doncaster Road, Doncaster
Canopy Cover & Deep Soil Area Plan for Town Planning

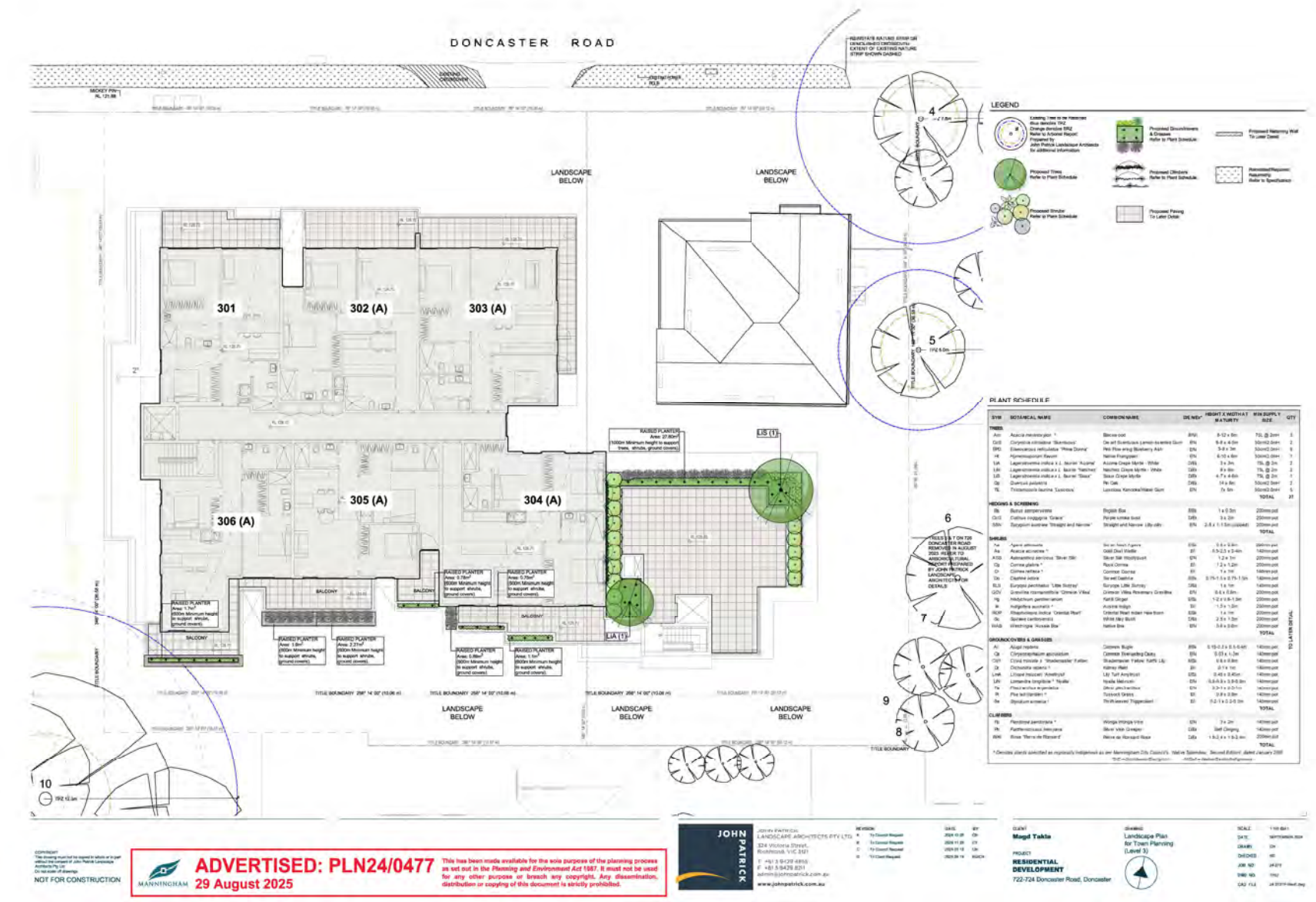

DONCASTER ROAD
LANDSCAPE BELOW
201
202 (A)
203
204 (A)
205 (A)
206
207
208
209 (A)
210
CANOPY COVER AREA 400.7m²
TOTAL CANOPY AREA AS (%) 20.2%
TOTAL DEEP PLANTING AREA 468.3m²
TOTAL SITE AREA 1979.4m²
TOTAL DEEP SOIL PLANTING AREA AS (%) 25.1%
Please note: Raised planters >12m² have also been included as total for deep soil areas
3 Landscape Plan (Level 2)
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RESIDENTIAL DEVELOPMENT
722-724 Doncaster Road, Doncaster
Landscape Plan for Town Planning


DONCASTER ROAD
301
302 (A)
303 (A)
304 (A)
305 (A)
306 (A)
LANDSCAPE BELOW
CANOPY COVER AREA 400.7m²
TOTAL CANOPY AREA AS (%) 20.2%
TOTAL DEEP PLANTING AREA 468.3m²
TOTAL SITE AREA 1979.4m²
TOTAL DEEP SOIL PLANTING AREA AS (%) 25.1%
Please note: Raised planters >12m² have also been included as total for deep soil areas
4 Landscape Plan (Level 3)
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Landscape Plan for Town Planning


DONCASTER ROAD
EXISTING DWELLING
G 07
G 06
G 02
G 05 (A)
G 04 (A)
G 03
SUBSTATION
LEGEND
PLANT SCHEDULE
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JOHN PATRICK
Magd Takla
RESIDENTIAL DEVELOPMENT
722-724 Doncaster Road, Doncaster
Landscape Plan for Town Planning (Ground Floor)

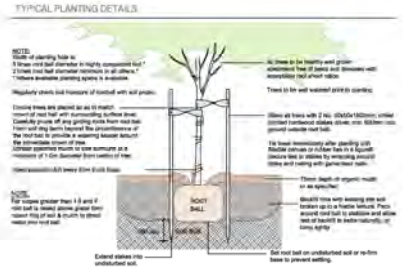

DONCASTER ROAD
EXISTING DWELLING
101
102 (A)
103 (A)
104
105
106
107
108 (A)
109 (A)
110 (A)
111 (A)
LANDSCAPE BELOW
BALCONY
SUBSTATION
LEGEND
PLANT SCHEDULE
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RESIDENTIAL DEVELOPMENT
722-724 Doncaster Road, Doncaster
Landscape Plan for Town Planning (Level 1)


DONCASTER ROAD
LANDSCAPE BELOW
201
202 (A)
203
204 (A)
205 (A)
206
207
208
209 (A)
210
LEGEND
PLANT SCHEDULE
ADVERTISED: PLN24/0477
29 August 2025
NOT FOR CONSTRUCTION
JOHN PATRICK
Magd Takla
RESIDENTIAL DEVELOPMENT
722-724 Doncaster Road, Doncaster
Landscape Plan for Town Planning (Level 2)


DONCASTER ROAD
301
302 (A)
303 (A)
304 (A)
305 (A)
306 (A)
LANDSCAPE BELOW
LEGEND
PLANT SCHEDULE
NOT FOR CONSTRUCTION
ADVERTISED: PLN24/0477
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MANNINGHAM
JOHN PATRICK
Magd Takla
RESIDENTIAL DEVELOPMENT
722-724 Doncaster Road, Doncaster
Landscape Plan for Town Planning (Level 3)

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TYPICAL PLANTING DETAILS


NOTE:
Width of planting hole is
NOTE:
For rootballs greater than 1.0 and if
ROOT BALL
Extend stakes into undisturbed soil.
Soil Mix
Soil Mix
Soil Mix

LEGISLATIVE REQUIREMENTS

PLANNING AND ENVIRONMENT ACT 1987 (THE ACT)

The Planning and Environment Act 1987 is the relevant legislation governing planning in Victoria. The Act identifies subordinate legislation in the form of Planning Schemes to guide future land use and development.

Section 60 of The Planning and Environment Act, requires the Responsible Authority to consider the following before deciding on an application:

- *The relevant planning scheme;*
- *The objectives of planning in Victoria;*
- *All objections and other submissions which it has received;*
- *Any decision and comments of a referral authority which it has received; and*
- *Any significant effects which the responsible authority considers the use or development may have on the environment or which the responsible authority considers the environment may have on the use or development.*

Section 61(4) of the Act makes specific reference to covenants. Under Section 61(4) of the Planning & Environment Act 1987 the Responsible Authority must not issue a planning permit that would result in a breach of a registered restrictive covenant.

MANNINGHAM PLANNING SCHEME

Planning Scheme Amendments
Planning Scheme Amendment VC267 was approved on 6 March 2025. This amendment introduced the Townhouse and Low-Rise Code and made several changes to Clause 55 of the Scheme, including the removal of Clause 55.07 (Apartment Developments) and the introduction of Clause 57. Clause 57 applies to residential buildings of four storeys, including this application. As a Section 50 Amendment to the application was lodged after the introduction of VC267, the application must assess Clause 57 – Two or More Dwellings on a Lot and Residential Buildings of Four Storeys.

Clauses of the Manningham Planning Scheme the Responsible Authority must consider:

- Planning Policy Framework
- Clause 32.07 Residential Growth Zone, Schedule 2
- Clause 32.07 General Residential Zone Schedule 2
- Clause 43.02 Design and Development Overlay, Schedule 8
- Clause 52.06 Car Parking
- Clause 52.29 Land Adjacent to the Principal Road Network
- Clause 52.34 Bicycle Facilities
- Clause 65 Decision Guidelines

Zones
Clause 32.07 Residential Growth Zone, Schedule 2

The purpose of the Residential Growth Zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that is responsive to the neighbourhood character of the area.*

- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Planning Permit is required to construct two or more dwellings on a lot and to construct a front fence within 3 metres of a street.

A development of four storeys, excluding a basement, must meet the requirements of Clause 57.

A building must not be constructed for use as a dwelling, small second dwelling or a residential building that exceeds the maximum building height specified in a schedule to this zone.

Schedule 2 to the Residential Growth Zone does not specify a maximum building height requirement for a dwelling or residential building.

If no maximum building height is specified in a schedule to this zone, the building height should not exceed 13.5 metres.

A building may exceed the maximum building height by up to 1 metre if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees.

Clause 32.08 General Residential Zone, Schedule 2

The purpose of the General Residential Zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that is responsive to the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non residential uses to serve local community needs in appropriate locations.*

An application to construct or extend a dwelling, small second dwelling or residential building on a lot more than 650squate metres must provide a minimum garden area of 35% of site area.

Planning Permit is required to construct two or more dwellings on a lot and to construct a front fence within 3 metres of a street.

A development of four storeys, excluding a basement, must meet the requirements of Clause 57.

A building must not be constructed for use as a dwelling, small second dwelling or a residential building that:

- *exceeds the maximum building height specified in a schedule to this zone; or*
- *contains more than the maximum number of storeys specified in a schedule to this zone.*

If no maximum building height or maximum number of storeys is specified in a schedule to this zone:

- *the building height must not exceed 11 metres; and*
- *the building must contain no more than 3 storeys at any point.*

A building may exceed the maximum building height by up to 1 metre if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees.

Overlays

Clause 43.02 Schedule 8 to the Design and Development Overlay
The design objectives are as follows:

- *To increase residential densities and provide a range of housing types around activity centres and along main roads.*
- *To encourage development that is contemporary in design that includes an articulated built form and incorporates a range of visually interesting building materials and façade treatments.*
- *To support three storey, 'apartment style', developments within the Main Road sub precinct and in sub-precinct A, where the minimum land size can be achieved.*
- *To support two storey townhouse style dwellings with a higher yield within sub precinct B and sub-precinct A, where the minimum land size cannot be achieved.*
- *To ensure new development is well articulated and upper storey elements are not unduly bulky or visually intrusive, taking into account the preferred neighbourhood character.*
- *To encourage spacing between developments to minimise a continuous building line when viewed from a street.*
- *To ensure the design and siting of dwellings have regard to the future development opportunities and future amenity of adjoining properties.*
- *To ensure developments of two or more storeys are sufficiently stepped down at the perimeter of the Main Road sub-precinct to provide an appropriate and attractive interface to sub-precinct A or B, or other adjoining zone.*
- *Higher developments on the perimeter of sub-precinct A must be designed so that the height and form are sufficiently stepped down, so that the scale and form complement the interface of sub-precinct B or other adjoining zone.*
- *To ensure overlooking into adjoining properties is minimised.*
- *To ensure the design of carports and garages complement the design of the building.*
- *To ensure the design of basement and undercroft car parks complement the design of the building, eliminates unsightly projections of basement walls above natural ground level and are sited to allow for effective screen planting.*
- *To create a boulevard effect along Doncaster Road and Manningham Road by planting trees within the front setback that are consistent with the street trees.*
- *To encourage landscaping around buildings to enhance separation between buildings and soften built form*

Permit Requirement

- *A permit is required to construct or carry out works.*
- *A permit is required to construct or extend a front fence within 3 metres of a street, if the fence is associated with 2 or more dwellings on a lot or a residential building.*

Building Height & Setbacks

- *Any building or works must comply with the requirements set out in Table 1 and 2 of this Schedule.*
- *A permit cannot be granted to vary the condition regarding the minimum land size and configuration specified in Table 2 to this Schedule.*

- *For the purposes of this Schedule, the Maximum Building Height does not include building services, lift over-runs and roof mounted equipment, including screening devices.*
- *For the purposes of this Schedule, balconies, terraces, and verandahs may encroach within the Street Setback by a maximum of 2.0m, but must not extend along the width of the building.*

Table 1 to Schedule 8

Sub-Precinct	Maximum Building Height	Condition regarding minimum land size.	Street Setback
DDO8-1 (Main Road) Sub-precinct	11 metres provided the condition regarding minimum land size is met. If the condition is not met, the maximum height is 9 metres, unless the slope of the natural ground level at any cross section wider than eight metres of the site of the building is 2.5 degrees or more, in which case the maximum height must not exceed 10 metres.	1,800 square metres must be all in the same sub-precinct. Where the land comprises more than one lot, the lots must be consective lots which are side by side and have a shared frontage.	For one dwelling on a lot: ▪ Minimum front street setback is the distance specified in Clause 54.03-1 or 6 metres, whichever is the lesser. ▪ Minimum side street setback is the distance specified in Clause 54.03-1. For two or more dwellings on a lot or a residential building: ▪ Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser. ▪ Minimum side street setback is the distance specified in Clause 55.03-1.

Table 2 to Schedule 8

Sub-Precinct	Maximum Building Height	Condition regarding minimum land size.	Street Setback
DDO8-2 (Sub-precinct A)	11 metres provided the condition regarding minimum land size is met. If the condition is not met, the maximum height is 9 metres, unless the slope of the natural ground level at any cross section wider than eight metres of the site of the building is 2.5 degrees or more, in which case the maximum height must not exceed 10 metres.	1,800 square metres must be all in the same sub-precinct. Where the land comprises more than one lot, the lots must be consecutive lots which are side by side and have a shared frontage.	For one dwelling on a lot: ▪ Minimum front street setback is the distance specified in Clause 54.03-1 or 6 metres, whichever is the lesser ▪ Minimum side street setback is the distance specified in Clause 54.03-1 For two or more dwellings on a lot or a residential building: ▪ Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser ▪ Minimum side street setback is the distance specified in Clause 55.03-1

Clause 43.01 Heritage Overlay

The purpose of the overlay is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To conserve and enhance heritage places of natural or cultural significance.*
- *To conserve and enhance those elements which contribute to the significance of heritage places.*
- *To ensure that development does not adversely affect the significance of heritage places.*
- *To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.*

A permit is required to:

- *Demolish or remove a building.*
- *Construct a building or construct or carry out works including:*
  - *A fence, if the fence is visible from a street (other than a lane) or public park.*
  - *A deck, including a deck to a dwelling with a finished floor level not more than 800mm above ground level, if the deck is visible from a street (other than a lane) or public park*
- *Externally paint a building if the schedule to this overlay specifies the heritage place as one where external paint controls apply.*

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO215	House – 724 Doncaster Road, Doncaster	Yes	No	No	Yes	No	No	No	No

Planning Policy Framework

The relevant sections of the Planning Policy Framework are as follows:

Clause 15.01-1L (Safer neighbourhoods - Manningham) seeks to facilitate buildings, subdivisions, street layout, car parks and public open space that are safe.

Strategies towards achieving this are identified as follows:

- *Design buildings to provide informal surveillance of adjacent open space.*
- *Create private and public open space areas that are accessible, functional and safe.*
- *Locate playgrounds in areas that are clearly visible to guardians and residents and avoid locating playgrounds behind buildings or in secluded areas.*
- *Design landscaping of public spaces to provide clear and unobstructed views.*
- *Utilise landscaping with low shrubs or ground covers to increase effectiveness of natural surveillance.*
- *Avoid the planting of trees and shrubs with dense foliage near pathways.*
- *Avoid rear lane ways and pedestrian tunnels unless adequate surveillance opportunities for these areas can be incorporated into the design.*
- *Locate automatic teller machines where there are clear sightlines in the public realm.*
- *Design and locate buildings, including car parks, to promote public safety by:*
  - *Maximising visibility and sightlines to and from public and communal spaces.*
  - *Avoiding hidden car spaces, blind corners and areas of potential entrapment.*
- *Design pedestrian entrances to be clearly visible from streets and public areas, to provide shelter and to provide a transitional space between the public and private realm.*
- *Ensure development and landscaping surrounding open car parks provide casual surveillance opportunities.*
- *Provide clear directional signage within car parks and at entry and exit points.*
- *Encourage open and transparent fences along street frontages and public areas to allow surveillance and visibility.*
- *Design buildings to discourage external roof access.*
- *Encourage the use measures to manage graffiti and vandalism.*
- *Avoid enclosing public spaces that adjoin private property.*
- *Ensure streetscapes:*
  - *o Are attractive.*
  - *o Clearly define areas for pedestrian and vehicle movement.*
- *Provide natural surveillance and visibility for pedestrians, drivers and occupants of adjacent land*

Clause 15.01-1L-03 (Design of development adjacent to heritage places) seeks to minimise the impact on heritage places as a result of changes to adjoining land uses and development.

Strategies:

- *Design development adjacent to heritage places in the schedule to the Heritage Overlay and schedule 3 and 5 to the Vegetation Protection Overlay to respond*

positively to the bulk, setback, materials, colour scheme and form of the heritage place.

Clause 15.01-2S (Building Design) seeks to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

Strategies towards achieving this are identified as follows:

- *Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale, massing and energy performance of new development.*
- *Ensure development responds and contributes to the strategic and cultural context of its location.*
- *Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.*
- *Improve the energy performance of buildings through siting and design measures that encourage:*
    - *o Passive design responses that minimise the need for heating, cooling and lighting.*
    - *o On-site renewable energy generation and storage technology.*
    - *o Use of low embodied energy materials.*
- *Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and ewaste.*
- *Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.*
- *Encourage water efficiency and the use of rainwater, stormwater and recycled water.*
  • Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.
- *Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.*
- *Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.*
- *Ensure development is designed to protect and enhance valued landmarks, views and vistas.*
- *Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.*
- *Encourage development to retain existing vegetation.*
- *Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.*

Clause 15.01-2L-01 (Environmentally Sustainable development – Manningham) seeks to achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

Strategies

- *Facilitate development that minimises environmental impacts.*
- *Encourage environmentally sustainable development that:*
    - *o Is consistent with the type and scale of the development.*
    - *o Responds to site opportunities and constraints.*
- *Adopts best practice through a combination of methods, processes and locally available technology that demonstrably minimise environmental impacts.*

Energy performance

- *Reduce both energy use and energy peak demand through design measures such as:*
    - *o Building orientation.*
    - *o Shading to glazed surfaces.*
    - *o Optimising glazing to exposed surfaces.*
    - *o Inclusion of or space allocation for renewable technologies.*

Integrated water management

- *Reduce total operating potable water use through appropriate design measures such as water efficient fixtures, appliances, equipment, irrigation and landscaping.*
- *Encourage the appropriate use of alternative water (including greywater, rainwater and stormwater).*
- *Incorporate best practice water sensitive urban design to improve the quality of stormwater runoff and reduce impacts on water systems and water bodies.*

Indoor environment quality

- *Achieve a healthy indoor environment quality, including thermal comfort and access to fresh air and daylight, prioritising passive design over mechanical heating, ventilation, cooling and lighting.*
- *Reduce indoor air pollutants by encouraging use of low-toxicity materials.*
- *Minimise noise levels and noise transfer within and between buildings and associated external areas.*

Transport

- *Design development to promote the use of walking, cycling and public transport, in that order; and minimise car dependency.*
- *Promote the use of low emissions vehicle technologies and supporting infrastructure.*

Waste management

- *Promote waste avoidance, reuse and recycling during the design, construction and operation stages of development.*
- *Encourage use of durable and reusable building materials.*
- *Ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities.*

Urban ecology

- *Protect and enhance biodiversity by incorporating natural habitats and planting indigenous vegetation.*
- *Reduce urban heat island effects through building design, landscape design, water sensitive urban design and the • retention and provision of canopy and significant trees.*
- *Encourage the provision of space for productive gardens, particularly in larger residential developments.*

Clause 15.01-4S (Healthy neighbourhoods) policy objective seeks to create neighbourhoods that foster healthy and active living and community wellbeing.

Strategies towards achieving this are identified as follows:

- *Design neighbourhoods that foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity by providing:*
    - o *Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life.*

- *Streets with direct, safe and convenient access to destinations.*
- *Conveniently located public spaces for active recreation and leisure.*
- *Accessibly located public transport stops.*
- *Amenities and protection to support physical activity in all weather conditions.*

Clause 15.01-5S (Neighbourhood character) policy objective is to recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Strategies towards achieving this are identified as follows:

- *Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.*
- *Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.*
- *Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:*
    - *Pattern of local urban structure and subdivision. o Underlying natural landscape character and significant vegetation.*
    - *Neighbourhood character values and built form that reflect community identity.*

Clause 15.01-5-01L (Landscaping Manningham) policy strategies are as follows;

- *Provide landscaping to soften built form and the appearance of large areas of car parking, accessways and development.*
- *Incorporate indigenous planting and canopy trees.*
- *Provide setbacks to enable the retention of canopy trees and landscape treatments along road frontages roadside boundaries and interfaces with adjoining sites to complement the boulevard theme and character of the area.*
- *Retain existing vegetation and canopy trees along road frontages.*
- *Retain native vegetation where possible or, incorporate new native vegetation into landscaping.*
- *Support landscaping that provides visual interest to commercial uses and carparking areas to the surrounding area*

Clause 15.01-5L-02 (Neighbourhood character)
This policy outlines the division of Manningham into four Residential Character Precincts. The precincts seek to channel increased housing densities around activity centres and main roads where facilities and services are available. In areas which are removed from these facilities a lower intensity of development is encouraged. A low residential density is also encouraged in areas that have identified environmental or landscape features.

The site is within Precinct 2 – Residential Areas Surrounding Activity Centres and Along Main Roads.

This precinct applies to the areas surrounding activity centres and along main roads.

The Precinct 2 objective is to promote substantial change that is high quality, contemporary and designed to provide a transition between sub precincts in Precinct 2.

Precinct 2 strategies are as follows;

- *Provide for contemporary architecture.*
- *Encourage use of varied and durable building materials in building facades that provide visual interest.*

- *Provide a graduated building scale and form from side and rear boundaries. • Incorporate a landscape treatment that enhances the overall appearance of the development and any adjacent main road.*
- *Integrate car parking into the design of buildings and landform.*
- *Encourage the built form fronting Doncaster Road at the former Eastern Golf Course (Tullamore) to be of a scale that provides an appropriate transition to Doncaster Hill Major Activity Centre.*
- *Support development as follows:*
    - *Apartment-style developments along main roads and on larger, consolidated lots in DDO8-1 - Sub-Precinct Main Road.*
    - *Apartment-style development of two-storeys, or three-storeys on larger consolidated lots, in DDO8-2 - Sub-Precinct A.*
    - *Low-rise development of one and two-storeys in DDO8-3 - Sub-Precinct B.*

The site is located within the Main Road Sub-Precinct.

Clause 15.03 -1s (Heritage conservation) seeks to ensure. the conservation of places of heritage significance.

Strategies are as follows;

- *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.*
- *Retain those elements that contribute to the importance of the heritage place.*
- *Encourage the conservation and restoration of contributory elements of a heritage place.*
- *Ensure an appropriate setting and context for heritage places is maintained or enhanced.*
- *Support adaptive reuse of heritage buildings where their use has become redundant.*
- *Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.*

Clause 15.03-1L (Heritage Conservation – Manningham)
Relevant strategies of the policy are as follows:
Demolition or removal of buildings, structures or features

- *Discourage the partial demolition, complete demolition or removal of any heritage place.*
- *Support partial or complete demolition in limited circumstances, where:*
    - *Retention is demonstrated to be unsafe or unsound.*
    - *The heritage place is beyond reasonable repair.*
    - *The demolition relates to non-original fabric.*
    - *The heritage place is demonstrated to be non-contributory.*
- *Avoid demolition of a heritage place until replacement buildings or works have been approved.*

New buildings and works strategies

- *Encourage the retention of heritage fabric in development proposals.*
- *Avoid the design of new buildings that mimic or copy the heritage place.*

- *Design buildings to complement the original fabric and design of the heritage place or precinct in terms of bulk, style, materials, setbacks, colour scheme and form.*

Alterations and additions strategies

- *Support alterations to the rear of buildings where view lines of those works from the streetscape or heritage precinct are minimised.*
- *Avoid alterations that negatively impact on the architectural and aesthetic contribution of the heritage place to the streetscape.*
- *Design and locate external and internal alterations to preserve, restore or reconstruct the original features and forms of the heritage place.*
- *Respect the nature and colour of the original fabric of the building when selecting new materials.*

Vegetation strategies

- *Avoid the removal or lopping of vegetation that makes a significant contribution to the setting and value of a heritage place unless part or all of the vegetation is dead, dying or presents an immediate risk.*
- *Protect older exotic species with landscape character or heritage values.*

Clause 16.01-1S (Housing Supply) policy objective is to facilitate well-located, integrated and diverse housing that meets community needs.

Strategies towards achieving this are identified as follows:

- *Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.*
- *Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.*
- *Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.*
- *Identify opportunities for increased residential densities to help consolidate urban areas.*
- *Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.*
- *Encourage the development of well-designed housing that:*
    - *o Provides a high level of internal and external amenity.*
    - *o Incorporates universal design and adaptable internal dwelling design.*
- *Support opportunities for a range of income groups to choose housing in well-serviced locations.*
- *Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres*

Clause 19.03-3L (Wastewater, drainage and stormwater management – Manningham) policy objective is to provide safe and efficient wastewater, drainage and stormwater management systems.

Strategies towards achieving this are identified as follows:

- *Ensure that any land use or development that may increase water runoff from a site either:*
    - *Detains stormwater on site.*
    - *Undertakes or assists with off-site works to maintain or increase drainage capacity.*

- *Promote the on-site detention, absorption of stormwater through:*
    - *The use of permeable paving, pebble paths, lawns and gardens. o Capture and reuse functions within detention systems.*
- *Encourage natural biological filtration systems in areas of high sediment or nutrient runoff, including roadside developments and subdivisions.*
- *Support the use of pollutant traps to prevent garbage entering the waterways.*
- *Ensure development connects to mains water.*
- *Encourage connection to sewer where available and within reasonable proximity.*

Particular Provisions

Clause 52.06 Car Parking

Pursuant to Clause 52.06-5, car parking is required to be provided at the following rates:

- *1 space for 1 and 2 bedroom dwellings.*
- *2 spaces for 3 or more bedroom dwellings.*

No residential visitor car parking spaces are required for any part of the land identified as being within the Principal Public Transport Network Area.

Clause 52.06-9 outlines various design standards for parking areas that should be achieved.

Clause 52.29 Land Adjacent to The Principal Road Network

This clause applies to land adjacent to a road in the Transport Zone 2 or land in a Public Acquisition Overlay if a transport manager (other than a municipal council) is the acquiring authority, and the purpose of the acquisition is for a road.

A permit is required to create or alter access to a road in a Transport Zone 2.

An application must be referred under section 55 of the Act to the person or body specified as the referral authority in clause 66.03.

Clause 52.34 Bicycle Facilities

Pursuant to Clause 52.34-5, bicycle facilities are required to be provided at the following rates:

- In developments of four or more storeys, 1 resident bicycle facility to each 5 dwellings
- In developments of four or more storeys, 1visitor bicycle facility to each 10 dwellings

General Provisions

Clause 65 Decision Guidelines

This clause outlines that before deciding on an application, the responsible authority must consider, as appropriate:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the amenity of the area.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*

- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*

10 CITY PLANNING AND LIVEABILITY

10.1 Adoption of Domestic Animal Management Plan 2026-2029

File Number: IN25/874

Responsible Director: Director City Planning and Liveability

Attachments: 1 Draft Domestic Animal Management Plan 2026-2029 ⇩

PURPOSE OF REPORT

To have Council adopt the Domestic Animal Management Plan 2026-2029.

EXECUTIVE SUMMARY

Council is required to develop a Domestic Animal Management Plan (Plan) in accordance with the Domestic Animals Act 1994. Council's current Plan 2022-2025 sunsets in December 2025 and the new Council endorsed plan must be submitted to the State Government by 4 December 2025.

The Plan is a four-year Plan that provides Council with a strategic, balanced approach towards promoting responsible pet ownership and the welfare of dogs and cats in the community, with the aim to protect the community and the environment from nuisance dogs and cats. The Plan also outlines how Council will enforce legislative requirements and compliance with its local laws related to animal management in Council's Community Local Law 2023.

Public Exhibition of the draft Plan has been completed with feedback and comments assessed. After conducting this assessment, Officers recommend no further changes to the draft Domestic Animal Management Plan 2026-2029 and seek Council endorsement of the Plan.

1. RECOMMEDATION

That Council:

A. Adopt the Domestic Animal Management Plan 2026-2029 shown in Attachment 1.

B. Note that following the adoption of the Domestic Animal Management Plan 2026-2029, consistent with Council's legislative obligation, it will be lodged with the State Government by 4 December 2025.

2. BACKGROUND

2.1 The Plan was developed in conjunction with Manningham Council's City Compliance Team and informed by customer complaint data collected over the previous four years, community and stakeholder consultation completed in two stages over the past months, and independent research material available to officers charged with developing the plan.

2.2 The level of engagement undertaken as part of the development of the Plan was broader than any previous plans and resulted in significantly more members of the community participating in the online survey.

2.3 As a result of the first round of consultation conducted in July 2025, 4800 visitors viewed the Your Say Manningham site in relation to the DAMP with 1887 surveys completed, as well as a number of stakeholder engagements which informed the drafting of the actions within the Plan.

2.4 On 23 September 2025, Council endorsed the draft plan to go out on public exhibition to seek feedback from stakeholders and community.

2.5 Awareness of this opportunity to view and contribute to the final version of the Plan was achieved through a variety of methods including:

- Direct email to key stakeholders.
- Direct email to community members who subscribed during the first round of consultation.
- Media release.
- Social media posts.
- Details published on Council's Your Say Manningham.

2.6 In response to community and internal stakeholders feedback, as well as consideration of comments and observations from officers directly responsible for managing domestic animals within the municipality, the following initiatives (which are in addition to a range of existing ongoing activities) have been developed to address the key objectives of the DAMP:

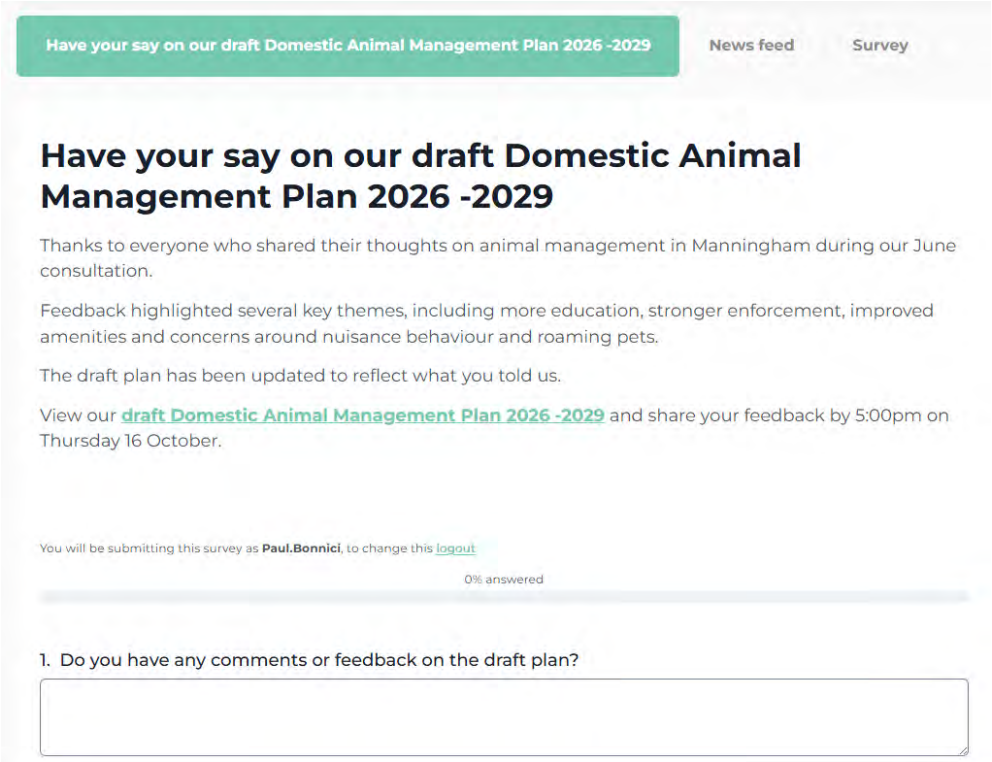
Theme 1: Training of authorised officers.
Theme 2: Promoting responsible pet ownership.
Theme 3: Animal registration & overpopulation.
Theme 4: Nuisance dogs & cats.
Theme 5: Dog walking & leash free areas.
Theme 6: Minimising the risk of dog attack.
Theme 7: Declared – dangerous, menacing & restricted dogs.
Theme 8: Domestic animal businesses.

3. DISCUSSION / ISSUE

3.1 The public exhibition of the draft plan closed on 16 October 2025, following the exhibition period.

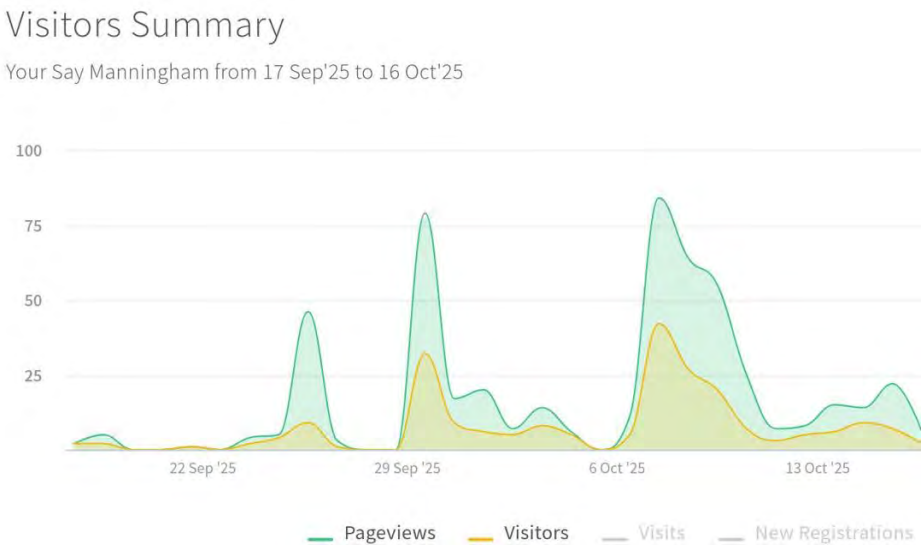
3.2 All feedback was captured via Manningham's Your Say Manningham page.

3.3 Any individuals who requested to remain informed when leaving initial feedback as part of the earlier engagement period were also advised of the draft Plan being available for further feedback.



3.4 As outlined in the graph below, during the period of exhibition there were 197 unique visitors to the feedback page. The draft domestic animal management plan was also downloaded on 91 occasions.

3.5 There were 8 visitors who left feedback, a summary of the key points included:



- Support for restrictions on dangerous and menacing dogs.
- Not agreeing with keeping cats inside during the day.
- Request that Council create a policy to trap/neuter/return for colony cats.
- Support for the introduction of compulsory cat desexing.
- Support for the current supply of water taps that have containers below for dogs/wildlife.

- Request for exploration into cat walking on a leash like dogs.
- Cat confinement should be cancelled as it is an unreasonable burden, cats roaming provide a valuable social service in controlling rodents.
- Concerns regarding the number of leash free areas, and whether Council's refreshed open space strategy would adequately explore this.
- Council should consider membership of FOMDAC as a compulsory part of council registration.

3.6 All responses and feedback received during the consultation process have been considered, and Officers confirm the draft plan either addresses the feedback received, the comment is not in line with the other feedback received as a part of the broader community engagement, or the action is not viable under the operating legislation.

3.7 Some of the feedback raised specific concerns regarding consideration of off leash facilities in a refreshed Open Space Strategy. This feedback does not acknowledge that users of open space are not limited to dog owners, and that open space is a valuable shared resource for the community. It is the view of officers that with a refreshed Open Space Strategy under development. and an action to consider the provision of appropriate dog off leash facilities considering other community feedback around open space, no further changes to the Plan are required.

3.8 With the plan being downloaded on 91 occasions and little negative sentiment received, Officers consider there is positive support for the Plan following significant community engagement. The actions outlined within the Plan are reflective of the needs identified through the extensive engagement process.

3.9 As previously noted, Council plays a significant role encouraging responsible pet ownership and this is achieved at Manningham through actively promoting responsible dog and cat ownership behaviours through a balanced approach that combines education with enforcement.

3.10 The actions identified within the Plan are measurable and achievable within the four-year life of the Plan.

3.11 The draft DAMP in accordance with the Domestic Animals Act 1994 sets out the identified actions, timing and evaluation. A summary of the actions against each theme have been included below.

THEME 1: TRAINING OF AUTHORISED OFFICERS	
Maintain knowledge and improve officer skills.	
1.1	Identify additional training needs in response to service demand, legislative changes, and emerging risks.
1.2	Deliver targeted training to authorised officers aligned with individual development plans.
1.3	Attend relevant training, information sessions, and conferences offered by key animal welfare organisations including Animal Welfare Victoria and RSPCA.
1.4	Maintain an up-to-date register of staff training activities.

1.5	Regularly review and update procedures.
THEME 2: PROMOTE RESPONSIBLE PET OWNERSHIP	
Promote responsible pet ownership through increased education and information provision	
2.1	Develop and implement communication tools and strategies to inform the community on the following matters: • Animal registration and identification • Dogs off-lead • Promotion of dog friendly spaces • Picking up after your dog • Confining your cat to your property • Impacts of dogs and cats on wildlife • Barking dog information
2.2	Explore partnerships with stakeholders to deliver community education events over the life of the DAMP.
2.3	Consider the feasibility of offering dog training programs for identified groups within the community.
Promote responsible cat ownership to support the 24-hour cat confinement requirement	
2.4	Promote and share resources that educate the community.
THEME 3: ANIMAL REGISTRATION AND OVER POPULATION	
Improve pet registration rates	
3.1	Undertake door-knocking campaigns to follow up on unrenewed registrations.
3.2	Conduct field checks, microchip audits and sale notification follow-ups.
3.3	Promote incentives to encourage registration of young, un-desexed animals.
3.4	Develop a communications plan to promote the need to update microchip details.
3.5	Explore ways to make pet registration and responsible animal ownership information more accessible to multicultural communities.
3.6	Review online registration process.
Increase desexing rates to reduce overpopulation.	
3.7	Assess the feasibility of introducing a mandatory desexing Order for cats.
3.8	Increase awareness and availability of discounted desexing services.

3.9	Introduce a desexing subsidy program to financially support disadvantaged pet owners.
THEME 4: NUISANCE DOGS AND CATS	
Reducing the incidents and impact of dog nuisance behaviour	
4.1	Analyse complaint data to guide proactive patrols to address issues associated with dog nuisance, off leash compliance and dog waste.
4.2	Review and enhance procedures for barking dog complaints.
4.3	Collaborate with stakeholders to deliver education on responsible pet ownership initiatives, such as dog barking and effective control.
4.4	Investigate and identify barriers to incident reporting and implement a strategy to address this with the community.
4.5	Work in partnership with the Waste team to evaluate the placement of waste bins in parks, reserves and on linear trails to ensure that there are sufficient facilities provided.
Reduce the incidents and impact of cat nuisance behaviour	
4.6	Collaborate with stakeholders to deliver education on cat confinement concerns and other responsible pet ownership concerns.
4.7	Investigate and identify barriers to incident reporting and implement a strategy to address this with the community.
4.8	Update the Council website with current information from stakeholders regarding cat confinement.
THEME 5: DOG WALKING AND LEASH FREE AREAS	
Recognising community needs.	
5.1	Commence development of new Open Space Strategy in 2025 to assess strategic need for dog parks across the municipality.
Increase visibility and responsiveness of animal management officers.	
5.2	Increase proactive patrols in high-use areas to enforce dog control laws and educate the public.
Reduce dog waste in public spaces.	
5.3	Work in partnership with the Waste Team to evaluate the placement of waste bins in parks, reserves and on linear trails to ensure that there are sufficient facilities provided.

Increase use of leash free areas	
5.4	Enhance online tools and information regarding leash free areas and the controls which are in place.
THEME 6: MINIMISING THE RISK OF DOG ATTACKS	
Reduce dog aggression	
6.1	Maintain best-practice approach to investigations into dog aggression.
6.2	Review dog aggression data to guide proactive patrols.
6.3	Consider declaring dogs dangerous after serious incidents of dog aggression.
6.4	Investigate barriers to incident reporting and implement a communication strategy.
6.5	Raise awareness of pet ownership responsibilities by communicating the outcomes of court proceedings.
THEME 7: DECLARED – DANGEROUS, MENACING AND RESTRICTED DOGS	
Ensure compliance for declared dogs.	
7.1	Conduct annual inspections of declared dog properties, checking fencing, housing, and signage.
7.2	Review and enhance information for dog owners to ensure there is a clear understanding as to dog behaviour that may lead to their dog being ‘declared’ as a dangerous or menacing.
THEME 8: DOMESTIC ANIMAL BUSINESSES	
Protect welfare of animals	
8.1	Identify unregistered domestic animal businesses via advertising reviewing advertisements - including pets advertised for sale (e.g. social media, local papers, notice boards), ensure registration & compliance.
8.2	Conduct annual compliance inspections of domestic animal businesses
8.3	Provide online information on registering a new domestic animal business.

4. COUNCIL PLAN / STRATEGY

4.1 Council Plan 2025-2029:

- 1 | Our community is safe, connected and inclusive.
  - Specifically Council Plan action 1.2.3: Support responsible pet ownership and animal welfare by the development and implementation of the Domestic Animal Management Plan, focused on community education, public safety, pet wellbeing.
- 2 | Our community is active and healthy with improved wellbeing
- 10 | Our Council is innovative, well governed and values our community

5. IMPACTS AND IMPLICATIONS

5.1 All Local Government authorities are required to develop a DAMP in accordance with Section 68A of the Domestic Animals Act 1994.

5.2 Pet owners and the broader community look to Council for guidance and support to assist them by providing a balanced approach to safe, well maintained open spaces for animals to exercise, play and be trained.

5.3 The City Compliance Team is committed to providing high quality, proactive and effective services to meet the community's needs.

5.4 Most actions covered by the draft DAMP are funded out of existing operational budgets. If deemed feasible after investigation, some actions will require additional funding. If determined to be feasible and supported, funding for these actions which will be applied for annually as part of the annual budget process. The relevant actions are:

5.4.1 Action 2.3 - Consider the feasibility of offering dog training programs for identified groups within the community.

5.4.2 Action 3.7 - Assess the feasibility of introducing mandatory desexing order for cats.

5.4.3 Action 3.9 – Develop desexing subsidy programs for disadvantaged pet owners.

5.5 Action 3.7 relates to a mandatory desexing order for cats and would also require a separate consultation process and adoption by Council as part of the legislated process. As part of the domestic animal management plan engagement and consultation, Officers believe Action 3.7 will complement the existing cat confinement order and provide another tool to address cat over population in the community. As part of any proposal brought to Council in future, appropriate exemptions would be considered to reduce the impact on the existing registered cat population.

5.6 A Gender Impact Assessment (GIA) has been progressed for the Domestic Animal Management Plan (DAMP), which identifies the need to understand the impacts of gender and intersectionality on council's animal management practices. The GIA focusses on how different groups experience policies and services and how council can assist in uncovering barriers, leading to more equitable and inclusive outcomes.

The GIA has identified the broader implications for animal management policy and practice including:

- Community safety, noting that animal management intersects with public safety especially in the context of domestic violence.
- Ensuring equity in enforcement, e.g. women in culturally diverse or low-income households may face barriers to compliance that require tailored support.
- Inclusive communication, including multilingual and material in Plain English being provided to assist people from diverse backgrounds and cultural groups in understanding their responsibilities and rights.
- Training and capacity building being included in staff training on gender sensitivity and family violence responses.

The GIA reinforces an ongoing commitment to building gender equality into animal management services and operations.

6. IMPLEMENTATION

6.1 Communication and Engagement

Is engagement required?	Yes. Extensive community consultation has informed the finalised DAMP. Once adopted, the community will be advised of this.
Stakeholder Groups	1. Manningham domestic animal owners. 2. Manningham residents more generally, including park users and sporting club members.
Where does it sit on the IAP2 spectrum?	Inform: The community will be informed of the Council endorsed Domestic Animal Management Plan
Approach	Media Release, Council webpage, social media and Council's Yoursay Manningham Page will be utilised to inform community about the release of the adopted Domestic Animal Management Plan.

6.2 Timelines

Following endorsement by Council, the Plan will be forwarded to the State Government by the 4 December 2025 to meet our Statutory obligations.

7. DECLARATIONS OF CONFLICT OF INTEREST

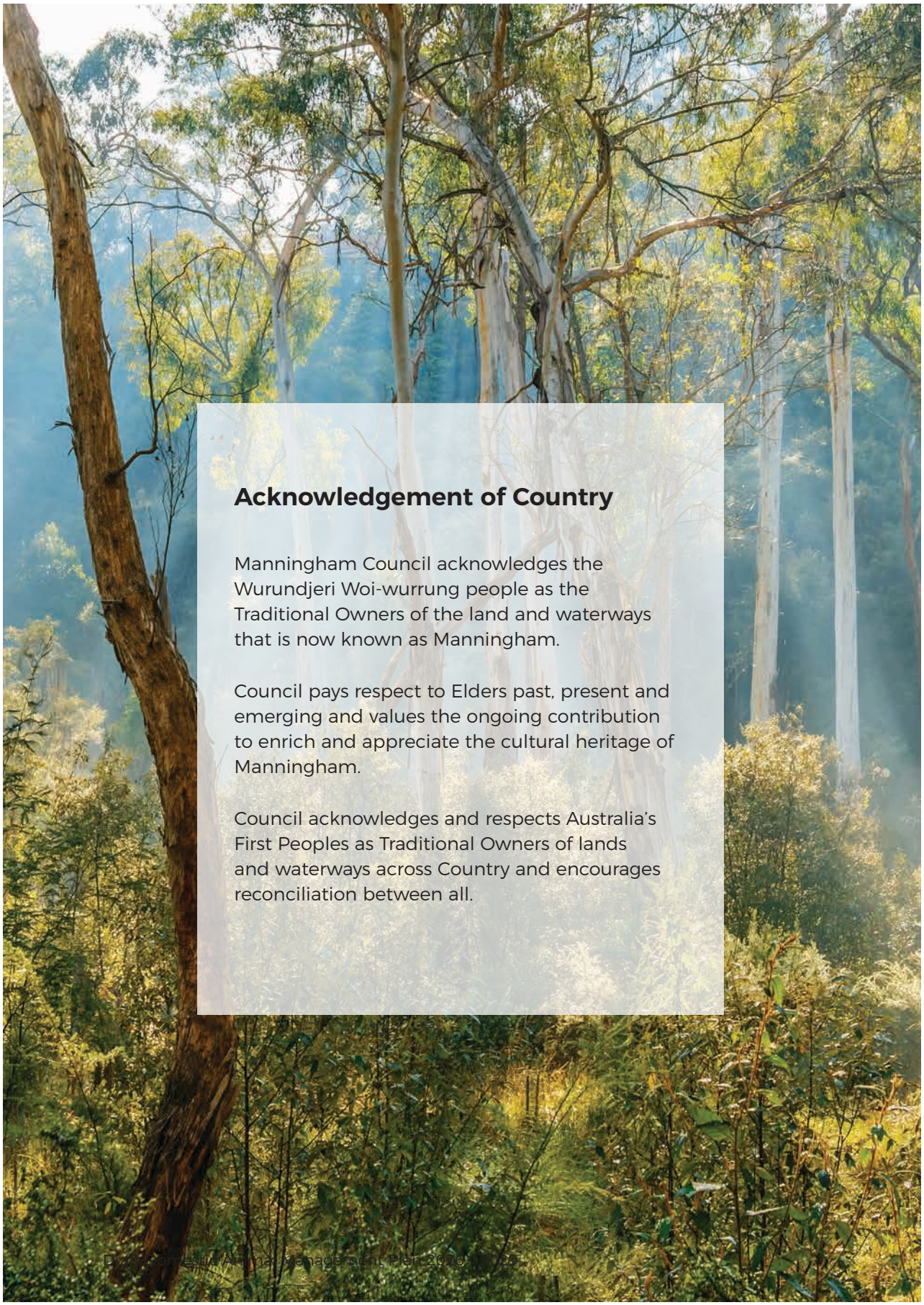
No officers involved in the preparation of this report have any general or material conflict of interest in this matter.



Draft

Domestic Animal Management Plan 2026 – 2029

MANNINGHAM



Acknowledgement of Country

Manningham Council acknowledges the Wurundjeri Woi-wurrung people as the Traditional Owners of the land and waterways that is now known as Manningham.

Council pays respect to Elders past, present and emerging and values the ongoing contribution to enrich and appreciate the cultural heritage of Manningham.

Council acknowledges and respects Australia's First Peoples as Traditional Owners of lands and waterways across Country and encourages reconciliation between all.

Our diverse community

Council also values the contribution made to Manningham over the years by people of diverse backgrounds and cultures.

Our commitment to gender equality

We are committed to ensuring that everyone in our community is treated with dignity, respect and fairness. We consider the gender, equality and diversity of all people in our community as we develop our plans, strategies and services. We will uphold our requirements in the Victorian Government's *Gender Equality Act 2020* and will continue to seek ways to improve all that we do to make Manningham a safe, respectful and inclusive community.

Our commitment to people with disability

We are committed to working with our community to enhance the health and well-being of people with disabilities. Activities targeting people with disabilities are integrated and reflected across our Council Plan, our Health and Wellbeing Strategy and associated action places to address the *Victorian Government's Disability Act* 2006 38(1).

Contents

Introduction 5
Legislation framework 6
About Manningham 6
Our community 7
Community engagement 9
Our role in domestic animal management 11
Local laws, Orders and controls 14
Our Domestic Animal Management Plan 2026 – 2029 15
- Theme 1: Training of authorised officers 16
- Theme 2: Promoting responsible pet ownership 18
- Theme 3: Animal registration and overpopulation 20
- Theme 4: Nuisance dogs and cats 23
- Theme 5: Dog walking and leash free areas 27
- Theme 6: Minimising the risk of dog attack 30
- Theme 7: Declared – dangerous, menacing and restricted dogs 32
- Theme 8: Domestic animal businesses 34

Review and evaluation 35

Introduction

We recognise the value of pet ownership and its benefits for health and wellbeing. We are committed to ensuring the welfare of pets while protecting the community and local environment from nuisance dogs and cats.

The Domestic Animal Management Plan 2026 – 2029 outlines our key objectives:

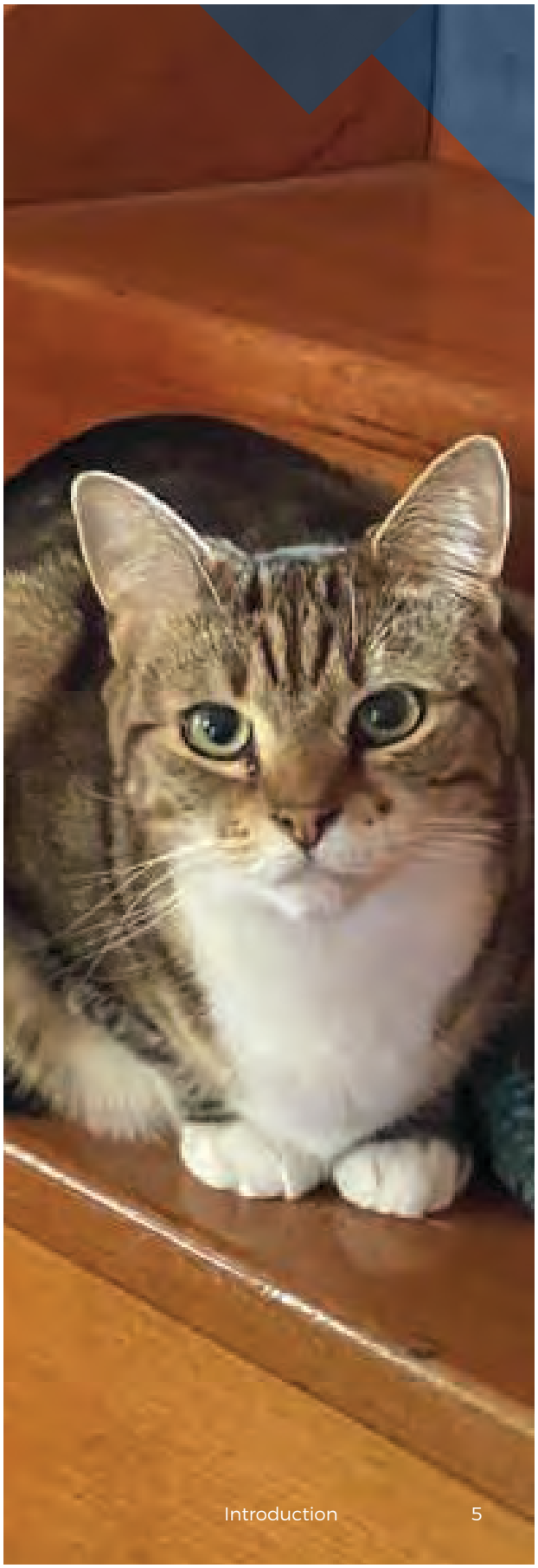
- Promote responsible pet ownership and protect the welfare of dogs and cats
- Protect the community and environment from nuisance dogs and cats
- Deliver effective domestic animal management services

This plan balances community and stakeholder needs with compliance under the *Domestic Animals Act 1994*, ensuring pets and people can live together harmoniously without compromising environmental or community amenity.

This plan was developed collaboratively by the City Compliance Team and was informed by:

- An analysis of community complaint data over past four years
- Community and stakeholder consultation and engagement
- Independent research and best practice insights.

The Domestic Animal Management Plan is an endorsed supporting strategy in the Manningham Council Plan.



Legislation framework

Under the *Domestic Animals Act 1994*, every Council must develop and implement a Domestic Animal Management Plan every four years.

The plan must:

- Evaluate the adequacy of animal control services
- Provide training programs for authorised officers
- Include strategies to:
  - Promote responsible pet ownership of dogs and cats
  - Ensure compliance with legislation
  - Minimise the risk of dog attacks
  - Address overpopulation and euthanasia rates
  - Encourage pet registration and identification of cats and dogs
  - Reduce nuisance caused by cats and dogs
  - Identify and manage dangerous, menacing and restricted breed dogs
  - Review existing Orders and local laws
  - Monitor and evaluate the plan periodically.
- Each Council must review its Domestic Animal Management Plan annually and publish an evaluation in its Annual Report.

About Manningham

Manningham is home to over 131,761 residents and stretches across 114km^2 kilometres in Melbourne's beautiful eastern suburbs. We're just 12km from Melbourne's CBD at our western edge in Bulleen and reach out to Wonga Park in the east, about 32km from the city centre.



Our suburbs include:

- Bulleen, Doncaster, Doncaster East, Donvale
- Park Orchards, Templestowe, Templestowe Lower
- Warrandyte, Warrandyte South
- Parts of Wonga Park, Nunawading and Ringwood North

From the urban hub of Doncaster Hill to the tranquil horse trails of Warrandyte, Manningham offers a unique blend of city convenience and country charm.

Our community

A diverse and vibrant community

We are proudly multicultural. Our residents bring a rich mix of languages, traditions and cuisines. The most common ancestries include Chinese, English, Australian, Italian and Greek.

- 44% of residents were born overseas (compared to 35.7% across Greater Melbourne)
- 46% speak a language other than English at home
- Overall, 19.7% of the population was aged between 0 and 17 and 28.4% were aged 60 years and over.

Population growth

By 2045, our population is expected to grow to 145,598[1], with Bulleen and Doncaster seeing the most growth. This growth means more people enjoying our parks and public spaces - including more dogs being walked! That's why we're planning ahead to make sure our open spaces are welcoming, safe and shared respectfully between pet owners and non-pet owners.

Protecting nature and wildlife

As our community grows, so does our responsibility to protect the natural environment. We're committed to:

- Raising awareness about the impact of pets on wildlife
- Encouraging responsible pet ownership
- Keeping dogs and cats safe and secure to reduce harm to native animals.

Domestic animal ownership in Manningham

We deliver a broad range of initiatives to encourage responsible pet ownership and ensure the effective management of domestic animals in accordance with the *Domestic Animals Act 1994*. These activities are reviewed annually, with performance outcomes reported to the Victorian Government's Department of Energy, Environment and Climate Action.

1 ABS Community Profile ID

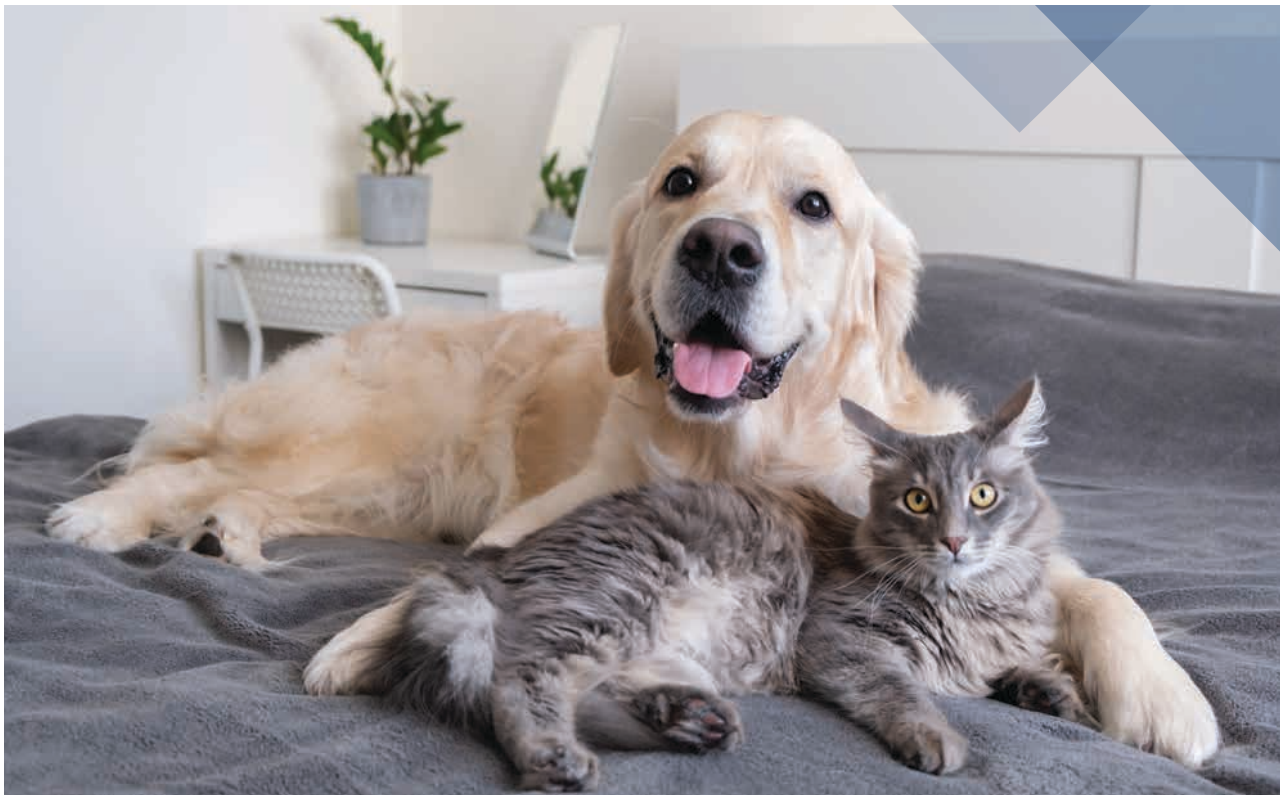
Domestic animal management services snapshot 2024-25

Animal registrations	2024-25
Dog registrations	8712
Cat registrations	3049
Domestic animal businesses in Manningham	10
Declared dogs	3

Manningham animal pound	2024-25
Dogs admitted	122
Dogs reunited with owner	95
Dogs rehomed	16
Cats admitted	176
Cats reunited with owner	26
Cats rehomed	101

Customer requests received	2024-25
Animal customer requests received	4399
Dog aggression (alleged)	153
Barking dogs	541
Dogs wandering	230
Dog litter	54
Cats wandering	247
Cat cage requests	155

Table 1 – Domestic animal management services 2024-25



Community engagement

To help shape Manningham's Domestic Animal Management Plan, we invited the community to share their views through a consultation process held in June 2025. The feedback provided valuable insights into local priorities, concerns and suggestions for improving animal management across the municipality.

The consultation aimed to:

- Raise awareness of the Domestic Animal Management Plan and its objectives
- Highlight key initiatives proposed in the plan
- Capture feedback from our diverse community and stakeholders (including non-pet owners)

Engagement approach

Awareness and engagement were driven through a variety of methods:

- Online surveys
- Social media promotion
- Direct stakeholder outreach
- Community pop-ups and events
- Print and digital media
- Signage at local parks and reserves.

Who we heard from

We received 4,800 visits to our engagement platform and 1,884 completed survey responses. Over 5% of respondents were non-pet owners, helping ensure the plan reflects broader community views.

Among respondents:



62.4% dog owners



17.8% cat owners



14.5% owned both dogs and cats



5.2% did not own a pet

We also heard from:

- Community organisations
- Domestic animal businesses
- Animal welfare and rescue groups
- Animal shelters and veterinarians
- Friends of Manningham Dogs and Cats (FOMDAC)
- Animal training clubs
- Dog Victoria.

What our community told us

Feedback showed strong support for:

- Responsible pet ownership
- Safer, more inclusive public spaces
- Balancing community needs with animal welfare.

Key findings from the consultation:



96% knew pets should be microchipped and registered by 3 months of age



Many supported simpler, more flexible registration options



50% experienced cat nuisance in the past year



72% were aware of the 2024 cat confinement Order



Main dog-related concerns: dog waste, off-lead dogs, barking



Support for cat desexing

Community suggestions:

- More education and engagement
- Stronger enforcement and presence
- Access to dog training
- Infrastructure improvements (fencing, bins, taps).

Community concerns:

- Dogs off-lead and not under control
- Barking and waste
- Wandering cats and confinement
- Registration costs
- Perceived lack of enforcement.

Our role in domestic animal management

Domestic animal management services in Manningham, which includes pound services, are delivered by the Local Laws team and supported by an administrative team. The Local Laws team are Authorised Officers for the purpose of the *Domestic Animals Act 1994*, Manningham Council Local Laws and other relevant legislation.

The Local Laws team is comprised of multi-skilled officers who undertake a broad range of duties. The officers are trained in core areas of domestic animal regulation and control to undertake detailed investigations and perform specialised tasks as required under the Act.

Some of the programs, responsibilities and tasks routinely undertaken by the team include:

Promotion of responsible pet ownership	• Social media promotions (e.g., registration renewals) • Website information • Brochures and fact sheets • Newsletter • On-hold messaging • Information provided to vets and domestic animal businesses • Participation in community festivals and events
Identification and registration	• Annual registration renewal notices and follow-up process • SMS reminders • Online forms for new registrations • Online registration payments • Free initial registration for animals registered prior to the age of 6 months (irrespective of desexing) • Lifetime registration tags • Periodic cross-referencing of Microchip Registry databases with the Manningham Council animal registration database • Follow-up sale notifications from domestic animal businesses • Door knock campaigns to follow up on non-renewals and identify unregistered pets • Officers equipped with microchip scanners

Dog attack, dangerous dog	• Immediate response to reports of aggression, dog attacks or dangerous dogs
Animal nuisance complaints	• Initial response to complaints within 48 hours • Online help information • Online system for lodging complaints
Wandering cat complaints	• Complaints investigated; cat cages may be provided to manage ongoing nuisance or feral cat issues • Online system for lodging complaints
Animal welfare, cruelty matters	• Support provided to RSPCA for animal welfare concerns, as Council Officers are not authorised under the *Prevention of Cruelty to Animals Act 1986*
After hours services	• 24/7 emergency response for dog aggression and animal pick-up
Patrols (proactive and reactive)	• Targeted patrols of parks and reserves to ensure dogs are under effective control
Dog walking facilities	• Dog activity centre available at Aranga Reserve • Litter bins provided in popular dog parks
Dog off-lead, prohibited areas	• Designated off-lead areas and prohibited zones established under Council Order
Cat confinement, prohibited areas	• Council Orders require confinement to the property and prohibition in cats in designated areas
Domestic animal business inspections	• Annual inspections and complaint investigations for pet shops, trainers, boarding facilities, breeders and shelters
Declared dogs (dangerous, menacing or restricted breeds)	• Annual inspections for declared dangerous, menacing, or restricted breed dogs • Provision of State Government fact sheets and information
Prosecutions	• Council prosecutes offences under relevant legislation
Animal management officers	• Ongoing professional development and training for Local Laws Officers performing animal management duties • Operational procedures are reviewed annually to ensure current with legislative requirements and changes
Review of Manningham Council Orders	• Periodic review of Council Orders under the *Domestic Animals Act*

Table 2 – Programs, responsibilities and tasks

Manningham Council Pound

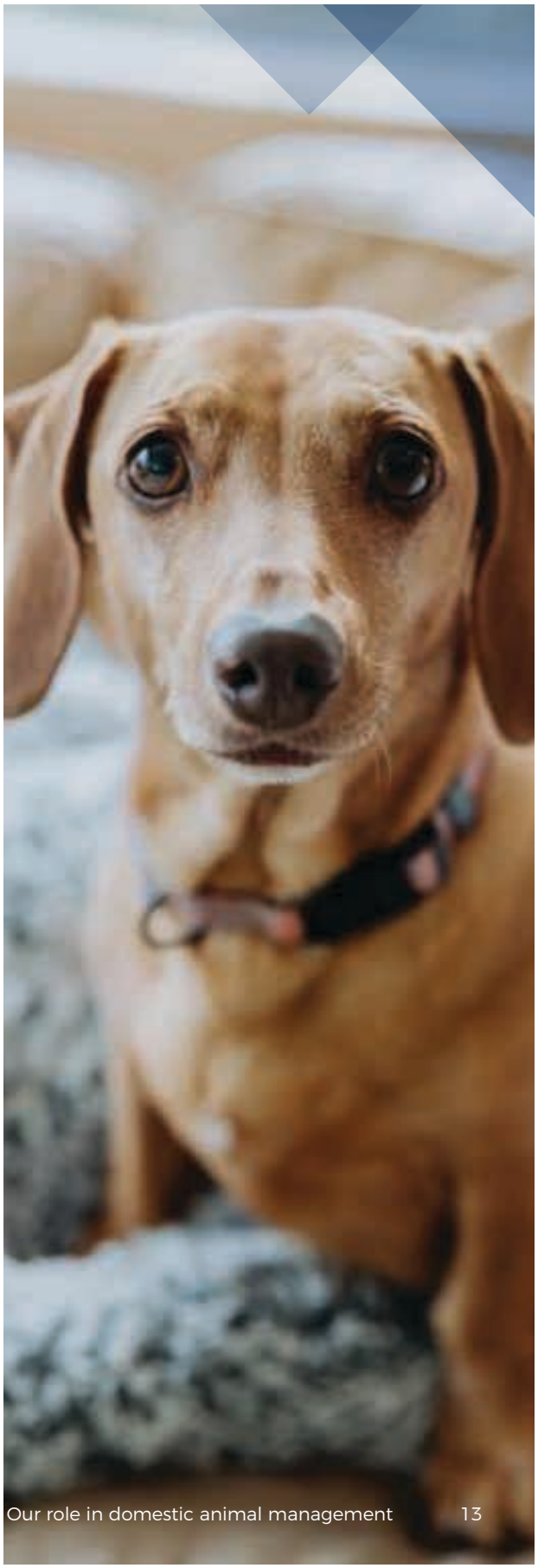
We also operate the Manningham Pound Facility, located at 620-628 Blackburn Road, Doncaster East.

The Pound is managed by the Local Laws team, as opposed to dedicated pound staff which is quite unique in the sector within the metropolitan area.

This facility operates to house lost dogs and cats where an owner cannot be located or where animals have been seized as part of ongoing animal aggression investigations.

All efforts are made by Officers to reunite animals with owners before taking them to the Pound, any pets which are not identifiable and lost are advertised on the Manningham Council webpage.

The Pound is only open to the public by appointment and re-housing of animals does not occur directly out of this facility. We work closely with partners including local veterinarians and Blue Cross Animal Society.



Local laws, Orders and controls

Under the *Domestic Animals Act 1994*, we are empowered to make local Orders to more effectively manage dogs and cats within their municipality.

In accordance with section 71 of the *Local Government Act 2020* and Section 42 of the *Domestic Animals Act 1994*, we are also authorised and have enacted several local laws concerning domestic animal management.

We have implemented a range of such laws, designed to encourage responsible pet ownership and minimise the impact of domestic animals on neighbourhood amenity and community safety.

Consistent with principles of good governance, we conduct reviews of the Local Laws and Orders made pursuant to the *Domestic Animals Act 1994* to confirm their ongoing necessity and effectiveness. A summary of these laws is provided in the table below.

Manningham Local Law 2023 Part 6 – Animals	
Clause 58	Specifies the number and types of animals that may be kept on residential land without a permit. These controls are amenity based and there is a Permit process for extra dogs/cats
Clause 60	Specifies requirement for adequate, clean and appropriate housing for animals
Clause 62	Specifies requirement to both carry a bag and remove their dog's waste when left in a public place

Domestic Animals Act 1994	
Order pursuant to Section 25(2)	Order that prohibits or imposes conditions as to the means of restraint of dogs and cats, in any public area of Manningham
Order pursuant to Section 26(2)	Order that prohibits or imposes conditions as to the means of restraint of dogs and cats, in any public area of Manningham

Planning and Environment Act 1987	
Section 173	Planning Scheme provisions are in place that do not allow dogs or cats to be present in designated areas

Our Domestic Animal Management Plan 2026 – 2029

We have developed a comprehensive program of actions and initiatives to be implemented throughout the life of the Domestic Animal Management Plan 2026 – 2029.

This program is designed to ensure that animal management services in Manningham continue to meet the objectives of the *Domestic Animals Act 1994* and remain responsive to the needs of the local community.

The plan reflects insights gathered through community consultation conducted between May and June 2025. This engagement captured a wide range of perspectives on animal management, animal welfare and the needs of pet owners across Manningham, as well as users of our public open space. The feedback has helped identify both ongoing and emerging issues, informing the development of targeted actions to meet current and future service demands.

The program is structured around eight key areas which align with the *Domestic Animals Act 1994*:

Theme 1	Training of authorised officers
Theme 2	Promoting responsible pet ownership
Theme 3	Animal registration and overpopulation
Theme 4	Nuisance dogs and cats
Theme 5	Dog walking and leash free areas
Theme 6	Minimising the risk of dog attack
Theme 7	Declared – dangerous, menacing and restricted dogs
Theme 8	Domestic animal businesses

Activities and initiatives under each theme have been developed with reference to the *Domestic Animals Act 1994* Manningham Local Laws, associated Orders, relevant legislation and industry best practices in animal management.

Theme 1: Training of authorised officers

Objective

To identify and deliver training opportunities that support all staff in developing the skills and knowledge required to perform their roles safely, effectively, and in accordance with the requirements of the *Domestic Animals Act*.

Current situation

Manningham animal management services are delivered by the Local Laws team through the City Compliance, City Safety Unit. The Local Laws team is comprised of 8 multiskilled authorised officers who operate in designated zones, with approximately 25% of the workload (or 2.0 FTE) allocated to animal management duties. This team is supported by a shared administrative team.

In 2024-25, the team responded to 4,339 animal management requests, this number continues to increase annually. Animal management services are provided 8:30am to 5:00pm, Monday to Friday. An emergency after-hours service is provided by an on-call Local Laws Officer to handle dog aggression and animal pick up requests. We also operate a Pound facility which is managed by the Local Laws Officers requiring a range of skills and training to care for dogs and cats and manage the facility.

Ongoing activities

All newly appointed staff are required to undertake induction covering Manningham's corporate policies, procedures, and internal systems. This process ensures familiarity with operational protocols, which are regularly reviewed and updated to reflect best practice and organisational priorities.

On-site training and ongoing coaching are provided to identify and address any skill or knowledge gaps. All staff within Local Laws complete annual training aligned with their individual development plans. Officers are encouraged to complete a relevant certificate course in Government Compliance and Animal Control and Management as part of their development plans.

Corporate training areas:

- Bullying and harassment
- Child safe standards
- Domestic and family violence identification training
- Conflict of interest
- Employee equal opportunity
- Fraud and corruption
- Information privacy
- Occupational health and safety
- Code of conduct.



Specialised training areas:

- OHS
- Situational awareness
- Managing aggressive and unreasonable customers
- Conflict management training
- First aid and CPR
- Animal handling and behaviour dog / cat
- Aggressive dog handling
- Livestock handling
- Animal transportation
- Breed identification (restricted)
- Dog bite safety training
- Law and investigation training
- Emergency management training.

Theme 1: Action plan

Maintain knowledge and improve officer skills			
	Action	**When**	**Evaluation**
1.1	Identify additional training needs in response to service demand, legislative changes and emerging risks.	Annually	Training needs analysis completed annually.
1.2	Deliver targeted training to authorised officers aligned with individual development plans.	Annually	Percentage of officers completing training per plan.
1.3	Attend relevant training, information sessions and conferences offered by key organisations, including Animal Welfare Victoria and RSPCA.	Annually	Attendance at available training sessions.
1.4	Maintain an up-to-date register of staff training activities.	Quarterly	Staff training register updated quarterly.
1.5	Regularly review and update procedures.	Annually	Procedures reviewed and updated annually or as needed.

Theme 2: Promoting responsible pet ownership

Objective

Promote responsible pet ownership across Manningham through targeted education and effective communication strategies to increase awareness, compliance and engagement with domestic animal management priorities.

Current situation

We play a significant role in encouraging responsible pet ownership across Manningham. This is achieved through a balanced approach that combines education with enforcement, while actively promoting responsible dog and cat ownership behaviours.

Recent community consultation highlighted the importance of expanding education and engagement initiatives, particularly those that raise awareness of available facilities and support the development of additional services for pet owners.

Feedback also highlighted the need to strengthen compliance efforts for individuals who do not meet responsible animal management standards.

We recognise the increasing demand for digital service delivery and online engagement, including the use of social media platforms to reach and inform the community, including our multicultural communities.

Raising awareness of designated dog-friendly and dog-prohibited areas remains a key focus, helping residents understand where and when dogs may be exercise on and off-lead in line with the Council Order.

As part of the previous Domestic Animal Management Plan, a Cat Confinement Order was introduced across Manningham. We will continue to develop resources and provide support to assist cat owners in adapting to these changes.

Ongoing activities

We deliver a broad range of activities that are continuously being reviewed to reflect legislative changes and the evolving needs of our community. These include:

- Providing timely and relevant content on our website, social media channels, newsletters and print publication (Manningham Matters)
- Development of brochures and fact sheets
- Implementing on hold messaging during key periods
- Providing information to vets and domestic animal businesses
- Participating in events that promote responsible animal ownership.

Theme 2: Action plan

Promote responsible pet ownership through increased education and information provision			
	Action	**When**	**Evaluation**
2.1	Develop and implement communication tools and strategies to inform the community on the following matters: • Animal registration and identification • Dogs off-lead • Promotion of dog-friendly spaces • Picking up after your dog • Confining your cat to your property • Impacts of dogs and cats on wildlife • Barking dog information.	Year 1 – Year 4	2 campaigns delivered annually
2.2	Explore partnerships with stakeholders to deliver community education events over the life of the Domestic Animal Management Plan.	Year 2	Deliver a partnered education event with stakeholder.
2.3	Assess the feasibility of offering dog training programs, specifically supporting disadvantaged or vulnerable parts of community.	Year 3	Undertake feasibility study.
Promote responsible cat ownership to support the 24-hour cat confinement requirement			
	Action	**When**	**Evaluation**
2.4	Promote and share resources that educate the community.	Year 1 and 2	Develop or promote a resource annually.

Theme 3: Animal registration and over population

Objective

Increase the number of pets registered with Manningham Council.

Current situation

All dogs and cats aged three months and over must be microchipped and registered with Council, with registrations renewed annually by 10 April. In addition to being a legal requirement, animals found with current registration and a microchip are significant more likely to be reunited with their owners.

While pet registrations increased during COVID, annual registration numbers have declined at a consistent rate.

Annual registration data	2021	2022	2023	2024	2025
Dog	12121	10296	9901	9305	8712
Cat	4413	3655	3525	3286	3049

The decline in annual pet registrations may be attributed to rising cost-of-living pressures and shifting population demographics, including an increase in smaller apartments and townhouses across the municipality.

In 2025 a targeted compliance door-knock program has been undertaken, focusing on non-payment of renewals.

Community consultation revealed that 96% of respondents were aware of the requirement to register and microchip their dog or cat by 3 months of age. Despite this high awareness, respondents raised several concerns and suggested areas for improvement.

We will explore these suggestions where feasible, taking into account the limitations imposed by overarching State Government legislation.

Key suggestions included:

- Enhanced education and promotion of registration requirements, particularly for residents from multicultural diverse backgrounds
- Investigation into cost-related concerns
- Improvements to the online registration system.



Cat overpopulation

The capacity for cats to breed indiscriminately, has contributed to growing overpopulation of unowned cats in the community and sector. This issue is reflected in Manningham's cat impound data, where only 15% of impounded cats were identifiable and able to be returned to their owners.

During 2024-25 veterinarian assessments identified that 22% of impounded cats were diseased or feral and unsuitable for rehoming. Despite these challenges, we successfully rehomed almost 60% of impounded cats through existing adoption networks.

Community consultation revealed strong support for further action, with 88% of respondents supporting the introduction of compulsory cat desexing as a strategy to address overpopulation and reduce nuisance behaviours. This recommendation was consistently raised throughout the survey and is being considered for future implementation, subject to feasibility and compliance with State Government legislation.

Ongoing activities

- Issuing annual registration and renewal notices and conducting follow-up processes
- Sending SMS reminders
- Providing online forms for new registrations and online registration payments
- Offering free registration for animals registered prior to the age of 6 months (irrespective of desexing)
- Supplying lifetime registration tags
- Periodically cross-referencing microchip registry databases with Council's animal registration database
- Following up on sale notifications from domestic animal businesses
- Partnering with vets, domestic animal businesses and other stakeholders to promote registration and responsible pet ownership
- Conducting targeted door-knock campaigns to follow up on non-renewals and identify unregistered animals during patrols and complaint investigations
- Equipping Council officers with microchip scanners to assist identification
- Requiring registration of all animals prior to being release from the Pound
- Undertaking enforcement activities including official warnings, infringements, notices to comply and court prosecutions,

Theme 3: Action plan

Improve pet registration rates			
	Action	**When**	**Evaluation**
3.1	Undertake door-knocking campaigns to follow up on unrenewed registrations.	Annually	Number of unregistered pets identified and registered.
3.2	Conduct field checks, microchip audits and sale notification follow-ups.	Annually	Number of field checks completed.
3.3	Promote incentives to encourage registration of young, un-desexed animals.	Year 1	Rate of incentives utilised.
3.4	Develop a communications plan to promote the need to update microchip details.	Year 3	Communications plan completed and implemented.
3.5	Explore ways to make pet registration and responsible animal ownership information more accessible to multicultural communities.	Year 3	Promote and distribute multicultural-specific materials.
3.6	Investigate improvements to the online registration process.	Year 4	Completed online registration process review.
Increase desexing rates to reduce overpopulation			
	Action	**When**	**Evaluation**
3.7	Assess the feasibility of introducing mandatory desexing Order for cats.	Year 2	Feasibility report completed.
3.8	Increase awareness and availability of discounted desexing services.	Year 2	Number of animals desexed through discount programs.
3.9	Introduce a desexing subsidy program to support financially disadvantage pet owners.	Year 2	Number of eligible owners assisted.

Theme 4:
Nuisance dogs and cats

Objective

To understand the key issues impacting residents in relation to pet-related nuisances and identify effective strategies to minimise their impact.

Current situation

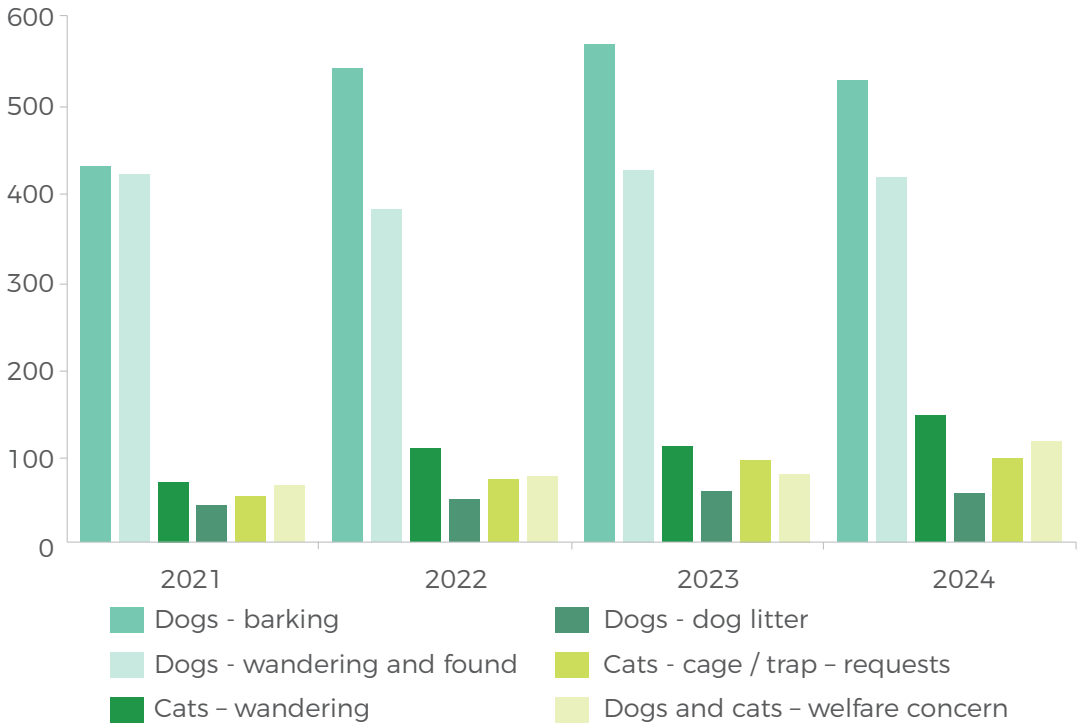
Analysis of customer complaint data over the past four years has highlighted several nuisance behaviours associated with dogs and cats within the municipality.

The most significant increases during this period relate to:

- Barking dog complaints
- Wandering cats
- Requests for cat traps

Concerns regarding animal welfare have also risen, however these matters are typically investigated by the RSPCA.

Nature of customer complaints



As part of the community engagement survey, several questions were designed to understand the types of animal nuisance being experienced by respondents.

Dog nuisance

Whilst 13% of respondents to the Domestic Animal Management Plan survey indicated they had not been affected by dog-related nuisance behaviour, those who had experienced issues in the past 12 months listed the following concerns:

- Barking dogs
- Dogs not being under effective control when being walked
- Owners failing to pick up dog waste.

These engagement results align with the trends in customer service requests received by Council.

Notably, only 9% of respondents reported nuisance behaviour to Council. Reasons identified for not reporting included:

- Lack of awareness about reporting options or how to report
- Perception that the behaviour was tolerable, trivial, or not worth reporting
- Inability to identify the dog or its owner
- Lack of confidence in Council's response or action
- Reporting process perceived as too complicated, time-consuming, or ineffective
- Fear of confrontation or repercussions
- Concern for the wellbeing of the dog involved.

Cat nuisance

Complaints regarding cats wandering increased in 2024, potentially due to the introduction of the Cat Confinement Order and a greater awareness of previously accepted behaviours among cat owners.

The survey found that 50% of people had not been affected by or witnessed cat nuisance behaviours, while the remaining 50% reported being impacted on multiple occasions - primarily by cats wandering and not being confined to their property. Only 7% of these were reported to Council.

It was also identified that 72% were aware of the Cat Confinement Order, with overall support for its implementation.

In response to the current cat confinement Order:

- 9% of respondent's did not provide a clear position either in support or against the Order
- 67% were supportive or had no issues with the current Order
- 23% did not support the Order.

Of the 187 individuals who did not support the Confinement Order, 39% acknowledged the need to confine cats overnight to prevent predatory behaviour.

Feedback indicated two distinct perspectives among those who opposed the Order:

- One group preferred no confinement at all
- The other supported a night-time curfew, based on the belief that cats primarily roam and impact wildlife and the community during night hours.

Both positions differ from current sector research and the views promoted by key stakeholders, including major animal welfare agencies and both Federal and State Governments.

Additional feedback included:

- Many cat owners supported the Confinement Order
- A need for increased community education
- Suggested incentives for installing cat enclosures or cat runs
- Repeated calls for compulsory desexing of cats
- Among those who supported the Order, there was a desire for stronger compliance measures
- Among those opposed to the Order, a belief that the Order prevents cats from helping control rodent populations.

Current activities

- Patrols of hotspot parks and reserves as required to ensure dogs are under effective control
- Installation of signage in parks, reserves and trails detailing dog controls
- Collection and management of found animals
- Barking dog compliance process
- Provision of online information and resources
- Enforcement of Local Law provisions governing the number of animals that can be kept on a property without a permit
- A 48-hour response timeframe for nuisance complaints
- Investigation of wandering cat complaints, with cat cages provided where ongoing issues occur
- Online system for lodging complaints
- Provision of a dog activity centre at Aranga Reserve
- Installation of litter bins in popular dog parks
- Enforcement of Council Orders restricting dogs off-lead to designated areas
- Enforcement of Council Orders prohibiting dogs and cats in certain areas
- Enforcement of the Cat Confinement Order, requiring cats to be confined to their property.

Theme 4: Action plan

Reduce the incidents and impact of dog nuisance behaviour			
	Action	**When**	**Evaluation**
4.1	Analyse complaint data to guide proactive patrols to address issues associated with dog nuisance, off leash compliance and dog waste.	Annually	Reduction in repeat complaints in patrol areas.
4.2	Review and enhance procedures for barking dog complaints.	Year 2	Reduce average investigative time to barking complaints.
4.3	Collaborate with stakeholders to deliver education on responsible pet ownership initiatives, such as dog barking and effective control.	Year 2	Attendance rate at community education events.
4.4	Investigate and identify barriers to incident reporting and implement a strategy to address this with the community.	Year 3	Deliver a campaign.
4.5	Work in partnership with the Waste Team to evaluate the placement of waste bins in parks, reserves and on linear trails to ensure that there are sufficient facilities provided.	Year 4	Conduct review and implement recommendations.
Reduce the incidents and impact of cat nuisance behaviour			
	Action	**When**	**Evaluation**
4.6	Collaborate with stakeholders to deliver education on cat confinement concerns and other responsible pet ownership concerns.	Year 2	Event participation rate and feedback.
4.7	Investigate and identify barriers to incident reporting and implement a strategy to address this with the community.	Year 3	Deliver campaign.
4.8	Update council website with current information from stakeholders regarding cat confinement.	Ongoing	Deliver a campaign.

Theme 5:
Dog walking and leash free areas

Objective

To plan and manage dog off-leash areas in consideration of the needs of all park users, including dog owners.

Current situation

A Council Order is in place designating areas where owners can exercise their dogs off-lead. This Order also prohibits dogs and cats from entering certain areas. While patrols are conducted to monitor compliance, community education and voluntary compliance remain critical as only a small portion of public open space areas can be patrolled at a time.

Consultation findings

Community engagement undertaken to inform the development of the Domestic Animal Management Plan revealed that 18% of respondents expressed no concerns about dog walking in Manningham, while the remaining identified several key issues impacting their experience:

- Dogs being walked off lead, not under effective control
- Owners failing to take responsibility for their dogs behaviour
- Safety concerns
- Dog waste
- Impact on native wildlife
- Infrastructure issues such as insufficient bins, signage, conflict with cyclists on shared paths.

Additionally, 53% (1,866 individuals) reported attending an off-leash area in Manningham. While the number of concerns raised was low, they included:

- Poor recall or control of their dog
- Aggressive dog behaviour
- Size mismatch concerns between dogs
- General nervousness or safety concerns
- Dog waste.

The consultation also highlighted strong community support for Council to take a more active role in promoting and enforcing responsible pet ownership across Manningham.

Leash-free locations

Our community indicated strong interest in identifying opportunities for new dog off-leash areas across Manningham.

As part of the engagement, a range of views were received in relation to leash-free spaces and the associated supporting infrastructure, these included:

- Design considerations
  - Need for more fenced enclosed off-leash areas like Arranga Reserve
  - Desire for designated zones for reactive or small dogs
  - Adequate parking near off-leash areas
  - More off-lead areas across the municipality
  - Concerns about shared spaces with children and wildlife.
- Infrastructure needs
  - 85% of respondents indicated that the presence of a litter bin encourages dog owners to pick up waste
  - Improved signage and fencing in parks
  - More dog-friendly amenities, including waste stations
  - Use of benches with no gaps
  - Access to water taps.

Current activities

- Patrols of hotspot parks and reserves as required to ensure dogs are under effective control
- Installation of signage in parks, reserves and trails outlining dog controls
- Provides information to reduce dog aggression and promote dog-friendly spaces
- Conduct investigations in response to customer requests regarding dog aggression
- Enforcement activities including official warnings, infringements, notices to comply and court prosecution
- Development of a new Open Space Strategy in 2025 which will form the basis for considering the strategic needs for new or improved dog off lead facilities across Manningham.

Theme 5: Action plan

Recognising community needs			
	Action	**When**	**Evaluation**
5.1	Commence development of new Open Space Strategy in 2025 to assess strategic need for dog parks across the municipality.	Year 1	Endorsement of Strategy.
Increase visibility and responsiveness of animal management officers			
	Action	**When**	**Evaluation**
5.2	Increase proactive patrols in high-use areas to enforce dog control laws and educate the public.	Ongoing	Number of proactive patrols conducted.
Reduce dog waste in public spaces			
	Action	**When**	**Evaluation**
5.3	Work in partnership with the Waste Team to evaluate the placement of waste bins in parks, reserves and on linear trails to ensure that there are sufficient facilities provided.	Year 4	Conduct review and implement recommendations.
Increase use of leash free areas			
	Action	**When**	**Evaluation**
5.4	Enhance online tools and information regarding off lead areas and the controls which are in place.	Year 4	Implement changes and review website data.

Theme 6: Minimising the risk of dog attacks

Objective

Implement targeted programs, services and strategies that promote responsible dog ownership, with the aim of reducing the incidence of dog attacks on both people and animals within the community.

Current situation

Manningham Council is committed to reducing the risk of dog aggression toward people and other animals in our community. To support this commitment, Council's Local Laws Officers treat all reports of dog attacks and aggressive behaviour as a high priority and investigate each allegation thoroughly.

Between 2021 and 2024, the community submitted 643 reports concerning animal aggression. Each report was investigated by our officers. While many incidents were initially described as aggressive behaviour, a significant number were found to involve poor animal behaviour rather than true aggression. In other cases, enforcement action could not proceed due to various limiting factors.

Consultation findings

Community engagement revealed that 69% of respondents had not experienced or witnessed animal aggression in the past 12 months, while 26% reported having encountered such incidents. Only 17% of those affected chose to report the incident to Council.

Reasons for not reporting included:

- The incident was considered too minor to warrant formal reporting
- The situation was resolved at the time, with the dog owner showing remorse
- Lack of clarity around how to report or insufficient details to support a report
- Concerns about Council's responsiveness to such matters
- Fear of confrontation, potential retaliation, or concern for the welfare of the dog.

Current activities

- Conduct patrols of hot spot parks and reserves as required to ensure dogs are under effective control
- Installation of signage in parks, reserves and trails outlining dog controls
- Collection of found animals
- Provides an immediate 24/7 response to reports of dog attacks
- Provides information to reduce instances of dog aggression and promote dog-friendly spaces
- Conduct investigations in response to customer requests regarding dog attack, rush or aggression
- Enforcement activities including official warnings, infringements, notices to comply and court prosecution.

Theme 6: Action plan

Recognising community needs			
	Action	**When**	**Evaluation**
6.1	Maintain best-practice approach to investigations into dog aggression.	Ongoing	Reviewed annually.
6.2	Review dog aggression data to guide proactive patrols.	Ongoing	Number of hotspots identified and patrolled.
6.3	Consider declaring dogs menacing or dangerous after serious incidents of dog aggression.	Ongoing	Number of appropriate declarations made.
6.4	Investigate barriers to incident reporting and implement a communication strategy.	Year 3	Develop and implement campaign.
6.5	Raise awareness of pet ownership responsibilities by communicating the outcomes of court proceedings.	Year 4	Communication engagement metrics.

Theme 7: Declared - dangerous, menacing and restricted dogs

Objective

Ensure owners of dangerous, menacing and restricted breed dogs are aware of their obligations and comply with all legislated requirements for the keeping of these identified dogs.

Current situation

As of 2025, Manningham has 3 declared dangerous dogs. The declaration or deeming of a dog to be dangerous, menacing or restricted is regulated and managed via the *Domestic Animals Act*, this includes how the animal is housed and walked.

Council strives to minimise the risk to the community from declared dogs by administering and enforcing the relevant provisions of the *Domestic Animals Act*, responding to any reports involving declared dogs and conducting thorough investigations into animal aggression reports.

As part of our registration process, pet owners are required to disclose whether their dog is a restricted breed, has been declared menacing, or is classified as dangerous.

While no specific concerns were raised regarding declared dogs during community consultation, feedback indicated issues with dog owners not maintaining adequate control of their pets. This included instances where dogs were allowed to disturb other animals or were not appropriately managed when displaying aggressive behaviour.

Current activities

- Assess and declare dogs as dangerous, menacing or restricted breeds
- Supply and distribution of State Government fact sheets regarding keeping dangerous dogs
- Conduct annual compliance inspections
- Ensure all dogs declared by Council are recorded on the Victorian Declared Dog Registry
- Investigation of complaints
- Enforcement activities including official warnings, infringements, notices to comply and court prosecution.

Theme 7: Action plan

Ensure compliance for declared dogs			
	Action	**When**	**Evaluation**
7.1	Conduct annual inspections of declared dog properties, checking fencing, housing and signage.	Annually	Number inspected.
7.2	Review and enhance information for dog owners to ensure there is a clear understanding as to dog behaviour that may lead to their dog being 'declared' as a dangerous or menacing.	Annually	Information provided.



Theme 8: Domestic animal businesses

Objective

Implement target programs to register and inspect operation of domestic animal businesses to ensure minimum requirements for animal welfare are met.

Current situation

Manningham Council currently has 10 registered domestic animal businesses:

- 1 dog training establishment
- 1 shelter
- 8 boarding establishments.

Council also is required to register and collect a levy for each domestic animal business on behalf of the State Government which is used to fund domestic animal education programs and campaigns, provide support to pet owners and local government in responsible pet ownership.

The Local Laws team inspects these facilities annually to ensure compliance with relevant legislation and codes of practice prior to registration.

Council also responds to and investigates any concerns raised relating to the operation of these establishments.

Theme 8: Action plan

Protect welfare of animals			
	Action	**When**	**Evaluation**
8.1	Identify unregistered Domestic animal businesses via advertising reviewing advertisements - including pets advertised for sale (e.g. social media, local papers, notice boards), ensure registration and compliance.	Ongoing	Number of Domestic animal businesses identified and registered.
8.2	Conduct annual compliance inspections of Domestic animal businesses.	Ongoing	Number of Domestic animal businesses inspected annually.
8.3	Provide online information on registering a new domestic animal business.	Year 4	Develop online information.

Review and evaluation

Under Section 68A(3) of the *Domestic Animals Act 1994* every Council must –

(a) review its domestic animal management plan annually and, if appropriate, amend the plan; and

(b) provide the Secretary with a copy of the plan and any amendments to the plan; and

(c) publish an evaluation of its implementation of the plan in its annual report.

Performance monitoring and evaluation process

Council will monitor performance of the objectives that are detailed throughout the Domestic Animal Management Plan by reporting annually through the Council's established reporting systems, in accordance with the requirements of the *Domestic Animal Act* and the Local Government Performance Reporting Framework.

A new Domestic Animal Management Plan will be completed on or before December 2029.





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10.2 Adoption of the Public Toilet Plan 2025

File Number: IN25/877

Responsible Director: Director City Planning and Liveability

Attachments:
1 Manningham Public Toilet Plan 2025 ⇩
2 Consultation Summary Report ⇩

PURPOSE OF REPORT

To present the revised Manningham Public Toilet Plan 2025 to Council for endorsement.

EXECUTIVE SUMMARY

The Manningham Public Toilet Plan was endorsed by Council in 2021. In 2024, Councillors requested a review of the Toilet Plan to assess progress of implementation of the current plan and identify new priorities.

A survey was made available to community from 2 to 29 June 2025 to seek feedback on the implementation of the current Manningham Public Toilet Plan 2021 and suggestions for future improvements to the provision of toilets across the City.

The consultation had high community participation with 149 surveys completed, 1 email and 2 petitions received (one with 139 signatures requesting facilities at Park Orchards Shops and one with 40 signatures requesting facilities at Morris Williams Reserve, from May 2024).

Feedback received included requests for new or replacement toilets at a number of activity centres (including Park Orchards, Templestowe Village, Devon Plaza, Macedon Square), Morris Williams Reserve and Wittons Reserve.

Improvements requested, included: increased cleaning and maintenance, wider and automatic doors for better access; minimum of 2 cubicles; gender neutral as well as more female only toilets; hand dryers and hot water; clearer signage including contact for maintenance issues; seats and restraints (seatbelt / harness) for toddlers; and better lighting.

The Public Toilet Plan has been updated in response to feedback received and with input from relevant asset owners (including Building Projects, Facilities Management and Arts Culture and Local History). Officers are seeking support to endorse the final plan so as to progress with implementation of the revised action plan.

1. RECOMMENDATION

That Council:

A. Adopt the Manningham Public Toilet Plan 2025 shown in Attachment 1.

B. Note the Consultation Summary Report shown at Attachment 2.

C. Note that officers have commenced implementation of the high priority actions with Cat Jump Park and Burgundy Reserve facilities, this financial year.

2. BACKGROUND

2.1 Manningham's first Public Toilet Plan (Plan) was endorsed in 2021 and since that time a significant number of the actions from the Plan have been implemented. These toilet facilities include:

- Construction or opening of 8 new Council facilities.
- Replacement of 4 existing sites with new buildings.
- Two new Changing Places facilities added to regional playspaces.
- Refurbishment of 4 sites to improve cleanliness, lighting and functionality.
- Improved directional signage.
- Updated website information.

2.2 A survey was open between 2 - 29 June 2025 via YourSay Manningham to gauge community satisfaction with the provision of public toilet facilities and to gain ideas for new sites and any other improvements.

2.3 We received the following submissions:

- 149 surveys were completed via Your Say Manningham.
- 9 pins dropped on a map.
- We received one submission via email.
- We received 2 petitions - one petition with 139 signatures requesting a new toilet for the Park Orchards activity centre and one petition (received in May 2024) with 40 signatures requesting a new toilet in Morris Williams Reserve.

2.4 The Plan has been revised based on community feedback and with input from asset owners/managers and is being presented to Council for endorsement (see Attachment 1, Manningham Public Toilet Plan).

2.5 Key changes include:

- the proposed construction of an additional 10 new toilet facilities.
- the opening of existing toilets in sport pavilions where practical.
- the upgrade or replacement of 9 existing facilities.
- design improvements to ensure public toilets are fit for purpose, safe and easily maintainable such as interior wall panelling, non-slip floors, LED lighting, improved ventilation, and automatic door locking after hours.
- recommendations to improve directional signage, on-site information (maintenance reporting, hours and alternative sites).

2.6 Issues raised but not changed in the Plan include:

- Push button/automatically opening and closing doors, due to high install and maintenance costs (except for Changing Places facilities). The new toilet design still complies with the relevant codes and meets universal design principles.
- Hand dryers and hot water taps due to high install and maintenance costs.

- Toddler change table/benches, unless there is sufficient space in the cubicles.
- Female only cubicles unless part of the existing building layout.
- Provision of a public toilet in Devon Plaza shopping centre as Council doesn't own any land at this activity centre.
- Provision of a public toilet at the Park Orchards shops is not proposed, as Officers have done a thorough investigation of potential sites to locate a public toilet and have been unable to locate a suitable site for the following reasons:
  - Lack of Council owned land at the shops
  - Presence of large native trees
  - Location of overhead and surface electrical installations, fire hydrant and phone box,
  - Need to maintain sightlines for pedestrians and motorists
  - Minimum clearance requirements from edge of road and footpaths
  - Significant costs associated with new meters and connection to water, power and sewer.

Officers recommend providing externally accessible public toilets as part of the future development of the Park Orchards Community House or within Park Orchards Reserve. Investigations into the feasibility of a public toilet within Park Orchards Reserve have commenced, given the timing of delivery of a new Park Orchards Community House is to be confirmed.

3. DISCUSSION / ISSUE

Community consultation summary

3.1. Community consultation ran between 2 - 29 June 2025 via YourSay Manningham with background information and a dedicated survey to test community support for the previous plan. 149 surveys, 1 email and 2 petitions were received.

3.2. We employed multiple consultation methods to promote the survey including:

- promotion through a media release,
- article in Manningham Matters,
- Manningham eNews,
- Healthy Ageing eNewsletter,
- Organic and paid social media posts.
- Presentations to the Healthy Ageing and the Liveable Places and Spaces Advisory Committees.

3.3. The key themes that emerged from the YourSay survey responses are:

- **Support**; there is strong support for Council to provide public toilet facilities. Examples of such feedback include: “Every major park needs easily accessible toilets”; “Toilets should be near playgrounds, walking tracks and sports areas”; “Toilet facilities make an area useful to all”; and “A public toilet in Macedon completely changed my going to Macedon shops”.

- **Design and construction quality**; respondents emphasised the importance of well designed, located and built toilet facilities that can serve the whole community. Feedback recommended providing more than 1 cubicle in case one is closed or occupied and change tables / seats for larger children and restraints for toddlers.

- **Gender sensitivity**; the importance of providing both gender neutral and more female only toilet cubicles was raised.

- **Safety and accessibility**; ensuring the toilets were safe to use and the safety of park users is preserved; providing clear signage and access paths to each facility; wider doors for mobility aid users and prams; improved lighting for evening use.

- **Cleanliness and maintenance**; ensuring the facilities are cleaned frequently and maintained at a high standard; providing running hot water, soap and hand dryers. Some feedback was not supportive of automated cleaning toilets (Exeloo) as this leaves a wet floor.

- **Location and distribution**; ensuring toilets are located along trails at regular intervals, all activity centres, bus interchanges and major parks. The lack of toilets in Templestowe Village, Park Orchards activity centre and limited facilities in Wonga Park Reserve was raised by many respondents.

3.4. Specific locations where new or improved public toilets were requested:

- Park Orchards activity centre – a petition with 139 signatures was received requesting a public toilet at the shops (rather than in Park Orchards Reserve or as part of the proposed community centre redevelopment) citing that the existing facilities at 100 Acres and Domeney Reserve are too far away. There were several respondents against locating toilets at the shops who instead suggested the Community Centre.
- Templestowe Village, Templestowe – citing lack of facilities when cafes are closed.
- Devon Plaza, Doncaster East.
- Tunstall Square, Doncaster East.
- Ruffey Lake Park (mainly at the Victoria Street Playspace).
- Jackson Court, Doncaster East.
- Morris Williams Reserve, Bulleen – a petition with 40 signatures was received in May 2024 requesting a new toilet. We also received one objection.
- Wittons Reserve, Wonga Park – due to it being a popular site for walking, swimming, picnicking and canoeing.

- Macedon Square, Templestowe Lower – currently has a single cubicle *Exeloo* that is poorly located, there was a request for more cubicles that are more accessible.

4. COUNCIL PLAN / STRATEGY

4.1 This project is aligned to these Council strategies and the Council Plan.

- Manningham Open Space Strategy 2014
- Active for Life Recreation Strategy 2010-2025
- Management plans, masterplans and structure plans for specific reserves and precincts

4.2 Council Plan 2025-29 alignment:

Theme: Liveable Places and Spaces

- *Strategic Objective 3* - Our City is designed for safety, liveability and sustainable growth.

  Major initiative 3.3 - Plan, design and deliver our valued parks and open spaces to meet changing community needs.

  Specifically Action 3.3.5 to: Review Public Toilet Plan by December 2025 and progress delivery of high priority action items

- *Strategic Objective 4.* Our infrastructure is fit for purpose and well maintained, and its utilisation is maximised.

  Major Initiative 4.1 - Provide high quality, fit for purposed community facilities that maximise use and public value.

5. IMPACTS AND IMPLICATIONS

5.1 Finance / Resource Implications

- The Public Toilet Plan will assist in the scoping and prioritisation to inform capital works budget allocations in the 10-year program.
- There is commitment in the 10-year Capital Works Program budget to design and deliver new and upgraded toilet facilities. Due to the long lead times required to complete these new facilities the budget will be adjusted accordingly once the site is confirmed.
- Costings of the projects will need to be further developed as the projects are designed and detailed for implementation.
- Ongoing maintenance and cleaning costs will need to be budgeted for, estimated at approximately $15,000 / site annually. These facilities have a life span of approximately 30 years, dependant on the materiality, site conditions and patterns of use of each facility.

- Additional public toilet facilities will result in an increase in operational costs for cleaning and maintenance which cannot be accommodated within the existing operating budget (at current service levels). If additional budget is not allocated, service levels and cleaning frequency may need to be reduced to match current budget allocation.

5.2 Gender Impact Assessment

A Gender Impact Assessment (GIA) has been completed for this plan. The consultation shows clear demand for toilets in specific suburbs and a user base weighted toward female and older people with both groups identifying safety, privacy and accessibility as important factors in public toilet provision.

Combining immediate operational changes (e.g. cleanliness and reporting mechanisms) with capital upgrades (e.g. lighting) addresses immediate public confidence, while delivering longer-term inclusive infrastructure (e.g. universal design, family and gender-inclusive facilities). This approach reduces gendered barriers to safe use of public space and supports equality of access to public amenities.

Immediate actions include:

- Review cleaning frequency and ensure consistent supply of soap and toilet paper at high-use sites.
- Install clear directional and reporting signage (e.g. QR code and phone number), an agreed maintenance service level (e.g. response and restocking times), hours of opening and alternative facilities.
- Review lighting and/or sightlines around existing facilities flagged for safety concerns (Macedon Square, Jackson Court, Tunstall Square, Ruffey Lake Park).

Short-term (design and consultation):

- Deliver modular/flexible multi-cubicle units (including family/accessible and lockable single cubicle/unisex options) at priority sites identified by consultation.
- Ensure all upgrades meet universal design principles and include baby change facilities, sanitary disposal, and adequate number of cubicles.

Medium-term (budget cycle planning):

- Prioritise capital funding (commit capital allocations in upcoming budget cycle) for permanent facilities at highest priority sites at Park Orchards activity centre and Templestowe Village, and upgrades at Macedon Square including feasibility study for each site.
- Integrate partnership arrangements with homelessness outreach services for sites with rough sleeping issues.

6. IMPLEMENTATION

6.1 Communication and Engagement *(refer to the Community Engagement Guidelines trim://D22%2f101560/?db=MC&view)*

Is engagement required?	Yes. Community consultation undertaken to date has informed the development of the Plan. Further community consultation will be undertaken for individual sites as the projects are progressed through planning and design.
Stakeholder Groups	1. Park and Shopping Centre users 2. Local residents 3. Facility users
Where does it sit on the IAP2 spectrum?	Consult. Each site will have a separate Communications and Engagement Plan to inform the community consultation and engagement. As a minimum, each consultation will have a new YourSay Manningham landing page and link back to the Public Toilet Plan.
Approach	Communication material (letter drops, website info, signs, social medial posts etc)

6.1.1. Officers will provide updates to the Council website and the National Toilet Map as new public toilets are installed.

6.1.2. Timelines

Council	25 November 2025	Present the 'Manningham Public Toilet Plan 2025' for adoption
Cat Jump Park	October 2025 – February 2026	Construction of the public toilet in Cat Jump Park as detailed in the Landscape Masterplan
Burgundy Reserve	2026	Construction of the public toilet in Burgundy Reserve as part of park upgrade

7. DECLARATIONS OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any general or material conflict of interest in this matter.

Manningham Public Toilet Plan
Revised August 2025

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MANNINGHAM

Executive Summary

Manningham's Public Toilet Plan is a 10-year plan to ensure a network of safe, accessible, well maintained and sustainable toilet facilities across Manningham to support community participation in public life.

The key recommendations of the Revised Plan are:

- Constructing new public toilet facilities in 10 locations
- Incorporating public toilet facilities in all new community buildings
- Upgrading older style toilets to improve safety and be gender inclusive
- Provide Changing Places at major destinations around Manningham
- Investigate a program of artworks on blank walls of toilet buildings to raise awareness of our toilet facilities, improve perceptions of safety and activate public spaces.

Progress from the 2021 Public Toilet Plan

- Construction of 8 new facilities either standalone buildings or incorporated into pavilions
- Replacement of 4 existing facilities with new contemporary buildings
- Added 2 'Changing Places' accessible facilities at Regional Playspaces
- Standardised design and construction methods for improved service, safety and efficiency
- Updated information on Council's and other agencies websites
- Improved signage to public toilet facilities

Contents

1 INTRODUCTION 5
1.1 Purpose 5
1.2 Definitions and Acronyms 6
1.3 Plan Alignment 7
1.4 Consultation 7
1.4.1 Community views 7
1.4.2 Internal consultation 8
2 EXISTING CONDITIONS 9
2.1 Existing Council Provision 9
2.2 Other Public Toilets 9
2.3 Issues noted 12
3 PRINCIPLES FOR PROVISION OF PUBLIC TOILETS 13
3.1 Universal Design Principals 13
3.2 Location 14
3.3 Siting 14
3.4 Layout 15
3.5 Features 15
3.6 Hours of Operation 16
3.7 Sustainability 16
4 RECOMMENDATIONS 17
4.1 Action Plan 18
5 IMPLEMENTATION 23

5.1 Prioritisation 23
5.2 Scheduled works 23
6 COST 24

Figure 1 Existing Manningham Public Toilets 11
Figure 2 New Manningham Public Toilets 22

1 INTRODUCTION

1.1 Purpose

Toilets allow people to spend more time in public spaces to socialise, exercise, recreate, learn, support local businesses and to engage with their community. Where these facilities are not provided, or not welcoming and accessible to all, our residents and visitors are restricted in the places they can visit and the amount of time they can spend there. Equitable access is critical for the health, wellbeing and diversity of a community.

The purpose of the Manningham Public Toilet Plan is to ensure safe, accessible, well maintained and sustainable toilet facilities across Manningham to support community participation in public life.

This Plan focuses on key regional and district open spaces, activity centres and civic spaces.

This Plan determines:

- The current status of public toilet provision across Manningham
- Standards for the provision of toilet infrastructure by location, catchment and usage
- Where additional or upgraded facilities are required
- Other changes to improve the safety, equity, amenity and sustainability of public toilet amenities
- Priority actions

This is a revision of Manningham's Public Toilet Plan 2021.

Ensure a network of safe, accessible, well maintained and sustainable toilet facilities across Manningham to support community participation in public life.

1.2 Definitions and Acronyms

Public Toilet: A toilet which is freely available for use by the general public for the majority of the day. For the purposes of this Plan those which are only available for customers or members of a specific group, or for very limited hours, have not been included.

Non-Council/other public toilets:

Public toilets provided in Manningham by parties other than Council. Typically in Manningham these are provided by Parks Victoria or private shopping centre management.

Changing Places:

These are fully accessible toilets with adult change tables and hoists for people with profound disabilities. They are accessed by a specific key held by those who meet required criteria for access. Their provision allows people with very specific needs to visit, access services, undertake leisure activities and engage with the community. They can also have economic benefits as they are tourism drawcards for this sector.

Automated Toilet:

Fully automated toilet facilities. These have automated doors, flushing, paper, soap, water dispensing and air drying. They clean automatically at programmed times, and after a set number of uses. Currently Council has a number of these supplied by Exeloo.

District Reserve:

Public open spaces that serve a catchment of one or more suburbs and attract visitation beyond walking distance, providing facilities of a broader scale than those with a local focus. Most reserves with sporting fields are district reserves. Each reserve's catchment is determined in Manningham's *Open Space Strategy 2014*.

Regional Reserve:

Public open spaces that cater to a broad Manningham-wide catchment of visitors, as well as the local community. They may also attract visitors from other municipalities to shopping, tourism or sporting destinations and events. Each reserve's catchment is determined in Manningham's *Open Space Strategy 2014*.

AC	Activity Centre
CPTED	Crime Prevention through Environmental Design
DDA	Disability Discrimination Act
NELP	North East Link Project
UDGV	Urban Design Guidelines for Victoria

1.3 Plan Alignment

The provision of public toilets is supported by:

- Australian Human Rights Commission Act 1986
- Disability Discrimination Act, 1992
- Australia's Disability Strategy 2021-2031
- Victorian Disability Act, 2006
- Inclusive Victoria: state disability plan (2022-2026)
- The United Nation Global Age Friendly Cities Guide
- Council Plan 2025-2029
- Manningham Open Space Strategy 2014
- Age Friendly Declaration with Municipal Association of Victoria
- Arts and Culture Action Plan 2020-2024
- Active for Life Recreation Strategy 2010-2025
- Management plans, masterplans and structure plans for specific reserves and precincts

Design standards for public toilets are informed by:

- Urban Design Guidelines for Victoria
- Design Standard for Urban Infrastructure: 18 Public Toilets, Australian Government
- Accessibility Design Guide: Universal Design Principles for Australia's Aid Program
- Disability (Access to Premises – Buildings) Standards, Building Code of Australia
- National Construction Code and associated standards

1.4 Consultation

1.4.1 Community views

Council conducted an online survey in June 2025 to gather feedback on the implementation of the Toilet Plan (2021) and determine new priorities. 150 responses and 2 petitions were received (Park Orchards shops and Morris Williams Reserve). Several new sites were suggested along with requests to upgrade some existing facilities mainly in Activity Centres. General issues about cleanliness, lighting, accessibility and signage were also raised.

Recorded customer service requests to Council from the community identified key issues involving:

- Maintenance and cleanliness
- Facility provision, including specific toileting needs due to ageing, physical or health issues, intellectual ability, babies and toddlers, or other access requirements and need for more cubicles.

A number of complaints related to three automated toilets: at Macedon Square, Mullum Mullum Reserve and Thompsons Road/Manningham Road intersection. Complaints about automated toilets relate to poor cleaning, wet floors from the automated cleaning, closure during cleaning, difficulty with use, waiting times for a single toilet and vandalism. Each of these toilets, except Thompsons Road (double) is a single cubicle, meaning if the cubicle is unusable for any reason the whole facility is out of service until attended. The toilets at Jackson Court and Tunstall Square were replaced in 2024 with standard 2 cubicle facilities.

1.4.2 Internal consultation

Many parts of Council have been involved in the preparation of this plan. Areas include:

- Facility Management
- Community Wellbeing and Partnerships
- Recreation
- Arts, Culture and Local History
- Community Projects and Planning
- City Design
- Sustainable Maintenance
- Parks and Natural Environment

Officers have done a thorough investigation of potential sites to locate a public toilet at the Park Orchards shops and have been unable to locate a suitable site for the following reasons:

- Lack of Council owned land at the shops
- Presence of large native trees
- Location of overhead and surface electrical installations, fire hydrant and phone box
- Maintaining site lines for pedestrians and motorists
- Minimum clearance requirements from edge of road and footpaths
- Significant cost associated with new meters and connection to water, power and sewer.

It is recommended that an externally accessible public toilet is included as part of the future development of the Park Orchards Community House, or within Park Orchards Reserve.







2 EXISTING CONDITIONS

2.1 Existing Council Provision

Manningham City Council owns or maintains 41 public toilet facilities in open spaces and activity centres across the municipality. These toilets fall into four categories:

A. Older-style standalone facilities with separate male and female toilets accessed via a foyer/ablutions space.
B. Standalone facilities with individual self-contained toilets, typically unisex. Manually maintained.
C. Standalone facilities with individual self-contained toilets, typically unisex. Automatically cleaned 'Exeloo' facilities.
D. Facilities attached to a pavilion, but independently and externally accessed. Various arrangements of gendered and unisex toilets.

A full list of existing toilets is provided in **Figure 1.**

2.2 Other Public Toilets

Public toilets are also provided in council buildings such as libraries, in privately managed shopping centres and in open space managed by Parks Victoria. These are only available when the associated facility is open.

Council also has an agreement with Beasley's Nursery that their facilities be available to the general public during opening hours.



A. Older style standalone facility with gender segregated toilets.



B. New standalone facility with unisex self-contained toilets – manually maintained.

Locations:

1. Manningham Civic Centre, Doncaster
2. MC2 Building, Doncaster
3. Bulleen Library, Bulleen
4. The Pines Library, Doncaster East
5. Warrandyte Library, Warrandyte
6. Bulleen Plaza Shopping Centre, Bulleen
7. Westfield Shopping Centre, Doncaster
8. The Pines Shopping Centre, Doncaster East
9. Bulleen Park and Ride
10. Beasleys Nursery, Warrandyte
11. Eight toilets provided by Parks Victoria (or on Parks Victoria managed land), all located in the vicinity of the Yarra River corridor:
    a. Westerfolds Park – Canoe Launch
    b. Westerfolds Park – Ridge Picnic Area
    c. Westerfolds Park – Porter Street Picnic Area
    d. Petty's Orchard
    e. Banksia Park
    f. Birrarung Park
    g. Warrandyte State Park – Pound Bend
    h. Warrandyte State Park – Jumping Creek

The National Public Toilet Map also lists a number of petrol stations that have been registered by their owners as public toilets.



C. Standalone facility with unisex self-contained toilets – automated maintenance.



D. Externally accessible toilets, under same roof as a pavilion or other building.

Existing Manningham Public Toilets

Manningham City Council - Extended Hours	Index
100 Acres Reserve	1
Aquarena	2
Boronia Reserve	3
Bulleen Park	4
Colman Park	5
Currawong Bush Park	6
Domeney Reserve	7
Donvale Reserve	8
Finns Reserve - Changing Places	9
Green Gully Linear Park - Jenkins Park	10
Jackson Court Activity Centre	11
Koonung Park	12
Lawford Reserve	13
Macedon Square - Exeloo Single	14
Mullum Mullum - Reserve	15A
Mullum Mullum Stadium - Changing Places	15B
Mullum Mullum Trail - Park Road	16
Park Reserve	17
Pettys Reserve	18
Rieschiecks Reserve	19
Ruffey Lake Park - Church Road North	20A

Manningham City Council - Extended Hours	Index
Ruffey Lake Park - Victoria Street	20B
Ruffey Lake Park Boulevarde - Changing Places	20C
Schramms Cottage	21
Schramms Reserve	22
Sheahans Reserve	23
Stiggant Reserve	24
Swanston Reserve	25
Ted Ajani Reserve	26
Templestowe Leisure Centre	27
Templestowe Reserve	28
Templestowe Soccer Facility - Powerful Owl Park	29
Thompsons Reserve - Exeloo Double	30
Timber Reserve	31
Tunstall Square Activity Centre	32
Warrandyte Bakery	33
Warrandyte Bridge/Bus Stop	34
Warrandyte Reserve	35
Whipstick Gully	36
Wonga Park	37
Zerbes Reserve	38

Manningham City Council - Limited Hours	Index
Bulleen Library	39
Manningham Civic Centre	40
MC2 Building	41
The Pines Library	42
Warrandyte Library	43

Private	Index
Beaselys Nursery	44
Bulleen Park n Ride	45
Bulleen Plaza Shopping Centre	46
The Pines Shopping Centre	47
Westfield Shopping Centre	48

Parks Victoria	Index
Banksia Park	49
Birrarung Park	50
Pettys Orchard	51
Warrandyte State Park – Jumping Creek	52
Warrandyte State Park – Pound Bend	53
Westerfolds - Canoe Launch	54
Westerfolds - Porter Street Picnic Area	55
Westerfolds - Ridge Picnic Area	56

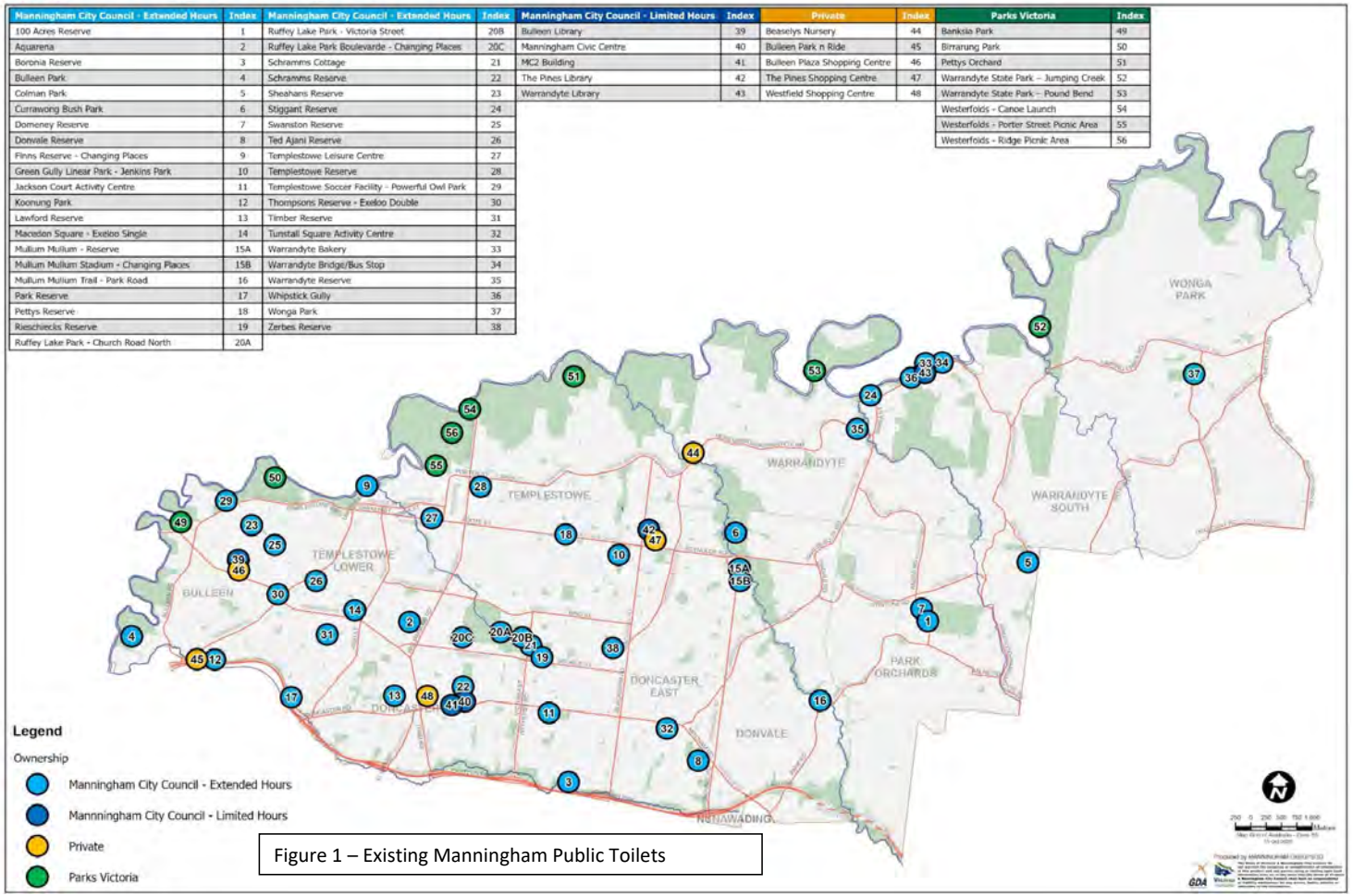


Figure 1 – Existing Manningham Public Toilets

2.3 Issues noted

Key issues noted were:

- Signage to Manningham's toilet facilities is not always accurate, accessible or easy to see.
- Provision of toilets is limited in Manningham's green wedge, with Wonga Park having only one facility and two in Donvale and Park Orchards.
- Some toilets do not meet current urban design standards for Crime Prevention Through Environmental Design (CPTED).
- Gender segregated toilets are common and unnecessarily limit usage and can exclude our LGBTQI+ community.
- Provision of public toilets is inconsistent across our open space network. Consistent provision in district and regional reserves would give the community confidence in the availability of toilet facilities.
- Single cubicle facilities are insufficient in moderate or high use areas.
- Automated facilities are unpopular and some users have difficulty with the automated elements.
- Changing Places adult change facilities need to be provided in a range of high use locations across the municipality.
- Templestowe Village Activity Centre has no public toilet facilities.
- Donburn Shopping Centre has no public toilet facilities.
- The existing public toilets at Domeney Reserve and The 100 Acres do not adequately service the Park Orchards activity centre.
- There is strong support for toilet facilities at Morris Williams Reserve.
- The toilet behind the bakery in Warrandyte attracts a high number of complaints due to its limited size, accessibility and poor ventilation.





3 PRINCIPLES FOR PROVISION OF PUBLIC TOILETS

The following principles will inform the future provision of public toilet facilities in Manningham:



3.1 Universal Design Principals

Equitable Use:
The design is useful and marketable to people with diverse abilities.

Flexibility in Use:
The design accommodates a wide range of individual preferences and abilities.

Simple and Intuitive Use:
Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.

Perceptible information:
The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.



Tolerance for Error:
The design minimizes hazards and the adverse consequences of accidental or unintended actions.

Low Physical Effort:
The design can be used efficiently and comfortably and with a minimum of fatigue.

Size and Space for Approach and Use:
Appropriate size and space is provided for approach, reach, manipulation, and use regardless of user's body size, posture, or mobility.

3.2 Location

Public toilets should be provided as follows:

- At all regional open spaces, as designated in the Open Space Strategy 2014
- At all district open spaces, as designated in the Open Space Strategy 2014, that support sports grounds or diverse recreational facilities
- At all Neighbourhood Activity Centres
- On or near Linear Trails at a maximum spacing of every 3.0 km, where site conditions permit
- Changing Places facilities should be provided at major destinations including
    - major activity centres
    - civic centre
    - popular recreational and tourism destinations including Regional Playspaces and Warrandyte township.
- Where possible facilities will be collocated under the same roof as other buildings in open spaces but be independently accessible.

3.3 Siting

- In accessible and active areas (UDGV)
- Where there are opportunities for informal surveillance from nearby activities (UDGV)
- Visible from a distance, with clear sightlines to the toilet entries
- Adjacent to busy pedestrian routes (UDGV)
- Cubicles on a single frontage
- Accessible by a clear, open path. In natural settings this may not be sealed but should be sufficiently smooth to be comfortable for wheelchairs and prams







3.4 Layout

- Provide self-contained toilets catering to all genders
- Provide a minimum of two toilets, unless an alternative is available close by
- At least one cubicle to be fully accessible
- Where more than three cubicles are provided, consider providing one female-only toilet
- Provide shelter from wind, rain and sun
- Provide lighting to all sides and avoid creating concealed areas, including sensor lighting as appropriate
- Provide signage in the vicinity directing to the facility



3.5 Features

- Good natural lighting plus internal and external lights. Solar and sensor operated lighting as site conditions permit
- Good natural ventilation
- Change tables at all locations
- Soap in all facilities, and hand dryers in highly used locations
- Automated or flick mixer taps to minimise hand contact
- Wide doors that can easily be opened
- Rainwater tanks if appropriate for toilet flushing and potable water for drinking and hand washing



- Well placed, clear and inclusive signage to include:
    - toilet symbol instead of gender symbols, except where a gender specific toilet is provided
    - braille and tactile information at accessible heights
    - opening hours
    - nearest alternative toilet location
    - contact numbers for maintenance issues
- Manually maintained toilets in preference to automated cleaning facilities
- Automatic door locking system for closed hours where required
- Appearance to be:
    - sympathetic to its surrounds
    - clearly communicate the building's function
    - (where possible) contribute to and reflect the character of its location, through quality design or art.
- Drinking fountain nearby, with tap for water bottle refill and dog bowl.
- Facilities at a range of accessible heights
- Provide sitting benches where space permits as additional support for people with disabilities
- Consider providing hand washing facilities outside cubicles, where they are located near playspaces
- Do not provide glass mirrors
- Do not provide urinals. Replace existing urinals with cubicles

3.6 Hours of Operation

- Public toilets should be available 6am-9pm as a minimum and be locked overnight. Where appropriate, toilets in prominent locations may be available 24 hours.
- Where toilets are adjacent to bus interchanges, opening hours should match the hours of bus services, as a minimum.

All toilet facilities should automatically lock overnight, while Aquarena and Mullum Mullum Stadium are open extended hours.

3.7 Sustainability

Apply sustainable building design and construction principles including:

- Maximising site potential, including co-locating with existing buildings
- Minimising energy usage
- Responsible water consumption and disposal
- Minimise the life cycle impacts of materials
- Minimise maintenance requirements



4 RECOMMENDATIONS

Opportunities for improved amenity and access to public toilet facilities across Manningham relate to the following key areas:

- **Awareness:** the availability of toilets in some locations is not immediately obvious, even when in an open space or activity centre. For those needing to plan outings and event around toilets, easy access to information is critical.
- **Accessibility:** access can be difficult in Manningham's hilly terrain, but improvements are possible in a number of locations.
- **Availability:** Some parts of the municipality have very few public toilets. Some existing facilities only have one toilet: if one is out of service there is no alternative. Single toilets in activity centres can result in queuing outdoors. Our major bus exchanges have limited hours for toilet access, or none at all.
- **Safety:** older style toilet blocks often provide poor surveillance and safety. Co-locating toilets with other buildings provides better visibility in open spaces.
- **Inclusivity:** Welcoming spaces have multiple benefits. In addition to physical accessibility improvements, upgraded signage could include people of diverse genders and those with English as a second language or limited literacy. Attractive buildings are welcoming and can contribute to neighbourhood and landscape character.
- **Consistency:** Currently Manningham has an inconsistent approach to provision, with some sports pavilions supporting public toilets and others not. A consistent approach would give residents confidence and encourage outdoor activity.
- **Linear Trails:** public toilets should be provided at regular intervals (maximum 3.0 km) along or nearby to these trails.
- **Changing Places:** These should be provided at major destinations around Manningham taking into consideration nearby services and attractions, and topographical constraints.

The Action Plan lists specific actions related to these areas.

> **"When we talk about liveable cities, and when we talk about accessibility, what we're talking about, in part, is public bathrooms."**
>
> Lezlie Lowe
>
> *No Place to Go: How Public Toilets Fail our Private Needs*

4.1 Action Plan

#	Action	Cost year ($'000)										Ongoing cleaning & maintenance cost (per year)	Responsible Council department
		25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35		
1. Awareness													
1.1	Provide signage to assist with awareness of and navigation to toilet facilities.	2										existing operational	CD, SM, FM
1.2	Launch the Revised Public Toilet Plan to improve awareness of facilities.	1										n/a	EC, CD
1.3	Prepare a brochure listing Manningham's public toilet facilities. Make available online.	2										n/a	EC, CD
1.4	Update the National Public Toilet Map and Changing Places data to provide clear, accurate information on Manningham's facilities.											n/a	CD
2. Accessibility													
2.1	Provide a continuous accessible path of travel from carparks and other major path networks. This should be sealed where possible – Wonga Park Reserve, Boronia Reserve	5										existing operational	CD, SE
2.2	Undertake accessibility audits of Council's existing older public toilet blocks to determine the priority for upgrade works, including:	8											CP, CD, CWP
	- Colman Reserve, Warrandyte South												
	- Domeney Reserve, Park Orchards												
	- Koonung Park, Bulleen												
	- Mullum Mullum Reserve Carpark, Donvale												
	- Stiggant Reserve, Warrandyte												
	- Timber Reserve, Bulleen												
	- Warrandyte Bridge Bus Stop, Warrandyte												
	- Warrandyte River Reserve - (Whipstick Gully), Warrandyte												
	- Warrandyte Reserve, Warrandyte												

#	Action	Cost year ($'000)										Ongoing cleaning & maintenance cost (per year)	Responsible Council department
		25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35		
3. Availability													
3.1	Open externally accessible pavilion toilets at reserves for use as public toilet facilities, with associated maintenance funding:												FM
	– Stintons Reserve, Park Orchards		60									15	
3.2	Provide 10 new public toilet facilities across Manningham over 5 years, including^:												CP, CD
	-Templestowe Activity Centre, Templestowe			300								15	
	-Burgundy Reserve, Doncaster	250										15	
	-Morris Williams Reserve, Bulleen		250									15	
	-Serpells Community Reserve, Templestowe			TBC								15	
	-Anderson Park, Doncaster East				250							15	
	-Cat Jump Park, Doncaster East	250										15	
	-Donburn Shopping Centre, Doncaster East					250						15	
	-Park Orchards Reserve/ Community House, Park Orchards (subject to Community House redevelopment)			TBC								15	
	-Wittons Reserve, Wonga Park			250								15	
	-Wonga Park Reserve Netball Pavilion, Wonga Park		TBC									15	
	-Future sites to be determined						TBC	TBC	TBC	TBC	TBC		
3.3	Ensure facilities in busy locations provide at least two cubicles, one fully accessible and one ambulant as a minimum, including:												CP, ED, CD
	-Macedon Square Activity Centre				300							existing operational	
3.4	Provide information on all toilets advising opening hours and nearby alternative public toilet/s.		10										FM
3.5	Advocate for provision of public toilets at key public transport hubs, to be accessible all hours public transport is available, including:												
	- Park n Ride facility – Doncaster Road (PTV/NELP)		TBC										IT, CD
	- Westfield Doncaster (PTV/Westfield)												ED, CWP
	- The Pines Shopping Centre (PTV/The Pines)												ED, CWP

#	Action	Cost year ($'000)										Ongoing cleaning & maintenance cost (per year)	Responsible Council department
		25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35		
4. Safety													
4.1	Upgrade or replace older style toilet blocks to provide individual cubicles directly accessible from the outdoors. Note that replacement may at times be more cost effective that retrofitting; both options should be investigated on a site-by-site basis.												CP, CD, R, CPP, FM
	- Colman Park, Warrandyte South									250		existing operational	
	- Domeney Reserve (100 Acres), Park Orchards								250			existing operational	
	- Koonung Park, Bulleen							250				existing operational	
	- Warrandyte Bridge Bus Stop, Warrandyte										250	existing operational	
	- Warrandyte River Reserve (Whipstick Gully), Warrandyte						300					existing operational	
	- Stiggant Reserve, Warrandyte			400								existing operational	
	- Warrandyte Reserve, Warrandyte					300						existing operational	
4.2	Consider colocation of toilets at time of building upgrade to reduce hidden spaces and buildings in public open space.												R, CPP, CD, CP, FM
	- Colman Park, Warrandyte South	At time of building upgrade										existing operational	
	- Wonga Park Reserve, Wonga Park	At time of new netball pavilion										15	
4.3	Establish a program of public art on walls of toilet facilities in prominent locations, to reflect and enhance the surrounding landscape and community character and improve perceptions of safety. (Up to 15 locations)		10	10	10	10	10	10	10	10	10	0.5	ACLH, CD, FM
5. Inclusivity													
5.1	Provide a change table in at least one cubicle at each toilet facility, accessible to all genders.		3	10								Existing operational	FM
5.2	When providing new or upgraded facilities, include additional internal movement space and low benches for adult change where space permits.	At time of building upgrade or new facility										Existing operational	CP, CD, FM

#	Action	Cost year ($'000)										Ongoing cleaning & maintenance cost (per year)	Responsible Council department
		25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35		
6. Consistency													
6.1	Seek to provide public toilet facilities at all sporting ovals, district and regional parks for consistency. #	See actions 3.1, 3.2										See actions 3.1, 3.2	CP, CD, R, CPP
7. Linear Trails													
7.1	Provide a toilet at Manna Gum Playspace on Mullum Mullum Trail, Doncaster East if access to Beasleys Nursery is no longer available												CP, CD
8. Changing Places													
8.1	Provide Changing Places facilities at key Manningham destinations, including:												CP, CD, CWP
	- Warrandyte (location to be confirmed)			TBC								4	
8.2	Advocate for Changing Places facilities at Major Activity Centres, including:												ED, CWP
	- Westfield Shopping Centre												
	- The Pines Shopping Centre												
	Capital $	**518**	**333**	**970**	**560**	**560**	**310**	**260**	**260**	**260**	**260**		
	Capital TOTAL												**$4,291,000**
	(per annum, once all capital actions have been completed) Maintenance TOTAL												**$795,000**

^ New sites require further investigations to determine exact locations and may affect timing

Some district or regional reserves have not been recommended for toilet facilities:

- Reserves with significant environmental values which would be impacted
- Reserves located close to other existing or proposed facilities
- Reserves with a limited range of recreational opportunities leading to less usage, and as such are a lower priority for toilet provision.

Responsible Council Department – acronyms:

ACLH	Arts, Culture & Local History	CPP	Community Projects & Planning
ED	Economic Development	SE	Sustainable Engineering
EC	Engaged Communities	SM	Sustainable Maintenance
CD	City Design	CWP	Community Wellbeing and Partnerships
CP	City Projects	IT	Integrated Transport
FM	Facility Management	R	Recreation

New Manningham Public Toilets

Financial year	Location	Index no.	Suburb
New toilets delivered			
2021/22	Boronia Reserve	1	Doncaster
2021/22	Sheahans Reserve	2	Bulleen
2021/22	Templestowe Leisure Centre	3	Templestowe
2022/23	Park Reserve	4	Bulleen
2023/24	Green Gully Linear Park, Jenkins Park	5	Templestowe
2023/24	Templestowe Soccer Facility (Powerful Owl Park)	6	Templestowe
2025/26	Mullum Mullum Trail at Park Road	7	Donvale
2025/26	Schramms Cottage Visitor Centre	8	Doncaster East
Existing toilets upgraded			
2022/23	Ruffey Lake Park, Church Road	9	Doncaster
2023/24	Jackson Court (Activity Centre)	10	Doncaster East
2023/24	Tunstall Square (Activity Centre)	11	Donvale
2023/24	Donvale Reserve	12	Donvale
Changing Places facilities			
2021/22	Ruffey Lake Park	13	Doncaster
2021/22	Finns Reserve	14	Templestowe Lower
New toilets by other agencies			
2023/24	Bulleen Park and Ride	15	Buileen
2025/26	Doncaster Park and Ride	16	Doncaster

Financial year	Location	Index no.	Suburb
Future toilets by MCC			
2025/26	Cat Jump Park	17	Doncaster East
2025/26	Burgundy Reserve	18	Doncaster
2026/27	Wonga Park Reserve	19	Wonga Park
TBA	Wittons Reserve	20	Wonga Park
TBA	Morris Williams Reserve	21	Bulleen
TBA	Anderson Park	22	Doncaster East
TBA	Donburn Shopping Centre	23	Doncaster East
TBA	Park Orchards Reserve	24	Park Orchards
TBA	Serpells Community Reserve	25	Templestowe
TBA	Templestowe Activity Centre	26	Templestowe
TBA	Stintons Reserve	27	Park Orchards
Future toilets by other agencies			
TBA	The Pines Shopping Centre Bus Interchange (PTV/The Pines)	28	Doncaster East
TBA	Westfield Bus Interchange (PTV/Westfield)	29	Doncaster
TBA	Bulleen Park Sports Pavilions	30	Bulleen

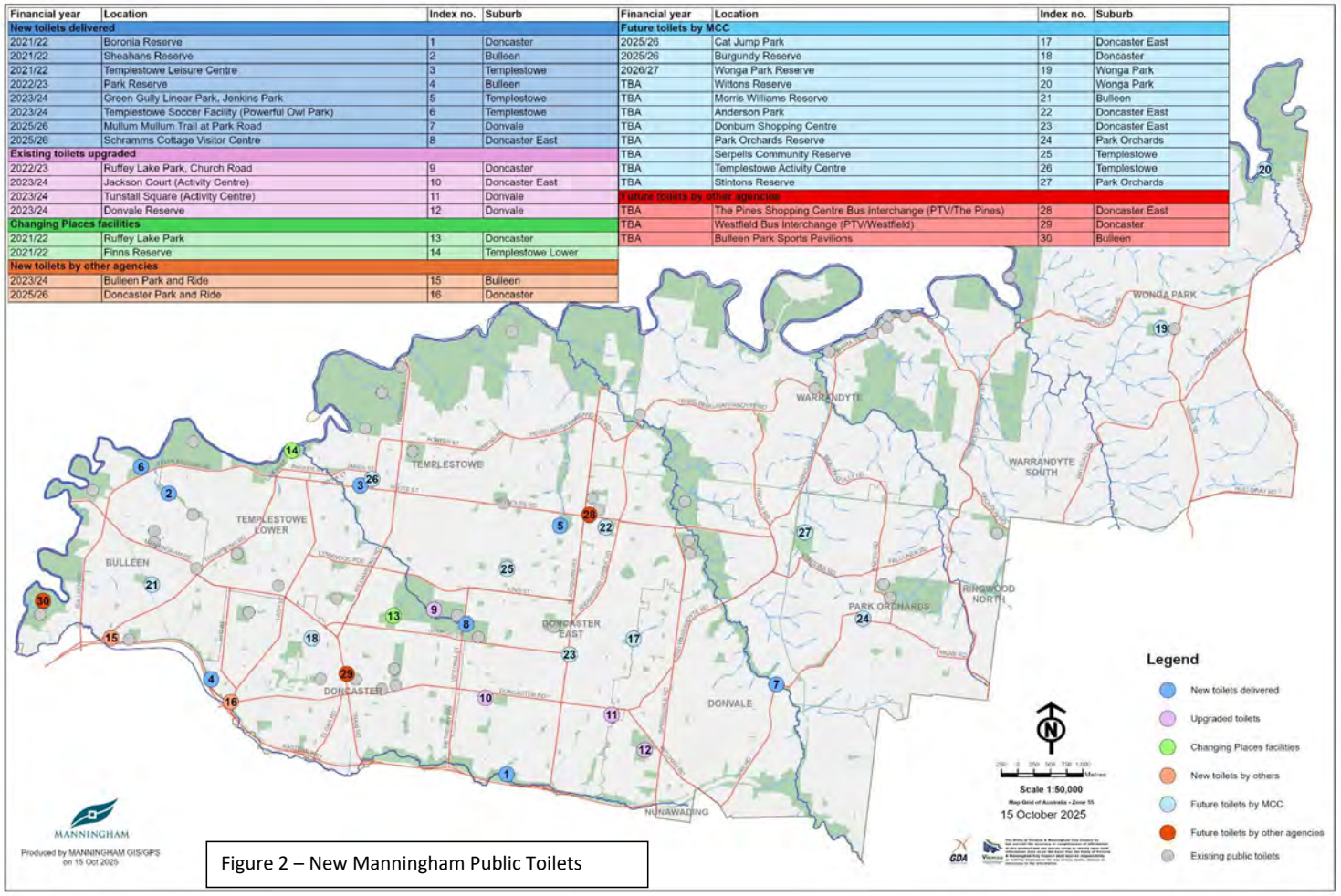


Figure 2 – New Manningham Public Toilets

5 IMPLEMENTATION

5.1 Prioritisation

The action plan and implementation plan have considered the following priorities:

1. Regional Catchment – a site which attracts visitors from across the municipality and beyond. These include stadiums and major attractions such as Ruffey Lake Park and Warrandyte River Reserve.
2. District Catchment – a site which either
   - has facilities or is large enough to attract visitation from across the suburb: reserves which have ovals and pavilions are a typical example, or
   - contains significant environmental values which support the wider ecology and habitat values of Manningham.
   - Recommendation of an adopted Management Plan or Masterplan – larger and more complex reserves may have a management plan which supports their future development and use. These are prepared in consultation with the community and endorsed by Council. If these recommend provision of public toilet facilities this should be implemented.
   - Existing facilities – existing buildings which should also support public toilet facilities to be available when the building is not in use.
   - Building upgrades have typically been prioritised as follows:
     - Safety and/or accessibility issues
     - Standalone buildings with no potential to be upgraded or consolidated as part of a pavilion upgrade.
     - Standalone buildings that could be consolidated to form an independently accessed extension to a nearby building.
     - Facilities which are part of an existing pavilion: upgrade should occur when the pavilion is next upgraded.

5.2 Scheduled works

The following upgrades are already scheduled in the 2025-2026 capital works plan:

- Burgundy Reserve – new toilet facility as part of park upgrade
- Cat Jump Park – new toilet facility as part of Landscape Masterplan

6 COST

At the time of writing, costs are estimated as follows:

- New toilet facility (2 cubicles): $250,000
- Upgraded existing toilet facility: $60,000
- Co-located toilet facility: $150,000

Costs vary significantly according to the site conditions, number of cubicles and the availability of services including electricity, water and sewer.

The cleaning regime for toilets varies according to usage levels. Cleaning costs for toilets in reserves is estimated at $10,000 per annum with maintenance a further $5,000 per annum per facility.

A Business Plan will be prepared following endorsement of the plan, to seek funds for implementation.



Public Toilet Plan Review

Community consultation and engagement summary

interpreter service 9840 9355

Ελληνικά | 普通话 | 廣東話 | Italiano | فارسی | پښتو

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Contents

1 Introduction 1
1.1 Overview 1
2 Key Themes from Feedback 2
2.1 Supportive Themes 2
2.2 Concerns Raised 2
2.3 Upgrades to Existing Toilets 3
2.4 Conclusion 4
3 Consultation & Engagement 6
4 Analysis of Survey Responses 9

1 Introduction

This report summarises the feedback collected through community consultation and engagement on the Manningham Public Toilet Plan Review. The review builds on the Public Toilet Plan, first endorsed in 2021, which is a 10-year strategy to deliver a network of sustainable, safe, accessible, and high-quality public toilet facilities across Manningham. Community feedback is essential to guide the next stage of planning and ensure future facilities meet the needs of residents, visitors, and local businesses.

1.1 Overview

Since the Public Toilet Plan was endorsed in 2021, Manningham has delivered 12 new or upgraded public toilets and is on track to complete two more by the end of this financial year. This consultation invited the community to share their experiences, ideas, and priorities for public toilet provision, accessibility, safety, and maintenance.

Feedback highlighted a high demand for new toilets in some suburbs, shopping precincts, and recreation areas such as Park Orchards, Templestowe Village, and Ruffey Lake Park. Concerns were also raised about the accessibility and cleanliness of some existing facilities, along with safety, lighting, and design features such as baby change stations, signage, and gender-specific or inclusive options.

The insights gathered from this engagement will help refine the Public Toilet Plan, prioritise future upgrades, and ensure public toilets are placed where they provide the greatest benefit to the community.

2 Key Themes from Feedback

2.1 Supportive Themes

- Strong community support for new toilets in key locations, particularly:
  - Park Orchards Shops / Township (30+)
  - Templestowe Village, Devon Plaza, Tunstall Square, Ruffey Lake Park (10+ each)
  - Jackson Court, Morris Williams Reserve, Wittons Reserve / Mount Lofty, Macedon Square / Plaza (6+ each)
  - Walking trails (non-specific locations other than for a request near Beasleys Nursery)
- Positive recognition for the recent upgrades at Tunstall Square and Jackson Court.
- Appreciation for public toilets supporting community use, local businesses, and accessibility for people with health conditions.
- Support for well-placed facilities near playgrounds, trails, and sports areas to encourage longer visits.

2.2 Concerns Raised

- Accessibility issues for wheelchairs, prams, and users with mobility challenges (e.g. Macedon Square, Jackson Court).
- Cleanliness and maintenance (40 mentions): lack of soap, toilet paper, and hand dryers; concerns about odours and wet floors.
- Safety and lighting (25 mentions): requests for better lighting, visibility, and security at night highlighted especially for women and children.
- Design and functionality:
  - Issues with automated toilets (e.g. Exeloo) and automatic flushing.
  - Lack of signage to report maintenance issues.
  - Need for toddler-friendly facilities and more than one cubicle per site.
  - Gender-specific facilities: mixed views on unisex toilets; requests for female-only and inclusive options.
- Location-specific concerns:
  - *Park Orchards* - lack of facilities, too far to Domeney Reserve (and unsafe at night), strong community support for toilet at shops not in reserve or community centre
  - *Macedon Square* - cleanliness, privacy, design flaws, accessibility, wet floors

- *Jackson Court* - cleanliness, signage to report issues, accessibility
- *Tunstall Square* - accessibility, cleanliness, lighting, outside tap is good
- *Ruffey Lake Park (Victoria St Playspace)* - cleanliness, rough sleeping
- *Morris Williams Reserve* - lack of facilities for families to stay longer
- *Wonga Park* - poor location
- *Beasleys Nursery / Manna Gum Playspace* - lack of access (note the Nursery are happy for general public to use café toilets but this isn't clearly signed, and Nursery is currently for sale)
- *Donvale Reserve* - safety for children crossing road, inconvenient access (from pavilions)
- *Templestowe Village* - no facilities (when cafes closed)
- *Schramms Cottage Visitor Centre* - upset at proximity to residences (note toilets currently not open)
- *Stintons Reserve* - high use area but no facilities (outside sports use times)
- *Koonung Creek Trail* - no facilities (note there are toilets at Koonung Park, Bulleen Park and Ride and Boronia Reserve along the trail but NELP works make some difficult to access)

- Objection to locations:
  - Park Orchards Shops (several respondents were not in favour of a standalone facility and suggested incorporating into Community Centre)
  - Morris Williams Reserve (1 mention)

2.3 Upgrades to Existing Toilets

During the consultation, several participants specifically requested upgrades to existing public toilet facilities rather than entirely new installations. Locations highlighted for improvement included Koonung Park, Macedon Plaza, Warrandyte Reserve, and Westerfolds Park (managed by Parks Victoria). Feedback suggests that these sites are well-used community spaces where current amenities are either insufficient in capacity, outdated in condition, or no longer meeting visitor needs, reinforcing the importance of prioritising maintenance and upgrades alongside new toilet planning.

2.4 Conclusion

The Public Toilet Plan Review has provided valuable insights into community priorities, highlighting strong support for expanding Manningham's public toilet network and improving the accessibility, safety, and functionality of existing facilities. Feedback emphasised the importance of well-placed, clean, and inclusive toilets to support community health, social connection, and local business activity. These findings will inform updates to the Public Toilet Plan and guide future planning, upgrades, and investment to ensure public toilets meet the diverse needs of residents and visitors across Manningham.

What we heard from our community



How we consulted

What we asked and who we heard from

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3 Consultation & Engagement

Engagement methods:

- Community survey (via YourSay Manningham)
- Media release
- Digital and print media (organic and paid socials, eNewsletters including Healthy Ageing eNewsletter, website, Manningham Matters, Warrandyte Diary)
- Social media post- Facebook and Instagram
- Presentation at Healthy Ageing Advisory Committee meeting and Liveable Places and Spaces Advisory Committee

What we asked (via YourSay Manningham)

- Where would you like to see new or upgraded public toilet facilities? (Please list in order of priority)
- Is there anything you'd like to share about public toilet facilities in Manningham?
- What is your gender?
- What age group do you belong to?
- What suburb do you live in?

Total engagement:

- 1.1k total visits to YourSay Manningham
- The paid social post reached over 11,000
- Over 6000 views on Manningham Facebook & 1400 views on Instagram

Engagement response:

- 149 survey submissions received via YourSay Manningham
- 9 Pins on the map received via YourSay Manningham
- 1 Email with request for toilet in Templestowe village
- 5 Community posts via external Facebook pages on PORA- Park Orchards Ratepayers Association and Park Orchards & Surrounds-Friendly Community Noticeboard Facebook pages which advocating for a public toilet for the residents and visitors within the commercial area of the existing shop strip or monthly market.
- Morris Williams toilet petition with 40 signatures (17 May 2024)
- Park Orchards toilet petition with 139 signatures (21 July 2025)

Survey Analysis

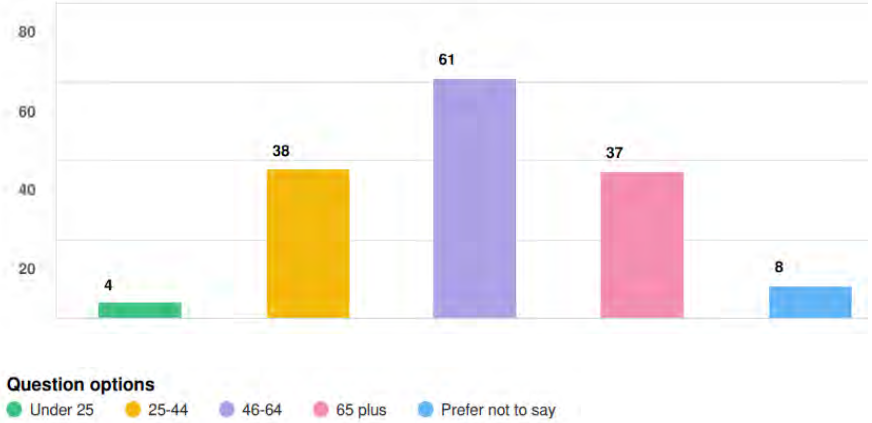
Overall analysis

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4 Analysis of Survey Responses

Demographic Profile of Respondents:

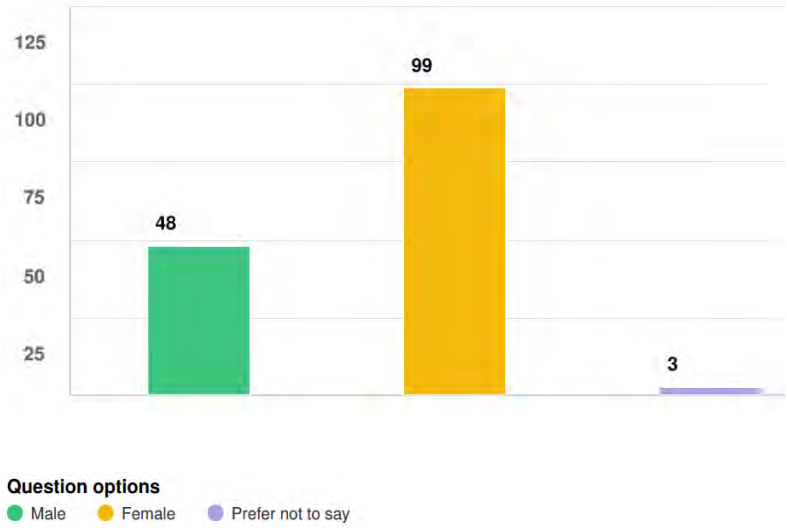
- Age Group of Respondents



The largest proportion of respondents were aged 46–64 (40.9%, 61 respondents), followed by those aged 25–44 (25.5%, 38 respondents), and 65 years and over (24.8%, 37 respondents). A smaller proportion of participants were under 25 years old (2.7%, 4 respondents), while 5.4% (8 respondents) preferred not to disclose their age.

This indicates that the consultation primarily engaged middle-aged and older community members, who may be more frequent users of public toilet facilities. A fair proportion are also likely to be families with young children.

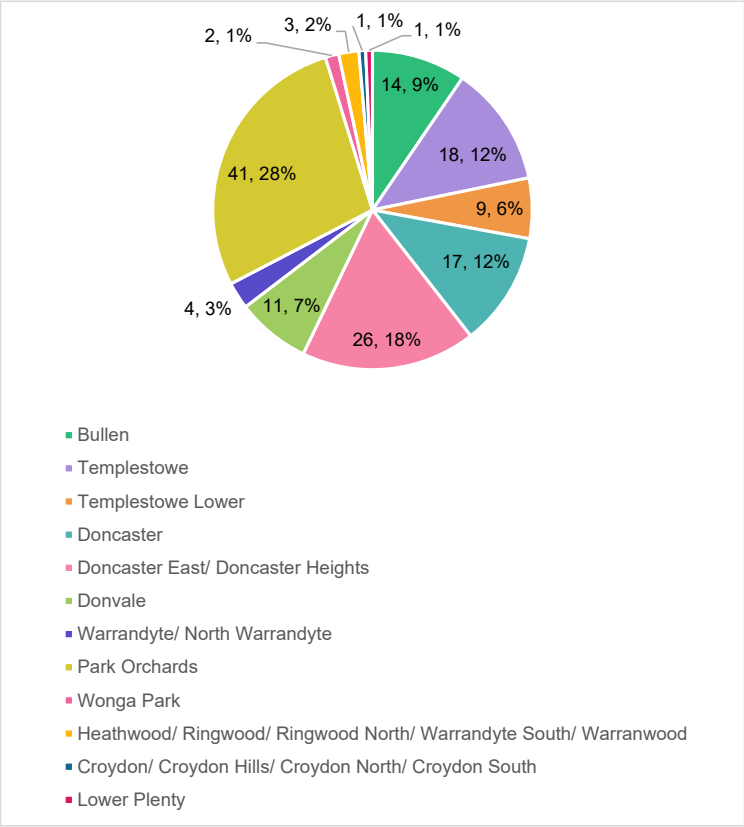
- Gender of Respondents



The majority of respondents identified as female (66.4%, 99 respondents), with 32.2% (48 respondents) identifying as male and 2.0% (3 respondents) preferring not to disclose their gender.

This indicates that women were significantly more represented in the consultation feedback, suggesting stronger engagement from female community members.

- Respondents by Suburb



The consultation attracted respondents from a range of suburbs across Manningham and neighbouring suburbs. The highest number of participants were from Park Orchards (41 respondents, 28%), followed by Doncaster East/Doncaster Heights (26 respondents, 18%), Templestowe (18 respondents, 12.1%), and Doncaster (17 respondents, 12%). Smaller numbers of respondents came from Bullen (14, 9%), Donvale (11, 7%), Templestowe Lower (9, 6%), with very few from Warrandyte, Wonga Park, Ringwood and Croydon and Lower Plenty (total 11, 7%).

The data indicates that engagement was strongest in Park Orchards and the Doncaster area.

- Preferred Public Toilet Locations

As part of the consultation, participants were invited to pin locations on an interactive map where they felt new public toilet facilities were needed. A total of nine locations were identified, highlighting specific community preferences and areas of perceived need.



MANNINGHAM

Pin 1: Macedon Square, resident requested an upgrade of the existing single toilet to at least two cubicles.

Pin 2: Doncaster Reserve, respondent noted that the area hosts multiple family and children's activities but lacks toilet access, with the nearest facility at Jackson Court.

Pin 3: Donvale Reserve, feedback highlighted the lack of accessible toilets during sports and playground use, as nearby facilities are at Tunstall Square.

Pin 4: A toilet in Cat Jump Park was requested to support playground visitors,

Pin 5: Landscape Drive Reserve was identified as a potential site to improve access for joggers between Mullum Mullum and Zerbes Reserves.

Pins 6-9: Park Orchards activity centre, participants suggested a toilet near shops on Park Road, potentially using an existing parking bay, and mentioned the need for a safe pedestrian crossing on Hopetoun Avenue.



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MANNINGHAM

10.3 Adoption of Onsite Wastewater Management Plan 2025 - 2030

File Number: IN25/899

Responsible Director: Director City Planning and Liveability

Attachments: 1 Manningham's Onsite Wastewater Management Plan 2025-2030 ⇩

PURPOSE OF REPORT

To seek endorsement of the revised Onsite Wastewater Management Plan 2025-2030.

EXECUTIVE SUMMARY

Council has reviewed its Onsite Wastewater Management Plan (OWMP) and conducted a consultation process with key stakeholders and the community at large.

The OWMP (Formerly titled the Domestic Wastewater Management Plan) was first adopted in 2002 and is Council's guiding document in relation to the ongoing management of onsite wastewater systems (septic tank systems).

It also identifies public health & environmental risks and outlines strategies to minimise those risks. New Obligations for Managers of Land and Infrastructure and new Environmental Protection Framework require Councils to review OWMP's every five years.

1. RECOMMENDATION

That Council adopt the revised Onsite Wastewater Management plan 2025-2030.

2. BACKGROUND

2.1 Council adopted its first Onsite Wastewater Management Plan in 2002 to identify risks and educate owners operating approximately 6,000 wastewater systems (commonly known as septic systems). Further reviews were undertaken in 2007, 2011, 2015 and 2019.

- Previously, Domestic Wastewater Management Plans were a requirement for Councils under State Environmental Protection Policy.

2.2 Through our plan, Manningham was successful in prioritising and bringing sewer into the areas of Warrandyte (2014), Templestowe (2011), Wonga Park (2013) and Donvale (2019). Yarra Valley Water (YVW) is currently working on sewer design for Park Orchards with construction expected to commence in 2025/2026.

2.3 Below is a snapshot of wastewater systems in use over time:

• *SNAPSHOT OF SYSTEMS IN USE OVER TIME*	
• Year	• No. Properties using an onsite wastewater system
2002	6,000 Approx.
2011	4,652
2015	3,669
2019	3,222
2025	2,429

3. DISCUSSION / ISSUE

3.1 Key facts identified in the plan:

- 2,223 properties have connected to the available sewer since 2011. This equates to an approximate 80% connection rate.
- 376 properties with sewer available are still discharging to stormwater - these are old legacy systems permitted to discharge offsite with minimal enforcement options available to Council.
- It is worth noting that YVW are the lead agency in relation to sewer connections and have strong enforcement powers under the Water Act 1989.
- 2,935 properties were initially referred to YVW for inclusion onto their community sewer program with services now declared available to the properties in Warrandyte, Templestowe, Wonga Park and Donvale.
- 577 properties in recently sewered areas continue to use septic systems and 376 of these are considered non-compliant as they discharge to stormwater.
- 725 properties have not been referred to YVW for sewerage services as these are considered larger rural properties and in areas unable to be practicably serviced.

3.2 Council has also participated as a member of the Onsite Wastewater Advisory Committee convened by Department of Energy, Environment and Climate Action (DEECA), and the Environment Protection Authority (EPA) with oversight of new regulatory reforms.

3.3 From this advisory committee, a range of tools have been developed for homeowners and Councils in relation to onsite wastewater management.

3.4 An outcome from this committee was the introduction of new ‘Obligations for Managers of Land or Infrastructure’ in relation to onsite wastewater systems which came into effect in May 2024 under the *Environment Protection Act 2017*.

3.5 The new obligations require Councils with residents utilising onsite wastewater management systems (septic tanks) to develop appropriate management plans.

3.6 The OWMP forms part of a range of activities undertaken by Council in addressing the management of domestic wastewater within the municipal district. The plan also recognises the role of the local water authority (YVW) in providing sewerage services to unsewered properties in accordance with its sewer backlog program responsibilities.

3.7 A communications and engagement plan was developed in collaboration with the Communications team.

3.8 An opportunity to provide feedback on the Plan was conducted via Your Say on the Manningham website which was promoted by social media posts etc.

3.9 Consultation was conducted between 28^{t} July to 18 August 2025.

3.10 We also directly emailed key stakeholders such as DEECA, Melbourne Water, EPA, Yarra Valley Water along with the Warrandyte Community Association and the Park Orchards Rate Payers Association with a direct link to provide feedback.

3.11 The purpose of the engagement was to invite feedback and input into the OWMP from key stakeholders and to then inform the community and invite feedback on the revised strategic document

3.12 Consultation in relation to the revised plan was undertaken with EPA, YVW, DEECA and Melbourne Water.

3.13 Feedback was received and considered from 1 anonymous respondent with minor amendments made to the OWMP.

3.14 Feedback related to referencing the *Yarra River Protection (Wilip-gin Birrarung Murron) Act 2017 - w*hich is not appropriate at this time due to Obligations on Councils to have an OWMP as specifically required under the *Environmental Protection Act 2017*

3.15 Other feedback related to water monitoring data and what investment could be provided from Council to reduce impacts from OWMS. This has been addressed in the new ISO 31000 risk analysis and risk treatment plans and existing resource structure

3.16 Sewerage works to Park Orchards is currently being delivered in stages with construction expected to commence mid-2026. This is expected to be completed within 4 years and maybe sooner due to other planned works on YVW's community sewerage program.

3.17 Once all of Manningham's backlog areas (Park Orchards) have been serviced with reticulated sewer, Council will investigate the legality of applying a Special charge to residents who have elected not to connect to sewer.

3.18 Officers will also benchmark with other appropriate Councils to understand what they are doing in addressing non connection to sewer.

3.19 In the interim Council will continue to look for opportunities to encourage connection and support the water authority in their work to increase connection rates.

4. COUNCIL PLAN / STRATEGY

4.1 Council initially adopted the Domestic Wastewater Management Plan in 2002 with further reviews in 2007, 2011, 2015 and 2019.

4.2 The OWMP aligns with the current Council Plan objective 'Resilient Environment' - Seek innovative and practical solutions to protect and manage water in the landscape.

5. IMPACTS AND IMPLICATIONS

5.1 New strategies identified in the plan include:

5.1.1 Implementation of the ISO 31000 risk management framework into the plan and associated risk treatment plan.

5.2 Existing key strategies and actions include:

5.2.1 Continuing Councils inspection program for properties that are not on Yarra Valley Waters sewerage program. These properties are considered large enough to contain wastewater onsite and are in more remote areas where sewer is not planned.

5.2.2 Continue to roll out a regular maintenance reminder program for all properties utilising an onsite system with respect to an annual service contract and 3 yearly de-sludge requirements.

5.2.3 Participation in YVW's sewerage prioritisation workshops and continuing to advocate for the inclusion of high-risk properties onto YVW's Community Sewerage Program (properties discharging from site and within close proximity to sewerage infrastructure) – noting that with the introduction of sewer into Manningham's unsewered areas from 2011 and onwards, the number of high-risk properties has reduced from approximately 5,000 to 1,704.

5.2.4 It is noted that Yarra Valley Water is the lead agency in relation to connections to sewage and has explicit powers to enforce connection.

5.2.5 Council continues to work to support connection and ensure that any issues identified with existing septic systems are addressed and maintained.

5.2.6 Council works alongside YVW and encourages property owners still discharging to stormwater to connect to sewer when available noting council do not have power to enforce connection.

5.2.7 Council will continue to advocate for YVW to issue a 'Notice to Connect' under the *Water Act 1989* on high-risk properties discharging to stormwater. The Water Act allows the water authority to carry out the connection where the owner has failed to comply with the notice and recover the reasonable costs in doing so.

5.2.8 Council will continue its role in:

- Assessing new applications; Issue permits for installations/alterations. (unsewered areas).
- Approving systems for use, following interim and final inspections.
- Respond to complaints about failure of, or defective systems. If an issue is identified, Council can issue a notice ordering maintenance as required.

5.3 The draft plan also includes several other strategies relating to the promotion of responsible management of onsite waste systems, the provision of information and support to the community and the monitoring of water quality in local creeks and rivers.

6. IMPLEMENTATION

6.1 Communication and Engagement

Is engagement required?	No further consultation is required with the broader community. Any further consultation will be with individual landowners.
Stakeholder Groups	1. Impacted residents 2. Yarra Valley Water, DEECA, EPA and Melbourne Water. 3. Onsite wastewater advisory committee, convened by DEECA
Where does it sit on the IAP2 spectrum?	Inform. Officers will work with individual property owners as required who continue to have wastewater systems as required who continue to have wastewater systems in place.
Approach	Communication material (letter drops, website info, signs, social medial posts etc).

7. DECLARATIONS OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any general or material conflict of interest in this matter.



- Draft - Onsite Wastewater Management Plan 2025 - 2030

Interpreter service
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MANNINGHAM

TABLE OF CONTENTS

1. Introduction 4
2. Aims 5
3. Objectives 6
4. Wastewater Management Profile of Manningham 7
4.1. Overview of septic systems in Manningham 8
4.2. Inspection Program 10
5. Regulatory Framework 14
5.1. Environment Protection Act 2017 15
5.1.1. General environmental duty 15
5.1.2. Council's role in regulating OWMS under the EP Act 16
5.1.3. EPA advice - Enforcing Connection 16
5.2. Obligations of managers of land or infrastructure (On-site wastewater management) 16
5.3. Environment Protection Regulations 2021 18
5.3.1. OWMS permit 18
5.3.2. Assessment of onsite wastewater treatment plants 19
5.4. New EPA Guidelines 20
5.4.1. Guideline for onsite wastewater effluent dispersal and recycling systems (May 2024) 20
5.4.2. Guideline for onsite wastewater management (May 2024) 20
5.4.3. Water Act 1989 21
5.4.4. VAGO enquiry into Domestic Wastewater 21
5.5. Inspection Program Outcomes 22
5.5.1. Initial issues 22
5.5.2. Ongoing issues 22
6. Actions 24
6.1. Development and Actions since Implementation in 2003 24
6.1.1. Electronic Database 24
6.1.2. Communication and Educational Strategies 24
6.1.3. Compliance Approach 24
6.1.4. External Liaison 25
7. ISO 31000 Risk Management Approach 26
7.1. Overview 26
7.2. Risk Analysis Methodology 26
7.3. Risk Ratings 27

DRAFT

7.3.1. Flood risk to environment 27
7.3.2. Flood risk to human health 28
7.3.3. Groundwater risk to Environment 29
7.3.4. Groundwater risk to Human Health 30
7.3.5. Watercourse risk to environment 31
7.3.6. Watercourse risk to Human Health 32
8. Outcomes 33
8.1. Groundwater risk to Human Health 33
8.2. Watercourse risk to Human Health 33
8.3. Risk Treatment Plan 34
8.3.1. Groundwater risk to human health 34
8.3.2. Watercourse risk to human health 36
9. Conclusion 38
10. Appendix 1 – Wastewater Systems by Type 39
11. Appendix 2 - Installation Trends 40
12. Appendix 3 - Waterwatch 42
12.1. Ruffey Creek 42
12.2. Andersons Creek 42
12.3. Mullum Mullum Creek 43
12.4. Jumping Creek 43
12.5. Brushy Creek 43
13. Appendix 4 - Water sampling results 44
14. Appendix 5 - Onsite management or reticulated sewer? 48
15. Appendix 6 - Operating and Maintaining Septic Systems 50
16. Incentives to Connect 54

DRAFT

LIST OF TABLES

Table 1: Snapshot of systems in use over time. 7
Table 2: Number of septic systems in use by reticulation area 8
Table 3: Septic systems in Manningham 11
Table 4 Wastewater systems by type 39
Table 5 Installation Trends 40

LIST OF FIGURES

Figure 1: Soapy discharge entering Andersons Creek (May 2018) 4
Figure 2: Local resident of waterway 6
Figure 3: Treatment Plant with sub-surface irrigation 10
Figure 4: Septic system components in various stage of construction/installation 13
Figure 5: Lay-down of sub-surface irrigation 13
Figure 6 Regulatory framework for OWMS in Victoria 14
Figure 7: Burst dripper line and septic effluent flowing over footpath 23
Figure 8: Flooded irrigation field and a deeply buried distribution pit (legacy system) 25
Figure 9 Flooding risk to health before 28
Figure 10 Flooding risk to health after backlog sewer connections 28
Figure 11 Ground water risk to environment 29
Figure 12 Groundwater risk to environment after backlog sewer connections 29
Figure 13 Groundwater risk to Human Health before backlog sewer connections 30
Figure 14 Groundwater risk to Human Health after backlog sewer connections 30
Figure 15 Watercourse risk to environment before 31
Figure 16 Watercourse risk to environment after backlog sewer connections 31
Figure 17 Watercourse risk to Human Health 32
Figure 18 Watercourse risk to Human Health after backlog sewer connections 32
Figure 19 Watercourse risk to Human Health before backlog sewer connections 32
Figure 20. Mullum Mullum Creek Park Orchards 41
Figure 21: Algal bloom, Andersons Creek 42
Figure 22. Andersons Creek Ortho-phosphate levels 43
Figure 23: BOD by date and location 45
Figure 24: Suspended Solids by date and location 46
Figure 25: E.coli by date and location 47

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1. Introduction

Council has a significant role and legislative responsibility for protecting the health of residents, visitors and those working in the municipality. This has been recognised through the adoption of the domestic Wastewater Management Plan (DWMP) in 2002 with further reviews in 2007, 2011, 2015 and 2019.

This 2025 review incorporates new EPA regulations and outcomes from a state led review into onsite wastewater management in Victoria.

For consistency, this plan has been rebranded as Councils 'Onsite Wastewater Management Plan' (OWMP) with some continued reference to 'domestic wastewater' (wastewater generated inside the home such as from kitchens, laundries and bathrooms).

This plan forms part of a range of activities undertaken by Council in addressing the management of onsite wastewater within the municipal district. The plan also recognises the role of the local water authority Yarra Valley Water (YVW) in 'Sewerage Planning' where the OWMP identifies reticulated sewerage (or an alternative servicing solution) as a management option to meet community needs.



Figure 1: Soapy discharge entering Andersons Creek (May 2018)

2. Aims

The overall aim of Manningham's Onsite Wastewater Management Plan is to:

- Improve and protect public health;
- Promote the principles of environmental sustainability by reducing the impacts of Onsite wastewater on local creeks, steams and remote receiving environments;
- Continue to engage with property owners on septic tank management and ongoing maintenance responsibilities;
- Identify properties that would benefit from an alternative sewerage solution and refer these to YVW for inclusion onto their Community Sewerage Program;
- Advocate on behalf of the community to ensure they have the same access to sewerage infrastructure (reticulated or onsite solutions) as the rest of the Melbourne population.
- Support YVW in applying their powers of enforcement granted under S.147 of the *Water Act 1989* (connection to sewer) for properties that continue to discharge to stormwater.

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3. Objectives

The objectives of the OWMP are to;

- Develop Council's policy for the management of Onsite wastewater and a framework for consistent decision making for specific sites;
- Prioritise Council's short and long term strategies for the management of septic tank systems and greywater reuse;
- Provide a systematic approach for assessing the costs, impacts and barriers to Manningham Council in managing wastewater, and;
- Provide a framework for the liaison between external organisations and internal units.



Figure 2: Local resident of waterway

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4. Wastewater Management Profile of Manningham

In 2002 there were approximately 6,000 septic systems in use in Manningham. In 2011 there were 4,652 septic systems on record. In March 2025, 2,430 were still in operation.

Table 1: Snapshot of systems in use over time.

YEAR	*PROPERTIES USING A SEPTIC SYSTEM*
2002	Approx. 6,000
2011	4,652
2015	3,669
2019	3,222
2025	2,429

Previously, 2,935 properties were referred to YVW for inclusion onto their community sewer program with services declared available to the majority of properties in Warrandyte, Templestowe and Wonga Park between 2011 and 2014 (1,612 properties).

In 2015, 689 properties had not connected to the sewerage service however the sewer had only recently been declared available in the areas of Warrandyte, Templestowe and Wonga Park.

In July 2019, 268 properties had not connected to the available sewerage service. 161 of these discharge to storm water and are considered a major contributor to poor water quality in Manningham's creeks and streams.

In late 2019, Sewer was declared available to the large reticulation area of Donvale (1,054 unsewered properties) and in March 2025, 676 (64%) of these properties had connected.

725 properties have not been programmed into YVW's Community Sewerage Program as they do not pose a significant risk to health or the environment. These properties are large enough to effectively contain all wastewater on-site and pose minimal risk to storm water systems that are some distance away. The remoteness also means that sewer provision is currently impractical and cost prohibitive.

As demographics and planning controls change throughout Manningham, these properties may need to be referred for inclusion into YVW's programmed works in future water plans.

These unsewered properties will require ongoing monitoring and management by Council in accordance with this plan.

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4.1. Overview of septic systems in Manningham

The following table lists the number of septic systems in each reticulation area and change over time. There has been a slow transition to reticulated sewer however a number of properties have no incentive to connect and continue to discharge to storm water. A lack of enforcement around connection to sewer is considered a main factor in the number of properties continuing to discharge off-site.

Table 2: Number of septic systems in use by reticulation area

Township	Reticulation area	Septic systems in use				Sewer available (year)	Number of properties discharging to storm water
		2011	2015	2019	2025		
Wonga Park	RA0005A	557	149	55	42	2013	24
	RA0005B	n/a	22	13	12	2013	10
Templestowe	RA0040C	47	13	8	5	2011	3
	RA0040N	121	28	21	16	2010	6
	RA0040S	325	81	59	47	2011	31
Warrandyte	RA0041C	83	36	16	10	2013	6
	RA0041D	89	63	11	8	2014	6
	RA0041E	232	179	39	28	2014	14
	RA0041G	16	4	1	0	2013	1
	RA0041H	35	31	11	11	2014	5
	RA0041I	57	56	18	11	2014	3
Ringwood North	RA0017	24	17	5	4	2013	3

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DONVALE	RA0041A	1,045	1,043	1,043	369	2019	252
	RA0041K	19	0	0	5	2009	4
	RA5001	8	8	4	3	2017	3
	RA0041B	18	7	5	5	2014	5
	RA02102B	8	3	2	1	2003	0
	RA0455	2	0	0	0	2005	0
Park Orchards (*RA0039 Includes 107 properties in Warrandyte South and 100 properties in Ringwood North.)	RA0039	1,182	1,195	1,175	1,127	Construction scheduled to commence 2025/26	595
Not programmed for sewer	Not Applicable	784	734	736	725	NOT APPLICABLE	225
Totals		**4,628**	**3,652**	**3,217**	**2,429**		**376 have sewer available**

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4.2. Inspection Program

Through our initial inspection program, a number of properties were identified as a type that discharge off-site and unable to contain wastewater onsite effectively. These have been referred to YVW for inclusion onto the Community Sewerage Program.

A number of systems on larger rural blocks are also a type that 'discharge off-site' however, these usually terminate in paddocks and not directly to storm water. An action identified as part of this review is to revisit these properties and encourage better management of these systems into the future.

There are approximately 12 different combinations that make up the various types of septic systems in Manningham. As of January 2025, approximately 50% of all septic systems within the municipality discharge some form of wastewater offsite to storm water which enter our creeks and rivers. Half of these are 'Split Systems' and the other half are 'All Waste Systems'. The most common type of septic system within the municipality is the combination of a septic tank and sand filter or Split System discharging off-site.



Figure 3: Treatment Plant with sub-surface irrigation

The following table provides an overview of system types by area, their age and perceived impacts to the environment:

Table 3: Septic systems in Manningham

OVERVIEW OF SEPTICS SYSTEMS IN MANNINGHAM	
Park Orchards (Anderson Creek and Mullum Mullum Creek sub-catchments)	• Old septic systems (1940s+) higher probability of untreated effluent from failed systems and pollution of Anderson Creek • 53% of properties permitted to discharge raw sullage or treated effluent to stormwater pending arrival of the Melbourne sewerage network. • Combination of a concentration of septic systems and normal residential blocks. • Mullum Mullum Creek is one of the most polluted streams in the Yarra River catchment according to Melbourne Water data and Council's water sampling results
Templestowe (Ruffey Creek and Koonung Creek sub-catchments)	• Old septic systems (1940s+) higher probability of untreated effluent from failed systems and pollution of waterways. • Reticulated sewer declared available in 2010 - 2011. • 68 systems remain o 28 with onsite containment o 40 properties continue to discharge raw sullage/treated effluent to stormwater
Donvale (Mullum Mullum Creek sub catchments)	• Old septic systems (1940s+) higher probability of untreated effluent from failed systems and pollution of waterways. Sewer provided to 55 properties between 2003 to 2017 and then to 1,045 properties in 2019. • 717 properties connected to date (65%) • 383 remain o 119 with onsite containment o 264 continue to discharge raw sullage or treated effluent to stormwater.
Warrandyte (Yarra River)	• Old septic systems (1940s+) higher probability of untreated effluent from failed systems and pollution of waterways. • Reticulated sewer declared available in 2013 - 2014 (residential areas). • 444 properties connected to date (87%) • 68 remain o 33 with onsite containment o 35 continue to discharge raw sullage or treated effluent to stormwater.

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As a result of ageing and failing septic systems they are not always efficient in removing human wastes containing disease producing micro-organisms which impacts on health and the environment. In the 'Wallis Lakes' outbreak (NSW) in January 1997, links were established between human waste contaminating water with confirmed cases of Hepatitis A.

A large percentage of properties were permitted to discharge sullage or treated toilet waste to stormwater pending arrival of the Melbourne sewerage network. Unfortunately, areas such as Park Orchards and Donvale were by-passed and it wasn't until 2002 when Council adopted its first OWMP and raised concerns with YVW, that a formal process was used to prioritise sewerage services.

In 2005, 2011, 2016 and 2021 Council participated in YVW's sewer backlog / Community Sewerage Program prioritisation process. YVW's prioritisation model utilised data obtained from YVW, Department of Environment, Land, Water & Planning (DELWP), Environment Protection Authority (EPA), Melbourne Water and importantly; data obtained through Council's OWMP. The prioritisation process ranks each Community Sewerage (backlog) area using the following criteria:

- performance of septic systems
- area demographics
- customer interest/commitment to connect
- sensitivity of receiving waterways
- biodiversity
- groundwater
- public health
- recreational uses
- significance of the community or local industry
- Council support
- future development and cost per lot

Through this process, Park Orchards and Donvale were identified as priority areas for sewerage services due to the number of properties discharging off-site.

YVW designed and installed sewerage services in the areas of Templestowe, Warrandyte & Wonga Park between 2010 and 2014. Piped Sewerage services were declared available for Donvale in 2019. YVW have commenced the design phase for a piped sewerage solution to the greater area of Park Orchards with construction scheduled to commence in 2025/26.

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Figure 4: Septic system components in various stage of construction/installation



Figure 5: Lay-down of sub-surface irrigation

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5. Regulatory Framework

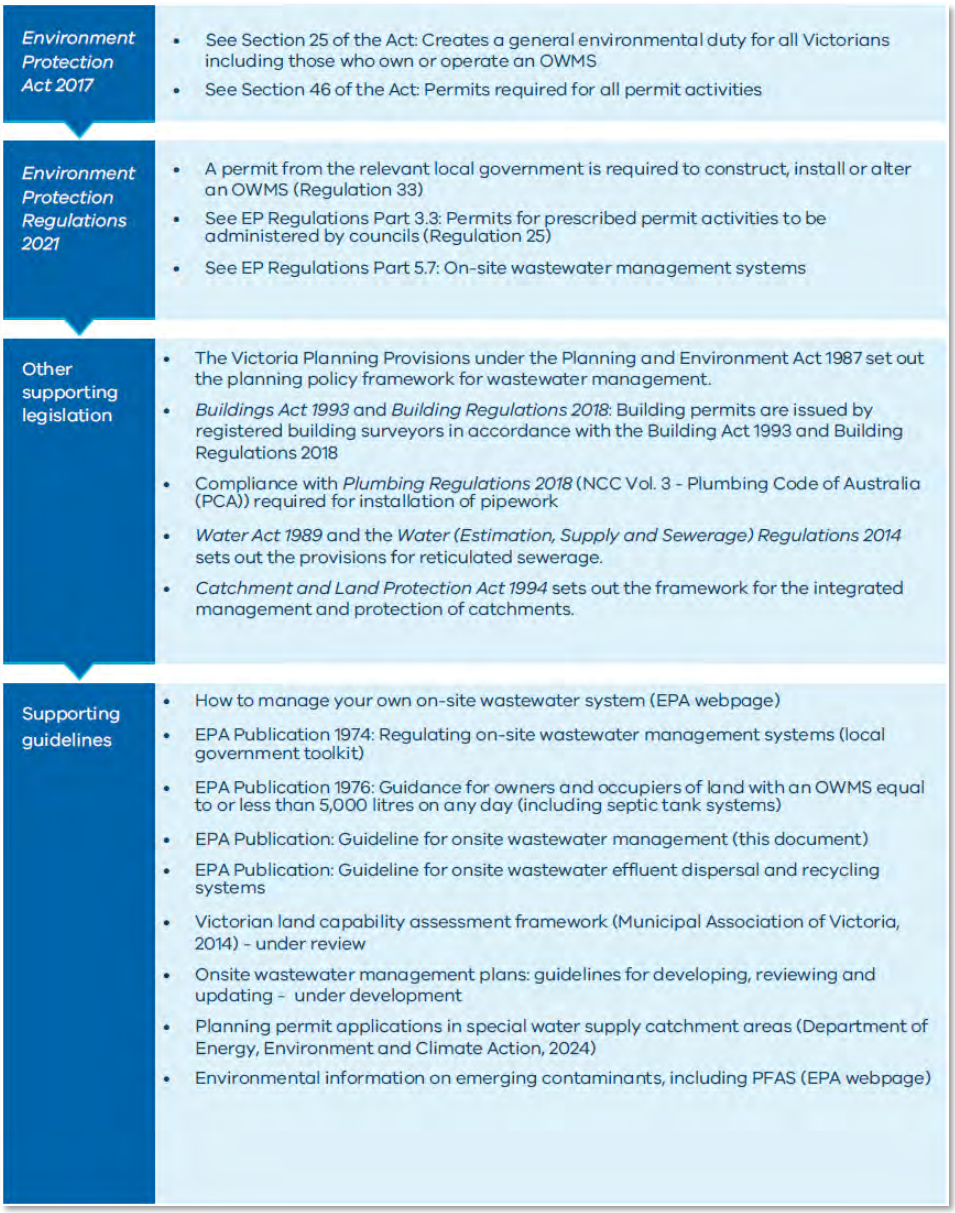


Figure 6 *Regulatory framework for OWMS in Victoria*

(taken from EPA guidelines for Onsite wastewater management May 2024)

5.1. Environment Protection Act 2017

The EP Act sets out the legislative framework for the protection of human health and the environment from pollution and waste in Victoria. The EP Act focuses on preventing impacts from waste and pollution rather than managing those impacts after they have occurred.

The EP Act sets out your obligations under the general environment duty (GED) (section 25 of the EP Act) and also creates a requirement to obtain a permit for prescribed permit activities (section 46 of the EP Act).

Permits for the construction, installation or alteration of OWMS ≤5,000 L/day are issued by councils. This permit is explained in detail in Section 2.3.1 of this guideline.

How the environment protection laws apply to OWMS is explained in this section of the guideline.

5.1.1. General environmental duty

The GED, under section 25 of the EP Act, is central to Victoria's environmental protection laws. It requires anyone conducting an activity that may give rise to risks of harm to human health or the environment from pollution or waste, to minimise those risks so far as reasonably practicable.

What is 'reasonably practicable' will depend on the particular circumstances considering: the likelihood of the risks eventuating; the degree of harm that would result if the risks eventuated; what you know (or ought reasonably to know) about the harm or risks of harm and ways of minimising them; the availability and suitability of ways to minimise the risks; and the cost of minimising the risks. For further information about how to determine what is reasonably practicable, refer to EPA Publication 1856: Reasonably practicable.

The GED applies to anyone who owns or uses an OWMS. It also applies to OWMS professionals who are engaged to design, install or maintain an OWMS.

The GED establishes a prevention-based approach to the risks and impacts associated with OWMS. Minimising the risks of harm to human health and the environment from OWMS will depend on factors that influence the level of risk, such as the type of OWMS, site constraints, treatment method and the end use of the treated wastewater.

The GED requires anyone engaging in the construction, installation, alteration, operation and maintenance of OWMS to minimise the risks of harm to human health or the environment from pollution or waste. It can also apply to how faults and system failures are dealt with and how waste is managed.

For example, poorly installed or maintained OWMS can lead to discharge of wastewater into the environment which may impact water quality in waterways, channels, reservoirs, and special water supply catchments and increase risks to the environment and human health. Examples of controls to minimise those risks include:

- eliminating or minimising the risk (such as connection to reticulated sewerage, if available)
- engineering controls (such as design and installation of an appropriate OWMS)
- operation and maintenance controls (such as engaging a suitably qualified person to maintain or service an OWMS)
- a combination of the above.

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5.1.2. Council's role in regulating OWMS under the EP Act

Councils regulate OWMS ≤5,000 L/day under the EP Act and EP Regulations. EPA delegates certain powers to councils under the EP Act. This includes powers to investigate contraventions of the EP Act and EP Regulations related to OWMS (including the GED) and to issue improvement notices and prohibition notices for contraventions.

> More information for council officers can be found in EPA publication 1974: Regulating onsite wastewater management systems: local government toolkit.

Specifically, Council:

- Assesses new applications; Issues permit for installation/alteration.
- Approves systems for use, following an inspection.
- Responds to complaints about failure of, or defective systems. If an issue is identified, Council can issue a notice ordering maintenance as required.

5.1.3. EPA advice - Enforcing Connection

> Powers delegated to councils to regulate on-site wastewater management systems (OWMS) do not provide councils with a lawful basis to require connection of a property to a sewer in an improvement notice.

EPA is aware that some councils have required connection to sewer via an improvement notice under the Environment Protection Act 2017. It is EPA's view that the powers delegated to councils to regulate on-site wastewater management systems (OWMS) do not provide councils with a lawful basis to require connection of a property to a sewer in an improvement notice.

This is because the powers delegated to councils are in relation to *on-site* wastewater treatment. If a property is connected to a sewer, on-site treatment is no longer taking place. This is likely to make the requirement to connect to a sewer beyond the scope of Council's limited power to only regulate in relation to on-site systems.

Councils could make clear to duty holders (whether through correspondence, or perhaps in the support to comply section of an improvement notice), that they would accept connection to a mains sewer as an alternative to compliance with the requirements of an improvement notice. However, a council cannot go so far as to impose a notice requirement to that effect.

5.2. Obligations of managers of land or infrastructure (On-site wastewater management)

The Obligations of managers of land or infrastructure (Urban stormwater management and On-site wastewater management) (OMLI) is a legislative instrument under the EP Act introduced in May 2024.

Compliance with the OMLI is mandatory and, if it is contravened, EPA may issue a remedial notice. If the duty holder fails to comply with a remedial notice EPA can take proceedings to enforce the notice in court. For more information on OMLIs see Part 7.3 of the EP Act.

The OMLI requires:

- Councils to develop and publish an onsite wastewater management plan (OWMP) that identify, risks of harm to human health and the environment from unsewered allotments and essentially identify actions with implementation timeframes to minimize risks and; prevent discharges of wastewater beyond allotment boundaries. It also requires Councils to set out its compliance and enforcement approach in relation to OWMS such as issuing EPA Notices Ordering Maintenance and Penalty Infringements for failing to maintain a system.

- Where Council's OWMP identifies an action involving a sewage management solution that is not solely an on-site wastewater management system (i.e. connection to reticulated sewer is the preferred solution), Council must notify the relevant water corporation in writing.

- There are obligations on Water Corporations to respond accordingly.

These obligations supplement and operate alongside the GED and other obligations in the EP Act.

The OMLI play a role in environmental protection by addressing responsibilities outside of the direct focus of the GED.

See EPA's website for more information about the OMLI. See also Section 3.1 about developing and OWMP.

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5.3. Environment Protection Regulations 2021

The EP Regulations outline specific requirements and powers related to OWMS including:

- requirements related to obtaining a permit from council to construct, install or alter an OWMS (Part 3.3 of the EP Regulations)
- obligations for a person in management or control of an OWMS (Part 5.7 of the Regulations).
- powers of council to order an owner of a premises with OWMS to undertake specified maintenance activities (where the requirements of the EP Regulations related to the issuing of this order have been met).

5.3.1. OWMS permit

A permit is required to construct, install or alter an OWMS, which is defined in the EP Regulations as an onsite wastewater treatment plant with a design or actual flow rate of sewage not exceeding 5,000 litres on any day and includes all beds, sewers, drains, pipes, fittings, appliances and land used in connection with the treatment plant.

This is prescribed permission activity A20 under the EP Regulations and is administered by councils rather than EPA. The permit is required for proposed new systems and alterations to existing systems, which includes alterations that increase the system's flow or load – for example, a house extension or change from residential premises to commercial premises. General maintenance of the system is not considered an alteration.

An application for an A20 permit must be made in the manner and form prescribed by the Regulations (see regulation 26). Regulation 28(h) of the EP Regulations stipulates the matters a council must consider when deciding whether to issue an A20 permit. These are:

- whether the site for the proposed construction, installation or alteration of the OWMS is environmentally sensitive or is otherwise unsuitable
- whether the proposed construction, installation or alteration of the OWMS is unsuitable for the site or proposed use
- whether the proposed use of the OWMS is inconsistent with the design specifications of the system
- whether the area available for the treatment or disposal of the effluent resulting from the OWMS is not suitable or sufficient
- the findings of any land capability assessment (LCA) required under regulation 26(2)(e).

Under section 81(4) of the EP Act, council must refuse to issue a permit if:

- it determines the permit applicant is not a fit and proper person to hold the permit
- it considers that the activity specified in the permit application poses an unacceptable risk of harm to human health or the environment, or
- any prescribed circumstances exist – the EP Regulations prescribe that a permit application must be refused if it involves a new wastewater discharge or deposit to surface waters in a special water supply catchment area (regulation 19), or if the application has not provided the specified information (regulation 29(4)).

For detailed descriptions of all permit-related provisions in the EP Regulations, refer to EPA publication 1974.

Wastewater management systems that can treat more than 5,000 litres on any day are classified as prescribed permission activity A03 (Sewage treatment), which requires a development license and operating license from EPA (unless an exemption applies). This applies to both proposed new systems and existing systems.

Use EPA's Permission Pathway Form (F1021) if you are unsure about which pathway is most suitable for your wastewater management system.

Appendix 1 provides a flow chart to assist in determining the type of permit or license required for the management of wastewater based on the design or actual flow rates of wastewater treated.

Refer to Part 3.3 of the EP Regulations for more information about permits.

5.3.2. Assessment of onsite wastewater treatment plants

The EP Regulations (regulation 26(2)(c)) require an onsite wastewater treatment plant to meet the appropriate standard, unless an exemption has been granted by the EPA under section 459 of the EP Act.

Appropriate standard is defined in regulation 4 of the EP Regulations. Broadly speaking it refers to the relevant Australian and New Zealand standard. The onsite wastewater treatment plant must be assessed by a body accredited under the Joint Accreditation System of Australia and New Zealand or any other accreditation body approved by EPA. The assessment body must certify the onsite wastewater treatment plant as conforming with the relevant Australian and New Zealand standard.

If a brand or model of onsite wastewater treatment plant does not have a current certificate of conformity against the relevant Australian Standard it cannot be installed in Victoria. When a certificate of conformity expires, treatment plants that have already been installed can continue to be used in accordance with the EP Regulations.

In exceptional circumstances relating to innovative onsite wastewater treatment plants, an exemption (under section 459 of the EP Act) from these requirements may be granted by EPA for a specified period. For more information refer to EPA determinations and exemptions.

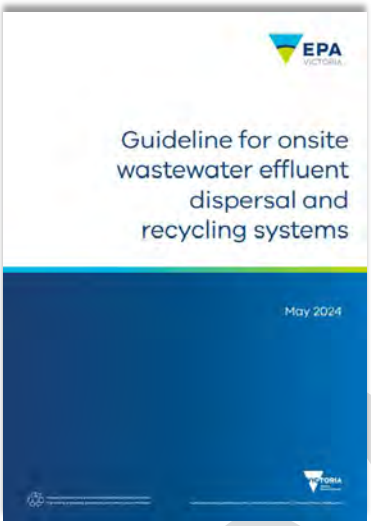
EPA collates information provided by suppliers of onsite wastewater treatment plants and maintains a list of certificate holders against each treatment plant type. This information is provided on its onsite wastewater treatment systems with valid certificates webpage. It is important to note that the information presented on the website has been provided by the suppliers. EPA does not guarantee the details contained in them are correct.

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5.4. New EPA Guidelines

Guidance is available for wastewater experts who design, install and maintain systems and also for onsite wastewater professionals, councils, water corporations, property owners and occupiers.

5.4.1. Guideline for onsite wastewater effluent dispersal and recycling systems (May 2024)



Provides technical guidance for onsite wastewater management systems (OWMS) with a design or actual flow rate of sewage not exceeding 5,000 litres on any day is a reference document designed to support the environment protection regulatory framework.

https://www.epa.vic.gov.au/guidelines-effluent-dispersal-and-recycling-systems

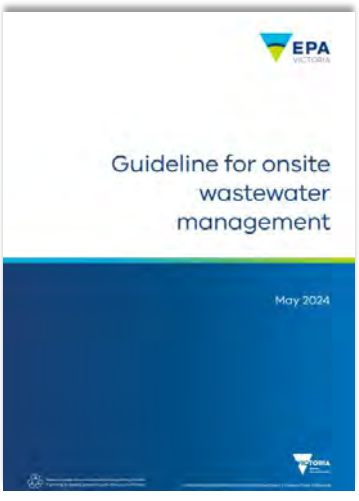
5.4.2. Guideline for onsite wastewater management (May 2024)

This guideline is a reference document designed to support Victoria's environment protection regulatory framework. It outlines a risk-based approach to managing onsite wastewater management systems (OWMS) and provides links to other guidelines and information about onsite wastewater management.

This guideline is complementary to EPA's Guideline for onsite wastewater effluent dispersal and recycling systems (EDRS Guideline).

This guideline and the EDRS guideline replace EPA Publication 891.4: Code of Practice: onsite wastewater management.

https://www.epa.vic.gov.au/guidelines-onsite-wastewater-management



In order for Council to ensure property owners comply with this part, Council should require the upgrade of a system and maximise onsite containment on consideration of the following factors:

- if the property is undergoing a renovation or addition of fixtures or fittings that generate wastewater (such as a bathroom, toilet, spa or swimming pool);
- the addition of a bedroom which would increase potential occupancy and therefore wastewater generated;
- the proposed sewer construction dates and water quality being discharged from site;
- the capability for the land to contain the wastewater generated by the household. A combination of Surface Irrigation, Sub Surface Irrigation & Agricultural Drains should be considered in determining land capability.

5.4.3. Water Act 1989

The Water Act requires referral to water authorities if systems are proposed within drinking water catchments or if an application for a septic system is received in respect to land in a sewerage district. The Act also outlines the following functions of Water Authorities notably:

a) to provide, manage and operate systems for the conveyance, treatment and disposal of sewage;

b) to identify community needs relating to sewerage services and to plan for the future needs of the community relating to sewerage services.

Section 147 also gives water corporations the power to require a property to connect to sewer under certain conditions.

If an owner of a property fails to comply with a notice requiring connection, the Water Authority may carry out the connection and recover its reasonable costs from the owner (for example, costs could be applied to the properties water bill over a period of time).

Available at: www.legislation.vic.gov.au

5.4.4. VAGO enquiry into Domestic Wastewater

The Victorian Auditor General's Office (VAGO) 2018 enquiry into 'Managing the Environmental Impacts of Domestic Wastewater' recommendation 6 stated:

The Department of Environment, Land, Water and Planning (DELWP) and the Environment Protection Authority (EPA) in consultation with councils, water authorities and other key stakeholders work together to review the regulatory framework, tools, and guidance for domestic wastewater management to address issues and gaps including:

- *lack of clarity around roles and responsibilities, particularly for enforcement and power to force connection*
- *systems approved prior to 1988 that allowed discharge of treated and/or untreated wastewater offsite or systems approved without a permit*
- *the overlapping, onerous and duplicative approval system*
- *governance and approval processes for alternative service options, including onsite installation and servicing*
- *issuing ongoing permits for the use of onsite systems.*

The Onsite Wastewater Management Steering Committee acquitted most of these VAGO recommendations however, there remains a lack of clarity around roles and responsibilities, particularly for enforcing connection to sewer.

Currently, Yarra Valley Water is the lead agency in relation to connections to sewage and has explicit powers to enforce connection, Council is responsible for Onsite Wastewater Management Systems (Septic systems) <5000 lt per day, and Council continues to work to support connection and ensuring that any issues with the actual septic systems are addressed and maintained.

5.5. Inspection Program Outcomes

As of March 2025, 4,734 properties have received 1 or more septic system assessments.

The total number of inspections on record since the program commenced in 2003 exceeds 12,100.

This includes follow up of non-compliant systems, responding to complaints and assessing new installations.

5.5.1. Initial issues

The main issues found when the inspection program was initially rolled out generally related to:

- Grease traps missing baffles resulting in grease and food particles entering storm water systems.
- Effluent disposal fields saturated and / or ineffective at distributing effluent resulting in effluent flowing overland.
- Plumbers bypassing defective septic system components and sending it to storm water as a cheaper option to repairing a defective system.
- Septic system Infrastructure buried / hidden under ground.

5.5.2. Ongoing issues

The current and ongoing issues found during and after the inspection program related to:

- Sand filter blockages from tree roots (general maintenance required)
- Treatment plants not being serviced as no service contract in place
- Properties failing to desludge the septic tank every 3 years

- Redirected / bypassed irrigation systems offsite.
- Flush valves and inline cartridge filters being tampered with.



Figure 7: Burst dripper line and septic effluent flowing over footpath

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6. Actions

6.1. Development and Actions since Implementation in 2003

6.1.1. Electronic Database

- Electronic database capable of storing and managing septic information for each property. This information is considered vital in following up outstanding issues and managing septic tank systems now and into the future.
- GIS compatible hand held database capable of recording in-field assessments.
- GPS tools capable of accurately recording the in-ground location of system components for each property. Figure 10 shows new technologies capable of showing the locations of septic tank, sand filter, effluent lines, property service drains and house connection points which allows Council staff to easily access information during on-site inspections.
- Residents and contractors can also gain the benefits of GPS mapping prior to developing land or constructing buildings on properties containing on-site septic systems.
- GIS compatible hand held database capable of recoding images of septic components which will provide officers a reference point for future / follow up inspections.

6.1.2. Communication and Educational Strategies

- Communications strategy to inform residents of the OWMP process and their obligations to ensure effective system operation.
- Information sessions for Manningham City residents.
- Development of *A Guide to Septic Systems and Operation Maintenance* to assist property owners and new property owners (commenced 2017).
- Development of a *Greywater Reuse Policy* to assist owners in complying with EPA requirements.
- Development of an ongoing reminder program where owners are notified of the requirement to carry out scheduled maintenance / 3 year desludge.
- Development of *Unsewered News* to assist in the dissemination of information to owners operating a septic system.

6.1.3. Compliance Approach

- Integrated compliance approach for the installation and maintenance of septic systems.
- Inclusion of septic tank condition report into Council's Land Information Certificates for potential property buyers.
- Inspection process and checklist to consistently assess and record septic system deficiencies throughout each reticulation area.
- Community Local Law relating to owners septic tank responsibilities.
- Infringements issued where appropriate under Community Local Law
- Enforcement process to assist in the management of owner responsibilities.

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6.1.4. External Liaison

- Participation on DEECA and EPA's 'Onsite Domestic Wastewater Steering Committee' to address VAGO recommendations in relation to the management of OWMS in Victoria, noting this steering committee concluded in December 2024.
- Submission of data into Yarra Valley Water's Community Sewerage Prioritisation Process.
- Participation in the Working Group and Steering Committee for the Park Orchards on-site trial (facilitated by YVW).
- Education and assistance provided to other Councils developing their DMWP.
- Presentation of issues and outcomes of Manningham's OWMP at professional association conferences and seminars.



Figure 8: Flooded irrigation field and a deeply buried distribution pit (legacy system)

7. ISO 31000 Risk Management Approach

7.1. Overview

The OWMP risk assessment methodology has been developed for councils (by Atom Consulting for the DEWLP/EPA led steering committee) to assess the risk of onsite wastewater management systems at a sub catchment and catchment level.

Council further engaged water consultants 'Decentralised Water' through a grant provided by DEWLP to perform the key data collection and analysis to inform our risk analysis.

The following objectives were considered when assessing risks associated with onsite wastewater management in Manningham:

- Onsite wastewater systems and their effluent are appropriately located and managed through a consistent risk assessment process.
- Human health and environmental risks are minimised, particularly for potable water supply and environmentally sensitive areas.
- Decentralised Water also gave consideration to systems discharging offsite and further adapted the risk tool.

7.2. Risk Analysis Methodology

Risk Analysis Methodology

Initiation: defining the scope and context to the risk management plan

- Determine sub catchments and catchment areas for assessment, identify endpoints

Risk Identification: data collection

- Collect data and allocate date to risk band levels for each risk factor

Calculate consequence

- Determine consequence through calculation of contaminant loads from risk factor data

Likelihood assessment

- Determine likelihood for each risk pathway.
- Calculate likelihood from risk factor band level data

Risk analysis

- Calculate risk rating for each sub catchment risk type and pathway

Cumulative risk

- Calculate risk rating for specific endpoints and review results

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7.3. Risk Ratings

7.3.1. Flood risk to environment

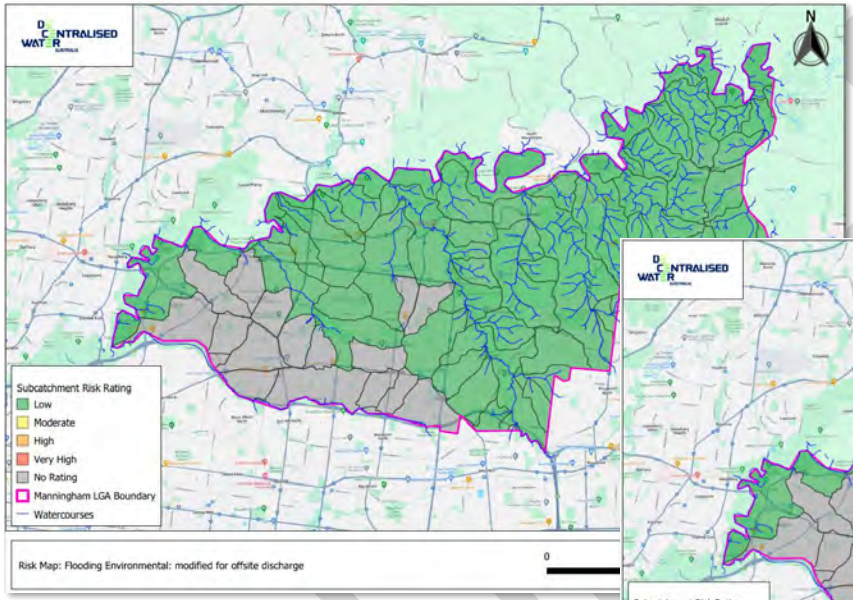


Figure 9 Flooding risk to environment before backlog sewer connections

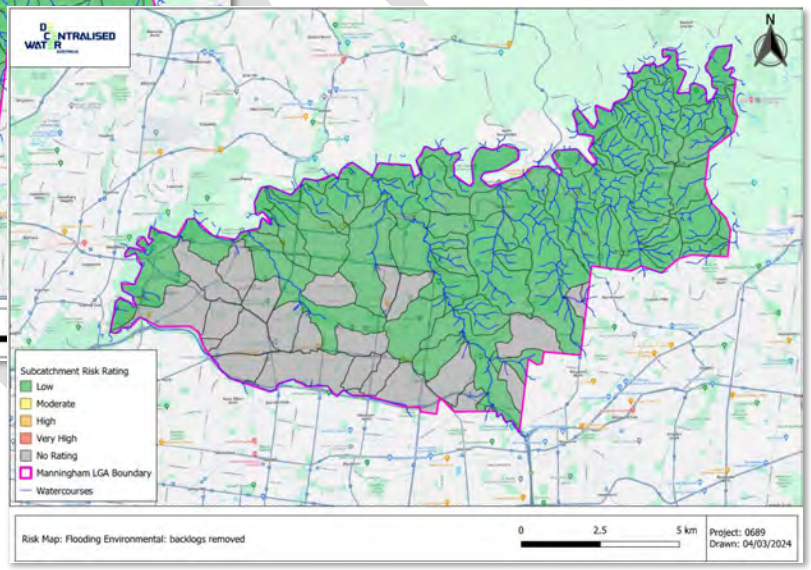


Figure 10 Flooding risk to environment after backlog sewer connections

7.3.2. Flood risk to human health

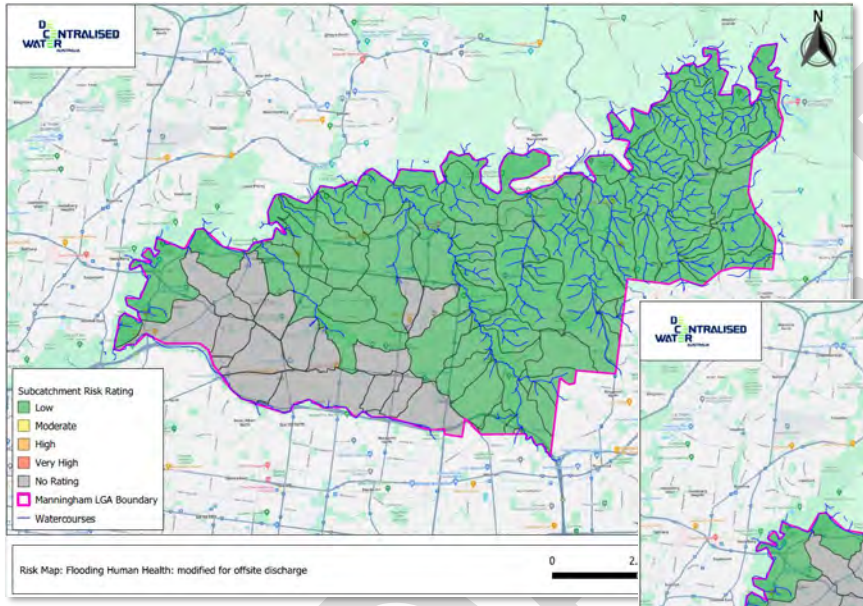


Figure 9 *Flooding risk to health before backlog sewer connections*

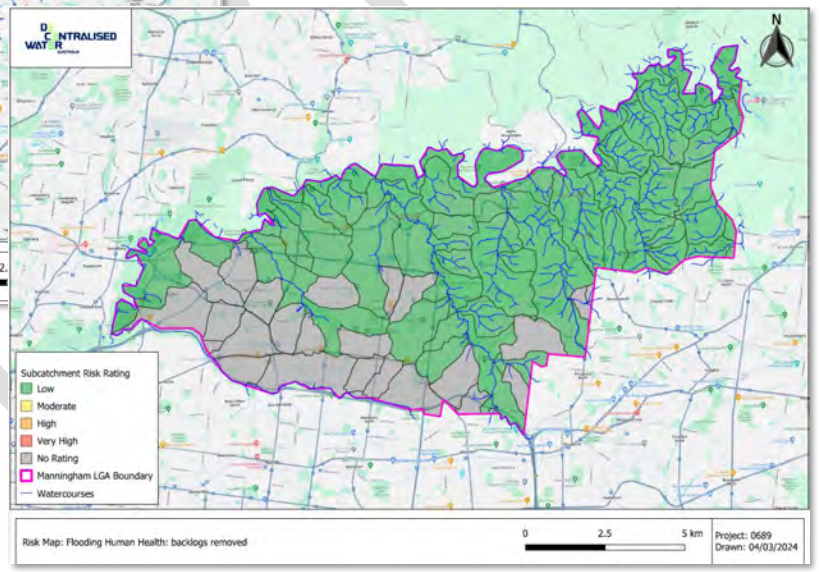


Figure 10 *Flooding risk to health after backlog sewer connections*

MANNINGHAM

7.3.3. Groundwater risk to Environment

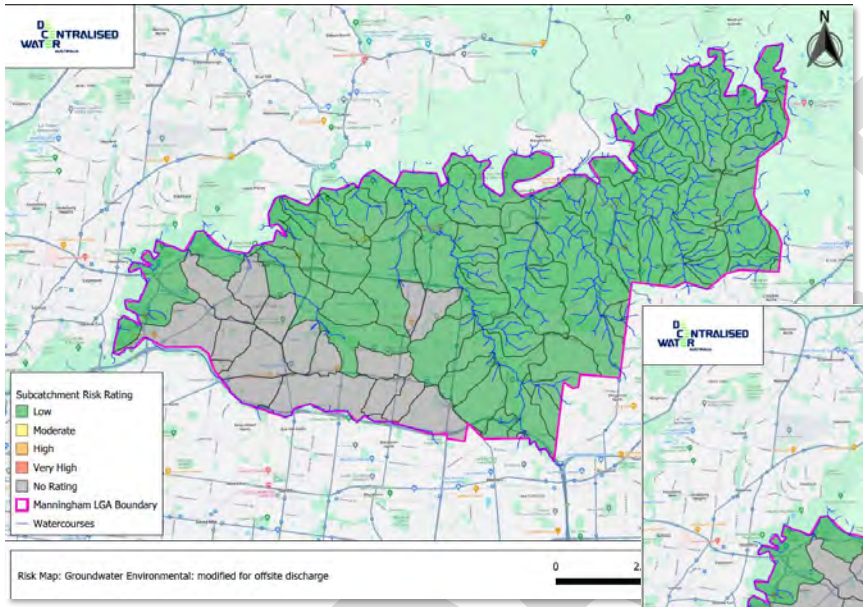


Figure 11 *Ground water risk to environment before backlog sewer connections*

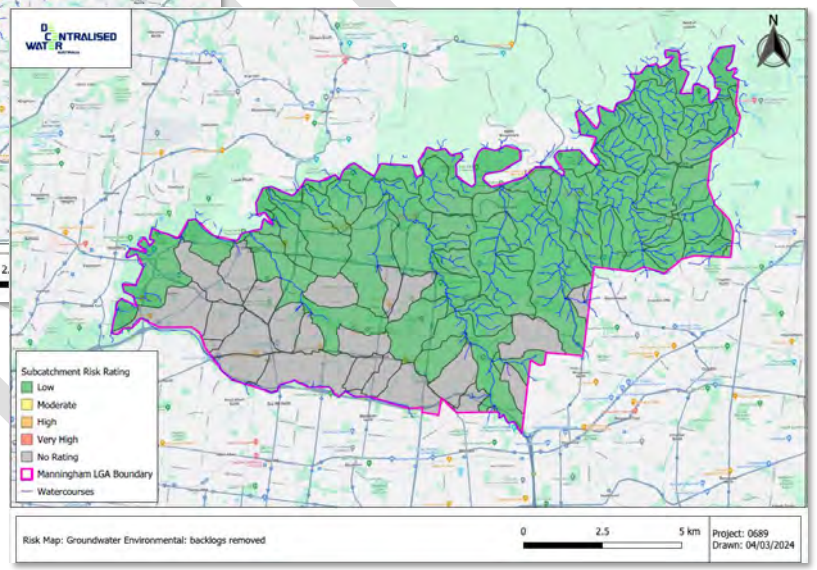


Figure 12 *Groundwater risk to environment after backlog sewer connections*

MANNINGHAM

7.3.4. Groundwater risk to Human Health

Figure 13 *Groundwater risk to Human Health before backlog sewer connections*

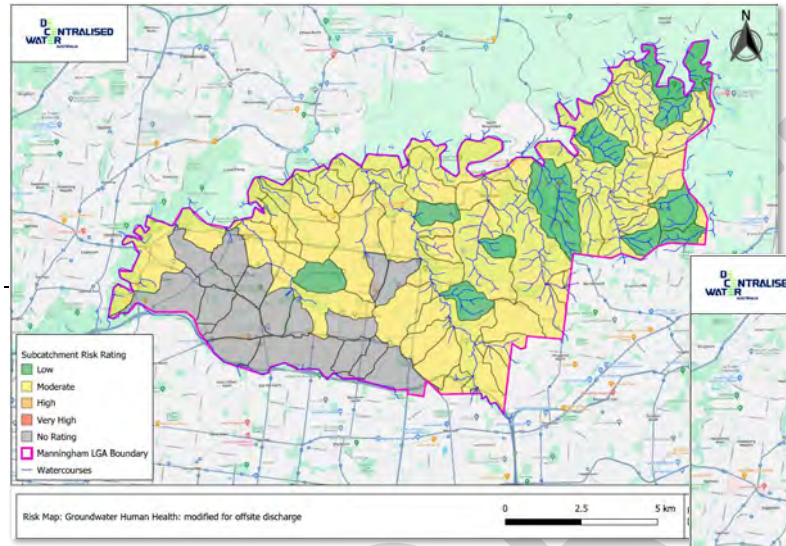


Figure 13 illustrates current groundwater risks to human health as Moderate in most sub catchment areas where Onsite systems are in use.

Figure 14 illustrates an improvement once reticulated sewer is provided and properties connect.

A Moderate risk rating will apply where onsite systems continue to be used into the future (EPA compliant systems and/or no sewerage option).

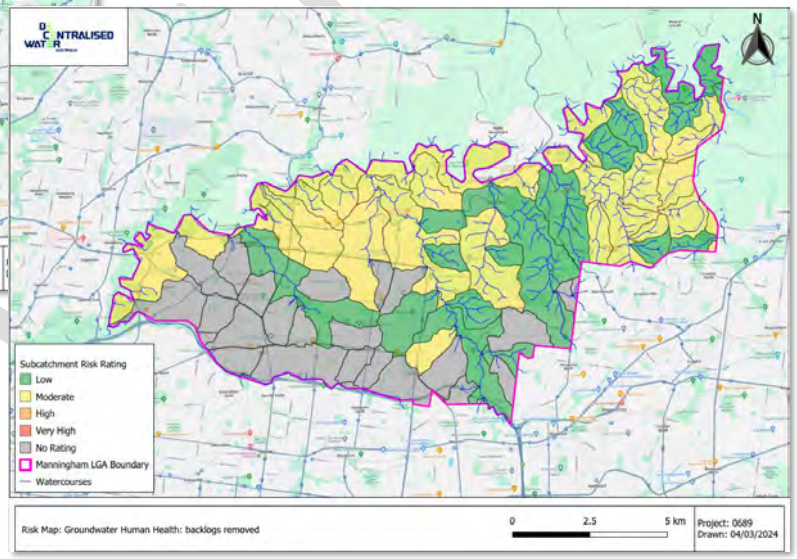


Figure 14 *Groundwater risk to Human Health after backlog sewer connections*

7.3.5. Watercourse risk to environment

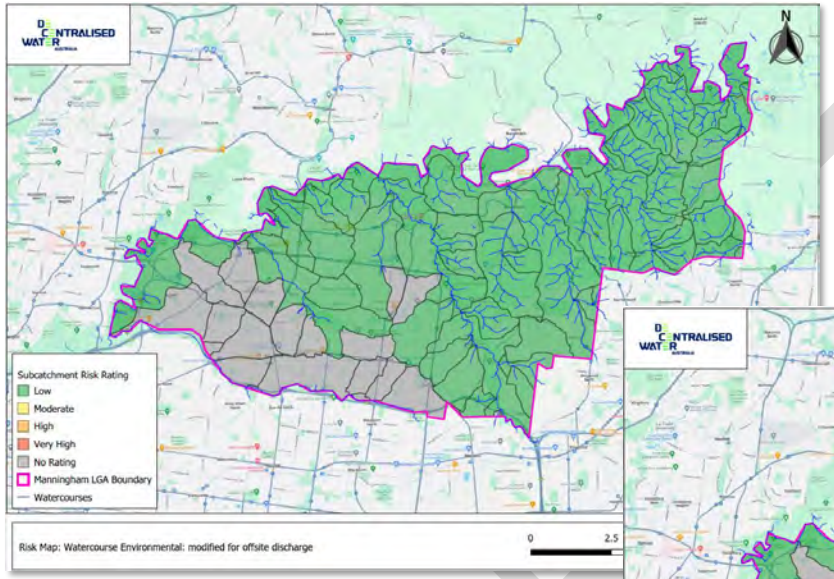


Figure 15 *Watercourse risk to environment before backlog sewer connections*

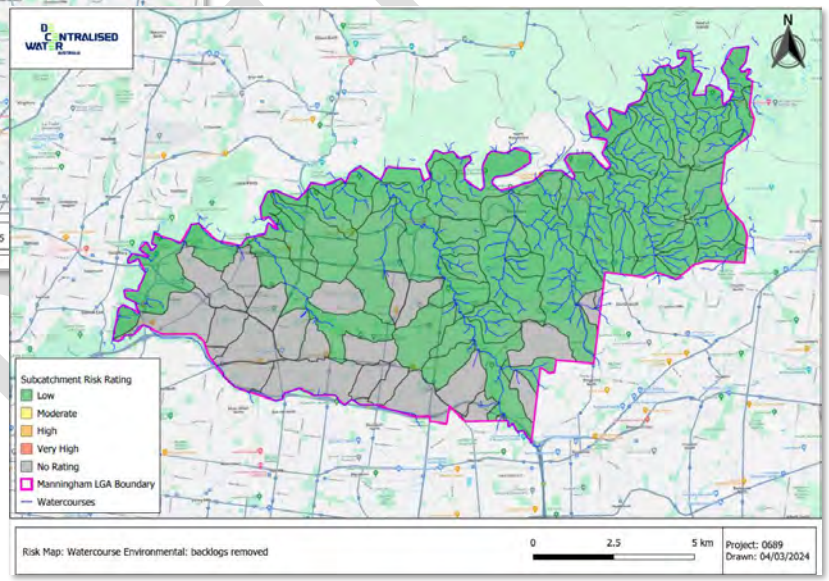


Figure 16 Watercourse risk to environment after backlog sewer connections

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7.3.6. Watercourse risk to Human Health

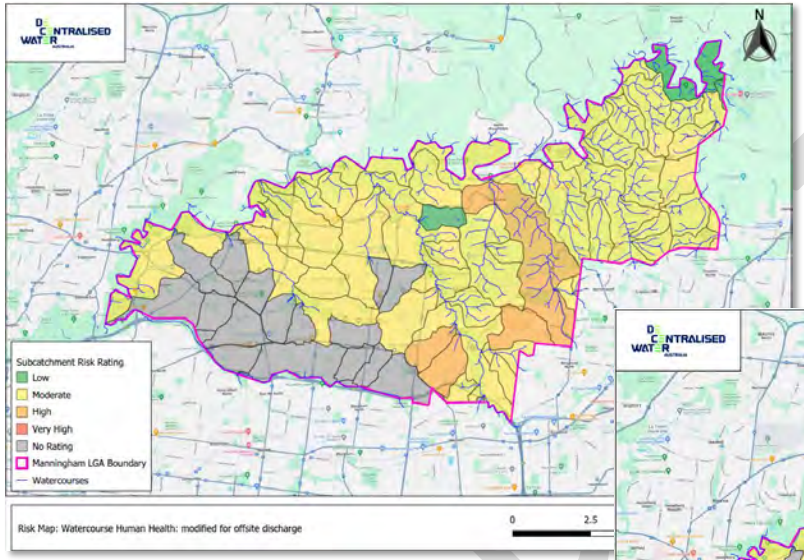


Figure 17 Watercourse risk to Human Health before backlog sewer connections

Figure 17 illustrates current Watercourse risks to human health as Moderate to High in sub catchments where a high percentage of systems in use discharge to stormwater.

Figure 18 illustrates an improvement once reticulated sewer is provided and these properties connect.

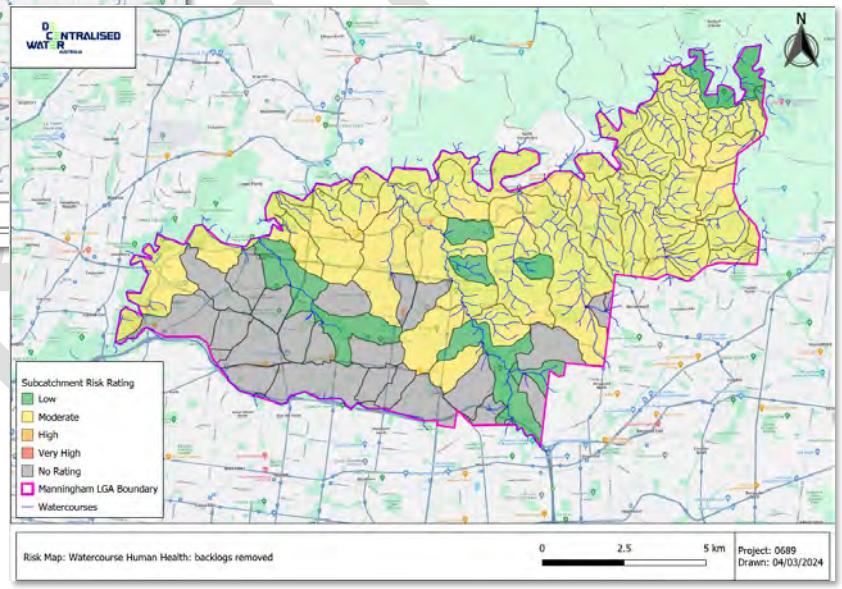


Figure 18 Watercourse risk to Human Health after backlog sewer connections

8. Outcomes

Overall, there were minimal sub catchment risk ratings reflecting medium or high-risk ratings.

8.1. Groundwater risk to Human Health

- There is a current moderate risk to human health through groundwater in most sub catchment areas where onsite systems are in use.
    - There is an expected improvement in Park Orchards (Anderson Creek, Mullum Mullum Creek and tributaries) once reticulated sewer is provided and properties connect (expected to become available in 2026 and beyond)
    - There is an expected improvement in Warrandyte (Andersons Creek and tributaries) once properties discharging offsite connect to the available sewer (declared available in 2013/14).
    - There is an expected improvement in Donvale (Mullum Mullum creek and tributaries) once properties discharging offsite connect to the available sewer (declared available in 2019).
    - A Moderate risk rating will continue where EPA compliant systems continue to be used into the future and in areas where there is no sewerage option available.

8.2. Watercourse risk to Human Health

- There is a current high-risk rating to Human Health via Watercourse where a large number of legacy systems discharge to stormwater (offsite).
    - There is an expected improvement in Park Orchards (Andersons Creek, Mullum Mullum creek and tributaries) once reticulated sewer is provided and properties discharging offsite connect (expected to become available in 2026 and beyond)
    - There is an expected improvement in Warrandyte (Andersons Creek and tributaries) once properties discharging offsite connect to the available sewer (declared available in 2013/14).
    - There is an expected improvement in Donvale (Mullum Mullum creek and tributaries) once properties discharging offsite connect to the available sewer (declared available in 2019).
    - A Moderate risk rating will remain where onsite systems continue to be used (no sewerage option).

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8.3. Risk Treatment Plan

RISK	**8.3.1. GROUNDWATER RISK TO HUMAN HEALTH**
Area	Mullum Mullum creek and sub catchments Anderson creek and sub catchments
Assessed Risk ranking	Moderate Risk to Low Risk
Source of risk	Large number of systems circa 1990's with onsite containment considered at end of life. Properties with onsite containment pose an accumulative moderate to low risk to health.
Treatment Control	1. Encourage connection to sewer for properties identified as high risk of polluting - noting Council cannot enforce connection to sewer. - Councils do not have power to enforce connection to sewer. EPA and DEECA should be encouraged to consider suitable enforcement approaches and undertake appropriate regulatory impact statements to support preferred approach. 2. Provide educational information developed by Yarra Valley Water to property owners which have had sewer available the longest and encourage connection. In accordance with the *Obligations for Managers of Land and Infrastructure (On-site wastewater management)* - where Council's OWMP identifies an action involving a sewage management solution that is not solely an on-site wastewater management system (i.e. connection to reticulated sewer is the preferred solution), Council must notify the relevant water corporation in writing. There are obligations on Water Corporations to respond accordingly. 3. Continue to inspect properties utilising onsite systems to manage their wastewater. - Ensure all OWMS componentry is plotted using GPS - Require the repair of systems identified as defective through a Notice Ordering Maintenance - Escalate to EPA Improvement Notices for continued non-compliance - Continue to roll out a regular maintenance reminder program for all properties utilising an onsite system with respect to an annual service contract and 3 yearly desludge requirements. 4. Participate in YVW's sewerage prioritisation workshops and continue to advocate for the inclusion of high-risk properties onto YVW's Community Sewerage Program (properties discharging from site and within close proximity to

	sewerage infrastructure). 5. Perform water analysis on local creeks and rivers and monitor quality indicators. 6. Issue 'Conditions of Use' and associated maintenance requirements to all satisfactory systems that have been upgraded or do not have existing permit conditions associated with the property. 7. Respond to internal referrals from Statutory Planning team relating to permit applications in unsewered areas. Ensure new developments are appropriate and have suitable means for the conveyance and treatment of all wastewater generated by that development. 8. Continue to provide maintenance and operation guides to new owners in Manningham: https://www.manningham.vic.gov.au/property-and-development/guides-and-maps/septic-tanks/maintain-your-septic-tank
Time to Start	Most of these were implemented between 2002 - 2007
Timeframe for Implementation	Ongoing
Responsibility	OWMP team
Residual risk (once implemented)	Moderate Risk to Low Risk - for properties that elect to not connect to sewer (EPA compliant) or where no sewerage planned.

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RISK	**8.3.2. WATERCOURSE RISK TO HUMAN HEALTH**
Area	Mullum Mullum creek and sub catchments Anderson creek and sub catchments
Assessed Risk ranking	High risk
Source of risk	Old Legacy systems discharging untreated greywater or treated effluent to stormwater pose an accumulative High risk to human health. Properties with onsite containment also pose an accumulative moderate to low risk to health.
Treatment Control	1. Encourage connection to sewer for properties identified as high risk of polluting - noting Council cannot enforce connection to sewer. a. Councils do not have power to enforce connection to sewer. EPA and DEECA should be encouraged to consider suitable enforcement approaches and undertake appropriate regulatory impact statements to support preferred approach. 2. Provide educational information developed by Yarra Valley Water to property owners which have had sewer available the longest and encourage connection. 3. In accordance with the *Obligations for Managers of Land and Infrastructure (On-site wastewater management)* - where Council's OWMP identifies an action involving a sewage management solution that is not solely an on-site wastewater management system (i.e. connection to reticulated sewer is the preferred solution), Council must notify the relevant water corporation in writing. There are obligations on Water Corporations to respond accordingly. 4. Continue to inspect properties utilising onsite systems to manage their wastewater. a. Ensure all OWMS componentry is plotted using GPS b. Require the repair of systems identified as defective through a Notice Ordering Maintenance c. Escalate to EPA Improvement Notices for continued non-compliance d. Continue to roll out a regular maintenance reminder program for all properties utilising an onsite system with respect to an annual service contract and 3 yearly desludge requirements.
	5. Participate in YVW's sewerage prioritisation workshops and continue to advocate for the inclusion of high-risk properties onto YVW's Community Sewerage Program (properties discharging from site and within close proximity to

	sewerage infrastructure). 6. Perform water analysis on local creeks and rivers and monitor quality indicators. 7. Issue 'Conditions of Use' and associated maintenance requirements to all satisfactory systems that have been upgraded or do not have existing permit conditions associated with the property. 8. Respond to internal referrals from Statutory Planning team relating to permit applications in unsewered areas. Ensure new developments are appropriate and have suitable means for the conveyance and treatment of all wastewater generated by that development. 9. Continue to provide maintenance and operation guides to new owners in Manningham: https://www.manningham.vic.gov.au/property-and-development/guides-and-maps/septic-tanks/maintain-your-septic-tank
Time to Start	Most of these were implemented between 2002 - 2007
Timeframe for Implementation	Ongoing
Responsibility	OWMP team
Residual risk (once implemented)	Moderate to Low risk - for properties that elect to not connect to sewer (EPA compliant) or where no sewerage planned.

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9. Conclusion

Based on inspection data and water quality results obtained through Council's OWMP and water watch it is in Councils' interest to protect the community from the adverse health effects associated with exposure to Onsite wastewater. It is also important to reduce the risk posed to the environment from Onsite wastewater entering local creeks and streams.

Council will continue to advocate for improved sewerage services in Manningham and work with YVW in determining the best outcomes for our communities with respect to practicality, cost and protection of the environment and public health.

Where reticulated sewer is provided, residents should be encouraged to connect as this will ultimately save money and time maintaining an on-site disposal system. Connecting to the sewer will reduce the potential for sewage run off and improve the current level of pollution entering creeks and rivers in Manningham.

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10. Appendix 1 – Wastewater Systems by Type

Consideration of the total types of systems known to have been used in the municipality from the beginning revealed 21 categories. The 12 main categories and installation trends are noted in the following table:

CODE	TYPE OF SYSTEM	USEAGE	NO. IN USE APRIL 2015	JULY 2019	MARCH 2025
1. TP/AGL	Treatment Plant with Absorb / Transpiration Trenches	1990 onwards (still used)	170	136	117
2. TP/SI	Treatment Plant with Surface Irrigation	1997 onwards (still used)	110	91	67
3. TP/SSI	Treatment Plant with Sub Surface Irrigation	1997 onwards (still used)	398	464	433
	Ozikleen systems: OKAGL / OKSI / OKSSI	2006			
	Biolytix systems: BLTAGL / BLTSSI	2005			
4. SF/AGL	Sand Filter with Absorb / Transpiration Trenches	1990 onwards (still used)	360	329	271
5. SF/SI	Sand Filter with Surface Irrigation	Approx. 1997 - uncommon	5	4	2
6. SF/SSI	Sand Filter with Sub Surface Irrigation	1997 onwards (still used)	54	74	75
7. AW/AGL	All Waste to Absorb / Transpiration Trenches	1968 onwards (still used)	357	321	252
8. AW/WF	All Waste to Worm Farm contained on site		5	7	8
9. AW/RB	All Waste to Reed bed contained on site	1992 - not used often.	6	5	4
10. TP/DIS	Treatment Plant discharging off site*	1975 - Nov 1998	130	117	60
11. TWOAT	Toilet Waste Only to Absorption / Transpiration Trenches*	1996 WC Composting AW biolytic film - not used often. 1950's No longer used	811	672	541
12. SF/DIS	Sand Filter Discharging Off Site*	1970 to 1998.	1263	1,002	599
TOTAL			**3,649**	**3,222**	**2,430**
*Highlighted system types 10, 11 & 12 are types that discharge either treated effluent or untreated greywater to storm water.					

Table 4 Wastewater systems by type

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11. Appendix 2 - Installation Trends

The following data has been collected for the period 1994 through to 2019 and it shows installation trends for the municipality:

Type	1994 1995	1995 1996	1996 1997	1997 1998	1998 1999	1999 2000	2000 2001	2001 2006	2007 2011	2011 2014	2015 2019	2020 2025
TP/AGL	5	4	5	15	17	18	8	79	18	16	9	7
TP/SI	2	2	7	24	30	25	18	68	5	0	0	1
TP/SSI	0	1	0	2	2	8	8	136	187	67	125	65
SF/AGL	26	33	39	34	34	28	14	73	47	34	34	17
SF/SI	0	0	0	0	1	1	0	2	4	0	0	0
SF/SSI	0	0	0	0	0	0	0	3	37	18	32	9
AW/AGL	9	3	7	4	5	4	3	51	44	25	8	5
Worm Farm	0	0	0	0	0	0	0	4	3	3	0	2
Reedbed	0	0	3	5	0	0	0	1	3	0	0	0
TP/DIS	20	21	20	5	0	1	0	3	3	0	0	0
TWOAT	0	0	0	1	0	1	0	27	178	0	0	9*
SF/DIS	24	21	11	3	1	0	0	46	71	0	0	1
TOTAL	**86**	**85**	**92**	**93**	**90**	**86**	**51**	**493**	**600**	**163**	**208**	**116**

*The 9 applications received for Toilet Waste Only systems (discharging grey water offsite) were for repairs / improvements whilst awaiting rollout of sewage infrastructure.

Table 5 *Installation Trends*

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Figure 20. Mullum Mullum Creek Park Orchards

12. Appendix 3 - Waterwatch

The Manningham Waterwatch program is a citizen science initiative that supports local communities to monitor the health of our local waterways. In Manningham, a network of community volunteers have initiated a municipal wide water quality monitoring program. The program aims to connect local communities with waterway health and sustainable water management issues. Waterwatch monitoring has been done in Manningham for over 10 years across 20 different sites. Waterwatch volunteers repeat their monitoring over consecutive months and years, and as a result trends in waterway condition have been detected particularly in catchments where new sewer services have been made available to local residents.

12.1. Ruffey Creek

Waterwatch groups have been monitoring Ruffey Creek at 3 monitoring sites including Ruffey Lake, King Street and Dellfield Drive since 2007. Initially (prior to 2012), Waterwatch data identified that highly polluted stormwater was impacting the creek between King Street and Dellfield Drive. With the completion of the new Templestowe sewer service in 2012, the water quality of Ruffey Creek improved quickly at Dellfield Drive. This likely indicates a decline in household wastewater impacting on Ruffey Creek.

12.2. Andersons Creek

Waterwatch monitoring in Andersons Creek indicates that the creek is being impacted by highly polluted stormwater discharging from the majority of the stormwater drains. The continuous nature of the stormwater discharge, even outside of rainfall, and the associated milky white colour, strong sewer-like odour and foamy consistency suggests that the discharge is likely to have originated as household waste water. Measurements of Ortho-phosphorus, electrical conductivity and ammonium, particularly in the upper parts of the catchment, are measured as highly degraded and can regularly exceed the limits of the Waterwatch equipment. Waterwatch data indicates that the creek is at its most polluted at the top of the catchment and improves with ground water dilution as the creek flows through the Warrandyte State Park.



Figure 21: Algal bloom, Andersons Creek

12.3. Mullum Mullum Creek

Waterwatch monitoring in Mullum Mullum Creek indicates that the water quality of the Creek deteriorates quickly after it enters the Manningham municipality. To determine what is impacting the creek Waterwatch volunteers established monitoring sites upstream and downstream of every stormwater discharge drain between Beckett and Park Roads. Monitoring results indicate that the water quality typically deteriorates after each stormwater drain. The rapid decline in water quality and the sharp increase of nutrient pollution indicates that household greywater from the 1,575 split greywater systems in the catchment is adversely impacting on the water quality of the creek. Continued Waterwatch monitoring of these sites will help assess the expected improvement to the water quality of Mullum Mullum when the new sewer service arrives in the coming years.

12.4. Jumping Creek

Jumping Creek provides a characteristic semi-rural catchment reference site against which Brushy, Ruffey, Andersons and Mullum Mullum Creeks can be compared. The water quality of Jumping Creek is rated as “Good” under the ANZECC water quality guidelines.

12.5. Brushy Creek

Waterwatch monitoring in Brushy Creek clearly indicates a reduction in nutrient pollution since the completion of the Wonga Park sewer service in 2012. Continued Waterwatch monitoring of Brushy Creek will confirm if this water quality trend will continue.

More information on waterwatch results and publications can be found at:
www.manningham.vic.gov.au/waterwatch-program

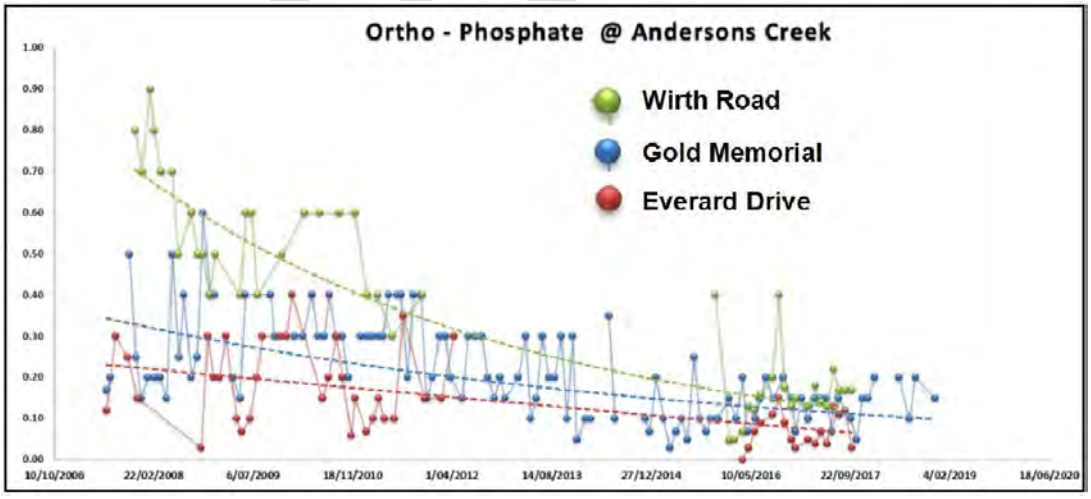


Figure 22. Andersons Creek Ortho-phosphate levels

13. Appendix 4 - Water sampling results

Water sampling has been conducted by the OWMP team since 2003 at several locations along creeks running throughout Manningham. Samples were taken 30cm below the surface to obtain a consistent sample representative of the water quality in that area. The table below indicates high levels of E.coli present in Manningham's creeks and is indicative of faecal contamination. In some instances, levels were considerably higher than those levels recommended for swimming.

Adults, children and animals that come into contact with contaminated creek or river water may experience diarrhoea, stomach infections, ear, eye and throat infections as a result of high levels of E.coli present in the water.

Following are the water quality parameters set by State Environmental Protection Policy in relation to E.coli levels:

- E.coli levels above 200/100ml are not recommended for swimming
- Levels above 1000/100ml are not recommended for fishing or boating activities.

Although not conclusive, there appears to be an improvement in water quality results for the Penderal Court Drain and Creek and the Violet Court Drain compared to water sampling performed in previous years. The Penderal and Violet Court Drains are located in the Wonga Park backlog areas RA0005A & RA0005B where approximately 489 properties (88%) of properties have connected to sewer since 2013.

68 properties have not connected, 42 of which discharge to stormwater.

An improvement in the quality of the Ruffey Creek Drain has also been observed in recent years.

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Figure 23: BOD by date and location

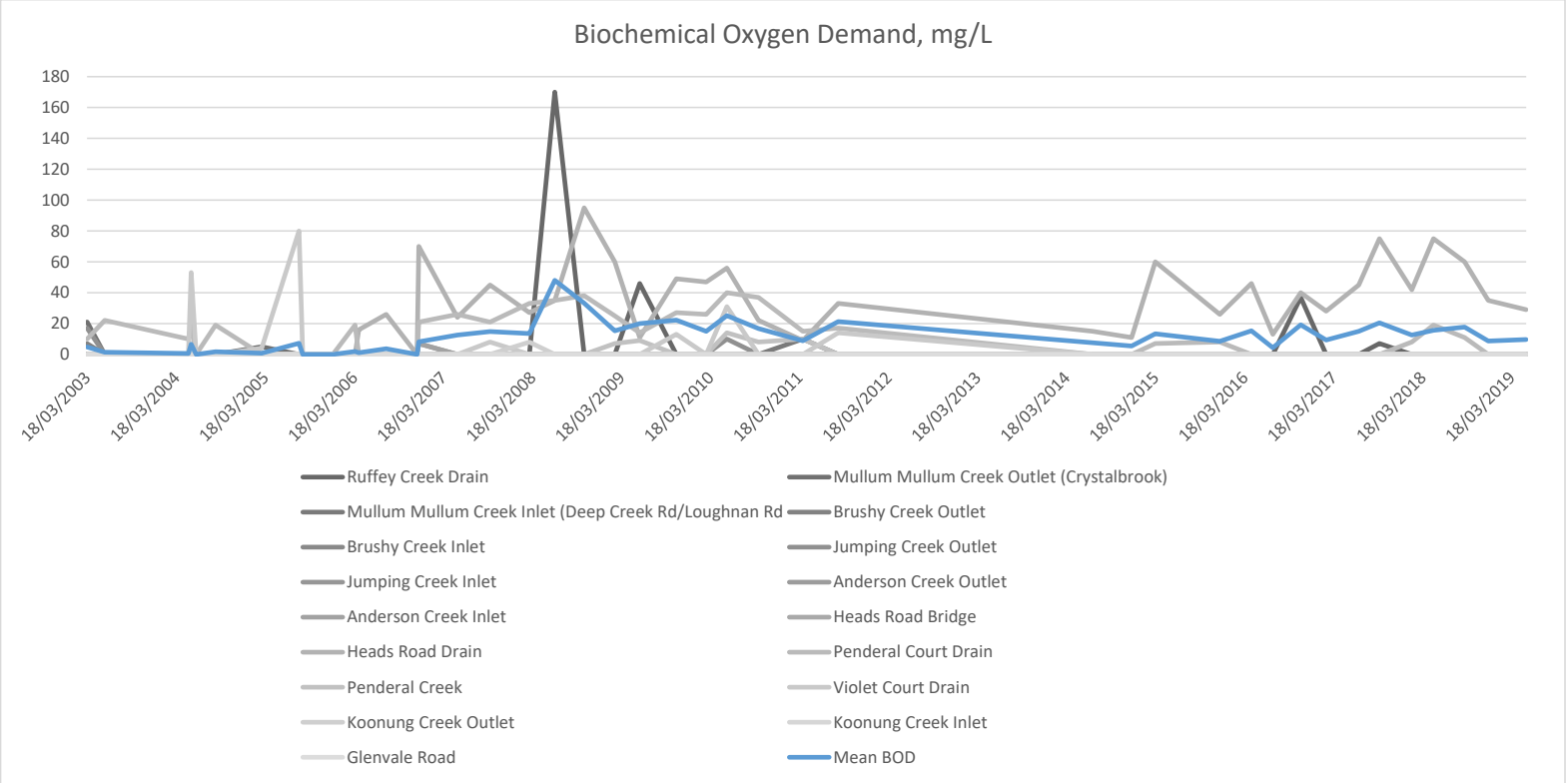
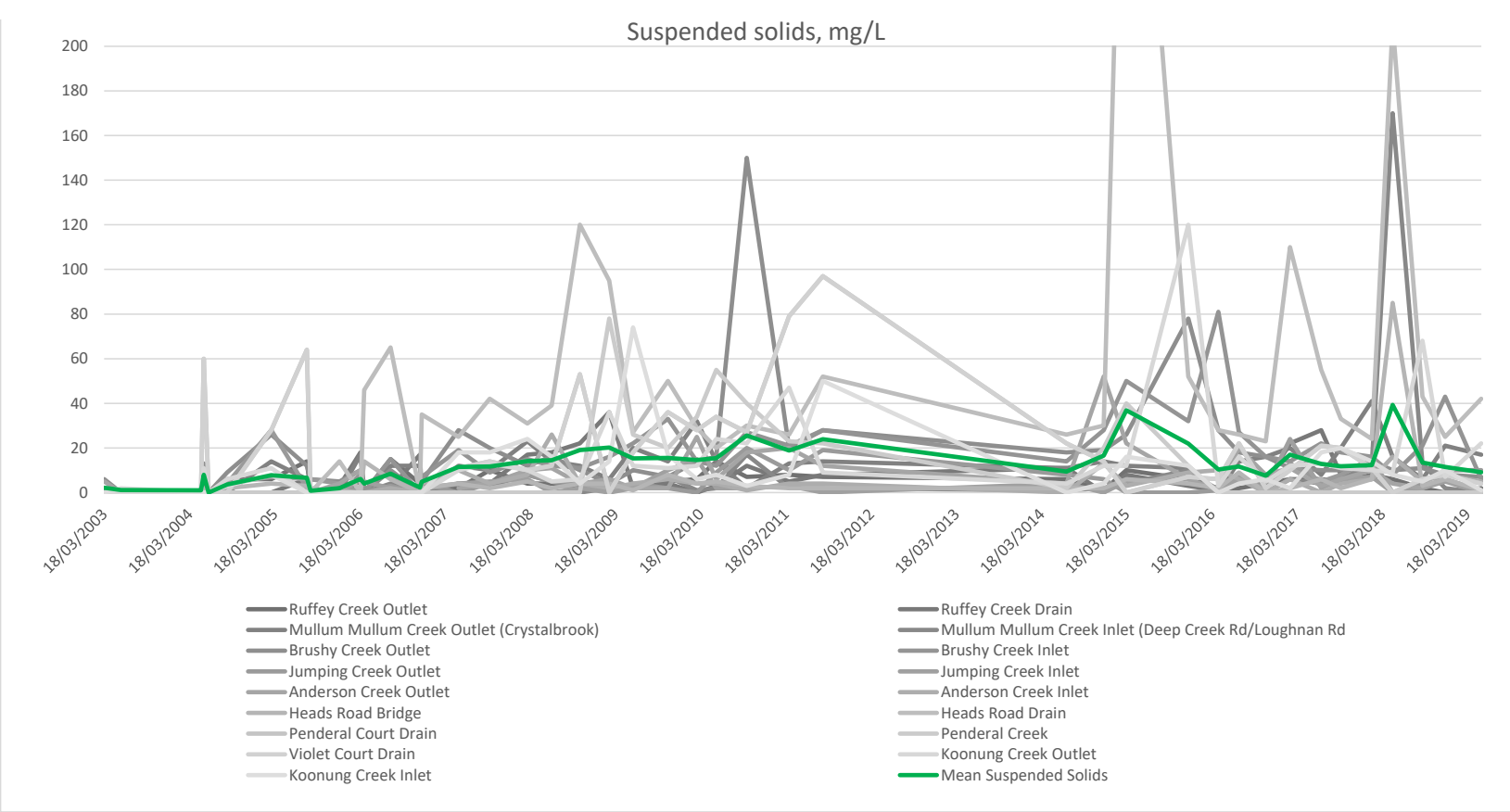
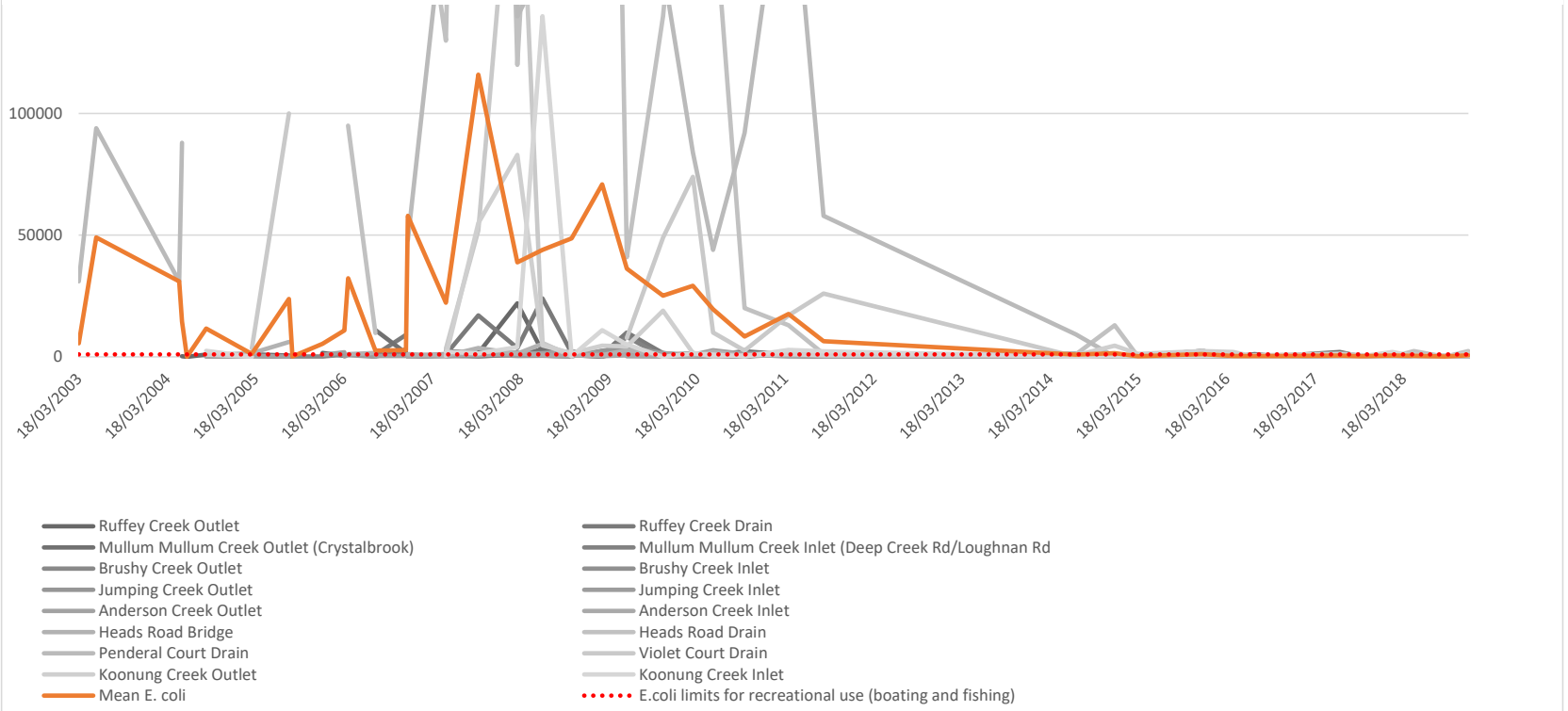


Figure 24: Suspended Solids by date and location



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Figure 25: E.coli by date and location



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14. Appendix 5 - Onsite management or reticulated sewer?

Costs associated with installing an on-site septic system are generally expensive due to costs of hiring excavation machinery, installing the septic tank, sand filter and laying effluent lines. Labour and materials usually range from $15,000 to $20,000 per system.

Ongoing maintenance costs (depending on the type of system) are approximately $380 every 3 years to carry out desludging. These costs double for treatment plants consisting of two chambers as both tanks require desludging. Service fees for treatment plants are approximately $400 per year and include quarterly servicing. Power costs also apply to operate pumps and aerators on a regular basis.

Provision of Yarra Valley Water's sewer infrastructure includes a contribution fee. The contribution fee was a contribution customers pay towards the cost of Yarra Valley Water bringing sewerage infrastructure into their area.

The future of the contribution charge will be reviewed as part of an overall review into the Community Sewerage Program funding approach and connections rates strategy.

Connection to sewer includes an annual service charge of $486.34 per annum as of 1 July 2025. Sewerage disposal fees are charged $0.9063 per kiloliter of water used, up to 40kL each quarter.
This rate increases to $1.2793 per kL of water used between 40 and 80 kL each quarter.

The charge is applied to an estimated volume of sewage that is disposed into the sewerage system from inside your home based on your water usage and adjusted for seasonal variations.

More information can be found on Yarra Valley Waters website under 'Fees and Charges https://www.yvw.com.au/help-advice/help-my-account/understand-my-bill/fees-and-charges

There may also be power costs to run a pump for those properties connected to a pressure sewer. Costs are approximately $70-$150 per year.

Owners are also responsible for providing a service drain to the sewer point located on the property boundary. Costs will depend on the distance the house is from this service point and can be between $3,000 to $6,000 on average.

Advantages of connecting to sewer

- No maintenance required by owners
- Connection costs cheaper than installation costs
- Cheaper maintenance costs in long run
- Reduces mosquito / vector breeding grounds
- Reduces risk of disease transmission
- Improved use of land (tennis courts, gardens, trees etc.)
- Prevents land from becoming water logged or contaminated

- Reduces odours emanating from the property

Disadvantages of connecting to sewer

- Water is discharged off-site and cannot be reused on garden (*Grey water may be re-used if installed correctly).
- Exorbitant installation costs for some inaccessible properties
- Reinstatement expenses of assets
- Damage to environment during sewer construction

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15. Appendix 6 - Operating and Maintaining Septic Systems

The following table outlines all the maintenance requirements for septic systems and links to the community local law.

CODE	TYPE OF SYSTEM	OPERATING PROCEDURES / MAINTENANCE REQUIREMENTS
1 to 12	All Systems	Where applicable, the effluent absorption area must be maintained as a permanent, dedicated area. Vehicles and livestock must be excluded from the effluent absorption area. Unless a permit for offsite discharge is held, effluent from the septic tank must be contained onsite and must not be discharged beyond the boundaries of the allotment. Buildings, driveways, concrete, tennis courts, swimming pools, garden beds, large trees and the like must not be placed in or on effluent areas. The system must not be altered or modified, except with the approval of the Council. A *Permit to Alter the Septic Tank System* must be obtained from the Council before making any alterations to the system. Unless an owner of a property is operating an EPA approved secondary treatment system that contains all effluent onsite all-year round, the owner must arrange for connection to reticulated sewer as soon as reticulated sewer is made available. All access openings for the septic tank system must be brought up to ground level and comply with Australian Standard 1546, On-site domestic wastewater treatment units. All irrigation pipework and fittings must comply with Australian Standard 2698 Plastic pipes and fittings for irrigation and rural applications.
1. TP/AGL	Treatment Plant with Absorbtion / Transpiration Trenches	The treatment plant is to be maintained by an annual service contract by the manufacturer or serving agent and a copy of the contract forwarded to Council each year. A maintenance and service report is to be submitted to Council once every three months. The septic tank system must be desludged (pumped out) at least every three years. Written evidence that this has occurred is to be provided to Council. A licensed plumber/drainer must inspect the septic system every three years and written evidence of each inspection must be forwarded to Council

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CODE	TYPE OF SYSTEM	OPERATING PROCEDURES / MAINTENANCE REQUIREMENTS
2. TP/SI	Treatment Plant with Surface Irrigation	A sample of effluent must be taken every 12 months and analysed by a laboratory registered with the National Association of Testing Authorities (NATA) for the following tests: 1. Biological Oxygen Demand (BOD); 2. Suspended Solids (SS); 3. E.Coli bacteria; 4. Free Residual Chlorine. The treatment plant is to be maintained by an annual service contract by the manufacturer or serving agent and a copy of the contract forwarded to Council each year. A maintenance and service report is to be submitted to Council once every three months. The septic tank system must be desludged (pumped out) at least every three years. Written evidence that this has occurred is to be provided to Council. A licensed plumber/drainer must inspect the septic system every three years and written evidence of each inspection must be forwarded to Council.
3. TP/SSI	Treatment Plant with Sub Surface Irrigation	A sample of effluent must be taken every 12 months and analysed by a laboratory registered with the National Association of Testing Authorities (NATA) for the following tests: 1. Biological Oxygen Demand (BOD); 2. Suspended Solids (SS). The septic tank system must be desludged (pumped out) at least every three years. Written evidence that this has occurred is to be provided to Council. The treatment plant is to be maintained by an annual service contract by the manufacturer or serving agent and a copy of the contract forwarded to Council each year. A maintenance and service report is to be submitted to Council once every three months. A licensed plumber/drainer must inspect the septic system every three years and written evidence of each inspection must be forwarded to Council.
4. SF/AGL	Sand Filter with Absorbtion / Transpiration Trenches	A sample of effluent must be taken every 12 months and analysed by a laboratory registered with the National Association of Testing Authorities (NATA) for the following tests: 1. Biological Oxygen Demand (BOD); 2. Suspended Solids (SS). The septic tank system must be desludged (pumped out) at least every three years. Written evidence that this has occurred is to be provided to Council. A licensed plumber/drainer must inspect the septic system every three years and written evidence of each inspection must be forwarded to Council.

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CODE	TYPE OF SYSTEM	OPERATING PROCEDURES / MAINTENANCE REQUIREMENTS
5. SF/SI	Sand Filter with Surface Irrigation	A sample of effluent must be taken every 12 months and analysed by a laboratory registered with the National Association of Testing Authorities (NATA) for the following tests: 1. Biological Oxygen Demand (BOD); 2. Suspended Solids (SS); 3. E.Coli bacteria; 4. Free Residual Chlorine. The septic tank system must be desludged (pumped out) at least every three years. Written evidence that this has occurred is to be provided to Council. A licensed plumber/drainer must inspect the septic system every three years and written evidence of each inspection must be forwarded to Council.
6. SF/SSI	Sand Filter with Sub Surface Irrigation	A sample of effluent must be taken every 12 months and analysed by a laboratory registered with the National Association of Testing Authorities (NATA) for the following tests: 1. Biological Oxygen Demand (BOD); 2. Suspended Solids (SS). The septic tank system must be desludged (pumped out) at least every three years. Written evidence that this has occurred is to be provided to Council. A licensed plumber/drainer must inspect the septic system every three years and written evidence of each inspection must be forwarded to Council.
7. AW/AGL	All Waste to Absorbtion / Transpiration Trenches	The septic tank system must be desludged (pumped out) at least every three years. Written evidence that this has occurred is to be provided to Council. A licensed plumber/drainer must inspect the septic system every three years and written evidence of each inspection must be forwarded to Council.
8. AW/WF	All Waste to Worm Farm contained on site	A sample of effluent must be taken every 12 months and analysed by a laboratory registered with the National Association of Testing Authorities (NATA) for the following tests: 1. Biological Oxygen Demand (BOD); 2. Suspended Solids (SS). The septic tank system must be desludged (pumped out) at least every three years. Written evidence that this has occurred is to be provided to Council. A licensed plumber/drainer must inspect the septic system every three years and written evidence of each inspection must be forwarded to Council.

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CODE	TYPE OF SYSTEM	OPERATING PROCEDURES / MAINTENANCE REQUIREMENTS
9. AW/RB	All Waste to Reed bed contained on site	A sample of effluent must be taken every 12 months and analysed by a laboratory registered with the National Association of Testing Authorities (NATA) for the following tests: 1. Biological Oxygen Demand (BOD); 2. Suspended Solids (SS). The septic tank system must be desludged (pumped out) at least every three years. Written evidence that this has occurred is to be provided to Council. A licensed plumber/drainer must inspect the septic system every three years and written evidence of each inspection must be forwarded to Council.
10. TP/DIS	Treatment Plant discharging off site	The treatment plant is to be maintained by an annual service contract by the manufacturer or serving agent and a copy of the contract forwarded to Council each year. A maintenance and service report is to be submitted to Council once every three months. A sample of effluent must be taken every 12 months and analysed by a laboratory registered with the National Association of Testing Authorities (NATA) for the following tests: 1. Biological Oxygen Demand (BOD); 2. Suspended Solids (SS); 3. E.Coli bacteria; 4. Total Residual Chlorine. The septic tank system must be desludged (pumped out) at least every three years. Written evidence that this has occurred is to be provided to Council. A licensed plumber/drainer must inspect the septic system every three years and written evidence of each inspection must be forwarded to Council.
11. WC/AGL (split system)	Water closet to Absorbtion / Transpiration Trenches	The grease trap must be cleaned as required and the baffles replaced when necessary. The septic tank system must be desludged (pumped out) at least every three years. Written evidence that this has occurred is to be provided to Council. A licensed plumber/drainer must inspect the septic system every three years and written evidence of each inspection must be forwarded to Council.
12. SF/DIS	Sand Filter Discharging Off Site	A sample of effluent must be taken every 12 months and analysed by a laboratory registered with the National Association of Testing Authorities (NATA) for the following tests: 1. Biological Oxygen Demand (BOD); 2. Suspended Solids (SS); 3. E.Coli bacteria; 4. Total Residual Chlorine. The septic tank system must be desludged (pumped out) at least every three years. Written evidence that this has occurred is to be provided to Council. A licensed plumber/drainer must inspect the septic system every three years and written evidence of each inspection must be forwarded to Council.

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16. Incentives to Connect

In supporting Yarra Valley Water increase connection rates, Council will consider other options to incentivise connection such as applying a special charge on properties that continue to discharge to stormwater.

This requires further investigation and appropriate legal advice on how this may be applied in accordance with the *Local Government Act 1989* special charge provisions.

Sewerage works to Park Orchards is currently being delivered in stages with construction expected to commence mid-2026. This is expected to be completed within 4 years and maybe sooner due to other planned works on YVW's community sewerage program.

Once all of Manningham's backlog areas have been serviced (Park Orchards being the last), Council could consider applying this special charge in order to decrease the number of legacy systems still operating in Manningham and incentivise connection.

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Contact Details

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Environmental Health Team
(03) 9840 9333
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10.4 Statutory Planning Application Activity Quarter 1 (July to September 2025)

File Number: IN25/822

Responsible Director: Director City Planning and Liveability

Attachments: Nil

PURPOSE OF REPORT

This report is to provide Council with a general performance overview for Quarter 1 (Q1) of Statutory Planning application activities, as required by Chief Executive Officer (CEO) KPI.

EXECUTIVE SUMMARY

This report details the performance of the Statutory Planning team in assessing and determining Planning Permit Applications for Quarter 1 (Q1) covering July to September 2025.

1. RECOMMENDATION

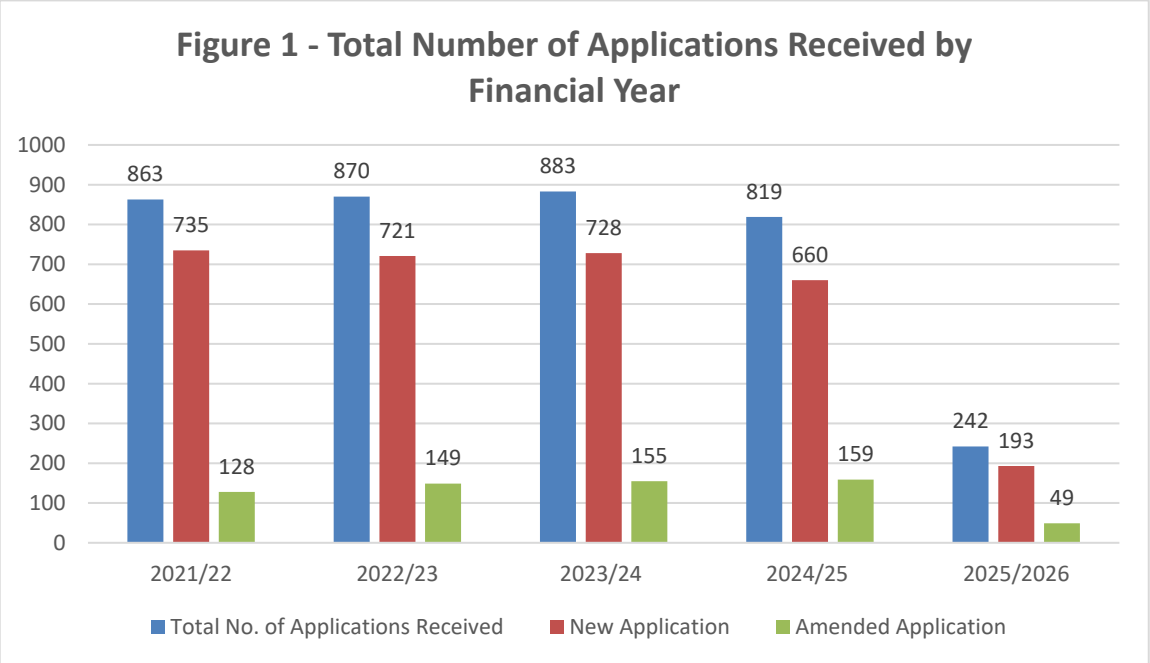
That Council note the Statutory Planning Application Activity Quarter 1 *(July to September 2025).*

2. BACKGROUND

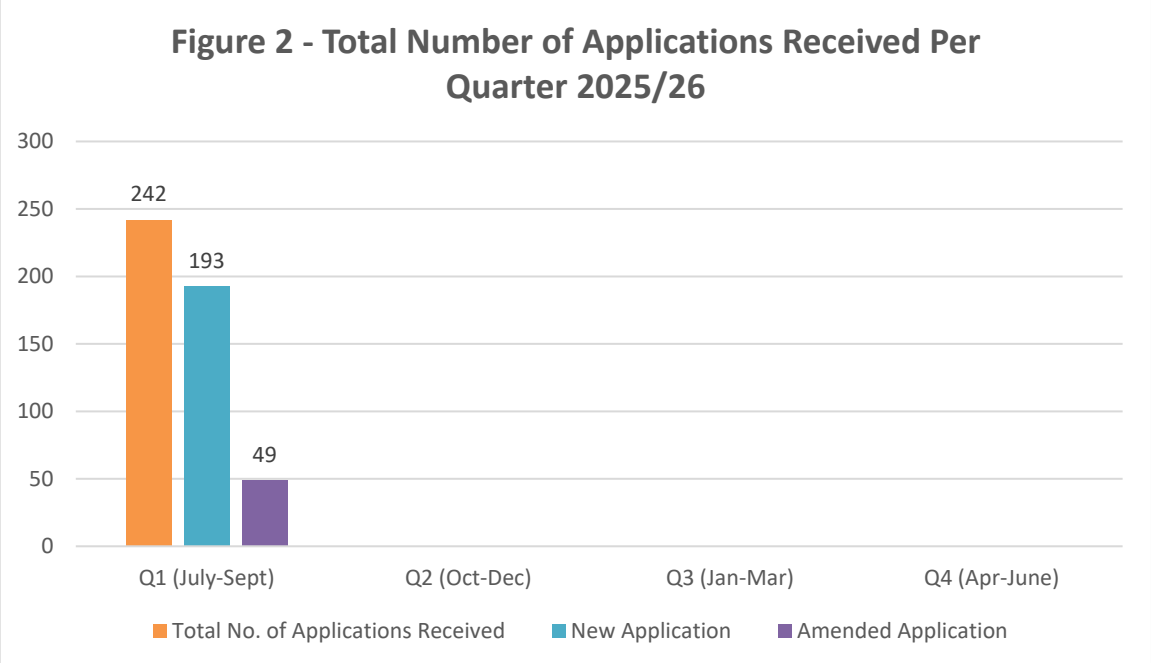
2.1 This report delivers on a CEO KPI, following Council's ongoing focus and interest in the performance of the Statutory Planning team and the assessment of planning applications.

3. DISCUSSION / ISSUE

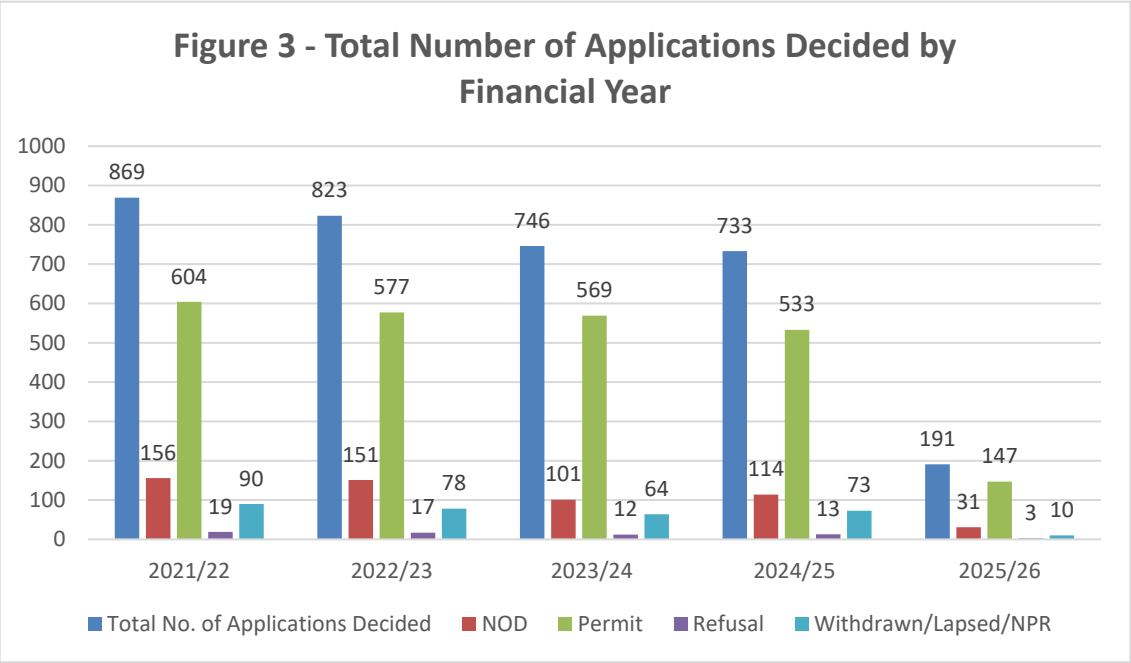
3.1 Figure 1 illustrates the total number of planning applications received each financial year.



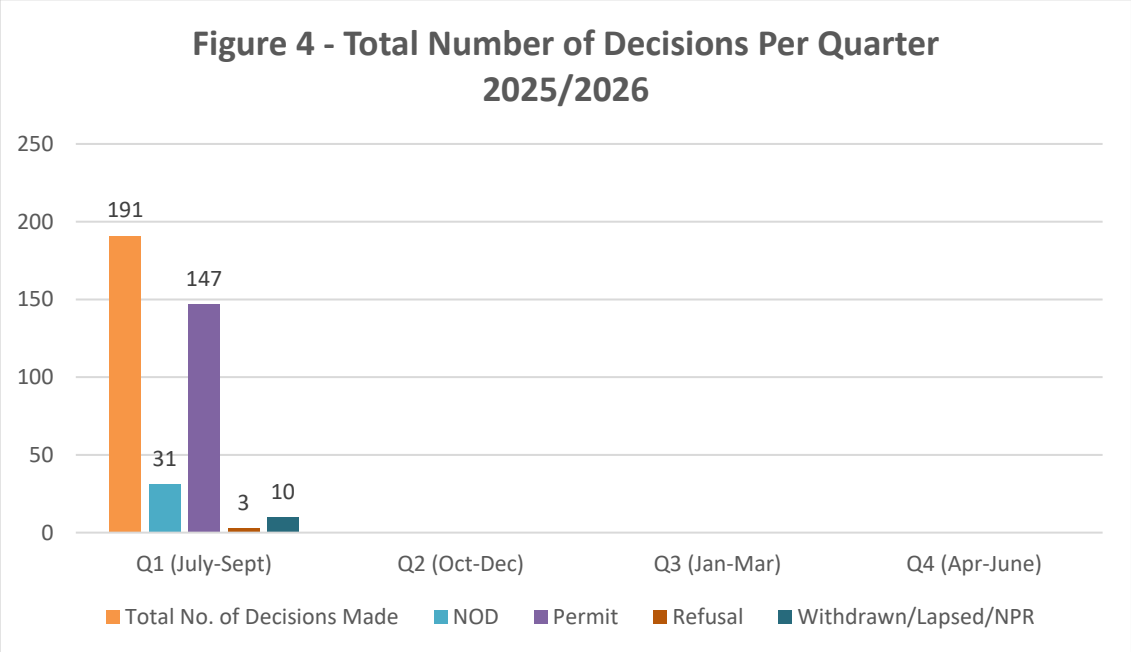
3.2 In Q1, a total of 242 planning applications were submitted to Council (Figure 2).



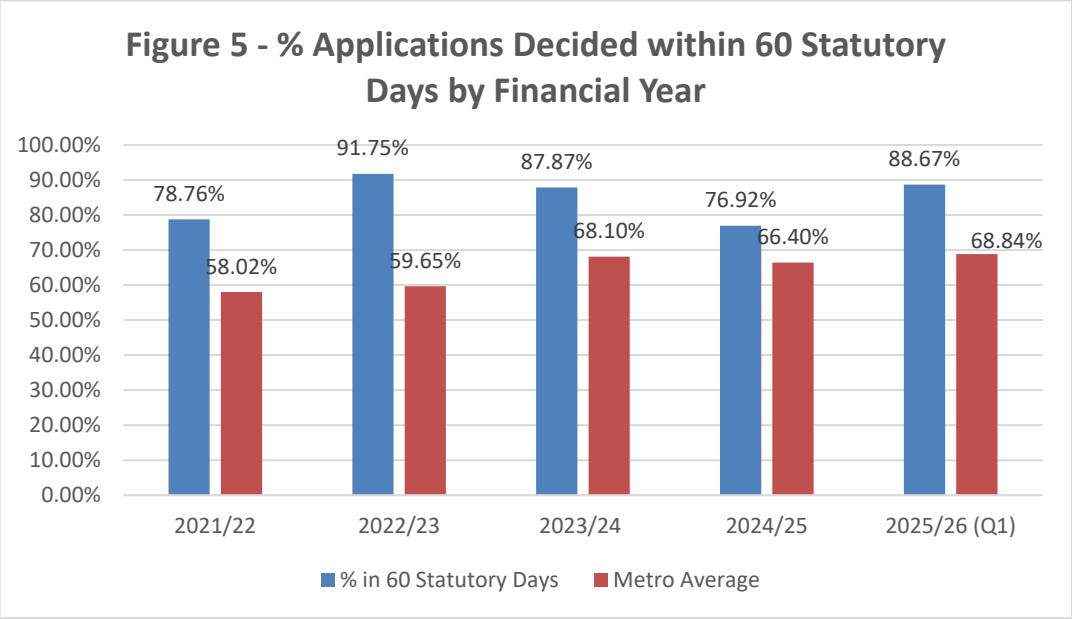
3.3 Figure 3 highlights the total number of planning applications decided each financial year.



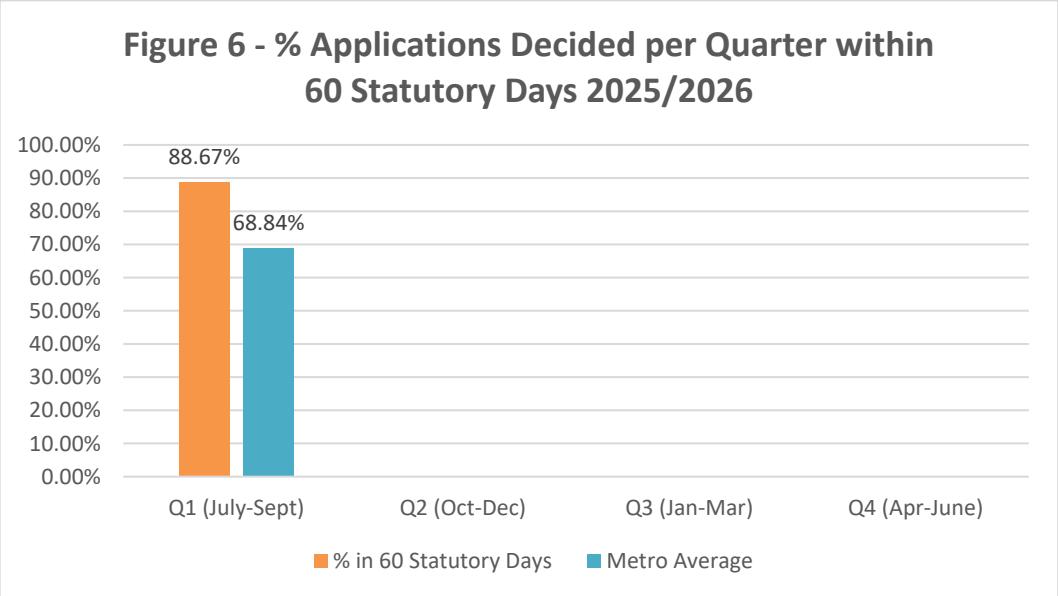
3.4 For Q1, a total of 191 applications were decided. 147 planning permits were issued, 31 Notice of Decision to Grant a Planning Permit (NOD's) and 3 refusals, noting that refusals equate to only 1.57% of all decisions made for this quarter (Figure 4).



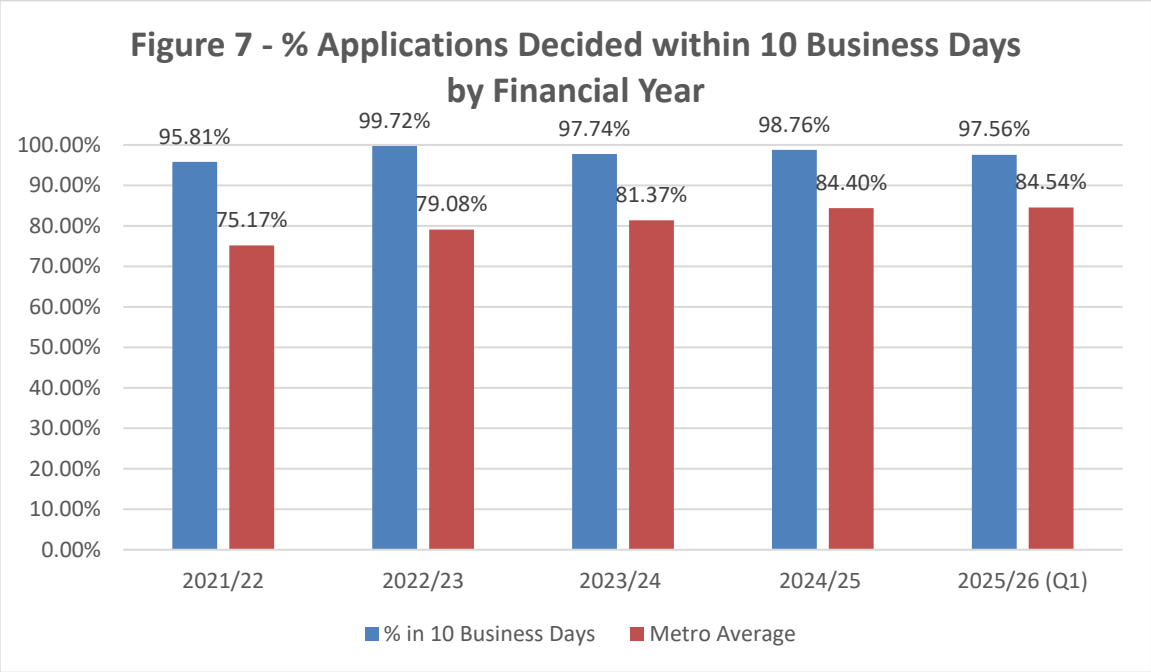
3.5 Manningham continues to process planning applications in a timely manner above the metropolitan average.



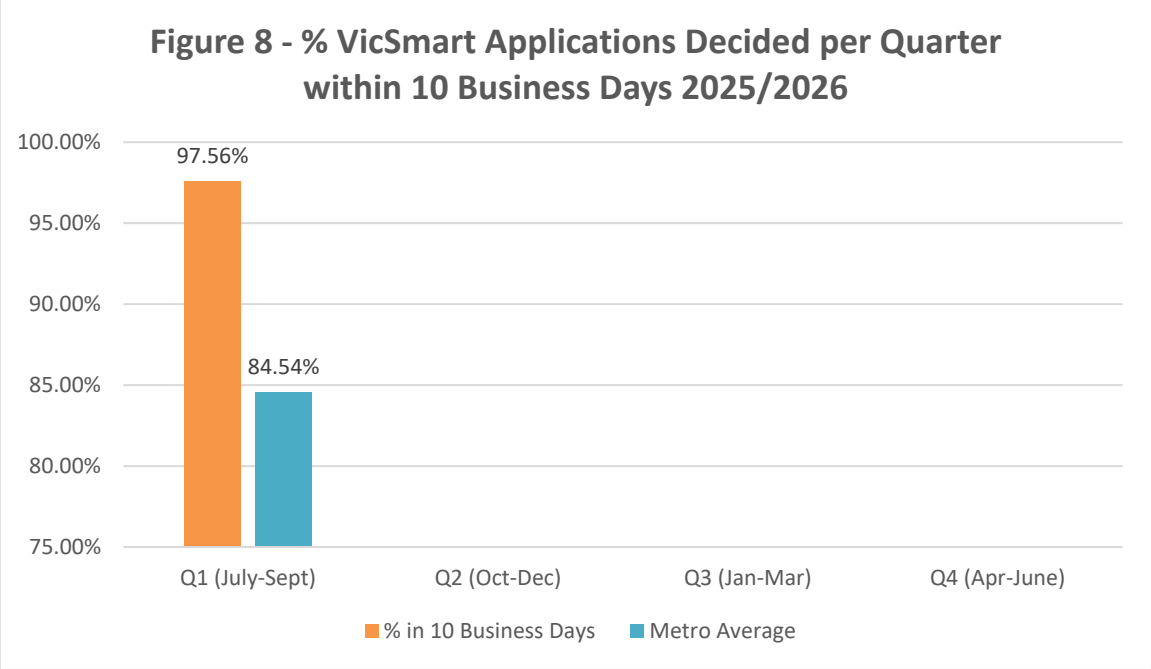
3.6 For Q1, a total of 88.67% of applications were determined within 60 statutory days which continues to be above the metropolitan average of 68.84% (Figure 6). For Manningham, this equates to 133 out of 150 applications processed within time.



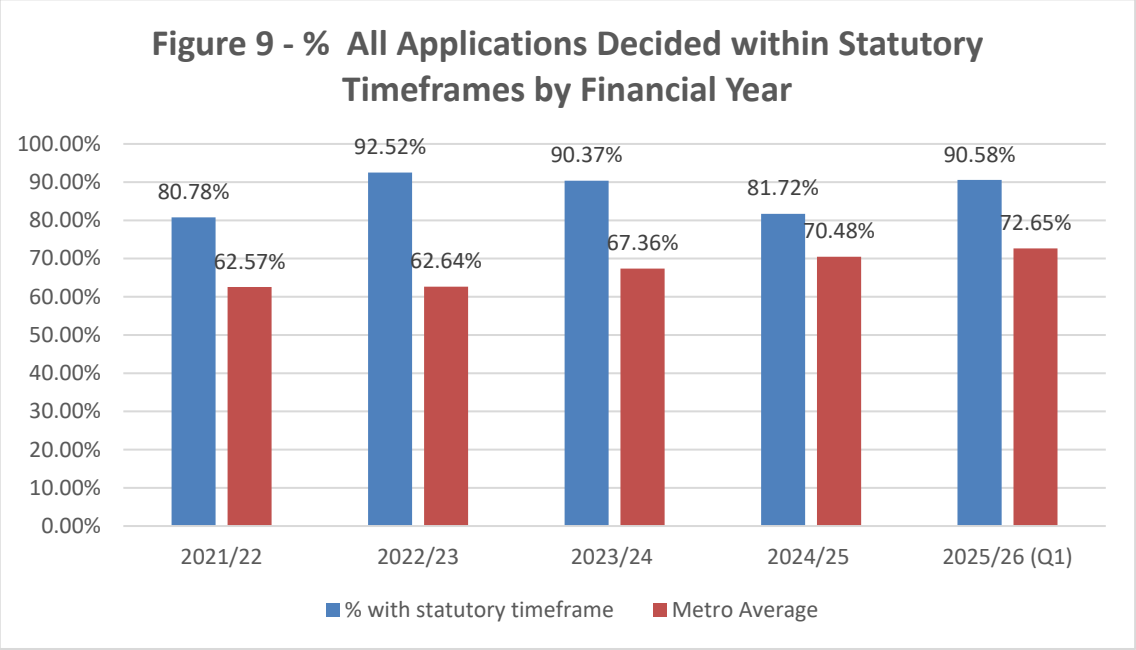
3.7 Manningham has also performed well determining VicSmart applications within statutory timeframes.



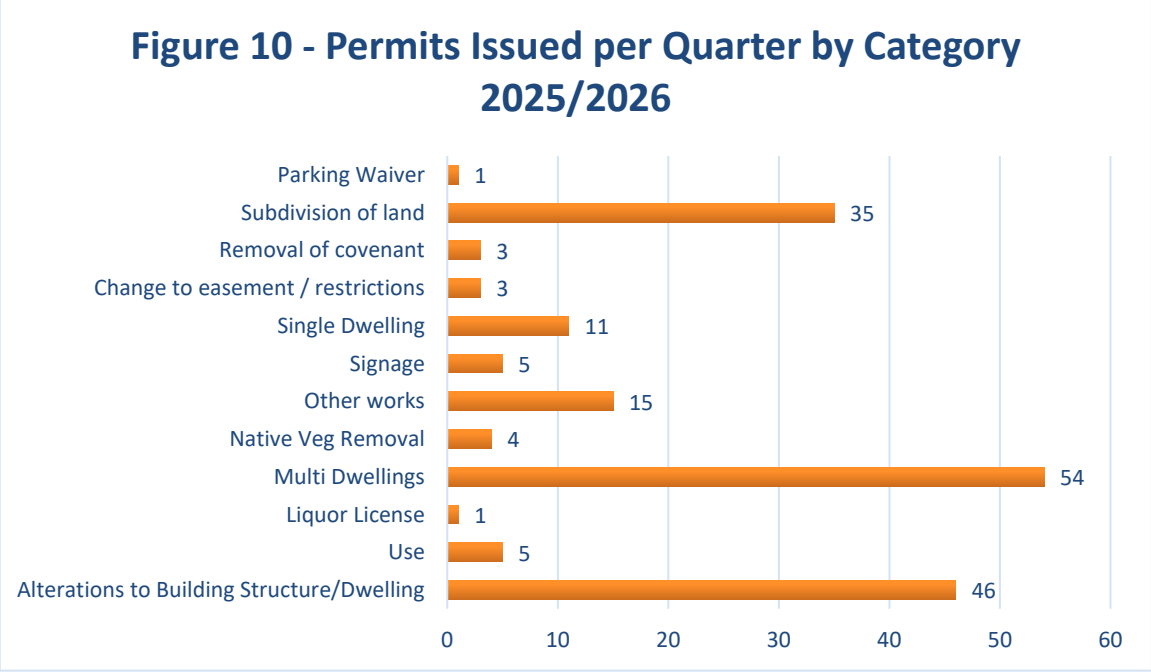
3.8 For Q1, 97.56% of all VicSmart applications were decided with 10 business days in comparison to the metropolitan average of 84.54% (Figure 8). This equates to 40 out of 41 VicSmart applications processed within time.



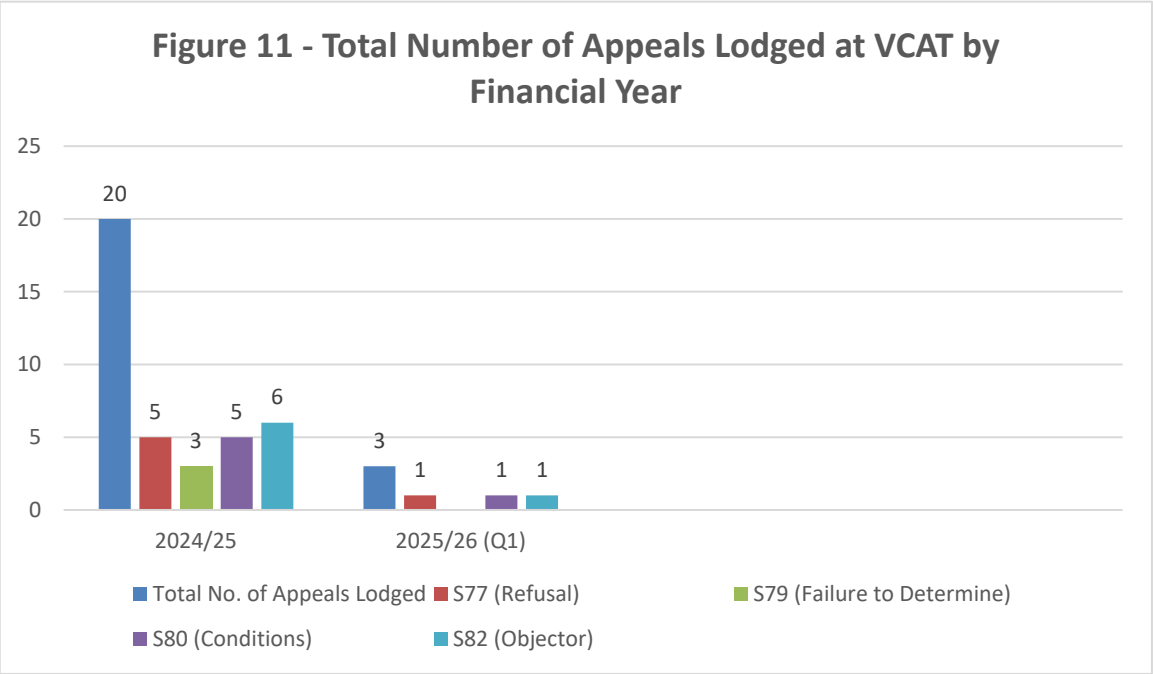
3.9 Overall, 90.58% of all planning application decisions have been processed within the required statutory timeframes to date (Figure 9). The metropolitan average is currently 72.65%.



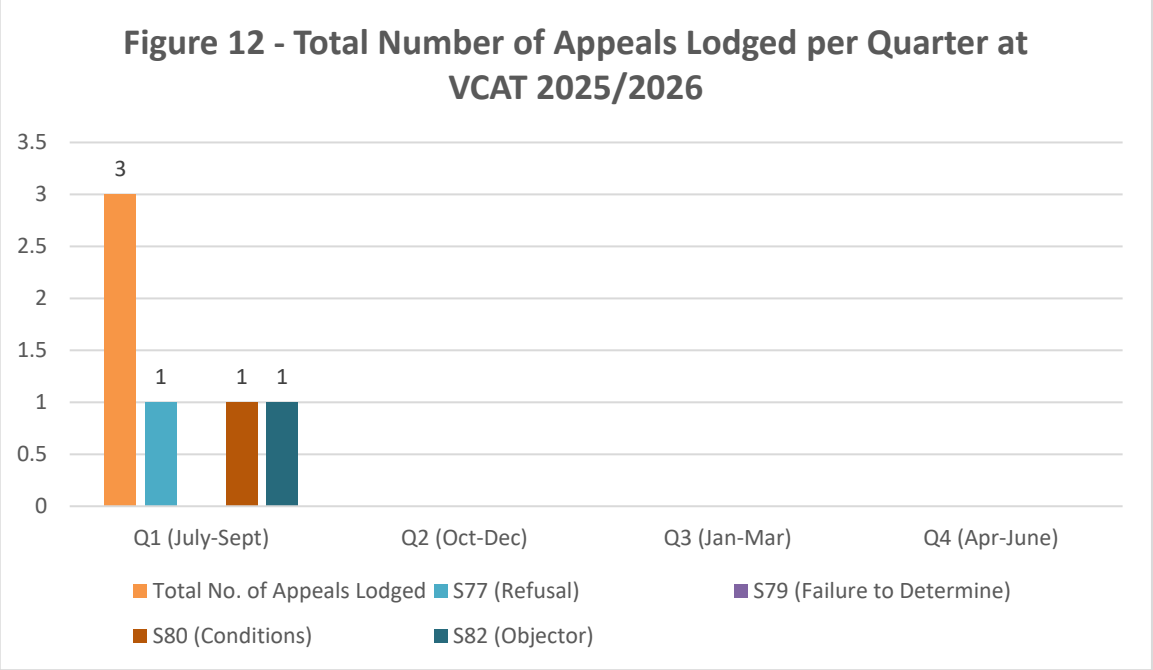
3.10 Multi dwellings and subdivision were the predominant category of permits issued in Manningham for Q1, with alterations to a building structure/dwelling following closely behind (Figure 10).



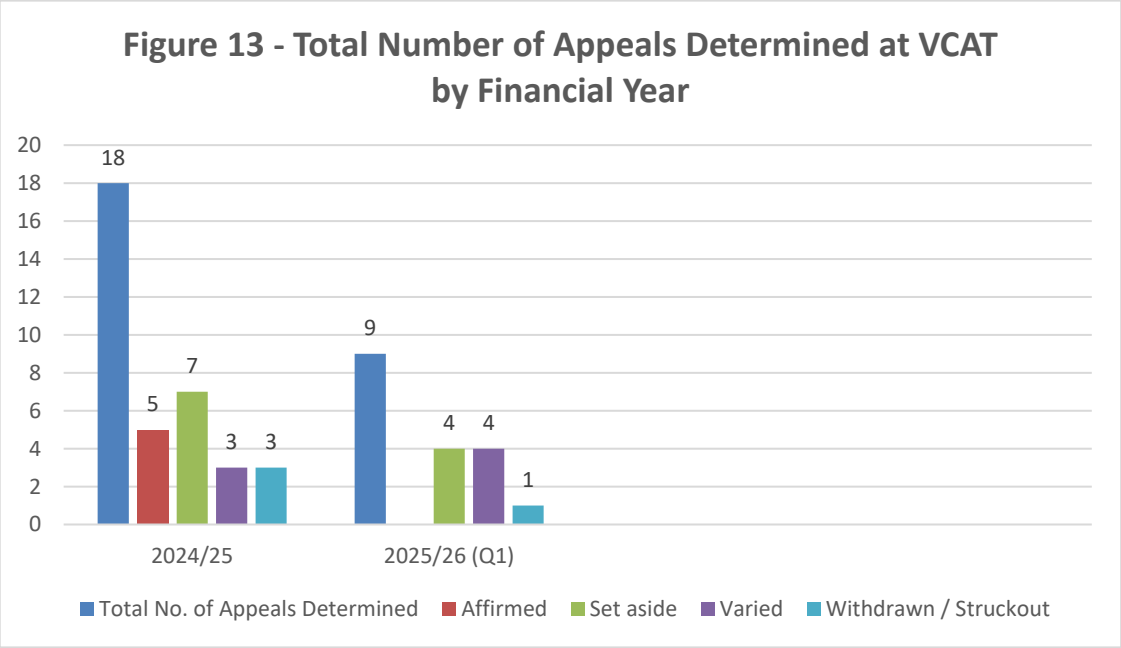
3.11 A total of 3 appeals have been lodged at VCAT for this financial year (Figure 11 & 12) equating to 1.57% of all decisions made.

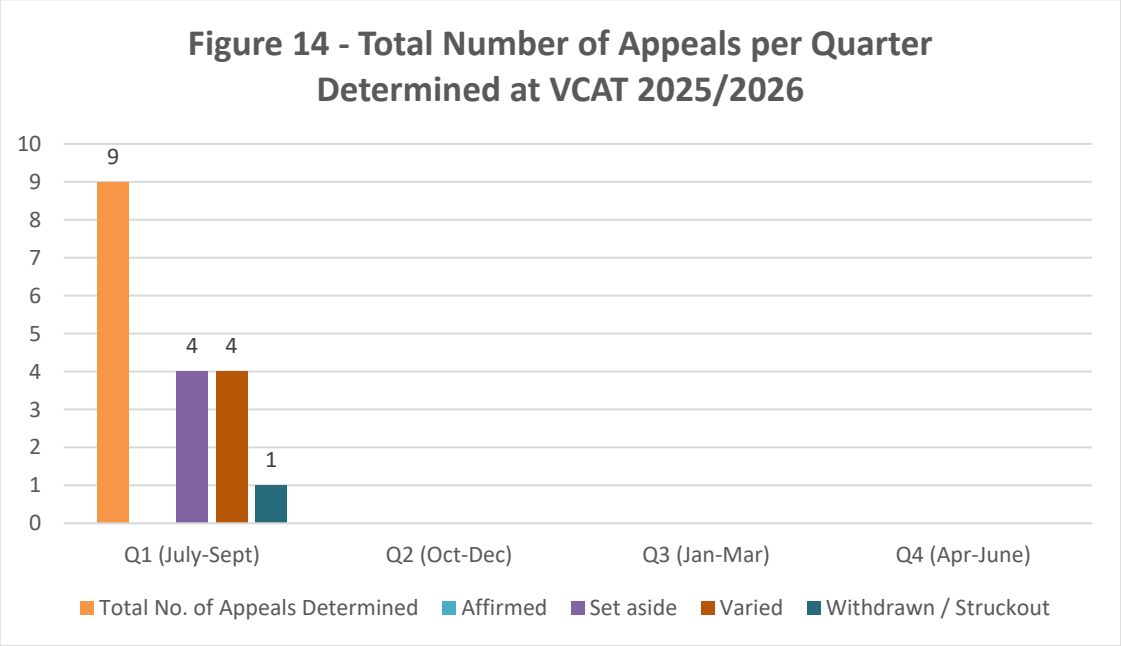


3.12 The table below reflects the extremely low rate of appeals lodged for the quarter for Manningham.



3.13 VCAT determined a total of 9 appeals for the 2025/26 financial year. These are mostly decisions from hearings held in the last financial year. A total of 4 appeals have been set aside. This is generally due to significant changes being made to an application that warrants officer support of the application following the formal submission of substituted plans by the applicant (Figure 13 & 14).





***Data Source - Planning Permit Activity Reporting (PPAR)

4. COUNCIL PLAN / STRATEGY

4.1 This report addresses theme 10.2 – "*Be an open and transparent Council that is trusted to make evidenced based decisions"* as outlined in the Manningham Council Plan 2025-2029.

5. IMPACTS AND IMPLICATIONS

5.1 Finance / Resource Implications

Nil

6. IMPLEMENTATION

6.1 Communication and Engagement

Is engagement required?	No
Stakeholder Groups	Council and the community
Where does it sit on the IAP2 spectrum?	Inform
Approach	Report on Council website

7. DECLARATIONS OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any general or material conflict of interest in this matter.

11 CONNECTED COMMUNITIES

11.1 Gum Nut Gully Preschool Redevelopment

File Number: IN25/871

Responsible Director: Acting Director Connected Communities

Attachments: 1 Community Consultation Summary Report ⇩

PURPOSE OF REPORT

This report summarises the outcome of the community consultation process for the proposed relocation of the Gum Nut Gully Preschool and seeks support to advocate to the State Government to pursue a two-room kindergarten on the current site in Larnoo Drive.

EXECUTIVE SUMMARY

Council was successful in obtaining a grant from the Department of Education's Building Blocks funding program, for the replacement of the Gum Nut Gully Preschool building at 58-60 Larnoo Drive, Doncaster East.

The grant was intended to deliver a new 2-room, 66 place modular kindergarten at the current site, to replace the existing single room, 27 place kindergarten. Following the funding announcement, detailed site investigations carried out by the Victorian School Building Authority (VSBA) deemed the existing site unworkable under their modular program due to complex site conditions. The VSBA requested that Manningham Council investigate other potential locations to relocate the Preschool within the same Statistical Area (SA2) of Doncaster East North. In response, a site suitability assessment was undertaken, and Corsican Reserve was considered the most feasible option (pending community consultation).

A period of community consultation was undertaken in August 2025, with feedback overwhelmingly against the proposed relocation.

Following community consultation, the following options for Gum Nut Gully Preschool have been re-examined:

- *Option 1 – Relocate the Preschool to Corsican Reserve*
- *Option 2 – Maintain the existing Preschool facility at the current site*
- *Option 3 – Develop a new modular building at the current site*
- *Option 4 – Develop a new traditional building at the current site*

Due to the strong community opposition to relocate the Preschool, it is recommended that Council pursue an option to develop a new 2 room preschool at the current site (traditional or bespoke modular building), which also aligns with the objectives of the Best Start, Best Life reform.

This is expected to incur a significantly higher cost (compared to other options) due to the complex site conditions at the Larnoo Drive location. Securing a funding commitment from the State Government will therefore be essential given the site's unique characteristics and the need for a site-specific solution.

To progress this option, Council will need to rescind the current modular grant and seek funding support (via an initial Planning Grant) to investigate the potential to build at the current site. The outcome of this planning will then inform the need for further funding via the Building Blocks Capacity Building Funding Program (or similar).

As the expansion of preschools is in direct response to a State Government initiative (Best Start, Best Life kindergarten reform), a targeted and proactive advocacy campaign to the State Government and Minister for Children will be required to maximise funding and support for the project, and other similar projects with complex site conditions, where more flexible outcomes are required.

1. RECOMMENDATION

That Council:

A. Note the outcome of the consultation process and community opposition to the preschool relocation proposal.

B. Rescind the Building Blocks Capacity Modular Grant for the development of a two-room modular building to replace the Gum Nut Gully Preschool and seek continued support from the Victorian Government for the project through the provision of a Planning Grant to further investigate the current site at 58-60 Larnoo Drive, Doncaster East.

C. Advocate to the State Government for funding towards the construction of a new two room kindergarten at the current Preschool site in Larnoo Drive to deliver on the Victorian Government's Best Start Best Life reforms.

D. Advocate to the State Government for a more flexible and adaptable approach to delivering early years infrastructure through the Victorian Schools Building Authority Building Blocks Grants Programme.

2. BACKGROUND

2.1 Gum Nut Gully Preschool, located at 58-60 Larnoo Drive, Doncaster East is a Council owned building, with the not-for-profit preschool managed by a committee of parents and carers. The Preschool has a strong reputation for providing high quality early years education and includes bush kinder programs for the local community. The service runs a single room service which caters for a 3-year-old group, a 4-year-old group and a multiage group (for 3-year-old and 4-year-olds) across a 5-day week. This includes a bush kinder program which runs twice a week during terms 2 and 3.

2.2 The Preschool building is prefabricated and originally constructed as a temporary structure in 1987. It has since had another portable structure added for additional space. The building is nearing the end of its serviceable life and offers limited scope for meaningful upgrades.

2.3 In August 2023, Manningham Council provided the Victorian School Building Authority (VSBA) with a structural report, initial planning report and confirmed that the 2-room kindergarten template would fit on current the site in Larnoo Drive. The VSBA required this information prior to supporting us to proceed with an application under the State Government's Building Block's Funding Program.

2.4 The Building Blocks Funding Program includes a range of grant streams that provide funding for projects that create additional kindergarten places, in response to the Victorian Government's Best Start Best Life reforms. This reform requires the provision of 15 hours of 3-year-old kindergarten per week from 2029 and 30 hours of 4-year-old kindergarten from 2034.

2.5 In October 2024, Council was notified of a successful funding application under the program, to build a new 2 room modular building at the current site. Initial site investigations undertaken by the VSBA suggested the site was suitable for a 2-room modular building. Following the funding announcement, more detailed investigations were completed by the VSBA. These investigations identified complex site conditions and several potential project risks, resulting in the VSBA deeming the modular project unviable at the current site.

2.6 The VSBA undertook a site visit in January, along with further contractor assessments, which highlighted the following complexities:

- Access challenges for transport truck and cranage, requiring tree removal and pruning to facilitate access.
- Significant bushland management and scrub removal to meet relevant Bushfire Attack Level (BAL) rating.
- Site topography and associated need to construct retaining walls, requiring further tree removal.
- Disability Discrimination Act (DDA) compliance risks.

2.7 The VSBA informed Officers that a modular build could not be undertaken at the existing site and that the modular grant would not be transferable to another Building Blocks funding stream. Additionally, a traditional / conventional build would require additional design and consultation costs and other professional fees, resulting in significantly higher costs. In March, the VSBA advised Officers to find an alternative site in the same SA2.

2.8 In response, a site suitability assessment was undertaken to determine a potential alternate site, which ultimately identified Corsican Reserve as the most suitable option to construct the modular preschool facility, subject to community consultation.

3. DISCUSSION / ISSUE

3.1 Consultation Outcomes

3.1.1 Community consultation was undertaken from 12 August to 2 September, seeking feedback on the proposal to relocate the Gum Nut Gully Preschool to Corsican Reserve, with a new and expanded facility for the community. The consultation process involved the following:

- Meeting with the Lead Teacher and parent committee representatives on 11 of August to update them on the proposed relocation site and community consultation process.
- A mailout to over 700 residents and up to 70 preschool families. Communication directed people to the Your Say Manningham page for more information and to provide feedback via an on-line survey.

- Drop-in sessions at the Preschool were held on two occasions during the consultation period to give families an opportunity to discuss the proposal and ask questions.
- A meeting with the Preschool staff, committee president, Council Officers and Councillors (then Mayor Deidre Diamante and Cr Anna Chen) was held onsite at the Preschool and included a bush kinder demonstration on 28 August.

3.1.2 The consultation process generated a very high level of engagement with 286 individual pieces of feedback, via the online survey and written submissions. The overwhelming majority of respondents were opposed to the relocation. The Preschool also started an online petition that attracted 967 signatures in opposition to the proposal, which was submitted to Council. The Preschool also hosted a 'save our kinder' event that gained Channel 9 news coverage.

3.1.3 The following key themes were noted from the consultation process:

- Preference to retain the existing site given its bushland setting and proximity to the Mullum Mullum Linear Park, to facilitate the bush kinder program.
- Neighbourhood impact – Concerns in relation to increased traffic, noise and disruption to residential streets.
- Loss of local identity – Concern that the proposed relocation would change the character of the Preschool.
- Accessibility and convenience – Suggesting the proposed relocation would make the Preschool less accessible.

3.1.4 A summary report of the consultation can be found in attachment 1.

3.2 Planning considerations for existing Gum Nut Gully Preschool site

3.2.1 The existing Preschool site adjoins the Mullum Mullum Creak Linear Park and is located in a Public Conservation and Resource Zone (PCRZ) The site is subject to a number of the planning overlays which are outlined below.

- Bushfire Management Overlay (BMO)
- Environmental Significant Overlay Schedule 2 (ESO2)
- Environmental Significant Overlay Schedule 3 (ESO3)
- Land Subject to Inundation Overlay (LSIO)

3.2.2 Under Section 16 of the Planning and Environment 1987 and the General Victorian Government Gazette G5 dated 1 February 2024, planning schemes shall not be binding on the use or development of land carried out by or on behalf of the Minister for Children. If the project is delivered on behalf of The Minister (i.e. by the VSBA), no planning controls overlays apply. However, the development is still required to comply with Building Regulations including the need for a BAL assessment report to determine the BAL given it is within a Bushfire Prone Area.

A building surveyor may also require a fire engineering report to ensure the building provides adequate fire protection measures.

3.2.3 If Manningham Council were to manage a traditional or modular build at the current site, all planning controls would apply, and a planning permit would be required. The site would also need to comply with the required BAL rating, as determined by a fire engineer.

3.3 Options Analysis

3.3.1 Following the conclusion of the community consultation process, a range of potential options for the future of the Gum Nut Gully Preschool were further examined.

3.4 Option 1: Relocate Preschool to Corsican Reserve

3.4.1 The option to relocate Gum Nut Gully Preschool to Corsican Reserve was the subject of recent consultation and received strong opposition from the community (as outlined in Section 3.1).

3.4.2 This proposal involved building of a 2-room modular facility at Corsican Reserve, which would be project managed and predominantly funded by the VSBA, with a co-contribution of between $350K - $500k from Manningham Council.

3.4.3 Under this proposal, the Preschool would stay at their current location during the build and move to the new location when the build is complete. The current building would be demolished and land returned to passive open space, to ensure no net loss of open space for the community.

3.4.4 Changes to the Preschool's programming and operations would be required to continue the bush kinder program at the current site. This could include constructing a shelter and public toilet/s at the current site (once the existing building has been demolished) to allow the children to be either dropped off, or picked up from bush kinder setting, and walk the other way (approximately 400m). Alternatively, a bush kinder program could be held at the nearby Currawong Conference and Environment Centre.

3.4.5 A similar but alternate option includes proceeding with a modular 2 room kindergarten at Corsican Reserve under the management of a new service provider, whilst allowing the existing Gum Nut Gully Preschool to remain in its current location for the foreseeable future. However, this option would exceed projected unmet demand in the area and is likely to be opposed by the community (based on recent feedback from local residents). Additionally, this option would not meet the requirement to return the existing site to public open space and would result in a net deficit of public open space in the area.

3.5 Option 2: Maintain existing Preschool facility on current site

3.5.1 The service can continue to operate in their current facility into the foreseeable future. However, changes to programming will be required to meet the State Government's Best Start Best Life reforms within the existing single room building. This would include offering 15 hours of 3-year-old kindergarten from 2029 (in accordance with the reform) and moving to multiage groups to facilitate 30 hours of 4-year-old kindergarten from 2034. This will result in less children being catered for at the Preschool over time and unmet demand within the SA2 into the future. The bush kinder program which has operated for the last 6 years could continue uninterrupted.

3.5.2 The building can be maintained until end of life, which is currently estimated to have up to 12 years remaining. However ongoing maintenance and intervention will be required to allow the service to continue to operate. Current programmed and reactive maintenance is costing Council approximately $10,000-$12,000 per year.

3.5.3 The need to upgrade / renew key facility components has also been identified (pending the remaining life of the existing facility), at an estimated cost of approximately $400,000. This includes footing repairs, new flooring and upgrades to the HVAC system, kitchen area, veranda, children's amenities, plumbing, lighting upgrade (to LED) and shade sails.

3.5.4 Beyond the above-mentioned renewal works, there is limited opportunity to extend the life of the building without undertaking significant structural changes, which is likely to trigger building and planning permit requirements. Undertaking a major upgrade or extension would mean the building would need to comply with current building regulations and planning overlays outlined in section 3.2.

3.5.5 The long-term future of the preschool cannot be guaranteed in the current building. The service may therefore need to consider ceasing operations once the existing building reaches the end of its useful life, if the long-term option to rebuild or relocate cannot be realised. The kindergarten would continue to close on high bush fire danger days.

3.6 Option 3: Modular build at current site

3.6.1 The provision of a new 2-room modular building on the current site was originally planned to be delivered by the VSBA through the Building Blocks Grant program in 2026, providing 66 kindergarten places. This option required the Preschool to relocate during construction for up to 12 months. A relocation site was identified in Lower Templestowe.

3.6.2 The VSBA has advised that they will not proceed with a 2-room modular building at the current site due to site constraints outlined in Section 2.5. As noted, significant vegetation removal would be required to install the VSBA's proposed modular building. This includes the reported removal of 24 trees located within the 57-metre defendable space, and pruning of a further 19 trees to meet canopy separation requirements to achieve the required BAL rating, DDA compliance and proposed construction methodology.

3.6.3 As noted in Section 3.2, the existing site has extensive planning overlays associated with its location in a Public Conservation and Resource Zone. Proceeding with a modular build in this location would require VSBA support, and would require engaging a fire engineer, architect and building surveyor to determine if planning overlays and BMO can be mitigated by applying for planning permit exemptions (or a planning permit) for tree removal.

3.6.4 Following the conclusion of the community consultation period, the VSBA reaffirmed that they do not support a modular build on the existing site (September 2025).

3.6.5 Officers sought further specialist advice in October 2025 to determine whether performance solutions exist to enable a modular building to be constructed at the current site in Larnoo Drive. The advice received suggested that a modular build is possible with a performance managed solution to meet the required BAL (less than BAL12.5), however this would require agreement from an independent building surveyor and Fire Services Victoria.

3.6.6 This advice is subject to more detailed planning, and considers:

- the use of non-combustible materials on the external façade of the building (to achieve a minimum BAL-19).
- establishing a tailored 47-meter defendable space area by removing (and maintaining) understory vegetation to ensure radiant heat flux does not exceed 10 kW/m2. This advice suggests that there would be no significant tree removal or canopy separation to achieve the required BAL-12.5.

3.6.7 Some tree removal at the front of the site may be required for crane access, subject to the modular company and their design methodology. The tree removal originally suggested by the VSBA was specific to their modular design provider, however, other companies can provide a more site-specific custom design and construction methodology, noting that this is likely to incur additional cost implications. Some loss of vegetation may also be required to achieve DDA compliance.

3.6.8 More detailed planning and design would be required to further examine this option, which results in additional time and cost implications. Agreement from an independent building surveyor and Fire Services Victoria will also be required, and a planning permit (or planning permit exemption) will be required for the loss of significant vegetation.

3.7 Option 4: Traditional build at current site

3.7.1 This option involves constructing a traditional building on the current site (as opposed to a modular building) but is subject to detailed planning and design. This includes engaging a fire engineer, architect and building surveyor to develop concept plans and a detailed cost estimate to better understand the implications of proceeding with a traditional build on this site.

3.7.2 The extent of vegetation removal is anticipated to be reduced under this option, due to the potential for the traditional build to incorporate performance solutions, similar to option 3. This includes the use of non-combustible building materials to help meet the required BAL rating and achieving compliance with DDA standards. Some vegetation loss remains likely; however, this requires further investigation.

3.7.3 A traditional build would require a planning permit due to the potential need for some vegetation removal. This process is likely to take approximately 12 months. The construction process is estimated to take a further 12-18 months and would need to be project managed by Manningham Council.

3.7.4 Based on an indicative cost per square metre, a 2-room traditional preschool build is estimated to cost between $5.5 million and $9 million, however this is subject to more detailed planning.

3.7.5 Manningham Council is eligible to apply for a State Government Planning Grant to progress the planning and design of this option. Pending the outcome of this planning (and if viable to proceed), Manningham Council may be eligible for funding under the State Government's Building Blocks Funding Program (Capacity Building Stream). Funding of up to $4 million may be available through the New Early Learning Facilities (NELF) program, which requires a minimum of 2 x 33 place rooms as well as an additional support service such as Maternal Child Health, playgroup or a community meeting space. However, this would require a larger building footprint and is subject to more detailed planning and there are no guarantees this would be successful.

3.8 Options Analysis

3.8.1 Options 3 and 4 (bespoke modular build or traditional build at Larnoo Drive) align with the objectives of the *Best Start, Best Life* reform by delivering additional kindergarten places and directly responds to feedback from both the local community and the preschool, which expressed a strong preference to retain at the current site and rebuild within its established bushland setting.

3.8.2 These options could present the most favourable outcome, with potential less impact on both the environment and the surrounding community. These options would however require the preschool to relocate for 12-24 months whilst works are undertaken. Further planning is required to confirm this. These options also present an opportunity to work with the Preschool throughout the planning, design and delivery phases of the project.

3.8.3 These options will incur the greatest cost to implement (in comparison to other options) and are subject to more detailed planning and approvals. Securing support and significant funding from the State Government will therefore be critical to realising these options.

3.8.4 A Building Blocks Planning Grant will firstly be required from the State Government to enable more detailed planning and design to be undertaken, and to determine whether a bespoke modular building (option 3) or traditional building (option 2) is preferred.

3.8.5 Pending the outcome, further funding support will be required under the State Government's Capacity Building program to deliver this project (such as a New Early Years Facility Grant or similar) noting that a flexible approach to funding may be required due to the sites unique characterises and need for a site-specific solution.

3.9 VSBA Reporting and Next Steps

3.9.1 Officers met with the VSBA representatives following the conclusion of the community consultation period, to inform them of the strong opposition to the proposed preschool relocation.

3.9.2 The VSBA reiterated that a 2-room modular building on the current site is unviable and not supported based on their methodology. Furthermore, the funding grant is not transferable to another site outside the SA2 and cannot be transferred to another Building Blocks grant stream (i.e. for a traditional build on the current site).

3.9.3 The VSBA has requested a formal response from Council as to whether to proceed with the existing modular building at Corsican Reserve or formally withdraw the modular grant.

3.9.4 Should it be determined that further investigation is required into building at the current site, the VSBA advised Officers to apply for a Planning Grant to further explore this option.

3.9.5 Council will therefore need to approach the State Government to advocate for additional funding from the VSBA and consideration for a more flexible process given the uniqueness of the site.

4. COUNCIL PLAN / STRATEGY

4.1 This project responds to the following Council strategies and plans:

4.1.1 Council Plan 2025-2029

- Safety and Healthy Communities – Responds to fostering a healthy community, supporting a safe community and improving the mental health and wellbeing of our community in all life stages to connect and reduce loneliness.
- Liveable Spaces and Places – Responds to well utilised and maintained community infrastructure that is fit for purpose well used infrastructure.

4.1.2 Community Infrastructure Plan 2023

- The Community Infrastructure Plan recognises the need to address determined need, respond to service requests and financially plan for maintenance, upgrades and expansions of early years infrastructure.

5. IMPACTS AND IMPLICATIONS

5.1 Gender Impact Assessment

5.1.1 A Gender Impact Assessment will be conducted upon confirmation of the preferred option.

5.2 Financial Implications

5.2.1 Council's 2025/26 annual budget includes an allocation of $1 million for the Gum Nut Gully Preschool project.

Corsican Reserve Site Option

5.2.2 The value of the current modular grant is up to $3 million and VSBA has advised that Manningham Councils' co-contribution will be capped at $350,000. This is intended to cover any non-standard inclusions e.g. car parking and playground.

5.2.3 An additional $200,000 is anticipated to be required for solar installation, additional playground equipment, landscaping, moving costs and to returning the existing site to open space. This figure is indicative and excludes any unforeseen expenses.

Gum Nut Gully Preschool Current Site

5.2.4 The estimated cost to maintain the building until the end of life is approximately $400,000 for renewal works, in addition to annual maintenance costs of approximately $10,000 to $12,000 per year.

5.2.5 Indicative cost estimates for the construction of a traditional building (non-modular) on the existing site are estimated to be between $5.5 million to $9 million, subject to further investigation. If we are successful in sourcing Building Blocks NELF funding towards a traditional build (of up to $4 million), the potential net cost to Manningham Council is likely to be in the vicinity of $1.5 million to $5 million. Costs for a bespoke modular build are subject to further investigation.

5.2.6 A Building Blocks Planning Grant of $100,000 is available to help determine the feasibility and cost of a 2-room preschool on the current site.

5.2.7 The VSBA have advised that there is no ability to transfer the current modular grant for Gum Nut Gully Preschool to another funding stream. Council has therefore been advised to rescind this current grant and re-apply for funding under different funding streams (as stated above). The potential for funding is therefore dependent on the State Government support. It is noted that flexibility in funding eligibility may be required to enable the project to proceed due to the site's unique characteristics and challenges.

5.2.8 Proactive advocacy to the State Government is therefore required to maximise funding and support for the project and other similar projects with unique site conditions, where more flexible outcomes are required.

6. IMPLEMENTATION

6.1 Communication and Engagement

Is engagement required?	Yes
Stakeholder Groups	1. Victorian Building Authority (VSBA) 2. Gum Nut Gully Preschool Committee and Staff 3. Gum Nut Gully Preschool Community 4. Local residents 5. Broader community
Where does it sit on the IAP2 spectrum?	Inform
Approach	Update Your Say Manningham (YSM) page that consultation has closed and approximate next update. Continue to meet with Preschool Staff and Committee to discuss outcome and decision. Provide updates to the community via the YSM page. Communication Plan for informing community of final decision. Communicate back to the Preschool and community that their feedback has been heard and acknowledged, and that Manningham Council is committed to working with them in partnership with the VSBA to explore opportunities through the Planning Grant process at their current site. Advocate on behalf of the Preschool and community for a new 2 room preschool at the existing site and request consideration of a more flexible planning and funding process in recognition of the site's unique characteristics.
Communication Channels	In person YSM

6.2 Next Steps

6.2.1 Officers will advise the VSBA of the outcome. This will involve writing to the Minister for Children to formally rescind the current modular grant and seek support to proceed with a Planning Grant to further investigate a 2-room preschool at the current site, in addition, support to deliver the project (should the planning indicate the project is feasible).

6.2.2 Continued advocacy to the State Government is anticipated to be required, noting the need for a unique solution in response to the unique site characteristics at Gum Nut Gully Preschool, in addition to other similar sites and projects throughout Manningham and the broader region.

7. DECLARATIONS OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any general or material conflict of interest in this matter.

Summary Report - Your Say Manningham

Gum Nut Gully Preschool redevelopment proposal

Background

Community consultation for the Gum Nut Gully Preschool Proposed Redevelopment was undertaken from the 12th of August to 2nd of September. The consultation included the following activities:

- Meeting Preschool Director/Teacher and parent committee representatives on Monday the 11th of August to update them on the proposed relocation site and community consultation period.
- A mailout was sent to over 700 residents and up to 70 preschool families, communication directed people to the Your Say Manningham page for more information and to provide feedback about the proposal.
- Drop-in sessions at the Preschool were held on two occasions during the consultation period to give families an opportunity to discuss the proposal and ask questions.
- A meeting with the Preschool staff, committee president, Council Officers and Councillors (Mayor Deidre Diamante and Cr Anna Chen) was held onsite at the Preschool and included a bush kinder demonstration on the 28th of August.

The consultation had a very high level of engagement with 279 responses to the YSM survey with 98% of respondents opposed to the proposed relocation. In additional, Council received 8 CRMs against the proposal and the Preschool started an online petition that has 950 signatures. The petition has been submitted to Governance. The kinder also hosted a ‘save our kinder’ event that gained channel 9 news coverage.

Engagement Numbers:

- **Total Survey Visitors:** 546
- **Provided feedback response to open question:** 279
- **Total Site Visitors:** 293
- **CRMs / Emails:** 8

Information Page Visits:

- FAQs: 50 visitors, 63 views
- Key Dates: 16 visitors, 18 view

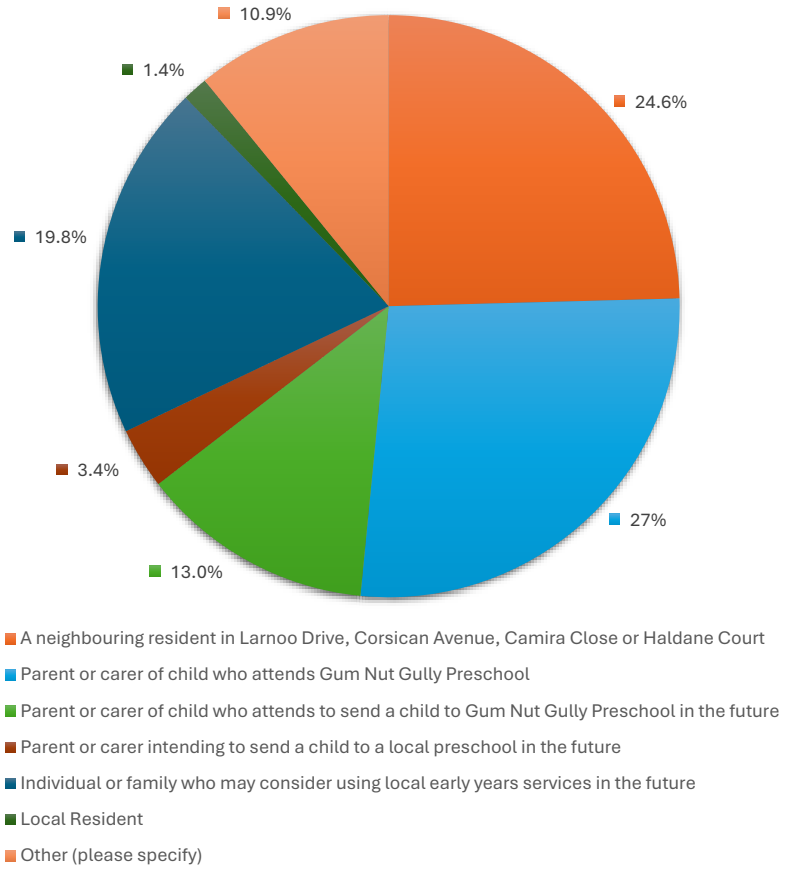
Question 1: Requested Feedback on the Proposal

The main reason for opposition to the proposal was the preference to stay in the current bush location with proximity to facilitating the bush kinder program. Local residents described increased traffic, parking and noise as their main issues with the proposal.

Theme	Likely Concern	Supporting Insight
Preference for Existing Site	Attachment to current location and facilities (Bush setting)	High engagement from current parents/carers of enrolled children
Neighbourhood Impact	Increased traffic, noise, or disruption to quiet residential streets	High participation from neighbouring residents in Larnoo Drive, Corsican Ave, Camira Close, Haldane Court
Loss of Local Identity	Concern over changing the character or accessibility of the preschool	Strong representation from local residents and families intending to use local early years services
Accessibility & Convenience	Worries about relocation making the preschool less accessible	Negative sentiment from smaller suburbs like Park Orchards, Warrandyte, Nunawading
Lack of Transparency or Consultation	Possible frustration over limited information or engagement opportunities	No forum discussions, Q&A, or idea contributions recorded; only one survey used

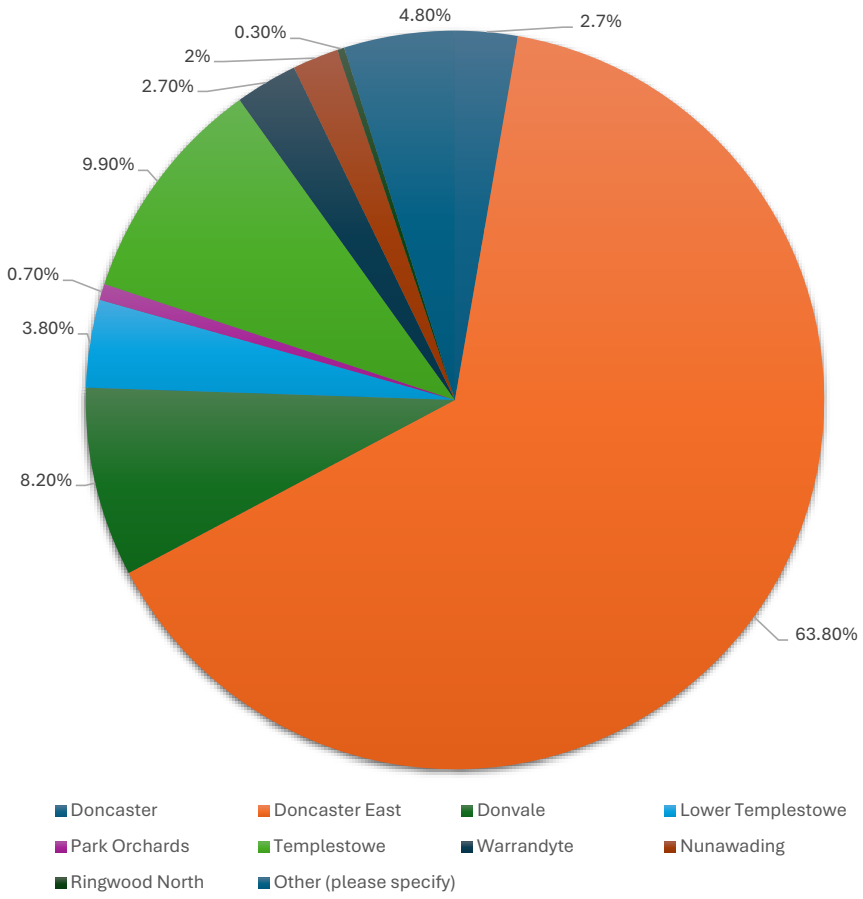
Question 2: Survey Participants' Identification

Parents and carers of child/ren attending the service were the highest respondents to the survey followed by neighbouring residents of Larnoo Drive, Corsican Ave, Camira Close and Haladane Court.



Question 3: Respondents' Suburb

Most people who responded to the survey live in Doncaster East followed by Templestowe. The survey also had respondents who reside outside of Manningham in Nunawading and Ringwood North.



11.2 Advisory Committees Review

File Number: IN25/850

Responsible Director: Acting Director Connected Communities

Attachments:
1 Health and Wellbeing Advisory Committee Terms of Reference ⇩
2 Multicultural Communities Advisory Committee Terms of Reference ⇩

PURPOSE OF REPORT

This report advises of the sunsetting of three advisory committees under their respective Terms of Reference and proposes the re-establishment of 2 advisory committees with draft Terms of Reference for Council's consideration.

EXECUTIVE SUMMARY

The Connected Communities directorate administers 8 advisory committees. Earlier this year, new Terms of Reference and membership for Youth and Recreation and Sport Advisory Committees were endorsed.

Under the current Terms of Reference, the following advisory committees sunset in March 2026:

- *Gender Equality and LGBTQIA+*
- *Health and Wellbeing*
- *Multicultural Communities.*

Officers have provided recommendations for the re-establishment of the following advisory committees, together with draft Terms of Reference for consideration:

- *Health and Wellbeing incorporating Gender Equality and LGBTQIA+ as dedicated sub-committees*
- *Multicultural Communities.*

Expressions of interest for new committee memberships will be sought following Council's formal endorsement of the draft Terms of Reference.

Arts and Healthy Ageing Advisory Committees' Terms of Reference continue to late 2027, however, the 2-year committee membership periods have expired. Expressions of interest for new members are currently sought with nomination recommendations to be reported to Council early 2026 for formal endorsement.

While the Manningham Youth Advisory Committee has only recently been established, there are vacancies expected for 2026, due to some members reaching the maximum age limit. Expressions of interest for new members are also sought, with nomination recommendations also to be reported to Council early 2026 for formal endorsement.

1. RECOMMENDATION:

That Council:

A. Note the sunsetting of the Terms of Reference for the Gender Equality and LGBTQIA+; Health and Wellbeing; and Multicultural Communities Advisory Committees.

B. Endorses the re-establishment of the following 2 advisory committees and their respective Terms of Reference:

- **Health and Wellbeing Advisory Committee incorporating Gender Equality and LGBTQIA+ as dedicated sub-committees (Terms of Reference as per attachment 1)**
- **Multicultural Communities Advisory Committee (Terms of Reference as per attachment 2).**

C. Notes that following endorsement of the Healthy Ageing and Multicultural Communities Advisory Committees expressions of interest for members will be sought and presented to Council for endorsement in early 2026.

D. Note expressions of interest are currently sought for Arts, Healthy Ageing and Manningham Youth Advisory Committees to replace retiring memberships and will be presented to Council for endorsement in early 2026.

2. BACKGROUND

2.1 Manningham Council administers a diverse suite of advisory committees to provide a formal way for Council to seek input and guidance from the community. This guidance is used to support quality decision making and help Council to achieve its goals and objectives under the Council Plan.

2.2 The Connected Communities Directorate administers 8 advisory committees as follows:

Service Unit	Advisory Committee	Committee commencement and sunset dates (as per ToR)	Current membership appointment period
Economic and Cultural Activation	1. Arts	September 2023 – September 2027	March 2023 – October 2025
Community Participation	2. Recreation and Sport	February 2025 – February 2027	June 2025 – June 2027
Community Wellbeing and Partnerships	3. Disability	August 2023 - August 2027	February 2024 – February 2028
	4. Gender Equality and LGBTQIA+	March 2022 – March 2026	June 2022 – March 2026
	5. Health and Wellbeing	March 2022 – March 2026	June 2022 – March 2026
	6. Healthy Ageing	December 2023 – December 2027	February 2024 – February 2026

	7. Multicultural	March 2022 – March 2026	June 2022 – March 2026
	8. Manningham Youth	March 2025 – March 2028	March 2025 – March 2027

3. DISCUSSION / ISSUE

3.1 A review of the sunsetting advisory committees was conducted. Officer recommendations for each of those advisory committees are summarised as follows:

Gender Equality and LGBTQIA+ Advisory Committee

3.1.1 This committee sunsets in March 2026, in accordance with the current Terms of Reference.

3.1.2 The strategic framework for the Gender Equality and LGBTQIA+ Advisory Committee is our municipal public health and wellbeing plan, currently represented in our integrated Council Plan. The Health and Wellbeing Advisory Committee also works to the health and wellbeing priorities of our Council Plan. If the gender equality and LGBTQIA+ matters were elevated to the Health and Wellbeing Advisory Committee, this would provide a strong intersectional lens to apply to our 7 health and wellbeing priorities, as part of the identified social determinants of health.

3.1.3 Under Section 27 of the Public Health and Wellbeing Act 2008, the Department of Health gave Manningham Council specific approval for the integration of our municipal public health and wellbeing plan into our Council Plan, with a requirement to implement measures to prevent family violence and respond to the needs of victims of family violence in the local community. As such, gender equality and LGBTQIA+ is an integral component of the Health and Wellbeing Advisory Committee.

3.1.4 Not only is our municipal health and wellbeing plan informed by the Public Health and Wellbeing Act 2008, it is also informed by the Gender Equality Act 2020. The Gender Equality Act 2020 is based on the principles that gender equality:

- Brings significant social and health benefits
- Is a precondition for the prevention of family violence and violence against women and girls
- May be compounded by other forms of disadvantage or discrimination that a person may experience on the basis of race, religion, sexual orientation and other attributes
- A shared responsibility across the community.

3.1.5 We know from our State of the City report that:

- In 2021, 68% of people affected by family incidents in Manningham were women, while men accounted for 68% of "Other Parties" (ie. the person responsible for the reported family incident). [Crimestates]
- In 2021, 236 households in Manningham were identified as same sex couples (even split between male and female) [Census]
- In 2023 in Manningham, 8% of adults self-identified as LGBTQIA+ [Victorian Population Health Survey]
- In the 2021 Census, 6% of Manningham residents reported having long-term mental health condition (including depression or anxiety), which is slightly below the Eastern Metropolitan Region (EMR) average of 8%, and the Victorian average of 9%. However, certain community cohorts in Manningham reported higher rates, namely 9% for LGBTQIA+ community, 7% for females and 5% males.

3.1.6 Officers recommend that gender equality and LGBTQIA+ topic areas be elevated to the Health and Wellbeing Advisory Committee as key functions, with dedicated sub-committees for each, in order that we can best meet our obligations under the Public Health and Wellbeing Act 2008.

Health and Wellbeing Advisory Committee

3.1.7 This committee sunsets in March 2026, in accordance with the current Terms of Reference. It is proposed that the committee be re-established under new Terms of Reference.

3.1.8 It is important that the Terms of Reference for the Health and Wellbeing Advisory Committee include service providers that partner with Manningham Council in relation to the health and wellbeing priorities of our Council Plan to enable greater opportunity for strategic collaboration.

3.1.9 As detailed above, it is proposed that gender equality and LGBTQIA+ matters are elevated to the Health and Wellbeing Advisory Committee.

3.1.10 Membership criteria should relate to the health and wellbeing priority areas of the Council Plan and specialist skills that members can contribute to the advisory committee, namely:

- Mental health
- Effect of climate change on health
- Active living and transport
- Injury prevention
- Violence prevention
- Reducing addiction
- Accessing healthy food.

3.1.11 Officers recommend a mix of organisations and answering our health and wellbeing priorities, together with two sub-committees to provide focus on issues relating to gender equality and LGBTQIA+.

3.1.12 Terms of Reference for the Health and Wellbeing Advisory Committee incorporating Gender Equality and LGBTQIA+ sub-committees are attached for consideration and endorsement (attachment 1).

Multicultural Communities Advisory Committee

3.1.13 This committee sunsets in March 2026, in accordance with the current Terms of Reference. It is proposed that the committee be re-established under new Terms of Reference.

3.1.14 It is recommended that the Terms of Reference for the Multicultural Communities Advisory Committee include multicultural organisations to provide greater opportunity for strategic collaboration.

3.1.15 Membership criteria should relate to the priority areas of the Welcoming City Standard and specialist skills that members can contribute to the advisory committee. Officers recommend a mix of organisations and individuals, answering to the 6 priorities of the Welcoming City Standard, namely:

- Leadership
- Safety, including tackling racism
- Business
- Learning and skills development
- Communication
- Planning.

3.1.16 Further, it is proposed that a Multicultural Roundtable be established, akin to the Homelessness Roundtable and Principals' Breakfast, to enable the Mayor and Councillors to meet with invited leaders of multicultural organisations for high-level discussions regarding issues affecting multicultural communities. The Multicultural Communities Advisory Committee could contribute to the development to the Roundtable.

3.1.17 Terms of Reference for the Multicultural Communities Advisory Committee are attached for consideration and endorsement (attachment 2).

3.2 Should Council endorse the proposed Health and Wellbeing and Multicultural Communities Advisory Committees expressions of interest would be sought for members, in line with the Terms of Reference. Nomination recommendations would be reported to Council in early 2026 for formal endorsement.

3.3 The Arts and Healthy Ageing Advisory Committees' Terms of Reference continues to late 2027, however, the 2-year committee membership periods have expired. Expressions of interest for new members for both advisory committees are currently sought with nomination recommendations to be reported to Council early 2026 for formal endorsement.

3.4 While the Manningham Youth Advisory Committee has only recently been established, there are vacancies expected for 2026, due to some members reaching the maximum age limit. Expressions of interest for new members are also currently sought, with nomination recommendations also to be reported to Council early 2026 for formal endorsement.

4. COUNCIL PLAN / STRATEGY

4.1 Council Plan

4.1.1 Our community is safe, connected and inclusive.

4.1.2 Our community is active and healthy with improved wellbeing.

4.1.3 Our Council is innovative, well governed and values our community.

5. IMPACTS AND IMPLICATIONS

5.1 Advisory Committees provide a formal way for Council to seek input and guidance from the community. This guidance is used to support quality decision making and help Council to achieve its goals and objectives under the Council Plan. The Advisory Committees act in an advisory capacity only and have no delegated authority to make decisions on behalf of Council.

5.2 Given the new memberships will predominantly comprise community organisation representatives, the advisory committee meetings may require scheduling during business hours.

Finance / Resource Implications

5.3 The administration of advisory committees is resourced through the operational budgets of the respective service areas.

6. IMPLEMENTATION

6.1 Communication and Engagement

Is engagement required?	No - Engagement with existing advisory committees has occurred.
Stakeholder Groups	A communications campaign will run to promote membership recruitment for Advisory Committees, including: 1. Individual community members with direct lived experience of relevant topics (eg. disability). 2. Community organisations and/or service providers representing relevant topics/industries. 3. Individual professionals working within relevant topics/industries but not formally representing organisations or peak bodies.

Where does it sit on the IAP2 spectrum?	Inform
Approach	The communications plan for the call for expressions of interest will include the local media, Manningham Matters E-News, our website and social media and by invitation to relevant local and peak agencies and community organisations. Inclusive techniques will be used to ensure access to the broadest reach possible such as the use of easy English documents and information session. All applicants will be contacted following the outcome of the application process. Unsuccessful applicants will be thanked for their offer to contribute and encouraged to seek other volunteer opportunities available.

6.2 Timelines

Following Council's endorsement to establish the Healthy and Wellbeing and Multicultural Advisory Committees and their respective Terms of Reference, a call for expressions of interest will take place from early December 2025 to late January 2026.

In addition, membership renewals will be sought for the Arts, Healthy Ageing and Youth Advisory Committees.

Shortlisting and possible interviews will take place in February 2026.

Recommendations of the membership nominations, (including Health and Wellbeing, Multicultural, Arts, Healthy Ageing and Manningham Youth) will return to Council for endorsement in March 2026.

The new advisory committees will then commence approximately April 2026.

7. DECLARATIONS OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any general or material conflict of interest in this matter.

Manningham Health and Wellbeing Advisory Committee

Terms of Reference –2026

What is the Health and Wellbeing Advisory Committee?	The Manningham Health and Wellbeing Advisory Committee (HWAC) will provide strategic advice to Council on the implementation, monitoring and evaluation of the health and wellbeing priorities of the Manningham Council Plan 2025-2029 (or subsequent Council Plan) ("Council Plan") and our obligations under the Public Health and Wellbeing Act 2008. The HWAC will support Council to address key and emerging health and wellbeing issues, including matters relating to family and gendered-based violence affecting the Manningham community. As such the Health and Wellbeing Advisory Committee will house dedicated sub-committees to specifically address gender equality and LGBTIQA+ matters.
1. Purpose	The HWAC provides a formal way for Council to seek input and guidance from the community. This guidance is used to support quality decision making and help Council to achieve its goals and objectives under the Council Plan, and meet our obligations under the Public Health and Wellbeing Act 2008. The MHWAC will act in an advisory capacity only and has no delegated authority to make decisions on behalf of Council.
2. Role and Objectives	The role of HWAC is to provide a direct link between Council and people who have expertise, knowledge and skills and/or lived experience relevant to health and wellbeing. HWAC provides a forum for the provision of advice, exchange of ideas and opportunities to collaborate in the implementation and evaluation of the health and wellbeing priorities as outlined in the Manningham Council Plan and its associated action plans. HWAC members will: • Provide a representative sample of expert, independent and authentic voices of people from relevant sectors, with an ability to advise on current and emerging health and wellbeing trends in the community. • Support Council to evaluate the achievement of the health and wellbeing priorities of the Council Plan and associated action plans, and to develop Council's future Municipal Public Health and Wellbeing Plans. • Contribute constructively to support the delivery of key Council strategies, policies and plans, including Manningham's Council Plan. • Contribute to the work of other advisory committees where relevant as subject matter experts. • Nominate to participate in relevant subcommittees for targeted discussions and recommendations relating to gender equality and LGBTQIA+ matters, to be reported back to the broader committee.

3. Delegated authority and decision making	• Advisory committees provide advice to Council and officers to assist their decision making. • The advisory committee is not a decision-making forum.
4. Chairperson and Councillor representation	• Meetings will be chaired by a Manningham Councillor, nominated by Council on an annual basis. If the Chairperson is absent, a Councillor representative will chair the meeting in order to maintain a quorum. • Councillor representatives are appointed annually by Council. • Meetings will be chaired in a way that promotes respectful discussion of the issues, to arrive at an agreed view that fairly reflects the sense and will of the meeting. • The Councillor Chairperson is responsible for reporting to Council any matters of interest that arise as part of meeting procedures. • Councillors are bound by the Councillor Code of Conduct. • In accordance with Section 124 of the *Local Government Act 2020*, it is an offence for a Councillor to direct or seek to direct a member of Council staff in the performance of specific types of tasks and specifies a maximum penalty level.
5. Membership	A total of 15 committee members (meeting the membership criteria in section 9 below) who bring specialist expertise specific to the health and wellbeing priorities of the Council Plan comprising: • A total of 15 members endorsed by Council through an expression of interest, nomination and selection process to provide a mix of: o Up to 60% organisation members: Formally designated representatives of community organisations or service providers working in partnership with Manningham Council's in relation to the Council Plan's health and wellbeing priorities. o Up to 40% individual members: A Manningham resident who has lived experience and/or expertise in relation to at least two areas of the Council Plan's health and wellbeing priorities. • A representative from the contracted organisation delivering social support services on behalf of Manningham Council.
6. Co-opted Membership	• Representatives from peak bodies, service providers and council may be invited to attend MHWAC meetings to provide specific advice on an as-need basis, and do not contribute to the Advisory Committee's quorum.
7. Secretariate and officer representation	• Council officers comprising: o A senior Council Officer, either Director or Manager; o Service area Coordinator or Team Lead to act as Secretariat; and o Subject matter expert/s. • Council officers are bound by the Employee Code of Conduct.
8. Quorum	A quorum requires: • 50% of members plus one • One Chairperson • One Secretariat; and • One Director or Manager.

9. Membership Criteria	Applications will be assessed against the following criteria: • Organisation members: o Formally designated representative of a community organisation or service provider working in partnership with Manningham Council's in relation to the Council Plan's health and wellbeing priorities. • Individual members: o Manningham residents with lived experience and/or expertise in at least two areas of the Council Plan's health and wellbeing priority areas: ▪ Mental health ▪ Effect of climate change on health ▪ Active living and transport ▪ Injury prevention ▪ Violence prevention ▪ Reducing addiction ▪ Accessing healthy food • The collective committee membership will represent diversity including age, gender, sexuality, ability, cultural background, intersectionality and geographic location, and mix of skills represented under the Council plan's health and wellbeing priorities. • Strong connection within Manningham through active participation with local community groups and/or organisations as relevant to our health and wellbeing priorities. • Experience in advisory committees. • Demonstrated commitment to actively and constructively contributing to the HWAC with or without support (e.g. interpreting service). • Willingness and ability to engage in open and respectful discussions that add value to HWAC. • Availability to attend 80% of the meetings scheduled throughout the year. • Willingness to work to the Terms of Reference and sign a Code of Conduct for Committee members and abide by the terms of appointment.
10. Membership Appointment	• Expressions of interest for the full MHWAC membership will be sought in the local media, on Council's website or by invitation to relevant local or peak agencies or community organisations: o Expressions of interest shall be submitted via the Council form (available on Council's website) within the advertised nomination period; o Inclusive techniques will be used to ensure access for the broadest reach possible; • Applicants will be supported to access, complete and submit the form in the way that best suits them; • Expressions of interest will be assessed by the Chairperson, relevant Manager, Secretariat, subject matter expert. • Further information may be requested of applicants in relation to their expression of interest, and/or applicants may be invited to an interview to discuss their nomination. • HWAC membership appointments will be formally endorsed by Council based on appropriate membership mix responsive to the criteria above. • Casual vacancies that occur due to a representative resigning or membership lapsing may be filled by co-opting suitable candidates identified from the most recent selection process for the remainder of the previous incumbent's term:

	o Officers, in consultation with the chairperson, will make a recommendation to the Chief Executive Officer to appoint a suitable candidate to join the Advisory Committee for the remainder of the previous incumbent's term; o Where there are no suitable candidates identified, a formal expression of interest and formal Council endorsement is required; and o Where a vacancy occurs within six (6) months of the current membership term expiring, and providing that a quorum is maintained, there is no requirement to fill the vacancy for the remainder of the term.
11. Membership Responsibilities	• Committee members are bound by the Terms of Reference and an Advisory Committee member Code of Conduct, which includes the following: o Act with integrity; o Act with impartiality and exercise responsibility in the interests of the local community; o Not seek to confer an advantage or disadvantage on any person, including one's self; o Disclose any actual or perceived conflict of interest; o Undertake Council values, WE ARE Manningham: • Working Together; • Excellence; • Accountable; • Respectful; and • Empowered. o Take reasonable care of one's own health and safety and that of others; o Commit to regular attendance at meetings, a minimum of 80%; Members should provide an apology, preferably in writing to the Chair and Secretariat as soon as they are aware that they cannot attend a meeting; o Commit to active contribution to the work of MHWAC; o Committee members must defer any media enquiries to the Chairperson in the first instance and should not respond as a representative of the committee; o Committee members are bound by Council's Social Media Policy and must not respond to any media enquiries, but refer same to the Chairperson or Secretariat; and o Online behaviour should be consistent with the behaviours outlined above. Committee members must not engage in any conduct online that would not be acceptable in their workplace or that is unlawful. For example, do not make derogatory remarks, bully, intimidate, harass other users, use insults or post content that is hateful, slanderous, threatening, or discriminating. • Familiarise themselves with the agenda material prior to the meeting and come to meetings prepared and informed. • A breach of the Code of Conduct may result in HWAC membership terminating.

12. Member Appointment Terms	• The term of this committee is 2 years, with commencement following Council's formal endorsement of the membership. • All members are endorsed for the full 2 year period: • A member of the committee may resign at any time, resignation should be provided in writing to the Chairperson and/or the Secretariat. • Organisational members can appoint and/or substitute a representative at its discretion and should inform the Secretariat prior to the meeting. • If a committee member fails to attend three (3) consecutive meetings without giving prior notice, membership is deemed to have lapsed. • Membership can be endorsed for a maximum of 3 terms.
13. Committee Administration	• The Secretariat will be responsible for preparation of meeting agendas, minutes, reports and other administrative functions: o Each meeting must commence with an Acknowledgement of Country; and o An agenda, prepared in consultation with the chairperson, will be circulated to Committee members a minimum of seven (7) days prior to the meeting. • Secretariats will be experienced in minuting advisory committees and the public distribution of minutes; and/or provided with appropriate training. • Draft minutes of HWAC meeting will be circulated to committee members within two weeks of the meeting. • Confirmed HWAC meeting minutes be placed on the Councillor Hub. • The HWAC, via the secretariat, will submit an annual written report for the Councillor Hub summarising HWAC's activities and achievements for the preceding 12 months, and ensuring continued alignment with Council's strategic objectives.
14. Meeting Procedures	• Quarterly meetings will be pre-scheduled, at a time and place determined by the Chairperson in consultation with HWAC members. • Additional meetings will be subject to approval by both the Chairperson and the relevant senior council officer. • With the exception of co-opted members, meetings are closed to the general public. • Any councillor may attend any advisory committee meeting to observe. • Committee members provide advice, as far as practicable, on a consensus basis. • Committee members are supported by Council to participate in meetings remotely if unable to physically attend. • Committee members must not disclose information that they know, or should reasonably have known is confidential information. • Committee members have an obligation to not disclose any materials or information that is not publicly available unless approved by the Chairperson or a representative of Council. • Any actual or perceived conflicts of interests should be declared by councillors, committee members, or officers prior to the agenda item discussion, with the relevant Committee member leaving the room, with the declaration and absence recorded in the meeting minutes.

15. Subcommittees	• Two subcommittees, facilitated by the secretariate, will be established to support the work of the HWAC: o Gender Equity sub committee o LGBTIQA+ sub committee. • The subcommittees will: o Promote gender equity and inclusion of LGBTIQA+ communities in Council policies, programs, and services. o Identify and advise on emerging issues affecting women, gender diverse and LGBTIQA+ residents in Manningham. o Support our obligations to implement measures in relation to family and gendered-base violence. o Report back to the HWAC with recommendations. • The Gender Equity and LGBTQIA+ subcommittees will comprise up to 6 members of the HWAC with relevant experience, meeting at least bi-annually.
16. Review	• The Committee's terms of reference, membership, and productivity will be reviewed at least once every 2 years to ensure currency and effectiveness. • The Chairperson is responsible for reporting to Council on HWAC's progress and achievements on behalf of the committee. • The terms of reference may be revoked at any time by Council. • The MHWAC will sunset 4 years from the date of adoption.
17. Date of Council endorsement of Terms of Reference	
18. Date of commencement of HWAC membership	

Definition of Key Terms	Advisory Committee	Manningham Council's *Advisory Committee Policy 2019 - 2023* defines the main function of an Advisory Committee as enabling stakeholder engagement that provides input and guidance to support quality decision making and in turn, the achievements of Council's goals and objectives under the Council Plan. Advisory Committees facilitate access to independent advice from external stakeholders and collaboration with the community on a range of matters. Advisory Committees generally have a lifespan beyond one year and are aligned with a Council plan or strategy.
	Chairperson	The person appointed to facilitate an advisory committee meeting, in this case, a councillor.
	Co-opted membership	Appointment to membership of an advisory committee by invitation of the existing members.
	Council	The councillor group participating in decision making at a formally constituted Council meeting.

Councillor	Elected representatives of Manningham Council.
Individual committee member	A Manningham resident with lived experience and/or expertise in relation to at least two areas of the Council Plan's health and wellbeing priorities.
Intersectionality	The combination of various characteristics such as age, gender, cultural background, sexuality and ability that contribute to a person's lived experience, and in some cases may lead to discrimination or disadvantage.
Officer or Council Officer	An employee of Manningham Council.
Organisation committee member	A designated representative of a community organisation or service provider working in partnership with Manningham Council in relation to the Council Plan's health and wellbeing priorities.
Peak body	A non-government organisation that consists of individuals or smaller organisations that are united by a shared purpose.
Quorum	The minimum number of people required for a committee meeting to proceed.
Secretariat	The senior officer appointed to administer the advisory committee, such as a Coordinator Team Leader or officer.
Strategic	Relating to the goals and objectives contained within documents such as the Council Plan, and how to achieve them.
Subcommittee	Small group within the HWAC to focus on specific issues

Sub

Manningham Multicultural Communities Advisory Committee

Terms of Reference – 2026

What is the Multicultural Communities Advisory Committee?	The Manningham Multicultural Communities Advisory Committee (MCAC) will provide strategic advice to Council on how to understand and respond to the needs of people from multicultural communities, in achieving the goals of Manningham's Council Plan 2025-2029 (or subsequent Council Plan) ("Council Plan"). The MCAC will strengthen the voice of people from diverse cultural backgrounds when engaging with Council, and support the community to be inclusive for all Manningham residents.
1. Purpose	The MCAC provides a formal way for Council to seek input and guidance from the community. This guidance is used to support quality decision making and help Council to achieve its goals and objectives under the Council Plan. The MCAC will act in an advisory capacity only and has no delegated authority to make decisions on behalf of Council.
2. Role and Objectives	The role of MCAC is to provide a direct link between Council and people who have expertise, knowledge, skills and/or lived experience relevant to multicultural communities. MCAC provides a forum for the provision of advice, exchange of ideas and opportunities to collaborate in the implementation and evaluation of the priorities relating to multicultural communities as outlined in the Manningham Council Plan and its associated action plans . MCAC members will: • Provide a representative sample of expert, independent and authentic voices of people from multicultural communities, with an ability to advise on current and emerging trends in the community or relevant sector. • Contribute constructively to support the delivery of key Council strategies, policies and plans, including Manningham's Council Plan. • Support Council's commitment to Welcoming Cities • Contribute to the work of other advisory committees where relevant as subject matter experts.
3. Delegated authority and decision making	• Advisory committees provide advice to Council and officers to assist their decision making. • The advisory committee is not a decision-making forum.

4. Chairperson and Councilor representation	• Meetings will be chaired by a Manningham Councillor, nominated by Council for the term of the committee (2 years). If the Chairperson is absent, another Councillor representative will chair the meeting in order to maintain a quorum. • Councillor representatives are appointed annually by Council. • Meetings in a way that promotes respectful discussion of the issues, to arrive at an agreed view that fairly reflects the sense and will of the meeting. • The Chairperson is responsible for reporting to Council any matters of interest that arise as part of meeting procedures. • Councillors are bound by the Councillor Code of Conduct. • In accordance with Section 124 of the *Local Government Act 2020*, it is an offence for a councillor to direct or seek to direct a member of Council staff in the performance of specific types of tasks and specifies a maximum penalty level.
5. Membership	A total of 12 committee members (meeting the membership criteria in section 9 below) endorsed by Council through an expression of interest, nomination and selection process to provide a mix of: • Up to 60% organisation members: Formally designated representatives of multicultural organisations and/or service providers supporting multicultural communities in Manningham, and • Up to 40% individual members: Manningham residents with lived experience from multicultural backgrounds, and possessing expertise in at least two areas of the Welcoming Cities Standard.
6. Co-opted Membership	• Representatives from peak bodies, service providers and council may be invited to attend MCAC meetings to provide specific advice on an as-need basis, and do not contribute to the advisory committee's quorum.
7. Secretariat and officer representation	• Council officers comprising: o A senior Council Officer, either Director or Manager; o Service area Coordinator or Team Lead to act as Secretariat; and o Subject matter expert/s. • Council officers are bound by the Employee Code of Conduct.
8. Quorum	A quorum requires: • 50% of members plus one • One Chairperson • One Secretariat; and • One Director or Manager.
9. Membership Criteria	Applications will be assessed against the specific criteria as follows: • **Organisation Members:** o Formally designated representative of a multicultural organisation based within or servicing the Manningham community, or o Formally designated representative of a service provider that works with multicultural communities in Manningham. • **Individual Members:** o Manningham residents with lived experience from multicultural backgrounds, and possessing expertise in at least two areas of the Welcoming Cities Standard: ▪ Leadership ▪ Safety ▪ Business

	▪ Learning and skills development ▪ Communication ▪ Planning. • The collective committee membership will represent diversity including age, gender, sexuality, ability, cultural background, intersectionality and geographic location, and mix of skills represented under the Welcoming Cities Standard. • Strong connection within Manningham through active participation with local community groups and/or organisations. • Experience in advisory committees. • Demonstrated commitment to actively and constructively contributing to MCAC with or without support (e.g. interpreting service). • Willingness and ability to engage in open and respectful discussions that add value to MCAC. • Availability to attend 80% of the meetings scheduled throughout the year. • Willingness to work within the Terms of Reference and sign a Code of Conduct for Committee members and abide by the terms of appointment.
10. Membership Appointment process	• Expressions of interest for the full MCAC membership will be sought in the local media, on Council's website or by invitation to relevant local or peak agencies or community organisations: o Nominations shall be submitted via the Council form (available on Council's website) within the advertised nomination period; o Inclusive techniques will be used to ensure access for the broadest reach possible; o Applicants will be supported to access, complete and submit the form in the way that best suits them; • Expressions of interest will be assessed by the Chairperson, relevant Manager, Secretariat, subject matter expert. • Further information may be requested of applicants in relation to their expression of interest, and/or applicants may be invited to an interview to discuss their nomination. • MCAC membership appointments will be formally endorsed by Council, based on appropriate membership mix responsive to the criteria above. • Casual vacancies that occur due to a representative resigning or membership lapsing may be filled by co-opting suitable candidates identified from the most recent selection process for the remainder of the previous incumbent's term: o Officers, in consultation with the chairperson, will make a recommendation to the Chief Executive Officer to appoint a suitable candidate to join MCAC for the remainder of the previous incumbent's term; o Where there are no suitable candidates identified, a formal expression of interest and formal Council endorsement is required; and o Where a vacancy occurs within six (6) months of the current membership term expiring, and providing that a quorum is maintained, there is no requirement to fill the vacancy for the remainder of the term.

11. Membership Responsibilities	• Committee members are bound by the Terms of Reference and Advisory Committee member Code of Conduct, which includes the following: o Act with integrity; o Act with impartiality and exercise responsibility in the interests of the local community; o Not seek to confer an advantage or disadvantage on any person, including one's self; o Disclose any actual or perceived conflict of interest; o Undertake Council values, WE ARE Manningham: ▪ Working Together; ▪ Excellence; ▪ Accountable; ▪ Respectful; and ▪ Empowered. o Take reasonable care of one's health and safety and of others; o Commit to regular attendance at meetings, a minimum of 80%; o Members should provide an apology, preferably in writing to the Chair and Secretariat as soon as they are aware that they cannot attend a meeting; o Commit to active contribution to the work of MCAC; o Committee members must defer any media enquiries to the Chairperson in the first instance and should not respond as a representative of the committee. o Committee members are bound by Manningham Council's Social Media Policy and must not respond to any media enquiries, but refer same to the Chairperson or Secretariat; and o Online behaviour should be consistent with the behaviours outlined above. Committee members must not engage in any conduct online that would not be acceptable in their workplace or that is unlawful. For example, do not make derogatory remarks, bully, intimidate, harass other users, use insults or post content that is hateful, slanderous, threatening, or discriminating. • Familiarise themselves with the agenda material prior to the meeting and come to meetings prepared and informed. • A breach of the Code of Conduct may result in committee membership terminating.
12. Member Appointment Terms	• The term of this committee is 2 years, with commencement following Council's formal endorsement of the membership. • All members are endorsed for the full 2 year period: • A member of the committee may resign at any time, resignation should be provided in writing to the Chairperson and/or the Secretariat. • Organisational members can appoint and/or substitute a representative at its discretion and should inform the Secretariat prior to the meeting. • If a committee member fails to attend three (3) consecutive meetings without giving prior notice, membership is deemed to have lapsed. • Membership can be endorsed for a maximum of 3 terms.

13. Committee Administration	• The Secretariat will be responsible for preparation of meeting agendas, minutes, reports and other administrative functions: o Each meeting must commence with an Acknowledgement of Country; o An agenda, prepared in consultation with the chairperson, will be circulated to Committee members a minimum of seven (7) days prior to the meeting. • Secretariats will be experienced in minuting advisory committees and the public distribution of minutes; and/or provided with appropriate training. • Committee members should familiarise themselves with the agenda material prior to the meeting and come to meetings prepared and informed. • Draft minutes of the MCAC meeting will be circulated to committee members within two weeks of the meeting. • Confirmed MCAC meeting minutes be placed on the Councillor Hub. • The MCAC, via the secretariat, will submit an annual written report for the Councillor Hub summarising MCAC's activities and achievements for the preceding 12 months, and ensuring continued alignment with Council's strategic objectives.
14. Meeting Procedures	• Quarterly meetings will be pre-scheduled, at a time and place determined by the Chairperson in consultation with MCAC members. • Additional meetings will be subject to approval by both the Chairperson and the relevant senior council officer. • With the exception of co-opted members, meetings are closed to the general public. • Any councillor may attend any advisory committee meeting to observe. • Committee members provide advice, as far as practicable, on a consensus basis. • Committee members are supported by Council to participate in meetings remotely if unable to physically attend. • Committee members must not disclose information that they know, or should reasonably have known is confidential information. • Committee members have an obligation to not disclose any materials or information that is not publicly available unless approved by the Chairperson or a representative of Council. • Any actual or perceived conflicts of interests should be declared by councillors, committee members, or officers prior to the agenda item discussion, with the relevant committee member leaving the room, with the declaration and absence recorded in the meeting minutes.
15. Review	• The committee's Terms of Reference, membership, and productivity will be reviewed at least once every 2 years to ensure currency and effectiveness. • The Councillor Chairperson is responsible for reporting to Council on MCAC's progress and achievements on behalf of the committee. • The terms of reference may be revoked at any time by Council. • The MCAC will sunset 4 years from the date of adoption.
16. Date of Council Endorsement of Terms of Reference	
17. Date of commencement of MCAC	

Definition of Key Terms	Advisory Committee	Manningham Council's *Advisory Committee Policy 2019 - 2023* defines the main function of an Advisory Committee as enabling stakeholder engagement that provides input and guidance to support quality decision making and in turn, the achievements of Council's goals and objectives under the Council Plan. Advisory Committees facilitate access to independent advice from external stakeholders and collaboration with the community on a range of matters. Advisory committees generally have a lifespan beyond one year and are aligned with a Council plan or strategy.
	Chairperson	The person appointed to facilitate an advisory committee meeting, in this case, a councillor.
	Co-opted membership	Appointment to membership of an advisory committee by invitation of the existing members.
	Council	The councillor group participating in decision making at a formally constituted Council meeting.
	Councillor	Elected representatives of Manningham Council.
	Individual committee member	Manningham resident with lived experience as a person from a multicultural background who can also demonstrate experience and commitment to the areas within the Welcoming Cities Standards.
	Intersectionality	The combination of various characteristics such as age, gender, cultural background, sexuality and ability that contribute to a person's lived experience, and in some cases may lead to discrimination or disadvantage.
	Officer or Council Officer	An employee of Manningham City Council.
	Organisation committee member	A formally designated representative of a multicultural organisation based within or servicing the Manningham community; or, a formally designated representative of a service provider that works with multicultural communities in Manningham.
	Peak body	A non-government organisation that consists of individuals or smaller organisations that are united by a shared purpose.
	Quorum	The minimum number of people required for a Committee meeting to proceed.
	Secretariat	The senior officer appointed to administer the advisory committee, such as a Coordinator , team leader or officer.

	Strategic	Relating to the goals and objectives contained within documents such as the Council Plan, and how to achieve them.

11.3 Early Years Infrastructure Plan

File Number: IN25/835

Responsible Director: Acting Director Connected Communities

Attachments: 1 Early Years Infrastructure Plan ⇩

PURPOSE OF REPORT

The purpose of this report is to seek Council endorsement of the Early Years Infrastructure Plan.

EXECUTIVE SUMMARY

The Early Years Infrastructure Plan (EYIP) has been developed in response to the State Government's Best Start, Best Life (BSBL) policy reforms. The EYIP aims to clarify Council's role in the provision of early years infrastructure, whilst setting principles to guide investment to meet short and long-term demand. The EYIP was identified as a priority project in the Community Infrastructure Plan (CIP).

The EYIP includes an analysis of kindergarten service supply and demand, population projections (to 2036), consultation outcomes, facility capacity and inspection data and policy reform.

Manningham currently has 25 Council owned sites that offer kindergarten services, which equates to approximately 24% of the market share (with the remainder serviced by private providers). Other Early Years services in Manningham include toy libraries, playgroups, Maternal and Child Health (MCH), Long Day Care (LDC) and occasional care.

The EYIP estimates that Manningham will require an additional 63 kindergarten places across our early years infrastructure by 2036 when the BSBL is fully implemented. This forecast assumes no net gain in the current market share and notes that a further 137 private kindergarten places will be required to service projected community need.

The areas in Manningham that are forecast to have the highest demand include Warrandyte, Wonga Park, Doncaster East (South), Doncaster and Lower Templestowe (based on current projections).

The EYIP includes proposed recommendations to support the progressive expansion of kindergarten rooms and places in areas with the greatest unmet demand. In addition, the EYIP identifies kindergarten sites for maintenance, renewal / upgrade so they can continue to support the community and respond to the kindergarten reforms.

The implementation of the EYIP will be guided by the principles contained within the Plan and will be undertaken in accordance with available funding and in partnership with the Victorian Government. The background research and demand data that have been used to inform the EYIP will continue to be monitored and where necessary, updated in accordance with changing community need.

1. RECOMMENDATION

That Council endorse the Early Years Infrastructure Plan as shown in Attachment 1.

2. BACKGROUND

2.1 Manningham Council plays a crucial role in the provision and support of early years services through the development and maintenance of infrastructure and the direct provision of certain services. Services currently include providing facilities for sessional kindergartens operated by not-for-profit organisations, directly operating a long day care centre, and being the sole provider of Maternal and Child Health (MCH) services.

2.2 Kindergarten supply across Manningham is operated from 63 Early Years services with a total of 3,652 approved kindergarten places. Of these, 25 services operate from Manningham Council owned sites equating to approximately 24% or 924 kindergarten places being delivered via Manningham Council owned assets. The remaining 76% of supply is provided through private and not-for-profit Long Day Care Centres (LDC).

2.3 The Victorian Government's Best Start Best Life (BSBL) reform requires the progressive increase in funded kindergarten hours over the next decade. Under the reform, funded kindergarten services will be required to provide 15 hours of 3-year-old kindergarten per week from 2029, and 30 hours of 4-year-old kindergarten from 2034.

2.4 In response to the BSBL reform and evolving demographic trends, Manningham Council has embarked on an assessment of Early Years infrastructure to inform and guide the strategic direction and investment into Manningham Council owned assets. Our approach is guided by principles that ensure all early year's infrastructure is well-utilised, well-maintained and 'fit for purpose'. This means that facilities must be specifically designed or adapted to effectively fulfill the functions for which they are intended, aligning with contemporary standards of safety, accessibility, and educational suitability.

2.5 The following Guiding Principals were developed to guide Council's approach to early years infrastructure planning in Manningham:

2.5.1 Council will coordinate the planning and provision of infrastructure to support the operation of sessional kindergartens.

2.5.2 Decisions about kindergarten expansions and the provision of new kindergarten infrastructure will be data driven. Council will gather and interpret relevant information to determine likely current and future needs and prioritise kindergarten facilities requiring expansion or refurbishment.

2.5.3 Council will maintain its market share of approximately 24% of kindergarten places across the municipality and provide additional places accordingly - noting that the private market provides approximately 76% of kinder places in Manningham.

(This is based on a municipal average, noting that there are no private providers in Warrandyte, Warrandyte South and Wonga Park.)

2.5.4 Council will only commit to kindergarten expansion projects that are predominantly funded by the state government. Council shall be responsible for managing relevant grants in partnership with the State Government. Completed kindergarten upgrade projects will transition to Council's asset management plan.

2.5.5 Council will support the Victorian State Government's initiative to co-locate kindergartens on school sites.

2.5.6 Council encourages kindergartens that are not identified for expansion to maximise their capacity through operational or programmatic changes that will help to address the purposes of the policy reform.

2.5.7 Council will ensure kindergartens are fit for purpose, safe, accessible, sustainable and that both indoor and outdoor spaces meet relevant standards.

2.5.8 Council will maintain positive relationships with kindergarten services, the Victorian State Government and the kindergarten sector, and will continue to advocate for service improvements.

2.5.9 Council will aim to maximise existing infrastructure by undertaking maintenance and renewals to ensure infrastructure remains serviceable and suitable.

2.6 These principles have informed the future directions of the EYIP and provide a comprehensive framework for how Manningham can strategically invest in early years infrastructure, to address demand whilst undertaking targeted renewals, and phasing out ageing infrastructure.

2.7 The EYIP is supported by a detailed background report and assessment framework to guide the identification and implementation of priority projects in areas of highest need, to ensure Manningham is prepared for the 2036 BSBL reforms. Identified projects will feed into Council's long term financial planning and the 4-year capital works budget process for early years assets.

2.8 The EYIP is supported by a monitoring tool that allows Council to monitor variations in population, demand and supply. The monitoring tool is a live document, and data will be continually monitored to establish if changes to the implementation are required to adjust the pipeline of works.

2.9 The EYIP provides a number of recommendations which are summarised below:

2.9.1 Monitor future supply:

- Establish a process with Council's planning department to monitor upcoming private sector Early Years facilities and adjust implementation plan to reduce Council's requirements to expand.
- Support conversations with Kindergarten Infrastructure and Services Plan (KISP) team to keep on top of State Government forecast data updates.
- Establish annual reporting processes for gathering data from services such as enrolments, programming and local context to understand service levels and utilisation and support conversations with the Victorian Schools Building Authority (VSBA) and inform the KISP and maintenance planning.
- Monitor population and place supply utilising the monitoring tool.

2.9.2 Asset Management

- Utilise an integrated approach to managing assets by cross referencing building condition and maintenance with utilisation and service reporting.

- Establish a process for reviewing the implementation plan in collaboration with the assets team to inform maintenance and capital works upgrades.

2.9.3 Renewal and Funding

- Where possible, leverage grant funding to develop and expand facilities and minimise co council investment.
- Work with assets team to assess if maintenance costs for ageing assets outweigh its serviceability. Look to replace if needed and feasible, or consider decommissioning (or an alternate use) if it has limited expansion potential or surplus to requirements.

2.9.4 Operating Models

- Encourage program utilisation efficiency in services to increase available places by adopting the DoE recommended operational models
- Advocate to the Department of Education and other Early Childhood services to support services in the transition from 2034 onwards.

2.9.5 Implementation

- Progressively provide additional capacity to ensure future supply is met and the program of works is manageable for Council
- Utilise the established assessment criteria and prioritisation strategy for programming works.
- Regularly review place supply, community needs and population growth and adjust project timing and projects based on their ability to reduce demand in high-need areas.
- Minimise disruption to families and services by planning projects and associated work during school holidays and at the end of the year and provide decanting options for rebuilds that require an extended timeframe.

3. DISCUSSION / ISSUE

3.1 The Plan is informed by a suburb-by-suburb analysis of assets and services. This has been synthesised with the supply and demand data which led to a local approach (Statistical Area 2 /SA2) and then LGA wide preferred phased scenario. The Plan will allow for the creation of 63 places across Council owned assets in Manningham. (This excludes Gum Nut Gully Preschool which was assumed to proceed at the time of analysis.)

3.2 The areas in Manningham that are forecast to have the highest demand include Warrandyte, Wonga Park, Doncaster East (South), Doncaster and Lower Templestowe (based on current projections).

3.3 Where possible, the creation of kindergartens on school sites has been identified as Council's preferred position to support the provision of additional places, consolidate ageing assets and noting the State Government's policy position. Three potential school sites have been identified with the potential to accommodate a kindergarten service. Advocacy to the State Government will be required to progress these projects.

3.4 The EYIP proposes the provision of new 2-room modular buildings to replace / expand existing kindergarten facilities, or to relocate services to school sites (where funding is provided by the State Government) in the following areas:

- Doncaster East South
- Doncaster
- Templestowe Lower
- Warrandyte

Note: Warrandyte Kindergarten is proposed to relocate to a school site (subject to State Government Support), creating an opportunity to repurpose the former kindergarten site (i.e. for Warrandyte Childcare and Preschool).

3.5 Three sites have been identified as being surplus to demand and have potential for an alternative community use, subject to ongoing monitoring and future demand:

- Templestowe Preschool
- Lower Templestowe Preschool
- Bulleen Preschool

3.6 The remaining 18 kindergarten sites have been identified for maintenance and renewal over the next decade.

4. COUNCIL PLAN / STRATEGY

4.1 This project responds to the following Council strategies and plans:

4.1.1 Council Plan 2025-2029

- Safe and Healthy Communities – Responds to fostering a healthy community, supporting a safe community and improving the mental health and wellbeing of our community in all life stages to connect and reduce loneliness.

- Liveable Spaces and Places – Responds to well utilised and maintained community infrastructure that is fit for purpose well used infrastructure.

4.1.2 Community Infrastructure Plan 2023

- The Community Infrastructure Plan recognises the need to address determined need, respond to service requests and financially plan for maintenance, upgrades and expansions of early years infrastructure.

5. IMPACTS AND IMPLICATIONS

5.1 Gender Impact Assessment

5.1.1 A Gender Impact Assessment has been completed. A key recommendation is to follow the principles set out in the CIP to ensure that we create a network of facilities that support the health, connectivity, and resilience. Specifically, provide welcoming and inclusive spaces that celebrate diversity and foster a sense of belonging.

5.1.2 The location and spaces for early years infrastructure should provide families with choice of service type and extended programming, allowing parents to return to work during the kindergarten years.

5.1.3 The design and provision of facilities must consider the needs and aspirations of all children's needs, abilities and cultural backgrounds. It must also bridge gaps between groups of socioeconomic advantage and disadvantage.

5.1.4 Spaces should incorporate principles of universal access and design. Equally, their location, design and programming should foster a sense of belonging and inclusion. To achieve this will require ongoing community engagement.

5.2 Finance / Resource Implications

5.2.1 The State Government currently provides the following Building Blocks Capacity Grants to help with the delivery of early years infrastructure:

- Modular Kindergarten Buildings - These grants require a minor co-contribution from Council and grant funding is up to $3 million of the build cost.
- New Early Learning Facility - This grant of up to $4 million includes a minimum of 2 kindergarten rooms as well as an additional early years service i.e. MCH or playgroup.
- Integrated Children's Centre's - Must include a minimum of 2 kindergarten rooms, a long day care service and an additional children's service. Available funding ranges from $4.5 million to $9 million commensurate with the scale of the facility.
- Expansion – This grant is intended to increase kindergarten places for an existing service. Available grant funding is $1.5 million per additional room of 33 places.

5.2.2 Building Blocks Improvements Grants are also available for the renewal of existing buildings where facility expansion is not possible. Up to $750,000 is available per site.

5.2.3 The EYIP recommends the utilisation of these grant streams in a Partnership Agreement with the Victorian Schools Building Authority to maximise approved places and minimise Council capital investment. The VSBA has indicated that if an LGA enters into a Partnership Agreement (determined on a case-by-case basis) they will support a pipeline of development (i.e. 5 new kindergartens over 12 years). This approach gives LGA's greater flexibility to change with demand and bypass applying for individual grants.

5.2.4 Sites identified for maintenance and renewal have an indicative capital budget allowance of $120,000 for planning and $980,000 for capital works. Delivery timelines can be adjusted in accordance with budget availability. These budget estimates will be further refined when the scope of works is developed during planning and is prior to any improvement grants being applied.

5.2.5 For proposed rebuilds and expansions, the Plan currently considers Council's co-contributions based on a 'cost per additional place created' method. Based on recent estimates obtained for a modular expansion grant, Council's co-contribution is estimated to be $500,000 per facility. This is consistent with other LGAs who have gone through similar expansion projects.

6. IMPLEMENTATION

6.1 During the development of the Plan, extensive communication and engagement with was carried out with key stakeholders. This involved surveys, meetings, phone calls and site assessments with all services operating within a Council owned building. We committed to going back to services with an update of the Plan and implementation approach to close the loop.

Is engagement required?	Yes
Stakeholder Groups	1. Early Years kindergarten services in Manningham 2. Council officers 3. VSBA 4. Department of Education
Where does it sit on the IAP2 spectrum?	Inform
Approach	Discussion and correspondence with services directly impacted. External facing EYIP report published via YSM.

6.2 Timelines

Following the endorsement of the EYIP (from December 2025 onwards) Council will progressively implement the EYIP in accordance with available funding and in collaboration with the State Government and kindergarten services throughout Manningham.

7. DECLARATIONS OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any general or material conflict of interest in this matter.

Manningham

EARLY YEARS INFRASTRUCTURE PLAN

Final Report

November 2025

MANNINGHAM

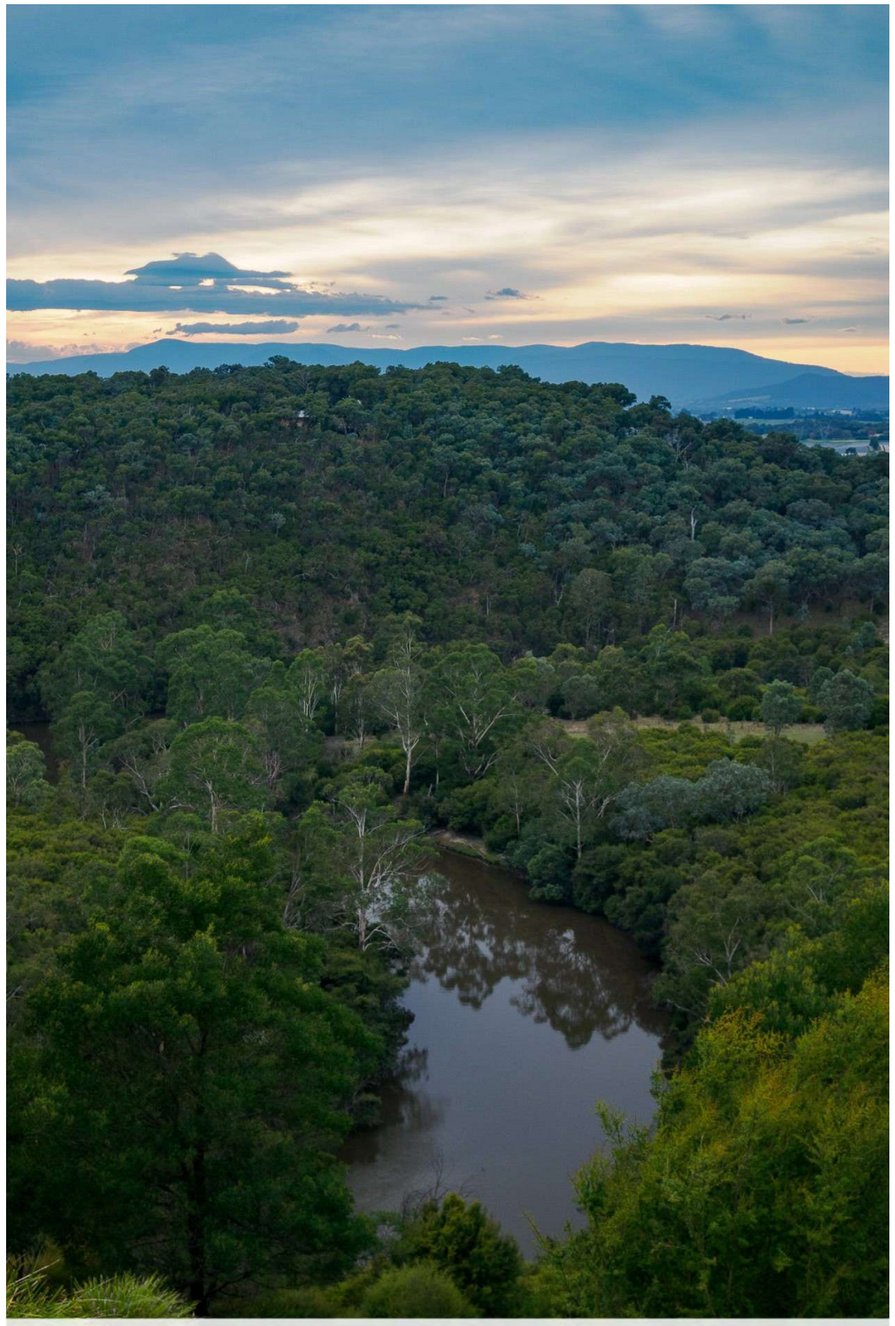
ACKNOWLEDGEMENT OF COUNTRY

Manningham Council acknowledges the Wurundjeri Woi-wurrung people as the Traditional Owners of the land and waterways now known as Manningham.

Council pays respect to Elders past, present and emerging, and values the ongoing contribution to enrich and appreciate the cultural heritage of Manningham.

Council acknowledges and respects Australia's First Peoples as Traditional Owners of lands and waterways across Country, and encourages reconciliation between all.

Manningham Council values the contribution made to Manningham over the years by people of diverse backgrounds and cultures.



Warrandyte State Park : Mount Lofty - Image By: John Yu

CONTENTS



GLOSSARY 4

SCOPE OF PROJECT: SITES AND SERVICES 5

1.0 EXECUTIVE SUMMARY + FINDINGS 6

1.1 Executive Summary
1.2 Key Findings
1.3 Council's Role in Early Years Delivery

2.0 EXISTING CONDITIONS 10

2.1 Existing Kindergarten Capacity Analysis
2.2 Existing Early Years Infrastructure Distribution Map
2.3 Existing Kindergarten Evaluation Summary

3.0 CONSULTATION FINDINGS 15

3.1 Services Surveys
3.2 Additional Early Years Services

4.0 EXTERNAL INFLUENCES 17

4.1 Transitioning to Pre-prep
4.2 Funding Notes
4.3 VSBA Capacity Building Funding Prerequisites

5.0 GUIDING PRINCIPLES 21

5.1 Guiding Principles

6.0 DEMAND ANALYSIS 24

6.1 Key Findings and Considerations
6.2 Demographic Statistics
6.3 2024 Supply and Demand Overview Map
6.4 2036 Supply and Demand Overview Map
6.5 Council Market Share

7.0 DEVELOPMENT SCENARIO 32

7.1 Developing Flexible Scenarios
7.2 Assessment Framework

8.0 RECOMMENDATIONS 34

8.1 Implementation Strategy
8.2 Key Recommendations

APPENDICES 37

APPENDIX 1 - Proposed Development Scenario

GLOSSARY

TERM	ACRONYM	DEFINITION	SOURCE
Approved Places **(VSBA refers to as Licensed Places)**	AP	Approved Places is SPATIAL. This indicates the maximum number of children allowed to be present at a service simultaneously, as per the terms of the service's license, at any one time. A single Approved Place can accommodate multiple Kindergarten Places over the course of a week as a result of running multiple groups of 15-hour kindergarten programs. *NOTE: This should not be confused with Kindergarten Places*	
Best Start Best Life	BSBL	The Victorian Government's Best Start, Best Life reforms represent the most substantial transformation in Victoria's early childhood sector in a generation. As part of these reforms: The Three-Year-Old Kindergarten program will expand, reaching 15 hours per week across the state by 2029. The Four-Year-Old Kindergarten program will evolve into Pre-Prep, with weekly hours increasing from 15 to 30 by 2036 throughout Victoria.	www.vic.gov.au/best-start-best-life-reforms
Capacity Multiplier	CM	Capacity Multiplier Converts Approved Places into Kindergarten Places - it is the number of Kindergarten Places per week that can be accommodated per Approved Place. This is utilised by the Department, Kindergartens and Early Years Consultants to understand how many children can go to kinder across an LGA.	
Department of Education	DE	The Department of Education offers learning and development support and services for all Victorians.	www.vic.gov.au/department-education
Early Years Infrastructure Plan	EYIP	Early Years Infrastructure Plan	
Local Government Area	LGA	Local Government Areas cover legally designated parts of a state or territory for which incorporated local governing bodies have responsibility	www.abs.gov.au/statistics/standards/australian-statistical-geography-standard-asgs-edition-3/jul2021-jun2026/non-abs-structures/local-government-areas
Kindergarten Infrastructure Services Plan	KISP	Victorian Government document prepared by LGA to share supply and demand data (including forecast growth) to help the government prioritise funding based on demand.	www.vic.gov.au/kindergarten-facilities-and-capital-funding#kindergarten-infrastructure-and-services-plans
Kindergarten Places	KP	Kindergarten Places are represented in 15hr equivalents to maintain a common denominator across all demand calculations. The increase of 4 year olds to 30hr is allowed for within the 2036 calculations by allowing 2x15hr Kindergarten places for every 4 year old place required.	
Statistical Area	SA2	Medium-sized statistical areas (as defined by the Australian Bureau of Statistics) which represent a community that interacts together socially and economically.	www.abs.gov.au/statistics/standards
Victorian School Building Authority	VSBA	The Victorian School Building Authority is part of the Department of Education. It was started in 2016 to support educational expansion and construction.	www.schoolbuildings.vic.gov.au/about-us

SCOPE OF PROJECT: SITES + SERVICES

This Infrastructure Plan reviewed all 26 existing Council-owned or managed Early Years sites indicated in the table (right).

Ownership
22 are Council-owned and the remaining 4 are Crown Land (owned by the state) and managed by Council. 11 of the 20 Council-owned sites are zoned for public use (e.g. PPRZ). For the purpose of this report, references to ***Council-owned*** sites or assets include the state-owned sites currently being managed by Council.

Services
Of the 26 early years sites only 24 run services and 2 sites are unoccupied. MC² (Site 13) and Deep Creek (Site 20) run 2 services within a single site - creating a total of 26 (of 63) services running out of Council-owned or managed buildings.

The Department of Education has excluded the LDC at MC² from their supply calculations, which brings the total services on Council sites included in the demand analysis to 25 services. Montessori is also not considered a complete Council site as Council only owns half of the building, which further reduces this count to a total of 24 services.

Precinct	Site and Service Information				Land Potential /Ownership		Place Supply		Comment
	Site No.	Site Name	Site Address	Service Offered	Zoned Public Land	Crown-land	AP Place Supply	Inc. in KISP	Comment
Bulleen	1	Moresby Avenue Child Care & ELC	6-8 Moresby Avenue, Bulleen	LDC+KGN			✓	●	
	2	Bulleen Preschool	5-7 Derreck Ave, Bulleen	KGN			✓	●	
	3	Yarraleen Preschool	92 Rocklea Rd, Bulleen	KGN	▲ PPRZ		✓	●	
	4	Vista Valley Kindergarten	3 Vista St, Bulleen	KGN			✓	●	
Templestowe Lower	5	Lower Temp Preschool + Toy Library	109 Swanston St, Templestowe Lower	Toy Library	▲ PPRZ		⊗	●	Preschool has been decomissioned
	6	Access Health and Community (Stride)	40-44 Balmoral Ave, Templestowe Lower	E.I. Service			⊗	●	Not an Early Years Service site.
	7	Templestowe Heights Preschool	64-68 Fyfe Dr, Templestowe Lower	KGN	▲ PPRZ		✓	●	
	8	Templestowe Valley Preschool	3 Birchwood Ave, Templestowe Lower	KGN			✓	●	
	9	Twin Hills Preschool	39-41 Mayfair Ave, Templestowe Lower	KGN			✓	●	
Templestowe	10	Templestowe Preschool	3 Swilk St, Templestowe VIC	KGN	▲ PPRZ	◆	✓	●	
	11	Yarra Valley Preschool	18 Hovea Street Templestowe	KGN			✓	●	
Doncaster	12	Doncaster Park Kindergarten	18 Studley St, Doncaster VIC	KGN	▲ PPRZ		✓	●	
	13	Doncaster Kindergarten	687 Doncaster Rd, Doncaster (MC2)	KGN	▲ ACZ1		✓	●	2 Services on single site. Site is within larger public building. KISP supply data excludes LDC places.
		Early Years @MC2		LDC			✓	◉	
Doncaster East SOUTH	14	Doncaster East Preschool	2-4 Montgomery St, Doncaster East	KGN	▲ PUZ6		✓	●	
	15	Beverley Hills Uniting Kindergarten	2-4 Damala St, Doncaster East	KGN			✓	●	
	16	Tunstall Square Kindergarten	77 Tunstall Rd, Doncaster East	KGN	▲ PPRZ		✓	●	
Doncaster East NORTH	17	Cat Jump Preschool	88 Polaris Dr, Doncaster East	KGN			✓	●	
	18	Gum Nut Gully Preschool	58-60 Larnoo Dr, Doncaster East	KGN	▲ PCRZ	◆	✓	◉	KISP includes expansion figure - Total 66 places
	19	Pines Learning Inc.	1/520 Blackburn Rd, Doncaster East	LDC+KGN	▲ PUZ6 + PPRZ		✓	●	Site is part of larger public building
	20	Deep Creek Preschool	510 Blackburn Rd, Doncaster East	KGN	▲ PUZ6		✓	●	2 Services on single site
		Deep Creek Child Care Centre		LDC			✓	●	
Donvale - Park Orchards	21	Montessori Early Education Centre	36A Mitcham Rd, Donvale	KGN	▲ PPRZ		✓	●	Not consider completely Council Owned.
	22	Donvale Preschool	7-9 Florence Ave, Donvale	KGN			✓	●	
	23	Park Orchards Kindergarten	568 Park Rd, Park Orchards	KGN	▲ PUZ6 + LDRZ	◆	✓	●	
Warrandyte - Wonga Park	24	Warrandyte Childcare & Preschool Centre	346-348 Ringwood Warrandyte Rd	LDC + KGN			✓	●	
	25	Warrandyte Kindergarten	8 Taroona Ave, Warrandyte	KGN	▲ PPRZ	◆	✓	●	
	26	Burch Memorial Kindergarten	1/9-13 Old Yarra Rd, Wonga Park	KGN + OC	▲ PPRZ + PUZ6		✓	●	

LEGEND

ZONING/OWNERSHIP
- ▲ Public Zoning
- ◆ Crownland

APPROVED PLACE SUPPLY
- ✓ Supplies places
- ⊗ Does not supply places

PLACE KISP INCLUSION
- ● Places included
- ◉ Included adjusted places
- ● Places not Included

1.0 EXECUTIVE SUMMARY AND FINDINGS

1.1 Executive Summary

The Manningham Early Years Infrastructure Plan (EYIP) responds to Best Start, Best Life (BSBL) policy reforms and sets out to establish priority projects to meet short- and long-term demand and inform strategic investment in Early Years Infrastructure over the next decade and beyond.

The EYIP clarifies Council's role in Early Years, establishes an assessment framework for early years facilities, and outlines the steps for delivering expansion based on assessments of existing infrastructure and current and future demand.

Situational Analysis
The Situational Analysis defined the existing conditions of early years infrastructure and program delivery within Manningham LGA as well as beginning to unpack demand areas and the influence of BSBL reform.

Research, data analysis and community consultation completed within this phase evidence the need for expansions across Manningham. Assessment of Council's existing early years infrastructure demonstrates the assets have good functionality but that the physical environments are aging. These assessments, when considered with the future demand outlined by the KISP data and the mandated 4-year-old transition to 30hrs of Pre-prep, reinforce the need for considerable expansion in kindergarten infrastructure across the LGA.

Consultation with services identified perceived challenges in accommodating future demand and a strong community desire for diverse kindergarten program offerings, further underlining the need for considered infrastructure expansion.

Demand Assessment
The Demand Assessment built on the findings of the Situational Analysis, assessing whether areas faced unmet demand, adequate provision, or potential oversupply by reviewing current and future demand for Kindergarten Places at the SA2 precinct level.

With a clearer understanding of unmet demand and where it is expected to occur, the assessment also examined the market share of Kindergarten Places provided by the private sector compared to those delivered in Council-owned facilities. This analysis helped define the extent of demand Council should seek to accommodate in order to maintain its market share.

Using these insights, development options were explored for each precinct and workshopped with Council to gauge its appetite for maintaining, renewing, upgrading, or consolidating sites. Development options considered the variability in demand across the LGA, the geographic distribution of Council-owned assets, and the differing market share of supply per SA2. This process yielded a range of strategies that provide flexibility for Council to adjust project priorities in response to fluctuating population figures and demand data. This approach aims to ensure that projects are targeted to areas of greatest need and cost effectively meet future demand.

Together, the Situational Analysis and the Demand Assessment provide a comprehensive framework for how Manningham Council can strategically invest in and consolidate its Early Years assets to address demand while phasing out aging infrastructure.

Future Directions
The final phase, Future Directions, establishes principles that will guide future work to renew, consolidate, expand or maintain Council sites. Its key recommendations and implementation strategy will support funding conversations with the State Government and guide the program of capital works. The plan is a roadmap for implementation, prioritising projects in areas of highest need and ensuring the municipality is well-prepared for the 2036 rollout of BSBL reforms.

Key to ensuring the implementation plan reflects current needs into the future, the plan is supported by a monitoring tool that allows Council to monitor variations in population, demand and supply. Ongoing reviews will establish if changes to the implementation are required in order to adjust the pipeline of works to align with demand. Due to fluctuations in population and expansions needing to be primarily funded by VSBA in order to proceed, it is expected the implementation plan will continue to change in lead up to 2036.

The implementation plan and monitoring tool provide Council with the necessary data and direction to inform conversations with the VSBA and support all future decisions to meet Manningham's youngest constituents' needs.

1.0 EXECUTIVE SUMMARY AND FINDINGS

1.2 Key Findings

The Situational Analysis revealed the following key findings:

1. **Service underutilisation:** Half of the services operating within Council-owned facilities are currently running under maximum capacity. The data suggests this is mainly due to higher numbers of children presenting with additional needs (disability, neurodiversities, learning difficulties etc), increased developmental support required for 3 year olds post COVID (including toileting and emotional regulation) and parental preference for lower child-to-staff ratios. In a limited number of cases, this was due to poor enrolments, which may indicate a lack of need, parental view of kinder infrastructure and/or parental preference for particular kinder management.
2. **Overall Kindergarten Provision:** 63 Early Years services are in operation across the Manningham LGA, supplying a total of 3903 approved Kindergarten Places. 25 of these services operate from Manningham Council-owned or managed sites supplying a total of 924 places. This equates to 24% of all Kindergarten Places being delivered within Council-owned or managed assets.
3. **Demographic Statistics:** Manningham City Council shows an overall increase of 278 kindergarten-aged children between 2024 and 2036, reflecting the growing need for Kindergarten Places across the council area.
4. **Uneven geographical distribution:** The 26 Council-owned early years sites are not evenly distributed across the LGA. Templestowe, Doncaster and Doncaster East have a low proportion of Council-owned buildings compared to private providers. The number of private kinders/long-day-care centres operating in these areas make up for the lower number of Council-owned assets. This limits Council's capacity to meet localised demand in these areas due to limited capacity for expansion.
5. **Manningham Council kinders are delivering high quality services:** All services delivered within Council-owned buildings (that have been assessed) are either Meeting or Exceeding the National Quality Standard. 12 of the 17 top performing services within Manningham are in Council-owned buildings.
6. **Facility Condition:** Building condition assessments on 25 of the 26 sites established all buildings are aging and in average condition. With the exception of Gum Nut Gully (identified with only 12 years of useful life) all building have a remaining useful life between 15-20 years.
7. **Facility Limitations and Needs:** Nearly half of Manningham's kindergartens are already operating at full capacity. Services highlighted the need for larger, more functional spaces, including additional classrooms, enhanced staff areas, and improved storage solutions. Services also frequently described inadequate outdoor areas and suggested the need for more inclusive play area designs.
8. **Staffing Challenges:** With the roll out of BSBL, services reported an interest in expanding programs however, this raises concerns about staffing shortages and the need for more qualified staff to manage increased workloads and diverse age groups.
9. **Increased numbers of children with additional needs:** Consultation findings highlighted an increase in children presenting with additional needs within the Manningham community. In order to provide equitable support to these children, reduced class sizes are required to provide space for support workers to come in and work with children during the kindergarten program as well as enabling lower teacher to child ratios.
10. **SA2 Priority Demand Areas:** Overall Manningham appears well provisioned with an oversupply of kindergarten places through to 2033. However, prior to the implementation of BSBL, Warrandyte-Wonga Park and Doncaster East-South are projected to experience shortfall beginning in 2026 and 2028, respectively. It is possible shortfalls can be met in the short term by accessing services in surrounding suburbs. This work recommends, however, that these SA2s are priority for future expansion.
11. **Complex site conditions:** 11 of the 26 sites present with complex site conditions (i.e. sloping sites) making them physically and financially limiting when considering expansion prospects. These sites will likely incur increased development costs, limiting their capacity for expansion within Building Blocks funding envelopes.

1.0 EXECUTIVE SUMMARY AND FINDINGS

1.2 Key Findings

12. **Expansion Capacity:** Some sites have been deemed unsuitable for future expansion due to physical limitations, planning constraints, or their integration within larger developments. Additionally, several sites won't require further development based on recent upgrades

13. **Funding Capacity:** Council are heavily reliant on external funding with limited capital budget for the expansion of early years infrastructure and no additional sites have been identified for potential change of use to early years.

14. **KISP Data and Local Context:** Council should provide local context data when formalising the KISP data to reflect the individual needs of services

The Demand Assessment revealed the following key findings:

15. **Council Market Share:** Manningham has a total of 63 early years services, with 26 operating from Council-owned buildings. This suggests a 40% market share however, a detailed analysis of place provision shows Council's actual market share is approximately 24%, as private providers, although only accounting for 60% of sites, offer significantly more places (likely due to the commercial nature of the private sector). Assessing market share per SA2 uncovered the need for Council to cover approximately 30% of the demand (63 new Approved Places) due to the location of the demand.

16. **Aging Facilities:** Manningham Council's Assets team is currently undertaking a significant audit of its asset portfolio (including Early Years assets). The building condition assessments reviewed in the Situational Analysis, noted the significant number of aging facilities. However, this internal audit has further uncovered the high maintenance costs of buildings reaching end of life and highlighted those of priority for renewal or disposal. In response, scenarios deliberately renew or dispose significantly aging sites buildings - supporting Council's asset strategy.

17. **Precinct-Based Approach:** The supply and demand analysis highlighted the need to assess development options on a precinct-by-precinct basis before forming a whole-of-LGA strategy. The variability in demand, the geographic distribution and expansion limitations of Council-owned assets, and differences in market share per SA2 ultimately lead to the selection of the preferred hybrid scenario.

18. **School-Based Kindergarten Expansion:** Council has expressed a preference for delivering kindergartens on school sites to support the consolidation of aging Council assets. Three SA2s were identified with school sites suitable for kindergartens, but only one—Warrandyte Wonga Park—is considered viable, given the likelihood of VSBA approval.



1.0 EXECUTIVE SUMMARY AND FINDINGS

1.3 Council's Role in Early Years Delivery

Manningham Council plays a variety of important roles in the provision of early years services and infrastructure. These roles are shaped by the need to ensure service availability and to afford families with access to a mix of different service models.
Generally, Council will play a more prominent role in the provision of early years services infrastructure when access to other providers is limited and when Council is the sole or lead provider of a service.



Early Years Service	Council Role	What this means
Maternal & Child Health (MCH)	· Sole provider of MCH services in Manningham · Delivered by Council-employed MCH nurses · Operates from Council-owned facilities	· Council must ensure sufficient service infrastructure capacity to meet demand · Demand directly linked to number of children aged 0 – 4 years · Investment guided by demographic data and population forecasts
Sessional Kindergarten	· Not a direct provider of services · Provides and maintains facilities for not-for-profit operators (parent committees or early years managers) · Facilities often legacy infrastructure built when Council was a direct provider · No legislative requirement to provide, but Council chooses involvement based on community need · Role guided by Local Government Act 2020 principles of health, wellbeing and lifelong learning	· Council plays ongoing role in providing kindergarten infrastructure · Investment aims to offer families a mix of service models and options · Responsibility for sufficient capacity is shared with other providers · State policy changes have rapidly increased demand, creating capacity pressures · Expansion/replacement is costly - Council expects state government to fund most new capacity required to support policy change
Long Day Care	· Generally limited role in provision Operates one Council-run service (capacity: 38 children/day) within MC Square community complex. · Discretionary activity, not legislated · Role intended to broaden child care options and support service availability in under-served areas	· Council supports availability directly (via single centre) and indirectly (via infrastructure) · Investment aimed at providing families with choice and access in areas with fewer options · Responsibility for sufficient capacity shared with other providers
Other Early Years Services	· Supports access through multipurpose community facilities, service co-location, and shared spaces in Council facilities · Particularly important for smaller or remote communities with fewer service choices	· Council not a direct provider nor responsible for dedicated infrastructure · Supports use of multipurpose facilities to ensure families can access a reasonable mix of services across the municipality

2.0 EXISTING CONDITIONS

2.1 Existing Kindergarten Capacity Analysis

The following table summarises key enrolment and utilisation data regarding each of the existing services running within Council-owned or managed sites. Under utilisation is measured against the number of hours the Department of Education (DE) expects each service to deliver per week to provide an overview of services currently running under capacity.

The Department's expected hours per week are calculated by using the following formula: (Approved Places x capacity multiplier)x 15hrs. For Kindergartens, the capacity multiplier used is 1.8, for long day care services, this is reduced to 0.66. The capacity multiplier is determined by DE and is subject to change as further data is gathered.

Currently all Council-owned or managed sites meet the relevant spatial standards, however due to the high number of children who present with additional needs (disability, neurodiversities, learning difficulties etc) standard class sizes are not suitable to meet these additional needs, meaning many kindergartens are running below maximum capacity to allow educators to properly support their kinder groups.

Precinct	Site Information				Kinder Capacity							Operational Model							Utilisation		
					Current Capacity			Current Enrolments 2024				3 Year Olds			4 Year Olds						
	Site No	Site Name	Site Address	Service Offered	Approved Places	Kinder Rooms	O.C/LDC Rooms	3 y.o	4 y.o	LDC	Total Kinder Places (ex. LDC)	No. of 3y.o sessions per week	No. of hours per 3y.o session	TOTAL 3y.o hours delivered per week	No. of 4y.o sessions per week	No. of hours per 4y.o session	Total 4y.o hours delivered per week	**TOTAL Kinder Hours per week (3y.o +4y.o)**	DE expected hours per week	Total Unutilised Hours	Total Unutilised Places
Bulleen	1	Moresby Avenue Child Care & Early Learning Centre, Bulleen	6-8 Moresby Avenue, Bulleen	KGN + LDC	39	1	2	12	5	24	17	1	15	180	1	15	75	255	386	131	9
	2	Bulleen Preschool, Bulleen	5-7 Derreck Ave, Bulleen	KGN	30	1	0	12	25	0	37	1	15	180	1	15	375	555	810	255	17
	3	Yarraleen Preschool, Bulleen	92 Rocklea Rd, Bulleen	KGN	28	1	0	22	28	0	50	1	10	220	1	15	420	640	756	116	8
	4	Vista Valley Kindergarten, Bulleen	3 Vista St, Bulleen	KGN	29	1	0	22	27	0	49	1	10	220	1	15	405	625	783	158	11
Templestowe Lower	5	Lower Temp Preschool + Toy Library, Lower Templestowe	109 Swanston St, Templestowe Lower	Toy Library	N/A	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	6	Access Health and Community (Stride), Lower Templestowe	40-44 Balmoral Ave, Templestowe Lower	E.I. Service	N/A	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	7	Templestowe Heights Preschool, Lower Templestowe	64-68 Fyfe Dr, Templestowe Lower	KGN	30	1	0	20	44	0	64	1	7.5	150	2	15	660	810	810	0	0
	8	Templestowe Valley Preschool, Lower Templestowe	3 Birchwood Ave, Templestowe Lower	KGN	50	2	0	22	44	0	66	1	15	330	2	15	660	990	1350	360	24
	9	Twin Hills Preschool, Lower Templestowe	39-41 Mayfair Ave, Templestowe Lower	KGN	29	1	0	22	26	0	48	1	10	220	1	15	390	610	783	173	12
Templestowe	10	Templestowe Preschool, Templestowe	3 Swilk St, Templestowe VIC	KGN	29	1	0	21	21	0	42	1	15	315	1	15	315	630	783	153	10
	11	Yarra Valley Preschool, Templestowe	18 Hovea Street Templestowe	KGN	26	1	0	16	15	0	31	1	15	240	2	15	225	465	702	237	16
Doncaster	12	Doncaster Park Kindergarten, Doncaster	18 Studley St, Doncaster VIC	KGN	30	1	0	16	27	0	43	1	15	240	1	15	405	645	810	165	11
	13	Doncaster Kindergarten, Doncaster	687 Doncaster Rd, Doncaster MC2	KGN	27	1	3	27	49	0	76	1	7	189	2	15	735	924	729	195	0

2.0 EXISTING CONDITIONS

2.1 Existing Kindergarten Capacity Analysis

Precinct	Site Information				Kinder Capacity							Operational Model							Utilisation		
					Current Capacity			Current Enrolments 2024				3 Year Olds			4 Year Olds						
	Site No.	Site Name	Site Address	Service Offered	Approved Places	Kinder Rooms	O,C/LDC Rooms	3 y.o	4 y.o	LDC	Total Kinder Places (ex. LDC)	No. of 3y.o sessions per week	No. of hours per 3y.o session	TOTAL 3y.o hours delivered per week	No. of 4y.o sessions per week	No. of hours per 4y.o session	Total 4y.o hours delivered per week	**TOTAL Kinder Hours per week (3y.o +4y.o)**	DE expected hours per week	Total Unutilised Hours	Total Unutilised Places
Doncaster East SOUTH	14	Beverley Hills Uniting Kindergarten, Doncaster East	2-4 Darnala St, Doncaster East	KGN	30	1	0	30	50	0	80	1	7.5	225	2	15	750	975	810	-165	0
	15	Doncaster East Preschool, Doncaster East	2-4 Montgomery St, Doncaster East	KGN	29	1	0	25	28	0	53	1	15	375	1	15	420	795	783	-12	0
	16	Tunstall Square Kindergarten, Donvale	77 Tunstall Rd, Doncaster East VIC 3109	KGN	50	2	0	44	56	0	100	2	15	660	2	15	840	1500	1350	-150	0
Doncaster East NORTH	17	Cat Jump Preschool, Doncaster East	88 Polaris Dr, Doncaster East	KGN	25	1	0	22	22	0	44	1	15	330	1	15	330	660	675	15	1
	18	Gum Nut Gully Preschool, Doncaster East	58-60 Larnoo Dr, Doncaster East	KGN	27	1	0	26	40	0	66	1	8	208	2	15	600	808	729	-79	0
	19	Pines Learning Inc., Doncaster East	1/520 Blackburn Rd, Doncaster East	LDC + KGN	30	0	1	11		30	11	1	15	165	integrated		0	165	297	132	9
	20	Deep Creek Preschool, Doncaster East	510 Blackburn Rd, Doncaster East	KGN	30	1	0	22	40	0	62	1	11	242	3	15	600	842	810	-32	0
		Deep Creek Child Care Centre	510 Blackburn Rd, Doncaster East	LDC	48	1	2	36		12	36	1	15	540	integrated		0	540	475.2	-65	0
Donvale - Park Orchards	21	Montessori Early Education Centre, Donvale	36A Mitcham Rd, Donvale VIC 3111	LDC + KGN	95	3	0	50		45	50	3	15	750	integrated		0	750	941	191	13
	22	Donvale Preschool, Donvale	7-9 Florence Ave, Donvale	KGN	28	1	0	20	16	0	36	1	15	300	2	15	240	540	756	216	14
	23	Park Orchards Kindergarten, Park Orchards	568 Park Rd, Park Orchards	KGN	30	1	0	26	37	0	63	1	15	390	1	15	555	945	810	-135	0
Warrandyte - Wonga Park	24	Warrandyte Childcare & Preschool Centre, Warrandyte	346-348 Ring wood Warrandyte, Road Warrandyte	LDC + KGN	38	2	1	12		0	12	1	15	180	integrated		0	180	376	196	13
	25	Warrandyte Kindergarten, Warrandyte	8 Taroona Ave, Warrandyte	KGN	29	1	0	19	27	0	46	1	10	190	1	15	405	595	783	188	13
	26	Burch Memorial Kindergarten, Wonga Park	1/9-13 Old Yarra Rd, Wonga Park	KGN	49	2	0	44	54	0	98	2	14	616	2	15	810	1426	1323	-103	0

2.0 EXISTING CONDITIONS

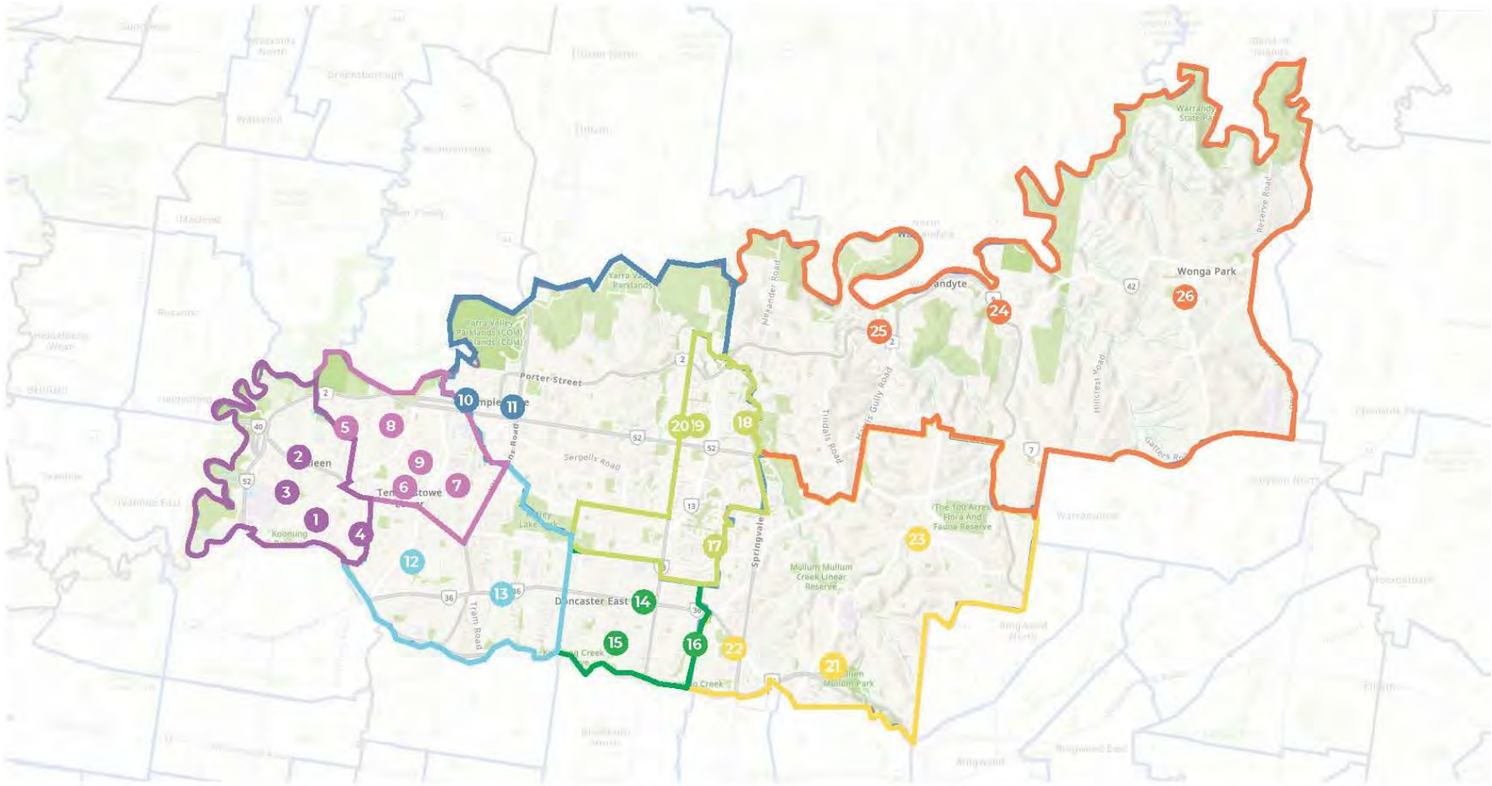
2.2 Existing Early Years Infrastructure Distribution Map

26 of the 63 Early Years services across the LGA operate from Manningham Council-owned or managed sites* (see map at right). Together, these provide 24% of the Total Number of Approved Places.

This map demonstrates that the Council sites are not evenly distributed across the LGA. Specifically, Council has limited sites within Templestowe and Doncaster. It is understood that a significant number of private kindergartens and long day care centres operate in these areas, making up for the lower number of Council-owned assets.

Without the acquisition of additional sites within these areas Council will have limited capacity to meet localised demand in these areas due to limited capacity for expansion.

* This project only considered the sites identified here through the lens of kindergarten place provision and response to Best Start Best Life policy. It is noted there are multiple other Council sites across the LGA providing other Early Years services such as occasional care, toy libraries and maternal child health etc. not included here.



SA2 AREA
Bulleen
Templestowe Lower
Templestowe
Doncaster
Doncaster East - South
Doncaster East - North
Donvale - Park Orchards
Warrandyte - Wonga Park

REF.	SITE NAME
1	Moresby Avenue Child Care & Early Learning Centre
2	Bulleen Preschool
3	Yarraleen Preschool
4	Vista Valley Kindergarten
5*	Lower Temp Preschool / MC Toy Library*
6*	Access Health and Community (Stride)*
	** Sites do not currently host a kindergarten services*

REF.	SITE NAME
7	Templestowe Heights Preschool
8	Templestowe Valley Preschool
9	Twin Hills Preschool
10	Templestowe Preschool
11	Yarra Valley Preschool
12	Doncaster Park Kindergarten
13	Doncaster Kindergarten and Early Years

REF.	SITE NAME
14	Doncaster East Preschool
15	Beverley Hills Uniting Kindergarten,
16	Tunstall Square Kindergarten
17	Cat Jump Preschool,
18	Gum Nut Gully Preschool
19	Pines Learning Inc.
20	Deep Creek Preschool and Childcare Centre

REF.	SITE NAME
21	Montessori Early Education Centre
22	Donvale Preschool
23	Park Orchards Kindergarten
24	Warrandyte Childcare & Preschool Centre
25	Warrandyte Kindergarten
26	Burch Memorial Kindergarten

2.0 EXISTING CONDITIONS

2.3 Existing Kindergarten Evaluation Summary

With the exception of Moresby Avenue, Bulleen Preschool, Templestowe Preschool, Doncaster Park, Doncaster Kindergarten, Gum Nut Gully, Warrandyte Childcare and Preschool and Burch Memorial Kindergarten, the majority of Council-owned kindergartens have been nominated to be above average in condition and fitness for purpose.

Building condition assessments provide an overall asset score, cost to replace and expected life of the building, along with a detailed analysis of individual building components. Analysis of this data has proved difficult to separate into a useful scale as their data has indicated the buildings are all in a similar condition (average) and all sites are nominated to have similar remaining useful life (between 15-20 years, except for Gum Nut Gully identified with only 12 years).

The services' survey responses (from the survey undertaken by Early Years Consultant) have also been synthesised however, these scores are subjective and relate more to the functionality of the building (or fitness for purpose) as a kinder rather than the built asset condition and should be considered as such.

Expansion capacities below are based on desktop analysis and high level square metre rates. These are a guide only and further investigations into site capacity have been completed though Phase 2 and 3 of this project. This later work supersedes the expansion capability described below.

Below is a summary of the desktop analysis, which evidences the need for renewal and/or alteration of several assets in order to meet demand and the needs of the community.

LEGEND: No upgrades required | Moderate upgrades required | Significant upgrades required | Not available

The following icons indicate estimated expansion capacities of:

< 22 places | 22-32 places | 33-43 places | 44-53 places | 55+ places

Precinct	Site Information									Current Capacity			Scorecard				
	Site No.	Site Name	Site Address	Service Offered	Overlays	Planning Zone	Approx. Site Area (sqm)	Indoor Total Area (sqm)	Kinder Area	Approved Places	Kinder Rooms	O.C/LDC	Asset Condition (MACUTEX)	Fit for Purpose (PRL)	Indoor Asset Amenity	Outdoor Asset Amenity	Expansion Capacity
Bulleen	1	Moresby Avenue Child Care & Early Learning Centre, Bulleen	6-8 Moresby Avenue, Bulleen	LDC+KGN	Nil	GRZ1	1189	300	300	39	1	2					
	2	Bulleen Preschool, Bulleen	5-7 Derreck Ave, Bulleen	KGN	DDO8 DDO8-2	GRZ2	1466	230	166	30	1	0					
	3	Yarraleen Preschool, Bulleen	92 Rocklea Rd, Bulleen	KGN	HO (park)	PPRZ	1695	236	181	28	1	0					
	4	Vista Valley Kindergarten, Bulleen	3 Vista St, Bulleen	KGN	Nil	GRZ1	1775	181	181	29	1	0					
Templestowe Lower	5	Lower Temp Preschool + Toy Library, Lower Templestowe	109 Swanston St, Templestowe Lower	Toy Library	SBO1	PPRZ	1322	280	205	N/A	1	0					
	6	Access Health and Community (Stride), Lower Templestowe	40-44 Balmoral Ave, Templestowe Lower	E.I. Service	DDO8 DD08-2	GRZ2	1075	277	N/A	N/A	0	0					
	7	Templestowe Heights Preschool, Lower Templestowe	64-68 Fyfe Dr, Templestowe Lower	KGN	LSO ES02 SBO1	PPRZ	1032	230	177	30	1	0					
	8	Templestowe Valley Preschool, Lower Templestowe	3 Birchwood Ave, Templestowe Lower	KGN	Nil	GRZ1	1489	368	368	50	2	0					
	9	Twin Hills Preschool, Lower Templestowe	39-41 Mayfair Ave, Templestowe Lower	KGN	Nil	GRZ1	1539	278	189	29	1	0					
Temple-stowe	10	Templestowe Preschool, Templestowe	3 Swilk St, Templestowe VIC	KGN	Nil	PPRZ	1007	213	143	29	1	0					
	11	Yarra Valley Preschool, Templestowe	18 Hovea Street Templestowe	KGN	DD08 DD08-3	GRZ1	1295	174	174	26	1	0					
Doncaster	12	Doncaster Park Kindergarten, Doncaster	18 Studley St, Doncaster VIC	KGN	Nil	PPRZ	1614	249	162	30	1	0					
	13	Doncaster Kindergarten, Doncaster	687 Doncaster Rd, Doncaster MC2	KGN	DCPO1 PO1 DDO DPO	ACZ1	1414	591	163	27	1	3					
		Early Years @MC2		LDC					428								

2.0 EXISTING CONDITIONS

2.3 Existing Kindergarten Evaluation Summary

LEGEND: No upgrades required · Moderate upgrades required · Significant upgrades required · Not available

The following icons indicate estimated expansion capacities of:

< 22 places · 22-32 places · 33-43 places · 44-53 places · 55+ places

Precinct	Site Information									Current Capacity			Scorecard				
	Site No.	Site Name	Site Address	Service Offered	Overlays	Planning Zone	Approx. Site Area (sqm)	Indoor Total Area (sqm)	Kinder Area	Approved Places	Kinder Rooms	O.C/LDC	Asset Condition (MACUTEX)	Fit for Purpose (PRL)	Indoor Asset Amenity (by Service)	Outdoor Asset Amenity (by Service)	Expansion Capacity
Doncaster East SOUTH	14	Doncaster East Preschool, Doncaster East	2-4 Montgomery St, Doncaster East	KGN	Nil	PUZ6	1050	164	164	29	1	0					
	15	Beverley Hills Uniting Kindergarten, Doncaster East	2-4 Damala St, Doncaster East	KGN	Nil	GRZ1 PPRZ	1485	260	193	30	1	0					
	16	Tunstall Square Kindergarten, Donvale	77 Tunstall Rd, Doncaster East VIC 3109	KGN	VPO	PPRZ	2645	450	355	50	2	0					
Doncaster East NORTH	17	Cat Jump Preschool, Doncaster East	88 Polaris Dr, Doncaster East	KGN	Nil	GRZ1	703	180	180	25	1	0					
	18	Gum Nut Gully Preschool, Doncaster East	58-60 Larnoo Dr, Doncaster East	KGN	BMO ESO2 ESO3	PCRZ	1513	159	159	27	1	0					
	19	Pines Learning Inc., Doncaster East	1/520 Blackburn Rd, Doncaster East	LDC+KGN	Nil	PUZ6 PPRZ	347	154	154	30	0	1					
	20	Deep Creek Preschool, Doncaster East	510 Blackburn Rd, Doncaster East	KGN	Nil	PUZ6	2387	631	191	30	1	0					
		Deep Creek Child Care Centre	510 Blackburn Rd, Doncaster East	LDC					307	48	1	2					
Donvale - Park	21	Montessori Early Education Centre, Donvale	36A Mitcham Rd, Donvale VIC 3111	KGN	Nil	PPRZ	2824	559	559	95	3	0					
	22	Donvale Preschool, Donvale	7-9 Florence Ave, Donvale	KGN	Nil	GRZ1	1446	268	194	28	1	0					
	23	Park Orchards Kindergarten, Park Orchards	568 Park Rd, Park Orchards	KGN	BMO SLO6	PUZ6 LDRZ	2126	298	225	30	1	0					
Warrandyte - Wonga Park	24	Warrandyte Childcare & Preschool Centre, Warrandyte	346-348 Ring wood Warrandyte, Road	LDC + KGN	BMO DDO3 ESO5	NRZ1	1640	295	61	38	2	1					
	25	Warrandyte Kindergarten, Warrandyte	8 Taroona Ave, Warrandyte	KGN	BMO ESO3 Aboriginal CS	PPRZ	1236	315	248	29	1	0					
	26	Burch Memorial Kindergarten, Wonga Park	1/9-13 Old Yarra Rd, Wonga Park	KGN + OC	BMO ESO2 ESO3 ESO4 HO126	PPRZ PUZ6	1412	N/A	366	49	2	0					

3.0 CONSULTATION FINDINGS

3.1 Services Survey

Qualitative insights gathered from interviews and survey responses have highlighted several key themes pertinent to this project:

Facility Limitations and Needs
A recurrent theme across both interviews and surveys is the need for expansion and improvement of physical spaces. Many services believed themselves to be operating at full capacity. They emphasised the need for additional rooms and larger, more functional spaces to accommodate current demand and future growth. For instance, there is a strong desire for more classrooms to support different age groups separately, enhanced staff areas, and improved storage solutions.

Program Expansion and Staffing Challenges There is a notable interest in expanding programs, especially with the impending increase in hours for kindergarten services due to the Pre-Prep reform. This expansion leads to staffing challenges, particularly the need for more qualified staff to handle the increased workload and provide high-quality education. Services are also grappling with balancing the needs of diverse age groups within their current offerings.

Outdoor and Play Areas
The adequacy of outdoor spaces was frequently discussed, with many services indicating that existing play areas do not fully meet the needs of children or staff. Improvements like better playground equipment, safer and more inclusive designs for children with additional needs, and more effective use of outdoor spaces for educational purposes are highlighted as necessary enhancements. It is however noted that outdoor and play areas fall outside of Council's asset provision and upgrades are the responsibility of the service provider.

Community and Inclusion
The responses also reflect a strong focus on community engagement and the inclusivity of services. There is a push for facilities that can better support children with additional needs, including those involved with NDIS. Moreover, the importance of community-oriented spaces that facilitate parent involvement and external partnerships is emphasised, which could help in aligning services more closely with local needs. Kindergartens are working closely with local health services and specialists to support children with special needs, indicating a strong community-based approach to early childhood education.



3.0 CONSULTATION FINDINGS

3.2 Additional Early Years Services

Early Years Specialists
Consultation highlighted a trend in children with additional needs, exacerbated by staffing challenges and the COVID-19 pandemic's developmental impacts. Services like Vista Valley and Tunstall attract a high number of families with additional needs children due to better funding and accessible facilities. Multi-age grouping and integration of NDIS children have mixed success, with resource constraints affecting the balance of attention and support. Additionally, services face challenges in physical inclusivity, especially in playground design, underscoring the need for enhanced staff training and better coordination between therapists and educators to foster effective inclusion and support.

Toy Library
Consultation highlighted several operational challenges for both Toy Libraries, particularly noting space constraints and lack of storage as a major impediment to service delivery and growth. These constraints reportedly limit the library's ability to accommodate members during peak times, reduce capacity for delivery of associated programs and restrict potential service expansion. Additionally, the reliance on a volunteer-driven model poses sustainability challenges, as member commitments impact volunteer availability.

Maternal Child Health
Consultation highlighted three main programs: the Universal MCH program, the Enhanced MCH program, and various parent groups focusing on early education and support.

Key insights include:

1. Early intervention and seamless integration with other community services are important to enhance accessibility and support for families.
2. Despite the benefits of service co-location, co-location can create some challenges such as limited space for group activities and reductions in privacy for consultations.
3. The physical limitations of the facilities sometimes hinder the effective delivery of MCH services, impacting the ability to conduct comprehensive parent groups and manage privacy for sensitive consultations.
4. More tailored spaces that could better accommodate family needs and allow for a more integrated service delivery approach were advocated for.



4.0 EXTERNAL INFLUENCES

4.1 Transitioning to Pre-prep

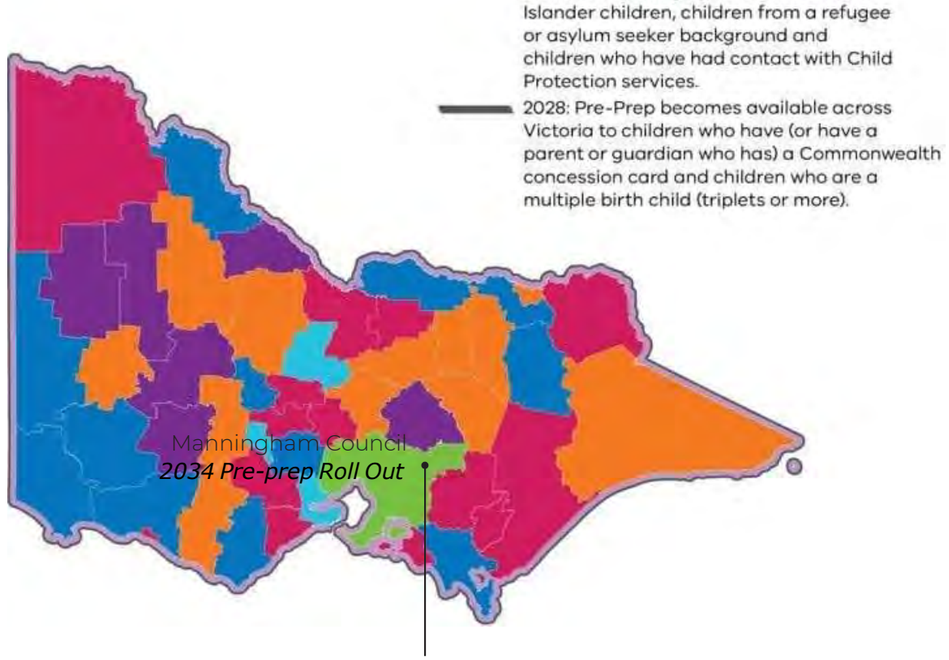


The Victorian Government's Best Start Best Life reforms represent a transformative approach to early childhood education, with a particular emphasis on transitioning Four-Year-Old Kindergarten to Pre-Prep over the next decade from 2025. This transition will see funded kindergarten hours for Three-Year-Old Kindergarten increase to 15 hours weekly and double for Four-Year-Old Kindergarten/Pre-Prep to 30 hours. By 2036, Victorian children will benefit from 1,800 hours of quality, funded kindergarten, laying a strong educational foundation. The initiative acknowledges the critical role of early learning in child development, promising to deliver a high-quality, universal program through both sessional kindergartens and long-day-care centres.

The reforms will create increased demand for kindergarten and a need for additional space. Demand will be updated regularly in the lead up to implementation and is described through the Kindergarten Infrastructure and Services Plan (KISP)delivered by the Department in conversation with Local Council's

Manningham City Council is preparing for the 2034 metropolitan roll out of these reforms, with a strategic, phased approach to accommodate infrastructure development. This gradual implementation is aimed at ensuring readiness for the expanded programs.
The State Government has indicated a preference to co-locate kindergartens with schools (on Department of Education land.) To date no school sites have been identified by the Department within the Manningham LGA.

Council continues to actively work with the Department and VSBA to understand key demand areas and advocate for school sites and seek funding to support expansions projects in these areas.



4.0 EXTERNAL INFLUENCES

4.2 Funding Notes

The Building Blocks Capacity Building stream, is a VSBA initiative offering funding to support the expansions to existing or construction of new kindergartens across Victoria to increase Kindergarten Place capacities across the state.

The Building Blocks funding streams outlined below provide funding on a site-by-site basis. However, the VSBA has indicated that if an LGA enters into a Partnership Agreement, they will support a pipeline of development (i.e. 10 new kinders over 12 years) and fund the program based on the total number of new places created. The VSBA has advised that Manningham Council qualifies for this arrangement. This approach gives LGA's greater flexibility to 'overspend' on certain sites and 'underspend' on others, based on site constraints.

The following are outtakes from the Building Blocks website (https://www.schoolbuildings.vic.gov.au/building-blocks-grants-capacity-building) that explain these categories, their potential funding opportunities and their eligibility criteria.

INTEGRATED CHILDREN'S CENTRE

These grants provide funding for new community hubs, bringing together a range of professional services to deliver education, care, health and support services to children and their families.

Funding
Eligible organisations can apply for up to $9 million per grant (GST exclusive).

Previously Available Funding	Currently Available Funding	Kindergarten places created
$2,000,000	$4,500,000	2 x 33 place rooms
$3,000,000	$6,750,000	3 x 33 place rooms
$4,000,000	$9,000,000	4 x 33 place rooms

Funding support available through this program has more than doubled in 2023 to provide additional support to the sector to invest in new capacity in areas of demand. For example, the grant available for a facility that delivers two new 33-place rooms of kindergarten has increased from $2 million in 2022, to $4.5 million in 2023.

Funding amounts are scalable. This means that funding is increased, and decreased pro-rata based on the number of Approved Places being created. For further information regarding scalability, refer to the Building Blocks Capacity Building Assessment Factsheet.
VSBA will only consider project costs relating to the early childhood infrastructure element of an Integrated Children's Centre. For example, if a proposed project also includes a library or sport and recreation facilities then the costs for these elements cannot be included in the application.

NEW EARLY LEARNING FACILITY

These grants fund new facilities that support high quality early learning programs, including funded kindergarten programs for three and four-year-old children.

The location and design of new early learning facilities should respond to the needs of local families and support partnerships with other local services for children and families.

Funding
Eligible organisations can apply for up to $8,000,000 per grant (GST exclusive).

Previously Available Funding	Currently Available Funding	Kindergarten places created
$1,500,000	$4,000,000	2 x 33 place rooms
$2,250,000	$6,000,000	3 x 33 place rooms
$3,000,000	$8,000,000	4 x 33 place rooms

Funding support available through this program has more than doubled in 2023 to provide additional support to the sector to invest in new capacity in areas of demand. For example, the grant available for a facility that delivers two new 33-place rooms of kindergarten has increased from $1.5 million in 2022, to $4 million in 2023.

Funding amounts are scalable. This means that funding is increased and decreased pro-rata based on the number of Approved Places being created.



4.0 EXTERNAL INFLUENCES

4.2 Funding Notes

MODULAR KINDERGARTEN BUILDINGS

These are a templated, modern and efficient solution for delivering quality infrastructure in shorter timeframes. Modular kindergarten facilities can be located on both Department of Education (DE)-owned land and non-DE-owned land.

There are three templated options, a one room 33 Licensed Place facility, a two room 66 Licensed Place facility, or a three room 99 Licensed Place facility. In addition, there are 2 compact options available (1-room and 2-room) which can be allocated to projects where the 'standard' templates are deemed unviable.

Funding

Projects eligible for funding for a modular kindergarten facility will be able to apply for funding up to a capped amount for the manufacture, delivery and installation of the modular kindergarten facility, outdoor learning areas and required car parking.

Organisations can apply for:

- a 1-room (33 Approved Places) standard modular kindergarten facility and associated works, and valued up to $2.0 million
- a 2-room (66 Approved Places) standard modular kindergarten facility and associated works, and valued up to $3.0 million
- a 3-room (99 Approved Places) standard modular kindergarten facility and associated works, and valued up to $4.2 million
- a 1-room (33 Approved Places) compact modular kindergarten facility and associated works valued up to $2.35 million
- a 2-room (66 Approved Places) compact modular kindergarten facility and associated works valued up to $3.6 million.

The project budget and allocation of funding within the 'up to cap' amount will be finalised following the feasibility and site investigation stage and will be based on room size, site conditions and project particulars (within the standard scope). Exceptional funding above the cap may be available to support projects with complex site conditions.

EXPANSION GRANT

These grants increase the number of Approved Places of existing facilities that are already approved to provide a funded kindergarten program for 3 and 4-year-old children.

Funding

Eligible organisations can apply for up to $4,500,000 per grant (GST exclusive).

Previously Available Funding	Currently Available Funding	Kindergarten places created
$900,000	$1,500,000	1 x 33 place rooms
$1,800,000	$3,000,000	2 x 33 place rooms
$2,700,000	$4,500,000	3 x 33 place rooms

Funding available through this program has increased substantially in 2023 to better support the sector to create new capacity in areas of demand. For example, the grant available for an expansion that creates additional capacity of 33 places has increased from $900,000 in 2022 to $1.5 million in 2023.

The funding level for an expansion is scalable based on proposed services expanding to create 33 Approved Places. This means that funding is increased, and decreased pro-rata based on the number of Approved Places being created.

FUNDING ELIGIBILITY

Organisations that receive a grant must:

- agree to the requirements outlined in these guidelines (failure to do so may result in funding being withheld)
- enter into a formal Common Funding Agreement with DE or a Letter of Intent for Modular Kindergarten Facility grants
- agree to deliver Free Kinder for at least 10 years after the completion of the grant project
- co-contribute to construction costs if a proposed project will include an early years Long Daycare Centre rather than sessional kindergarten, on a non-government school site
- where applicable, follow the Building Blocks Acknowledgement and Publicity Guidelines, including liaising with the Department and holding events on request, such as sod turns and openings, and erecting signage for projects
- submit an acquittal form and the required supporting evidence for approval by DE upon completion of the project
- agree that no additional Department of Education state funding will be allocated to the proposed project and if additional costs arise, they must be met by the applicant.

To remain eligible for funding, you must not enter into a contract or commence any works proposed in your application before we inform you of the application outcome.

4.0 EXTERNAL INFLUENCES

4.3 VSBA Capacity Building Funding Prerequisites

All applicants for VSBA Building Blocks Grants are required to provide responses to the selection criteria. Funding recommendations will be based on the extent you can demonstrate that your project addresses the following assessment criteria. These are weighted according to specified percentages. The weightings align with Building Blocks Capacity Building stream objectives:



Weighting	Description
15%	The proposed project supports the integrated delivery of early childhood and related family services and/or the establishment of partnership arrangements with other services
15%	The proposed project improves access to high quality early childhood services for the local community
15%	The proposed project supports the establishment of connections with local government and non-government schools.
15%	The proposed project facilitates access for children of all abilities
15%	The proposed project promotes environmental sustainability, and includes environmentally sustainable features in design or construction
25%	The proposed project is ready to commence construction

5.0 GUIDING PRINCIPLES

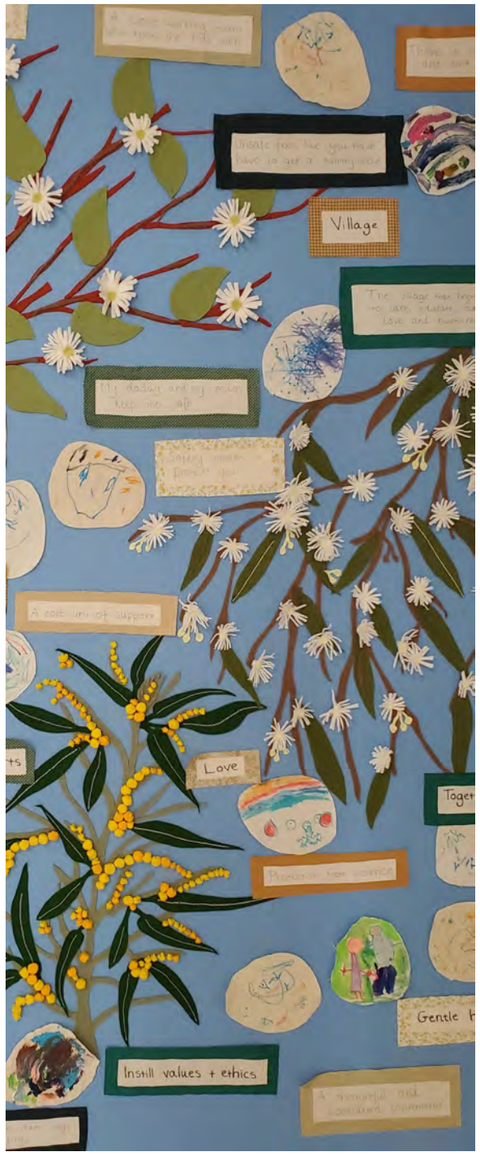
5.1 Guiding Principles

The following principles have informed the strategic direction of this work.

PRINCIPLES	IMPLICATIONS /LIMITATIONS
Early Years Infrastructure	
Maximise and maintain existing infrastructure	Council aims to maximise existing infrastructure by progressively undertaking maintenance and renewals to ensure infrastructure remains serviceable and suitable to meet community need.
Development Determinants	Locations and extent of all future expansions and redevelopments will be prioritised based on the interpretation of data determining current and future needs along with a number of factors including facility age, maintenance cost, site expansion potential etc.
Expansions will create no net loss of existing carparking (unless nominated by Council)	Carparking is to be retained where already provided and dispensations will be utilised for additional requirements.
Expansions will create no net loss of public open space	Council has indicated there is to be no expansion onto public space. As many of Manningham's kinder sites adjoin open space it is suggested Council consider utilising a no net loss approach: allowing flexibility for kinders to expand into open space (when limiting sites necessitate) and releasing other kinder sites (or part thereof) back to open space to balance the loss.
Expansions, where feasible, will be single level	Targeting single story facilities supports keeping costs to a minimum to work within the VSBA funding envelope.
Funding	
Council has indicated expansions must primarily be funded by VSBA to minimise co-investment requirements.	Potential to gain VSBA funding is a critical consideration in assessing development scenarios. Council has indicated they are looking for VSBA funding to support the expansion of sites and the creation of additional places.
Council will consider entering into a VSBA partnership to maximise flexibility in utilising funding.	Given Council's funding position it is advised that Council consider entering a partnership agreement with the VSBA to remove the restrictions of individual funding parcels per kinder. The partnership provides flexibility in how the funding is spent across multiple sites enabling smaller spending on minor works to tip excess funding into larger redevelopments.

5.0 GUIDING PRINCIPLES

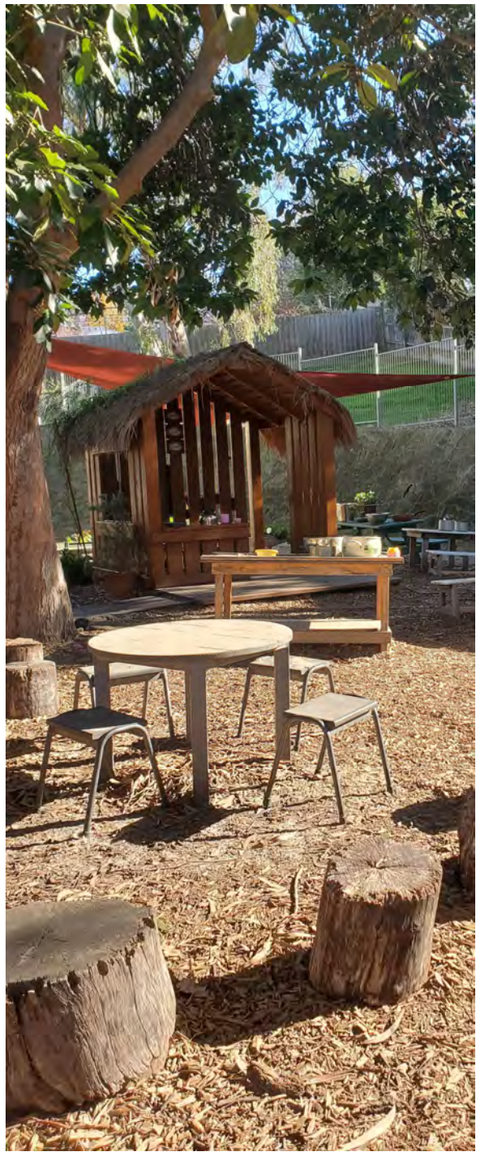
5.1 Guiding Principles



PRINCIPLES	IMPLICATIONS /LIMITATIONS
Town Planning Complexity	
Developments of land carried out by or on behalf of the Minister for Children are exempt from the application of the planning scheme. Council will utilise Minister's Exemption, as required and where possible, to provide greater flexibility in expansion outcomes.	It is proposed the Minister's Exemption is utilised sparingly and developments should adhere to Town Planning requirements that protect highly valued and visible amenity (i.e. heritage structures, mature trees etc). The exemptions could be used for items such as carparking dispensation and minimising setback requirements.
In response to BSBL, Council will:	
Aim to maintain its current market share of place provision and undertake expansions accordingly	A large proportion of kinder places provided in Manningham are supplied by the private market (Long Day Cares, Integrated Centres etc). Council is committed to maintaining its current market share of approximately 24% of places and will look to expand to provide additional places to match population growth and changes in BSBL policy.
Ensure facilities are safe and sustainable	Council will ensure all early years facilities are compliant, safe, accessible, and sustainable. All early years facilities will be fit for purpose and both indoor and outdoor spaces will meet relevant standards.
Support co-location of kindergartens on school sites	Council supports the Victoria State Government's initiative to co-locate kindergartens on school sites.

5.0 GUIDING PRINCIPLES

5.1 Guiding Principles



PRINCIPLES	IMPLICATIONS /LIMITATIONS
Council will consider:	
Expansions in over supply areas to offset neighbouring SA2's in demand (as geographically appropriate)	Many of the SA2's with high place deficits in Manningham have few Council-owned kinder buildings within them and/or the Council-owned facilities have little expansion capacity. Offsetting these in neighbouring SA2's will enable Council to retain its existing market share of kinder places as BSBL policy begins to take effect.
Maximise site utility	Council will consider disposing of assets that are not ideally suitable for Early Years, in order to strategically invest in more appropriate sites and / or it will seek to maximise the efficiency of Early Years sites.
Retaining and expanding/maintaining sites that exist in geographically isolated areas unless a clear like-for-like relocation site is identified	Manningham includes several SA2's that are relatively isolated (Park Orchards, Warrandyte, Wonga Park) from the broader LGA - limiting their capacity to utilise supply in other SA2s. Although demand numbers in these area remain low, due to their remote locations, the removal of a single kinder in these areas will have big impacts (i.e. may result in removing up to a third of all kinder places offered) making it critical these kinders are retained, maintained and, if required and where possible, expanded.

6.0 DEMAND ANALYSIS

6.1 Key Findings and Considerations

The Demand Analysis provided an assessment of kindergarten service supply and demand within the Manningham LGA, projecting current and future needs up to the year 2036. Utilising detailed population data, kindergarten capacities, and considering imminent policy reforms, this summary encapsulates critical insights to guide strategic planning and decision-making. The findings incorporate data derived from consultation with services, which adds depth and context to the supply-demand dynamics observed.

As demographic data and kindergarten capacity provisions are subject to continual fluctuations over time, demand data is also expected to change over time. Council will continue to monitor this data for notable changes. In the event of significant shifts, Council will review the Infrastructure Plan and make appropriate adjustments to ensure that planning efforts remain aligned with current and future needs.



1 UTILISATION EFFICIENCY

Manningham's kindergartens exhibit a range of utilisation efficiencies. While some services fully meet or exceed DE's benchmarks for efficiency, others operate below their capacity, highlighting an opportunity for operational improvements.

- **Efficient utilisation:** Over a third of services (9 out of 24, representing 40%) report zero unused capacity, indicating efficient utilisation of their licensed capacity with an effective capacity multiplier of 1.8. This high level of efficiency suggests that these services' offering is already organised to maximise their facility and space.
- **Underutilisation and potential capacity increase:** Conversely, 15 out of 24 services (63%) exhibit unused capacity under the current 1.8 capacity multiplier, indicating underutilisation of Approved Places. If these services were operating at this level of efficiency, an additional 168 15-hour equivalent places could be provided to the community.

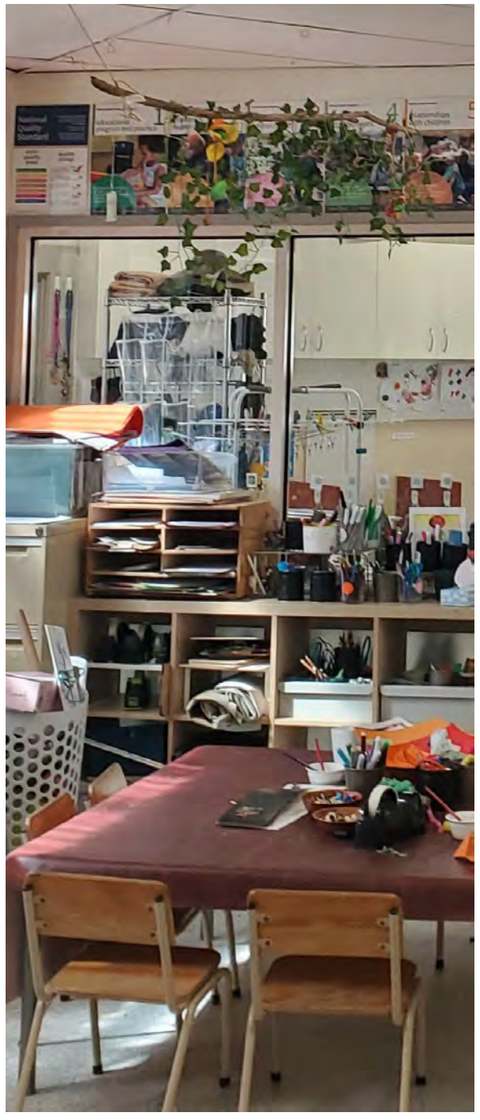
2 WAITLIST VARIABILITY

When analysing waitlist data, it is also important to consider that these numbers might not accurately represent actual demand. Families often register at multiple services or fail to update their waitlist status after moving or securing alternative placements, potentially inflating perceived demand. The frequency with which services update their waitlists to confirm ongoing interest is not clear, introducing uncertainty into demand assessments. Therefore, this analysis of waitlist data should be viewed with these considerations in mind.

- **Waitlist Variability Across Council-owned Facilities:** : There was significant variation in kindergarten waitlists, with 402 families on waitlists across 26 services, averaging 15 families per service.
- **Demand for a long day program:** Notably, Deep Creek Child Care Centre has the highest demand, with 96 families waitlisted—constituting 24% of the total LGA waitlist and indicating a strong preference for its high-quality, integrated long day care and kindergarten services.
- **Low demand indicator:** Conversely, 10 services report zero waitlisted families, highlighting areas with potentially low demand.

6.0 DEMAND ANALYSIS

6.1 Key Findings and Considerations



3 NATIONAL QUALITY STANDARDS COMPLIANCE

- **High Quality Services:** Manningham services delivering kindergarten programs were found to be either 'Meeting' or 'Exceeding' the National Quality Standard (84% of 63 services; the remaining 16% of services have not yet been assessed). No service was found to be 'Working Towards NQS' (0%).
- **Exceeding NQS in Council-owned facilities:** Notably, 12 of the 17 top-performing services (those with an 'Exceeding NQS' rating) were operating out of Council-owned facilities. These services include Bulleen Preschool, Burch Family Memorial Preschool, Catjump Preschool, Deep Creek Child Care Centre, Doncaster Park Kindergarten, Donvale Preschool, Gumnut Gully Preschool, Park Orchards Kindergarten, Templestowe Heights Preschool, Vista Valley Kindergarten, Yarra Valley Preschool, and Yarraleen Preschool. This high quality likely contributes to high community trust and preference for local services. Continuing to uphold these standards will be vital in maintaining service quality and parent confidence.

4 ADDITIONAL PROGRAMS AND PERCEIVED CHALLENGES (SURVEY DATA)

- **Community-Driven Service Expansion:** Survey results from the stakeholder consultations underscore a strong community demand for expanded and diverse kindergarten program offerings within the Manningham LGA. Services expressed interest in extending operational hours, expanding physical capacities, and introducing specialised programs that cater to specific needs such as ASD support and digital literacy. Additionally, there is interest in enhancing community and family engagement through educational sessions and local partnerships.
- **Challenges in Meeting Future Demand**: Survey responses identified perceived challenges in accommodating future demand. The most prevalent concern, cited by 63% of respondents, is the perceived insufficiency of funding for facility upgrades or expansion, highlighting financial constraints as a major barrier to enhancing service capacity and quality. This was closely followed by concerns over limited physical space for expansion (59%). Additionally, nearly half of the services express uncertainty about the potential impacts of impending reforms such as the Best Start, Best Life initiative, which complicates their operational and capacity planning strategies.

5 KINDERGARTEN SUPPLY

LGA OVERALL

- **Supply Adequacy Pre-Reform:** Up to 2033, Manningham is generally well-equipped with sufficient Kindergarten Places except Warrandyte - Wonga Park which has an existing deficit of places that continues to increase over the next decade. 100% of places are delivered within Council-owned facilities in Warrandyte-Wonga Park, meaning it is reliant on government funded facilities to meet demand. The LGA overall maintains a surplus each year. This suggests that, at the LGA level, the current supply meets the estimated demand efficiently before the policy transition to four-year-old PrePrep takes effect.

6.0 DEMAND ANALYSIS

6.1 Key Findings and Considerations



5 KINDERGARTEN SUPPLY (CONT'D)

STATISTICAL AREA

- **Impact of Best Start Best Life Reforms:** Challenges are anticipated beginning in 2034 when the Best Start Best Life reforms extend kindergarten hours. This policy shift is expected to result in a deficit of Kindergarten Places, starting with a shortage of 14 15-hour equivalent places in 2034, which is projected to increase to 400 places by 2036, indicating a need for increased kindergarten supply. It is important to note this figure is an aggregate of shortages only; it does not consider the surplus of places available in some suburbs.
- **Shortages:** Following the full implementation of the reforms by 2036, six out of the eight SA2s, including Templestowe where supply perfectly matches demand, will experience shortfall in 15-hr equivalent places.
- The following are areas with an anticipated shortfalls in Kindergarten Places in 2036:
  - Doncaster: Shortfall of 186 places
  - Doncaster East - South: Shortfall of 82 places
  - Donvale - Park Orchards: Shortfall of 23 places
  - Templestowe Lower: Shortfall of 44 places
  - Warrandyte - Wonga Park: Shortfall of 64 places
  - Templestowe: Supply exactly meets demand (0 surplus/shortage, effectively at risk of shortfall)
- **Surpluses**: There are two SA2s projected to have surpluses in Kindergarten Places by 2036:
  - Bulleen: Surplus of 293 places
  - Doncaster East - North: Surplus of 80 places

Supply figures assume the expansion of Gum Nut Gully will occur to create an additional 33-places. This has not yet been delivered.

6 DATA COMPARISON WITH KISP 2024 REVIEW

In the KISP 2024 Review, Manningham City Council and DE's supply-demand analyses were highly aligned, identifying 63 services within the LGA with a minor discrepancy in 15-hour equivalent places—3,605 versus DE's 3,600. Demand projections were similarly consistent, projecting a slight difference by 2036 (3,615 versus 3,630 places). Our analysis diverged slightly by highlighting both surpluses and shortages, providing a more comprehensive view for strategic resource allocation.

6.0 DEMAND ANALYSIS

6.2 Demographic Statistics

Table 1
Manningham population of children aged 3 and 4 years old, 2024 – 2036

Manningham City Council	2024		2036		Change between 2024 and 2036	
Area	Number	%	Number	%	Number	%
Manningham City Council	2,409	1.9	2,687	1.9	278	11.5
Bulleen	229	2	292	2.2	62	27.2
Doncaster Hill	110	2.3	160	2.4	50	45
Templestowe Lower	308	2.1	351	2.3	43	13.8
Warrandyte - Warrandyte South	93	1.6	126	2.1	33	35.5
Doncaster Balance	431	2	464	1.9	33	7.7
Doncaster East	603	1.9	625	1.8	22	3.7
Wonga Park	50	1.6	65	2.1	16	31.1
Donvale	198	1.5	213	1.5	15	7.7
Templestowe	320	1.9	327	1.8	7	2.1
Park Orchards - Ringwood North	67	1.5	65	1.4	-2	-3

The population data utilised in this analysis are sourced from .id Consultants, whose demographers work closely with Council to ensure detailed information about current and planned residential development activity and other significant growth drivers within the Manningham LGA. These forecasts are regularly updated to reflect real-world changes, ensuring precise insights into local population dynamics. The population data used in the modelling is sourced from the Victorian Government's 'Victoria in Future' dataset.

Overall Growth – Total Population
The Manningham area is projected to see a population increase of 9,799, representing a growth of 7.6% from 2024 to 2036. In comparison, Victoria's population is expected to grow at over double the rate of Manningham's, with an increase of approximately 21%. This underscores that Manningham's population growth, while positive, is slower than the state average (Department of Transport and Planning, 2024).

Growth – Birth to 4 years
An estimated increase of 820 children aged from birth to four years is projected for Manningham between 2024 and 2036, a growth rate of 14.5%. In contrast, Victoria's growth rate for the same age group is projected at 18.7% during the same period, indicating a more rapid increase at the state level compared to Manningham (Department of Transport and Planning, 2024).

Absolute Increase in Children Aged 3-4 by area:
Manningham City Council shows an overall increase of 278 kindergarten-aged children between 2024 and 2036, reflecting the growing need for Kindergarten Places across the council area. However, this growth varies significantly across different small areas, with absolute increases ranging from 62 additional children in Bulleen in 2036 to a reduction of 2 children in Park Orchards – Ringwood North (Table 1).

6.0 DEMAND ANALYSIS

6.3 2024 Supply and Demand Overview Map

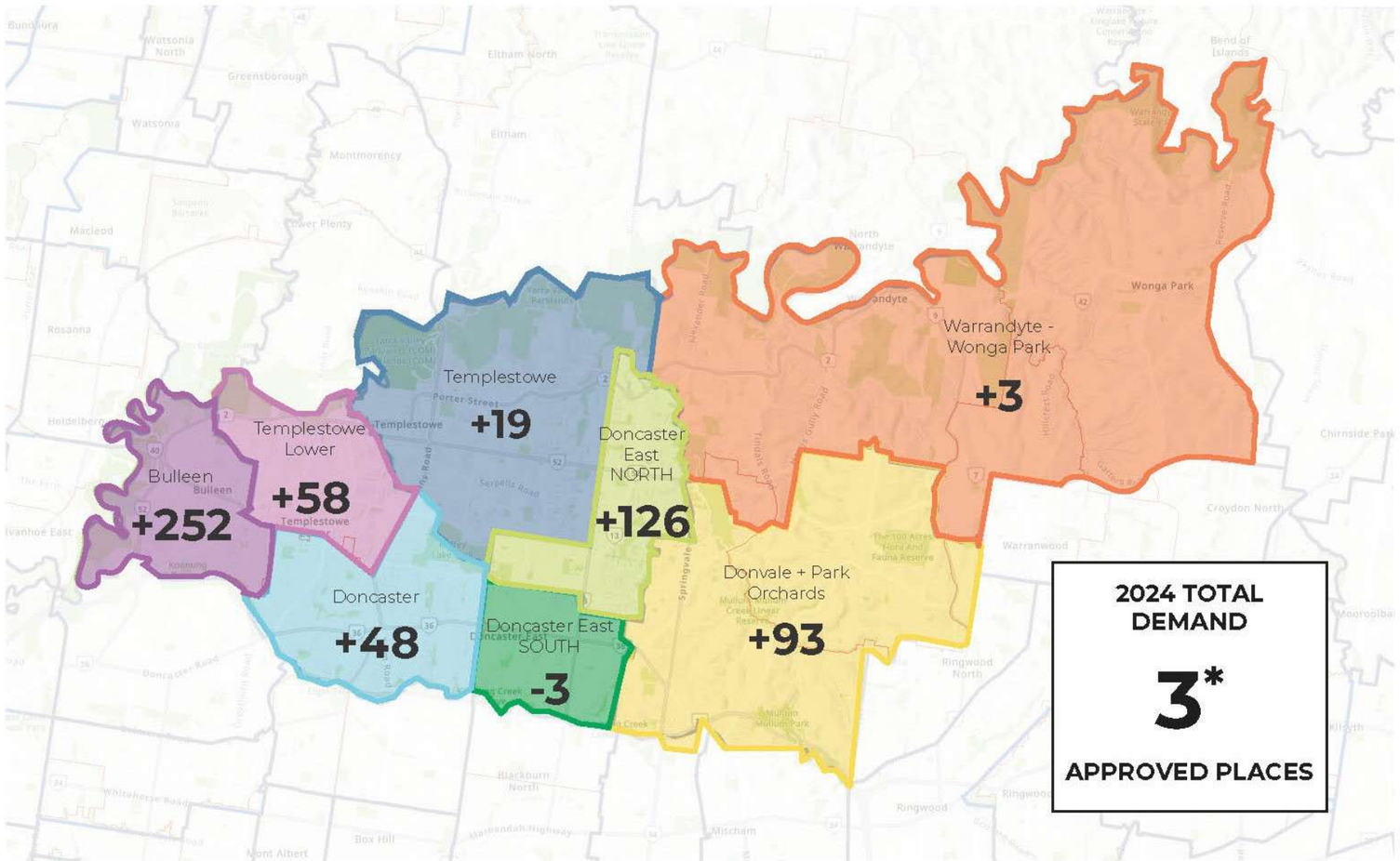
2024 Approved Places

2024 TOTAL SURPLUS / DEFICIT OF APPROVED PLACES PER PRECINCT

NOTE: This is the TOTAL Approved Place supply (+) and demand (-) including private sector place supply in 2024.

Approved Places supply 2x 15hr equivalent Kindergarten places. Figures are based on the Supply and Demand Analysis by Early Years Consultant. Figures have been converted to Approved Places.

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* Total estimated unmet demand - assumes shortages in some areas are not offsetting deficits in others. Figures are an aggregate of shortages only. Figure are in 15hr equivalent places (Kindergarten Places).

6.0 DEMAND ANALYSIS

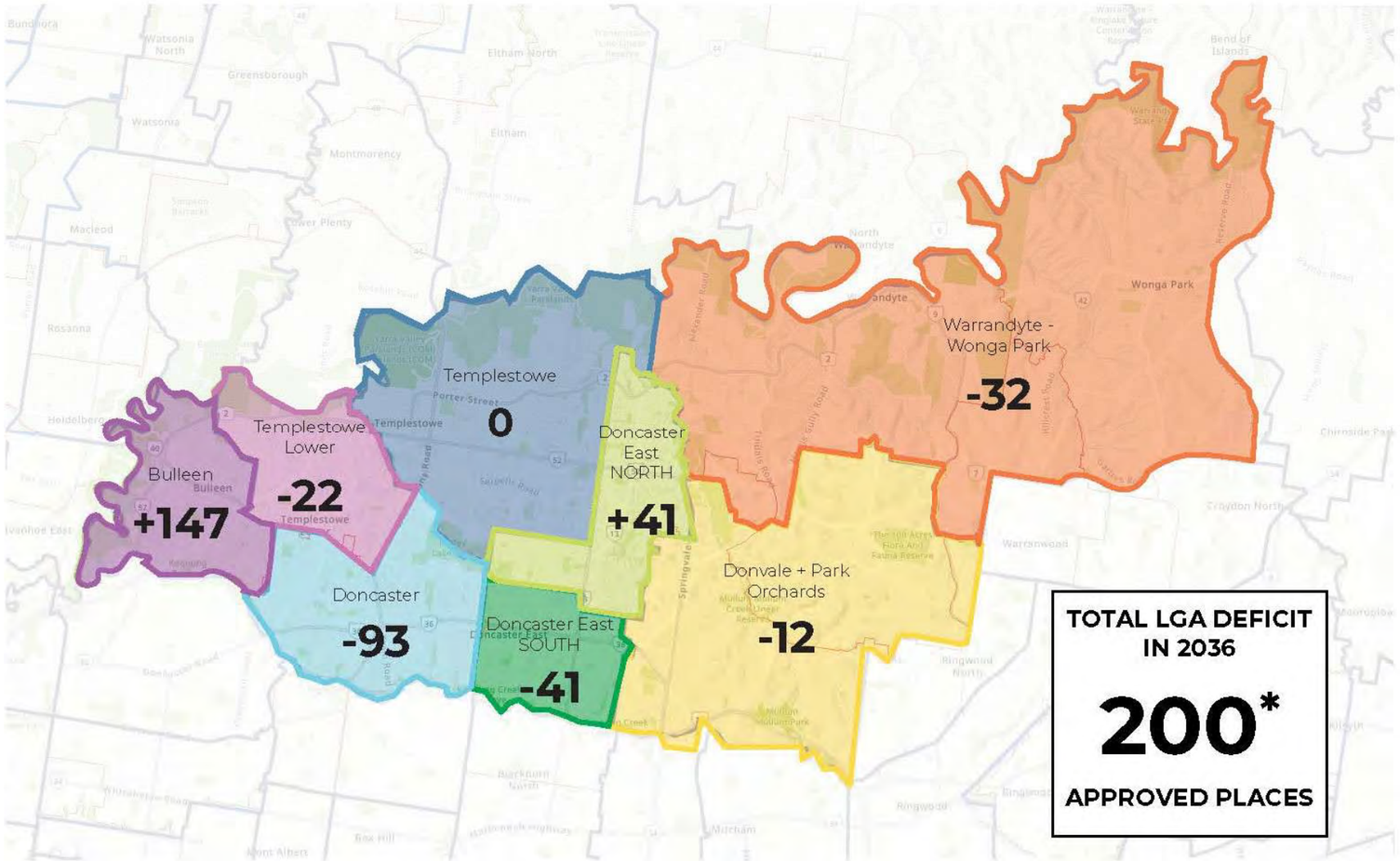
6.4 2036 Supply and Demand Overview Map

2036 Approved Places

2036 TOTAL SURPLUS / DEFICIT OF APPROVED PLACES PER PRECINCT

NOTE:
This is the TOTAL Approved Place supply (+) and demand (-) including private sector place supply in 2036.

Approved Places supply 2x 15hr equivalent Kindergarten Places. Figures are based on the Supply and Demand Analysis by Early Years Consultant. Figures have been converted to Approved Places.



* Total estimated unmet demand - assumes shortages in some areas are not offsetting deficits in others. Figures are an aggregate of shortages only. Figure are in 15hr equivalent places (Kindergarten Places). These figures are predicated on the delivery of the Gum Nut Gully expansion creating an additional 33-places in Doncaster East NORTH - should this change supply and demand figures will need to be revised.

6.0 DEMAND ANALYSIS

6.5 Council Market Share

Approved Places

Council have committed to creating additional Approved Places to maintain market share of places supplied within Council assets. The supply and demand analysis to this point has looked at the total available supply across Manningham, including all places supplied by the private sector.

This table demonstrates that Council's current 'market share' of kindergarten places is approximately 24%..

Council intends to maintain this 'market share', necessitating the creation of an additional 63 places.

This assumes the private sector will expand to meet the balance of demand (137 kinder places).

The data for these calculations is provided in the full EYIP report and identifies services within Council-owned assets and those run by the private sector and lists the places each service provides.

	2024 Approved Places (AP):			**Percentage of Approved Places per precinct:**		**Supply and Demand at 2036 (BSBL implementation)**		**By 2036 BSBL Implementation**	
	provided within Council Owned Asset	provided outside of Council owned Asset	Total AP	**provided within Council owned asset**	provided outside of Council owned Asset	TOTAL Surplus	TOTAL Deficit	**Demand to be supplied within Council owned building**	Demand to be supplied outside of Council owned building
Bulleen	**126**	660	786	**16%**	84%	147	0	**0**	0
Templestowe Lower	**109**	317	426	**26%**	74%	0	22	**6**	16
Templestowe	**55**	381	436	**13%**	87%	0	0	**0**	0
Doncaster	**57**	676	733	**8%**	92%	0	93	**7**	86
Doncaster East - SOUTH	**109**	197	306	**36%**	64%	0	41	**15**	26
Doncaster East - NORTH	**199**	378	577	**34%**	66%	41	0	**0**	0
Donvale - Park Orchards	**153**	370	523	**29%**	71%	0	12	**4**	8
Warrandyte - Wonga Park	**116**	0	116	**100%**	0%	0	32	**32**	0
TOTAL	**924**	2979	3903	24%	76%	188	**200**	63*	137

Council intends to maintain this 'market share' - this assumes the private sector will expand to meet the balance of demand (137 kinder places)

Figures are based on 2025 Demand Analysis by Early Years Consultant

* These figures are predicated on the delivery of the Gum Nut Gully expansion creating an additional 33-places in Doncaster East NORTH - should this change supply and demand figures will need to be revised.

* Total place demand to be provided within Council owned buildings is based on the Council market share provided **per precinct** not 24% of the total demand. **Due to where demand occurs this equates to approximately 31% of total demand.** This ensures areas such as Warrandyte-Wonga Park where 100% of places are supplied within Council owned buildings are considered appropriately.

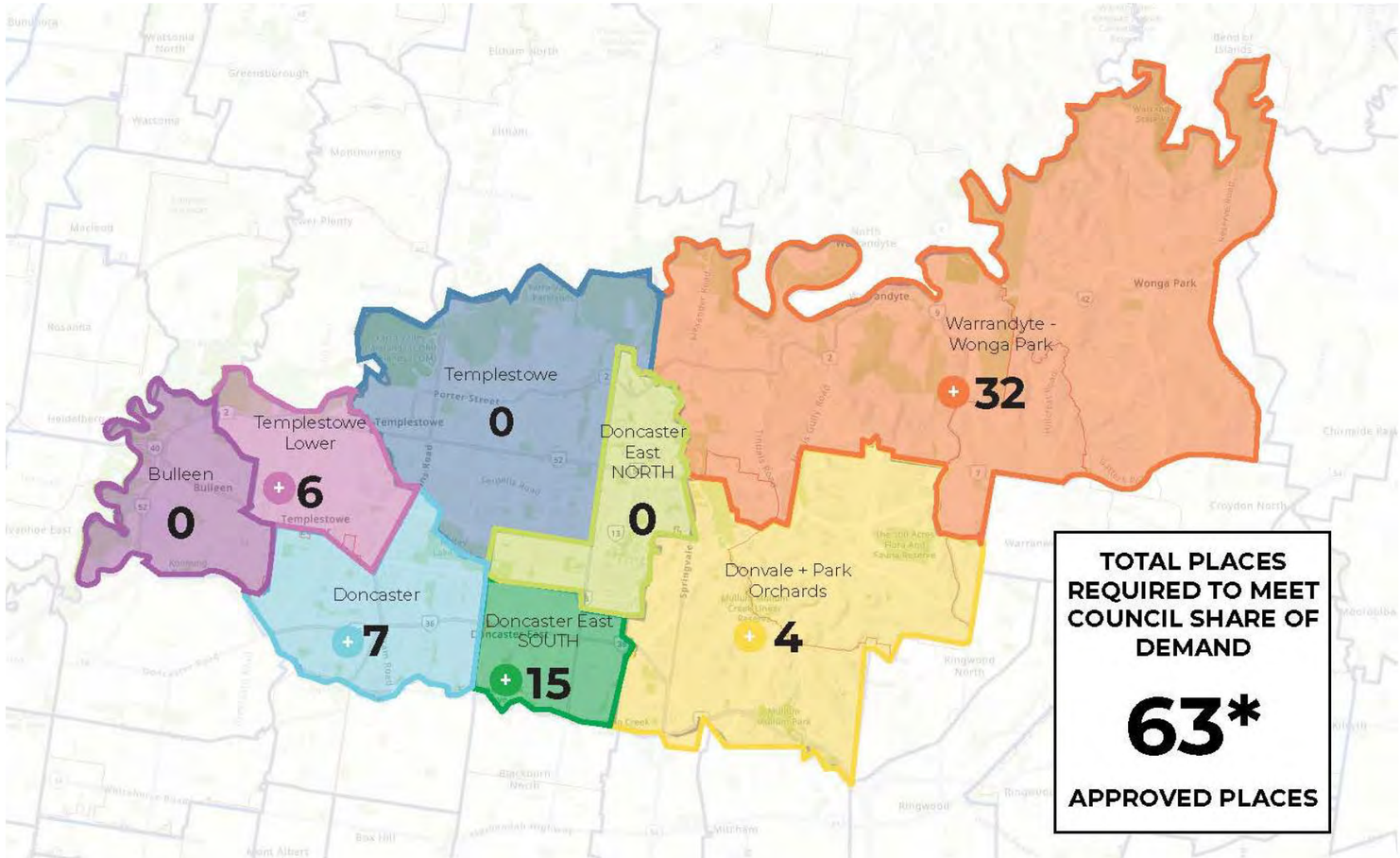
6.0 DEMAND ANALYSIS

6.5 Council Market Share

Approved Places

PLACE CREATION REQUIRED BY 2036 PER PRECINCT TO MEET COUNCIL MARKET SHARE OF DEMAND

This is a visual representation mapping required place creation per precinct that Council will need to create in order to meet their market share of demand.



*These figures are predicated on the delivery of the Gum Nut Gully expansion creating an additional 33-places in Doncaster East NORTH - should this change supply and demand figures will need to be revised.

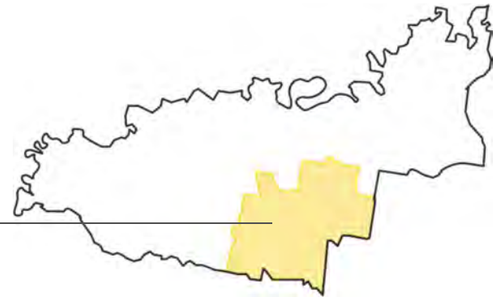
7.0 DEVELOPMENT SCENARIO

7.1 Developing Flexible Scenarios

Due to the number of sites Council owns and the variation in market share provisions between different SA2 precinct (i.e 100% of Warrandyte-Wonga Park places are supplied within Council-owned sites but in Doncaster it is only 13% of places) the path to establishing flexible a development scenarios utilised a two-step method - first reviewing options available per precinct to then combine the preferred options as whole of LGA scenarios.

OPTION

Singular precinct
with **multiple options**



Options look at the asset options for meeting Council's market share of demand at the precinct level and provide detailed comment on the pros, cons and risks to each option. Some options make connections to neighbouring precincts, but the options generally focus on the precinct alone.

SCENARIO

Multiple precincts
with **singular (preferred) option**
per precinct - creating **whole of LGA Scenario**



Scenarios look at how different combinations of options can meet Council's market share of demand across the whole LGA scale and provide an overview of outcomes for Council and the overall places created.

7.0 DEVELOPMENT SCENARIO

7.2 Assessment Framework

The draft assessment framework, developed by Council, was reviewed and refined to support the assessment and development of options and final scenarios. It shifted the site by site analysis into a precinct analysis tool to help support the prioritisation of projects based on the original criteria set out by Council.

The criteria provide a score for each individual SA2 precinct option, which is then carried across to the scenario to provide an overall score. The tension between the probability of gaining VSBA funding and delivering upgraded facilities across the LGA has, as is common in many projects, meant it was difficult for options to score over 70%. Those that did are school sites which are the preferred options however, are subject to VSBA approval.

WEIGHTING	CRITERIA	DEFINITION
20%	**Responds to Identified Need**	Option creates enough places to meet Council market share of demand in response to identified need and responds to areas of oversupply.
10%	**Ideal for Children and Families**	Option creates early years spaces that are optimised to allow children to continue attendance from entry to kindergarten through to completion of pre-prep and reduces number of single room sites.
30%	**Minimise Cost to Council**	External funding support for rebuilds, expansions or relocate to school sites.
10%	**Consolidate Council Infrastructure**	Consolidates existing assets to reduce recurrent maintenance costs and create better Early Years facilities for community
20%	**Asset Quality**	Achieves asset quality by addressing condition and functionality to meet service delivery requirements.
10%	**Strategic Alignment**	Assessed for their strategic alignment to Councils overarching strategic goals, priorities and principles

SCORING	**5**	Strongly aligns with criteria / satisfies all requirements
	4	Mostly aligns with criteria / satisfies most requirements
	3	Somewhat aligns with criteria / satisfies some requirements
	2	Poorly aligns with criteria / satisfies few requirements
	1	Very poorly aligns with criteria / satisfies very few requirements

8.0 RECOMMENDATIONS

8.1 Implementation Strategy

The implementation plan establishes phases of work to prioritise projects and the key decisions required to reduce impacts to community and ensure renewals are completed in time to meet demand.

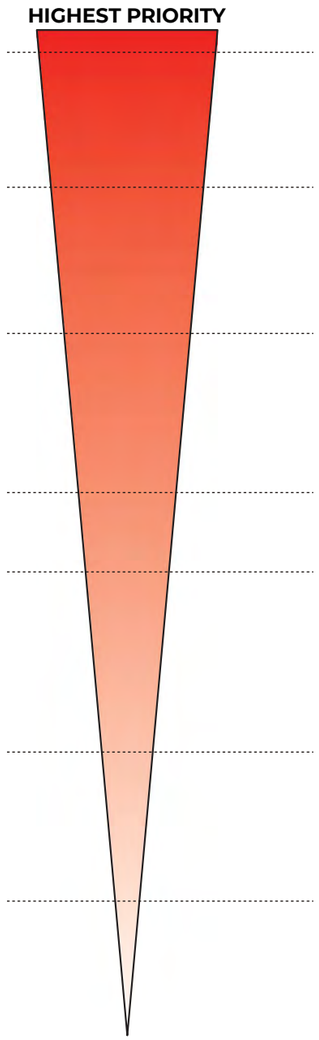
The diagram (right) explains the influences that inform how projects have been prioritised in these phases.

This plan is based on the forecast demand data as established and documented by this report and is therefore only an indicative demonstration of how Council could deliver Early Years infrastructure in

the future. Supply and demand is likely to change overtime. This should be monitored and should be responded to through the fast-tracking or pausing of projects within the plan to accommodate such changes.

Significant changes to supply and demand will require further consultant input to develop new projects and adjust the

implementation plan accordingly.



CRITICAL DEMAND AREAS	Is the site in a critical demand area? Is there a critical deadline where without expansion, the area will enter a deficit before the implementation of Best Start Best Life?
POLICY CREATED DEMAND AREAS	Is the site in an area with demand created by the implementation of Best Start Best Life? Is there a critical deadline where without expansion, the area will enter demand with the implementation of Best Start Best Life?
WORKS SEQUENCING	*If considering for disposal or change of use -* Can this site, if released from its existing use, support the expansion of another site by becoming a temporary decanting site? Can this site, if released from its existing use, take on an alternative Early Years offering (e.g. Toy Library) to enable the expansion or disposal of another site?
SITE LOCALITY	Is the site located on a boarder where expansion could support reducing demand in a neighbouring SA2 ?
BUILDING EFFICIENCIES	Does this site have 'quick wins' that can be achieved with minor works? If the kindergarten is developed early, will it's lifespan be compromised requiring further works shortly after 2036?
COUNCIL CONTRIBUTION	Will the cost to Council be more manageable if works are completed within particular time frames?
COMMUNITY PERCEPTION	Is there an appropriately located and sized site for this site's service to decant into during construction? *If considering for disposal -* Is the site considered well-loved by the community? Will closure create negative community perception of Council's capacity to provide Early Years?
SITE COMPLEXITY	Will expansion on this site be complicated by site topography, existing features (e.g. significant trees) or town planning overlays?

8.0 RECOMMENDATIONS

8.2 Key Recommendations

The following key recommendations have been established to support the ongoing improvement of Early years infrastructure into the future:



MONITORING

Monitoring population, place supply and community needs will be critical to understanding changes in demand and the EYIP will need to be updated accordingly.

Monitor Future Supply
Establish a process for Council's planning department to provide updates on received applications and upcoming approvals of private sector Early Year facilities. Monitoring upcoming private sector operations will provide foresight to where and when new Approved Places will be coming online and enable Council to adjust the implementation plan should it reduce Council's requirement to expand.

Yearly Reporting from Services
Set up a yearly reporting process for all services within Council-owned facilities to understand capacity, enrollments and facility service level. Include a follow up period after each reporting period where the community development and/or maintenance team follow up with services as required to fully understand facility service levels (physical and operational.) Data collected in this reporting will further support conversations with the VSBA when adjusting the KISP or applying for funding as well as informing the asset management plan, including maintenance planning.

Regular Population Monitoring
Maintain the monitoring spreadsheet at quarterly intervals, reviewing population data first and proceeding with supply and KISP as appropriate. Closely monitoring population will support Council in keeping ahead of changing demand and support conversations with the Department of Education in updating KISP data.

ASSET MANAGEMENT

Integrated Approach
Utilise an integrated approach to managing assets by cross-referencing data collected from services and building condition reporting to establish a proactive maintenance and upgrades schedule. A majority of Manningham's Early Years facilities are high-use aging facilities, meaning facilities should be assessed, at minimum, every 3 years. Review this information along with the service reporting to identify early on if a building is under performing and requires upgrades or decommissioning.

Planning for Demand
Establish a process for reviewing the implementation plan in collaboration with the asset team to inform extent of asset maintenance (e.g. if a building is identified for replacement, maintenance is kept to minimum required prior to demolition/ replacement to reduce abortive costs) and share findings from monitoring to support the adjustment of capital works upgrades and expansion to respond to updated demand.

8.0 RECOMMENDATIONS

8.2 Key Recommendations

RENEWAL AND FUNDING

Council has indicated expansions must primarily be funded by VSBA to minimise co-investment requirements.

Leverage Funding to Develop Existing Sites
Look to leverage available funding to upgrade existing sites rather than acquiring new sites to retain familiarity, community feel and neighbourhood character.

Renewal vs Disposal
Work with the assets team to analyse maintenance costs and understand which buildings are in poor condition and continue to significantly deteriorate. When a building is in such poor condition, its maintenance costs outweigh its serviceability. Council should look to decommission such building and either: Replace the building if needed and feasible OR dispose of the site if it has limited expansion potential or is surplus to need.

OPERATIONAL MODELS

Optimise Current Capacities
Encourage utilisation efficiency in existing under performing services to increase available spaces, particularly in areas anticipated to face shortages and single room kinders preparing to move to multi-age programs.

From 2034 onwards, services operating from single room sites will be required to run a multi-age program at least 2 days of the week in order to meet Best Start Best Life reform requirements. Council's role will be to support and advocate to the Department of Education and supporting services to engage with the Department of Educations Early Childhood Improvement Branch.

Optimal Efficiency 3-room model
Where feasible, deliver 3-room kinder buildings to optimise kinder timetabling for Best Start Best Life, maximise operational efficiencies, leverage investment and provide increased capacity.

IMPLEMENTATION

Planning the implementation of projects in alignment with demand forecasts is essential to ensure that future supply meets the needs of the municipality and that the program of works remains manageable for Council oversight.

Prioritisation of Projects

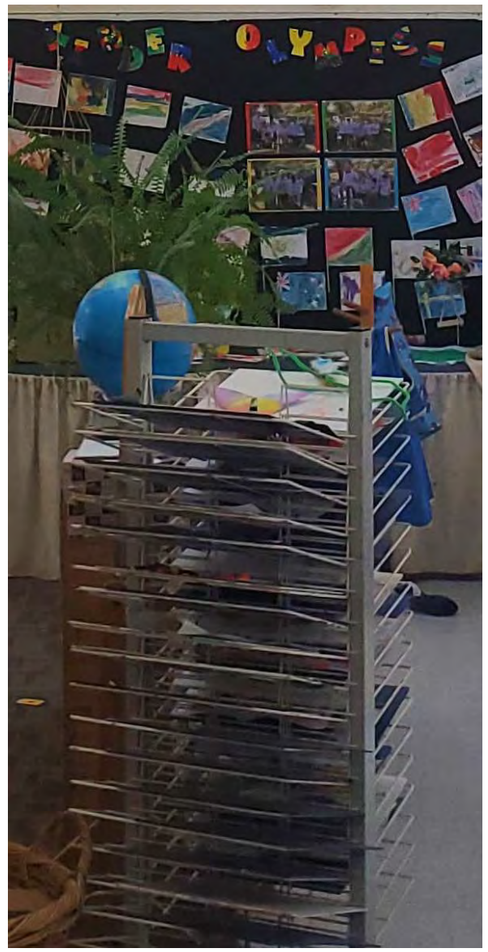
The implementation plan outlines the following prioritisation strategy for programing works :

1. Create supply in immediate demand areas
2. Review and release (as appropriate) excess early years assets for alternative site outcomes
3. Create supply in demand area created by policy reform
4. Create supply in demand area likely to see increase in demand after policy reform implementation

By regularly reviewing place supply, community needs and population growth Council is able to adjust project timing and planning projects based on their ability to reduce demand in high-need areas.

Please refer to appendices 8.1 and 8.2 for details of proposed project implementation and prioritisation.

Minimise Disruption of Existing Services
When planning projects, considerations should be given to existing services and works programing will ideally align with end of year to reduce disruptions to providers and families.



APPENDICES

A-01 - Proposed Development Scenario

LEGEND

EXPANSION or REDEVELOPMENT^ Expansion or redevelopment to increase number of approved places. This may be a modular or traditional build.

MAINTAIN Includes reactive and programmed maintenance and may include capital works for 'like for like' replacement or renewal.

MONITOR NEED AND DEMAND Minor use and demand for this service to determine future community use.

SCHOOL ADDITION Appropriate VSBA school site identified within relevant SA2 area for potential kindergarten addition

CHANGE OF USE Sites released for alternative community use or released from Council ownership/management.

#	SITE NAME	SCOPE OF WORK	PLACES REDUCE	PLACES NEW
1	Moresby Ave Child Care & Early Learning Centre	Maintain Only	0	0
2	Bulleen Preschool	Monitor need and demand	0	0
3	Yarraleen Preschool	Maintain Only	0	0
4	Vista Valley Kindergarten	Maintain Only	0	0
5	Lower Temp Preschool + Toy Library	Maintain Only Review for Change of Use	0	0
6	Access Health and Community (Stride)	Maintain Only Review for Change of Use	0	0
7	Templestowe Heights Preschool	Maintain Only	0	0
8	Templestowe Valley Preschool	Maintain Only	0	0
9	Twin Hills Preschool	Maintain Only	0	0
10	Templestowe Preschool	Change of Use	-29	0
11	Yarra Valley Preschool	New Early Years Facility *2-room kindergarten + additional Early Years Service*	-26	66
12	Doncaster Park Kindergarten	Expansion or Redevelopment *2-room kindergarten*	-30	66
13	Doncaster Kindergarten and Early Years	Maintain Only	0	0
14	Doncaster East Preschool	Maintain Only	0	0
15	Beverley Hills Uniting Kindergarten	Expansion or Redevelopment *2-room kindergarten*	-30	66
16	Tunstall Square Kindergarten	Maintain Only	0	0
17	Cat Jump Preschool	Maintain Only	0	0
18	Gum Nut Gully Preschool*	Maintain Only	0	0
19	Pines Learning Inc.	Maintain Only	0	0
20	Deep Creek Preschool + Childcare Centre	Maintain Only	0	0
21	Montessori Early Education Centre	Maintain Only	0	0
22	Donvale Preschool	Maintain Only	0	0
23	Park Orchards Kindergarten	Maintain Only	0	0
24	Warrandyte Childcare & Preschool Centre	Monitor need and demand	0	0
25	Warrandyte Kindergarten	Change of Use *Places move to school site*	-29	66 (school)
26	Burch Memorial Kindergarten	Maintain Only	0	0
		SUBTOTAL	-144⁺	264⁺
		TOTAL NEW PLACE CREATION **TOTAL UPGRADED PLACES**		**120⁺** **144⁺**

*This scenario is predicated on the delivery of the Gum Nut Gully expansion creating an additional 33-places in Doncaster East NORTH - should this change scenario may need to be revised.

^All expansions or redevelopments are proposed only and not guaranteed. Expansion or redevelopment locations may change is new demand data becomes available.
⁺Place figures should be read as guide only. These figures are liable to change as Council completes further investigations on each site and resolves grant funding outcomes with the VSBA.

11.4 Whitehorse Manningham Libraries Annual Report 2024-2025

File Number: IN25/628

Responsible Director: Director Connected Communities

Attachments:
1 Whitehorse Manningham Libraries Annual Report 2024-2025 ⇩
2 Whitehorse Manningham Library Plan 2025-2029 ⇩

PURPOSE OF REPORT

This report provides the Whitehorse Manningham Libraries Annual Report for 2024-25 and the new Library Plan 2025-2029 for noting.

EXECUTIVE SUMMARY

The Whitehorse Manningham Regional Library Corporation provides library services in conjunction with the City of Whitehorse, under conditions as set out in a Regional Library Agreement. Two Councillors from each Council sit on the Board, along with the relevant Director and one community representative from each Council.

The Whitehorse Manningham Library Corporation has prepared its Annual Report for the 2024-2025 year. (Attachment 1)

The Annual Report outlines the Library Service's achievements towards the strategic objectives outlined in the Library Plan.

A new Library Plan has been developed for the next four years. (Attachment 2)

It is recommended that Council receive and note the Whitehorse Manningham Regional Library Corporation 2024-25 Annual Report (Attachment 1), adopted by the Library Board on 15 October 2025.

1. RECOMMENDATION

That Council:

A. Receive and note the Whitehorse Manningham Regional Library Corporation 2024-2025 Annual Report. (Attachment 1).

B. Receive and note the Whitehorse Manningham Regional Library Corporation Library Plan 2025-2029. (Attachment 2).

C. Note both the Whitehorse Manningham Regional Library Corporation 2024-2025 Annual Report and Library Plan 2025-2029 are publicly available via the corporation's website.

2. BACKGROUND

2.1 The Whitehorse Manningham Regional Library Corporation provides public library and information services to residents and visitors across the cities of Whitehorse and Manningham.

2.2 Across a network of eight branch libraries (with four branches in Manningham) and the website, as well as through home visiting services, the libraries provide free access to physical and virtual resources that support lifelong learning and reading.

2.3 The Annual Report outlines the Corporation's achievements towards the strategic objectives outlined in the Library Plan and the implementation of the Strategic Resource Plan.

2.4 The new Library Plan was developed in 2025. It was developed with the Library Board, staff and key stakeholders to set a clear vision for the next four years.

2.5 The Annual Report 2024-25 and the Library Plan 2025-2029 were adopted by the Library Board at a special meeting of the Board on 15 October 2025.

3. DISCUSSION / ISSUE

3.1 The Annual Report provides a wide range of data regarding its performance and customer satisfaction. It also documents the considerable achievements across the year and the value our community places in library services.

Annual Report Achievements include:

3.2 **Digital Expansion:** Launch of the BooBook consortium with Your Library and Yarra Plenty Regional Library, giving members access to 450% more eBooks and eAudiobooks.

3.3 **Library of Things:** Expanded to include induction cooktops and thermal imaging cameras, supporting community energy efficiency.

3.4 **Facility Upgrades:** Doncaster Library's reading lounge was refreshed, and opening hours were extended. Multiple branches received new furniture, improved accessibility, and technology upgrades.

3.5 **Inclusive Programs:** Multicultural Storytimes in Arabic and Italian continued to grow, supported by government grants.

3.6 **Community Outreach:** Extensive outreach included digital literacy classes for seniors, home library services, and participation in local festivals and events.

3.7 **Volunteer Engagement:** 125 volunteers supported programs like Home Library Service and English Language Programs, with new work experience placements for students and people with disabilities.

Annual Report Performance highlights

3.8 **Membership Growth:** 14,130 new members joined, bringing total membership to 107,427.

3.9 **Digital Engagement:** 195,421 eBook loans (up 11.3%), 167,815 music downloads/streams, and 693,820 digital newspapers/magazines accessed.

3.10 **Program Attendance:** 72,537 total program attendees, including 11,480 adults and 57,182 children/youth.

Library Plan Vision and Purpose

3.11 The vision is for a vibrant, inclusive library service that enriches the community, providing welcoming and safe spaces, diverse collections, and trusted information to help people imagine, learn, connect, and thrive.

3.12 The plan is shaped by community feedback, research, and council priorities, and responds to changing needs in digital inclusion, lifelong learning, climate resilience, and social connection.

Key Goals & Strategic Priorities

Value for Community

3.13 Building partnerships, a focus on underrepresented and isolated groups, and supporting people at key life stages (e.g., early years, settlement, retirement).

Inspiring Places

3.14 Long-term investment in library infrastructure, support diverse uses, including quiet study, group activities, and cultural events, and ensure all spaces and services are accessible and inclusive, considering physical, sensory, and cultural needs.

Services Shaped by Community

3.15 Co-design services with the community and local partners, strengthen services that build life skills, health, and financial literacy, and champion early literacy as a foundational focus for children, families, and community futures.

Digital Confidence and Inclusion

3.16 Provide reliable, inclusive access to digital tools and technology, and foster digital confidence and creativity.

Climate Resilience

3.17 Embed climate resilience and sustainable design into planning and operations, reducing environmental impact. Deliver services that build community capability in sustainability and emergency preparedness. Position libraries as safe, supportive spaces during disruption and crisis

Enablers for Success

3.18 **People:** Invest in a skilled, adaptable workforce and positive workplace culture.

3.19 **Partnership**: Strengthen collaboration with councils, local organizations, and service providers.

3.20 **Innovation:** Embrace technology and flexible ways of working to stay relevant.

3.21 **Financial Sustainability**: Use resources wisely, seek new income streams, and maintain service quality.

4. COUNCIL PLAN / STRATEGY

Council Plan 2025-2029:

4.1 Our community is safe, connected and inclusive. Foster Manningham as a Welcoming Community where everyone, including newly arrived communities, can belong and participate in social, cultural, economic and civic life.

4.2 Our community is active and healthy with improved wellbeing. Improve the mental health and wellbeing of our community in all life stages to connect and reduce loneliness.

5. IMPACTS AND IMPLICATIONS

5.1 The Whitehorse Manningham Regional Library Corporation provides a highly valued service to the Manningham and Whitehorse communities. The 2024-25 Annual Report documents the Corporation's deliverables against the adopted targets and provides a transparent report into the organisation's finances and operations.

5.2 The Annual Report acts as a record of the Corporation's tracking against its Strategic Plan and provides the basis for Council's reporting via the Local Government Performance Reporting Framework.

5.3 The WML Board has two Councillor representatives from each of the member Councils. In 2024-25, Cr Andrew Conlon and Cr Jim Grivas were active board members.

5.4 New Councillor appointments to the Board will be effective from the start of the 2026 calendar year.

5.5 From a Council perspective, the need for future library services is part of our Community Infrastructure Plan (CIP). The CIP identified the need for replacement libraries at both The Pines and Bulleen.

5.6 There has also been a considerable body of work undertaken to look at options for the future governance of the libraries as required under the Local Government Act 2020. The LG Act requires all library corporations to shift to a new 'Beneficial Enterprises' model by 2030. Officers and the Library Board are continuing to look at different models and possible efficiencies to develop a preferred model of future operations.

Finance / Resource Implications

5.7 The Annual Report does not, in and of itself, have direct financial implications for Council. Council's contribution to libraries was $4,848,903 in the 2024-2025 Financial Year, which includes the operational funding for WML along with property lease costs and building maintenance expenses. This funding consisted of:

- $3,988,141 operational subsidy
- $347,145 for Warrandyte operations which sit outside of the Regional Library Agreement
- $221,781 for additional opening hours for Doncaster and The Pines

5.8 81% of funding for WML operations is provided by the two Councils. 15% is provided by the State Government.

5.9 The State Government payment was received in a timely way in July 2024, following advocacy to the Minster about the lateness of the previous year's advice on funding. Once again, the amount was not indexed for inflation.

6. IMPLEMENTATION

6.1 Communication and Engagement

Is engagement required?	No
Stakeholder Groups	1. Residents 2. Library Users 3. Victorian Government
Where does it sit on the IAP2 spectrum?	Inform
Approach	Website info, social medial posts

6.2 Timelines

The Annual Report was adopted by the Library Board at a special meeting on 15 October 2025 and will be published on the Whitehorse Manningham Regional Library Corporation website.

7. DECLARATIONS OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any general or material conflict of interest in this matter.



Annual Report 2024/25

Whitehorse Manningham Libraries
open for discovery

Proudly owned by

WHITEHORSE CITY COUNCIL

MANNINGHAM

VICTORIA State Government

Administration

1040 Whitehorse Road, Box Hill, 3128
PO BOX 3083, NUNAWADING BC, VIC 3131
Phone 03 9896 4333

Where to find this report

Copies of this report are available at the Corporation's administration office.
It can also be accessed electronically on the Corporation's website at **www.wml.vic.gov.au**
For further information, telephone 9896 4333.

Acknowledgement of Country

Whitehorse Manningham Libraries acknowledges the Wurundjeri Woi Wurrung people of the Kulin Nation as the traditional owners of the land on which our libraries are located. We pay our respects to their Elders past, present and emerging.

Contents

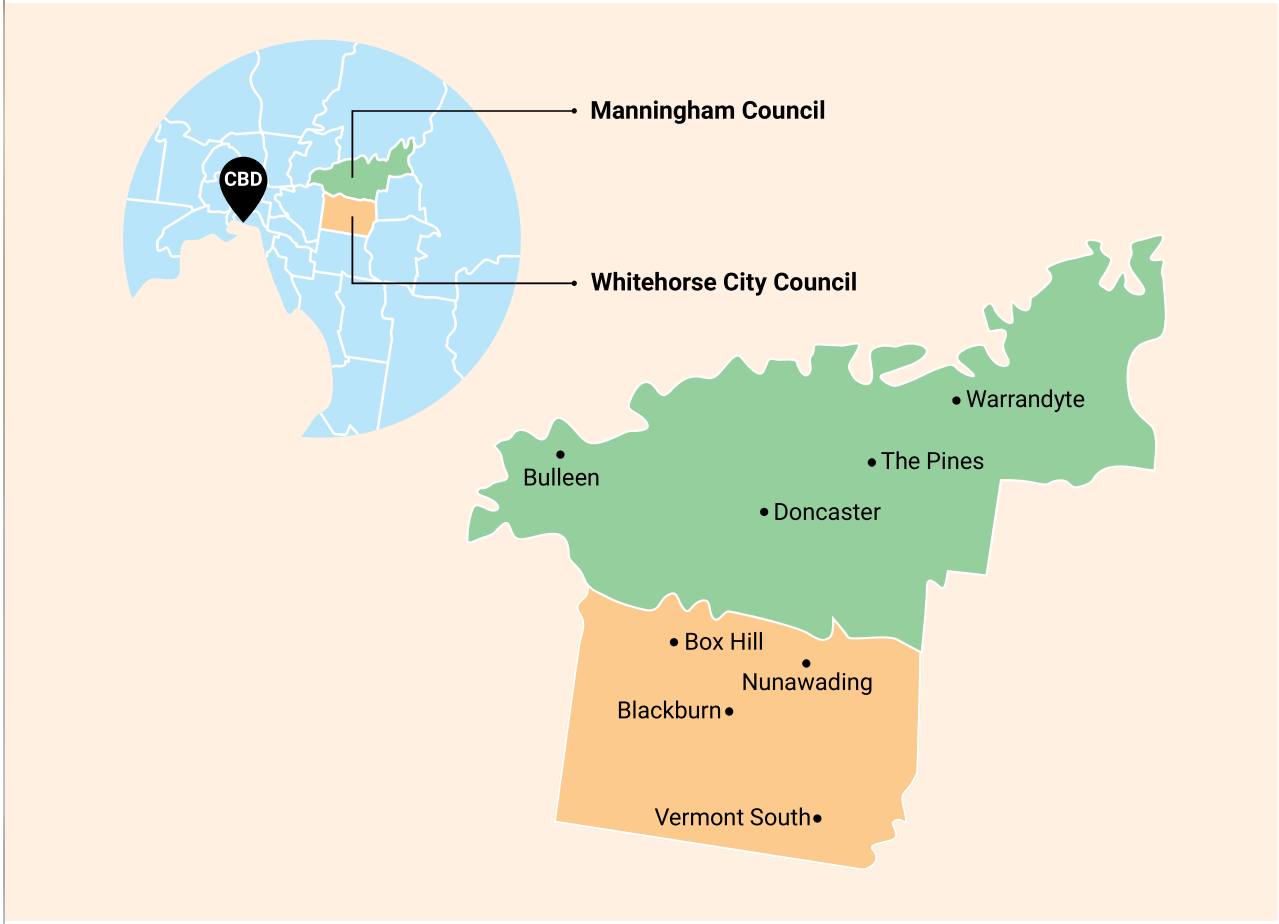
Welcome to our Annual Report **1**
Our Community **2**
Message from our Chair **4**
CEO Message **5**
Our Strategic Direction **6**
Our Strategic Goals **7**
Performance Highlights **8**
Our Key Challenge **11**
Looking Ahead **11**
Snapshot – Fast Facts **12**
The Library Board **13**
Governance **14**
Our Organisation **16**
The Year in Review 20
Trends 22
Our Performance **24**
Goal 1: Experience 24
Goal 2: Learning and Engagement 30
Goal 3: Collaboration 38
Goal 4: Performance 42
Financial Report **51**


Magazines
MOJO
Weller
Essentials
The Albums.
The Songs.
The Books.
teen Breathe
Rhythms
50+
Homespun
MAKING LEMONADE
delicious
COUNTRY LIVING

Welcome to our Annual Report

Whitehorse Manningham Libraries (WML) is proud to provide services to the Cities of Whitehorse and Manningham. This report details our performance for 2024/25 against the strategic themes outlined in the Library Plan 2021–2025 and Annual Budget 2024/25. We are passionate about what we do and strive to provide our community with the best possible library service. This report provides an overview of WML's key achievements and challenges throughout the past year.

WML services an area of 178km² located within Melbourne's outer eastern suburbs. The combined estimated population of both cities at 30 June 2024 was 315,193. The area is serviced by 8 physical branch libraries and online services are available via **www.wml.vic.gov.au**.



Our Community

The Cities of Whitehorse and Manningham share relatively similar demographics and have quite distinctive populations compared to metropolitan Melbourne.

Combination of two cities

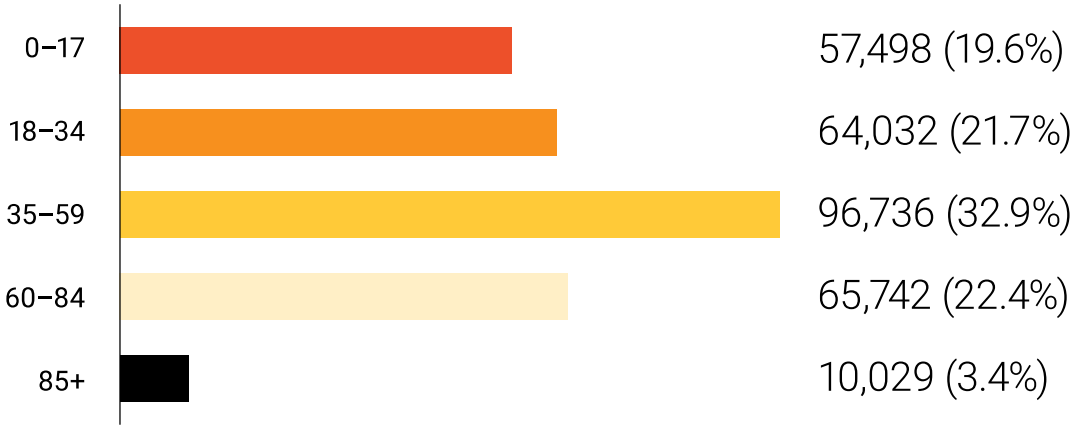
2021 population
296,898

2024 (ERP*)
315,193

Male
48.4%

Female
51.6%

Age Structure



Median Age

Whitehorse	Manningham	Greater Melbourne
39	43	39

*ERP = Estimated Resident Population

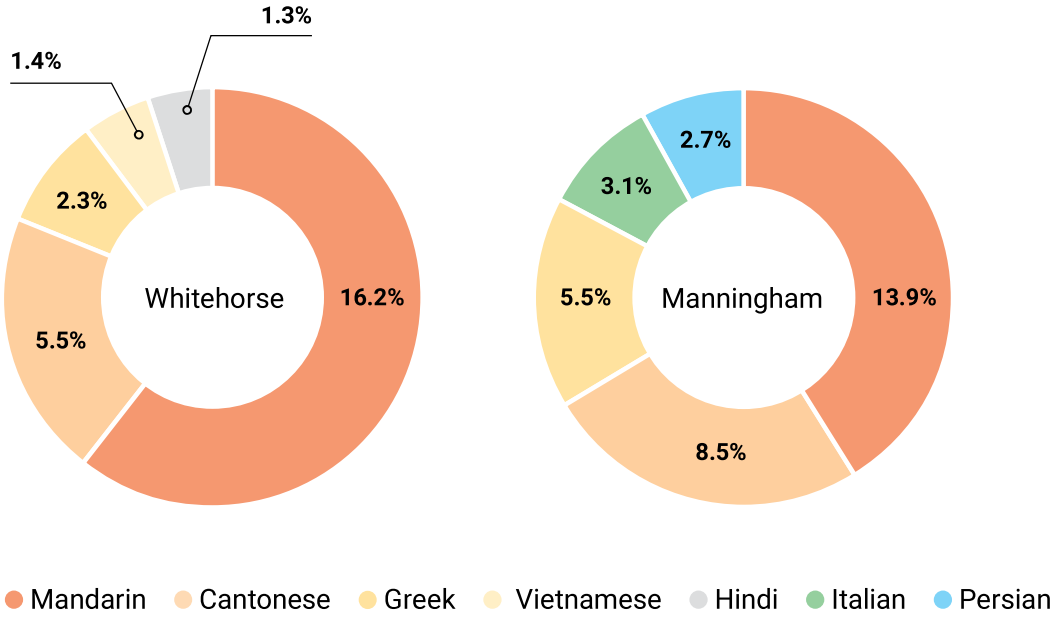
Qualifications and education – averaged out over two cities

39.5%
Bachelor or higher degree

10.15%
Diploma or Advanced Diploma

10.85%
Vocational education

Top 5 languages spoken at home other than English



Proficiency in English

Speaks English not well or not at all

18.5%
Whitehorse

7.8%
Manningham

Message from our Chair

On behalf of the Board, I am delighted to present the 2024/25 Whitehorse Manningham Libraries Annual Report. This comprehensive report provides an in-depth look at our operations, services and financial performance, and highlights our successes, challenges and stories that defined our past financial year.



Our library continues to bring significant benefit to our community – contributing to wellbeing, life-long learning, connection and inclusion. Engagement with library services increased this year with close to 1 million visits to our libraries, more than 3.7 million loans of collection items, 57,182 participations in library programs and 146,000 sessions on our public computers.

Our services continue to evolve and adapt to the changing needs of our community. Some highlights from this year were:

- **The launch of the BooBook consortium –** giving library members access to the eBook and eAudiobook collections held by three services – Whitehorse Manningham Libraries, Your Library and Yarra Plenty Regional Library.
- **Expansion of the Library of Things –** induction cooktops and thermal imaging cameras available for loan to assist community members with reducing their energy use.
- **Strategy board and role playing games –** regular games evenings at Box Hill Library for young adults, creating a safe and inclusive environment for social connection.
- **Refresh of the reading lounge at Doncaster Library –** new seating, tables and noise reduction panels installed with improvements to the study and customer service areas.

From our library branches to the administration and leadership teams, to our volunteers and partners, and to our Member Councils and Board Members, this collective commitment has made all the achievements in this report possible.

I would like to thank:

- **Fellow Board Members and Community Representatives –** your commitment and insight have been valuable in guiding our strategic directions.
- **Staff and volunteers –** your hard work and enthusiasm are the backbone of our libraries, and your efforts make a profound difference in our community.
- **Partners and library patrons –** your support and engagement are crucial to our success, and we value your involvement.

Together, we have enriched and strengthened our community, and we look forward to continuing our service.

Thank you for being part of Whitehorse Manningham Libraries.

Cr Hayley Weller
Chair of the Library Board

CEO Message

As we conclude another challenging yet rewarding year, I am both encouraged by our accomplishments and mindful of the ongoing financial constraints impacting our operations. We have continued to deliver outstanding value to our community, despite a challenging financial climate, characterised by inflationary pressures, rate capping limitations and stagnant State Government funding.



This year we have completed a major upgrade to our information technology and communications network to deliver increased speed and capacity to support business and service needs. We are also continuing to strengthen our cyber security controls and migrate systems to the cloud in order to reduce costs and support contemporary business requirements.

We have experienced significant movement in staffing this year as a result of several long-term employees retiring and others taking up career development opportunities with other libraries and councils. A range of internal secondments have provided professional development opportunities, supporting the continued growth of our library employees.

We are immensely proud that our library service ranks among the highest performing public library services in Victoria. This is demonstrated by the results of the Public Libraries Victoria benchmarking survey published in September 2024, as well as the 2025 Local Government Community Satisfaction Surveys within our Member Councils. These achievements highlight our ongoing commitment to delivering exceptional, customer-focused service.

In response to community needs, we introduced several initiatives this year to enhance service accessibility. Most notably, we established a new collaborative arrangement with Yarra Plenty Regional Library and Your Library Ltd, giving members access to over 450% more digital books through the combined eBook collections of all three library services.

As we look to the future, the implementation of a new four-year Library Plan will guide WML's strategic direction and priorities from July 2025 onwards.

I want to extend my deepest gratitude to our dedicated staff, volunteers, partners, Member Councils, Board Members and everyone who engages with our library services. Thank you for your continued support and for being an integral part of our journey.

Sally Both
Chief Executive Officer

Our Strategic Direction

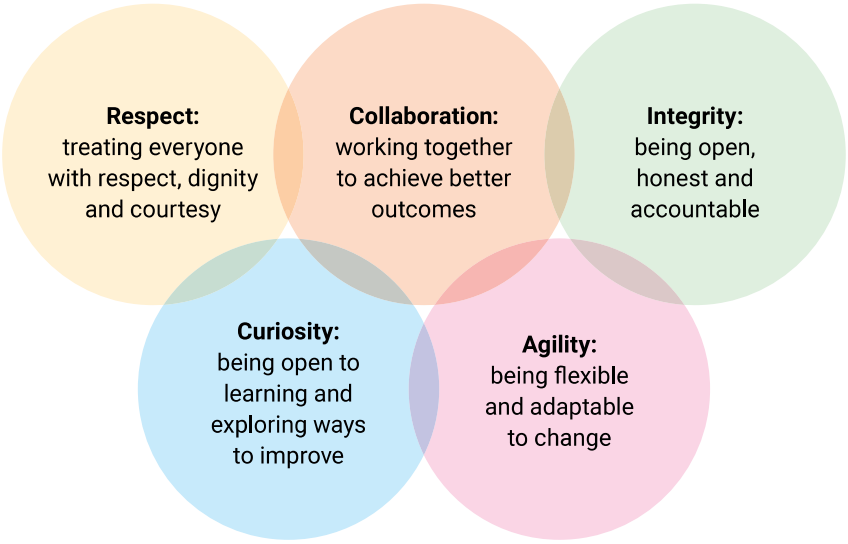
Purpose

To strengthen and inspire our community by providing opportunities to learn, create, connect and imagine.

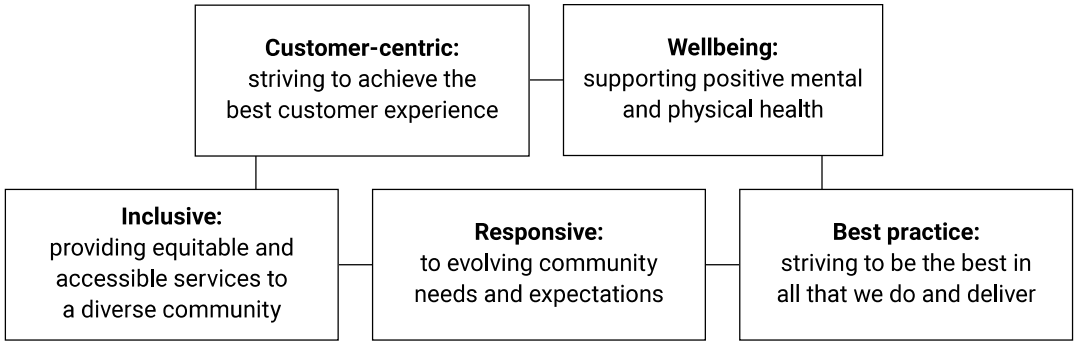
Vision

A vibrant and inclusive library service that enriches our community.

We value



Principles that guide our service





Our Strategic Goals

The four strategic goals have set the direction for the way Whitehorse Manningham Libraries ensures the services we deliver continue to respond to the diverse needs of our community. This report demonstrates our progress towards meeting these goals.

1

Goal 1: Experience

Objective: To be an inclusive and welcoming people-centred service.

2

Goal 2: Learning and Engagement

Objective: To enable an informed and engaged community.

3

Goal 3: Collaboration

Objective: To extend the reach and benefit of library services.

4

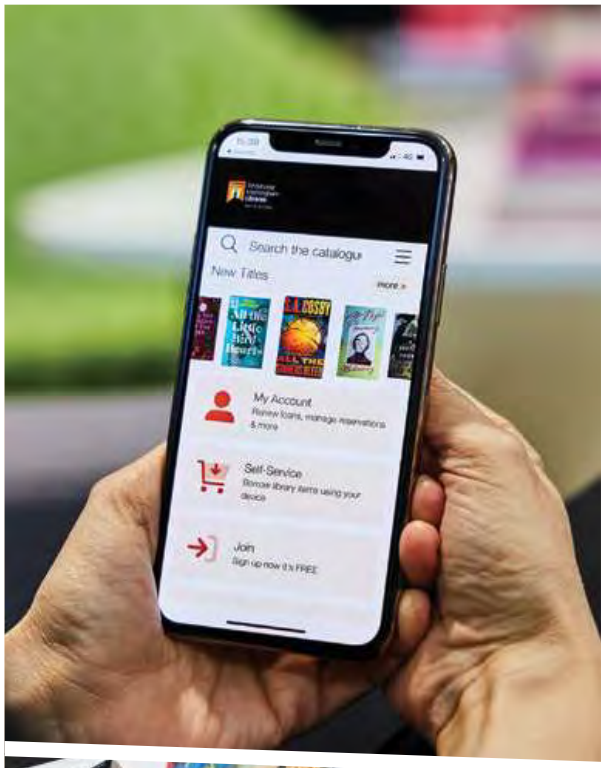
Goal 4: Performance

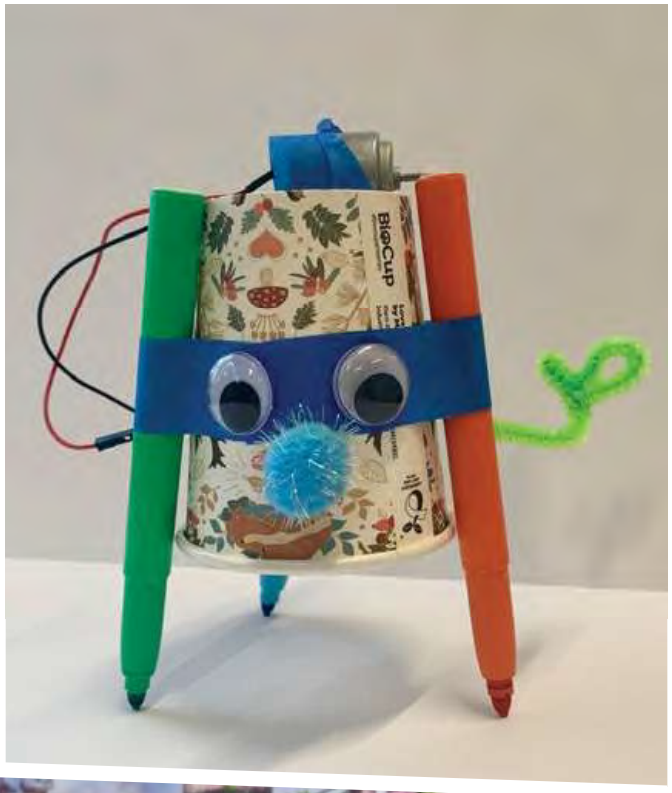
Objective: To be a flexible, resilient and high-performing organisation.

Performance Highlights

Further information on our achievements is available throughout the report.

Library Plan 2021–2025 Strategic Themes		A Summary of Our Major Achievements in 2024/25
1	**Goal 1: Experience** To be an inclusive and welcoming people-centred service	• Extension of Doncaster Library opening hours. Now opening at 9am weekdays and Sundays extended to 5pm. • Enhancements at Doncaster Library, including altered circulation desk, refurbished magazine / lounge area and changes to the workroom / staff areas. • Introduction of EFTPOS facilities at all library branches.
2	**Goal 2: Learning and Engagement** To enable an informed and engaged community	• National Science Week Craft to Code Grant – 272 participants attended 10 events. • Extensive program of community events, providing opportunities to learn and connect. • Expansion of items available in Library of Things – board games, 4 induction cooktops and 2 thermal imaging cameras.
3	**Goal 3: Collaboration** To extend the reach and benefit of library services	• Participation in the Warm Winter Reads and Big Summer Read programs. • Partnerships with our Member Councils to deliver a range of community programs. • BooBook Overdrive consortium established with Your Library and Yarra Plenty Regional Library Corporation, delivering access to more digital books. • WML featured in an Australia Explained story on SBS. It is available on podcast.
4	**Goal 4: Performance** To be a flexible, resilient and high-performing organisation	• Development of the 2025–2029 Library Plan commenced. • Wide Area Network transformation project completed to increase speed and capacity of the network. • Successful grant applications for Science Week, Multicultural Storytimes, Living Libraries and Citizen Science Corner.


Search the catalogue
New Titles
My Account
Self-Service
Join


BIC CLIP


Reading Journal
Warm Winter Read
HEAT STORM
CRASHING HEAT


Dixit
Dixit
Telestrations
CHINESE WHISPERS DRAWING GAME!



Our Key Challenge

Ensuring we continue to adapt our services and facilities to support the diverse needs of our community.

> "Libraries *do* Change Lives, for the better! A home away from home for CALD Communities."
>
> *Library Patron*

Looking Ahead

We are looking forward to the renovations scheduled for Bulleen Library in the next financial year. The renovations are being made possible through funding from Manningham Council and a State Government Living Libraries Infrastructure Grant.

The new Library Plan will come into operation next year. We are looking forward to working with the community and our partners to achieve positive outcomes.





Snapshot – Fast Facts

Library Usage

3,741,031
Total Loans

981,419
Visits to our Branches

14,130
New Members

107,427
Total Library Members

Connected to Our Community

952,305
visits to the library website

430,208
catalogue searches

382,782
Library App launches

4,740
Facebook followers

20,218
eNews subscribers

Program Attendance – Lifelong Learning

57,182
attendees at children's and youth services programs

11,480
attendees at adult programs

2,499
attendees at all age events

Outside the Library Walls
Home Library Service

53,904
loans to outreach patrons

455 individual patrons receive a delivery on a regular basis

Extended Library Access – Warrandyte Open Library

505 Open Library Access members

396 active users

4,022 access logins (entry to Warrandyte Library outside opening hours)

Digital Access – Always Open

167,815
pieces of music downloaded or streamed

195,421
eBook loans

693,820
newspapers and magazines downloaded

122,034
eAudiobook loans

24,844
movies streamed

15,344
online genealogy sessions logged

66,779
children's online literacy resources accessed

The Library Board

The Library Board is responsible for the overall governance and strategic direction of Whitehorse Manningham Libraries. The Library Board comprises two Councillors from each Member Councils, a delegated officer from each Member Councils and a community representative appointed by each Member Councils.

Manningham Council



Cr Jim Grivas
Deputy Chair
(from December 2024)



Cr Michelle Kleinert OAM
(until October 2024)



Cr Andrew Conlon



Dionne Dearman
Community Representative
(until January 2025)



Alison Low
Community Representative
(from March 2025)



Lee Robson
Director Connected Communities

Whitehorse City Council



Cr Hayley Weller
Chair
(from December 2024)



Cr Trudy Skilbeck
(until October 2024)



Cr Andrew Davenport
(until October 2024)



Cr Peter Allan
(from December 2024)



Nicola Nye
Community Representative



Lisa Letic
Director Community Services

Attendance at Ordinary and Special Board Meetings

Whitehorse City Council						
Board Member	Cr Trudy Skilbeck	Cr Andrew Davenport	Nicola Nye	Lisa Letic	Cr Hayley Weller	Cr Peter Allan
Meeting Attendance	2/2	2/2	6/7	7/7	5/5	5/5
Manningham Council						
Board Member	Cr Michelle Kleinert	Cr Andrew Conlon	Dionne Dearman	Lee Robson*	Cr Jim Grivas	Alison Low
Meeting Attendance	1/2	5/7	2/3	6/7	4/5	3/4

*Emma Michie attended as Lee Robson's proxy on 19 March 2025

The following senior officers of the Corporation support the operation of the Library Board and attend meetings:

- Sally Both – Chief Executive Officer
- Julie Lawes – Manager Finance
- Jonathan Gosden – Manager Library Operations
- Katie Norton – Manager Collections and Information Services
- Tracey Olive – Manager Corporate Services
- Pat Wickramage – Manager Technology and Risk

Governance

The Audit and Risk Committee

The Audit and Risk Committee is an independent advisory committee to the Library Board. The Committee assists in the effective oversight of financial reporting, management of risk and maintaining a reliable system of internal controls.

Membership of the Audit and Risk Committee comprises one Councillor from each Member Council, nominated by the Library Board, and two external independent members. The Chief Executive Officer, Finance Manager, Manager Technology and Risk and Internal Auditor attend each committee meeting.

Audit and Risk Committee Members for 2024/25 were:

- Cr Andrew Conlon (Manningham)
- Cr Trudy Skilbeck (Whitehorse) until October 2024
- Cr Peter Allan (Whitehorse) from December 2024
- Kerrie Jordan, Independent Member (Chair until October 2024)
- Michele Tame, Independent Member (Chair from April 2025)
- Philip Lee, Independent Member (from April 2025)

Risk Management

The Corporation takes a proactive approach to risk management. A risk management strategy, systems, policies and procedures are in place to minimise the adverse effects of all types of risks to its operations. Organisational risks are regularly reviewed and identified in the Enterprise Risk Register. The Corporation reports the status of risks and treatment plans to the Audit and Risk Committee and Library Board.

The following controls assist the Corporation in managing risk:

- Asset Register
- Risk Management Policy and Strategy
- Fraud Prevention Policy
- Procurement Policy
- Business Continuity Plan
- Internal Audits
- ICT Disaster Recovery Plan
- Risk Register

Public Interest Disclosures

In accordance with the provisions of section 58 of the *Public Interest Disclosures Act 2012*, the Corporation has a procedure for dealing with disclosures made under the Act. The Manager Corporate Services is the Corporation's Public Interest Disclosures Coordinator. The Corporation has not received any disclosures directly nor has it received any referrals from the Ombudsman for the period 1 July 2024 to 30 June 2025.

Freedom of Information

The *Freedom of Information Act 1982* provides people with the opportunity to obtain information held by state and local government departments and authorities. The Act gives people the right to request documents relating to their personal affairs. The Corporation did not receive any requests in the period 1 July 2024 to 30 June 2025.

Information Privacy Act

The *Privacy and Data Protection Act 2014* and *Health Records Act 2001* are designed to protect the private information of individuals. The Corporation has a privacy policy available through the library branches and website.

Requests for access to information held must be made in writing and addressed to:

The Chief Executive Officer
Whitehorse Manningham Libraries
PO Box 3083, Nunawading, 3131.

Documents available for inspection

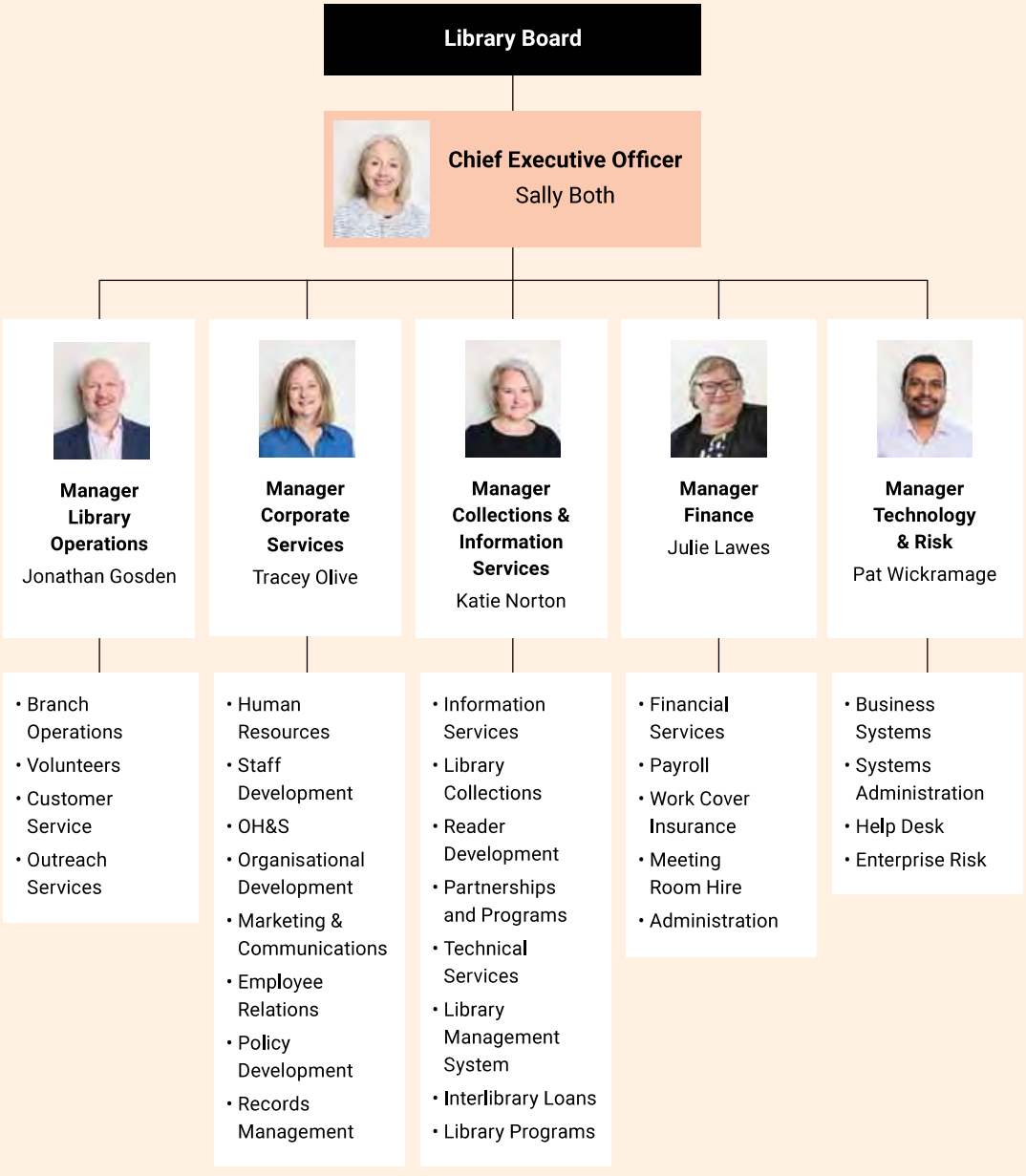
In accordance with the *Local Government Act 1989* (Vic), the following information is available for inspection upon request at the Administration Office, Box Hill Library, 1040 Whitehorse Road, Box Hill, Victoria, 3128 during office hours by appointment from 9.00am to 5.00pm weekdays:

- Annual Reports for each financial year
- Annual Financial Statements, including an operating statement, a statement of financial position and notes to financial statements
- Agendas and minutes for ordinary and special meetings of the Library Board held in the previous twelve months
- Regional Library Agreement
- Library Plan 2021–2025
- Register of delegations kept under sections 87 (1) and 98 (4) of the Act, including the date on which the last review took place under sections 86(6) and 98(6), respectively, of the Act
- A list of the names of organisations of which the Corporation was a member during the financial year and details of all membership fees and other amounts and services provided during that year by each organisation to the Corporation
- Names of Board members who submitted returns of interest during the financial year and dates returns were submitted
- Names of Corporation officers who were required to submit a return of interest during the financial year and dates returns were submitted
- A register of authorised officers appointed under the Act
- Details of overseas or interstate travel undertaken in an official capacity by Board members or any member of Corporation staff in the previous twelve months.

A range of Corporation documents is also available on the library website, including some of those listed above.

Our Organisation

Whitehorse Manningham Regional Library Corporation





Staff Profile

As of 30 June 2025, WML had a total of 123 employees, or 75.25 full-time equivalent (FTE), compared with 127 employees, or 75.33 FTE, as at 30 June 2024.

Summary of the number of WML staff by department and employment type

Employment Type	Branch Services	Regional Support Services*	TOTAL
Permanent Full Time	21	7	28
Permanent Part Time	63	14	77
Casual	18		18
TOTAL	**102**	**21**	**123**

*Regional Support Services include Administration, Finance, Corporate Services, Technical Services and Community Engagement.

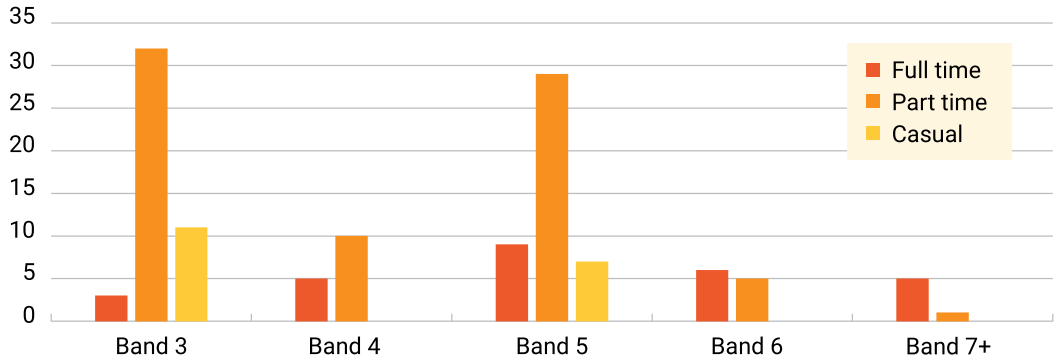
As at 30 June 2025, WML had one employee on external secondment and two employees on Parental Leave. There are some Customer Service Officer shift vacancies outstanding due to internal movements towards the end of the financial year.

Note that some technical services staff and administration staff also undertake branch services duties on a regular basis. A high proportion of the workforce continues to be employed in a part-time capacity.

Summary of the number of FTE staff categorised by employment classification.

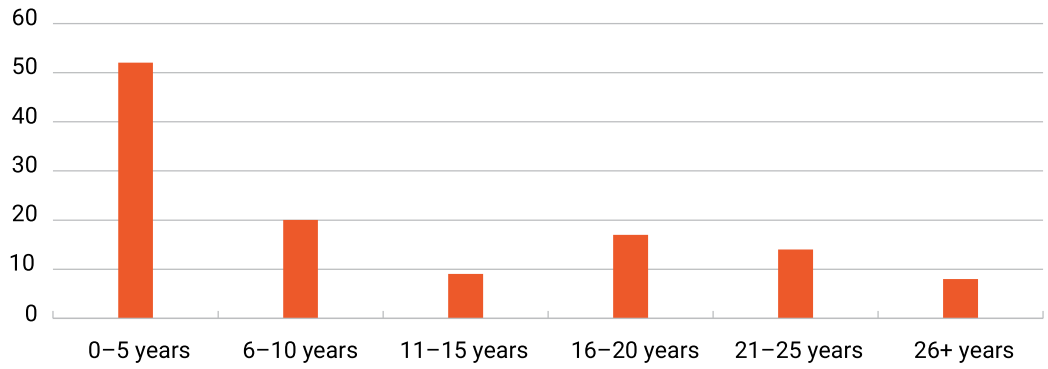
Banding Level / Classification	Total FTE
Band 3	21.45
Band 4	12.18
Band 5	26.38
Band 6	9.34
Band 7+	4.9
SEO	1
TOTAL	**75.25**

Employment Mode & Band Levels at 30 June 2025



This year, the staff turnover rate was 12.7% in comparison with the previous year of 5.5%. As of 30 June 2025, 52% of staff had been with the organisation for more than 5 years. More than 30% of staff had been with the organisation for over 15 years. Within the first two quarters of the 2025/26 financial year, WML will lose three long term staff members to retirement, resulting in more than 100 years of knowledge leaving the organisation.

Years of Service – All Staff as at 30 June 2025





The Year in Review

Key Indicators	2021/22	2022/23	2023/24	2024/25	Variance from previous year
Library Membership					
Total Members	103,961	97,507[1]	101,325	107,427	+5.7%
Active Members (LGPRF measure)	31,669	37,574	83,939[2]	85,293	+1.6%
New Members	10,424	13,690	14,658	14,130	-3.6%
Library Use					
Total library visits	529,358	975,721[7]	932,557[3]	981,419	+ 5%
Library visits per capita	1.75[4]	3.24[4]	3.01[4]	3.17[4]	+5.3%
Customer interactions	n/a	142,776[5]	109,085[5]	107,132	-1.8%
Collections					
Total number of collection items	407,710	421,650	423,860	419,835	-1%
% of collection purchased in the last five years	71%	64%[6]	63%	63%	n/a
New collection items acquired – excludes electronic resources	62,915	60,585	59,963	55,159	-8%
Loans					
Total loans	2,361,162	2,905,795	3,660,149	3,741,031	+2.2%
eBook loans (downloads)	147,107	149,314	175,513	195,421	+11.3%
Total digital loans (includes any digital item available for loan)	534,634	745,678	1,154,627	1,296,468	+12.28%
Library Programs					
Total number of attendees	28,530	57,921[7]	67,677	72,537	+6.8%
Total attendees at adult programs	6,142	8,934	12,560	11,480	+14.8%
Total attendees at children's/ youth programs	22,388[8]	48,987	55,117	57,182	+5.4%

Key Indicators	2021/22	2022/23	2023/24	2024/25	Variance from previous year
Online Library Use					
Annual visits to website	1,052,359	1,351,218	896,875	952,305	+6.2%
Web catalogue searches	5,169,459	4,761,044	4,631,939	430,208[11]	n/a
Library App launches	49,938	201,060	292,245	382,782	+31%
Fixed PC sessions	34,656	105,934	132,301	145,951	+10.3%
Wireless sessions (GB usage) – new measure	Not available	Not available	Not available	139,145	n/a
Library Staffing					
Total EFT – as at 30 June	70.55	75.37	75.33	75.25	n/a
Community Engagement					
Social media engagement (Facebook followers)	4,217	4,398	4,619	4,740	+2.6%
Library eNewsletter subscribers	15,865[9]	17,523	19,223	20,218	+5.2%
Number of registered volunteers	144	141	107[10]	125	+16%
Volunteer programs	8	8	8	8	n/a

Notes

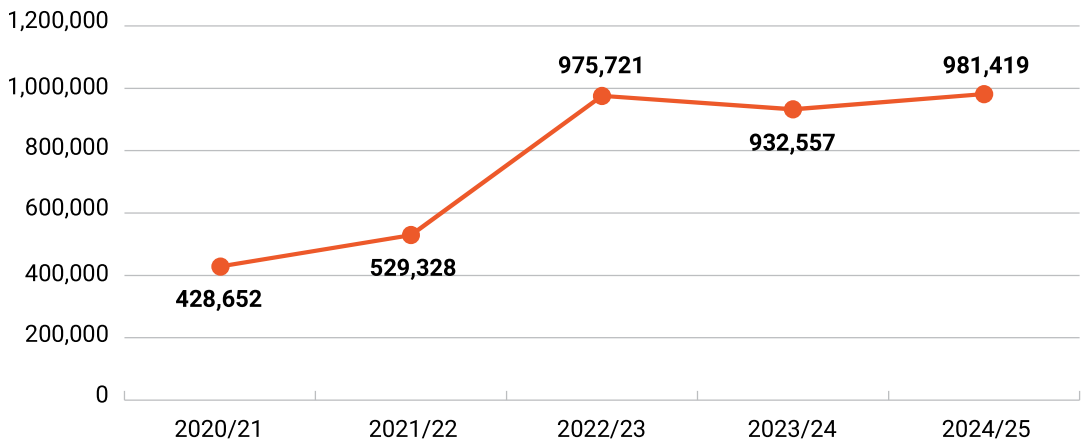
1. Member purge of all those with outstanding overdue charges resulted in a larger number than normal being cleared from the database.
2. The LGPRF method for calculating active membership changed in 2023/24
3. Visitation statistics may have been impacted due to closure of Vermont South Library (2 November 2023 – 6 December 2023) and The Pines Library (28 – 30 November 2023 & 17 – 18 June 2024) for maintenance.
4. Based on Estimated Residential Population (ERP) of 302,264 in June 2021, 301,245 in June 2022 and 309,664 in June 2024.
5. New measure in 2022/23, replaces Information Inquiries measure. Indicative measure only, as the collection of statistics in this area was impacted by industrial action.
6. Lower percentage than usual due to lower withdrawal rates of older materials in 2022/23
7. Visitation and Program statistics were impacted due to the closure of Box Hill Library for four weeks in December 2022.
8. Only includes events/programs where bookings were made. Does not include views of online Story times or other streamed events.
9. Subscriber list cleared of members who had not opened emailed newsletters for 3 years.
10. Inactive volunteers were removed from our volunteer register, following a review throughout 2023/24.
11. Measure calculation changed to conform with PLV standard.

Trends

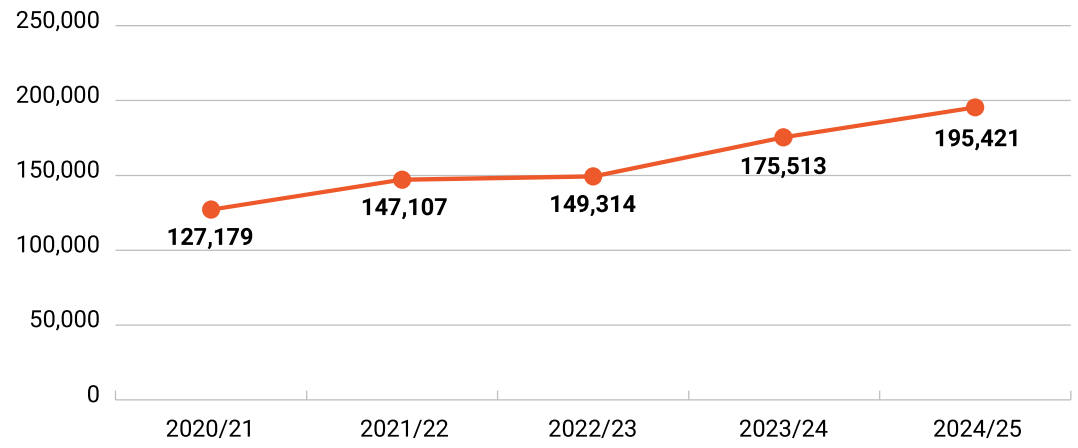
Whitehorse Manningham Library members continue to enjoy visiting our libraries and borrowing physical items. At the same time there has been an increase in online activity, with loans of digital items continuing to grow.

The below charts demonstrate some of our key usage trends.

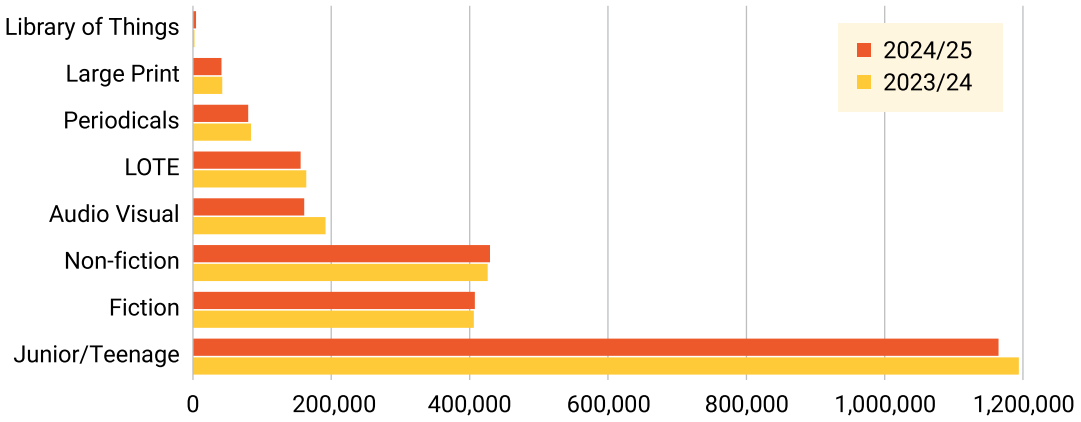
Library Visits – 5 Year Trend



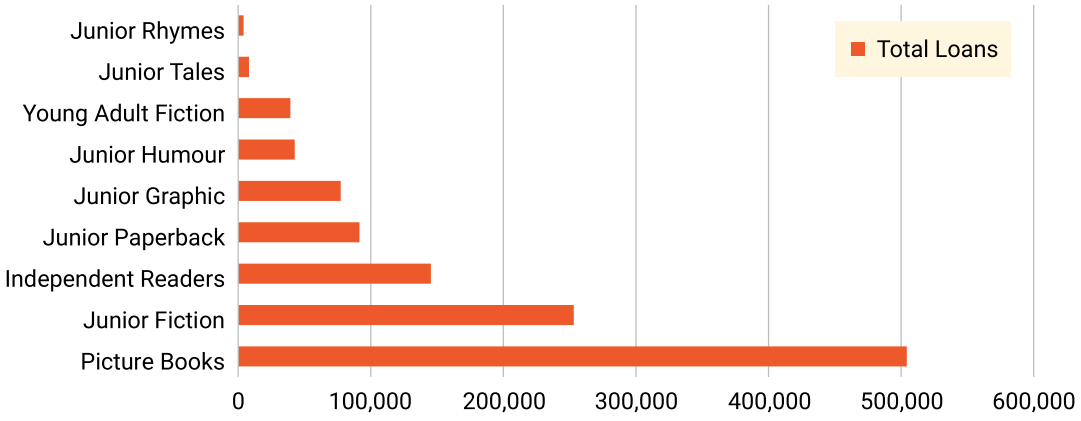
eBook Loans – 5 Year Trend



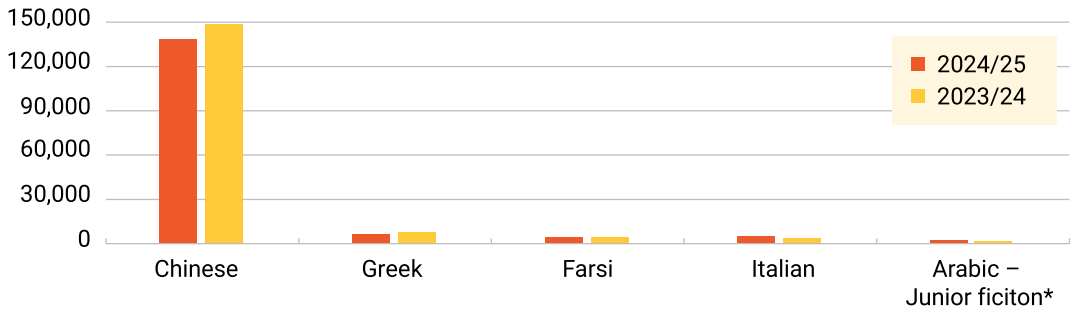
Loans by Collection Type 2024/25



Junior and Teenage Loans 2024/25



Loans of Collections in Other Languages 2024/25



*Note: Linked to grant program for multi-cultural Storytimes

Our Performance

Goal 1: Experience

Objective: To be an inclusive and welcoming people centered service.

1.1. Key Strategy: Provide inclusive, safe and accessible services for all.

Key Outcome: EFTPOS facilities, improved security and printing services.

EFTPOS facilities were rolled out across all locations in the first quarter of the financial year. This initiative has not only met community expectations for convenient payment options but also reduced the need for staff to handle cash.

Additional security and monitoring measures have been implemented to safeguard the public internet and computer services. The printer network has been upgraded, along with new coinbox hardware and software to provide the user with a seamless experience.

Key Outcome: Extension of Doncaster Library opening hours.

In September 2024, Doncaster Library extended opening hours to better meet community needs. Doncaster Library is now open 9am until 8pm Monday to Friday, 9am–5pm Saturday and 1pm until 5pm on Sundays.

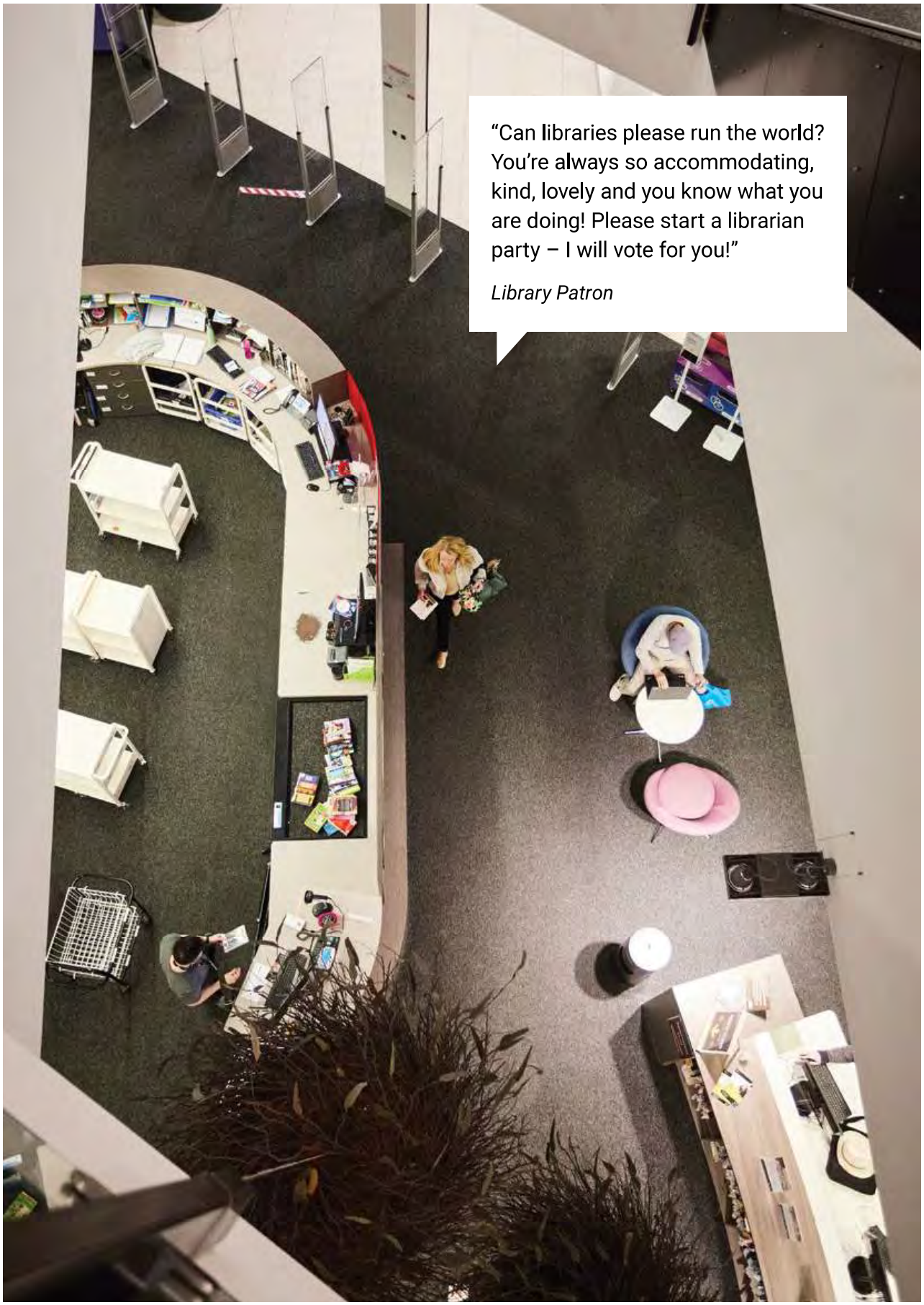
Key Outcome: New and/or reviewed policies that support safe, accessible and inclusive physical and digital spaces.

Strategic	Operational
Election Period Policy	Fleet Vehicle Safety Policy
Investment Policy	Warrandyte Library Bushfire Risk Policy
Fraud Prevention Policy	Credit Card Policy
Disability discrimination audit conducted by Whitehorse Council at Vermont South Library	

1.2. Key Strategy: Provide exemplary customer first service

Key Outcome: Positive customer service feedback.

Our staff pride themselves on delivering quality customer service to our patrons, whether it be assisting with technology, providing reading recommendations, organising author talks or simply helping with issues and returns. Our community appreciates this throughout the year as we have received warm feedback that encourages us to keep providing fabulous service.


"Can libraries please run the world? You're always so accommodating, kind, lovely and you know what you are doing! Please start a librarian party – I will vote for you!"
Library Patron

Key Outcome: Providing staff with access to training and new technology

WML staff engaged in almost 2,000 hours of training across the organisation, with a mix of training delivered by internal staff, external parties and through online platforms.

Internal training included:

- Programs and Events – strategic planning and scheduling
- Technical Services – ordering and internal processes
- Induction training
- Warrandyte Bushfire training

External training included:

- Conflict resolution for frontline staff
- First Aid, Fire Warden and Emergency Response
- Mental Health First Aid
- Gender Equality Act Awareness
- Building resilience against false information

Our online training platform, Tribal Habits, was used for 357 hours to assist with compliance training. The way in which we used this platform has been reviewed and modifications will be introduced in 2024/25.

1.3 Key Strategy: Work proactively to grow our reach

Key Outcome: Representation at community festivals and outreach locations

WML was proud to attend a range of festivals and events in both Whitehorse and Manningham, helping us to connect to the wider community.

Partner	Event
BUSINESS WHITEHORSE	Mitcham Kite Festival
Bulleen PLAZA	Multicultural Festival
WHITEHORSE CITY COUNCIL	Digital Literacy for Seniors Golden Age Lunar New Year Event Whitehorse Carols Whitehorse Positive Ageing Forum Whitehorse Spring Festival
Disability Sports Australia	Abilities Unleashed
MANNINGHAM	Electrify Your Life Manningham Carols This Girl Can

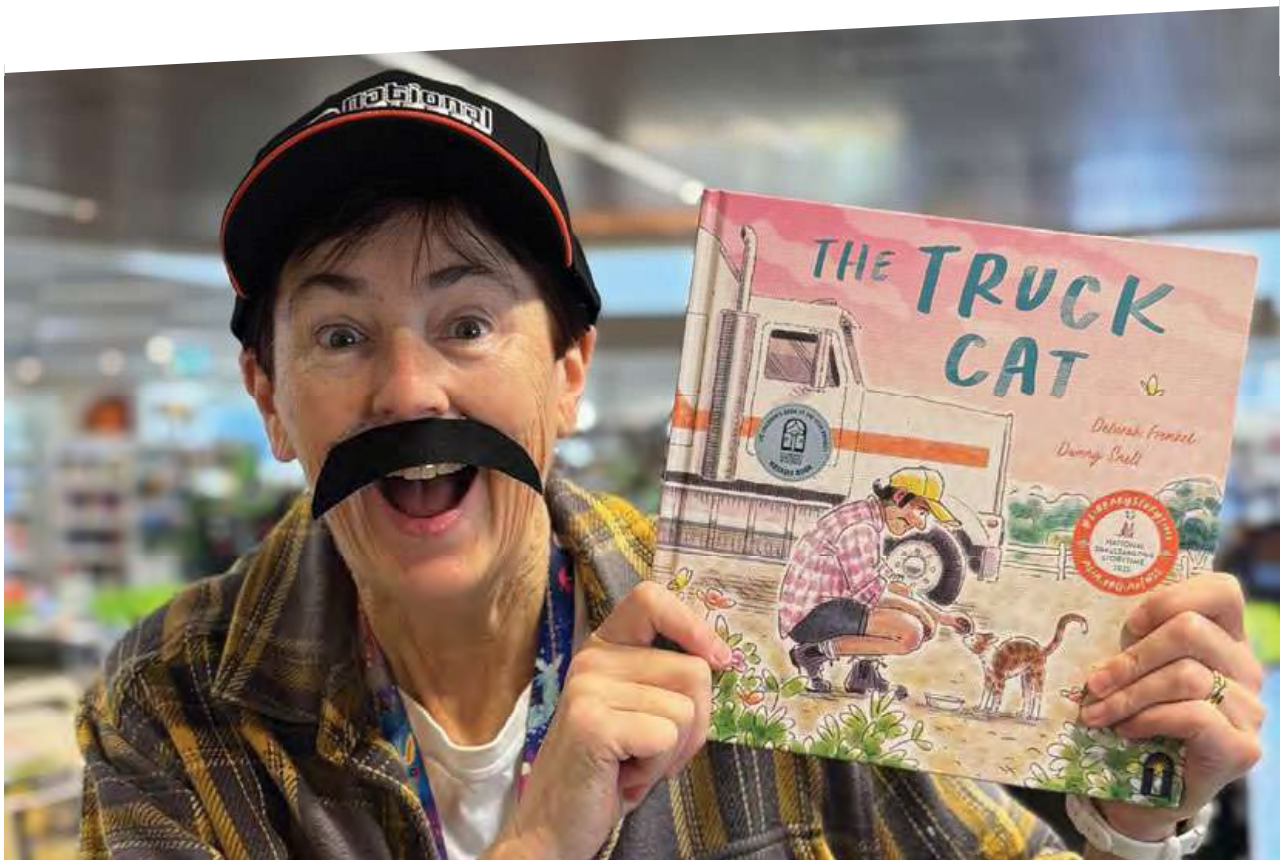
Key Outcome: Extending outreach services and programs.

Our teams have been out delivering programs and services to a range of different groups throughout the community. WML staff delivered Digital Literacy classes at Forest Hill Community Space and have delivered a range of events at The Round in Nunawading.

The Youth Services Team regularly visits local Maternal and Child Health Centres, kindergartens, childcare centres, and schools. Over the year, they made more than 250 visits, connecting with 5,076 individuals who might not have otherwise engaged with library services. Additionally, WML's Children's and Youth Coordinator, Robyn Burns, contributed her early literacy expertise as a speaker at the online Whitehorse, Maroondah & Yarra Ranges Parenting Forum.

"Having a place to connect, to go if you are lonely is important and I hope my children can find refuge in a library community."

Library Patron




JUST ARRIVED
TRAVELLER
SPORT
Does Lightning strike twice? Walsh will find out
Australia exits amid farcical Afghan dodgy hammy stunt
Big Cat hopes to keep playing despite injury
Desperate need for injection of youth
BATTLE STATIONS
OUT OF DANGER

1.4 Key Strategy: Plan for places and spaces that support the delivery of contemporary library services.

Key Outcome: Improvement and maintenance of library buildings, fixtures and fittings.

WML has worked closely with our Member Councils to deliver the following improvements:

Library Branch	Details
Blackburn	• Installation of powered study tables. • New armchairs, study chairs and mobile tables.
Box Hill	• Air conditioning unit in Bert Lewis Room replaced. • Emergency exit button installed at Box Hill circulation desk in response to health and safety incidents.
Bulleen	• New raised garden features and replacement of plants at the front of the library. • New carpet installed in kitchen area. • New children's furniture.
Doncaster	• Refurbished reading lounge area. • Adjustments made to the circulation desk to improve customer service access points. • Improved access to mezzanine area. • Enhancements made to workroom areas, including new space for facilitating online programs and staff amenities. • Existing fluorescent lighting progressively being replaced by LED lighting fixtures. • New chairs at public computers.
Nunawading	• New lounge furniture installed. • Sit/stand workbench for Makerspace staff.
The Pines	• New blinds installed throughout. • Newspaper shelving installed. • Mobile shelving bays installed in children's area
Vermont South	• New furniture in the children's area. • Air conditioning upgrade. • New returns tub to improve manual handling.

Goal 2: Learning and Engagement

Objective: To enable an informed and engaged community.

2.1 Key Strategy: Support and promote life-long learning and literacy.

Key Outcome: Delivery of programs and events supporting life-long learning and literacy.

WML aims to deliver a range of different programs and events that encourage participation and life-long learning. In broad terms, our programs are delivered with a primary outcome for participants falling into one of the categories, demonstrated in the table below.

Category	Number of programs delivered	Total attendees
Literacy and life-long learning programs	1,639	50,764
Informing and connecting citizens	30	559
Digital inclusion	218	2,797
Personal development	617	8,632
Health and wellbeing	329	2,591
Stronger and more creative communities	142	3,288
Economic and workforce development	4	50

Key Outcome: Provide skilled staff that are equipped to help our community.

All Staff Professional Development Day 2024

The inaugural all staff training day was held on Wednesday 17 July 2024 at Nunawading Library. A mix of internal and external speakers made presentations throughout the day, with the final session being dedicated to a library planning workshop.

106 staff were rostered to attend the all staff training day – 84% of our total staff!

Presentation highlights included:

- Key note speaker, Clare Desira, who specialises in working with teams to focus on positivity.
- Presentation of staff survey results
- Guest speaker, Nerida Dye, recipient of the Barret Reid Scholarship in 2021
- Council presentations
- Lightning talks delivered by WML staff
- Library Plan Workshop

Feedback from staff was extremely positive and we look forward to our second training day in November 2025.





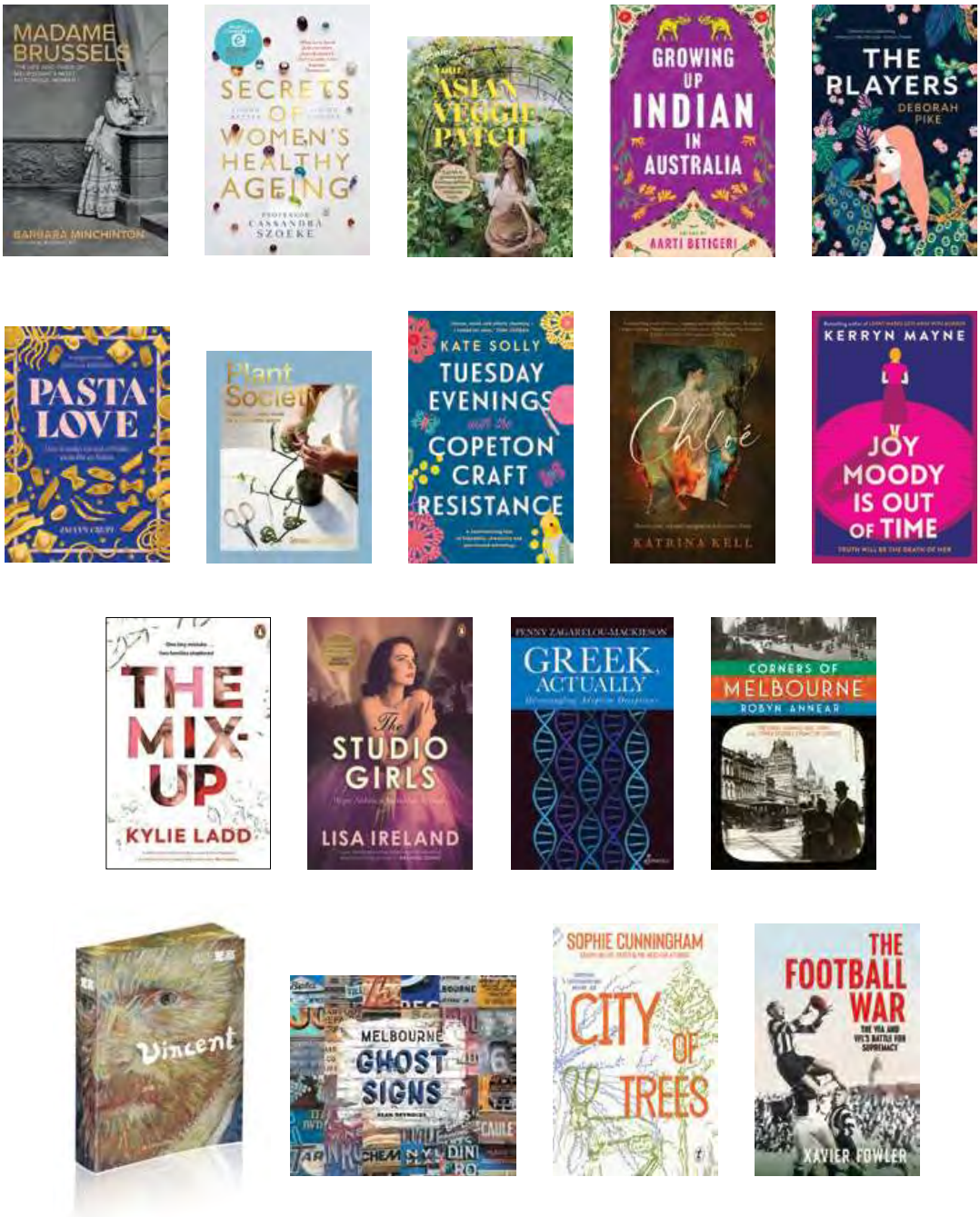


2.2. Key Strategy: Encourage a culture of reading

Key Outcome: encouraging connections with authors and providing opportunities for learning.

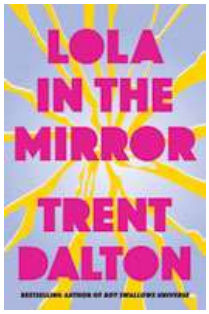
Guest authors and speakers made presentations online and in person on a range of different topics.

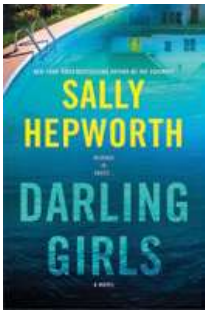
A snapshot of our author events throughout 2024/2025



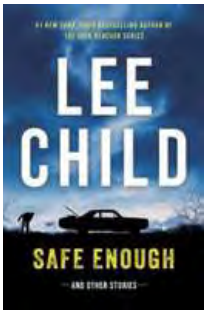
Top 5 Reads for 2024/25

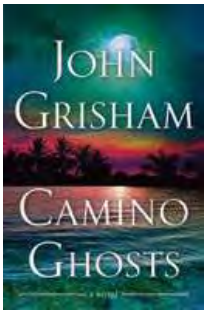
Adult Fiction



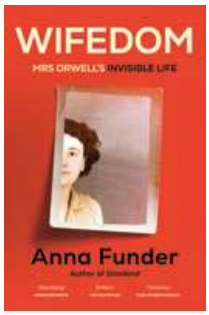


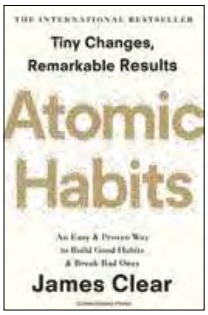


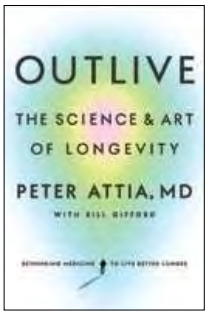




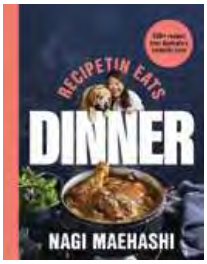
Adult Non-Fiction







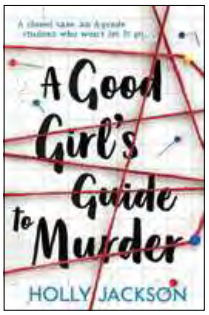


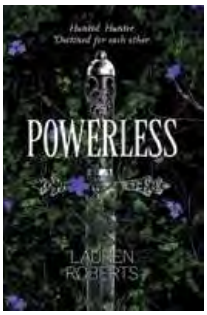


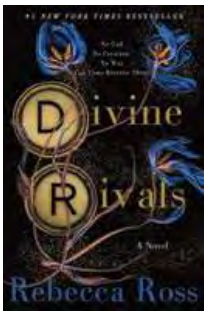
Young Adult Fiction













2.3 Key Strategy: Foster a sense of belonging, connection and wellbeing.

Key Outcome: Delivery of events and activities that support social inclusion, connection and a sense of belonging.

Strategy Board and Role-Playing Games: Positive Impact

On Monday evenings at Box Hill Library, something magical happens. A group of young adults come together to delve into the world of role-playing games or strategic board games. The evenings provide lots of fun and opportunities for connection.

The positive impact of this program was recently summed up by a parent who expressed deep appreciation for the board and role-playing games sessions at Box Hill Library, highlighting the program's positive impact on teens who may not connect with traditional after-school activities.

Special thanks were given to program facilitator Relissa, whose dedication and enthusiasm have created a safe, inclusive environment. Her efforts have helped many young people, including the parent's son, feel valued and excited to participate.

To support this program a new Strategy Board Game collection has been added to our Library of Things. This loan collection is targeted at young adults to encourage social connection, language and critical thinking development.

"This initiative has created a welcoming space for young people to find genuine connection and community with others who share their passions. For many teens, particularly those who may not feel comfortable or especially valued in school settings, being able to engage in something they truly enjoy while building friendships with like-minded peers is deeply validating. Having the option to head down to the local library and join in this group gives a sense of belonging and acceptance and a space for teens to engage in cooperative play in a setting they enjoy – this brings so many benefits like those which other young people may get from sport."

Parent talking about board and role-playing games

2.4. Key Strategy: Support digital inclusion.

Key Outcome: Envoy audio book players for home library patrons.

In July 2024, WML introduced a trial of ten Envoy audiobook players to enhance access to audiobooks for Home Library Service (HLS) patrons. With the availability of CD audiobooks declining and fewer patrons owning CD players, WML explored Envoys as a modern, user-friendly alternative.

Compact and lightweight, Envoy players offer improved portability compared with traditional CD players and outdated DAISY devices. Selected HLS patrons received personalised support, with staff providing hands-on instruction and ongoing assistance.

Library staff curated and downloaded audiobook content onto SD cards, which were delivered during regular HLS visits. Volunteers assisted with card exchanges, and patrons received printed title lists for easy reference. Digital providers BorrowBox and Overdrive supported this initiative, on the condition that content was lent to individual patrons and deleted upon return.

This initiative demonstrates WML's commitment to evolving service delivery to meet the changing needs of its community.

Key Outcome: Connecting Seniors.

Increasing digital literacy among Seniors remains a key priority for WML. In 2025, we continued our partnership with Youngster.co to deliver personalised, one-on-one technical support to seniors. A total of 182 seniors received assistance through 20 sessions conducted at Nunawading and Vermont South Libraries.



WML also collaborated with the Positive Ageing Team at Whitehorse City Council to expand outreach across the region. This partnership enabled WML to deliver 38 digital literacy information sessions at various community venues. Topics included practical skills such as organising digital photos and essential safety measures like identifying online scams and responding to suspected hacking incidents.

These sessions were well received, with more than 370 seniors participating throughout the year — demonstrating strong engagement and the ongoing need for accessible, age-friendly digital education in the community.

2.5 Key Strategy: Celebrate our communities' diverse culture and heritage.

Key Outcome: Celebrating and participating in historical and cultural events.

Our Programs

WML participated in several cultural, national and state-wide events. These included:



16 Days of Activism, Digital Literacy for Seniors, Love Your Library in Your Language, Lunar New Year, Mid-Autumn Moon Festival

"Thank you for your wonderful programs. I love this library and drive the extra distance to come here because I love the staff who are so friendly and helpful. I also love the atmosphere of the library, the plants and the programs here. I wait with anticipation and look forward to the new program brochure each season. It's like Christmas for me! I get so excited and look forward to the unforeseen possibilities it presents. Sound meditation, Bollywood dancing, chainmaille etc. Such a range of options! All things I wouldn't have tried otherwise, or think I could actually do! I also look forward to meeting the new friends I've made in these classes. I love the Nunawading Library. Thanks so much!"

Library Patron



Big Summer Read

The Big Summer Read supports families over the summer break by helping to prevent the decline in children's literacy development. This year there were a total of 509 registrations and 3,786 books read.

The wrap up event at Nunawading Library on Saturday 8 February had 40 children in attendance and included a live performance and the excitement of announcing the main prize-winners.

3,786 books read



Whitehorse Seniors Week Event: Book Bingo for LGBTI+ older people and allies

As part of the 2024 Victorian Seniors Festival, Whitehorse Manningham Libraries hosted Book Bingo for LGBTI+ older people (50+) and their allies at Nunawading Library. The event was delivered in partnership with Whitehorse Council's Positive Ageing Team and with input from community members.

Hosted by performer Jane Clifton, the event combined a traditional bingo format with LGBTI+ cultural facts, interactive games, and a Q&A session. Designed to provide a safe, inclusive space for connection and celebration, the event reflected both the spirit of the Seniors Festival and the library's commitment to community engagement.

With 36 people in attendance, feedback was overwhelmingly positive, with strong interest in future events of this kind.

36 people attended

Goal 3: Collaboration

Objective: To extend the reach and benefit of libraries

3.1 Key Strategy: Build strong relationships with stakeholders and community partners.

Key Outcome: Delivering programs with the help of our community partners.

A range of our programs would not have been possible without the support of our community partners and stakeholders.

Program Highlights	Delivered in partnership with
National Science Week – from Craft to Code	Inspiring Australia Initiative, Australian Government
Financial Wellbeing for Women – 16 Days of Activism against Gender Based Violence	Yarra Valley Water
LGBTI+ Book Bingo for Older People	Whitehorse Seniors Week
Melbourne City of Literature Virtual Writer in Residence	Melbourne UNESCO City of Literature Office
Poetry Slam	Word Travels
Writing History: Live Performance & digital installation	Box Hill Institute
Aged Care Reforms Hub	Department Health and Aged Care; ALIA
Digital Literacy Outreach	Whitehorse Positive Ageing Team
Warm Winter Read	The Round
Auslan Storytime	Expression Australia
Connect with Confidence	Whitehorse Positive Ageing, Metro Trains, Kinetic Buses and Whitehorse Transport Team
Sustainable Gardening Australia	Suburban Rail Loop
National Simultaneous Storytime	Whitehorse and Manningham Waste Management Teams

3.2 Key Strategy: Deliver collaborative services and programs

Key Outcome: Establishment of the BooBook Consortium.

1,635,110
digital loans

In October 2024, WML, in collaboration with Your Library and Yarra Plenty Regional Library, established a consortium to share eBook and eAudiobook collections via the OverDrive platform, branded as Boobook. This strategic partnership was formed to significantly enhance digital access and service outcomes for library members across the three participating services.

Following the transition, WML members enjoyed a substantial increase in the availability of digital content, gaining direct access to over 450% more eBook and eAudiobook titles. The shared Boobook collection now comprises more than 127,000 titles, offering a greatly expanded and diverse digital library for all users.

By the end of June 2025, there had been **1,635,110** digital loans on the BooBook platform. WML borrowers made good use of the expanded collection, with **119,641** loans coming from our partner collections.

Key Outcome: Virtual Writer in Residence in partnership with the Melbourne City of Literature.

The Virtual Writers in Residence series provided an enriching experience for library patrons, fostering creativity and offering practical insights into travel and non-fiction writing. Brett Hetherington's experience and engaging approach left an impact on participants, while the collaboration between the Melbourne City of Literature and Whitehorse Manningham Libraries provided an opportunity to look at the role of literature in exploring place and storytelling.



Event Highlights:

- **28 Nov – Travel Writing Panel**: Brett Hetherington and Tim Richards discussed capturing the essence of place in travel writing.
- **5 Dec – Non-Fiction Writing Workshop**: Brett led a practical session on journalistic writing techniques.

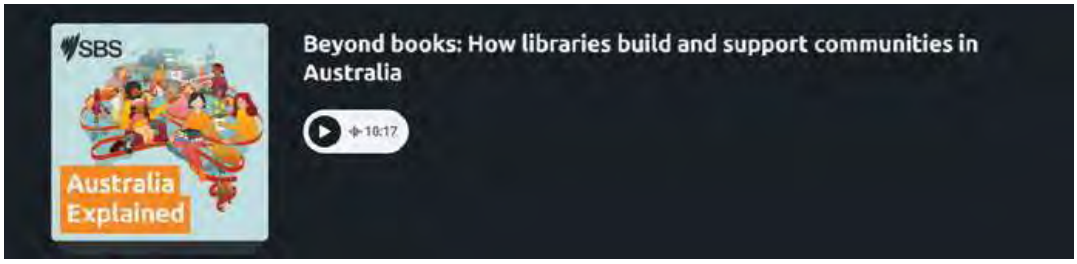
Creative Outcome:
Participants contributed single-word reflections during the workshop, which Brett used to create a written piece exploring the theme of place. The final work was published on the library's Facebook page.

3.3 Key Strategy: Participate in networks to share knowledge and ideas.

Key Outcome: Beyond books.

WML employees, Runti and Bronwyn, represented WML in an Australia Explained story on SBS. Australia Explained stories provide practical information to assist new migrants settling in Australia. The article and podcast are available via the SBS website and cover the key points:

- Australian public libraries provide free programs and services that connect and support people of all ages.
- Libraries play a crucial role in helping new migrants settle in, offering English classes, cultural programs, and community-building activities.



3.4 Provide meaningful volunteer engagement and work experience opportunities.

Key Outcome: provision of volunteer and work experience opportunities throughout the library service.

Our Volunteers

Volunteers assist WML in providing services and programs that would not otherwise be possible. Our volunteers support the programs and services that are designed by WML employees. Our volunteers were thanked and celebrated at a morning tea held in May 2025.

Volunteers assist in the delivery of programs such as the Home Library Service, Story Circles at Aged Care facilities and our English Language Programs.

As at 30 June 2025 WML had 125 registered volunteers.

	2021/22	2022/23	2023/24	2024/25
Total number of volunteers	144	141	107	125
Number of volunteers commenced	15	24	18	39
Number of volunteer resignations or inactive	25	28	38*	12

* Inactive volunteers were removed from our volunteer data base, following an internal audit carried out



Friends of the Library

Our volunteer Friends of the Library group continues to provide valuable support to our library programs and raised a total of $5,150 from 3 book sale events this year. The sales events always attract a crowd and this year was no exception with 370 attendees in total. Congratulations to the library staff and the Friends of the Library volunteers who participated in running the book sales. They are a small but very dedicated group that significantly contributes to our library service.

Work Placement and Work Skills Opportunities

WML provides a range of students with opportunities to gain work experience. This year we hosted a range of students from different education sectors. We were also pleased to support the disability sector by providing placements to people attending Onemda, Nadrasca, REAL Disability Pathways and HIBA Healthcare.

2024/2025					
Work Experience Placements	**No.**	**Community Service Placements**	**No.**	**Tertiary Placements**	**No.**
Our Lady of Sion	2	Presbyterian Ladies College/GATEWAY	1	Box Hill Institute	2
East Doncaster Secondary College	2	Duke of Edinburgh – Our Lady of Sion	2	Charles Sturt University	2
Koonung Secondary College	5	Placement & Carer at Doncaster Library	1	Swinburne TAFE	3
Camberwell Girls Grammar	1	HIBA Healthcare	1	University of South Australia	1
Mullauna Secondary College	1	REAL Disability Pathways	1		
Fintona Girls' School	1				
	12		**6**		**8**

Goal 4: Performance

Objective: To be a flexible, resilient and high performing organisation.

4.1 Key Strategy: Implement robust governance practices

Key Outcome: Ensuring compliance and controlling risk.

Our Community Representatives play an important role in the composition of the Library Board. Following an expression of interest process, Alison Low was appointed as the community representative for Manningham City Council in March 2025.

Key compliance outcomes

Outcome	Details
Review and development of risk mitigation policies.	• Election Period Policy updated and implemented • Instrument of Delegation updated • Governance Rules adopted in place of Local Law 3 • Warrandyte Bushfire Policy
Internal Audits	• Audit completed on Risk Management Framework • Appointment of new Independent Member for the Audit and Risk Committee
Risk controls	• Review of Enterprise Risks completed • Introduction of Police Checks and Working With Children Checks for Board Members • Psychosocial hazard review commenced • Board briefings on Governance, *Gender Equality Act 2020* obligations and impact of *Local Government Act 2020* on Regional Library Corporations.
Annual Report and Budget	• Both submitted in accordance with government legislation and endorsed by the Library Board.
Library Plan 2025–2029	• Commenced development of new Library Plan


BINGO

4.2 Key Strategy: Employ sound financial management practices.

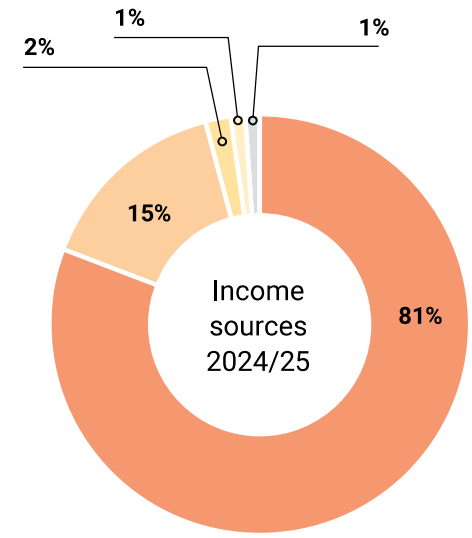
Key Outcome: All regulatory financial reporting completed.

The 2024/25 Budget was adopted at the ordinary meeting of the Library Board on 22 May 2024. The financial result for 2024/25 is a deficit of $347,921.

Income sources

WML's total income of $12,986,722 was derived from:

- Member Councils
- State Government Grant
- Interest from Investments
- Other Grants
- Other income generated through fees and charges

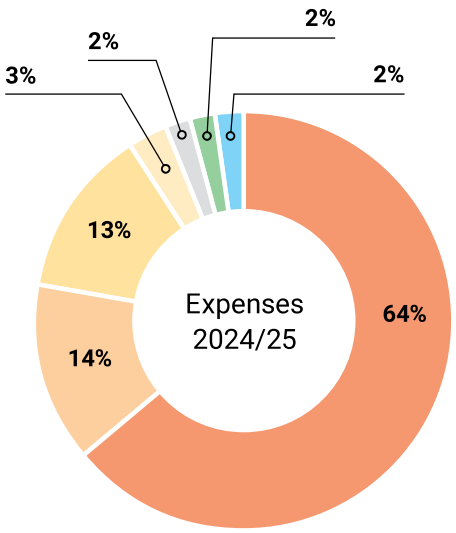


- Council Contributions
- State Government Grants
- Interest from Investments
- Other Income
- Other Grants

Expenses

The major areas of expenditure were employee benefits and depreciation. Total expenditure in 2024/25 was $13,334,643.

In 2024/25 WML identified savings in the following areas – telephones, IT hardware, web content management and digital collection resources. Collaborative purchasing partnerships have delivered savings and enhanced digital collection resources.



- Employee Expenses
- Depreciation
- Other Expenses
- IT Services
- Collection Resources
- Warrandyte Library Expenses
- Grant Expenditure

Key Outcome: Alternative funding opportunities through successful grant applications and collaborations.

Funding through grants helps WML to provide additional services and programs that would not otherwise be possible.

Other Grants	2024	2025
Local Priorities Grant	101,026	101,026
Premiers Reading Challenge	35,899	35,899
Italian and Arabic Storytime	26,364	16,518
Other	4,950	2,209
	168,239	**155,652**

Multicultural Storytime

As a project partner with Manningham Council, and with input from our multicultural community partners, Whitehorse Manningham Libraries conducts Multicultural Storytimes in Arabic and Italian at The Pines Library, Bulleen Library and community locations. The program commenced in the previous year and has gone from strength to strength.

The program, made possible through the Victorian Government Department of Health 2023 Multicultural Storytime Grant, will continue until June 2027.





National Science Week 10 – 18 August 2024

WML delivered a week-long program that explored and celebrated the origins of modern computing, digital media, and coding across a range of artistic disciplines such as weaving, sewing, textile repair, animation and music making. Ten activities were held across WML branch locations during Science Week, with a total of 272 participants. 100% of feedback responders reported enjoying programs, 93% reported feeling a sense of achievement or discovery.

This Inspiring Australia Initiative was supported by the Australian Government as part of National Science Week.

100% reported enjoying programs

93% reported feeling a sense of achievement or discovery



Beyond the Doors Fundraising 2024/2025 FY

Beyond the Doors fundraising campaigns support the provision of special targeted projects that reduce barriers to reading, literacy and learning services.

The **Give the Gift of Reading Program** provided 173 gift bags to local families experiencing disadvantage. The gift bags contained high-quality books selected by our early literacy specialists, along with at home Storytime kits to help care givers share reading with their child.

Give the Gift of Reading is an outreach program aimed at improving literacy outcomes and is delivered by WML in partnership with:

- Free From Family Violence (FVREE) – reaching women and children experiencing family and domestic violence
- EMCH – Manningham and Whitehorse Enhanced Maternal Child Health Programs



Beyond the Doors Fundraising	2024/2025 $
Opening balance of fund	**6,204.92**
Funds raised	
Givenow	2,605.82
Cash/cheque donations	848.07
Total funds raised	**3,453.89**
Interest (Bendigo Bank)	110.04
Total	**3,563.93**

Expenditure (exc. GST)	
Give the Gift of Reading	3,940.67
Total funds expended	**3,940.67**

Funds remaining	**5,828.18**

4.3 Key Strategy: Advocate for investment in public libraries.

Key Outcome: working with our partners to advocate for investment.

The Library Board and WML employees have advocated for investment in public libraries through:

- Submission to the State Government
- Participation in statewide Special Interest Groups
- Representation on PLV committees
- Representation on the Advisory Committee on Public Libraries
- Partnerships with key community stakeholders and organisations

4.4 Build capability and capacity of our people.

Key Outcome: Promoting a positive organisational culture and providing opportunities.

Recent research by Insync, our organisational culture surveyors, revealed that the primary factors influencing whether employees stay with or leave an organisation are work-life balance, flexibility, and support for their wellbeing. Our experience mirrors this with increased requests from staff for flexibility for a variety of reasons.

We experienced a lot of internal movement with our employees this year, resulting in the following:

- Internal Secondments and Higher Duties – 20 opportunities provided
- External Secondments – 2 staff granted leave to take up external opportunities
- Purchased Leave Arrangements – 9 approved
- Flexible Work Agreements and personal requests to change hours of work – 16 approved
- 16 resignations – retirements, career changes and promotion opportunities





Our Wellbeing Team is committed to providing staff with opportunities to connect and have some fun. We have had competitions and raised money for a range of worthy causes. Staff were also provided with an opportunity to have a bit of fun at our Summer Party Bogan Bingo night, where we had a lot of flannelette and mullets on display.

Key Outcome: Implementation of our People and Skills Strategy.

Key Actions	Outcomes
Review of vacancies in the following areas: ICT, Marketing and Communications & Technical Services	• Revised position descriptions and roles in accordance with current needs.
Review of Wellbeing Team	• Terms of Reference updated and calendar of events produced
Review of all staff professional development day.	• Next all staff development day scheduled for November 2025
Enterprise Bargaining completed in March 2025	• WMRLC Enterprise Agreement 2024 became operative on 8 May 2025
Commence reporting obligations under the *Gender Equality Act 2020*	• WML became a defined entity on 1 July 2024 • Participation in the People Matter Survey to satisfy data collection requirements
Explore shared training opportunities with other library services	• Training opportunities provided in collaboration with Your Library, Yarra Plenty Regional Library Corporation, Monash, Boroondara and Stonnington.
Provide staff with conflict resolution training to assist in dealing with difficult patrons.	• 3 in person training sessions provided, with more to follow in the next financial year.
Develop senior leadership skills and succession planning.	• 1 senior manager attended Mastering Management course. • 20 internal secondments were facilitated, supporting succession planning in preparation for the upcoming retirement of several long-serving staff members.

"I left Whitehorse Manningham Regional Library Corporation with a bittersweet feeling. It was the first job I had where I felt as if my work made a difference compared with my retail past. It was where I felt connected to the work, to the people, and to the mission. WML really was an incubator for a passion for libraries as civic institutions that entertain, educate, preserve, and serve."

Departing Staff Member

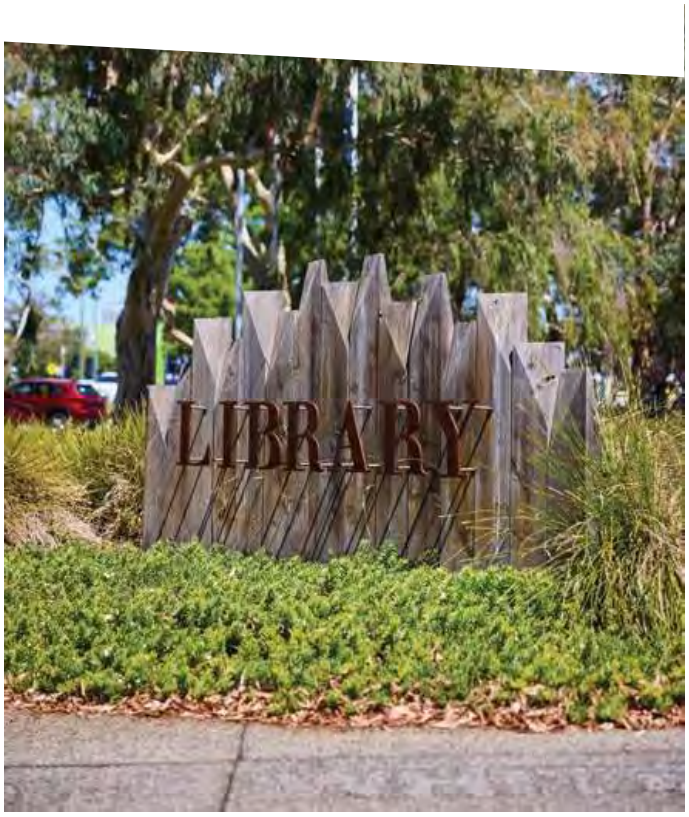
4.5 & 4.6 Create value through efficiencies and innovation. Employing evidence based practices.

Key Outcome: implementing and reviewing systems.

The following has been achieved in the 2024/25 financial year:

- Implementation of a new cost-effective phone system in March 2025, enabling easier messaging information for the public and off-site access for staff when needed.
- Introduction of Spiceworks ICT helpdesk system.
- Automatic shutdown of self-loan kiosks overnight to extend the life of machines and reduce power consumption, estimated savings of $2,000 in electricity and a reduction of 126kg in CO^2 emissions.
- Commencement of transition to a new finance management system.
- Wide Area Network transformation project completed to increase speed and capacity of the network.
- Upgrade of records management system, Content Manager, completed.
- Renewal of website content management contract, with underutilised modules withdrawn.





Financial Report

Independent Auditor's Report 52
Certification of the Financial Statements 54

Financial Statements

Comprehensive Income Statement 55
Balance Sheet 56
Statement of Changes in Equity 57
Statement of Cash Flows 58
Statement of Capital Works 59

Notes to the Financial Statements

Note 1 Overview 60
Note 2 Analysis of our results 62
2.1 Performance against budget 62
2.2 Income and expenditure 62
2.3 Capital works 64
Note 3 Funding for the delivery of our services 65
3.1 Council contributions 65
3.2 Other grants 65
3.3 Other income 65
Note 4 The cost of delivering service 66
4.1 Employee costs 66
4.2 Depreciation 67
4.3 Disposal of assets 67
4.4 Audit and Finance Costs 68
4.5 Other expenses 68
Note 5 Investing in and financing our operations 69
5.1 Financial assets 69
5.2 Other assets 69
5.3 Payables 69
5.4 Provisions 69
5.5 Financing arrangements 71
Note 6 Assets we manage 72
6.1 Summary of property and equipment 72
Note 7 People and relationships 74
7.1 Board and key management remuneration 74
7.2 Related party disclosure 75
Note 8 Managing uncertainties 77
8.1. Contingent assets and liabilities 77
8.2. Financial instruments 77
8.3. Fair value measurement 79
8.4. Events occurring after balance date 80
Note 9 Other matters 81
9.1 Reconciliation of cash flows from operating activities to surplus/(deficit) 81
9.2 Superannuation 82
Note 10 Change in Accounting Policy 85

Independent Auditor's Report

To the Board members of Whitehorse Manningham Regional Library Corporation

Opinion	I have audited the financial report of Whitehorse Manningham Regional Library Corporation (the corporation) which comprises the: • balance sheet as at 30 June 2025 • comprehensive income statement for the year then ended • statement of changes in equity for the year then ended • statement of cash flows for the year then ended • statement of capital works • notes to the financial statements, including material accounting policies • certification of the financial statements. In my opinion the financial report presents fairly, in all material respects, the financial position of the corporation as at 30 June 2025 and their financial performance and cash flows for the year then ended in accordance with the financial reporting requirements of the *Local Government Act 1989*, the *Local Government (Planning and Reporting) Regulations 2014* and applicable Australian Accounting Standards.
Basis for Opinion	I have conducted my audit in accordance with the *Audit Act 1994* which incorporates the Australian Auditing Standards. I further describe my responsibilities under that Act and those standards in the *Auditor's Responsibilities for the Audit of the Financial Report* section of my report. My independence is established by the *Constitution Act 1975.* My staff and I are independent of the corporation in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to my audit of the financial report in Victoria. My staff and I have also fulfilled our other ethical responsibilities in accordance with the Code. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.
Board members' responsibilities for the financial report	The Board members of the corporation are responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards and the *Local Government Act 1989*, the *Local Government (Planning and Reporting) Regulations 2014* and for such internal control as the Board members determines is necessary to enable the preparation and fair presentation of a financial report that is free from material misstatement, whether due to fraud or error. In preparing the financial report, the Board members are responsible for assessing the corporation's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless it is inappropriate to do so.

Auditor's responsibilities for the audit of the financial report	As required by the *Audit Act 1994,* my responsibility is to express an opinion on the financial report based on the audit. My objectives for the audit are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report. As part of an audit in accordance with the Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I also: • identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. • obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the corporation's internal control • evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board members • conclude on the appropriateness of the Board members' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the corporation's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the corporation to cease to continue as a going concern. • evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation. I communicate with the Board members regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.



MELBOURNE
21 August 2025

Travis Derricott
as delegate for the Auditor-General of Victoria

Certification of the Financial Statements

In my opinion, the accompanying financial statements have been prepared in accordance with the *Local Government Act 1989* (as per the transisitional arrangements of the *Local Government Act 2020*), the *Local Government (Planning and Reporting) Regulations 2014*, Australian Accounting Standards and other mandatory professional reporting requirements.

Julie Lawes

Principal Accounting Officer
Julie Lawes
Date: 20 August 2025

In our opinion, the accompanying financial statements presents fairly the financial transactions of the Whitehorse Manningham Regional Library Corporation for the year ended 30 June 2025 and the financial position of the Corporation as at that date.

As at the date of signing, we are not aware of any circumstances which would render any particulars in the financial statements to be misleading or inaccurate.

We have been authorised by the Library Board and by the *Local Government (Planning and Reporting) Regulations 2014* to certify the financial statements in their final form.

Councillor
Cr Peter Allan
Date: 20 August 2025

Councillor
Cr Andrew Conlon
Date: 20 August 2025

Chief Executive Officer
Sally Both
Date: 20 August 2025

Comprehensive Income Statement
For the Year Ended 30 June 2025

	Note	2025 $	2024 $
Income/Revenue			
Council Contributions	3.1	10,560,408	10,211,601
State Government Grants		1,914,028	1,914,028
Other Income	3.3	133,520	177,962
Other Grants	3.2	155,652	168,239
Interest from Investments		223,114	193,736
Total Income/Revenue		**12,986,722**	**12,665,566**
Expenses			
Employee Costs	4.1	8,504,415	8,340,255
Depreciation	4.2	1,829,348	1,186,719
Information Technology		485,146	420,840
Audit and Finance Costs	4.4	39,954	41,041
Collection Resources		333,323	331,258
Grant Expenditure		89,007	234,903
Warrandyte Library Expenses		300,387	295,118
Other Expenses	4.5	1,192,993	1,145,340
Loss on disposal of property, plant and equipment	4.3	560,070	658,953
Total Expenses		**13,334,643**	**12,654,427**
Surplus/(Deficit) for the year		**(347,921)**	**11,139**
Total Comprehensive Result		**(347,921)**	**11,139**

The above comprehensive income statement should be read with the accompanying notes

Whitehorse Manningham Libraries
2024/2025 Financial Report

Balance Sheet
As at 30 June 2025

	Note	2025 $	2024 $
Assets			
Current Assets			
Cash and cash equivalents	5.1	3,158,253	2,843,516
Trade Receivables		167,466	125,574
Prepayments		137,485	75,600
Other Assets	5.2	16,895	26,981
Total Current Assets		3,480,099	3,071,671
Non-Current Assets			
Property and Equipment	6.1	8,083,588	8,363,088
Total Non-Current Assets		8,083,588	8,363,088
Total Assets		**11,563,687**	**11,434,759**
Liabilities			
Current Liabilities			
Payables	5.3	1,004,164	494,590
Provisions	5.4	1,755,902	1,800,566
Total Current Liabilities		2,760,065	2,295,156
Non-Current liabilities			
Provisions	5.4	159,946	148,007
Total Non-Current Liabilities		159,946	148,007
Total Liabilities		**2,920,012**	**2,443,163**
Net Assets		**8,643,675**	**8,991,596**
Equity			
Members Contribution on Formation		3,922,043	3,922,043
Accumulated Surplus		4,721,632	5,069,553
Total Equity		**8,643,675**	**8,991,596**

The above balance sheet should be read with the accompanying notes

Statement of Changes in Equity
For the Year Ended 30 June 2025

	Total 2025 $	Accumulated Surplus 2025 $	Members Contribution 2025 $
2025			
Balance at beginning of the financial year	8,991,596	5,069,553	3,922,043
Deficit for the year	(347,921)	(347,921)	-
Balance at end of the financial year	8,643,675	4,721,632	3,922,043

	Total 2024 $	Accumulated Surplus 2024 $	Members Contribution 2024 $
2024			
Balance at beginning of the financial year	8,980,457	5,058,414	3,922,043
Surplus for the year	11,139	11,139	-
Balance at end of the financial year	8,991,596	5,069,553	3,922,043

The above statement of changes in equity should be read with the accompanying notes

Statement of Cash Flows
For the Year Ended 30 June 2025

	Notes	2025 $	2024 $
Cash flows from operating activities			
Council Contributions		11,616,449	11,232,761
Government Grants		1,914,028	1,914,028
Interest Income		233,201	193,475
Grants (GST free)		136,925	154,680
Other Income		170,708	212,288
Employee Costs		(8,442,727)	(8,284,345)
Payments to suppliers (inclusive of GST)		(2,512,550)	(3,549,261)
Net GST payments		(691,380)	(644,208)
Net cash provided by in operating activities	9.1	**2,424,654**	**1,229,418**
Cash flows from investing activities			
Proceeds from sale of Equipment		15,000	2,059
Payment for Library Stock, Information Technology & Furniture		(2,124,916)	(2,101,815)
Net cash used in investing activities		**(2,109,916)**	**(2,099,756)**
Net increase/(decrease) in cash and cash equivalents		314,737	(870,338)
Cash and cash equivalents at beginning of the year		2,843,516	3,713,854
Cash and cash equivalents at the end of the financial year	5.1	**3,158,253**	**2,843,516**
Financing arrangements	5.5		

The above statement of cash flows should be read with the accompanying notes

Statement of Capital Works
For the Year Ended 30 June 2025

	2025 $	2024 $
Plant and Equipment		
Library Stock	1,809,850	1,834,278
Furniture and Equipment	76,028	62,449
IT Replacement	201,594	162,545
Motor Vehicles Replacement	37,444	40,486
Total Capital Works Expenditure	**2,124,916**	**2,099,758**
Represented by		
Asset Renewal Expenditure	2,124,916	2,099,758
Total Capital Works Expenditure	**2,124,916**	**2,099,758**

The above statement of capital works should be read with the accompanying notes

Note 1 OVERVIEW

Introduction

The Whitehorse Manningham Regional Library Corporation was established under Section 196 of the *Local Government Act 1989* by the Minister of Local Government on 12 December 1995. The Corporation's headquarters is located at 1040 Whitehorse Road, Box Hill.

Statement of compliance

These financial statements constitute a general purpose financial report that consists of a Comprehensive Income Statement, Balance Sheet, Statement of Changes in Equity, Statement of Cash Flows, Statement of Capital Works and notes accompanying these financial statements. The general purpose financial report complies with Australian Accounting Standards (AAS), other authoritative pronouncements of the Australian Accounting Standards Board, with the *Local Government Act 1989* (as per the transitional arrangements of the *Local Government Act 2020*) and the *Local Government (Planning and Reporting) Regulations 2014*.

The Corporation is a not-for-profit entity and therefore applies the additional AUS paragraphs applicable to a not-for-profit entity under the Australian Accounting Standards.

Accounting policy information

a. Basis of Accounting

Accounting policies are selected and applied in a manner which ensures that the resulting financial information satisfies the concepts of relevance and reliability, thereby ensuring that the substance of the underlying transactions or other events is reported. Accounting policies applied are disclosed in sections where the related balance or financial statement matter is disclosed.

The accrual basis of accounting has been used in the preparation of these financial statements, except for the cash flow information, whereby assets, liabilities, equity, income and expenses are recognised in the reporting period to which they relate, regardless of when cash is received or paid.

The financial statements are based on the historical cost convention unless a different measurement basis is specifically disclosed in the notes to the financial statements.

The financial statements have been prepared on a going concern basis. The financial statements are in Australian dollars. The amounts presented in the financial statements have been rounded to the nearest dollar unless otherwise specified. Minor discrepancies in tables between totals and the sum of components are due to rounding.

a. Basis of Accounting (cont.)

Judgements, estimates and assumptions are required to be made about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated judgements are based on professional judgement derived from historical experience and various other factors that are believed to be reasonable under the circumstances. Actual results may differ from these estimates.

Revisions to accounting estimates are recognised in the period in which the estimate is revised and also in future periods that are affected by the revision. Judgements and assumptions made by management in the application of AAS's that have significant effects on the financial statements and estimates relate to:

- the determination of depreciation for library collections, computer equipment and furniture (refer to note 6.1) and

- the determination of employee provisions (refer to note 5.4)

Unless otherwise stated, all accounting policies are consistent with those applied in the prior year. Where appropriate, comparative figures have been amended to accord with current presentation, and disclosure has been made of any material changes to comparatives.

Goods and Services Tax (GST)

Income and expenses are recognised net of the amount of associated GST. Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the taxation authority is included with other receivables or payables in the balance sheet.

Note 2 Analysis of our results

2.1 Performance against budget

The budget comparison notes compare the Corporation's financial plan, expressed through it's annual budget, with actual performance. The *Local Government (Planning and Reporting) Regulations 2014* requires explanation of any material variances. The Corporation has adopted a materiality threshold of 10% where further explanation is warranted. Explanations have not been provided for variations below the material threshold unless the variance is considered to be material because of its nature.

These notes are prepared to meet the requirements of the transitional arrangements of the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2014* .

2.2 Income and Expenditure

	Budget 2025 $	Actual 2025 $	Variance 2025 $	Variance 2025 %	Ref
Income					
Council Contributions	9,991,482	10,560,408	568,926	6%	
State Government Grant	1,961,879	1,914,028	(47,851)	-2%	
Other Income	124,140	133,520	9,380	8%	
Other Grants	139,451	155,652	16,201	12%	1
Transfer from Investments	244,811	-	(244,811)	-100%	2
Interest from Investments	120,000	223,114	103,114	86%	3
	12,581,763	12,986,722	404,959		
Expenditure					
Employee costs	8,534,834	8,504,415	(30,419)	-0.4%	
Depreciation	1,401,447	1,829,348	427,901	31%	4
Information Technology	439,364	485,146	45,782	10%	5
Audit and Finance Costs	45,000	39,954	(5,046)	-11%	6
Collection Resources	295,890	333,323	37,433	13%	7
Other Expenses	1,047,359	1,192,993	145,634	14%	8
Grant Expenditure	139,451	89,007	(50,444)	-36%	9
Warrandyte Library Expenses	-	300,387	300,387	100%	10
Net loss on disposal of property and equipment	483,183	560,070	76,887	16%	11
	12,386,528	13,334,643	948,115		

Note 2 Analysis of our results (cont.)

Surplus(deficit) for the year	195,235	(347,921)	(543,156)

(i) Explanation of material variations

Variance Ref	Item	Explanation
1	Other Grants	The Corporation received two small grants for specific projects that were unexpected.
2	Transfer from Investments	Included in 24/25 Budget in error
3	Interest from Investments	The budget amount for interest does not include the interest earned on the LSL fund. Interest from At call investments and short term fixed deposits are included. The interest rates were higher than anticipated.
4	Depreciation	The depreciation expense was influenced by a number of a factors; increased procurement of electronic resources and the higher depreciation rate associated with these resources; an error in the depreciation rate was identified in the 23/24 accounts in relation to electronic resources which was being charged at 20% instead of 50% and increased information technology expenditure associated with upgrades.
5	Information Technology	Included in the end of year figure is non capitalised assets from the IT capital budget.
6	Audit and Finance Costs	Audit and Finance Costs were less than budgeted as only one internal audit was completed in 24/25.
7	Collection Resources	Relates to collections items that are not capitalised, including some electronic resources. Cost of magazines and newspapers significantly increased this year due to supplier changes.
8	Other expenses	Unexpended areas were Utilities, Cleaning and Professional Services. Over expended areas included Insurance and ICT. Also included in this expense is the cost of additional services provided at Doncaster and The Pines Libraries which are fully funded by Manningham City Council.

Note 2 Analysis of our results (cont.)

9	Grant Expenditure	Grants are underspent due a number of projects incomplete.
10	Warrandyte Library Expenses	Income and expenditure for Warrandyte Library is not included in the Budget preparation as is funded by Manningham City Council outside of the Regional Library Agreement.
11	Net loss on disposal of property and equipment	The disposal of library stock figures for the budget are an estimate only. Minor amounts of discarded items are written off on disposal.

2.3 Capital Works

	Budget 2025 $	Actual 2025 $	Variance 2025 $	Variance 2025 %	Ref
Library Stock	1,820,250	1,809,850	(10,400)	-0.6%	
Furniture & Equipment	69,615	76,028	6,413	9%	
Information Technology	190,000	201,594	11,594	6%	
Motor Vehicles	-	37,444	37,444	100%	1
Total Capital Works Expenditure	2,079,865	2,124,916	7,607		
Represented by:					
Renewal	2,079,865	2,124,916	7,607	0%	
Total Capital Works Expenditure	2,079,865	2,124,916	7,607		

(i) Explanation of material variations

Variance Ref	Item	Explanation
1	Motor Vehicles Replacement	Money was carried forward from last financial year. This funded the replacement of one pool vehicle

		2025 $	2024 $
Note 3	**Funding for the delivery of our services**		
3.1	**Council Contributions**		
	Whitehorse City Council	6,003,341	5,842,668
	Manningham City Council	3,988,141	3,881,402
	Manningham City Council - Warrandyte	347,145	334,349
	Manningham City Council - Other projects	221,781	153,182
		10,560,408	10,211,601
3.2	**Other Grants**		
	Local Priorities Grant	101,026	101,026
	Premiers Reading Challenge	35,899	35,899
	Italian and Arabic storytime	16,518	26,364
	Other	2,209	4,950
		155,652	168,239

Council Contributions and Grants are recognised as revenue when the Corporation obtains control over the funds.

3.3	**Other Income**		
	Overdue Charges	-	482
	Photocopying Services	39,170	35,537
	Other Service Charges	74,740	55,357
	Sale of Products	13,645	10,273
	Library Programs & Activities	2,024	8,243
	Fundraising	3,941	1,383
	Centrelink Paid Parental Leave	-	15,890
	Insurance Payout	-	50,797
		133,520	177,962

Revenue for other income is recognised at the time of receipt.

		2025 $	2024 $
Note 4	**The cost of delivering services**		
4.1	**Employee Costs**		
	Wages and Salaries	7,365,395	7,154,808
	Annual Leave	1,720	13,546
	WorkCover	67,441	65,649
	Superannuation	848,813	836,647
	Staff Training Expenses	61,688	55,910
	Long Service Leave	159,358	197,805
	Centrelink Paid Parental Leave	-	15,890
		8,504,415	8,340,255
	b) Superannuation		
	The Corporation made contributions to the following funds		
	Defined Benefit Fund		
	Employer contributions to Local Authorities Superannuation Fund (Vision Super)	65,901	86,201
	Employer contributions payable at reporting date.	-	-
	Accumulation funds		
	Employer contributions to Local Authorities Superannuation Fund (Vision Super)	390,608	375,205
	Employer contributions - other funds;	391,742	346,111
	Active Super	-	866
	AMP Super	5,525	3,894
	Australian Ethical Super	-	2,207
	Australian Super	82,341	64,696
	Aware Super	20,085	12,702
	Care Super	10,852	14,842
	Centric	8,930	8,299
	Colonial First State	27,574	23,501
	Equip Super	6,958	8,349
	First Super	2,276	1,869
	Future Super	6,075	5,742
	HESTA Superannuation	38,033	37,550
	Hostplus/Statewide Super	43,716	38,266

	2025 $	2024 $
b) Superannuation (cont.)		
ING LIVING SUPER	12,131	8,592
Legal Super	7,559	-
LGIA Super	10,863	10,981
Mercer Smart Super	3,668	3,483
MLC	5,635	4,806
Netwealth	2,652	-
REST	44,075	42,455
SMSF	10,300	6,475
UNISUPER	19,726	17,398
Verve Super	12,316	16,873
VicSuper	10,452	12,266
	782,350	721,316

4.2 Depreciation

Library Stock	1,585,932	887,126
Furniture and Equipment	80,016	81,198
Computer Equipment	142,753	192,761
Motor Vehicles	20,647	25,634
	1,829,348	1,186,719

Refer to note 6.1 for a more detailed breakdown of depreciation and accounting policy.

4.3 Disposal of Assets

Library Stock		
Written down value of assets written off	(564,620)	(614,111)
Loss on disposal of assets	(564,620)	(614,111)
Furniture and Equipment		
Proceeds from sale of furniture and equipment	-	2,059
Written down value of assets disposed	(4,028)	(6,928)
Loss on disposal of assets	(4,028)	(4,869)

	2025 $	2024 $
4.3 Disposal of Assets (cont.)		
Motor Vehicles		
Proceeds from sale of motor vehicles	15,000	-
Written down value of assets sold	(6,422)	(39,973)
Gain/(Loss) on disposal of assets	8,578	(39,973)
Total loss on Disposal of Assets	(560,070)	(658,953)
4.4 Audit and Finance Costs		
Audit fee payable to Victorian Auditor General	19,600	18,900
Internal audit fees - RSM	11,750	18,150
Other finance costs	8,604	3,991
	39,954	41,041
4.5 Other Expenses		
Cleaning, Security	263,018	235,982
Utility Costs	170,666	163,342
Headquarters Costs	69,747	77,191
Couriers	79,272	76,039
Professional Services	15,314	80,679
Insurance	110,081	89,356
Office Expenses	62,390	49,251
Programs and Marketing Costs	128,306	123,881
Vehicle Maintenance	18,127	17,129
Fundraising Expenditure	3,941	4,341
Manningham Additional Hours Project	221,842	153,182
Doncaster and Bulleen Project	30,055	47,045
Staff Amenities	20,234	27,922
	1,192,993	1,145,340

	2025 $	2024 $

Note 5 Investing in and financing our operations

5.1 Financial assets

(a) Cash and cash equivalents

Cash on Hand	1,500	1,500
Cash at Bank	58,073	56,384
Money Market call account	671,411	434,833
Term Deposits	942,781	933,869
Money Market - restricted LSL	1,484,488	1,416,930
Total cash and cash equivalents	3,158,253	2,843,516
Total Financial Assets	3,158,253	2,843,516

Cash and cash equivalents include cash on hand, deposits at call, and other highly liquid investments with original maturities of three months or less, net of outstanding bank overdrafts.

5.2 Other Assets

Accrued Income	16,895	26,981
Total other assets	16,895	26,981

5.3 Payables

Non Statutory Payables		
Creditors	535,440	204,840
Accrued Expenses	468,724	289,750
	1,004,164	494,590

5.4 Provisions

Annual Leave		
Balance at beginning of the financial year	561,924	548,378
Additional Provisions	628,335	641,652
Amounts Used	(626,615)	(628,106)
Balance at end of the financial year	563,644	561,924

	2025 $	2024 $
5.4 Provisions (cont.)		
Long Service Leave		
Balance at beginning of the financial year	1,386,650	1,163,282
Additional Provisions	120,519	365,461
Amounts Used	(154,966)	(142,093)
Balance at end of the financial year	1,352,203	1,386,650
(a) Employee provisions		
Current provisions expected to be wholly settled within 12 months		
Annual Leave	445,338	464,397
Long Service Leave	58,151	34,204
	503,489	498,601
Current provisions expected to be settled after 12 months		
Annual Leave	118,307	97,527
Long Service Leave	1,134,106	1,204,439
	1,252,413	1,301,966
Total current employee provisions	1,755,902	1,800,567
Non current provisions		
Long Service Leave	159,946	148,007
Total non current provisions	159,946	148,007
Total Provisions	1,915,848	1,948,574

The calculation of employee costs and benefits includes all relevant on-costs and are calculated as follows at reporting date.

Wages and salaries and annual leave

Liabilities for wages and salaries, including non-monetary benefits and annual leave expected to be wholly settled within 12 months of the reporting date are recognised in the provision for employee benefits in respect of employee services up to the reporting date, classified as current liabilities and measured at their nominal values.

5.4 Provisions (cont.)

Liabilities that are not expected to be wholly settled within 12 months of the reporting date are recognised in the provision for employee benefits as current liabilities, measured at the present value of the amounts expected to be paid when the liabilities are settled using the remuneration rate expected to apply at the time of settlement.

Long service leave

Liability for long service leave (LSL) is recognised in the provision for employee benefits. LSL is measured at present value. Unconditional LSL is disclosed as a current liability. Conditional LSL that has been accrued, where an employee is yet to reach a qualifying term of employment, is disclosed as a non - current liability.

Key assumptions:

• discount rate	4.20%	4.35%
• weighted average increase in employee costs	4.35%	4.45%
• settlement	7 yrs	7 yrs

5.5 Financing arrangements

The Corporation has the following funding arrangements in place as at the end of the year.

	2025	2024
	$	$
Bank overdraft	20,000	20,000
Credit card facilities	13,000	13,000
Total facilities	33,000	33,000
Unused facilities	26,824	28,997
	26,824	28,997

Note 6 Assets we manage

6.1 Summary of property and equipment

	Opening Asset at Cost	Opening Accumumulated Depreciation	Carrying Value at 30 June 2024	Additions	Depreciation	Disposals sold	Disposals written off	Carrying Value at 30 June 2025
	$	$	$	$	$	$	$	$
Library Stock	7,920,353	(528,779)	7,391,574	1,809,850	(1,585,932) [1]	-	(564,620)	7,050,872
Furniture & Equipment	2,188,848	(1,676,553)	512,295	76,028	(80,016)	-	-	508,308
Computer Equipment	694,597	(322,883)	371,714	201,594	(142,753)	-	(4,028)	426,528
Motor Vehicles	130,094	(42,589)	87,505	37,444	(20,647)	(6,422)	-	97,880
	10,933,892	(2,570,805)	8,363,088	2,124,916	(1,829,348)	(6,422)	(568,648)	8,083,588

1 The depreciation was higher in the 24/25 year due to as system error in the 23/24 year. Comparitive not restated given materiality of adjustment.

(a) Recognition and measurement of assets

The Corporation has adopted the purchase method of accounting in relation to the measurement of the acquisition of assets, being the fair value of the assets provided as consideration at the date of acquisition plus any incidental cost attributable to the acquisition. In accordance with the Corporation's policy, the threshold limits below have been applied when recognising assets within an applicable asset class. (Same as applied in 2023/2024)

Class of asset	Threshold limit
Library Stock	Nil Limit
Audio Visual	Nil Limit
Electronic Resources	Nil Limit
Computer Hardware	$1,000

Class of asset	Threshold limit
Computer Equipment	$1,000
Motor Vehicles	Nil Limit
Furniture and Equipment	$1,000

Note 6 Assets we manage (cont.)

(b) Depreciation of non current assets

Library Stock, motor vehicles, furniture and equipment, including computer equipment and other assets having limited useful lives are systematically depreciated over their useful lives to the Corporation. Estimates of remaining useful lives and residual values are reassessed annually. Depreciation is recognised on either the straight-line basis or diminishing value basis using rates that are, unless otherwise stated, consistent with the prior year:

	Useful Life	Depreciation Basis
Library Stock	10 Years	Straight Line
Audio Visual	5 Years	Straight Line
Electronic Resources	2 Years	Straight Line
Computer Equipment	3 Years	Straight Line
Computer Hardware	5 Years	Straight Line
Motor Vehicles	4.44 Years	Diminishing
Furniture and Equipment	6.67 Years	Diminishing

(c) Repairs and maintenance

Routine maintenance, repair costs, and minor renewal costs are expensed as incurred. Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold the cost is capitalised and depreciated. The carrying value of the replaced asset is expensed.

(d) Land and Buildings

The library branches are operated out of Council owned or leased properties. The libraries at Box Hill, Nunawading, Vermont South and Blackburn are operated from Whitehorse Council controlled, owned and maintained buildings. The libraries at Doncaster, The Pines, Warrandyte and Bulleen are operated from buildings controlled, owned or leased by Manningham Council.

Note 7 People and Relationships

7.1 Board and Key Management Remuneration

(a) Names of Key Management Personnel at the Whitehorse Manningham Regional Library Corporation for the period 1 July 2024 to 30 June 2025

Key Management Personnel

Councillors

Cr Trudy Skilbeck - City of Whitehorse (to 26 October 2024)

Cr Andrew Davenport - City of Whitehorse (to 26 October 2024)

Cr Hayley Weller - City of Whitehorse (from 11 December 2024)

Cr Peter Allan - City of Whitehorse (from 11 December 2024)

Cr Andrew Conlon - Manningham City Council

Cr Michelle Kleinert - Manningham City Council (to 26 October 2024)

Cr Jim Grivas Manningham City Council (from 11 December 2024)

Council Representatives

Ms Lisa Letic - City of Whitehorse

Ms Lee Robson - Manningham City Council

Community Representatives

Ms Nicola Nye - City of Whitehorse

Ms Dionne Dearman - Manningham City Council (to 5 January 2025)

Ms Alison Low -Manningham City Council (from 10 March 2025)

Chief Executive Officer

Ms Sally Both

(b) Remuneration of Key Management Personnel

Remuneration comprises employee benefits including all forms of consideration paid, payable or provided by the Coporation in exchange for services rendered. Remuneration of Key Management Personnel and Other senior staff is disclosed in the following categories.

Short-term employee benefits include amounts such as wages, salaries, annual leave or sick leave that are usually paid or payable on a regular basis, as well as non-monetary benefits such as allowances.

Other long-term employee benefits include long service leave, other long service benefits or deferred compensation.

Post-employment benefits include pensions, and other retirement benefits paid or payable on a discrete basis when employment has ceased.

Board and Key Management Remuneration (cont.)

Board Members who are Councillors and Officers nominated by the Member Councils do not receive remuneration from Whitehorse Manningham Regional Library Corporation.

	2025	2024
	$	$
Total remuneration of key management personnel was as follows:		
Short term benefit	203,374	199,021
Other long-term benefits	4,771	(8,370)
Post-Employment Benefits	22,082	21,473
	230,227	212,124

Total remuneration of key management personnel persons were within the following band:

	No.	No.
$210,000 - $219,999	-	1
$230,000 - $239,999	1	-
	1	1

(c) Senior Officers Remuneration

A Senior Officer is an officer, other than Key Management Personnel, who:

a) has management responsibilities and reports directly to the Chief Executive; and

b) whose total annual remuneration exceeds $170,000

The Corporation have no Senior Officers who fit this criteria.

7.2 Related party disclosure

(a) Transactions with related parties

Revenue

Contributions received from member councils are detailed under 3.1 Council Contributions. These payments are made quarterly in advance in July, October, January and April.

Related party disclosure (cont.)

Other Revenue received from member councils	**2025**	**2024**
	$	$
Manningham City Council		
Reimbursement of Warrandyte library expenses	347,145	334,349
Additional Hours Project - Doncaster/Pines Library	221,781	153,182
Additional grants for specific projects	16,518	26,364
Whitehorse City Council		
Additional grants for specific projects	2,571	5,600
Expenses		
Manningham City Council		
Warrandyte Library Expenses	300,387	295,117
Utilities reimbursement - Doncaster Library	26,016	28,600
Additional Hours Project - Doncaster/Pines Library	221,842	153,182
Return of funds for Doncaser/Bulleen Project	21,795	-
Hall hire	1,170	-
Marketing	143	404
Reimbursement door sensor - Warrandyte Library	-	
City of Whitehorse		
Headquarters Rental	68,200	68,200
Utilities reimbursement - Nunawading, Vermont South and Blackburn Libraries	51,254	56,364

(b) Loans to/from related parties

No loans were made to or received from related parties

(c) Commitments to/from related parties

There are no commitments in existence at balance date.

(d) Other Transactions - Peppercorn leases

Manningham and Whitehorse Councils provide library floor space to the Corporation. Any charges related to the leasing or maintenance of these branch libraries are not passed on to the Corporation. The councils do not charge the Corporation for these leases.

The Whitehorse Manningham Regional Library Corporation leases the headquarters space at the Box Hill and Nunawading branches for $68,200 (2023/2024 $68,200) per annum from City of Whitehorse on a 3 monthly basis. There is no formal tenancy agreement so it is considered to be an open ended agreement and the charge is not at commercial rate.

Other related party transactions have been considered and there are no matters to report.

Note 8 Managing uncertainties

8.1 Contingent assets and liabilities

(a) Contingent assets

Contingent assets are possible assets that arise from past events, whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Corporation.

At the reporting date, the Corporation had no contingent assets (2023-2024: Nil).

(b) Contingent liabilities

Contingent liabilities are:
- possible obligations that arise from past events, whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Corporation; or
- present obligations that arise from past events but are not recognised because:
- it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation; or
- the amount of the obligation cannot be measured with sufficient reliability.

The following is a potential contingencies to be considered.

Superannuation

The Corporation has obligations under a defined benefit superannuation scheme that may result in the need to make additional contributions to the scheme, matters relating to this potential obligation are outlined in Note 9.2. As a result of the volatility in financial markets the likelihood of making such contributions in future periods exists. At this point in time it is not known if additional contributions will be required, their timing or potential amount.

8.2 Financial instruments

(a) Objectives and policies

The Corporation's principal financial instruments comprise cash assets, term deposits, receivables (excluding statutory receivables) payables (excluding statutory payables) and bank borrowings. Details of the significant accounting policies and methods adopted, including the criteria for recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset and financial liability is disclosed in the financial statements. Risk management is carried out by senior management under policies approved by the Corporation. These policies include identification and analysis of the risk exposure to the Corporation and appropriate procedures, controls and risk minimisation.

8.2 Financial instruments (cont.)

(b) Market risk

Market risk is the risk that the fair value or future cash flows of our financial instruments will fluctuate because of changes in market prices. The Corporation's exposure to market risk is primarily through interest rate risk with only insignificant exposure to other price risks and no exposure to foreign currency risk.

Interest rate risk

Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. The Corporation does not hold any interest bearing financial instruments that are measured at fair value, and therefore has no exposure to fair value interest rate risk. Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Corporation has minimal exposure to cash flow interest rate risk through its cash and deposits that are at floating rate.

Investment of surplus funds is made with approved financial institutions under the *Local Government Act 1989* (as per the transistional arrangements of the *Local Government Act 2020*). We manage interest rate risk by adopting an investment policy that ensures:

- diversification of investment product,
- monitoring of return on investment,
- benchmarking of returns and comparison with budget.

There has been no significant change in the Corporation's exposure, or its objectives, policies and processes for managing interest rate risk or the methods used to measure this risk from the previous reporting period.

Interest rate movements have been significant enough during the year to have an impact on the Corporation's year end result.

(c) Credit Risk

Credit risk is the risk that a contracting entity will not complete its obligations under a financial instrument and cause us to make a financial loss. We have exposure to credit risk on some financial assets included in our balance sheet. To help manage this risk:

- we have a policy for establishing credit limits for the entities we deal with;
- we may require collateral where appropriate; and
- we only invest surplus funds with financial institutions which have a recognised credit rating specified in our investment policy.

The credit risk with receivables is very low as it relates to one member council.

There are no material financial assets which are individually determined to be impaired.

8.2 Financial instruments (cont.)

We may also be subject to credit risk for transactions which are not included in the balance sheet, such as when we provide a guarantee for another party.

The maximum exposure to credit risk at the reporting date to recognised financial assets is the carrying amount, net of any provisions for impairment of those assets, as disclosed in the balance sheet and notes to the financial statements. The Corporation does not hold any collateral.

(d) Liquidity risk

Liquidity risk includes the risk that, as a result of our operational liquidity requirements or we will not have sufficient funds to settle a transaction when required, we will be forced to sell a financial asset at below value or may be unable to settle or recover a financial asset.

To help reduce these risks the Corporation:
- have a liquidity policy which targets a minimum and average level of cash and cash equivalents to be maintained;
- have readily accessible standby facilities and other funding arrangements in place;
- have a liquidity portfolio structure that requires surplus funds to be invested within various bands of liquid instruments; and
- monitor budget to actual performance on a regular basis

The Corporation's maximum exposure to liquidity risk is the carrying amounts of financial liabilities as disclosed in the balance sheet and the amounts related to financial guarantees disclosed, and is deemed insignificant based on prior periods' data and current assessment of risk.

There has been no significant change in the Corporation's exposure, or its objectives, policies and processes for managing liquidity risk or the methods used to measure this risk from the previous reporting period.

Unless otherwise stated, the carrying amounts of financial instruments reflect their fair value.

8.3 Fair Value Measurement

(a) Sensitivity disclosure analysis

Taking into account past performance, future expectations, economic forecasts, and management's knowledge and experience of the financial markets, the Corporation believes the following movements are 'reasonably possible' over the next 12 months:

- A parallel shift of +1.5% in market interest rates (AUD) from year-end rates of 3.75%.

8.3 Fair Value Measurement (cont.)

These movements will not have a material impact on the valuation of the Corporations' financial assets and liabilities, nor will they have a material impact on the results of the Corporations' operations.

Fair value hierarchy

The Corporations' financial assets and liabilities are not valued in accordance with the fair value hierarchy, the Corporation's financial assets and liabilities are measured at amortised cost.

8.4 Events occurring after balance date

There are no subsequent events of which the Corporation is aware, that would affect the information provided within these Financial Statements.

Note 9 Other matters

9.1 Reconciliation of cash flows from operating activities to surplus.

	2025	2024
	$	$
Surplus (Deficit) for the year	(347,921)	11,139
Depreciation	1,829,348	1,186,719
Loss on Disposal of Fixed Assets	560,070	658,953
Changes in assets and liabilities		
Decrease/(Increase) in Receivables	(41,894)	(27,943)
Decrease/(Increase) in Other assets	10,086	(260)
Decrease/(Increase) in Prepayments	(61,885)	(22,503)
Increase/(Decrease) in Employee Provisions	(32,725)	132,130
Increase/(Decrease) in Payables	509,574	(708,817)
Net cash provided by operating activities	2,424,654	1,229,418

9.2 Superannuation

The Corporation makes the majority of its employer superannuation contributions in respect of its employees to the Local Authorities Superannuation Fund (the Fund). This Fund has two categories of membership, accumulation and defined benefit, each of which is funded differently. Obligations for contributions to the Fund are recognised as an expense in the Comprehensive Operating Statement when they are made or due.

Accumulation

The Fund's accumulation category, Vision MySuper/Vision Super Saver, receives both employer and employee contributions on a progressive basis. Employer contributions are normally based on a fixed percentage of employee earnings (for the year ended 30 June 2025, this was 11.5% as required under Superannuation Guarantee (SG) legislation (2024:11%).

Defined Benefit

The Corporation does not use defined benefit accounting for its defined benefit obligations under the Fund's Defined Benefit category. This is because the Fund's Defined Benefit category is a pooled multi-employer sponsored plan.

9.2 Superannuation (cont.)

There is no proportional split of the defined benefit liabilities, assets or costs between the participating employers as the defined benefit obligation is a floating obligation between the participating employers and the only time that the aggregate obligation is allocated to specific employers is when a call is made. As a result, the level of participation of the Corporation in the Fund cannot be measured as a percentage compared with other participating employers. Therefore, the Fund Actuary is unable to allocate benefit liabilities, assets and costs between employers for the purposes of AASB 119.

Funding Arrangements

The Corporation makes employer contributions to the Defined Benefit category of the Fund at rates determined by the Trustee on the advice of the Fund Actuary.

As at 30 June 2024, an interim actuarial investigation was held as the Fund provides lifetime pensions in the Defined Benefit category. The vested benefit index (VBI) of the Defined Benefit category as at 30 June 2024 (of which the Corporation is a contributing employer) was 105.4%.

The financial assumptions used to calculate the VBI were:

Net investment returns	5.6% pa
Salary information	3.5% pa
Price inflation (CPI)	2.7% pa

As at 30 June 2025, an interim actuarial investigation is underway as the Fund provides lifetime pensions in the Defined Benefit category. It is expected to be completed by 31 October 2025.

Vision Super has advised that the VBI at 30 June 2025 was 110.5%. The Corporation was notified of the 30 June 2025 VBI during August 2025 (2024: August 2024). The financial assumptions used to calculate this VBI were

Net investment returns	5.7% pa
Salary information	3.5% pa
Price inflation (CPI)	2.6% pa

The VBI is used as the primary funding indicator. Because the VBI was above 100%, the 30 June 2024 actuarial investigation determined the Defined Benefit category was in a satisfactory financial position and that no change was necessary to the Defined Benefit category's funding arrangements from prior years.

9.2 Superannuation (cont.)

Employer contributions

(a) Regular contributions

On the basis of the results of the 2024 interim actuarial investigation conducted by the Fund Actuary, the Corporation makes employer contributions to the Fund's Defined Benefit category at rates determined by the Fund's Trustee. For the year ended 30 June 2025, this rate was 11.5% of members' salaries (11.0% in 2023/24). This rate is expected to increase in line with any increases in the SG contribution rate and was reviewed as part of the 30 June 2023 triennial valuation.

In addition, the Corporation reimburses the Fund to cover the excess of the benefits paid as a consequence of retrenchment above the funded resignation or retirement benefit.

(b) Funding calls

If the Defined Benefit category is in an unsatisfactory financial position at an actuarial investigation or the Defined Benefit category's VBI is below its shortfall limit at any time other than the date of the actuarial investigation, the Defined Benefit category has a shortfall for the purposes of SPS 160 and the Fund is required to put a plan in place so that the shortfall is fully funded within three years of the shortfall occurring. The Fund monitors its VBI on a quarterly basis and the Fund has set its shortfall limit at 98% from 26 July 2024 (previously 97%).

In the event that the Fund Actuary determines that there is a shortfall based on the above requirement, the Fund's participating employers (including the Corporation) are required to make an employer contribution to cover the shortfall.

Using the agreed methodology, the shortfall amount is apportioned between the participating employers based on the pre-1 July 1993 and post-30 June 1993 service liabilities of the Fund's Defined Benefit category, together with the employer's payroll at 30 June 1993 and at the date the shortfall has been calculated.

Due to the nature of the contractual obligations between the participating employers and the Fund, and that the Fund includes lifetime pensioners and their reversionary beneficiaries, it is unlikely that the Fund will be wound up.

If there is a surplus in the Fund, the surplus cannot be returned to the participating employers.

In the event that a participating employer is wound-up, the defined benefit obligations of that employer will be transferred to that employer's successor.

9.2 Superannuation (cont.)

The 2024 interim actuarial investigation surplus amounts

An actuarial investigation is conducted annually for the Defined Benefit category of which the Corporation is a contributing employer. Generally, a full actuarial investigation is conducted every three years and interim actuarial investigations are conducted for each intervening year. An interim investigation was conducted as at 30 June 2024 while a full investigation was conducted as at 30 June 2023.

The Fund's actuarial investigation identified the following for the Defined Benefit category of which the Corporation is a contributing employer:

	2024 (Interim) $m	2023 (Triennial) $m
• A VBI surplus	108.4	85.7
• A total service liability surplus	141.4	123.6
• A discounted accrued benefits surplus	156.7	141.9

The VBI surplus means that the market value of the fund's assets supporting the defined benefit obligations exceed the vested benefits that the defined benefit members would have been entitled to if they had all exited on 30 June 2024.

The total service liability surplus means that the current value of the assets in the Fund's Defined Benefit category plus expected future contributions exceeds the value of expected future benefits and expenses as at 30 June 2024.

The discounted accrued benefit surplus means that the current value of the assets in the Fund's Defined Benefit category exceeds the value of benefits payable in the future but accrued in respect of service to 30 June 2024.

The 2025 interim actuarial investigation

An interim actuarial investigation is being conducted for the Fund's position as at 30 June 2025 as the Fund provides lifetime pensions in the Defined Benefit category.

Vision Super has advised that the VBI at 30 June 2025 was 110.5%The Corporation was notified of the 30 June 2025 VBI during August 2025 (2024: August 2024). The financial assumptions used to calculate this VBI were

Net investment returns	5.7% pa
Salary information	3.5% pa
Price inflation (CPI)	2.6% pa

It is anticipated that this actuarial investigation will be completed by 31 October 2025.

9.2 Superannuation (cont.)

The 2023 triennial investigation

The last triennial actuarial investigation conducted prior to 30 June 2023 was at 30 June 2020. This actuarial investigation was completed by 31 December 2020. The financial assumptions for the purposes of that investigation was:

	2023 Triennial investigation	2020 Triennial investigation
Net investment return	5.7% pa	5.7% pa
Salary inflation	3.50% pa	2.5% pa for two years and 2.75% pa thereafter
Price inflation	2.8% pa	2.0% pa

In addition to the contributions 4.1b the Corporation has paid no unfunded liability payments to Vision Super.

Note 10 Change in Accounting Policy

There have been no changes to accounting policies in the 2024-25 year.

We would like to thank the following organisations who have helped us to deliver programs and services throughout the year.



Friends of the Library (FOL), Whitehorse churches Food Network



Contact Us

Administration
1040 Whitehorse Road
Box Hill 3128
P. 9896 4333

Blackburn Library
Cnr Blackburn and
Central Roads
Blackburn 3130
P. 9896 8400

Box Hill Library
1040 Whitehorse Road
Box Hill 3128
P. 9896 4300

Bulleen Library
Bulleen Plaza
Manningham Road
Bulleen 3105
P. 9896 8450

Doncaster Library
MC Square
687 Doncaster Road
Doncaster 3108
P. 9877 8500

Nunawading Library
379 Whitehorse Road
Nunawading 3131
P. 9872 8600

The Pines Library
The Pines Shopping Centre
Cnr Blackburn and
Reynolds Roads
East Doncaster 3109
P. 9877 8550

Vermont South Library
Pavey Place
Vermont South 3133
P. 9872 8650

Warrandyte Library
Warrandyte
Community Centre
168 Yarra Street
Warrandyte 3113
P. 9895 4250


Whitehorse
Manningham
Libraries
open for discovery
Library Plan
2025–2029
A place for all. Evolving for now and the future.



Acknowledgement of Country

Whitehorse Manningham Libraries acknowledges the Wurundjeri Woi Wurrung people of the Kulin Nation as the traditional owners of the land on which our libraries are located. We pay our respects to their Elders past, present and emerging.





Whitehorse Manningham Libraries is committed to providing safe, inclusive, and accessible services for all in our diverse community. We prioritise child safety and wellbeing, promote equity across all demographics, and ensure our services and programs foster respect, representation, and connection. Through these efforts, we strengthen community engagement and support collective growth.

Contents

Chair and CEO message 4

Summary 6

About us 10

Introduction 10

The library service 12

The Whitehorse and Manningham communities 14

Strategic context 16

Libraries in a time of transformation 16

Aligning with our partner Councils 19

Our Plan 20

Measuring impact 34

Chair and CEO message

Whitehorse Manningham Libraries is a large public library service in Melbourne's eastern metropolitan area – a shared service supporting the growing and diverse communities of Whitehorse and Manningham. Our library is a trusted community resource that helps people connect, learn, and thrive. Our community acknowledges the value and benefit our library brings to their lives.

The Library Plan 2025–2029 sets our strategic direction for the next four years. It responds to a changing world with growing community needs – digital inclusion, lifelong learning, climate resilience, and social connection. The Plan is based on meaningful engagement with our community stakeholders and aligns with relevant evidence-based research and our member Council priorities.

The next four years will see a period of change and growth as we adapt our services to meet diverse and changing needs. We will expand outreach, build stronger partnerships to reach people where they live, learn, work and gather – creating opportunities for social connection, belonging and building life-skills and wellbeing. We will continue to champion early literacy as a critical foundation for future success.

We will reduce barriers to access and plan for welcoming, inclusive library spaces to support a wide range of needs. Our library will continue to play a significant role in fostering digital inclusion and confidence – helping people to actively and safely participate in a connected world.



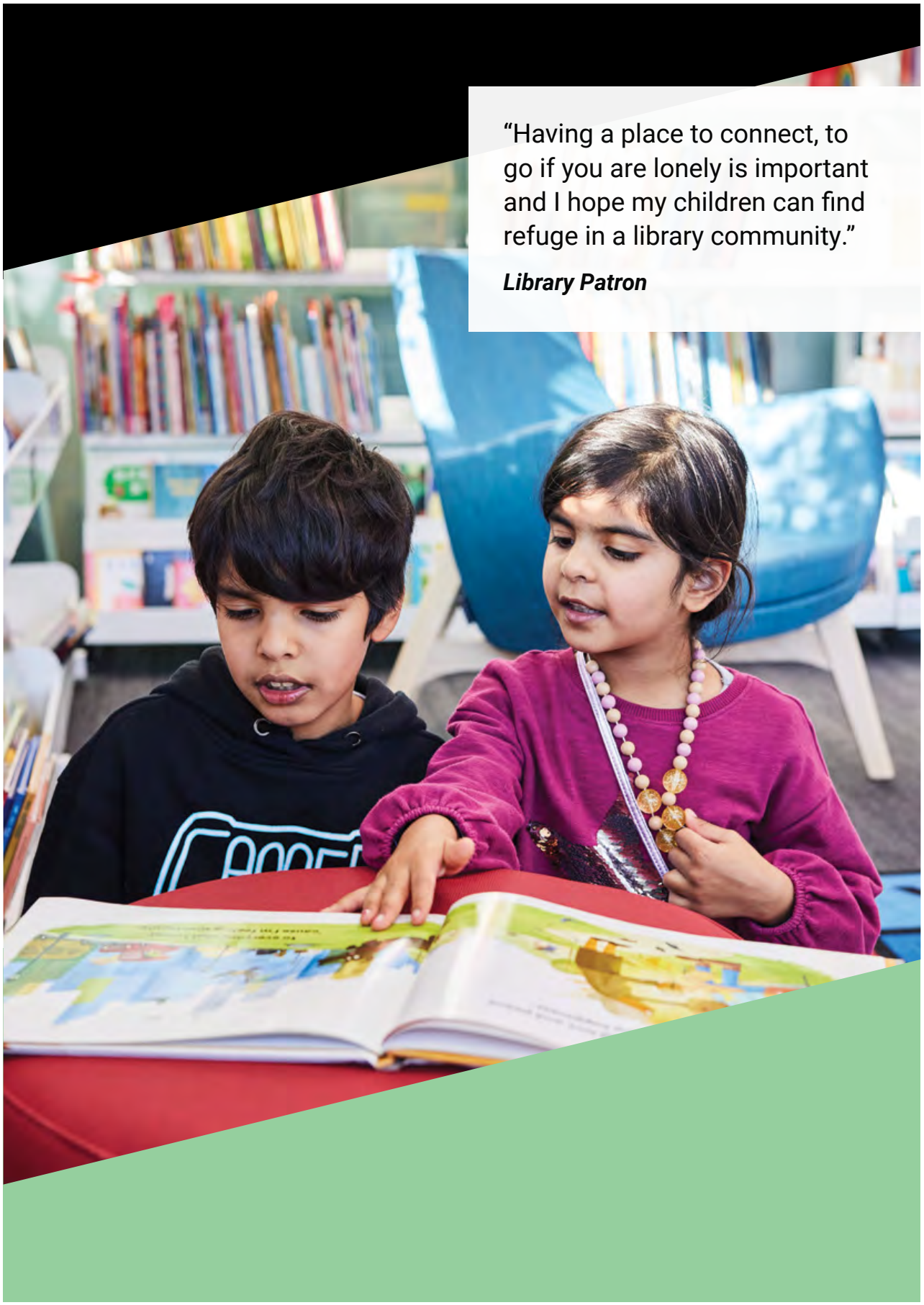
Chair
Cr Hayley Weller



CEO
Sally Both

We recognise the current resourcing challenges and will continue to pursue new opportunities for funding and partnerships. We will explore service innovations, while being mindful to balance new initiatives and approaches with valued core services.

As required by the *Local Government Act 2020* (Vic), we will work with the Whitehorse and Manningham Councils to plan the future governance arrangements for library services to ensure the best community benefit for each municipality. While at the time of writing it is not known what the outcome will be, throughout the transition period and beyond, our focus will be on ensuring the continuity of library services that are highly valued by our local community.


“Having a place to connect, to go if you are lonely is important and I hope my children can find refuge in a library community.”
Library Patron

Summary

Whitehorse Manningham Libraries is a shared service supporting the growing and diverse communities of Whitehorse and Manningham. Our libraries are trusted places that help people connect, learn, and thrive – offering free access to knowledge, technology, programs, and community.



This strategy sets our direction for the next four years. It responds to a changing world and growing community needs – digital inclusion, lifelong learning, climate resilience, and social connection.

This Plan builds on existing strengths while evolving how we work. With a focus on collaboration, innovation, and sustainability, this Plan positions the library service to continue to deliver tangible value within the local community as well as be part of a wider eco-system helping the community to thrive.

We are and will continue to be open for discovery!



"Can libraries please run the world? You're always so accommodating, kind, lovely and you know what you are doing! Please start a librarian party – I will vote for you!"

Library Patron

Our vision

Our hope

A vibrant and inclusive library service that enriches our community.

Our purpose

Our why

To provide welcoming and safe spaces, inclusive services, diverse collections and trusted information that help people imagine, learn, connect and thrive.

Our goals and priorities

Our strategic focus

GOAL	
1	**Value for community** We've expanded outreach, built stronger partnerships, and shaped services around life stages — reaching people where they live, learn, work and gather, and delivering value through connection, opportunity and belonging.
2	**Inspiring places** Our libraries aren't just buildings. They're safe, trusted public spaces where people come to learn, connect, get support, and find inspiration. They can adapt and change to deliver value to our community.
3	**Services shaped by community** Our services and collections are shaped by what our community needs and values. They support learning, literacy and wellbeing, with a focus on reaching those facing barriers and responding to what matters most.
4	**Digital confidence and inclusion** We empower people to participate fully and safely in the digital world — ensuring no one is left behind, regardless of age, language, or ability.
5	**Climate resilience** Our libraries contribute to a sustainable future through environmentally responsible practices, community resilience programs, and safe spaces in times of need.

Our strategic enablers

Our cross-cutting foundations



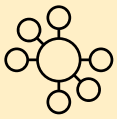
People

Support a skilled, connected and adaptable workforce with the energy to lead services, respond to change, and build strong community relationships.



Financial sustainability

Use resources wisely to maintain service quality and reach. Focus on efficient delivery, sound funding decisions, and exploring new income streams.



Partnership

Work with Councils, local organisations and service providers to extend reach, reduce duplication, and strengthen community outcomes through shared goals.



Innovation

Adapt how services are delivered by embracing new ideas, technology, and flexible ways of working to stay relevant and responsive to community needs.

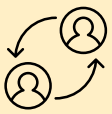
Our values

Guiding our work



Respect

Treating everyone with respect, dignity and courtesy.



Collaboration

Working together to achieve better outcomes.



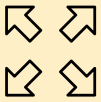
Integrity

Being open, honest and accountable.



Curiosity

Being open to learning and exploring ways to improve.



Agility

Being flexible and adaptable to change.

About us

Introduction

Whitehorse Manningham Libraries is at the heart of two thriving and diverse communities. People from across the cities of Whitehorse and Manningham and beyond come to our libraries to learn, connect, create and feel part of something bigger.

Our eight library branches are more than just places to borrow books. They are trusted spaces – welcoming, inclusive, and free to all. From quiet corners for study, to storytimes full of energy, to programs that support digital skills and lifelong learning, our libraries are open for discovery for everyone.

> "Libraries *do* Change Lives, for the better! A home away from home for CALD communities."
>
> ***Library Patron***

The communities we support are changing with more people living here, more languages spoken at home and more people looking for ways to stay connected – online and in person. Whitehorse Manningham Libraries reflects and responds to these changes through inclusive collections, multicultural programs, free access to technology, and services that meet people where they are.



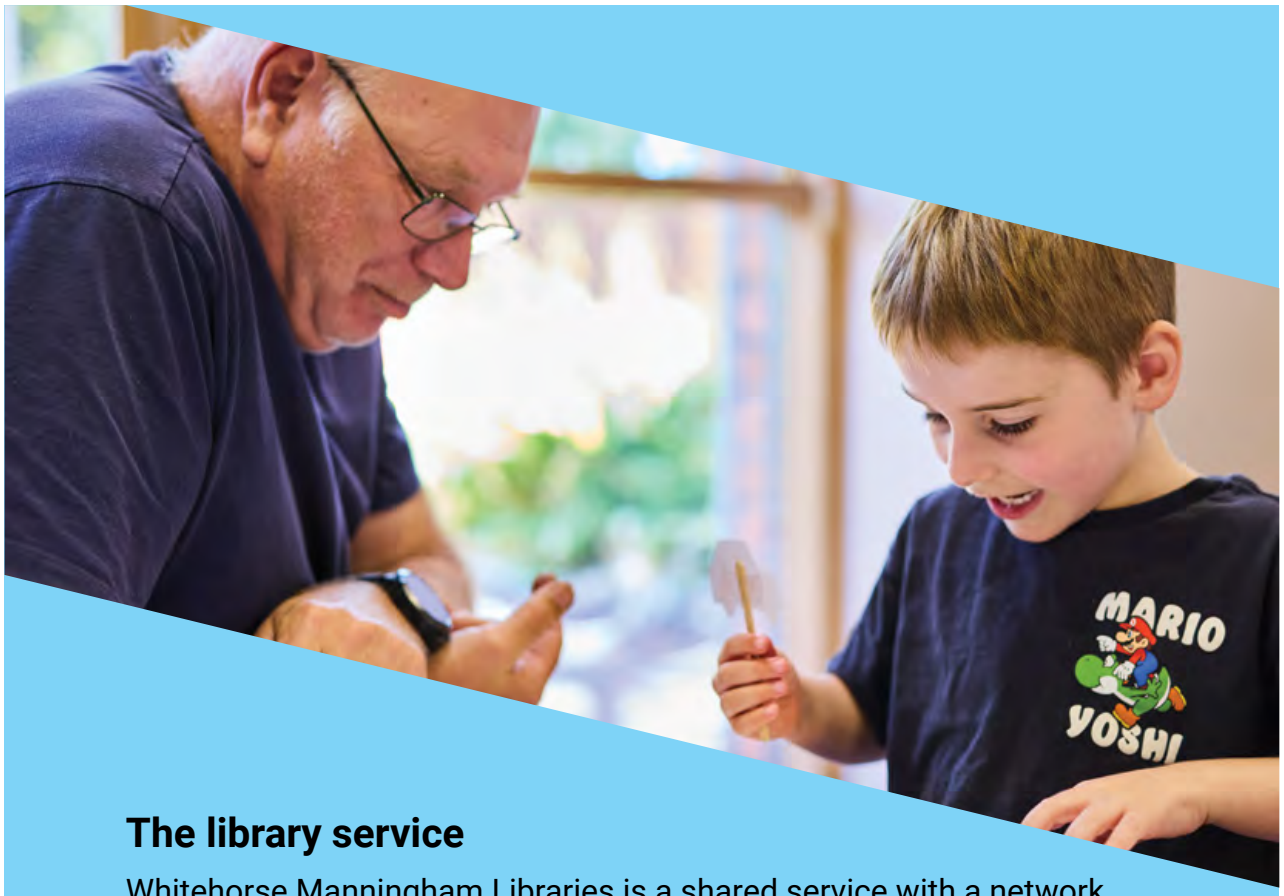
We're proud to offer outreach and home library services, and a digital library that's always open. Whether you visit in person or online, our friendly staff are here to help.

We work closely with both local Councils, schools, service providers and community groups to make sure our libraries stay relevant and responsive. Together, we're building strong, connected communities – one library visit at a time.

Over the next four years, we are building on this foundation and have developed a strategy that will help us continue to evolve for now and the future. This means focusing on the things that matter most to our community – welcoming spaces, inclusive services, exciting programs, skilled staff, and a library that continues to adapt and lead.

We are proud to present this Plan – and even more excited to deliver on it.


Manningham City Council
Whitehorse City Council
CBD
Warrandyte
The Pines
Bulleen
Doncaster
Box Hill
Nunawading
Blackburn
Vermont South



The library service

Whitehorse Manningham Libraries is a shared service with a network of eight library branches, a central support team, and a wide range of programs, collections, and digital services. Together, these elements work to provide accessible, inclusive and high-quality library experiences for people across both municipalities. This section outlines the key parts of our service and how they come together to support the community.

Snapshot
Fast facts 2024–2025

Library Usage

Total Loans	Visits to our Branches	New Members	Total Library Members
3,741,031	981,419	14,130	107,427

Program Attendance – Lifelong Learning

57,182	attendance at children's and youth services programs
11,480	attendance at adult programs
2,499	attendance at all age events

Outside the Library Walls
Home Library Service Statistics

53,904	loans to outreach patrons
455	individual patrons receive a delivery on a regular basis

Connected to Our Community

952,305	visits to the library website
430,208	catalogue searches
382,782	Library App launches
4,740	Facebook followers
20,218	eNews subscribers

Digital Access – Always Open

167,815	pieces of music downloaded or streamed
195,421	eBook loans
693,820	newspapers and magazines downloaded
122,034	eAudiobook loans
24,844	movies streamed
15,344	online genealogy sessions logged
66,779	children's online literacy resources accessed



Extended Library Access – Warrandyte Open Library

505	Open Library access members
396	active users
4,022	access logins (entry to Warrandyte Library outside opening hours)

The Whitehorse and Manningham communities

Whitehorse Manningham Libraries serves a growing, changing and diverse population of more than 315,000 people across the cities of Whitehorse and Manningham.



These communities are amongst the most multicultural in Victoria with close to half of all residents born overseas, and many speaking a language other than English at home. Chinese languages – particularly Mandarin and Cantonese – are widely spoken, alongside Greek, Italian, Persian, Hindi and others. This diversity enriches the region and reinforces the importance of services that are inclusive, culturally responsive and accessible to all.

Both municipalities are home to young families, students, professionals, older adults, and people navigating major life transitions – from settlement to retirement. Around one in five residents is aged 60 or older, and approximately 5% of the population needs support with daily activities due to disability or health. Demographic trends also show an increase in population density and housing redevelopment, particularly around key activity centres and growth corridors.

Population

315,226	Combined estimated residential population 2024
48.4%	Male
51.6%	Female

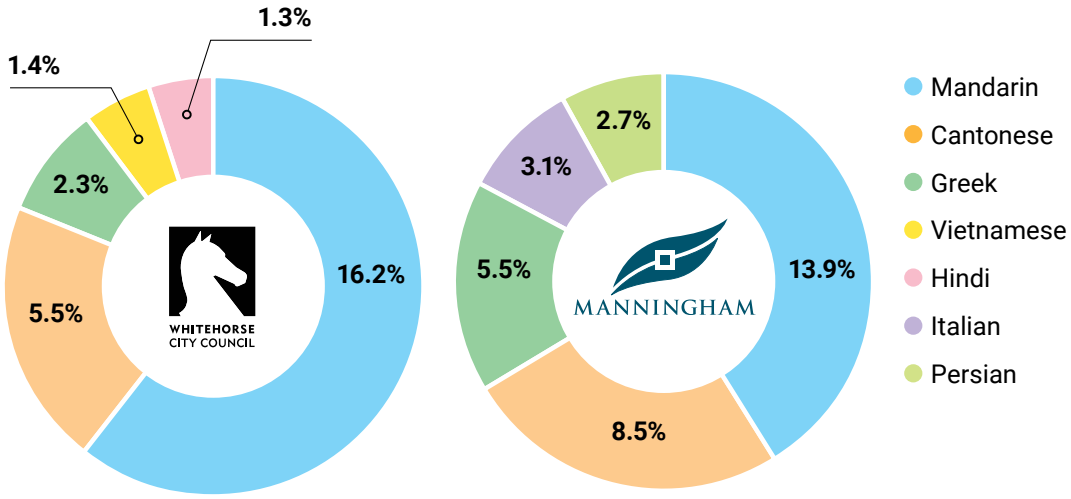
Age

57,498	0–17 years
64,032	18–34 years
96,736	35–59 years
65,742	60–84 years
10,029	85+ years

Education

39.5%	Bachelor or higher degree
10.15%	Diploma or Advanced Diploma
10.85%	Vocational education

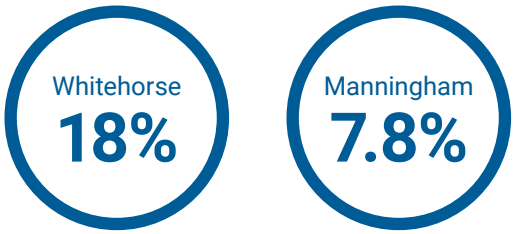
Top 5 languages spoken at home other than English



Alongside changes in our community, expectations of public services like libraries are shifting. People are looking for flexible, inclusive spaces and services that meet them where they are – physically, culturally and digitally. They expect access to technology, practical support to build skills, programs that reflect their needs and interests, and welcoming places to feel safe, connected and inspired. Libraries are expected to be responsive to the everyday realities of life – helping with digital access, supporting early learning, offering quiet study zones, connecting people to local services, and providing a space to belong.

This Plan is grounded in what our community has told us. Our last major community survey engaged more than 4,600 people across Whitehorse and Manningham – providing a strong foundation for planning. People told us they value our libraries as welcoming spaces, trusted sources of information, and hubs for learning, support and connection.

Proficiency in English –
Speaks English not well or not at all



But they also told us where we need to evolve. To improve accessibility, expand outreach, adapt to changing digital needs, and ensure our services remain visible and relevant in a fast-moving world.

This Plan responds to that feedback. It sets a clear direction for how Whitehorse Manningham Libraries can continue to meet the changing needs of our community – not just as a place people visit, but as a service embedded in everyday life, delivering practical value and trusted support.

Strategic context

Libraries in a time of transformation

Whitehorse Manningham Libraries is planning for a future shaped by change and evolving community expectations.

Over the next four years, important decisions will need to be made about the governance of the library service we deliver. These decisions will unfold alongside broader shifts in our community, where people are navigating digital disruption, social change, economic pressures, and the growing impacts of climate change. Through it all, the library remains a trusted place for connection, support, and learning.



This Plan has been informed by research, staff engagement, and community feedback as well as global thinking about the future of libraries. It looks to build on what's working, acknowledges what's changing, and centres the role of the library as a partner in community life.

> "I love my library and have a great need for it!"
>
> ***Library Patron***

Some of the key shifts shaping the directions:

Community expectations are rising

People continue to expect more from their library – not just in collections and programs, but in how services reflect their lives. Libraries are increasingly places where people come to learn new skills, access support, connect with culture, and feel part of something. Community members also want a stronger say in how services are shaped and delivered – expecting responsiveness, flexibility, and relevance.

Libraries are adapting in a digital world

The pace of technological change is accelerating. People are looking for help to navigate AI, stay safe online, build digital skills, and access services that are now digital by default. Libraries are stepping up – not only to provide the tools, but to give people confidence and skills in an increasingly complex digital environment.

Library spaces need to evolve with purpose

Many of our library buildings are ageing, yet they remain central to local identity and community life. People want modern, flexible, and welcoming spaces that meet a wide range of needs – from quiet study, meeting rooms and collaboration to cultural events and climate-safe shelter. Future investment in infrastructure must match how people use libraries today and anticipate how those uses will change tomorrow.

Climate resilience is now a community service

As extreme weather events become more frequent, libraries are being called on to provide shelter, information, and social connection. At the same time, we have a responsibility to reduce our environmental impact and embed sustainability into how we operate. Climate resilience is no longer a nice-to-have, it's a local responsibility.

Doing more with less

Pressures on funding, space and staffing are growing, while expectations remain high. Libraries are expected to be many things to many people, and to do it all efficiently. Our response must be to work smarter, build stronger partnerships, be clear in our individual and collective advocacy for the library and demonstrate value in ways that are visible, measurable, and locally relevant.



People power libraries but they need support

Staff are the reason libraries feel welcoming, inclusive and responsive. But the demands are rising. As roles become more complex, we need to support staff with clear roles, ongoing development and safe, flexible work environments that allow them to continue to deliver the service excellence and care that so many of the community are already experiencing today.

This Plan is a response to these conditions, as well as a framework for direction over the next four years. It focuses on people, sustainability, partnerships and innovation and recognises that strong library services are co-created with its partners within and across Council and the communities they serve. It's a plan to make sure Whitehorse Manningham Libraries stays relevant, responsive and ready for both now and what's next.


He thought he might
lasso the star with
the life preserver
from his
father's
boat.

Aligning with our partner Councils

Whitehorse Manningham Libraries is a shared service built on strong partnerships with our two member Councils. This Plan supports and complements the goals set out in the Council Plans of both Whitehorse and Manningham for 2025–2029.

Libraries are more than cultural assets – they are essential local infrastructure that directly supports Council objectives. As free, trusted, and inclusive spaces, libraries are uniquely placed to help deliver real outcomes across a range of priorities – community wellbeing, digital inclusion, climate resilience, early learning, lifelong education, and local participation. This Plan outlines how the library will continue to serve as a practical delivery mechanism for these shared priorities, turning high-level goals into on-the-ground services that people rely on every day.



Both Councils are focused on creating stronger, fairer and more sustainable communities. The library contributes to this through its everyday work – providing welcoming spaces, running inclusive programs, and making it easier for people to learn, connect, and participate locally. We support mental wellbeing, help reduce social isolation, and ensure access to information and technology for those who need it most.

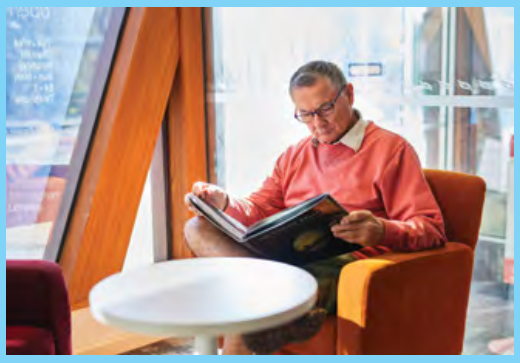
The Council Plans also highlight the need to support a growing and changing population, respond to climate challenges, and ensure local infrastructure is fit for purpose. The library is part of this response. Our branches are safe, accessible, and adaptive places that offer value to people at every stage of life – from storytime for children to technology help for older adults. We also play a growing role in community climate resilience, and we are committed to improving the environmental performance of our operations and facilities.

As both Councils continue to face financial, social and environmental pressures, this Plan demonstrates how the library can continue to deliver high-impact, community-focused services efficiently, equitably, and in ways that matter locally.

Through strong alignment and shared purpose, Whitehorse Manningham Libraries will remain a valuable delivery partner for Council and a vital resource for the community we serve.

Our Plan

This Plan sets a clear path for Whitehorse Manningham Libraries over the next four years. It's a plan shaped by local needs and designed to evolve. As our community grows and changes, so too must the way we deliver library services, whilst remaining true to our core role as a service, and expanding our reach and staying relevant in people's lives. This is about building on what works, embracing innovation, and ensuring our libraries continue to be inclusive, welcoming places that provide relevant collections, excellent services and support learning, connection and community.



Vision

our hope

A vibrant and inclusive library service that enriches our community.

Our vision is two-fold. It is about creating a library service that is truly inclusive – where everyone, regardless of background or circumstance, can access knowledge, connection, and opportunity. It is also about strengthening the role of libraries as active contributors to community life and being places that reflect and respond to the diverse needs of Whitehorse and Manningham and help people in a changing world.

Purpose

our why

To provide welcoming and safe spaces, inclusive services, diverse collections and trusted information that help people imagine, learn, connect and thrive.

Our purpose is our why and our what. We exist to provide inclusive services, welcoming spaces, and diverse collections that reflect and respond to our community. Our collections are more than books – they are shared knowledge, stories, and resources that connect people across cultures, generations, and ideas. We see the library as a collective space – shaped by community, grounded in access and equity, and made stronger through participation. Through trusted information, meaningful programs, and places people feel they belong, we help our community imagine, learn, connect and thrive.



Values

guiding our work

Our values guide how we work, how we make decisions, and how we show up for our community. They reflect what matters most in delivering welcoming, inclusive, and responsive library services today and into the future.

Respect

Treating everyone with respect, dignity and courtesy.

Collaboration

Working together to achieve better outcomes.

Integrity

Being open, honest and accountable.

Curiosity

Being open to learning and exploring ways to improve.

Agility

Being flexible and adaptable to change.

Our goals and priorities

our strategic focus

These goals and priorities set out what we will focus on over the next four years. They build on the strong foundations of our existing services while responding to the changing needs of our community. Together, they reflect where we can improve, adapt and innovate to stay relevant and effective. The goals are connected and each is supported by practical actions that will help us deliver a stronger, more inclusive and sustainable library service.

Goal 1: Value for community

1

We've expanded outreach, built stronger partnerships, and shaped services around life stages – reaching people where they live, learn, work and gather, and delivering value through connection, opportunity and belonging.

This means our libraries are not just places people visit, but trusted public services that reach into the community, especially where people might otherwise miss out. We will focus on being where people are, building local partnerships, and designing programs that help people feel they belong. Whether it's a young parent at home, a newly arrived migrant, or someone navigating a major life transition, our library will feel open, supportive, and genuinely connected to them.

The strategic priorities we will focus on:

1.1 Target partnerships that reduce duplication and increase reach

Work with local community organisations to co-design and deliver joint initiatives that meet shared goals and extend our reach into the community. Strengthening partnerships with community organisations, service providers and Councils to co-design joint initiatives. These partnerships will help us avoid duplication and extend our presence into new parts of the community particularly where there are gaps. Together, we'll create more targeted and impactful services that respond to shared goals.

1.2 Expand outreach to underrepresented and isolated groups

Focus on people who are less likely to walk through the library doors, including those who may be socially isolated, digitally excluded, or disconnected from local services. By testing different outreach approaches, like pop-ups and programs delivered in community settings, we will meet people where they are. These flexible models will help reduce access barriers and connect more people with library services, while balancing the need to manage resources effectively.

1.3 Design services that create connection

Continue to design and deliver services that support community connection and belonging. This includes prioritising initiatives that respond to key life stages – such as early years, retirement, settlement or job transitions – and offering support in locations that are familiar, trusted, and easy to access. By working in and with other community spaces, we help people feel included, seen, and supported in ways that reflect their real lives.

Success looks like:

Meaningful partnerships that deliver community benefit

People feel a sense of connection and belonging

Increased library membership and service participation in underserved areas



Goal 2: Inspiring places

2

Our libraries aren't just buildings. They're safe, trusted public spaces where people come to learn, connect, get support, and find inspiration. They can adapt and change to deliver value to our community.

Many of our libraries are ageing and under pressure. To stay relevant and useful, we need spaces that are flexible, accessible, and designed for the way people live, work, and learn today. That means working closely with our Council partners to invest in upgrades, improve accessibility, and make sure our buildings support a wide mix of uses – from quiet study and digital access to community gatherings and cultural programs.

We're focused on making our libraries fit for purpose, welcoming, practical spaces that support real community needs now and in the future.

The strategic priorities we will focus on:

2.1 Advocate for long-term investment in library infrastructure

Work alongside our partner Councils to ensure our library infrastructure remains excellent, adaptable, and resilient into the future. This includes ongoing maintenance as well as upgrades and redesigns that reflect changes in how our community uses libraries. This includes demonstrating and showcasing the role libraries play in health, learning, resilience, and connection, and why sustained investment matters.

2.2 Evolve library spaces to support diverse community uses

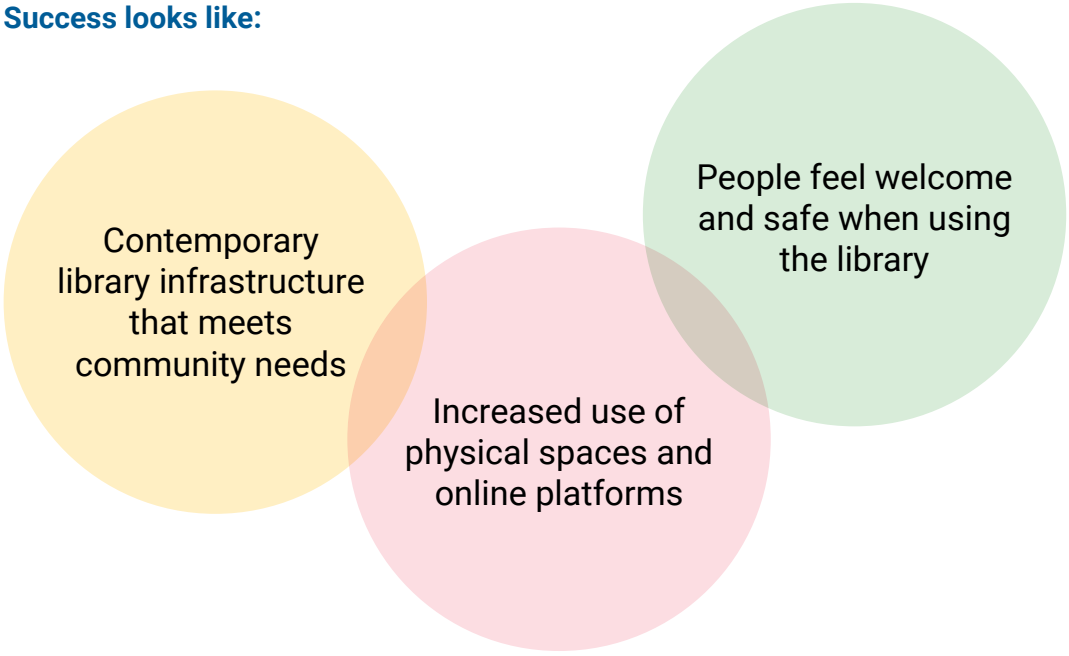
Listen and respond to community through offering multi-purpose spaces that cater to different community needs. We will listen to what our community needs and adapt our spaces to support a wide range of uses. This includes flexible layouts, spaces for group and quiet activities, and multi-purpose rooms that can support everything from cultural events to job support drop-ins.

2.3 Ensure library spaces and services are accessible and inclusive

Respond to the changing shape, needs, and demographics of our community through thoughtful, inclusive design. This includes reviewing and redesigning with inclusion in mind, considering physical access, sensory needs, cultural safety, and changing demographics. This means making sure every person can enter, feel welcome, and use the space in ways that meet their needs.



Success looks like:



Goal 3: Services shaped by community

3

Our services and collections are shaped by what our community needs and values. They support learning, literacy and wellbeing, with a focus on reaching those facing barriers and responding to what matters most.

Libraries play a vital role in helping people thrive across all stages of life and enriching the cultural fabric of communities. From early childhood literacy to adult learning, and from health literacy to community wellbeing, our services help generate ideas, support skills, build confidence, and nurture connection. The most effective services are those that listen and respond to lived experience and local knowledge. That's why community voices are central to how we plan, deliver, and evolve what we offer.

The strategic priorities we will focus on:

3.1 Co-design services with community

Work with and alongside our diverse community and local partners to shape services that are relevant, inclusive, and meaningful. This means listening, sharing decision-making, and making space for diverse voices in how programs and collections evolve.

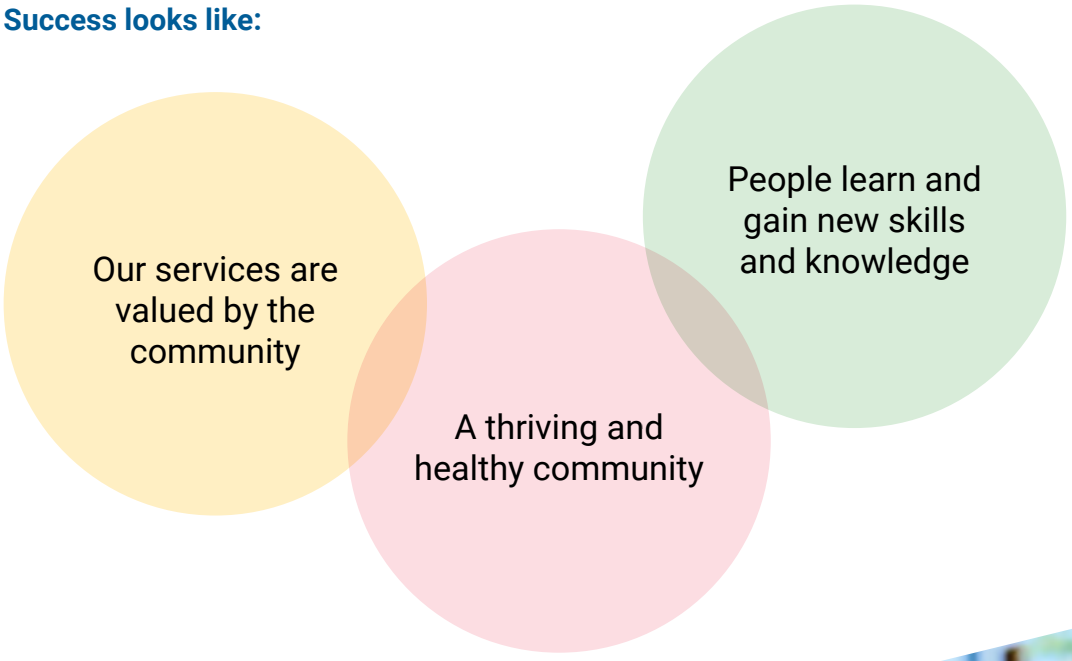
3.2 Strengthen services that build life skills and wellbeing

Grow and evaluate services that support health and financial literacy. Through practical programs and collections, we will help people build confidence, reduce stress and fully participate in modern life while sparking imagination and lifelong learning.

3.3 Continue to champion early literacy as a foundational focus

Prioritise early literacy as a strategic strength, recognising its long-term value for children, families, and community futures. This is about keeping early literacy at the heart of what we do, offering programs that support children and families in building strong foundations for learning, connection, and future opportunity.

Success looks like:





Goal 4: Digital confidence and inclusion

4

We empower people to participate fully and safely in the digital world – ensuring no one is left behind, regardless of age, language, or ability.

Technology is central to how we live, learn, and connect but not everyone has equal access or confidence using it. Libraries play a critical role in closing the digital divide by providing tools, support, and a trusted place to build digital skills. Whether someone is getting online for the first time, using government services, or exploring new technologies, libraries have an important role in helping them feel confident and capable.



The strategic priorities we will focus on:

4.1 Ensure reliable, inclusive access to digital tools and technology

Provide accessible and consistent access to internet, computers, devices, and digital resources in all branches. Provide opportunity for anyone to get online or access technology resources, no matter their circumstances.

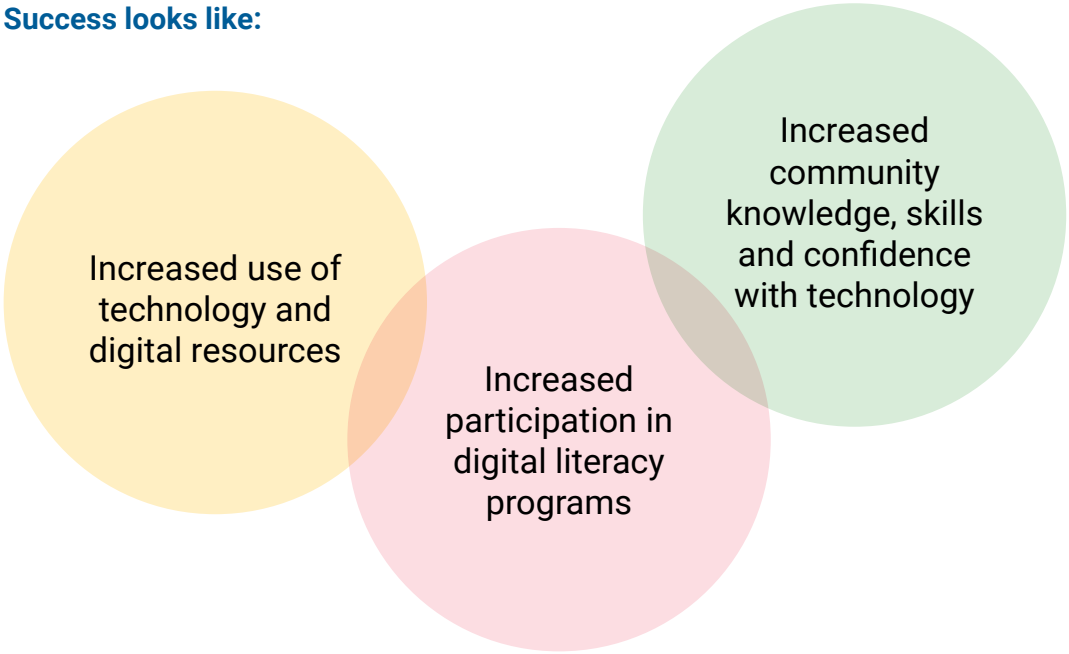
4.2 Deliver tailored digital learning that meets people where they are

Ensure everyone has the opportunity to participate in modern life by offering practical, hands-on digital support from basic skills to using essential online services like health, banking and government tools. This priority is about equity, inclusion, and making sure no one is left behind in a digital world.

4.3 Foster digital confidence and creativity

Create space for people to explore, experiment and engage with new technologies – building confidence, curiosity and digital literacy. This includes support to try emerging tools like AI, navigate online spaces safely, and think critically about digital content. It's about opening doors to opportunity and helping people actively participate in a connected world.

Success looks like:



Goal 5: Climate resilience

5

Our libraries contribute to a sustainable future through environmentally responsible practices, community resilience programs, and safe spaces in times of need.

Libraries are trusted public places where people turn in times of change and disruption. As climate challenges increase, libraries have a growing role in supporting both environmental sustainability and community preparedness. This means not only reducing our own environmental impact but also helping communities adapt and respond through reliable information, inclusive services, and safe, supportive spaces.

The strategic priorities we will focus on:

5.1 Embed climate resilience and sustainable design into planning and operations

Integrate energy efficiency, sustainable materials, and climate-adaptive design into the way our libraries are planned, maintained, and upgraded. This includes reducing waste, managing resources wisely, and ensuring our buildings remain safe and functional in extreme weather.

5.2 Deliver services that build community capability in sustainability

Offer services and information that help people understand sustainability, prepare for emergencies, and take climate-smart actions in their daily lives. This includes community workshops, resource guides, and partnerships that bring expert knowledge into the library setting.

5.3 Position libraries as safe, supportive spaces during disruption and crisis

Ensure our libraries serve as places of safety and connection during emergencies, whether it's heatwaves, storms, or local disruptions. This means investing in infrastructure that supports community use during a crisis and preparing staff to respond with care and consistency.



Success looks like:

Practices that reduce the library's environmental impact

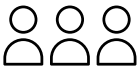
Community wellbeing and safety is supported

Increased community knowledge of sustainable practices

Enablers

Our cross-cutting foundations

Delivering on this Plan isn't just about what we aim to do – it's about how we do it. These enablers are the foundations that support every goal and priority in this Plan. They reflect the capabilities, conditions, and culture we believe are essential for an impactful library service. Strengthening these areas will be central to how we work, grow, and adapt over the next four years.



People

Invest in and empower the people who bring our libraries to life. We will support a skilled, connected, and confident workforce with the energy, adaptability, and appetite to lead services, build strong community relationships, and respond to changing needs. Our future success relies on the vibrancy of our people and the strength of our workplace culture.



Partnership

Libraries are part of a wider ecosystem working to support community learning, connection and wellbeing. We will strengthen partnerships with local organisations, Councils and service providers to extend reach, reduce duplication, and amplify impact. Through clear roles, shared goals and co-delivery, libraries can remain active contributors to stronger, more connected communities.



Financial sustainability

Strengthen our long-term sustainability by making smart, strategic use of our resources. We will focus on improving how we allocate funding and finding more efficient ways to deliver services. This includes exploring new models and income streams that help maintain the quality, reach, and impact of our libraries into the future.



Innovation

This is focussed on evolving how services are delivered to meet changing needs. By embracing technology, testing new ideas, and adopting flexible ways of working, we will continue to adapt and improve. A mindset of continuous improvement – backed by staff capability and a willingness to experiment – will ensure our library services remain relevant, effective, and community-focused.



Measuring impact

To make sure this Plan delivers real value, we will track progress in ways that are practical, meaningful and focused on outcomes for our library service and community.



We already monitor a range of measures through our regular reporting to member Councils and other stakeholders. This includes data on library usage, participation, service delivery, and access. These existing measures provide a strong foundation – and over the next four years, we will build on them to better understand our impact and inform how we improve.

We will connect this Plan to branch plans and day-to-day activities, using feedback and data from staff, partners and library patrons to guide decisions. Our approach will be flexible, with regular review points to assess what's working, where we are making a difference, and where we may need to adjust.

By bringing together service data, community insights, and strategic learning, we will continue to strengthen our role as a responsive, trusted and essential service for our community. Where appropriate, we will also align with global frameworks such as the United Nations Sustainable Development Goals, helping us contribute to broader outcomes around equity, access, and environmental sustainability.



"Thank you so much for all the books and opportunities to read and grow. I appreciate it so much and I honestly don't know what I would do without you!"

Library Patron



Administration
1040 Whitehorse Road
Box Hill 3128
P. 9896 4333

Blackburn Library
Cnr Blackburn and
Central Roads
Blackburn 3130
P. 9896 8400

Box Hill Library
1040 Whitehorse Road
Box Hill 3128
P. 9896 4300

Bulleen Library
Bulleen Plaza
Manningham Road
Bulleen 3105
P. 9896 8450

Doncaster Library
MC Square
687 Doncaster Road
Doncaster 3108
P. 9877 8500

Nunawading Library
379 Whitehorse Road
Nunawading 3131
P. 9872 8600

The Pines Library
The Pines Shopping Centre
Cnr Blackburn and
Reynolds Roads
East Doncaster 3109
P. 9877 8550

Vermont South Library
Pavey Place
Vermont South 3133
P. 9872 8650

Warrandyte Library
Warrandyte
Community Centre
168 Yarra Street
Warrandyte 3113
P. 9895 4250

12 CITY SERVICES

12.1 September Capital Works Status Report

File Number: IN25/870

Responsible Director: Director City Services

Attachments: 1 2025 - 2026 Capital Works Monthly Status Report - September 2025 ⇩

PURPOSE OF REPORT

The purpose of this report is to provide an update to Councillors on the progress of the infrastructure program. To ensure key risks associated with the program are being managed accordingly and to support the delivery of the program at an organisational level.

EXECUTIVE SUMMARY

As of 30 September 2025, $6.5 million in capital infrastructure expenditure had been recognised, which equates to 13% of the total infrastructure budget. This figure is slightly lower than the September 2024 figure but considerably higher than the long-term average.

Of the 183 infrastructure projects in the program, 13 projects have been completed and a further 140 projects have commenced and are on track. The remaining 30 projects are currently on hold or behind schedule, due to further feasibility assessments, community engagement processes or results, or delays in obtaining third-party approvals. These projects are anticipated to be progressed during Q2 and Q3 for delivery as originally programmed.

As noted in the End of Financial Year Capital Works Report, there was a $4.5 million rates over-expenditure in 2024/25. To balance this over-expenditure and maintain expenditure in line with Councils Long-Term Financial plan, savings from projects across the next three financial years will be utilised. This approach looks to utilise savings and project timeline adjustments to offset the higher than budgeted delivery in 2024/25. The delivery of the program continues to be closely monitored to ensure that expenditure is in line with the approved budgeted.

1. RECOMMENDATION

That Council note the 2025-2026 Capital Works Program Status Report shown in Attachment 1.

2. BACKGROUND

2.1 The purpose of this report is to provide a monthly update on the progress of the capital program. The report details how well the capital program is performing and the expenditure forecasts. To ensure that Councillors are well informed of the overall health of the program, and to raise any issues that may impact on the program delivery.

2.2 The adopted 2025/26 Infrastructure Works Program budget was $76.52 million, made up of $49.42 million in capital expenditure and $27.1 million in operating expenditure.

2.3 The adjusted full year forecast (which considers the final committed figures and changes to external funding is $52.2 million in capital expenditure and $28.82 million in operating expenditure.

3. DISCUSSION / ISSUE

3.1 This report provides a summary of the status of the 2025/26 Infrastructure Works Program as of 30 September 2025. More detailed analysis is provided in Attachment 1.

3.2 As of 30 September, there had been $6.5 million in capital infrastructure expenditure recorded, 13% of the total infrastructure budget.

3.3 There are 229 projects currently listed in the capital program. This is an increase of 23 over the 206 projects listed in the adopted budget. These additional projects stem from programs of projects which have been individualised and re-prioritised and projects from last financial year which are being completed this financial year. Details of these new projects and the status of all 229 projects is included in attachment 1.

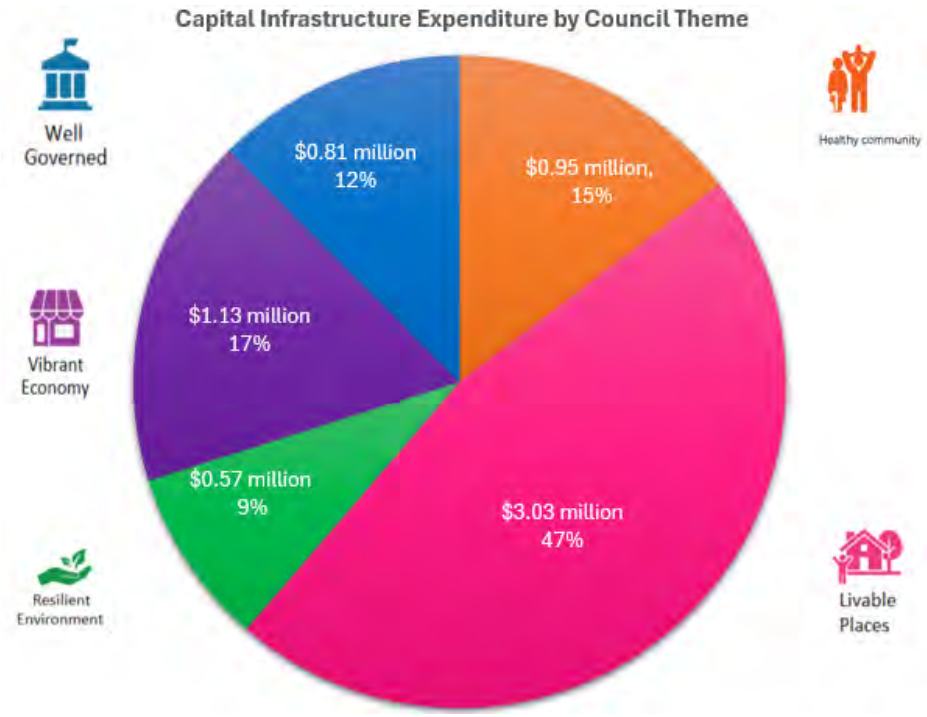
3.4 To the end of September, $1.1 million in funding transfers have been approved and processed. The bulk of these transfers are from generic accounts to specific projects. No transfers have been made to top up insufficient project budgets.

3.5 The planning process for the next iteration of the Capital Works program commenced in October with workshops being scheduled to review the various Capital Works sub-programs.

3.6 *As noted in the End of Financial Year Capital Works Report, there was a $4.5 million rates over-expenditure in 2024/25. To balance this over-expenditure and maintain expenditure in line with Councils Long-Term Financial plan, savings from projects across the next three financial years will be utilised. This approach will ensure that no committed projects in the program are impacted.*

4. COUNCIL PLAN / STRATEGY

4.1 The delivery of the Infrastructure Works Program is integral to the Council Plan themes, and the image below shows our best estimate of the percentage of current capital expenditure that contributes to the realisation of each theme.



5. IMPACTS AND IMPLICATIONS

5.1 Finance / Resource Implications

The progress of the Capital Works Program is constantly monitored by the Infrastructure Project Management Office (IPMO) and this progress is reported regularly to both the Capital Works Steering Committee and EMT.

5.2 Finance / Resource Implications

The Infrastructure Works Program requires a budget of $812 million (infrastructure, property, infrastructure maintenance and technology) over the next 10 years, and a significant amount of staff time is devoted to planning, delivering, and monitoring, the program.

6. IMPLEMENTATION

6.1 Communication and Engagement

Is engagement required?	Yes
Stakeholder Groups	1. Project Advocates 2. Project Managers 3. Council
Where does it sit on the IAP2 spectrum?	Involve
Approach	Quarterly Council reports.

6.2 Timelines

6.2.1 Quarterly status reports are provided to Councillors to ensure transparency and monitoring.

7. DECLARATIONS OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any general or material conflict of interest in this matter.

2025-26 Capital Works Program
Status Report
Year-to-Date 30 September 2025

Interpreter service
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TABLE OF CONTENTS

1. Executive Summary 4
1.1. Financial Performance 4
1.2. Milestone Delivery 6
1.3. KPI 8
1.4. Risks 9
1.5. Funding Request 11
1.6. Funding Transfers 11
2. Service Unit Performance 12
2.1. Financial Performance 12
2.2. Delivery Performance 12
3. Capital Works Performance by Program 13
3.1. Artworks Program 13
3.2. Bicycle Network Program 14
3.3. Buildings Program 15
3.4. Bus Shelter Program 16
3.5. Circular Economy Program 17
3.6. Community Facilities Program 18
3.7. Drainage Program 19
3.8. Early Years Program 20
3.9. Footpath Program 21
3.10. Open Space Program 22
3.11. Parks Program 23
3.12. Plant & Equipment Program 24
3.13. Recreation & Leisure Program 25
3.14. Roads Program 26
3.15. Sportsground Redevelopment Program 27
3.16. Streetscapes Program 28
3.17. Technology Program 29
3.18. Property Acquisition Program 30
4. Maintenance/Operating Performance 31
4.1. Operating 31
4.2. Maintenance 32
5. Project Updates 33
5.1. Major Projects 33

MANNINGHAM

5.1.1 Tram – Merlin Signalisation 33
5.1.2 Melbourne Hill Road Drainage 33
5.1.3 Jumping Creek Road 34
5.1.4 Templestowe Route Road Reconstruction 35
5.1.5 Aquarena Pool masterplan 36
5.2. Bus Shelter 37
5.3. Building 38
5.4. Community Facilities 38
5.5. Circular Economy 39
5.6. Footpath 41
5.7. Fleet Replacement 43
5.8. Parks 44
5.9. Sportsground Redevelopment 44
5.10. Recreation & Leisure 45
5.11. Open Space 48
5.12. Roads 51
6. Capital Works Program Development Update 56
6.1. 10 Year Program Development Update 56
7. Appendices 57
7.1. Appendix A – Capital Grants and Contributions 57
7.2. Appendix B – Program Adjustment Details 57
7.3. Appendix C - Project Status Definitions 59

MANNINGHAM

1. Executive Summary

1.1. Financial Performance

Income

The 2025/26 adopted capital budget assumed $9.36 million in income. This figure has been revised to $9.12 million as of 30 September 2025 as the capital income recognition has a correlation with the progression of project works, expenditure, and approval of acquittal. Actual capital income was $2.82 million (including grants received in advance in 24/25). For further information, please refer to **Appendix A** for detailed data.

Table 1 – Capital Income

Income	Adopted Budget (Million)	Revised Budget (Million)	Actual (Million)
Fleet Sale	0.64	0.64	0.27
Financial Assistance Grants	1.12	1.12	0.14
Road to Recovery Grant	0.86	0.86	-
Fed Government Grant	4.14	3.60	0.95
State Government Grant	1.55	1.55	0.43
Contributions	1.05	1.36	1.04
Total Capital Income	**9.36**	**9.12**	**2.82**

Expenditure

The adopted 2025/26 Council Works Program budget was **$76.52 million** consisting of $49.42 million total capital expenditure and $27.10 million total operating expenditure. Subsequent adjustments have resulted in a total revised budget of **$81.01 million** as of 30 September 2025. The adjustments included a decrease of $0.32 million in carry forward from 2024-25, a net increase of $0.6 million in operating forecast and capital income adjustments, an increase of $1.4 million upon Tram Merlin completion (from prepayment to expenditure) and an increase of $2.82 million because of acceleration of Fitzsimons Lane and Main Road Corridor (Templestowe Route).

Actual year-to-date (YTD) expenditure as of 30 September was $13.02 million, comprising:

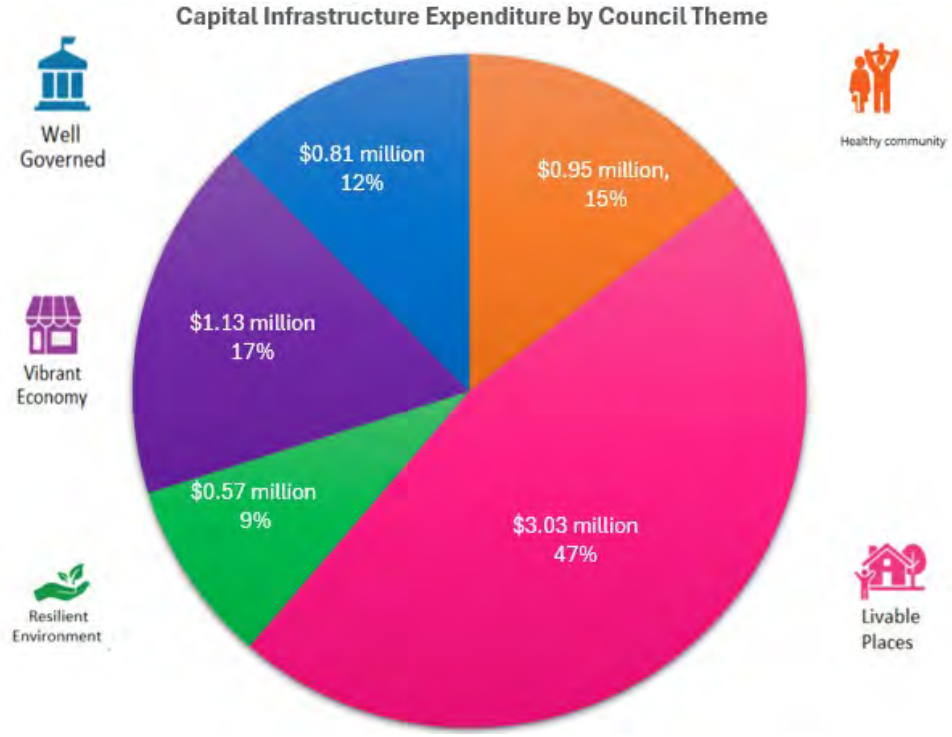
- Capital infrastructure expenditure of $6.50 million (13% of the revised budget); and
- Property expenditure of $0.06 million (4% of the revised budget); and
- Operating expenditure of $6.46 million (22% of the revised budget).

Table 2 – Council Works Expenditure

Council Works Category	Adopted Budget (Million)	Revised Budget (Million)	Actual Expenditure (Million)	% Expenditure (Against Revised Budget)
Capital Infrastructure	**47.64**	**50.42**	**6.50**	**13%**
Property Acquisition	1.78	1.78	0.06	4%
Operating	27.10	28.82	6.46	22%
Total Capital Works Program	**76.52**	**81.02**	**13.02**	**16%**

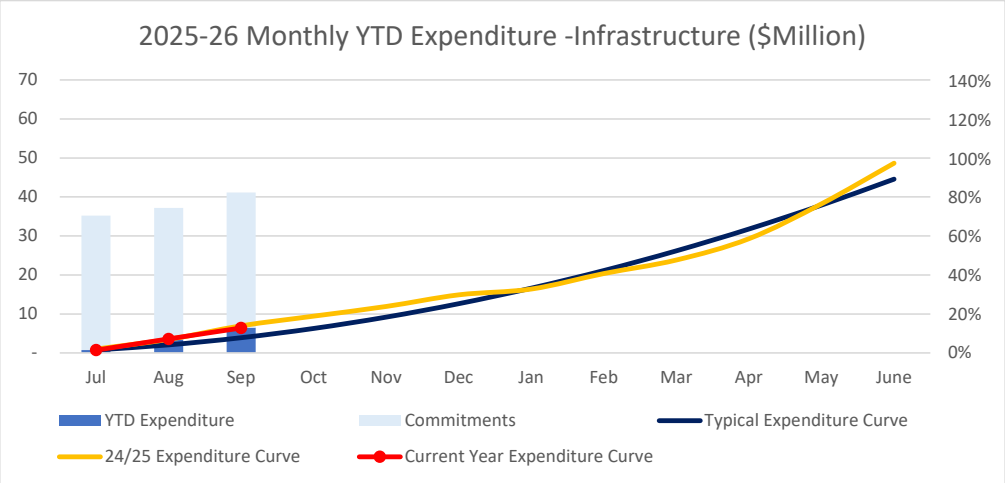
As of 30 September, 15% of total **capital infrastructure** expenditure was on healthy community, 47% on liveable places, 9% on resilient environment, 17% on vibrant economy and 12% on well governed.

Figure 1 – 2025-26 Capital Infrastructure Spend profile by Council Theme



As of 30 September, Capital Infrastructure Program saw a capital expenditure of $6.50 million (13% of the revised budget spent) and a capital commitment of approx.$35 million. **The same period of last financial year was 14%.**

Figure 2 – 2025-26 Capital Infrastructure Spend Profile



1.2. Milestone Delivery

The adopted 2025-26 council works program contained a total of **206 projects**. Subsequent adjustments have resulted in a total revised program of **229 projects as of 30 September 2025.** The 2025-26 council works program adjustments are:

- 1 project was excluded from the program because of carry forward adjustments endorsed at the end of 2024-25.
- 1 closed project was excluded from the program.
- 5 specific projects from aggregated plans were added.
- 21 projects were added to the program which are a combination of new projects and projects from the previous year that have had extended works.
- 4 projects added to, and 5 projects were excluded from the program due to Program Re-prioritisation.

The adjustments are in line with the capital works governance framework and were in-sub program changes made at the discretion of the relevant managers. (For further information on the specifications, please refer to **Appendix B** for detailed data)

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Table 3 – Adopted and Revised Program (Number of projects)

Council Works Category	Adopted Program	Revised Program
Capital Infrastructure	**161**	**183**
Property Acquisition	1	1
Operating	2	5
Maintenance	42	40
Total Council Works Program	**206**	**229**

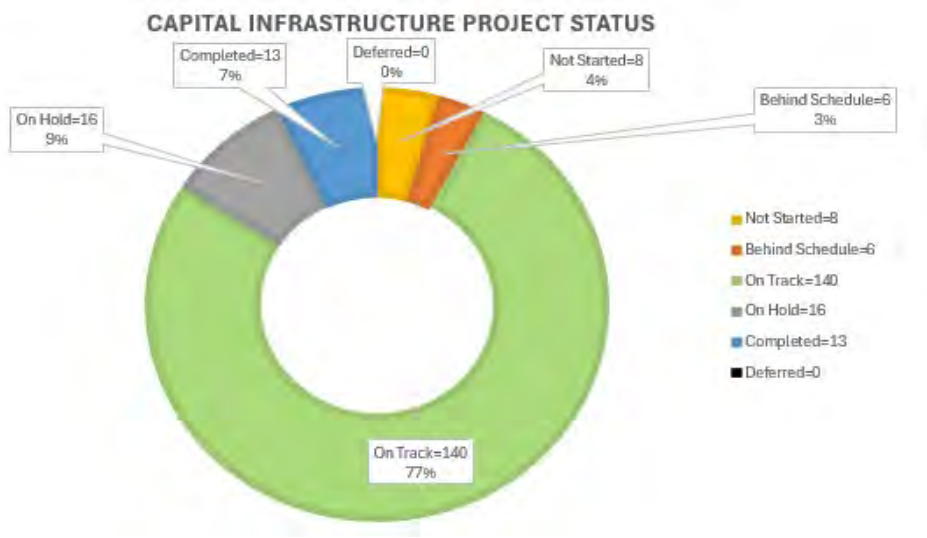
As of 30 September, **Capital Infrastructure** Program saw the completion of 13 capital infrastructure projects (7% of the revised program), 140 projects on track (77% of the revised program), and 30 projects either not started, on hold, behind schedule or deferred (16% of the revised program) (For status definition, please refer to **Appendix C** for details)

Table 4 – Milestone Delivery Status (number of projects)

Milestone Targets (Complete by 30 June 2026)	Completed	On Track	Not Started	Behind Schedule	On Hold	Deferred
In Planning	-	3	1	-	1	-
Planning completed	-	2	-	-	1	-
In design	-	10	-	1	1	-
Concept design completed	-	7	1	-	5	-
Detail design completed	-	11	3	-	1	-
In Procurement	-	39	1	-	3	-
In construction	-	2	-	-	-	-
Construction completed	13	64	1	5	4	-
Asset Acquired	-	2	1	-	-	-
Total	**13**	**140**	**8**	**6**	**16**	**-**

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Figure 3 - 2024-25 Capital Infrastructure Project Status



1.3. KPI

Council uses two key performance indicators to report on project delivery progress, these are financial expenditure and delivery progress against milestones. At the end of August, the key performance indicators (KPI)'s was:

- Financial expenditure KPI 90% - YTD expenditure is 13%
- Milestone delivery KPI 90% - YTD delivery is 7%

1.4. Risks

Table 6 – Closed, Deferred, On hold and Behind Schedule

Project No.	Project Name	Revised Budget	Remaining Budget	Status	Key Risk	Comments
	Total	**6,466,189**	**25,987,236**			
PRJ-01699	Mullum Mullum Public Art Commission	-	88,460	Behind Schedule	Dependencies	Currently in negotiation with the artist regards contract amendment details.
PRJ-01854	Migrant Peace Project	-	459,454	Behind Schedule	Dependencies	Artist is working with fabricator to confirm timelines for fabrication. Artist still has not fully recovered from an injury which impacts the full mobility of his arm impacting when painting can occur. Site preparation complete Peer review of engineering complete and signed off.
PRJ-00877	Mitchell Ave Warrandyte Catchment Drainage	25,000	-	On Hold	Planning and scoping	Project requires re-planning and scoping. Awaiting advocate team to confirm whether proceed or not.
PRJ-00887	Corriedale Cres Park Orchards Catchment Drainage	25,000	(746)	On Hold	Planning and scoping	Project requires re-planning and scoping. Awaiting advocate team to confirm whether proceed or not.
PRJ-01385	Retarding Basin / Detention Tanks - Swanston Street & Upstream Reserves	50,000	345,148	On Hold	Planning and scoping	Project requires re-planning and scoping. Awaiting advocate team to confirm whether proceed or not.
PRJ-01388	52 - 72 Serpells Road Templestowe Drainage	20,000	2,091,243	On Hold	Planning and scoping	Project requires re-planning and scoping. Awaiting advocate team to confirm whether proceed or not.
PRJ-01393	305 Old Warrandyte Road Drainage (293-305 Old Warr/ 633, 637 R-W Rd / 2 Wellesley)	10,000	-	On Hold	Planning and scoping	Project requires re-planning and scoping. Awaiting advocate team to confirm whether proceed or not.
PRJ-01220	Gum Nut Gully Preschool redevelopment	1,000,000	2,091,243	On Hold	Dependencies	The project is on hold with the VSBA while they work through the planning stage. They are reviewing the current template and will come back to us with more information when available.
PRJ-00465	Koonung Creek Linear Park Management Plan	150,000	2,091,243	On Hold	Approval/Permit	Arborist Report submitted to Melbourne Water.
PRJ-01113	Manningham Templestowe Leisure Centre Master Plan	252,000	-	On Hold	Planning and scoping	More detailed planning is required.

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PRJ-01535	Wonga Park Netball Court Redevelopment & Floodlight Upgrade	2,359,189	2,091,243	Behind Schedule	Approval/Permit	Experienced delays in planning permit process which has been completed now. Now exposed to risk of contractor availability and stage 2- Pavilion may possibly be delayed into FY26/27.
PRJ-01136	Templestowe Village Streetscape Upgrade	75,000	2,091,243	Behind Schedule	Consultation	The Facilitator will be appointed in the next few weeks and Phase 1 consultation will begin next month.
PRJ-01332	Serpells Road shared path (Williamsons Road to 81 Serpells Road)	-	2,091,243	Not Applicable	Approval/Permit	Pending agreement on the concept design (advocate and delivery). Advocate team experienced resource challenges due to staff exit.
PRJ-01910	Templestowe Scout Hall	50,000	2,091,243	On Hold	Dependencies	Inspected site and determined the need to conduct minor refurb as a priority v new build. Obtained Condition Report from FM to scope works. Requested participation figures from Scouts Vic. Yet to loop club into findings as we continue further planning.
PRJ-00324	285 Oban Road Culvert Drainage	-	2,091,243	Not Applicable	Approval/Permit	On Hold until further advice from advocate about whether to proceed ($1.5M investment on Melbourne Water Asset)
PRJ-01331	Donvale Indoor Sports Centre Redevelopment	150,000	2,091,243	On Hold	Planning and scoping	More detailed planning is required.
PRJ-01884	Timber Reserve Pavilion Design only	135,000	2,091,243	On Hold	Approval/Permit	Await Recreation team's confirmation before moving forward.
PRJ-01886	Pettys Reserve Fixed Scoreboard	-	2,091,243	On Hold	Dependencies	The installation has been placed on hold as requested by recreation team (flood lighting prioritised, and scoreboard next)
PRJ-00749	Beverley Street Bicycle Strategy	-	2,091,243	Behind Schedule	Dependencies	Award report has been completed and awarded contractor has been notified. Waiting for the documentation that been requested from the contractor for the project to go ahead.
PRJ-01642	Larnoo Playspace (MMCLP)	170,000		On Hold	Approval/Permit	On hold and waiting for decision from EMT in relation to the Gum Nut Gully Preschool. Currently paused, but looking into pick up and go back in procurement and installation of the playground equipment in mid-October.
PRJ-00965	Anderson Park Open Space Development	15,000		On Hold	Concept Design	Project on hold due to design issues around soccer pitch.

MANNINGHAM

PRJ-00816	Wombat Bend Playspace Restoration	500,000		On Hold	Approval/Permit	Awaiting cultural heritage management plan (CHMP) approval
PRJ-01010	Finns Reserve Open Space Development	180,000		On Hold	Approval/Permit	Awaiting cultural heritage management plan (CHMP) approval
PRJ-01377	Wonga Park Reserve Sportsground Redevelopment	1,300,000		Behind Schedule	Approval/Permit	Experienced minor delays in planning permit process. Exemption for planning permit is currently being requested.

1.5. Funding Request

Projects	Approved Budget	Additional Funding Required	Reason for increase	Financial Year
Manna Care Building Refurbishment	-	500,000	The building inspection report identified condition issues and requires prevention action to ensure safety and compliance.	FY27/28 (Bring forward to FY25/26)

1.6. Funding Transfers

To 30 September, transfers to the value of $1.1 million have been approved & processed and the 2025/26 Capital Works Program has been adjusted accordingly. Below table shows transfers received and processed as of reporting date.

TRANSFER #1- 4 July 2025 - CI25/43869		
Project ID	Project Name	Amount
PRJ-01096	Ruffey Lake Park Master Plan Implementation (inc Waldau)	-$525,000
PRJ-01367	Ruffey Lake Park Tree Planting	$60,000
PRJ-01834	Ruffey Lake Park Paths -Section G-Shared Path along Victoria Street from Waldau Co	$300,000
PRJ-01840	Ruffey Lake Park Fencing Upgrades	$150,000
PRJ-02016	Ruffey Lake Park Paths -McCallum Rd Links	$15,000
Rationale:Ruffey Lake Park Masterplan Specification for FY25/26		

TRANSFER #2- 21 August 2025 - D25/64515		
Project ID	Project Name	Amount
PRJ-00192	Sporting Reserves Renewal	-$43,488
PRJ-00152	Plant Replacement Project	$43,488
Rationale: New ute for Arborist		

TRANSFER #3- 25 August 2025 - D25/65423		
Project ID	Project Name	Amount
PRJ-01583	Northeast corner of Doncaster Road / Williamsons Road Additional Bus Shelters	-$75,000
PRJ-01936	845 Doncaster Road Bus Shelter	-$75,000
PRJ-01938	943 Doncaster Road Bus Shelter	-$75,000
PRJ-01948	Hotham Street/Manningham Road Bus Shelter	-$77,000
PRJ-01949	567 Doncaster Road Bus Shelter	-$77,000
PRJ-01942	Greenridge Ave, west of Noral Court Bus Shelter	$50,000
PRJ-01580	1039 Doncaster Road Bus Shelter	$85,000
PRJ-01319	71-89 Williamsons Rd Bus Shelter	$77,000
PRJ-01321	794 Elgar Rd (Hanke Rd) Bus Shelter	$77,000
PRJ-01355	348 Thompsons Rd Bus Shelter	$90,000
Rationale:Re-prioritise projects that are available for this financial year construction		

TRANSFER #4- 25 August 2025		
Project ID	Project Name	Amount
PRJ-01106	Public Toilet Strategy Implementation	-$200,000
PRJ-02021	Cat Jump Park Public Toilet	$200,000
Rationale:Ruffey Lake Park Masterplan Specification for FY25/26		

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2. Service Unit Performance

2.1. Financial Performance

Table 6 – Capital Infrastructure Expenditure by Service Unit Responsible for FY25/26

Service Unit	Budget	Expenditure	% expenditure	Commitments (YTD)
City Assets	3,533,488	979,513	28%	1,167,617
City Projects	26,639,987	3,735,606	14%	27,866,693
Sustainable Futures	1,375,262	351,209	26%	1,172,594
Infrastructure and Sustainable Operations	9,707,000	1,002,192	10%	2,351,530
Community Participation	3,830,500	146,687	4%	853,140
Economic and Culture Activation	421,000	16,603	4%	25,614
Integrated Planning	4,680,000	265,035	6%	1,203,179
Information Technology	229,000	-	0%	146
Total	**50,416,237**	**6,496,845**	**13%**	**34,640,515**

2.2. Delivery Performance

Table 7 –Delivery Performance by Service Unit Responsible for FY25/26

Service Unit Responsible for 25/26	Adopted Program (Number of Projects)	Revised Program (Number of Projects)	Completed	On Track	Not Started	Behind Schedule	On Hold	Deferred	Closed	Completed %
City Assets	5	5	0	5	0	0	0	0	0	0%
City Projects	55	72	10	53	0	3	6	0	0	14%
Sustainable Futures	9	11	2	8	1	0	0	0	0	18%
Infrastructure and Sustainable Operations	42	43	0	38	5	0	0	0	0	0%
Community Participation	18	18	0	12	1	0	5	0	0	0%
Engaged Communities	1	0	0	0	0	0	0	0	0	0%
Economic and Culture Activation	3	5	0	3	0	2	0	0	0	0%
Integrated Planning	27	28	1	21	0	1	5	0	0	4%
Information Technology	1	1	0	0	1	0	0	0	0	0%
Total	**161**	**183**	**13**	**140**	**7**	**6**	**16**	**0**	**0**	**7%**

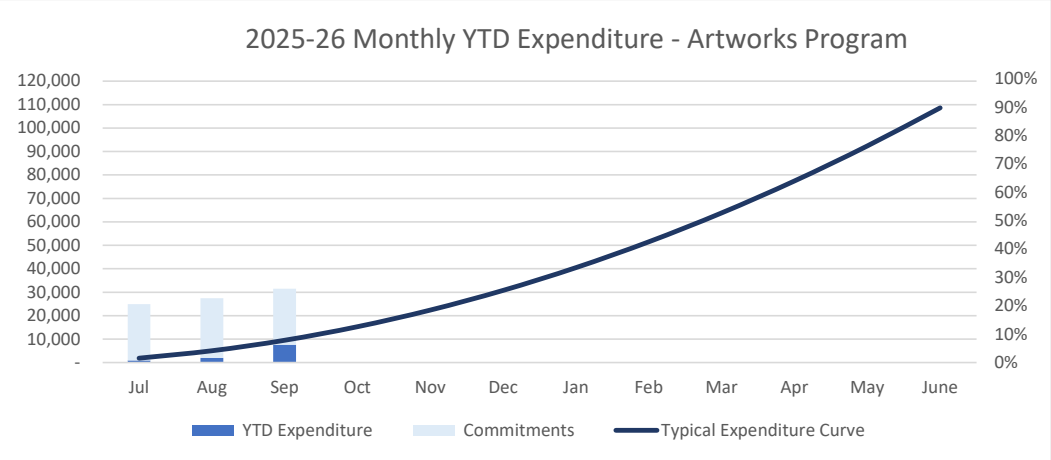
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3. Capital Works Performance by Program

3.1. Artworks Program

As of September 30, 2025:

- $7,620 had been spent on Artworks Program projects. (6% of the revised budget). $23,909 in commitments were recorded in Finance 1.

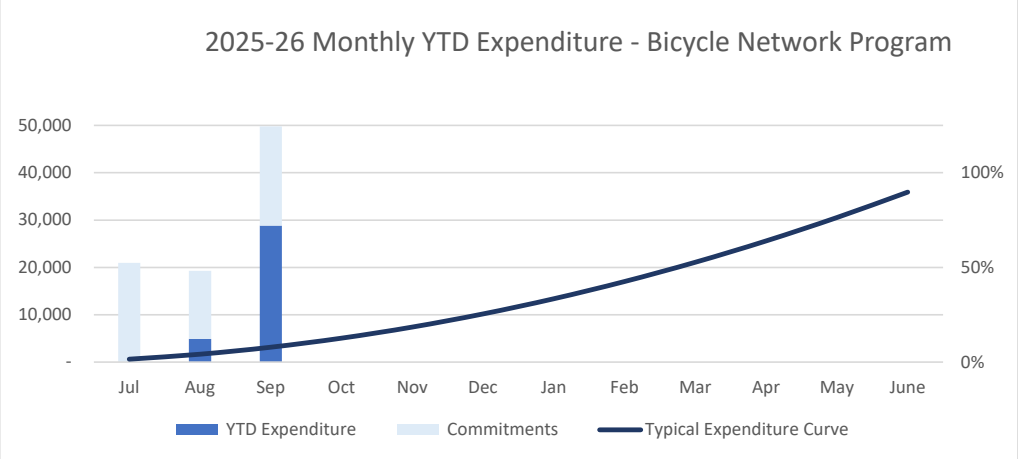


Project No.	Projects	AC/No	Revised Budget	Expenditure	Remaining Budget	% Expenditu	Commitment	Status	FY25/26 Milestone Target
			121,000	7,620	113,380	6%	23,909		
PRJ-00464	Art Collection Acquisitions	C95109	$31,000	$0	$31,000	0%	$0	On Track	Asset Acquired
PRJ-00827	Aggregated Public Art Projects (1	C95105	$90,000	$1,540	$88,460	2%	$3,436	On Track	Construction Completed
PRJ-01699	Mullum Mullum Public Art Commis	C99434	$0	$0	$0		$11,623	Behind Schedule	Construction Completed
PRJ-01854	Migrant Peace Project	C10011	$0	$2,030	-$2,030		$8,850	Behind Schedule	Construction Completed
PRJ-01902	wonguim wilam public art	C99467	$0	$4,050	-$4,050		$0	Completed in Previo	Not Applicable

3.2. Bicycle Network Program

As of September 30, 2025:

- $28,809 had been spent on Bicycle Network Program projects. (72% of the revised budget). $20,960 in commitments were recorded in Finance 1.
- Taroona Avenue Footpath has been re-categorised as Foothpath Program.



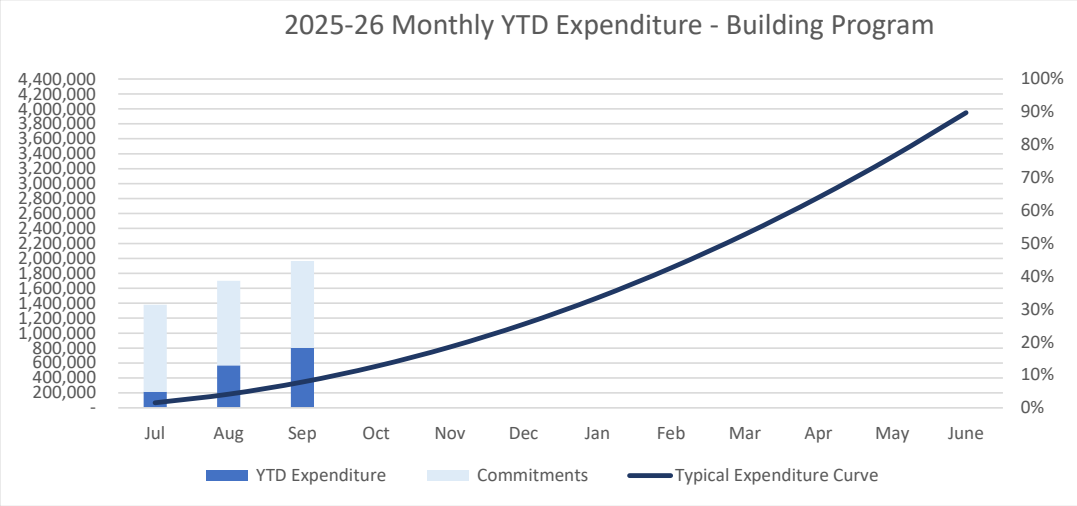
Project No.	Projects	AC/No	Revised Budget	Expenditure	Remaining Budget	% Expenditu	Commitment	Status	FY25/26 Milestone Target
			40,000	28,809	11,191	72%	20,960		
PRJ-00749	Beverley Street Bicycle Strategy	C23076	$0	$8,053	-$8,053		$0	Behind Schedule	Construction Completed
PRJ-01248	Banksia Park Shared Path Bridge	C66284	$0	$7,977	-$7,977		$0	Not Applicable	Not Applicable
PRJ-01332	Serpells Road shared path (Willia	C99376	$0	$11,424	-$11,424		$5,320	Not Applicable	Not Applicable
PRJ-01709	Ayr Street Shared Path (Manning	C10101	$20,000	$816	$19,184	4%	$7,820	On Track	Concept Design Complet
PRJ-01710	Ayr Street Shared Path (Norween	C10102	$20,000	$540	$19,460	3%	$7,820	On Track	Concept Design Complet

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3.3. Buildings Program

As of September 30, 2025:

- $0.8 million had been spent on Buildings Program projects. (18% of the revised budget). $1.2 million in commitments were recorded in Finance 1.



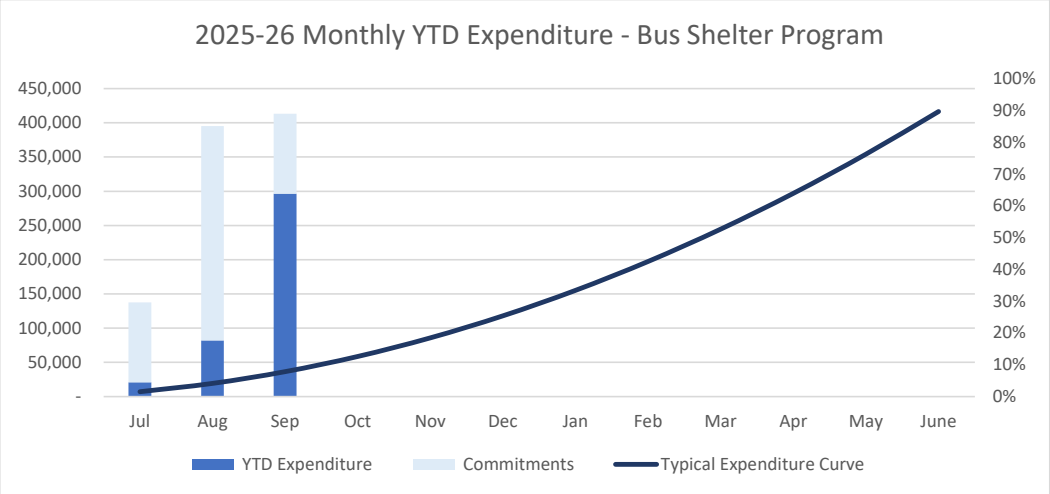
Project No.	Projects	AC/No	Revised Budget	Expenditure	Remaining Budget	% Expenditu	Commitment	Status	FY25/26 Milestone Target
			4,373,500	801,946	3,571,554	18%	1,163,031		
PRJ-00159	Aquarena Renewal	C24502	$500,000	$44,155	$455,845	9%	$104,745	On Track	Construction Completed
PRJ-00163	Miscellaneous Building Refurbishi	C27034	$780,000	$445,964	$334,036	57%	$359,646	On Track	In Construction
PRJ-00169	MC2 (Capital Minor Works)	C20211	$120,000	$0	$120,000	0%	$0	On Track	In Construction
PRJ-00170	Indoor Stadium Renewal (Highbal	C25725	$200,000	$71,167	$128,833	36%	$29,233	On Track	Construction Completed
PRJ-00171	Emergency Management Initiative	C63015	$50,000	$0	$50,000	0%	$0	On Track	In Planning
PRJ-00785	Office Accommodation Renewal	C23201	$370,000	$177,393	$192,607	48%	$48,866	On Track	In Construction
PRJ-01106	Public Toilet Strategy Implementa	C51183	$0	$18,802	-$18,802		$229,508	Not Applicable	Not Applicable
PRJ-01698	Bulleen Library Internal Layout Ch	C99435	$465,500	$174	$465,326	0%	$0	On Track	Construction Completed
PRJ-01876	MC2 Co-working Business Hub	C10001	$1,338,000	$26,325	$1,311,675	2%	$141,828	On Track	Construction Completed
PRJ-01877	Youth Hub At MC2	C10002	$200,000	$7,544	$192,456	4%	$5,323	On Track	Construction Completed
PRJ-01910	Templestowe Scout Hall	C10112	$50,000	$574	$49,426	1%	$0	On Hold	Planning Completed
PRJ-02012	Warrandyte Community Hall	C10119	$100,000	$0	$100,000	0%	$0	On Track	Planning Completed
PRJ-02021	Cat Jump Park Public Toilet	C10127	$200,000	$9,848	$190,152	5%	$243,882	On Track	Construction Completed

MANNINGHAM

3.4. Bus Shelter Program

As of September 30, 2025:

- $296,500 had been spent on Bus Shelter Program projects. (64% of the revised budget). $116,812 in commitments were recorded in Finance 1.



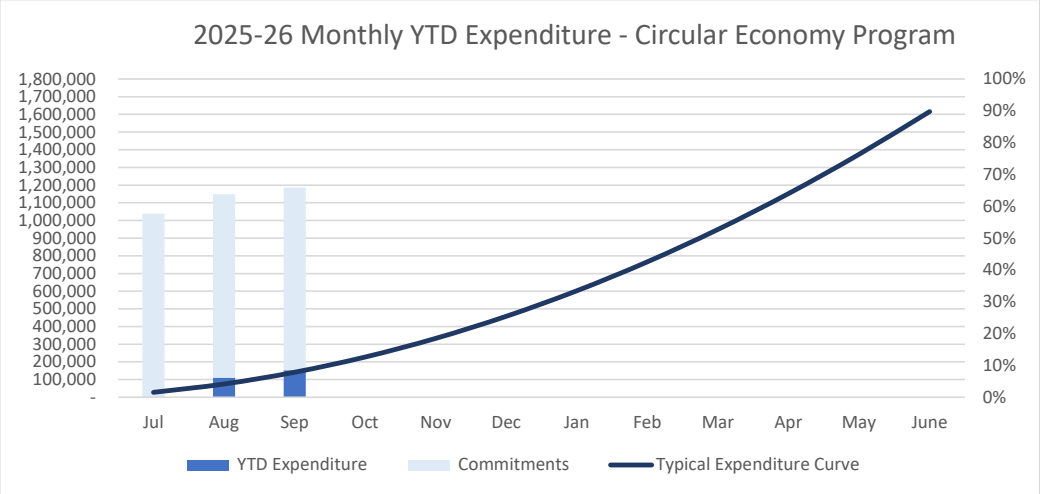
Project No.	Projects	AC/No	Revised Budget	Expenditure	Remaining Budget	% Expenditu	Commitment	Status	FY25/26 Milestone Target
			464,000	296,500	167,500	64%	116,812		
PRJ-00575	129 Thompsons Road (Shopping	C27105	$0	$52,264	-$52,264		$13,871	Completed	Construction Completed
PRJ-00576	80 Thompsons Road bus shelter	C27108	$0	$23,517	-$23,517		$0	Completed	Construction Completed
PRJ-00581	52 Thompsons Road Bulleen Bus	C27102	$0	$62,411	-$62,411		$13,011	Completed	Construction Completed
PRJ-01022	298 Manningham Road Bus Shelt	C27111	$0	$97	-$97		$0	Not Applicable	Not Applicable
PRJ-01319	71-89 Williamsons Rd Bus Shelte	C10124	$77,000	$18,427	$58,573	24%	$49,153	On Track	Construction Completed
PRJ-01321	794 Elgar Rd (Hanke Rd) Bus She	C99409	$77,000	$936	$76,064	1%	$0	On Track	Construction Completed
PRJ-01325	147 Blackburn Road Bus Shelter	C10056	$0	$4,420	-$4,420		$10,546	Completed in Previo	Not Applicable
PRJ-01355	348 Thompsons Rd Bus Shelter	C99398	$90,000	$860	$89,140	1%	$0	On Track	Construction Completed
PRJ-01571	168-178 Yarra Street (Library) Bu	C10097	$75,000	$1,165	$73,835	2%	$0	On Track	Construction Completed
PRJ-01580	1039 Doncaster Road Bus Shelter	C10125	$85,000	$868	$84,132	1%	$0	On Track	Construction Completed
PRJ-01583	Northeast corner of Doncaster Ro	C10034	$0	$0	$0		$0	Not Applicable	Not Applicable
PRJ-01767	Andersons Creek Road Bus Shelt	C99439	$0	$83,269	-$83,269		$8,136	Completed	Construction Completed
PRJ-01768	Williamsons Road Bus Shelter (be	C99440	$0	$0	$0		$0	Completed in Previo	Not Applicable
PRJ-01772	Williamsons Road (Behind 37 Hav	C99998	$0	$36,576	-$36,576		$7,921	Completed	Construction Completed
PRJ-01936	845 Doncaster Road Bus Shelter	C10060	$0	$0	$0		$0	Not Applicable	Not Applicable
PRJ-01938	943 Doncaster Road Bus Shelter	C10061	$0	$0	$0		$0	Not Applicable	Not Applicable
PRJ-01942	Greenridge Ave, west of Noral Co	C10057	$60,000	$10,733	$49,267	18%	$2,900	On Track	Construction Completed
PRJ-01947	88 Tram Road Bus Shelter Renew	C10059	$0	$956	-$956		$11,274	Completed in Previo	Not Applicable
PRJ-01948	Hotham Street/Manningham Road	C10062	$0	$0	$0		$0	Not Applicable	Not Applicable
PRJ-01949	567 Doncaster Road Bus Shelter	C10063	$0	$0	$0		$0	Not Applicable	Not Applicable

MANNINGHAM

3.5. Circular Economy Program

As of September 30, 2025:

- $152,919 had been spent on Circular Economy Program projects. (8% of the revised budget). $1 million in commitments were recorded in Finance 1.



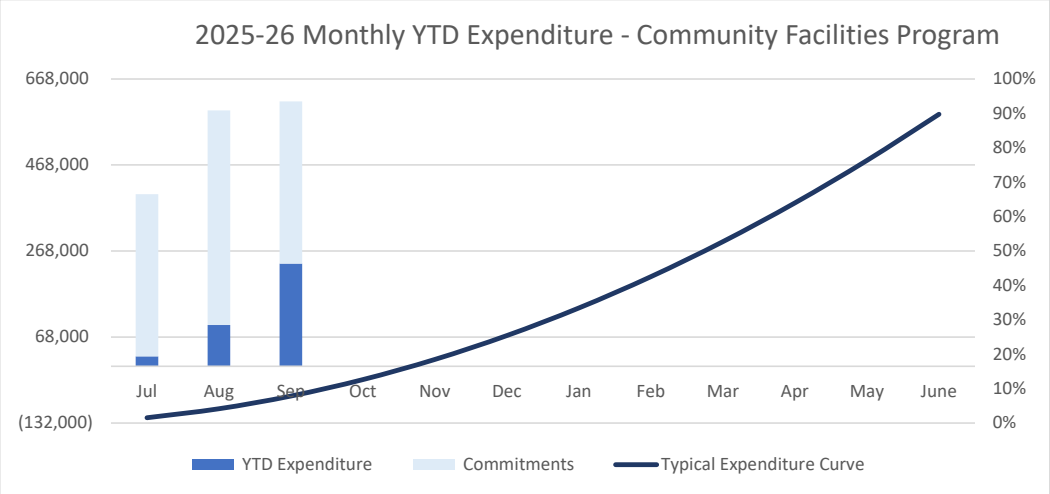
Project No.	Projects	AC/No	Revised Budget	Expenditure	Remaining Budget	% Expenditu	Commitment	Status	FY25/26 Milestone Target
			1,812,636	152,919	1,659,717	8%	1,033,724		
PRJ-00399	LED conversions for Sports Field	C10008	$350,000	$2,448	$347,552	1%	$0	On Track	In Construction
PRJ-00427	Natural Water Initiatives	C28007	$100,000	$55,627	$44,373	56%	$32,313	On Track	In Construction
PRJ-01122	Solar Panel Installation Program	C51181	$50,000	$0	$50,000	0%	$914,066	On Track	In Planning
PRJ-01373	Environmental Sustainable Desigr	C99400	$300,000	$34,035	$265,965	11%	$27,753	On Track	In Construction
PRJ-01878	Battery Program	C10005	$912,636	$60,809	$851,827	7%	$59,591	On Track	Construction Completed
PRJ-02011	Integrated Water Initiatives	C10120	$100,000	$0	$100,000	0%	$0	On Track	In Construction

MANNINGHAM

3.6. Community Facilities Program

As of September 30, 2025:

- $238,919 had been spent on Community Facilities Program projects. (36% of the revised budget). $0.4 million in commitments were recorded in Finance 1.

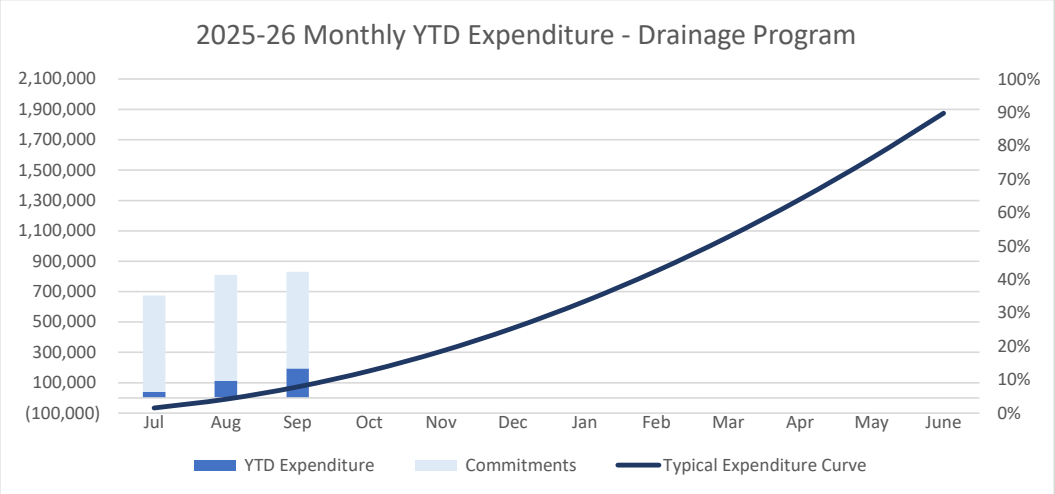


Project No.	Projects	AC/No	Revised Budget	Expenditure	Remaining Budget	% Expenditu	Commitment	Status	FY25/26 Milestone Target
			668,000	238,919	429,081	36%	377,198		
PRJ-00444	Miscellaneous Early Years and C	C25697	$48,000	$0	$48,000	0%	$0	On Track	In Construction
PRJ-00627	Schramm's Cottage Museum Con	C51157	$350,000	$225,340	$124,660	64%	$377,198	Completed	Construction Completed
PRJ-01907	Park Orchards Community House	C10111	$200,000	$10,110	$189,890	5%	$0	On Track	In Design
PRJ-01937	Men's Shed Investigation	C10113	$70,000	$3,470	$66,530	5%	$0	On Track	Planning Completed

3.7. Drainage Program

As of September 30, 2025:

- $194,830 had been spent on Drainage Program projects. (9% of the revised budget). $0.6 million in commitments were recorded in Finance 1.

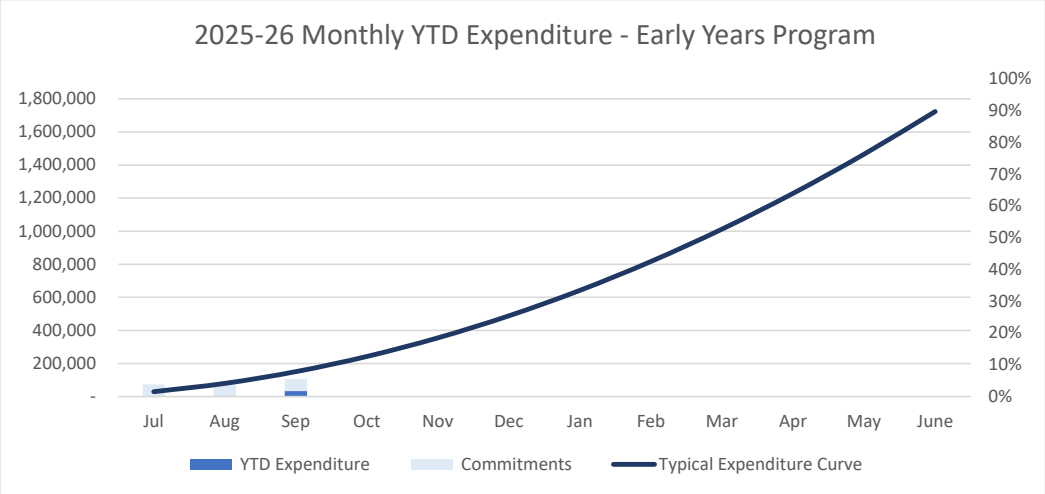


Project No.	Projects	AC/No	Revised Budget	Expenditure	Remaining Budget	% Expenditu	Commitment	Status	FY25/26 Milestone Target
			2,105,000	194,830	1,910,170	9%	634,991		
PRJ-00207	Underground & Open Drainage	C23517	$250,000	$24,710	$225,290	10%	$352	On Track	In Construction
PRJ-00324	285 Oban Road Culvert Drainage	C66025	$0	$670	-$670		$0	Not Applicable	Not Applicable
PRJ-00803	Miscellaneous Drainage Improven	C95072	$525,000	$65,546	$459,454	12%	$279,821	On Track	In Construction
PRJ-00877	Mitchell Ave Warrandyte Catchme	C66350	$25,000	$174	$24,826	1%	$88,815	On Hold	Concept Design Complet
PRJ-00882	BLAIR STREET WARRANDYTE -	C99266	$0	$63,871	-$63,871		$12,450	Completed in Previo	Not Applicable
PRJ-00887	Corriedale Cres Park Orchards Ca	C99248	$25,000	$119	$24,881	0%	$12,358	On Hold	Concept Design Complet
PRJ-01385	Retarding Basin / Detention Tanks	C99414	$50,000	$174	$49,826	0%	$20,858	On Hold	Concept Design Complet
PRJ-01386	6 -36 Trezise Street, 14 - 26 Brac	C99415	$50,000	$920	$49,080	2%	$5,300	On Track	Detail Design Completed
PRJ-01388	52 - 72 Serpells Road Templestow	C99416	$20,000	$8,881	$11,119	44%	$1,631	On Hold	Concept Design Complet
PRJ-01389	90 - 104 Serpells Road & 1 - 2 Cir	C99417	$0	$746	-$746		$18,480	Not Applicable	Not Applicable
PRJ-01393	305 Old Warrandyte Road Drainal	C99418	$10,000	$1,155	$8,845	12%	$16,150	On Hold	Concept Design Complet
PRJ-01397	Drainage Improvement RAISED P	C10082	$50,000	$450	$49,550	1%	$0	On Track	Concept Design Complet
PRJ-01801	Melbourne Hill Road Drainage Up	C99449	$100,000	$8,764	$91,236	9%	$89,918	On Track	In Procurement
PRJ-01822	Arundel Road from Knees Road t	C99450	$1,000,000	$18,298	$981,702	2%	$88,858	On Track	In Construction
PRJ-02008	306-308 Yarra St, Warrandyte Dra	C10110	$0	$354	-$354		$0	On Track	Detail Design Completed

3.8. Early Years Program

As of September 30, 2025:

- $34,028 had been spent on Early Years Program projects. (2% of budget). $72,504 in commitments were recorded in Finance 1.



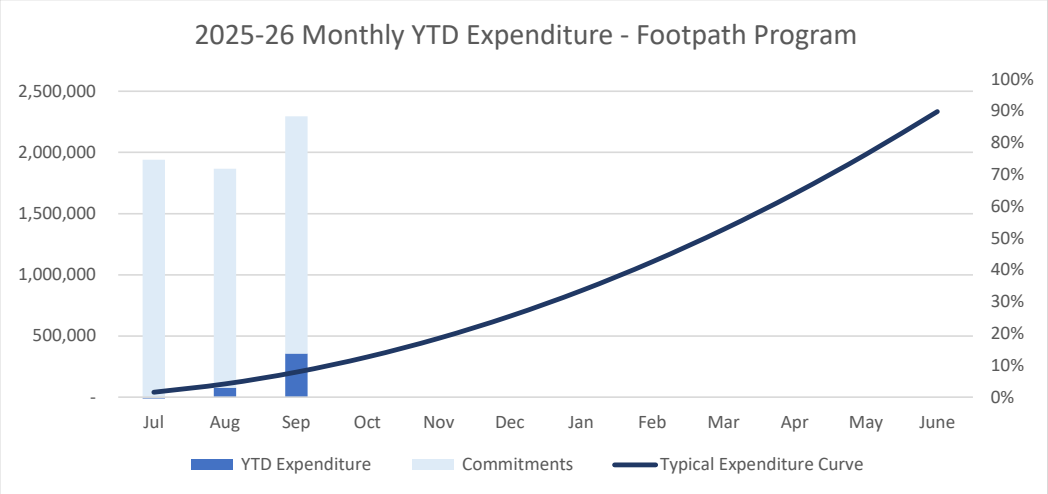
Project No.	Projects	AC/No	Revised Budget	Expenditure	Remaining Budget	% Expenditu	Commitment	Status	FY25/26 Milestone Target
			1,920,000	34,028	1,885,972	2%	72,504		
PRJ-00344	Childrens Services Projects	C23539	$120,000	$8,300	$111,700	7%	$10,280	On Track	In Construction
PRJ-00985	Donvale Preschool	C20087	$350,000	$4,852	$345,148	1%	$0	On Track	Construction Completed
PRJ-01220	Gum Nut Gully Preschool redevel	C99340	$1,000,000	$15,850	$984,150	2%	$16,028	On Hold	In Construction
PRJ-01704	Early Years Projects for Renewal	C99444	$100,000	$0	$100,000	0%	$900	On Track	In Construction
PRJ-01908	Templestowe Valley Preschool Re	C10050	$350,000	$5,026	$344,974	1%	$45,296	On Track	Construction Completed

MANNINGHAM

3.9. Footpath Program

As of September 30, 2025:

- $356,068 had been spent on Footpath Program projects. (14% of the revised budget). $1.9 million in commitments were recorded in Finance 1.



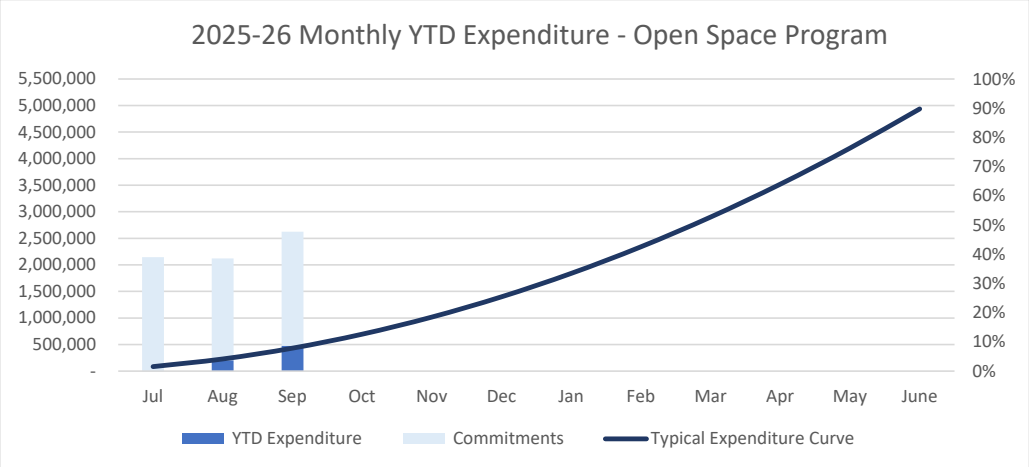
Project No.	Projects	AC/No	Revised Budget	Expenditure	Remaining Budget	% Expenditu	Commitment	Status	FY25/26 Milestone Target
			2,590,000	356,068	2,233,932	14%	1,939,221		
PRJ-00310	Taroona Avenue Footpath	C24103	$0	$3,549	-$3,549		$164,244	Completed	Construction Completed
PRJ-00190	Footpaths - Parks	C25533	$200,000	$0	$200,000	0%	$0	On Track	In Construction
PRJ-00193	Footpaths - Roads	C23518	$950,000	$239,453	$710,547	25%	$137,706	On Track	In Construction
PRJ-00257	Dudley Road Stage 2 PPN	C23058	$750,000	$21,425	$728,575	3%	$1,528,792	On Track	In Construction
PRJ-00707	Aggregated Local Footpath Desig	C99228	$0	$0	$0		$0	On Track	In Planning
PRJ-01308	Tindals Road Footpath - Ringwoo	C99405	$25,000	$9,186	$15,814	37%	$0	On Track	In Design
PRJ-01309	Reynolds Road Footpath - Tindals	C99406	$25,000	$15,839	$9,161	63%	$0	On Track	In Design
PRJ-01312	Aviemore Ave Footpath - Bruceda	C10013	$200,000	$18,733	$181,267	9%	$30,475	On Track	Construction Completed
PRJ-01315	Banool Quad - number 2 to numb	C10015	$100,000	$31,548	$68,452	32%	$78,003	Completed	Construction Completed
PRJ-01317	Stintons Road Phase 2 and 3 - No	C10016	$100,000	$2,678	$97,322	3%	$0	On Track	In Design
PRJ-01318	Paynters Road - Dudley Road to I	C10017	$25,000	$2,739	$22,261	11%	$0	On Track	In Design
PRJ-01405	Brucedale Crescent / Ennismore (	C10083	$50,000	$3,051	$46,949	6%	$0	On Track	In Design
PRJ-01407	Knees Road Footpath (Stintons to	C10084	$50,000	$553	$49,447	1%	$0	Not Started	Detail Design Completed
PRJ-01408	Granard Ave Footpath (Frogmore	C10085	$50,000	$553	$49,447	1%	$0	Not Started	Detail Design Completed
PRJ-01409	Stintons Road Phase 1- South Va	C10086	$20,000	$553	$19,447	3%	$0	On Track	Detail Design Completed
PRJ-01411	Wood Street Footpath (Ruffey Str	C10087	$20,000	$3,051	$16,949	15%	$0	On Track	Detail Design Completed
PRJ-01414	Alexander Road Footpath (Griffith	C10088	$25,000	$3,159	$21,841	13%	$0	On Track	In Design

MANNINGHAM

3.10. Open Space Program

As of September 30, 2025:

- $477,319 had been spent on Open Space Program projects. (9% of the revised budget). $2 million in commitments were recorded in Finance 1.



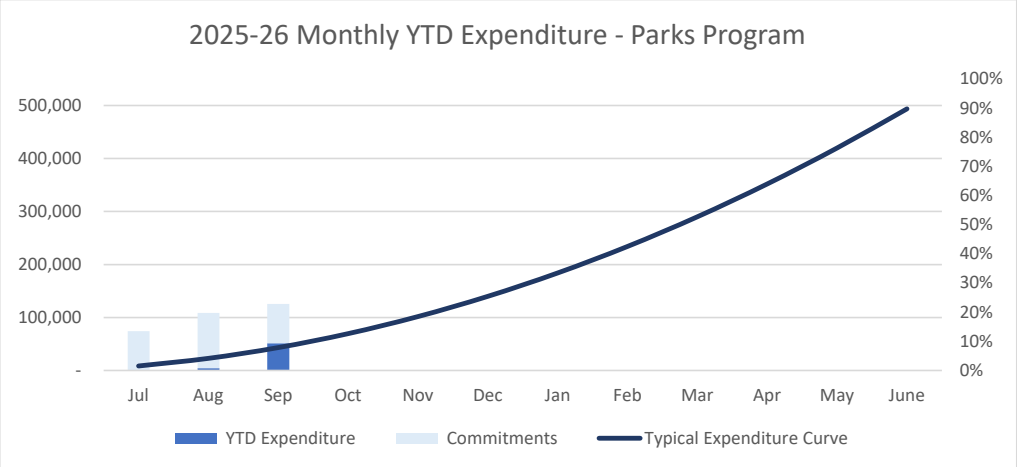
Project No.	Projects	AC/No	Revised Budget	Expenditure	Remaining Budget	% Expenditu	Commitment	Status	FY25/26 Milestone Target
			5,425,000	477,319	4,947,681	9%	2,146,716		
PRJ-00336	Green Gully Linear Park Signage	C20095	$102,000	$0	$102,000	0%	$0	On Track	In Construction
PRJ-00349	Miscellaneous Open Space Proje	C96137	$31,000	$699	$30,302	2%	$2,400	On Track	In Construction
PRJ-00431	Mullum Mullum Creek Trail (Reyn	C99295	$500,000	$10,750	$489,250	2%	$0	On Track	In Construction
PRJ-00432	Implementation of Boronia Reser	C99288	$80,000	$525	$79,475	1%	$60,342	On Track	Construction Completed
PRJ-00457	Stintons Reserve Master Plan	C99300	$0	$0	$0		$0	Not Applicable	Not Applicable
PRJ-00465	Koonung Creek Linear Park Mana	C99211	$150,000	$0	$150,000	0%	$0	On Hold	Construction Completed
PRJ-00741	Anderson Park #1 Synthetic Pitch	C27519	$0	$28,250	-$28,250		$10,781	On Track	In Procurement
PRJ-00816	Wombat Bend Playspace Restora	C99252	$500,000	$0	$500,000	0%	$0	On Hold	In Construction
PRJ-00965	Anderson Park Open Space Deve	C24173	$15,000	$0	$15,000	0%	$0	On Hold	In Design
PRJ-01010	Finns Reserve Open Space Deve	C99250	$180,000	$0	$180,000	0%	$0	On Hold	In Construction
PRJ-01038	Small Reserves Concept Plans	C99023	$57,000	$1,377	$55,623	2%	$1,440	On Track	Construction Completed
PRJ-01091	Burgundy Reserve Upgrade	C51168	$630,000	$4,868	$625,132	1%	$293,761	On Track	Construction Completed
PRJ-01096	Ruffey Lake Park Master Plan Im	C23093	$75,000	$0	$75,000	0%	$0	On Track	In Construction
PRJ-01133	Public Lighting in Reserves	C99219	$60,000	$0	$60,000	0%	$0	On Track	In Construction
PRJ-01253	Fitzsimons Reserve Masterplan	C99325	$285,000	$0	$285,000	0%	$0	On Track	Construction Completed
PRJ-01259	Whistlewood Reserve Playspace	C99324	$140,000	$2,116	$137,884	2%	$0	On Track	Construction Completed
PRJ-01367	Ruffey Lake Park Tree Planting	C99385	$60,000	$0	$60,000	0%	$0	On Track	Construction Completed
PRJ-01371	Ruffey Lake Park Pedestrian Brid	C99387	$0	$9,397	-$9,397		$920,496	On Track	Construction Completed
PRJ-01628	Mulsanne Reserve Playspace	C10098	$100,000	$0	$100,000	0%	$0	On Track	Construction Completed
PRJ-01632	Carawatha/Koolkuna Demolition a	C99423	$65,000	$170,915	-$105,915	263%	$62,047	Completed	Construction Completed
PRJ-01635	Beverley Reserve Playspace Ren	C10035	$250,000	$49,851	$200,149	20%	$123,521	On Track	Construction Completed
PRJ-01637	Burgundy Reserve Playspace Re	C10099	$175,000	$1,250	$173,750	1%	$0	On Track	Construction Completed
PRJ-01642	Larnoo Playspace (MMCLP)	C99433	$170,000	$0	$170,000	0%	$59,850	On Hold	Construction Completed
PRJ-01643	Manna Gum Playspace Renewal	C10072	$280,000	$47	$279,953	0%	$271,148	On Track	Construction Completed
PRJ-01770	Applewood Reserve	C10103	$100,000	$9,166	$90,834	9%	$0	On Track	Construction Completed
PRJ-01834	Ruffey Lake Park Paths -Section	C99458	$300,000	$1,676	$298,324	1%	$12,260	On Track	In Construction
PRJ-01835	Windella Reserve Playspace Ren	C10037	$150,000	$4,026	$145,974	3%	$109,885	On Track	Construction Completed
PRJ-01840	Ruffey Lake Park Fencing Upgrad	C99466	$150,000	$166,341	-$16,341	111%	$0	Completed	Construction Completed
PRJ-01916	Warrandyte Reserve dog infrastru	C10004	$300,000	$8,727	$291,273	3%	$143,680	On Track	Construction Completed
PRJ-01946	Aranga Reserve, Donvale Upgrad	C10118	$255,000	$7,065	$247,935	3%	$0	On Track	Construction Completed
PRJ-02009	Walker Reserve Expansion	C10117	$250,000	$276	$249,724	0%	$75,107	On Track	Construction Completed
PRJ-02016	Ruffey Lake Park Paths -McCallu	C10123	$15,000	$0	$15,000	0%	$0	On Track	Construction Completed

MANNINGHAM

3.11. Parks Program

As of September 30, 2025:

- $51,431 had been spent on Parks Program projects. (9% of the revised budget). $74,043 in commitments were recorded in Finance 1.



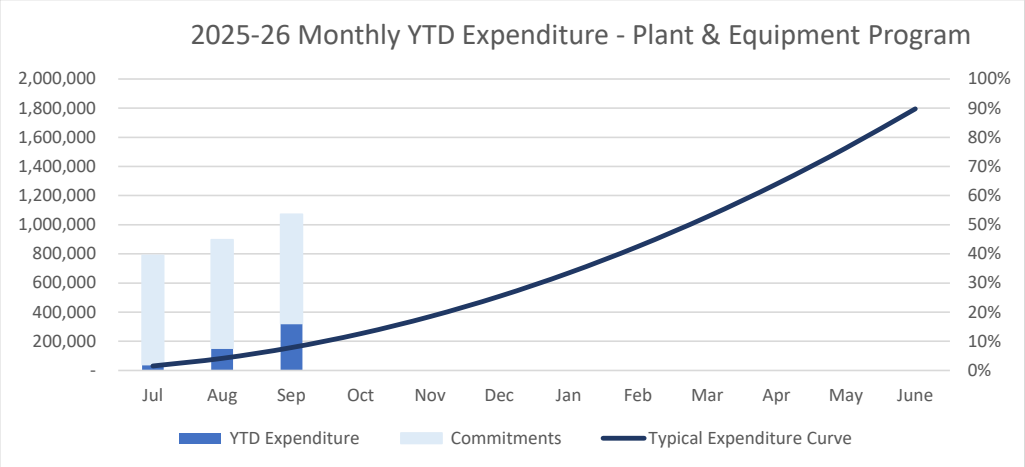
Project No.	Projects	AC/No	Revised Budget	Expenditure	Remaining Budget	% Expenditu	Commitment	Status	FY25/26 Milestone Target
			544,750	51,431	493,319	9%	74,043		
PRJ-00201	Play Spaces Asset Renewal	C97058	$90,000	$3,654	$86,346	4%	$72,783	On Track	In Construction
PRJ-01161	Parks Asset Renewal	C99214	$159,000	$47,777	$111,223	30%	$0	On Track	In Construction
PRJ-01836	Manningham Sensory Garden	C10038	$295,750	$0	$295,750	0%	$1,260	On Track	Construction Completed

MANNINGHAM

3.12. Plant & Equipment Program

As of September 30, 2025:

- $322,121 had been spent on Plant & Equipment Program projects. (16% of the revised budget). $0.75 million in commitments were recorded in Finance 1.

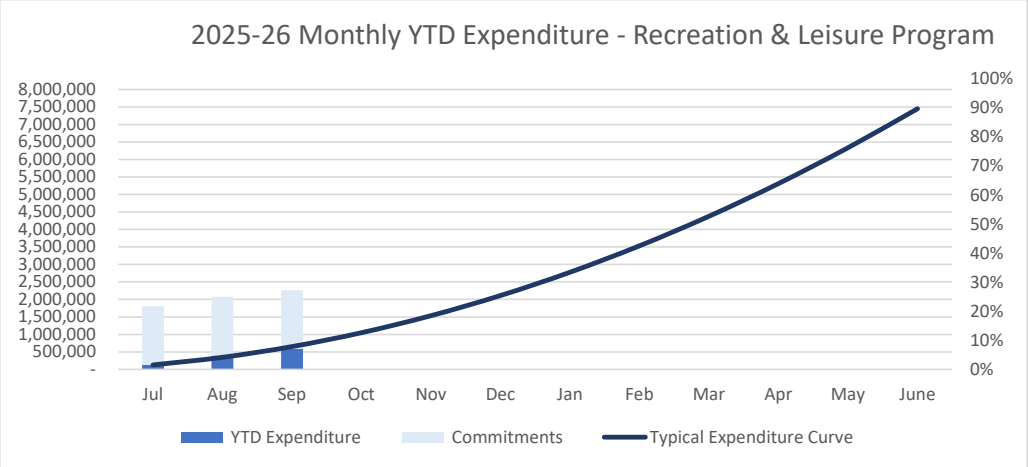


Project No.	Projects	AC/No	Revised Budget	Expenditure	Remaining Budget	% Expenditu	Commitment	Status	FY25/26 Milestone Target
			1,963,488	322,121	1,641,366	16%	750,324		
PRJ-00152	Plant Replacement Project	C95008	$1,963,488	$322,121	$1,641,366	16%	$750,324	On Track	Asset Acquired

3.13. Recreation & Leisure Program

As of September 30, 2025:

- $585,360 had been spent on Recreation & Leisure Program projects. (7% of the revised budget). $1.7 million in commitments were recorded in Finance 1.



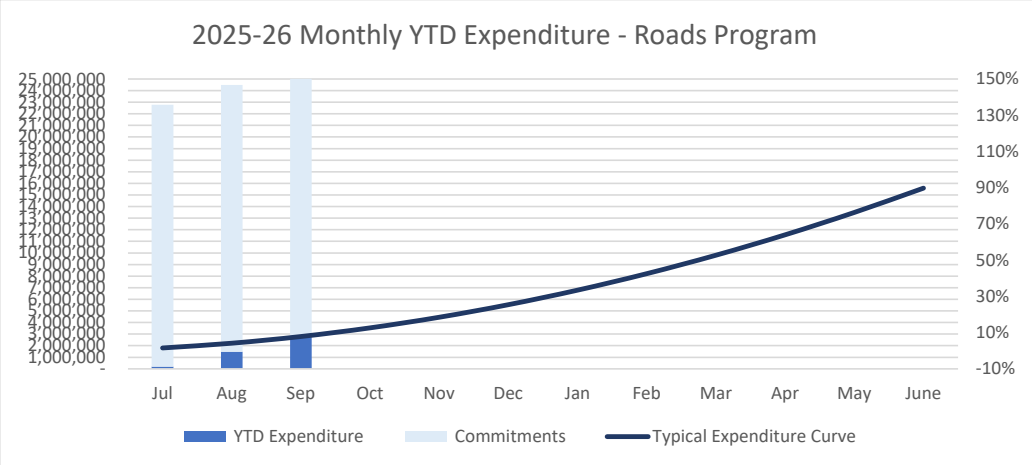
Project No.	Projects	AC/No	Revised Budget	Expenditure	Remaining Budget	% Expenditu	Commitment	Status	FY25/26 Milestone Target
			8,294,769	585,360	7,709,409	7%	1,671,873		
PRJ-00791	Donvale Reserve Spectator Shelt	C10010	$0	$114,905	-$114,905		$11,747	Completed	Construction Completed
PRJ-00146	Miscellaneous General Leisure	C26021	$150,000	$187	$149,813	0%	$14,617	On Track	Construction Completed
PRJ-00438	Park Orchards Tennis Club Lands	C10009	$0	$401	-$401		$19,267	Completed in Previo	Not Applicable
PRJ-00446	Donvale Bowls North Field Redev	C99277	$1,900,000	$7,922	$1,892,078	0%	$4,358	On Track	Construction Completed
PRJ-00460	Recreation Strategy Implementati	C24031	$70,000	$0	$70,000	0%	$0	On Track	Construction Completed
PRJ-00470	Bin Cages at Sporting Facilities	C26051	$20,000	$0	$20,000	0%	$0	On Track	Construction Completed
PRJ-00982	Aquarena Redevelopment (50m P	C99282	$250,000	$44,100	$205,900	18%	$391,863	On Track	In Construction
PRJ-01113	Manningham Templestowe Leisur	C99225	$252,000	$0	$252,000	0%	$3,500	On Hold	Construction Completed
PRJ-01201	Rieschiecks Reserve Athletic Pav	C99345	$400,000	$5,949	$394,051	1%	$241,109	On Track	Detail Design Completed
PRJ-01206	Active Reserve Facility Developm	C99334	$50,000	$0	$50,000	0%	$18,640	On Track	In Construction
PRJ-01331	Donvale Indoor Sports Centre Re	C99371	$150,000	$0	$150,000	0%	$0	On Hold	In Planning
PRJ-01457	Wonga Park Reserve West Oval I	C10090	$20,000	$0	$20,000	0%	$0	Not Started	Detail Design Completed
PRJ-01458	Colman Park Cricket Nets Roof at	C10025	$350,000	$9,038	$340,962	3%	$43,352	On Track	Construction Completed
PRJ-01460	Currawong Tennis Club Court 5&	C99401	$230,000	$209,160	$20,840	91%	$252,810	On Track	Construction Completed
PRJ-01521	Schramms Reserve Turf Cricket N	C10026	$0	$31,369	-$31,369		$37,010	On Track	Construction Completed
PRJ-01522	Bulleen Tennis Club Court 1 & 2 f	C10027	$50,000	$2,403	$47,597	5%	$0	On Track	Detail Design Completed
PRJ-01523	Wonga Park Reserve East Pavilio	C10006	$158,000	$5,625	$152,375	4%	$0	On Track	Detail Design Completed
PRJ-01530	Bulleen Tennis Club Court 9 & 10	C10091	$300,000	$3,446	$296,554	1%	$0	On Track	In Construction
PRJ-01532	Bulleen Tennis Club Court 7 & 8 F	C99424	$130,000	$23,076	$106,924	18%	$400	On Track	Construction Completed
PRJ-01535	Wonga Park Netball Court Redev	C99425	$2,359,189	$7,087	$2,352,102	0%	$39,350	Behind Schedule	Construction Completed
PRJ-01537	Domeney Reserve Sports Field Fl	C10030	$180,000	$3,307	$176,693	2%	$0	On Track	Construction Completed
PRJ-01845	Templestowe Reserve Flat Track	C10039	$0	$6,496	-$6,496		$82,840	On Track	Construction Completed
PRJ-01846	Sheahans Reserve Tennis Court	C10040	$0	$0	$0		$0	Not Applicable	Not Applicable
PRJ-01882	Serpells Reserve Shelter x 2	C10044	$0	$79,280	-$79,280		$9,884	Completed	Construction Completed
PRJ-01883	Serpells Reserve Satellite Pavilior	C10045	$57,000	$5,585	$51,415	10%	$0	On Track	Detail Design Completed
PRJ-01884	Timber Reserve Pavilion Design d	C10046	$135,000	$331	$134,669	0%	$427,706	On Hold	Detail Design Completed
PRJ-01886	Pettys Reserve Fixed Scoreboard	C10047	$0	$514	-$514		$0	On Hold	Construction Completed
PRJ-01887	Warrandyte Reserve Cricket Net I	C10048	$230,000	$4,655	$225,345	2%	$5,132	On Track	In Construction
PRJ-01891	Templestowe Bowling Club green	C10052	$130,000	$3,956	$126,044	3%	$0	On Track	Construction Completed
PRJ-01912	Zerbes Reserve Spectator Shelter	C10053	$218,000	$7,411	$210,589	3%	$53,389	On Track	Construction Completed
PRJ-01999	Templestowe Bowling Club Ditch	C10121	$90,000	$1,905	$88,095	2%	$0	On Track	Construction Completed
PRJ-02001	Koonung Park Protective Net	C10105	$35,000	$2,765	$32,235	8%	$0	On Track	Construction Completed
PRJ-02002	MTLC Resurface and LED Floodli	C10122	$200,000	$1,955	$198,045	1%	$10,000	On Track	In Construction
PRJ-02005	Pettys Reserve LED Lighting Upg	C10109	$0	$2,320	-$2,320		$4,900	Not Applicable	Not Applicable
PRJ-02027	Park Reserve Shelter	C10133	$180,580	$212	$180,368	0%	$0	On Track	In Construction

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3.14. Roads Program

As of September 30, 2025:

- $2.7 million had been spent on Roads Program projects. (16% of the revised budget). $23 million in commitments were recorded in Finance 1.

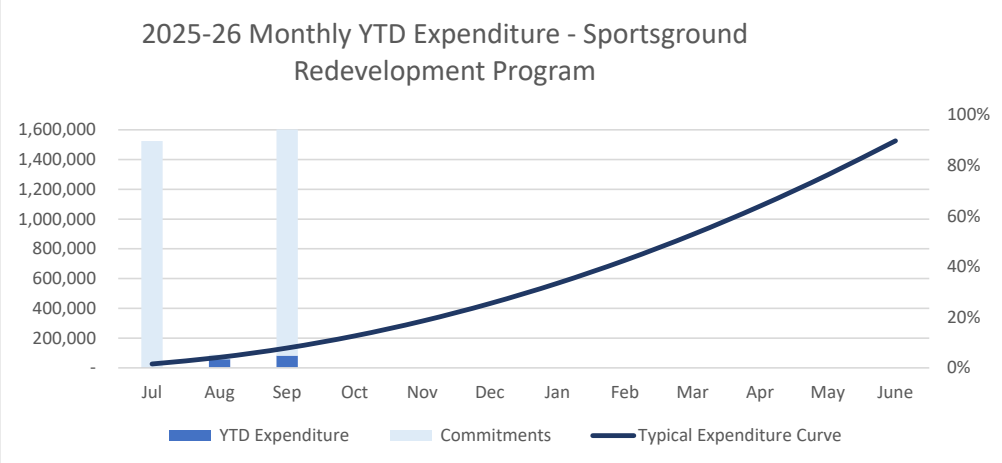


Project No.	Projects	AC/No	Revised Budget	Expenditure	Remaining Budget	% Expenditu	Commitment	Status	FY25/26 Milestone Target
			17,338,582	2,737,154	14,601,428	16%	22,583,962		
PRJ-00182	Arterial Road Pavements (Link &	C25531	$400,000	$0	$400,000	0%	$0	On Track	Construction Completed
PRJ-00183	Bridges & Culverts - Roads & Res	C23533	$100,000	$0	$100,000	0%	$0	On Track	Construction Completed
PRJ-00185	Carpark Resurfacing & Minor Upg	C25540	$150,000	$0	$150,000	0%	$674	On Track	Construction Completed
PRJ-00186	Concrete ROWs	C26512	$30,000	$0	$30,000	0%	$0	On Track	In Construction
PRJ-00188	Pavement Design	C25550	$25,000	$5,450	$19,550	22%	$500	On Track	Concept Design Comple
PRJ-00196	Open Space Road Pavements	C23516	$80,000	$0	$80,000	0%	$0	On Track	Construction Completed
PRJ-00198	Pram Crossings	C26511	$50,000	$2,396	$47,604	5%	$0	On Track	In Construction
PRJ-00202	Road Restoration	C23515	$250,000	$6,100	$243,900	2%	$175,069	On Track	Construction Completed
PRJ-00205	Road Surfacing (Reseals)	C23514	$4,302,000	$550,956	$3,751,044	13%	$1,597,735	On Track	Construction Completed
PRJ-00206	Road Renewal - Kerb & Channel	C25551	$600,000	$7,289	$592,711	1%	$50,915	On Track	Construction Completed
PRJ-00282	Tram / Merlin Traffic Signals	C66279	$127,582	$127,582	$0	100%	$101,232	On Track	Construction Completed
PRJ-00435	Main Yarra Trail Extension to Wa	C24078	$50,000	$22,304	$27,696	45%	$5,400	On Track	In Design
PRJ-00455	Table Drain Remedial Works	C66282	$79,000	$0	$79,000	0%	$0	On Track	In Construction
PRJ-00633	Jumping Creek Road	C99230	$3,000,000	$231,191	$2,768,809	8%	$10,567,012	On Track	In Construction
PRJ-00935	Pedestrian Refuge_Russell Rd/M	C95088	$0	$7,034	-$7,034		$4,793	On Track	Construction Completed
PRJ-01030	Fitzsimons Lane and Main Road (	C66327	$7,000,000	$1,752,201	$5,247,799	25%	$10,078,628	On Track	In Construction
PRJ-01093	Arthur Street/Gifford Road Splitte	C95084	$35,000	$276	$34,724	1%	$0	On Track	Construction Completed
PRJ-01094	Harold Street/Lindsay Street Split	C95085	$30,000	$276	$29,724	1%	$0	On Track	Construction Completed
PRJ-01095	Manningham Road service road a	C95086	$0	$5,114	-$5,114		$503	Completed in Previo	Not Applicable
PRJ-01251	Serpells Road & Footpath Recons	C99337	$20,000	$1,888	$18,113	9%	$0	Not Started	In Planning
PRJ-01299	Blackburn Road/Churchill Street R	C10079	$20,000	$1,346	$18,654	7%	$0	On Track	In Design
PRJ-01301	Anderson Creek Road/Fernlea Cr	C10080	$20,000	$976	$19,024	5%	$0	On Track	In Design
PRJ-01340	Alexander Road - From Heidelber	C10018	$50,000	$6,214	$43,786	12%	$0	On Track	Construction Completed
PRJ-01550	Manningham DISC access road s	C10093	$50,000	$394	$49,606	1%	$0	On Track	Concept Design Comple
PRJ-01553	Traffic calming Jeffrey St, Lower T	C10031	$40,000	$0	$40,000	0%	$0	On Track	Construction Completed
PRJ-01554	Franklin Road (b/w Leeds Street a	C10094	$20,000	$174	$19,826	1%	$0	On Track	Detail Design Completed
PRJ-01555	Coolabah Street, Doncaster LATN	C10095	$20,000	$1,800	$18,200	9%	$0	On Track	Concept Design Comple
PRJ-01557	Harris Gully Road and Beauty Gu	C10032	$0	$4,096	-$4,096		$1,500	On Track	Detail Design Completed
PRJ-01562	Montgomery Place, Bulleen LATM	C10096	$20,000	$2,096	$17,904	10%	$0	On Track	Concept Design Comple
PRJ-01566	Activity Centre ad-hoc safety impr	C99432	$20,000	$0	$20,000	0%	$0	Not Started	Construction Completed
PRJ-01958	Holloway Road Reconstruction	C10114	$750,000	$0	$750,000	0%	$0	Not Started	In Construction

3.15. Sportsground Redevelopment Program

As of September 30, 2025:

- $82,649 had been spent on Sportsground Redevelopment Program projects. (5% of the revised budget). $1.5 million in commitments were recorded in Finance 1.

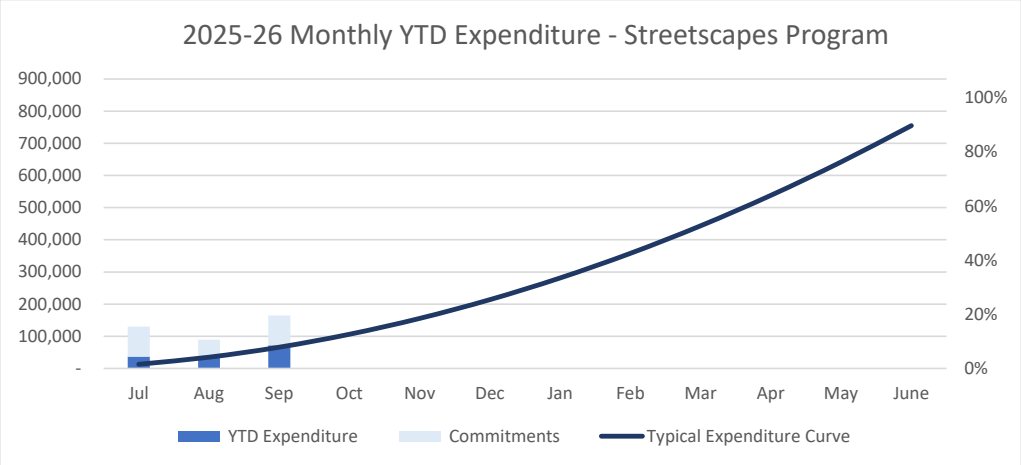


Project No.	Projects	AC/No	Revised Budget	Expenditure	Remaining Budget	% Expenditu	Commitment	Status	FY25/26 Milestone Target
			1,720,512	82,649	1,637,864	5%	1,520,047		
PRJ-00192	Sporting Reserves Renewal	C20079	$400,512	$22,897	$377,616	6%	$161,872	On Track	In Construction
PRJ-01377	Wonga Park Reserve Sportsgrour	C10081	$1,300,000	$4,839	$1,295,161	0%	$1,358,175	Behind Schedule	Construction Completed
PRJ-01445	Donvale Multi Soccer East Redev	C10073	$0	$54,913	-$54,913		$0	Completed	Construction Completed
PRJ-01448	Doncaster Reserve Oval Redevel	C10089	$20,000	$0	$20,000	0%	$0	Not Started	Concept Design Comple

3.16. Streetscapes Program

As of September 30, 2025:

- $71,519 had been spent on Streetscapes Program projects. (9% of the revised budget). $93,322 in commitments were recorded in Finance 1.

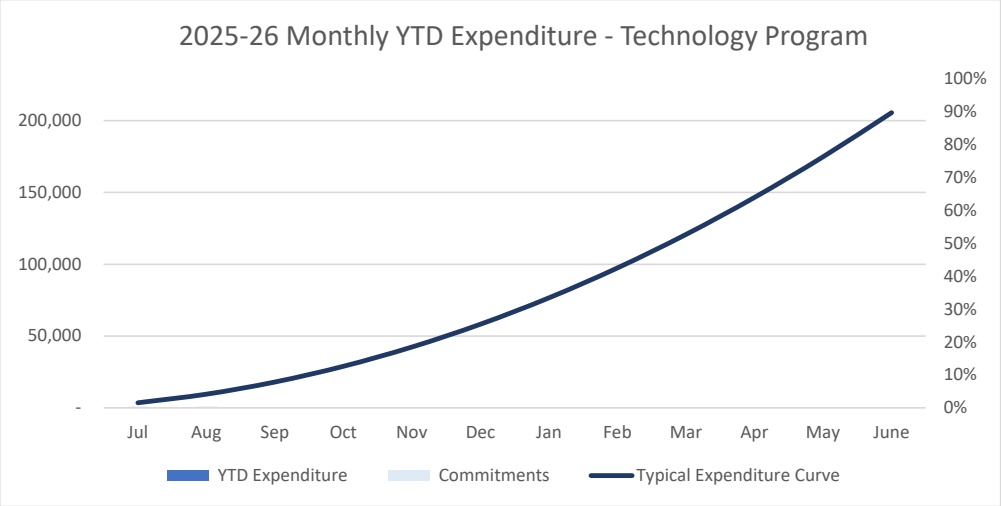


Project No.	Projects	AC/No	Revised Budget	Expenditure	Remaining Budget	% Expenditu	Commitment	Status	FY25/26 Milestone Target
			806,000	71,519	734,481	9%	93,322		
PRJ-00200	Road Furniture - Signs, Bins & Se	C24504	$130,000	$31,510	$98,490	24%	$57,921	On Track	In Construction
PRJ-00222	Street Lighting Replacement Prog	C29500	$48,000	$26,896	$21,104	56%	$0	On Track	Construction Completed
PRJ-00448	Additional Street Lighting	C24006	$63,000	$0	$63,000	0%	$33,696	On Track	Construction Completed
PRJ-00462	City Signage Program	C23017	$140,000	$530	$139,470	0%	$0	On Track	In Construction
PRJ-01136	Templestowe Village Streetscape	C99278	$75,000	$0	$75,000	0%	$0	Behind Schedule	In Design
PRJ-01896	Place based initiatives in activity c	C10074	$300,000	$8,983	$291,017	3%	$1,706	On Track	In Construction
PRJ-01984	Thompson Heights Streetscape U	C10116	$50,000	$3,600	$46,400	7%	$0	On Track	Detail Design Completed

3.17. Technology Program

As of September 30, 2025:

- $0 had been spent on Technology Program projects. (0% of the revised budget). $146 in commitments were recorded in Finance 1.

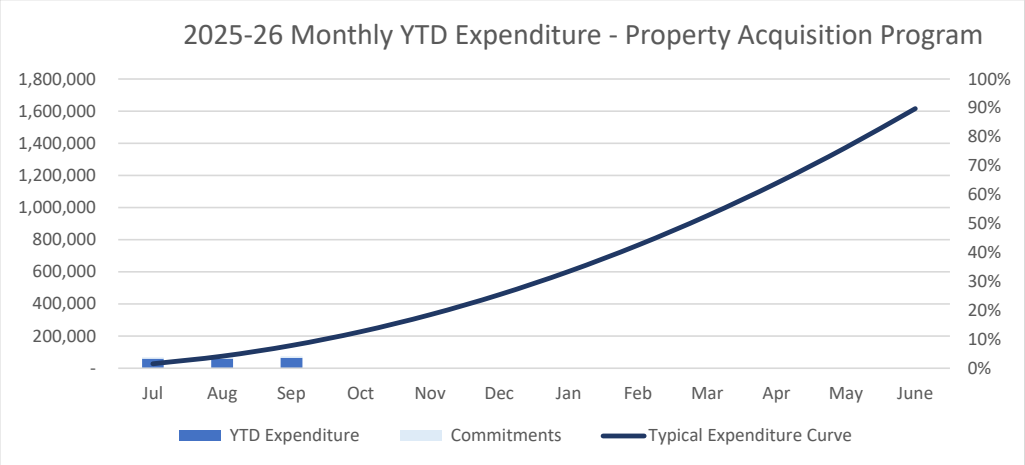


Project No.	Projects	AC/No	Revised Budget	Expenditure	Remaining Budget	% Expenditu	Commitment	Status	FY25/26 Milestone Target
			229,000	-	229,000	0%	146		
PRJ-00235	IT Infrastructure	C97147	$229,000	$0	$229,000	0%	$146	Not Started	Asset Acquired

3.18. Property Acquisition Program

As of September 30, 2025:

- $64,602 had been spent on Property Acquisition Program projects. (4% of the revised budget). $8,535 in commitments were recorded in Finance 1.



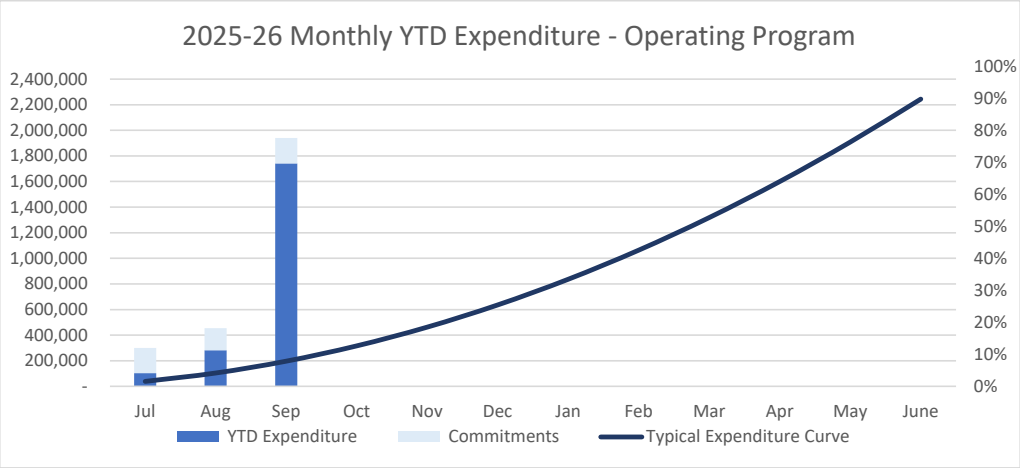
Project No.	Projects	AC/No	Revised Budget	Expenditure	Remaining Budget	% Expenditure	Commitments	Status
	Total		**1,782,000**	**64,602**	**1,717,398**	**4%**	**8,535**	
PRJ-00799	Land Acquisition Pr	C24175	$1,782,000	$64,602	$1,717,398	4%	$8,535	Not Started

4. Maintenance/Operating Performance

4.1. Operating

As of September 30, 2025:

- $1.7 million had been spent on Operating projects. (29% of the revised budget). $197,883 in commitments were recorded in Finance 1.



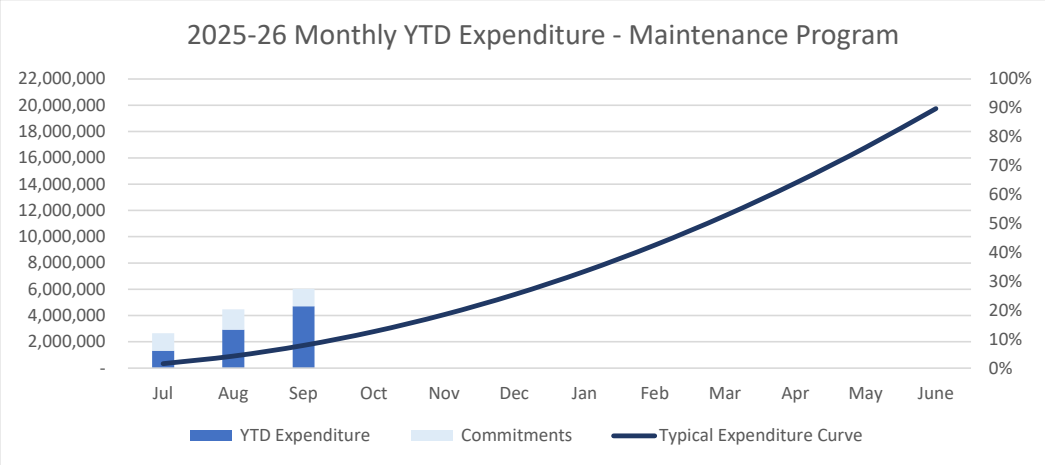
Project No.	Project	AC/No	Revised Budget	Expenditure	Remaining Budget	% Expenditure	Commitments
		Total	5,923,602	1,742,254	4,181,348	29%	197,883
PRJ-00144	Enterprise Project Management Office Projects (2607)	2607	$2,782,784	$377,014	$2,405,770	14%	$0
PRJ-00629	IT Strategy Initiatives – Operating (2408)	2408	$1,337,000	$0	$1,337,000	0%	$32,300
PRJ-02018	Tram / Merlin Traffic Signals - Operating	O66279	$1,275,818	$1,275,818	$0	100%	$0
PRJ-02003	Energy Efficient Public Lighting Program (Opex)	O99231	$428,000	$89,421	$338,579	21%	$165,583
PRJ-01216	Major Road Lights - LED & Smart Controls Retrofit (O99354)	O99354	$100,000	$0	$100,000	0%	$0

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4.2. Maintenance

As of September 30, 2025:

- $4.7 million had been spent on Maintenance projects. (21% of the revised budget). $1.3 million in commitments were recorded in Finance 1.



Project No.	Project	AC/No	Revised Budget	Expenditure	Remaining Budget	% Expenditure	Commitments
		Total	22,892,887	4,714,831	18,178,056	21%	1,324,666
PRJ-01382	Unsealed Carpark Maintenance (6329)	6329	$212,237	$63,139	$149,098	30%	-
PRJ-01383	Sealed Roads Maintenance (6337)	6337	$665,244	$148,180	$517,064	22%	54,489
PRJ-01481	Street Cleaning & Sweeping (6305)	6305	$609,239	$132,427	$476,812	22%	85,914
PRJ-01482	Foothpath & Paver Maintenance (6314)	6314	$860,000	$614,746	$245,254	71%	2,987
PRJ-01483	Underground Drain & Pit Maintenance (63	6323	$1,448,803	$350,659	$1,098,144	24%	74,329
PRJ-01484	Programmed Drainage Maintenance (632	6324	$0	$0	$0	#DIV/0!	-
PRJ-01485	Open Drain Maintenance (6331)	6331	$1,038,810	$242,648	$796,162	23%	1,349
PRJ-01486	Park Sign Maintenance (6342)	6342	$0	$0	$0	#DIV/0!	-
PRJ-01487	Roadside Street Furniture & Signs Mainte	6343	$794,322	$199,564	$594,758	25%	11,562
PRJ-01488	Bridge & Culverts Maintenance (6351)	6351	$40,000	$0	$40,000	0%	2,483
PRJ-01489	Gravel Footpath Maintenance (6357)	6357	$86,827	$13,240	$73,587	15%	38,783
PRJ-01490	The Pines Community Centre Maintenanc	6755	$40,000	$13,354	$26,646	33%	-
PRJ-01491	Child Care Centre Maintenance (6762)	6762	$191,500	$15,740	$175,760	8%	-
PRJ-01492	Community Facility Maintenance (6763)	6763	$429,500	$52,042	$377,458	12%	-
PRJ-01493	Council Work Place Maintenance (6764)	6764	$425,000	$103,138	$321,863	0%	-
PRJ-01495	Heritage Building Maintenance (6766)	6766	$12,000	$715	$11,285	6%	-
PRJ-01496	Library Maintenance (6767)	6767	$45,000	$5,495	$39,505	12%	-
PRJ-01498	Public Toilet Maintenance (6773)	6773	$500,000	$99,113	$400,887	20%	-
PRJ-01499	Scout & Guide Hall Maintenance (6774)	6774	$20,000	$2,577	$17,423	13%	-
PRJ-01500	Sporting Facility Maintenance (6775)	6775	$350,000	$92,661	$257,339	26%	-
PRJ-01502	Street Tree Maintenance (6228)	6228	$1,449,976	$289,063	$1,160,913	20%	-
PRJ-01503	Park Tree Maintenance (6236)	6236	$772,808	$148,375	$624,433	19%	86,990
PRJ-01504	Landscape Maintenance (6268)	6268	$522,094	$72,770	$449,324	14%	-
PRJ-01505	Open Space Asset Inspection & Maintena	6204	$454,368	$60,711	$393,657	13%	-
PRJ-01506	General Building Maintenance (6710)	6710	$1,609,287	$361,535	$1,247,752	22%	4,563
PRJ-01507	Fence Maintenance (6216)	6216	$60,000	$19,148	$40,852	32%	4,028
PRJ-01508	Electrical Line Clearance Maintenance (6	6232	$1,495,000	$3,360	$1,491,640	0%	-
PRJ-01510	Tree Planting (6237)	6237	$654,200	$29,053	$625,147	4%	101,250
PRJ-01511	Sports Ground Maintenance (6240)	6240	$1,590,044	$305,538	$1,284,506	19%	325,688
PRJ-01512	Bushland Maintenance (6265)	6265	$1,124,943	$229,824	$895,119	20%	24,732
PRJ-01513	Park Landscape Maintenance (6272)	6272	$1,585,179	$360,060	$1,225,119	23%	91
PRJ-01514	Playground Maintenance (6276)	6276	$241,097	$55,713	$185,384	23%	11,145
PRJ-01515	Open Space Grass Cutting and Maintena	6292	$2,024,235	$386,743	$1,637,492	19%	-
PRJ-01516	Open Space Fire Mitigation Maintenance	6296	$320,064	$0	$320,064	0%	286,364
PRJ-01517	Bus Shelter Maintenance (6650)	6650	$130,821	$33,522	$97,299	26%	47,472
PRJ-01518	Road Line Marking Maintenance (6349)	6349	$185,007	$21,213	$163,794	11%	-
PRJ-01519	Graffiti Removal (6720)	6720	$100,000	$12,935	$87,065	13%	23,429
PRJ-01621	Leisure Centre Maintenance (3601)	3601	$295,353	$53,703	$241,650	18%	131,920
PRJ-01623	Open Space VicRoads Grass Cutting and	6201	$389,431	$86,138	$303,293	22%	-
PRJ-01764	Public Art Maintenance (3227)	3227	$120,498	$35,991	$84,507	30%	5,100

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5. Project Updates

5.1. Major Projects

5.1.1 Tram – Merlin Signalisation



- Tram – Merlin Signalisation completed.

5.1.2 Melbourne Hill Road Drainage

- Phase 1 works completed.
- Phase 2 Early Contractor Involvement—Tender closed and evaluation completed. Award report, planning permit application and land acquisition in progress.

5.1.3 Jumping Creek Road



- Jumping Creek Road Non-destructive digging commenced.

5.1.4 Templestowe Route Road Reconstruction





- Early works completed.
- Community Information Session completed on 23 June 2025
- Package C - Anderson Street Works commenced on 30 June 2025
- Package A - work is progressing on schedule and 35% works completed
- Package B - work is commencing in Sep 2025
- Pedestrian Operated Signal and Traffic Signal Plan detailed design approved by DTP. Bus Stop design in progress

5.1.5 Aquarena Pool masterplan



- 100% Concept Design Stage Complete. 100% Design Development Stage complete (31/10/24). Contract Documentation 100% completion 31/05/25. Tender period commenced 29/07/25. Tender closes 10/09/25. Anticipated contract award 09/12/25. Anticipated commencement on site - 30/03/26

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5.2. Bus Shelter



- 129 thompson, 52 thompson and 80 thompson bus shelters completed by end of August.
- 794 Elgar Rd (Hanke Rd) Bus Shelter, 348 Thompsons Rd Bus Shelter, 168-178 Yarra Street (Library) Bus Shelter, and 1039 Doncaster Road Bus Shelter are under tender evaluation by end of September.
- Greenridge Ave, west of Noral Court Bus Shelter - Detailed design completed, under DDA Access review, expect review feedback mid-October.

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5.3. Building





- Yarra Room Makeover was completed by end of August.

5.4. Community Facilities





- Schramms Cottage Visitor Centre including path all completed by end of August.

5.5. Circular Economy








(Photos: Flow sensor, master valve, capital infrastructure work at Rieschiecks Reserve, new fountain and installed drainage soak pit an dog bowl)

- Works completed by end of August through Natural Water Initiatives
  - Rieschiecks Reserve – Installed separate irrigation systems for the oval and athletics track, including flow sensor, master valve, controller, cabinet, and supporting infrastructure.
  - Templestowe Reserve – Installed flow sensors and master valves for both ovals. (will obtain photos tomorrow and send through)
  - Woodlea Reserve – Installed drainage soak pit and refurbished fountain.
  - Verdant Park Reserve – Upgraded drinking fountain and installed drainage soak-pit.
  - Harold Reserve – Upgraded drinking fountain and installed drainage soak pit.
  - Stintons Reserve – Upgraded 2 x drinking fountains and installed drainage soak pits
  - Koonung Reserve – Upgraded drinking fountain and connected to nearby stormwater pit.

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5.6. Footpath



- Dudley Footpath in progress







- Taroona Avenue and Banool Quad (No.2-24) footpath completed in August.

5.7. Fleet Replacement



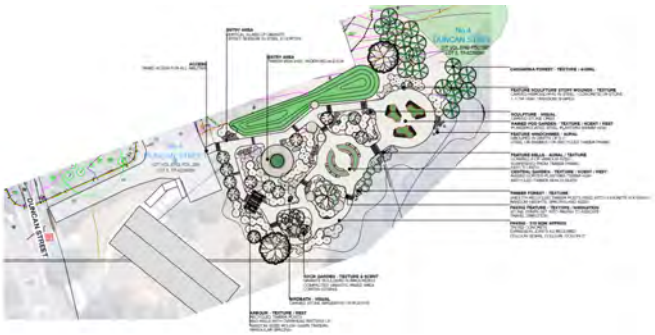
- New ramp trucks for parks and gardens to carry ride on mowers. The new trucks are all Hybrid, replacing diesel only trucks. The trucks have also been built to allow safe carrying of new electric hand tools i.e. brushcutters and blowers.



- Vehicles updated with new chassis.

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5.8. Parks



- Concept for Finns Sensory Garden. Currently going through Cultural Heritage Management Plan (CHMP) process

5.9. Sportsground Redevelopment



- Donvale Multi Soccer East Redevelopment -Tank and pump shed compound – final works completed.

5.10. Recreation & Leisure





- Serpells Reserve Shelter and Donvale Reserve Spectator shelter installation completed by end of August.



- Currawong Tennis Club Court 5&6 Resurfacing completed.



- Bulleen Tennis Court -Entrance upgraded



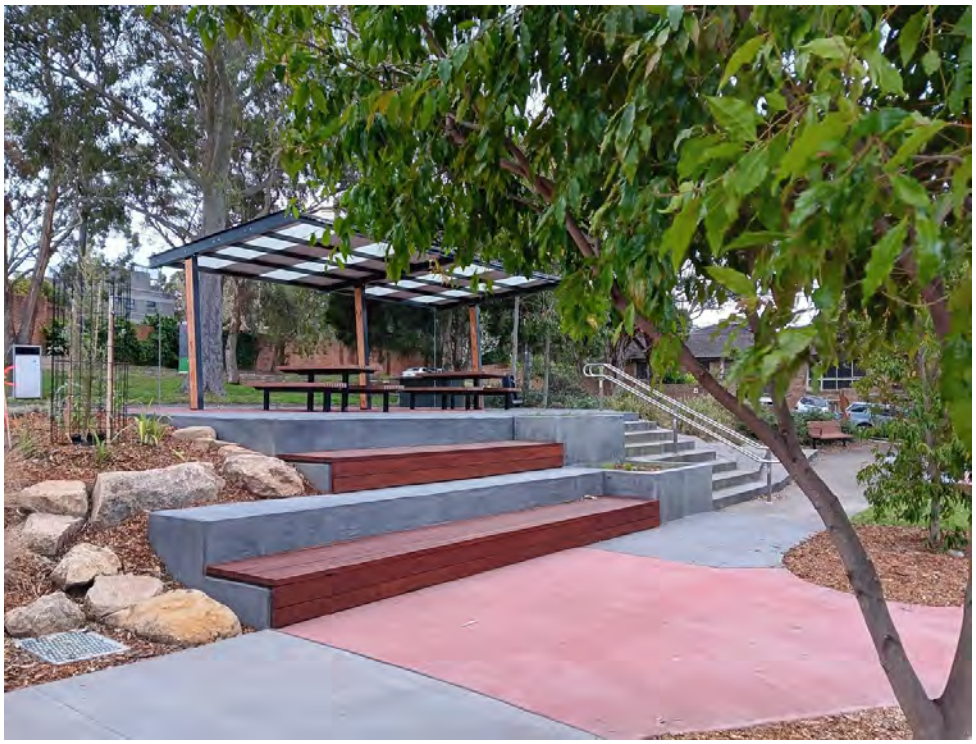
- Bulleen Tennis Court 7&8 reconstruction and floodlight upgrade



- Bulleen Tennis Court 1&2 resurfacing and north fence upgrade

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5.11. Open Space





- Carawatha Expansion completed.

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- Demolition completed for 34 Talford St in preparation for Beverley reserve playspace renewal.



- Demolition in progress for 34 & 36 Clay Dr and later for Walker Reserve Expansion.



- Manna Gum playspace construction in progress. Expected practical completion in mid-November.



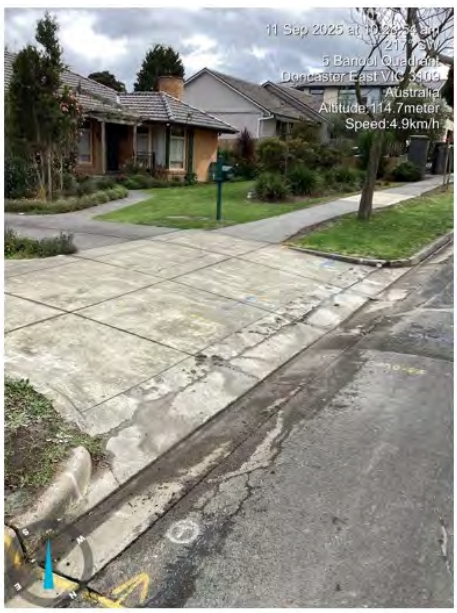
- Works at Boronia Reserve in Doncaster have begun.

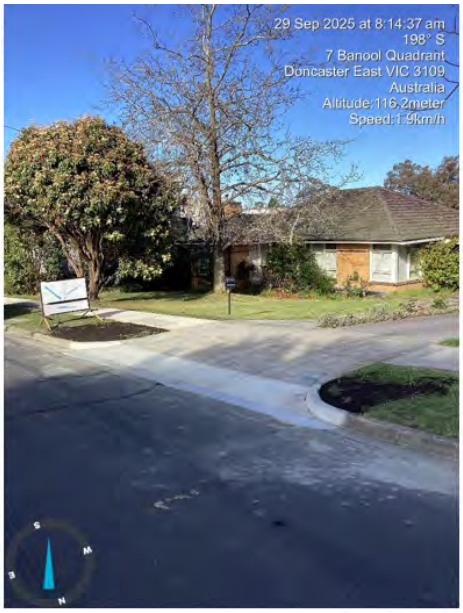
5.12. Roads



- Reynolds Road Footpaths in progress









- Kerb renewal in preparation for resurfacing – Banool Quadrant

Before



After



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Before



After



- Resurfacing (Russel St and Spring St, Bulleen)



- Tills Dr, Warrandyte, at the corner of Ringwood-Warrandyte Rd. Improved the very steep slope and improved safety.

6. Capital Works Program Development Update

6.1. 10 Year Program Development Update

The development of the 10-year Capital Works Program will commence in Q2 with a series of dedicated workshops. These workshops are designed to engage staff across relevant departments in identifying, prioritizing, and refining proposed capital projects. The objective is to ensure that all projects align with strategic goals, community needs, asset management plans, and available financial resources.

Workshops will provide an opportunity to:

- Review existing commitments and approved works.
- Identify new project proposals and emerging needs.
- Prioritise projects based on strategic alignment, asset renewal requirements, service delivery impacts, and resources.
- Adjust project timeframe (from initiation to completion) based on project feasibility, costs, and risks.
- Develop a balanced and sustainable 10-year forward works schedule.

Workshop preparation:

- Bring forward a list of proposed projects with costings and supporting rationale.
- Balance new with renewal.
- Identify external funding sources.
- Be ready to discuss the trade offs and phasing of works across the 10-year horizon.

Particularly for FY26/27:

- Assess project readiness (project scope, approval status, community consultation and feasibility).
- Ensure projects have sufficient lead time for design and approvals (consider staged delivery to spread costs and risks).
- Identify opportunities to bundle smaller projects together.

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7. Appendices

7.1. Appendix A – Capital Grants and Contributions

PRJ	Account Number	Project Name	Income Type	FY25/26 Capital Income - Adopted Budget	FY25/26 Capital Income - Revised Budget	Actual Capital Income
PRJ-00152	C95008	Plant Replacement Project	Fleet Sale	640,000	640,000	**267,013**
PRJ-00205	C23514	Road Surfacing (Reseals)	Financial Assistance Grants	1,124,655	1,124,655	**140,360**
PRJ-00205	C23514	Road Surfacing (Reseals)	Road to Recovery Grant	858,246	858,246	-
PRJ-01030	C66327	Fitzsimons Lane and Main Road Corridor (Templestowe Ro	Fed Government Grant (Other	2,663,863	1,944,242	**944,242**
PRJ-00205	C23514	Road Surfacing (Reseals)	Fed Government Grant (Other	-	214,561	-
PRJ-01535	C99425	Wonga Park Netball Court Redevelopment & Floodlight Up	Fed Government Grant (Other	1,474,000	1,438,784	-
PRJ-01537	C10030	Domeney Reserve Sports Field Floodlight Upgrade	State Government Grant	162,937	146,643	**3,307**
PRJ-01520	C10007	Donvale Tennis Club Courts 1 & 2 Floodlight Upgrade	State Government Grant	-	2,884	**2,884**
PRJ-01698	C99435	Bulleen Library Internal Layout Changes	State Government Grant	211,000	211,500	**174**
PRJ-01946	C10118	Aranga Reserve, Donvale Upgrade	State Government Grant	200,000	191,989	**7,065**
PRJ-01091	C51168	Burgundy Reserve Upgrade	State Government Grant	400,000	384,463	**204,868**
PRJ-01916	C10004	Warrandyte Reserve dog infrastructure improvements	State Government Grant	300,000	288,007	**158,727**
PRJ-01248	C66284	Banksia Park Shared Path Bridge	State Government Grant	-	-	**7,977**
PRJ-01914	C10003	Beverley Hills Preschool and Doncaster Park Preschool Feas	State Government Grant	-	44,430	**44,430**
PRJ-01878	C10005	Battery Program	State Government Grant	277,636	277,636	-
PRJ-00446	C99277	Donvale Bowls North Field Redevelopment	Contributions	950,000	950,000	**950,000**
PRJ-01530	C10091	Bulleen Tennis Club Court 9 & 10 Resurfacing, floodlights	Contributions	60,000	60,000	-
PRJ-01460	C99401	Currawong Tennis Club Court 5&6 Resurfacing & 6 courts fl	Contributions	-	33,000	-
PRJ-01532	C99424	Bulleen Tennis Club Court 7 & 8 Resurfacing, floodlights	Contributions	-	70,970	**34,870**
PRJ-01532	C99424	Bulleen Tennis Club Court 7 & 8 Resurfacing, floodlights	Contributions			**36,100**
PRJ-02027	C10133	Park Reserve Shelter	Contributions	-	170,861	-
PRJ-02001	C10105	Koonung Park Protective Net	Contributions	35,000	35,000	**15,137**
PRJ-00349	C96137	Miscellaneous Open Space Projects	Contributions	-	-	-
			Total	**9,357,337**	**9,123,971**	**2,817,152**

7.2. Appendix B – Program Adjustment Details

Project ID	Project Name	Adjustment Reason	Change Type
PRJ-00438	Park Orchards Tennis Club Landscaping	Carry Forward Adjusted (Completed in 24/25)	Excluded
PRJ-00442	Mobile Community Conversations Facilities	Closed	Excluded
PRJ-01367	Ruffey Lake Park Tree Planting	Master plan specification	Added
PRJ-01834	Ruffey Lake Park Paths -Section G-Shared Path along Victoria Street from Waldau Court to Playspace	Master plan specification	Added
PRJ-01840	Ruffey Lake Park Fencing Upgrades	Master plan specification	Added
PRJ-02016	Ruffey Lake Park Paths -McCallum Rd Links	Master plan specification	Added

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PRJ-02021	Cat Jump Park Public Toilet	Master plan specification	Added
PRJ-01854	Migrant Peace Project	Work extended into 25/26	Added
PRJ-00310	Taroona Avenue Footpath	Work extended into 25/26	Added
PRJ-01332	Serpells Road shared path (Williamsons Road to 81 Serpells Road)	Work extended into 25/26	Added
PRJ-00575	129 Thompsons Road (Shopping Strip) Bus Shelter	Work extended into 25/26	Added
PRJ-00576	80 Thompsons Road bus shelter	Work extended into 25/26	Added
PRJ-00581	52 Thompsons Road Bulleen Bus shelter	Work extended into 25/26	Added
PRJ-01767	Andersons Creek Road Bus Shelter (oppposite 1 Longstaff Court)	Work extended into 25/26	Added
PRJ-01772	Williamsons Road (Behind 37 Hawtin Street) Bus Shelter	Work extended into 25/26	Added
PRJ-00741	Anderson Park #1 Synthetic Pitch and floodlights	Work extended into 25/26	Added
PRJ-00791	Donvale Reserve Spectator Shelter	Work extended into 25/26	Added
PRJ-01371	Ruffey Lake Park Pedestrian Bridges and Boardwalk	Work extended into 25/26	Added
PRJ-01845	Templestowe Reserve Flat Track Racers Shelter	Work extended into 25/26	Added
PRJ-01882	Serpells Reserve Shelter x 2	Work extended into 25/26	Added
PRJ-01886	Pettys Reserve Fixed Scoreboard	Work extended into 25/26	Added
PRJ-00282	Tram / Merlin Traffic Signals	Work extended into 25/26	Added
PRJ-00935	Pedestrian Refuge_Russell Rd/Mullens Rd/Ringwood Warrandyte Rd	Work extended into 25/26	Added
PRJ-01557	Harris Gully Road and Beauty Gully Road - Traffic Island and ancillary roadworks	Work extended into 25/26	Added
PRJ-02018	Tram / Merlin Traffic Signals - Operating	Work extended into 25/26	Added
PRJ-01699	Mullum Mullum Public Art Commission	Work extended into 25/26	Added
PRJ-02008	306-308 Yarra St, Warrandyte Drainage	New Projects	Added
PRJ-02027	Park Reserve Shelter	New Projects	Added
PRJ-01583	Northeast corner of Doncaster Road / Williamsons Road Additional Bus Shelters	Program Re-prioritisation	Excluded
PRJ-01936	845 Doncaster Road Bus Shelter	Program Re-prioritisation	Excluded
PRJ-01938	943 Doncaster Road Bus Shelter	Program Re-prioritisation	Excluded
PRJ-01948	Hotham Street/Manningham Road Bus Shelter	Program Re-prioritisation	Excluded
PRJ-01949	567 Doncaster Road Bus Shelter	Program Re-prioritisation	Excluded
PRJ-01355	348 Thompsons Rd Bus Shelter	Program Re-prioritisation	Added
PRJ-01319	71-89 Williamsons Rd Bus Shelter	Program Re-prioritisation	Added

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PRJ-01321	794 Elgar Rd (Hanke Rd) Bus Shelter	Program Re-prioritisation	Added
PRJ-01580	1039 Doncaster Road Bus Shelter	Program Re-prioritisation	Added

7.3. Appendix C - Project Status Definitions

Project Status Definitions	
Not Started	Project is yet to start but expected to be completed on schedule.
Behind Schedule	Project is experiencing delays. Planned milestone may not be completed.
On Track	Project is expected to reach practical completion or its set milestones.
On Hold	Project is paused and being re-assessed for delivery. May or may not proceed depending on assessment outcome.
Completed	Project reaches either practical completion or its set milestones and will continue into new financial year.
Deferred	Project is strategically rescheduled for future financial years to better align with projects intended objectives.
Closed	Project is identified as not proceeding following initial investigations and consultations.

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13 EXPERIENCE AND CAPABILITY

13.1 Manningham Quarterly Report, Quarter 1 - September 2025

File Number: IN25/909

Responsible Director: Acting Director Experience and Capability

Attachments: 1 CM - 25 November 2025 - Attachment - Q1 Manningham Quarterly Report ⇩

PURPOSE OF REPORT

To provide Council with a performance overview for the quarter, meeting legislative requirements and highlighting progress in key areas of the Council Plan (actions) 2025-29.

EXECUTIVE SUMMARY

The Manningham Quarterly Report presents performance results across progress of 2025-29 Council Plan actions, finance, capital works, environment, governance, expenses, customer, community engagement, and CEO Performance Indicators for the quarter covering 1 July – September 2025.

1. RECOMMENDATION

That Council note the Manningham Quarterly Report for Quarter 1 (July-September) 2025-26 shown at Attachment 1.

2. BACKGROUND

2.1 The Manningham Quarterly Report (Report) satisfies the reporting requirements of the *Local Government Act 2020*, and Council policies for finance, capital works, governance, and progress of the 2025-29 Council Plan.

3. DISCUSSION / ISSUE

3.1 **Refreshed Quarterly Report – Alignment with Council Plan**

3.1.1 The Report has been refreshed with a new design to better align with the format and presentation of the Council Plan. This update supports a cohesive and consistent format across our strategic documents.

3.1.2 The report includes updated progress comments on Council Plan actions, to strengthen transparency and meet reporting requirements.

3.2 Full details are in each section of the Manningham Quarterly Report (attached).

3.3 A summary as of 30 September 2025 is provided below.

3.4 **Section 1: 2025-29 Council Plan**

3.4.1 The Manningham Council Plan Action Plan includes 120 actions that help bring each Council Plan Theme to life. These actions support the achievement of the Council's goals and major initiatives.

3.4.2 Of these: 110 are On Track, 5 Off Track and 5 Not Reported (scheduled to commence beyond Quarter 1).

3.5 **Section 2: Capital Works**

3.5.1 $6.5m has been spent on capital infrastructure projects (13% of budget).

3.5.2 $6.46m has been spent on infrastructure maintenance (22% of budget).

3.5.3 $2.82m Capital Income and Grants 2025-26

3.5.4 Capital Works Program Status – Not Started 4%, On Hold 9%, Behind Schedule 3%, On Track 77% and Completed 7%.

3.6 **Section 3: Financial Summary**

3.6.1 At the end of September 2025, Council's year to date (YTD) Operating Surplus was $1.68 million or 1.7% favourable compared to the YTD Adopted Budget.

3.7 **Section 4: Community Engagement**

3.7.1 Community engagement activities for the quarter included:

i. **2**026-27 Budget, Timber Reserve 'Master Plan' and Applewood and Whistlewood Reserve Upgrades.

ii. **"What you told us"** The Domestic Animal Management Plan 2026-29 consultation received 1,800 responses to our community survey. We received feedback from the community on the Gum Nut Gully Preschool redevelopment proposal, Community Engagement Policy Review and the Public Toilet Plan review.

3.8 **Section 5: Climate Response and Environment**

3.8.1 Focus Area: Climate Emergency Response Plan:

i. A new EV charging station was installed in Bulleen (one charger, servicing two parking bays). The next EV charger is set for installation in Doncaster East (early 2026).

ii. Rooftop Solar, 1 in 4 Manningham homes now have rooftop solar, Warrandyte, Wonga Park and Park Orchards are leading the way with an average of 35.4% of home now solar powered.

iii. The Walk and Talk with the Platypus event along the Birrarung (Yarra River) in September attracted over 60 families as spart of the Spring Outdoor event series.

3.9 **Section 6: Customer**

3.9.1 Customer Request Analysis: Resolution of requests within SLA is high at 95%, exceeding the KPI.

i. Acknowledgement of requests reached 66% for the quarter, the highest quarterly result to date. Although still below target, the metric continues to show an upward trend, with September achieving 77%.

ii. Daily request volumes were 10% higher than same period last year.

iii. Top 5 topics: Rates, Waste, Bins, Planning and Animals for Q1. There was a steady increase in calls per day with an average of 318 for Q1.

iv. Telephony - Customer Surveys, overall satisfaction is 4.5 stars, 28% detractor, 14% passive and 58% promoter. Score type: 'Overall satisfaction' 4.5, 'Agent customer service' 4.7 and 'Time to reach agent' 4.5.

3.9.2 **Telephony analysis**

i. Average daily call volumes continue to trend downwards with a 5% decrease from the same quarter last year, following a 9% reduction in average calls per day in 2024-25 compared to 2023-24.

ii. This quarter saw an expected seasonal increase in Rates calls, following the issuance of annual rates notices in late July.

iii. Call service levels were below the target of 70% answered within one minute, with abandoned calls 2% above target. Despite this, customer satisfaction with wait times was positive, rating 4.5 out of 5.

3.10 **Sections 7: Councillor Expenses and 8: Chief Executive Expenses**

3.10.1 All Councillors are within allowance.

3.11 **Section 9: Governance**

3.11.1 *Statutory Planning*: **90.16%** of all applications decided within statutory timeframes. Planning applications increased by **13.76%** compared with the Same Time Last Year (STLY) with **183** planning decisions made in Q1 compared to **164** STLY.

3.11.2 *Council Decision Making*: **38** decisions were made by the Council. Only **1** decision was made in a meeting closed to the public.

3.12 **Section 10: Chief Executive Key Performance Indicators (CEO KPIs)**

3.12.1 The Chief Executive and Councillors develop an annual set of KPIs focused on improving outcomes for our community, municipality and, in organisational excellence.

3.12.2 The suite of indicators is for 1 October 2024 – 30 September 2025. The 34 CEO KPIs relate to the delivery of Council Plan, key infrastructure and environmental projects, financial sustainability, service quality and asset management, customer experience, community engagement, governance and organisational development.

3.12.3 Progress as at end of September: 24 Completed, 8 On Track, 2 Monitor.

4. COUNCIL PLAN / STRATEGY

4.1 The Manningham Quarterly Report addresses all themes of the Council Plan, Council's mission and the Community Vision 2040.

5. IMPLEMENTATION

5.1 Communication and Engagement

Is engagement required?	No
Stakeholder Groups	Council and the community
Where does it sit on the IAP2 spectrum?	Inform
Approach	The Manningham Quarterly Report is published on Council's website.

6. DECLARATIONS OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any general or material conflict of interest in this matter.



Manningham Quarterly Report

Quarter 1
September 2025

Interpreter service
9840 9355
普通话 | 廣東話 | Ελληνικά
Italiano | عربي | فارسی

MANNINGHAM



Contents

Acknowledgements **1**
Council Plan 2025-2029 ..... **2**
Safe and Healthy Community 3
Liveable Places and Spaces 5
Thriving Economy 9
Well Governed and Innovative Council 11
Capital Works **13**
Financial Summary **15**
Community Engagement **19**
Climate Response and Environment **20**
Customer **21**
Councillor Expenses **24**
Chief Executive Expenses **25**
Governance **26**
CEO Performance Indicators **27**

The September 2025 Quarterly Report provides an overview of Manningham Council's performance and progress in delivering on the strategic priorities outlined in the Council Plan 2025–2029.

The report provides transparency on how Council is tracking across our five strategic themes: Safe and Healthy Community, Liveable Places and Spaces, Resilient Environment, Thriving Economy, and Well Governed and Innovative Council.

This report also shows how the organisation has performed across key operational areas including finance, capital works, customer experience, governance and leadership indicators.

For more information on our major initiatives, refer to the Council Plan 2025–2029.

Acknowledgements

Acknowledgement of country

Manningham Council acknowledges the Wurundjeri Woi-wurrung people as the Traditional Owners of the land and waterways now known as Manningham.

Council pays respect to Elders past, present and emerging, and values the ongoing contribution to enrich and appreciate the cultural heritage of Manningham. Council acknowledges and respects Australia's First Peoples as Traditional Owners of lands and waterways across Country and encourages reconciliation between all.



Statement of recognition of diverse cultures (statement of diversity)

Manningham Council also values the contribution made to Manningham over the years by people of diverse backgrounds and cultures.

Our commitment to gender equality

We are committed to ensuring that everyone in our community is treated with dignity, respect and fairness. We consider the gender, equality and diversity of all people in our community as we develop our plans, strategies and services. We will uphold our requirements in the Victorian Government's Gender Equality Act 2020 and will continue to seek ways to improve all that we do to make Manningham a safe, respectful and inclusive community.

Legislative role

The *Local Government Act 2020* outlines our purpose, objectives, and functions as a local government (also known as Council). We are guided by principles to effectively and transparently make decisions and policies and deliver services to benefit the community.

Image: Ash Firebrace, *Coming Together* (detail), 2021, acrylic on canvas, 147 x 215cm.

Community Vision 2040

Manningham is a harmonious, inclusive and safe community that is committed to sustainable growth, wellbeing and innovation. We celebrate our diversity and natural environment whilst fostering a connected community that enriches the lives of all.

Council Plan 2025-2029

Progress Reporting

The Council Plan is structured around five overarching themes and ten strategic objectives. Each objective is advanced through a series of major initiatives. This report outlines the progress of each major initiative, highlighting achievements, as well as any issues that may be affecting their delivery.

Council Plan Themes | 2025-2029

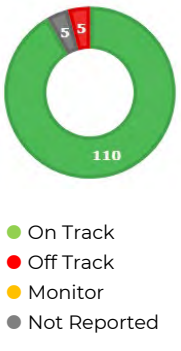
- Safe and Healthy Community
- Liveable Places and Spaces
- Resilient Environment
- Thriving Economy
- Well Governed and Innovative Council

How to read this section of the Manningham Council Quarterly Report:

This section provides a progress update on the **Manningham Council Plan Action Plan 2025–29**, which includes 120 actions aligned with the Council's strategic objectives and major initiatives. Council staff report on these actions quarterly. This report highlights key updates, actions that have reached major milestones, been completed, or are facing delays or issues.

Action Summary – What the graphs tells you:

To help you quickly understand how things are going, we've included an Action Summary graph showing the progress of all actions linked to each major initiative.

Here's what the different status labels mean:	Action Summary
• On Track – Everything's going as planned. The action is progressing smoothly. • Monitor – There's been a delay, but it's not a major concern right now. We're keeping an eye on it. • Off Track – This action is behind schedule. You'll see it listed as an "Issue" in the report, along with a comment explaining the delay and what we're doing to get things back on track. • Not Reported – This action is scheduled to start later in the year, so there's no update just yet. **Please Note:** Numbers represent the total actions within each major initiative.	

Want to see the full list of actions?

You can view them online here: Council Plan Action Plan 2025-2029

Safe and Healthy Community

Strategic Objective 1:
Our community is safe, connected and inclusive.

Major Initiative 1.1	Foster Manningham as a Welcoming Community where everyone, including newly arrived communities, can belong and participate in social, cultural, economic and civic life.	Action summary 
Highlight	**CP Action:** Continue to collaborate on community run events and activities where people, including newly arrived communities, can feel connected and celebrate their culture, such as supporting groups to apply for our Festival and Events Grants, to celebrating cultural days of significance. (CP 1.1.6). **Progress comment:** Successful applicants for the 2025 Festivals and Events Annual Community Grants Program were notified in July. Community organisers are now planning a range of events.	

Major Initiative 1.2	Investing in Community Safety, including reducing harm.	Action summary 
Highlight	**CP Action:** Promote healthy active ageing by working with local and state organisations to provide education, issue specific research, programs and activities to prevent falls and reduce fall-related injuries. (CP - 1.2.2) **Progress Comment**: A range of community workshops and forums have been delivered by community and sector specialist services covering topics such as wills and powers of attorney, arthritis management, financial literacy, cancer screening, dementia awareness, diabetes support, and seniors' first-aid training. Hearing Australia also provided hearing education and testing.	

Major Initiative 1.3	Proactively respond to challenges linked to disadvantage to support inclusion and connection.	Action summary 
Highlight	**CP Action:** Collaborate with local service providers to support community members at all life stages, and newly arrived, to be included and connected during difficult life events. (P) (CP - 1.3.3) **Progress Comment:** Officers continue to distribute wellbeing cards, convene the food relief network, respond quickly to requests and host the Homelessness Forum.	

Major Initiative 1.4	Partnerships that educate and support for a safe community where violence and gender inequity are not tolerated.	Action summary 
Highlight	**CP Action:** Investigate and provide education to support a safe community where violence, racism and gender inequity are not tolerated. This includes profiling significant dates including IDAHOBIT, 16 Days of Activism, the elimination of race-based discrimination, International Women's Day, Reconciliation Week and Law Week. (CP - 1.4.1) **Progress Comment:** Planning is underway for next year's IDAHOBIT activities and the 2026 Law Week program. Small grants have been awarded through the 16 Days of Activism initiative, with community health partners leading events to raise awareness and prevent gender-based violence.	

Strategic Objective 2:
Our community is active and healthy with improved wellbeing.

Major Initiative 2.1	Improve the mental health and wellbeing of our community in all life stages, to enable connection and reduce loneliness.	Action summary 
Highlight	**CP Action**: Identify and assess community transport solutions which will assist older people remain connected to their community by December 2026. (P) (CP - 2.1.2) **Progress Comment:** An internal Community Transport Service review was undertaken and in collaboration with Latrobe University a desk top review of local community transport service providers was undertaken.	

Major Initiative 2.2	Facilitate opportunities for the people of all life stages and abilities to participate in active living, recreation and sport.	Action summary 
Highlight	**CP Action:** Continue to drive participation growth and community wellbeing through the Active Manningham partnership and across the leisure centre network. (P) (CP - 2.2.4) **Progress Comment:** Aquarena memberships and swimming enrolments continued to grow, with more than 370,000 visits across our leisure centres this quarter. Highlights included women-only swim sessions, free Sunday swims, inclusive basketball events, and satellite programs at local community venues.	
Issue	**CP Action**: Create a new Recreation Strategy and implement actions to maximise participation in sport, recreation and active living (CP - 2.2.1) **Progress Comment:** The project brief is being finalised and expected to commence by December 2025.	

Liveable Places and Spaces

Strategic Objective 3:
Our City is designed for liveability and sustainable growth.

Major Initiative 3.1	Plan for safety, liveability and sustainable growth: to respond to current and emerging issues to manage and plan for population growth.	Action summary 
Highlight	**CP Action:** Proactive monitoring and patrols of Council owned land in Activity Centres to encourage equitable and compliant parking and footpath trading activity. (CP - 3.1.7) **Progress Comment:** Council officers continue daily patrols to maintain safety and equitable parking access.	

Major Initiative 3.2	Enable greater ease of movement in and around Manningham.	Action summary 
Highlight	**CP Action:** Advocate and work with the North-East Link Project to pursue community and environmental benefits. Seek to minimise impacts during construction. (CP - 3.2.2) **Progress Comment:** We continue to advocate for local and environmental benefits through the North-East Link Project. This quarter we worked with the EPA to promote air quality sessions and sought stronger commitments from NELP to improve transparency and protect trees and community amenity.	

Major Initiative 3.3	Plan, design and deliver our valued parks and open spaces to meet changing community needs.	Action summary 
Highlight	**CP Action:** Renew and upgrade our parks and play spaces to ensure that facilities are in a good condition and adapt to the changing needs of our community. (CP - 3.3.1) **Progress Comment:** Upgrades at Carawatha Reserve and Beverley Reserve expansion works are now complete and open to the public. Community consultation was finalised for Aranga Reserve, and construction designs are ready for several parks including Manna Gum, Windella, Warrandyte, Boronia, Beverley, and Burgundy reserves.	

Strategic Objective 4: Our infrastructure is fit for purpose and well maintained, and its utilisation is maximised.

Major Initiative 4.1	Provide high quality, fit for purpose community facilities that maximise use and public value.	Action summary 
Highlight	**CP Action:** Improve library facilities and services across Manningham, including consideration of increased opening hours, and have a plan in place for future governance arrangements by mid-2026. (CP - 4.1.6) **Progress Comment**: Council was briefed in September on future library governance options, with further discussions planned for October. A final position is expected in early 2026	
Issue	**CP Action:** Develop a new Access and Concession Policy for Manningham Council owned community facilities (halls and pavilions) to maximise use, equity and public value. (CP - 4.1.6) **Progress Comment**: Work is anticipated to begin in Q2.	

Major Initiative 4.2	Enhance the diversity, use and development of sport and recreation facilities throughout Manningham.	Action summary 
Highlight	**CP Action**: Redevelop the outdoor area at the Aquarena Aquatic and Leisure Centre, in-line with the approved master plan, to cater for people of all ages and abilities. (CP - 4.2.4) **Progress Comment:** Procurement has commenced for the Aquarena Outdoor Pool Redevelopment.	
Highlight	**CP Action**: Develop guidelines to ensure the equitable allocation and maximum use of indoor sports facilities, providing opportunities to participate in a diverse range of activities such as basketball, netball, badminton, volleyball, table tennis and pickleball. (CP - 4.2.2) **Progress Comment**: An Indoor Sports Facility Plan is currently being developed to guide future provision and use of indoor stadiums.	

Major Initiative 4.3	Improve our local area by upgrading roads, nature strips, footpaths and drainage.	Action summary 
Highlight	**CP Action**: Develop and implement a footpath policy to guide new footpath construction and renewals. (P) (CP - 4.3.1) **Progress Comment**: The new policy is currently being developed. The first stage includes consultation with reference panels, and a Gender Impact Assessment.	
Highlight	**CP Action:** Investigate and implement artificial intelligence (AI) and new technology to improve road maintenance through better asset monitoring and data collection. (CP - 4.3.2) **Progress Comment**: Council is exploring artificial intelligence options to improve road maintenance. Vendor demonstrations are underway, with a trial proposal being prepared for consideration.	

Resilient Environment

Strategic Objective 5: Our natural ecosystems are protected and thrive.

Major Initiative 5.1	Enhance tree canopy in urban areas to adapt to climate changes and housing pressures.	Action summary 
Highlight	**CP Action**: Establish precinct-based tree canopy cover targets to protect and enhance our green spaces. (CP - 5.1.1) **Progress Comment**: Tree planting for the 2025 season is almost complete, with final numbers to be confirmed once the program concludes.	

Major Initiative 5.2	Deliver initiatives to adapt to the health impacts of climate change.	Action summary 
Highlight	**CP Action**: Understand the implication to community health and wellbeing from urban heat island impacts (hotter suburbs devoid of tree canopy). Take appropriate action to mitigate such risks. (CP - 5.2.1) **Progress Comment**: An urban heat map was developed and is being used to inform the Urban Forest Canopy Plan and shape community programs that build climate resilience.	

Major Initiative 5.3	Seek innovative and practical solutions to protect and manage water in the landscape.	Action summary 
Highlight	**CP Action**: Mature our implementation of the Burndap Birrarung, burndap umarkoo (Yarra Strategic Plan), including our treatment of the Birrarung (Yarra River) as a 'living entity. (CP 5.3.1) **Progress Comment:** Officers' understanding of the Burndap Birrarung burndap umarkoo (Yarra Strategic Plan) is evolving and growing. More officers are applying the Plan when developing policies and activities affecting the Birrarung and its lands.	

Strategic Objective 6:
Our environmental stewardship is at the heart of our programs and practices.

Major Initiative 6.1	Demonstrate stewardship in initiatives to support a climate resilient community and work towards our Council 2028 and community 2035 net zero emissions target.	Action summary 
Highlight	**CP Action**: Lead a program to ensure our building, plant, fleet and equipment are environmentally sustainable options and deliver on our 2028 net zero target. (CP - 6.1.1) **Progress Comment**: The Environmentally Sustainable Design (ESD) Capital Program is progressing.	

Major Initiative 6.2	Prepare and support our community to be safe in emergencies.	Action summary 
Highlight	**CP Action**: Deliver workshops and initiatives to build community understanding of how to be prepared for emergencies in Manningham. (CP - 6.2.1.) **Progress Comment**: Manningham Council's Emergency Management team actively engaged with the community to build awareness and preparedness for emergencies, hosted several educational sessions and collaborated with Life Saving Victoria to deliver river safety sessions during Riverfest.	

Major Initiative 6.3	Embed sustainable practices in our services and in everything we do.	Actin summary 
Highlight	**CP Action**: Deliver additional waste disposal programs for our community during peak periods such as Christmas. (CP - 6.3.2) **Progress Comment:** c The October 2025 Waste Drop-Off Day was fully booked. Due to high demand, Waste Drop-Off Days now run twice a year. A new tender is underway to manage chemical waste safely following the end of the State's Detox Your Home program.	
Highlight	**CP Action**: Deliver the targeted bin inspection program and ongoing waste and recycling education sessions and campaigns (CP - 6.3.1.) **Progress Comment**: Since July 2025, Council has inspected 4,745 recycling bins and 4,510 FOGO bins. Most residents are using their bins correctly, 4,471 received a thank-you card for perfect sorting, though some contamination continues, mainly from incorrect liners.	

Thriving Economy

Strategic Objective 7: Our economy is activated through partnering, promoting and enabling employment and investment opportunities.

Major Initiative 7.1	Enhance vibrant activity centres and local shops where our community can come together.
Highlight	**CP Action:** Activate key locations with creative events, programs, and activities that involve traders and the community, such as our Summer Celebration Event Series. (P) (CP - 7.1.2.) **Progress Comment**: Planning is underway for Year 2 of the Summer Celebration program, which will expand to more locations.

Action summary



Major Initiative 7.2	Work together with businesses and trader groups to ensure an inclusive process informs projects.
Highlight	**CP Action**: Work with the community and traders to help inform the design of centre upgrades, maintenance, and community programs. (CP - 7.2.1.) **Progress Comment**: We continue to work closely with traders and community groups to inform the design of centre upgrades, maintenance, and community programs.

Action summary



Major Initiative 7.3	Support economic growth and investment in our activity centres and surrounds.
Highlight	**CP Action:** Work with traders to deliver fun events and activities that bring the community together and help boost the local economy, such as the annual Jackson Court Halloween Spooktacular. (CP - 7.3.4.) **Progress Comment**: Council supported local traders in delivering school holiday activities and Halloween events at Templestowe Village and Jackson Court, with growing community participation. Planning is underway to deliver the second event in partnership with the Asian Business Association of Whitehorse in February 2026.
Issue	**CP Action**: Work in partnership to create opportunities for local markets as a destination to build the Manningham economy. (CP - 7.3.2) **Progress Comment**: This action has not yet commenced.
Issue	**CP Action:** Develop a new business investment attraction plan to identify ways to bring in a variety of new employers including tertiary education providers and encourage investment in our activity centres. (CP - 7.3.1.) **Progress Comment:** This project is currently on hold to align with broader Council work.

Action summary



Strategic Objective 8:
Our local businesses and community groups are supported to thrive.

Major Initiative 8.1	Support small business and community groups to thrive.	Action summary 
Highlight	**CP Action:** Grow the Manningham Trader Group Partnership Program to include more businesses and build stronger community connections. (CP - 8.1.1) **Progress Comment:** Building trust and collaboration remains a key focus before broadening participation.	

Major Initiative 8.2	Create an economy that offers pathways into employment and promotes equity, diversity, and community engagement.	Action summary 
Highlight	**CP Action**: Look for ways to make it easier for businesses to start and grow in Manningham through actions such as fast-tracking permits and streamlined planning advice. (CP - 8.2.2) **Progress Comment:** Council has submitted an application for funding under the State Government Business Acceleration Fund. The proposed project will design an on-line tool to facilitate an efficient process for processing planning applications.	
Issue	**CP Action:** Work with local groups and services to create programs that support people who struggle to find work because of their life experiences. (CP - 8.2.1) **Progress Comment**: This action has not yet commenced.	

Major Initiative 8.3	Build a strong foundation for our arts, cultural activity, and local history to thrive.	Action summary 
Highlight	**CP Action**: Develop and deliver programs for local artists and creatives including business development and opportunities to present their work (CP - 8.3.2) **Progress Comment:** We launched PUBLIC VIEW, showcasing artist Terry Napier at Tunstall Square, and hosted professional development sessions for emerging musicians as part of the Live and Local program. We supported the Doncaster Templestowe Artists Society to promote their Spring Exhibition and promoted a series of workshops funded by community grants.	
Highlight	**CP Action:** Collaborate with Traditional Owners to share culture and stories that celebrate living history (CP - 8.2.3) **Progress Comment:** The 'Painted Country' exhibition entered its final weeks at Manningham Art Gallery, exploring different perspectives of country by five leading and emerging First Nations artists.	

Well Governed and Innovative Council

Strategic Objective 9:
Our Council is effective, efficient and financially responsible.

Major Initiative 9.1	Improve our financial sustainability by diversifying our revenue streams.	Action summary 
Highlight	**CP Action**: Develop an Investment Strategy and criteria for how Manningham Council invests (CP - 9.1.2) **Progress Comment:** Council is developing a new Investment Strategy to strengthen financial sustainability. An initial workshop has been held.	

Major Initiative 9.2	Improve effectiveness and efficiency through the adoption of new and innovative ways of working.	Action summary 
Highlight	**CP Action**: Leverage technology to improve experiences with and efficiency of our service delivery. (CP - 9.2.1) **Progress Comment:** Four of Council's core technology platforms have been upgraded over the past 18 months, ensuring systems remain current and supported.	

Strategic Objective 10:
Our Council is innovative, well governed and values our community.

Major Initiative 10.1	Improve customer experience by delivering on 'Our Customer Promise'.	Action summary 
Highlight	**CP Action**: Optimise the current options and explore new ways for customers to self-serve. (CP - 10.1.2) **Progress Comment:** Self-service options have improved with new technology. Snap Send Solve now provides real-time updates from request to completion, and Bookables lets customers view venues and submit online booking requests.	

Major Initiative 10.2	Be an open and transparent Council that is trusted to make evidenced based decisions.	Action summary 
Highlight	**CP Action:** Implement initiatives or improve existing practices to deliver broad and early community engagement to inform Council decisions. (CP - 10.2.2) **Progress Comment:** Work is underway to strengthen how we engage with our community. This includes, but is not limited to, reviewing existing tools, the Community Engagement Policy and Your Say Manningham platform.	

Major Initiative 10.3	Build an agile, skilled and future focused workforce by driving initiatives that strengthen capability and foster a culture aligned with our values.	Action summary 
Highlight	**CP Action:** Enhance and increase opportunities for youth employment at Manningham Council, including continuing our graduate program. (CP - 10.3.2) **Progress Comment**: Council continues to invest in youth employment. Five graduates are currently completing the two-year program, and recruitment will soon begin for the next intake. An additional graduate position was established this quarter, repurposing a vacancy created through a recent resignation. Several students completed 12-week placements, with more scheduled for late 2025.	



Capital Works

Capital Spotlight

The Capital Works Program is progressing well this financial year, with expenditure slightly ahead of the long-term average. At this point in time we are expecting we will meet the KPI of 90% of budget expended by the end of the financial year.

As of 30 September 2025:

- $6.5m has been spent on capital infrastructure projects. (13% of budget)
- $6.46m has been spent on infrastructure maintenance. (22% of budget)

Projects and programs underway in Q1 include:	
Fitzsimons Lane and Main Road Corridor	$1,752,200
Road Surfacing - Reseals	$550,956
Miscellaneous Building Refurbishment Works	$445,964
Plant Replacement Program	$322,121
Footpaths - Roads	$239,453
Jumping Creek RD Design - Road Management	$231,191
Currawong Tennis Club Courts	$209,160
Office Accommodation Renewal	$177,393
Carawatha/Koolkuna Demolition	$170,915
Ruffey Lake Park Fencing upgrades	$166,341
Donvale Reserve Spectator Shelter	$114,905

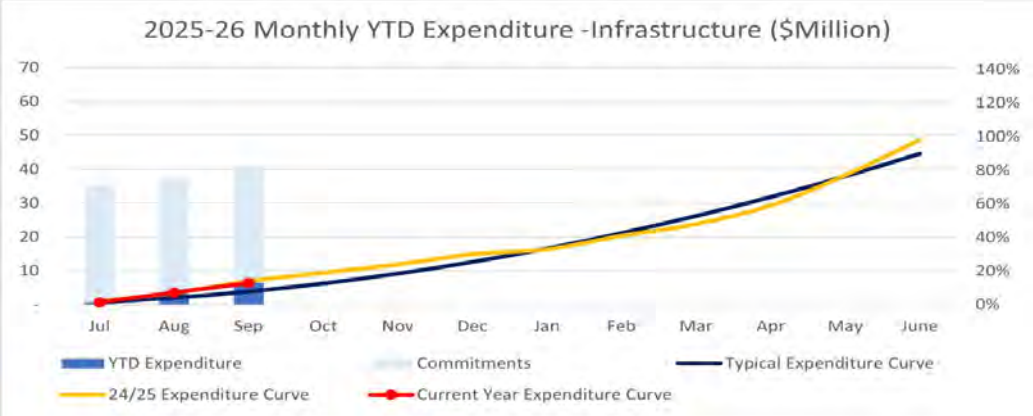
Capital Infrastructure - Program YTD Snapshot

YTD - Program Complete	YTD - Projects Complete	YTD - Value of Capital Works	YTD - Capital Income and Grants
13%	7%	$6.5 million	$2.82 million

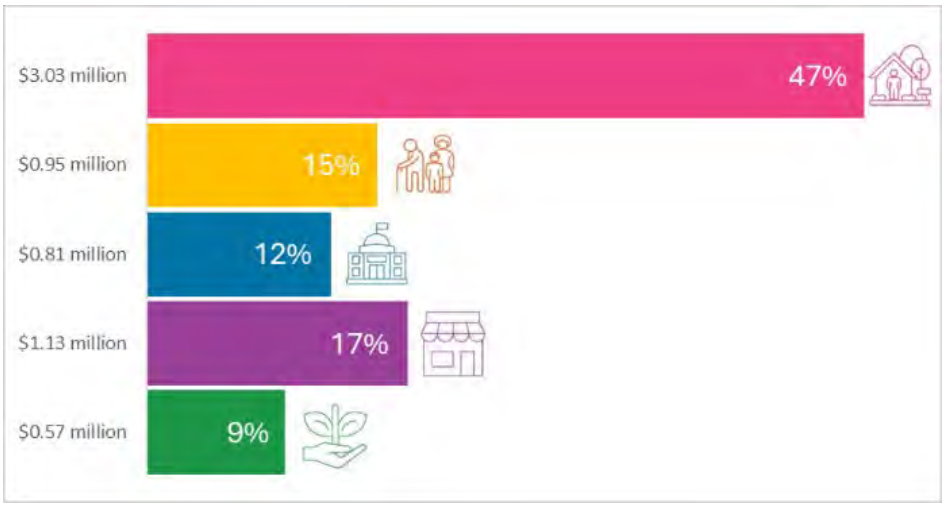
2025-26 Capital Works Program Status

Status	% of total program
Not Started	4%
On Hold	9%
Behind Schedule	3%
On Track	77%
Completed	7%

Year to date annual expenditure



2025-26 Capital Infrastructure Expenditure by Council Theme



- Resilient Environment
- Thriving Economy
- Well Governed and Innovative Council
- Safe and Healthy Community
- Liveable Places and Spaces

Financial Summary

Year to Date (YTD) Income Statement

Account Group	YTD Current Budget $'000	YTD Actuals $'000	Variance $'000	Variance %	Annual Adopted Budget $'000'	Annual Forecast $'000	Annual Forecast Variance (v Adopted Budget) $'000
1. Income							
Rates - General	111,549	111,517	(33)	(0.0%)	112,546	112,846	300
Rates - Waste	20,823	21,048	225	1.1%	21,013	21,239	226
Statutory Charges, Fees & Fines	1,046	1,232	186	17.8%	3,981	4,102	120
User Charges	2,376	2,306	(70)	(3.0%)	10,301	10,249	(52)
Grants - operating	1,237	1,217	(21)	(1.7%)	7,195	7,068	(127)
Grants - capital	560	538	(22)	(4.0%)	7,672	7,128	(544)
Contributions - monetary	2,257	2,984	727	32.2%	6,328	7,079	751
Contributions - non-monetary	0	0			2,000	2,000	0
Other Income	848	829	(19)	(2.2%)	3,390	3,384	(6)
Net gain/(loss) on disposal of Property, Infrastructure, Plant and Equipment	110	105	(5)	(4.3%)	192	192	0
Total 1. Income	**140,806**	**141,775**	**969**	**0.7%**	**174,618**	**175,286**	**668**
2. Expenditure							
Employee costs	14,682	14,686	(4)	(0.0%)	62,760	62,957	197
Materials & Contracts	9,150	9,258	(108)	(1.2%)	40,822	41,873	1,051
Finance costs - Leases	10	3	7	68.3%	41	41	0
Depreciation and amortisation	8,135	8,396	(261)	(3.2%)	32,450	32,450	0
Other expenses	11,685	10,611	1,074	9.2%	24,561	24,607	46
Total 2. Expenditure	**43,662**	**42,954**	**709**	**1.6%**	**160,634**	**161,928**	**1,294**
Operating Surplus / (Deficit)	**97,144**	**98,822**	**1,678**	**1.7%**	**13,984**	**13,358**	**(626)**

Overall Position

At the end of September 2025, Council recorded a year-to-date operating surplus of $1.68 million, which is 1.7% better than budget. The improved result mainly reflects lower costs and some timing differences in income and expenditure.

Key Favourable Variances

- Lower expenses
  $1.07m favourable due to reduced insurance premiums ($563k) and delayed consultant costs ($232k).
- Contributions
  $727k favourable, mainly from North-East Link Project (NELP) funding for parking, signage, and tree canopy works (offset by later expenditure).
- Waste charges
  $225k favourable as more households upgraded to larger bins.
- Statutory fees
  $186k favourable from parking infringements and voting enforcement penalties.

Key Unfavourable Variances

- Materials and contracts
  $108k over budget due to $1.26m of costs transferred from capital to operating for the Tram/Merlin Traffic Signals project (State Government asset, so not capitalised), partially offset by timing differences through the organisation.
- Depreciation
  $261k higher due to timing of capital works being finalised.

Full-Year Forecast

Council expects a full-year surplus of $13.36 million, which is $626k below the adopted budget.
Main forecast changes:

- **Rates income**
  Up $300k from higher interest on overdue rates (penalty rate of 10% applied).
- **Waste income**
  Up $226k due to bin upgrades.
- **Capital grants**
  Down $544k, with some grants brought forward to 2024/25 and one delayed to 2026/27.
- **Operating grants**
  Down $123k due to a Melbourne Water grant not secured.
- **Contributions (NELP)**
  Up $751k for parking, signage and tree canopy works.
- **Employee costs**
  Up $197k, mainly from new or temporary positions linked to NELP work.
- **Materials and contracts**
  Up $1.45m reflecting reclassified traffic signal works, partly offset by savings in other projects.

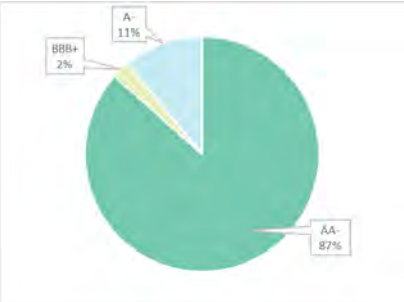
Cash and Investments

As at September 2025, Council held $81.9 million in cash and investments.

- Average interest rate: 4.08% (above 4.0% target)
- Year-to-date interest income: $747,931

Summary of Council Investments	$76.5m
Budgeted interest rate	4.00%
Target interest rate	4.10%
Average Weighted interest rate	4.08%
Average monthly interest	$249,310
Year to date interest received	$747,931
Maximum interest rate earned	4.78%

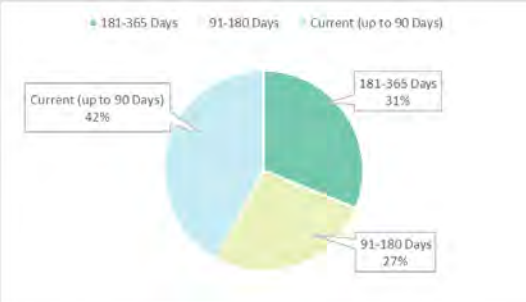
Investment by Risk (S&P Long Term Credit Rating)



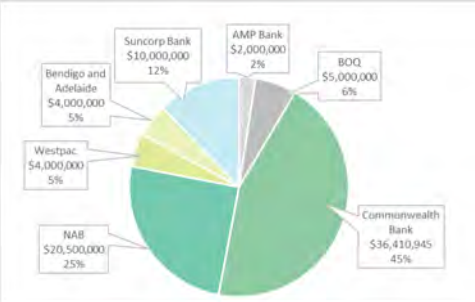
What is the Standard and Poor (S&P) Risk Rating?

The S&P is a universal credit rating. There are 17 ratings, using letters A-D. This is achieved by doubling or tripling letters the more the better. Ratings can include a plus sign (which is better than just letters) or a minus sign (which is worse than just letters). The best is "AAA." This rating means it is highly likely that the borrower will repay its debt. The worst is "D," which means the issuer has already defaulted.

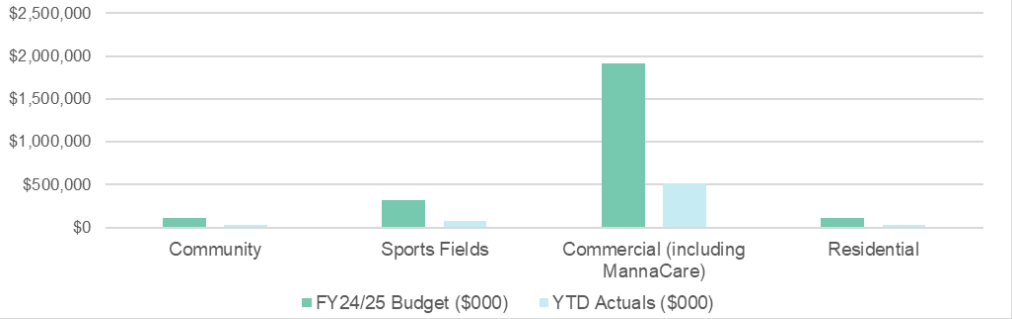
Investment Term



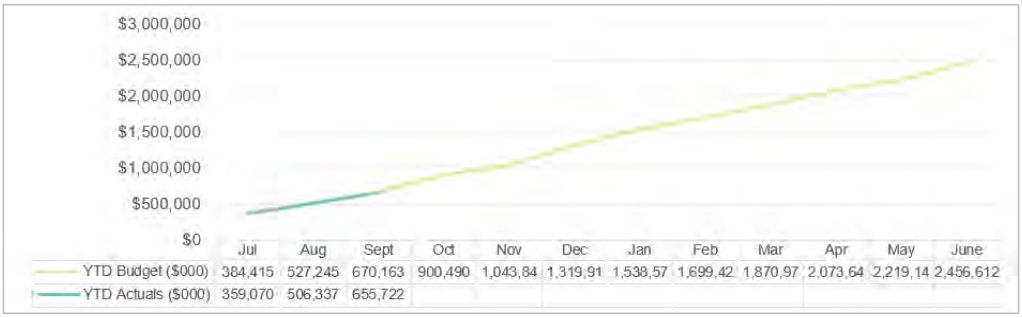
Investment Summary (by Institution)



Rental Income by Property Type (Full Year Budget vs YTD Actual)

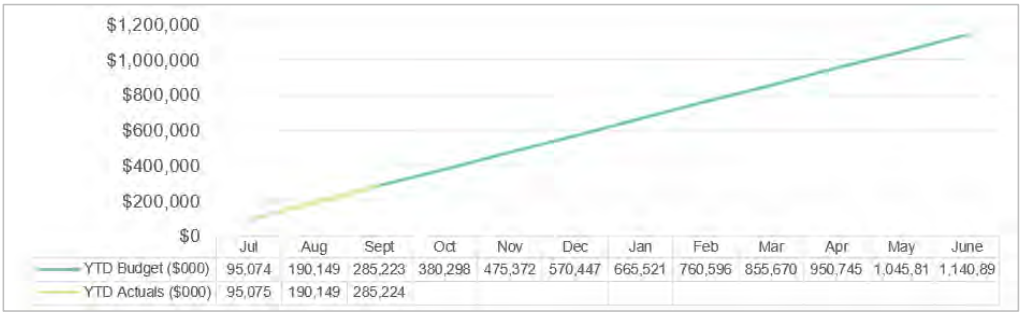


Rental Income (YTD)



	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
YTD Budget ($000)	384,415	527,245	670,163	900,490	1,043,84	1,319,91	1,538,57	1,699,42	1,870,97	2,073,64	2,219,14	2,456,612
YTD Actuals ($000)	359,070	506,337	655,722									

Leisure Services Contract Income (YTD)



	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
YTD Budget ($000)	95,074	190,149	285,223	380,298	475,372	570,447	665,521	760,596	855,670	950,745	1,045,81	1,140,89
YTD Actuals ($000)	95,075	190,149	285,224									

Balance Sheet Snapshot

	September 2025 ($'000)	June 2025 ($'000)	Movement ($'000)
Current Assets			
Cash and cash equivalents	36,411	18,107	18,304
Trade and other receivables	116,693	22,133	94,561
Other financial assets	45,500	60,500	(15,000)
Other assets	1,745	5,995	(4,251)
	200,349	**106,735**	**93,614**
Non-Current Assets			
Trade and other receivables	350	350	0
Investments in associates	3,129	3,129	0
Property, infrastructure, plant, equipment and other fixed assets	3,238,856	3,240,415	(1,559)
Right-of-use assets	1,505	1,598	(92)
Intangible assets	685	980	(295)
	3,244,525	**3,246,472**	**(1,947)**
Total Assets	**3,444,874**	**3,353,207**	**91,667**
Current Liabilities			
Trade and other payables	5,116	17,784	12,668
Trust funds and deposits	17,677	11,074	(6,603)
Unearned income/revenue	4,517	5,829	1,313
Provisions	14,388	14,119	(268)
Lease liabilities	225	269	45
	41,923	**49,077**	**7,154**
Non-Current Liabilities			
Provisions	1,720	1,720	0
Lease liabilities	1,515	1,515	0
	3,235	3,235	0
Total Liabilities	**45,158**	**52,312**	**7,154**
Net Assets	**3,399,716**	**3,300,895**	**98,823**
Equity			
Accumulated Surplus	1,388,080	1,289,259	98,822
Reserves	2,011,636	2,011,636	0
Total Equity	**3,399,716**	**3,300,895**	**98,822**

Compared with June 2025:

- Current assets increased by $93.6m due to annual rates raised in August.
- Liabilities decreased by $7.1m, mainly lower payables.
- Net assets increased by $98.8m, reflecting the year-to-date surplus.

Open Space Reserve

Developer contributions fund open space and recreation projects.

- **Opening balance:** $8.18m
- **Income YTD:** $1.50m
- **Forecast spend 2025/26:** $5.42m
- **Projected closing balance:** $4.26m

Community Engagement

Current engagement projects

2026-27 Budget	Timber Reserve Master Plan	Applewood and Whistlewood Reserves Upgrades
Opportunity for you to have your say and share ideas for the upcoming budget and 10-year Financial Plan. *If you had to prioritise spending, where would you like to see more?* Survey opened until 9 November 2025.	Your feedback will inform the masterplan and help ensure the reserve meets community needs now, and over the next 10 years. Survey opened until 26 October 2025.	The concept plan proposes several new improvements to the reserves, including footpaths, seating, trees.

What you told us

Domestic Animal Management Plan 2026-29 consultation

What we heard from you: From more than 1,800 responses to our community survey, feedback showed strong support for responsible pet ownership, safer and more inclusive public spaces and balancing community needs with animal welfare.

Community concerns	Community suggestions
Dogs off-lead and not under control	More education and engagement
Barking and waste	Stronger enforcement and presence
Wandering cats and confinement	Better access to dog training
Registration costs	Infrastructure improvements (fencing, bins, taps).
Perceived lack of enforcement	

Progress on recent engagement

Gum Nut Gully Preschool redevelopment proposal

We received strong community feedback on the Gum Nut Gully Preschool redevelopment and relocation proposal. In October, we'll review and share a summary of responses from 293 survey participants. The proposal and consultation findings will be presented to Councillors at the end of October.

Community Engagement Policy Review

Community engagement is central to Council decision-making and good governance. Consultation on the Community Engagement Policy will continue in October and early 2026, with a draft plan available for feedback in April 2026. Stay updated via Your Say Manningham.

Public Toilet Plan review

Feedback on the Public Toilet Plan review closed in July, with a summary now available on Your Say Manningham. Key insights included suggested locations for new toilets in activity centres and reserves, and ideas for improvements such as more frequent cleaning, better lighting, soap dispensers, clearer signage, and toddler change facilities. The final plan is being drafted and will be presented to Council for endorsement and public release in November 2025.

Climate Response and Environment

EV Charging Station



Bulleen Powers Up with First Electric Vehicle Charging Station!

In a major step towards a greener future, our first electric vehicle (EV) charging station was officially installed in Bulleen in August 2025. The EV charger is *at 178-180 Bulleen Road* in Bulleen, at the corner of Austin Street. This location was strategically selected for its proximity to commercial, recreational, and tourist destinations, as well as its access to a reliable power supply.

- Powered by renewable energy, this Jolt fast charger features the Combined Charging System (CCS), which is the industry-standard connector for EVs in Australia.
- There is one charger, servicing 2 parking bays. This lets 2 EVs charge at once! The parking bays are designated only for EV charging.
- The charger allows 7kWh of free daily charge (up to 50km of range), with additional charge costing $0.62 per kWh.
- This charging station is part of a broader rollout of 9 public EV charging stations.

The next EV charger is set for installation in Doncaster East (near Devon Plaza) in early 2026, with Donburn Village to follow soon after.

Rooftop Solar in Manningham

1 in 4 Manningham homes now have rooftop solar. An impressive step toward our goal of net zero community emissions by 2035. More residents are choosing solar for lower energy bills, greater self-sufficiency, improved health and safety, and a reduced carbon footprint.

Throughout Manningham, this shift is gaining momentum	
Warrandyte	(36.6%)
Wonga Park	(36.5%)
Park Orchards	(35.4%)

The above areas have seen the highest uptake – with 1 in 3 homes now solar-powered.

Walk and Talk with the Platypus

A great crowd gathered along the Birrarung (Yarra River) in early September for our Spring Outdoors event, celebrating Threatened Species Day and spotting platypuses.

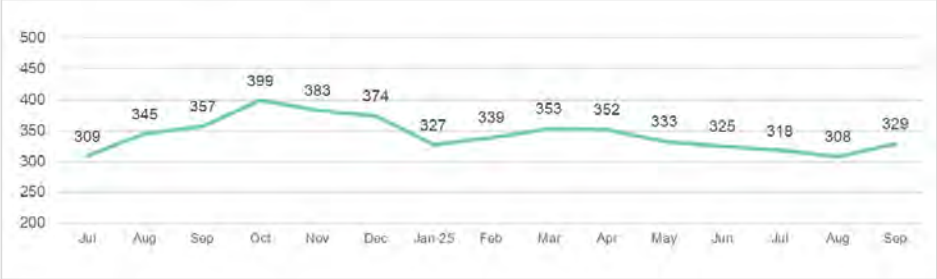
Over 60 families joined the 2km walk, with four platypuses spotted near Wombat Bend. Starting at 6:45am to catch peak activity, families also engaged with a platypus educator to learn about these unique, vulnerable animals.

The event was part of Manningham's 2025 Spring Outdoors Festival and Riverfest, run in partnership with Banyule and Nillumbik Councils to help connect the community with nature.

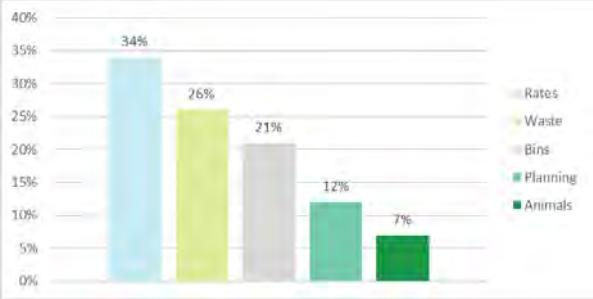
Customer

Telephony – Contact Centre Performance

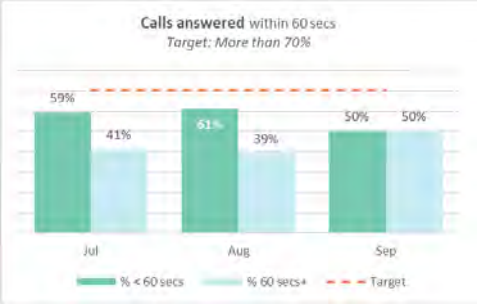
Average number of calls per day



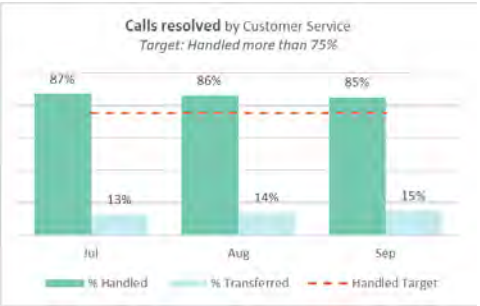
Top 5 Topics



Service Level

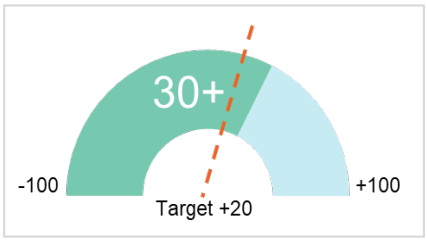


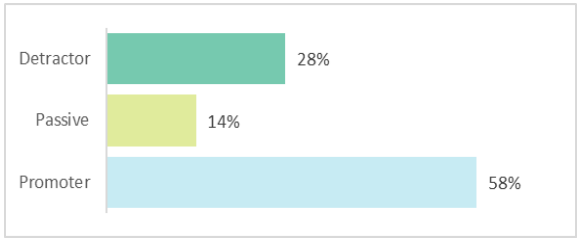




Telephony - Customer Surveys

Net Promoter Score (NPS)





Overall Satisfaction (5)



Score Type	Score %
Overall Satisfaction	4.5
Agent customer service	4.7
Time to reach agent	4.5

Telephony analysis
Average daily call volumes continue to trend downwards with a 5% decrease from the same quarter last year, following a 9% reduction in average calls per day in the 24/25 FY compared to the 23/24 FY.
This quarter saw an expected seasonal increase in Rates calls, following the issuance of annual rates notices in late July
Call service levels were below the target of 70% answered within one minute, with abandoned calls 2% above target. Despite this, customer satisfaction with wait times was positive, rating 4.5 out of 5.
Customer surveys, included in this report for the first time, show very favourable results with an overall customer satisfaction score of 4.5 and a positive result for Net Promotor Score of +30. Satisfaction with the customer service provided by our contact centre team is very high at 4.7 out of 5.

Customer Requests – CRM Organisation Performance

Target:

- 85% acknowledged within 2 business days
- 85% resolved in line with Service Level Agreements





Customer Requests – CRM by Topic and Channel

21,729 (total) New Cases below is a snapshot of the top 5 new cases received.





Customer Request Analysis
Resolution of requests within SLA is high at 95%, exceeding the KPI.
Acknowledgement of requests reached 66% for the quarter, the highest quarterly result to date. Although still below target, the metric continues to show an upward trend, with September achieving 77%.
Rates requests increased significantly following the issuance of annual rates notices.
Daily request volumes were 10% higher than same period last year.
Customer survey results for requests will be added in the next quarterly report.

Councillor Expenses

Each financial year, $10,800 is allocated for each Councillor and $12,300 for the Mayor to reimburse expenses incurred in their official duties, in accordance with the Council Expenses Policy.

Significant demands are placed on Councillors in carrying out their civic and statutory roles attending community events, capacity building and advocacy meetings in pursuit of the best outcomes for the municipality. The Mayor has a slightly higher allowance as they are required to carry out additional civic and ceremonial duties.

Quarter 1, July - September 2025

Expenses	Cr P Bain	Cr A Chen	Cr A Conlon (Deputy Mayor)	Cr D Diamante (Mayor)	Cr I Eltaha	Cr G Gough	Cr J Grivas	Cr C Lange	Cr L Mayne
Travel	$0	$82	$0	$357	$0	$18	$0	$-72	$0
Car Mileage	$0	$503	$0	$0	$0	$0	$111	$1,341	$0
Childcare	$0	$0	$0	$0	$286	$0	$0	$0	$0
Information Communication Technology	$0	$0	$36	$0	$109	$0	$0	$115	$0
Telstra Mobile Charges	$27	$27	$0	$0	$0	$0	$37	$0	$0
Conferences and Training	$0	$0	$0	$0	$0	$0	$1	$0	$0
General Office Expenses	$0	$0	$0	$61	$0	$0	$0	$0	$0
Formal Attendances	$226	$156	$262	$162	$0	$170	$0	$105	$0
Memberships	$0	$0	$0	$0	$0	$0	$0	$0	$0
Other	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Quarter	$253	$768	$299	$580	$395	$188	$149	$1,489	$0
Year to Date	**$253**	**$768**	**$299**	**$580**	**$395**	**$188**	**$149**	**$1,489**	**$0**

Depending on the payment method, Councillor expenses for the quarter may include GST. We will include any minor necessary GST adjustments, in the following quarter, after the payments are processed.

Chief Executive Expenses

The Chief Executive Officer incurs various expenditure while carrying out duties relating to the CEO role.

Quarter 1, July - September 2025

Quarter 1	Amount
Travel	$0.00
Food and Beverage	$170.40
Conferences and seminars	$550.00
Gifts declared	$0.00
Miscellaneous	$0.00
Total Quarter	**$720.40**
Total Year	**$720.40**

Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Year
$720.40	NA	NA	NA	$720.40

Expense Categories

Travel	Costs associated with assisting the CEO in meeting transport costs incurred whilst attending meetings, functions and conferences. This includes taxi services, uber services, car parking fees, airfares, accommodation costs etc.
Food and Beverage	Costs associated with food or beverages that directly relate to the CEO role within a professional context.
Conferences and Seminars	Costs associated with registration fees from attendance by the CEO at conferences, functions and seminars. Meetings such as these are normally held by local government related organisations, professional bodies and institutions, educational institutions and private sector providers on areas and events which impact on the role of the CEO and the City in general. This category also includes memberships and subscriptions to bodies and organisations whose activities are relevant to role of the CEO.
Gifts Declared	Any gifts that exceed the token gift threshold ($50) that the CEO is required to declare as per the Token Gift Policy.
Miscellaneous (Misc.)	Any other costs associated with the CEO role not covered by the categories above.

Governance

We monitor our service performance to make sure we maximise our public value and to make improvements where needed. A portion of our performance indicators are in the local government performance reporting framework. The areas below are of particular interest, the full suite is published in our Annual Report.

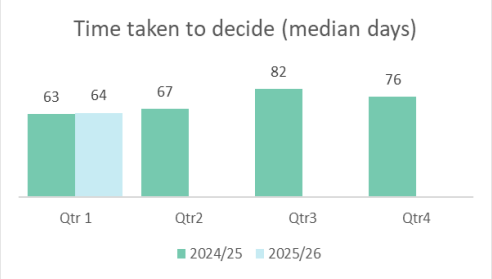
Statutory Planning

Statutory planning services include the assessment of planning permit applications for new development proposals and changes to land use activities under the Planning and Environment Act 1987.





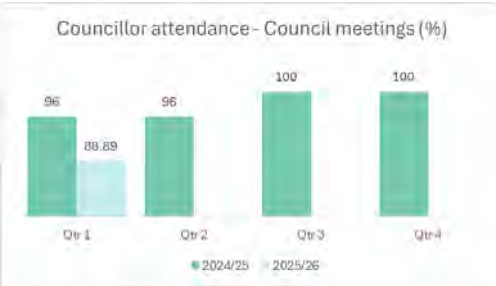




We continue to process planning applications promptly, achieving 97.44% (38 of 39) VicSmart applications decided within timeframes and 88.19% (127 of 144) standard applications within the 60 statutory days.

Council decision making

During the first quarter of 2025-2026 (July -September) **38** decisions were made by the Council. Only **1** decision out of 38 was made at a meeting closed to the public.



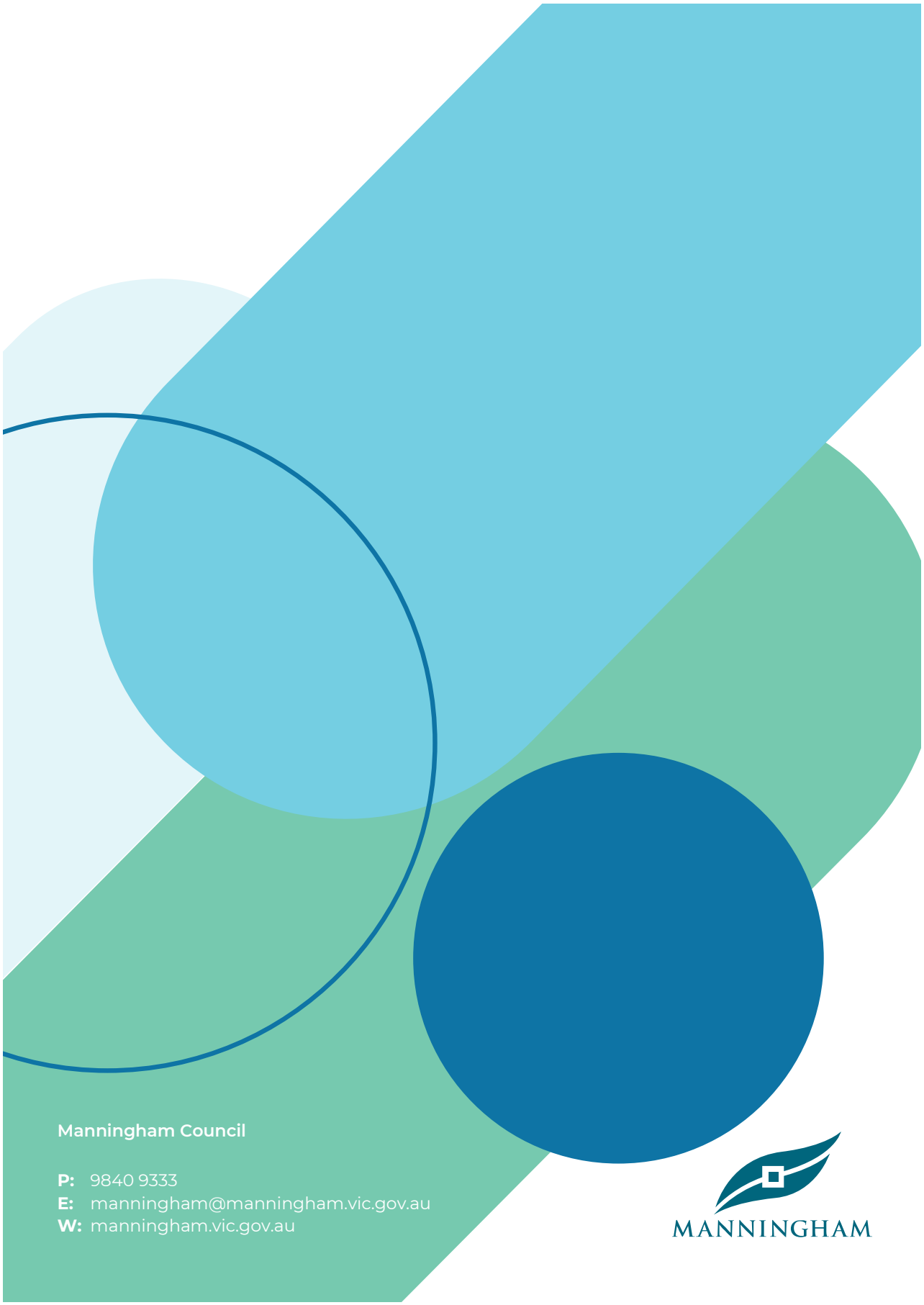


CEO Performance Indicators

CEO Key Performance Indicators (KPIs) are agreed by Councillors and our CEO Andrew Day, for his focus in particular areas that benefit the community, City or in good governance and organisation excellence. The KPIs below are for **1 October 2024 – 30 September 2025**, with some having specific due dates, as noted.

Key	■ On Track (Green)	★ Monitor (yellow)	● Off Track (Red)	● Completed (Blue)
Strategic Planning and Advice: progressing key plans, projects and programs				
● **Council Plan** 100% actions delivered, or corrective action reported.	● **Climate Emergency Response Plan** 100% actions delivered, or corrective action reported.	● **Community Panel** respond and implement recommendations to their fullest extent.	● **Strategic Plans 2025+** Develop Council Plan, Asset Plan, and financial plans by legislative due dates.	■ **Liveable City Strategy** Progress the Strategy.
Financially Sustainable: initiatives towards Council's mission to be financially sustainable				
● **Strategic Property Portfolio** Progress projects with regular reports to Council	● **VAGO Financial indicators** Maintain low risk levels.	● **Deliver Capital Works** 60% of budget met by March and 90% met by June (where in Council's control)	● **Deliver Annual Budget and Financial Plan** by 30 June 2025	
Service Quality and Asset Management: assets and services that meet the needs of the community.				
● **Service reviews** Review 5 services to identify gaps and improvements.	● **Service performance** Maintain or improve our Indicator results.	● **Community Infrastructure Plan** report achievement of priority projects by September 2025.	■ **Maximise use of Assets** Quarterly updates on way to improve use and sustainability.	
Customer Experience: make it easy, celebrate, choice, serve consistently, respond in a timely way.				
● **Snap Send Solve** Report on integration by March.	★ **Requests in time** 85% of customer requests acknowledged in 2 business days.	● **Requests resolved** 85% of customer requests resolved in agreed times.	■ **Reporting** Add quality and sentiment metrics to Quarterly Report.	■ **Improvement Initiatives** Report biannually.
Community Engagement: continue to build our audience and enhance engagement with the community.				
● **New ways to engage** Trial new techniques on at least two projects by June.	● **New ways to communicate** Trial at least new two Communication initiatives by June.	● **Manningham Matters Magazine** Implement improvements and present outcomes by June.	● **Social media** Increase reach of across channels, with consideration of new.	● **Ways to communicate** Improve information sharing with the community on North-East Link Project.
Well Governed and Organisational Development: growing a team that delivers great outcomes.				
● **Transparency** Provide a briefing on new opportunities for transparency in Council.	● **Statutory planning** Provide quarterly reports to Council.	● **Leadership development** Report in the Culture Report	● **Work health and safety** Report on initiatives aimed at improving on work, health and safety indicators	
Advocacy: continue to support and grow Council's advocacy program.				
● **Partnerships** Report on outcomes and achievements to progress Council's advocacy priorities through meetings with NELP, ERG, local MPs and Ministerial portfolio representatives.	■ **State and Federal elections** Prepare advocacy campaign	● **Bus Network reform** Provide half yearly outcome reports to Councillors on the Victorian Government's pilot project.	■ **Regional Alignment** Actively align with the Eastern Region priorities and strategic direction and work collaboratively with the Eastern Region Group of Councils	
Infrastructure: significantly progress key Council infrastructure				
■ **Aquarena** outdoor Detailed design and procurement completed	■ **Priority projects** Progress Aquarena, DiSC, Manningham Templestowe Leisure Centre and Pines masterplan (with Haben)	★ **Co-working space** for local businesses Implemented by September 2025		


MICHELE TIMMS COURT
Home
of the
Doncaster Volkswagen
BARRYPLANT


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MANNINGHAM

13.2 Informal Meetings of Councillors

File Number: IN25/864

Responsible Director: Acting Director Experience and Capability

Attachments:

1 Strategic Briefing Session - 21 October 2025 ⇩

2 Consultation meeting for planning application PLN25_0134 – 35-41 Taunton Street, Doncaster East – 22 October 2025 ⇩

3 Councillor and CEO Only Time - 28 October 2025 ⇩

4 Homelessness Forum 2025 - 28 October 2025 ⇩

5 Manningham Youth Advisory Committee - 29 October 2025 ⇩

6 Gender Equality and LGBTQIA+ Advisory Committee – 30 October 2025 ⇩

7 Municipal Fire Management Planning Committee (MFMPC) Meeting - 7 November 2025 ⇩

8 Manningham Municipal Emergency Management Planning Committee (MEMPC) – 7 November 2025 ⇩

9 Strategic Briefing Session - 11 November 2025 ⇩

PURPOSE OF REPORT

The purpose of this report is to promote transparency in Council's business by providing a record of informal meetings attended by Councillors.

EXECUTIVE SUMMARY

Chapter 6, sub rule 1 of Manningham's Governance Rules requires a record of each meeting that constitutes an Informal Meeting of Councillors to be reported to Council and those records to be incorporated into the minutes of the Council Meeting.

1. RECOMMENDATION

That Council note the Informal Meetings of Councillors for the following meetings:

- **Strategic Briefing Session – 21 October 2025**
- **Consultation meeting for planning application PLN25/0134 – 35-41 Taunton Street, Doncaster East – 22 October 2025**
- **Councillor and CEO Only Time – 28 October 2025**
- **Homelessness Forum 2025 – 28 October 2025**
- **Manningham Youth Advisory Committee - 29 October 2025**
- **Gender Equality and LGBTQIA+ Advisory Committee – 30 October 2025**
- **Municipal Fire Management Planning Committee (MFMPC) Meeting – 7 November 2025**
- **Manningham Municipal Emergency Management Planning Committee (MEMPC) – 7 November 2025**
- **Strategic Briefing Session – 11 November 2025**

2. BACKGROUND

2.1 Section 60 of the *Local Government Act 2020*, requires a Council to develop, adopt and keep in force Governance Rules (the Rules).

2.2 Chapter 6, sub rule 1 of Manningham's Governance Rules requires the Chief Executive Officer to ensure a summary of matters discussed at an informal meeting is tabled at the next convenient Council meeting and recorded in the minutes of that meeting.

2.3 An Informal Meeting of Councillors is a meeting that:

- is a scheduled or planned meeting of all Councillors (irrespective of how many Councillors attend) with the Chief Executive Officer for the purpose of discussing the business of Council or briefing Councillors; or
- is a scheduled or planned meeting of all Councillors (irrespective of how many Councillors attend) with the Executive Management Team for the purpose of discussing the business of Council or briefing Councillors; or
- is a scheduled or planned advisory committee meeting attended by at least one Councillor and one member of Council staff; and
- is not a Council meeting, Delegated Committee meeting or Community Asset Committee meeting.

3. DISCUSSION / ISSUE

Summaries of the following informal meetings are attached to this report:

- Strategic Briefing Session – 21 October 2025
- Consultation meeting for planning application PLN25/0134 – 35-41 Taunton Street, Doncaster East – 22 October 2025
- Councillor and CEO Only Time – 28 October 2025
- Homelessness Forum 2025 – 28 October 2025
- Manningham Youth Advisory Committee - 29 October 2025
- Gender Equality and LGBTQIA+ Advisory Committee – 30 October 2025
- Municipal Fire Management Planning Committee (MFMPC) Meeting – 7 November 2025
- Manningham Municipal Emergency Management Planning Committee (MEMPC) – 7 November 2025
- Strategic Briefing Session – 11 November 2025

4. IMPLEMENTATION

4.1 Communication and Engagement

Stakeholder Groups	Councillors, Officers and members of Manningham's Advisory Committees
Is engagement required?	No. This information is provided in the interests of public transparency.
Where does it sit on the IAP2 spectrum?	N/A
Approach	N/A

5. DECLARATIONS OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any general or material conflict of interest in this matter.

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020

MANNINGHAM

MEETING DETAILS			
Meeting Name:	Strategic Briefing Session		
Date:	Tuesday, 21 October 2025	**Time Opened:**	6:30pm
		Time Closed:	9:33pm
Location:	Council Chambers, Civic Centre		
Councillors Present:	Cr Deirdre Diamante (Mayor), Cr Andrew Conlon (Deputy Mayor), Cr Peter Bain (virtual attendance – offline from @7:30pm), Cr Anna Chen, Cr Isabella Eltaha, Cr Geoff Gough, Cr Jim Grivas and Cr Carli Lange		
Officers Present:	**Executive Officers Present** Andrew Day, Chief Executive Officer Andrew McMaster, Director City Planning & Liveability Kerryn Paterson, Director Experience and Capability Lee Robson, Director Connected Communities Tony McGann, Acting Director City Services **Other Officers in Attendance** Kim Tran, Governance Officer Jude Whelan, Manager Engaged Communities Courtney Power, Councillor and CEO Support Team Leader Vanessa Bove, Manager of Economic and Cultural Activation Emma Michie, Manager Community Participation Robert Morton, Coordinator Community Projects and Planning Emma Michie, Manager Community Participation Patrick Boyd, Coordinator Recreation		
Apologies:	Cr Laura Mayne		
Items discussed:	• Our Advocacy Priorities • Creative Communities Framework • Early Years Infrastructure Plan (Confidential) • Powerful Owl Park EOI Process - Winter 2026 (Confidential) • Business Continuity Management		

CONFLICT OF INTEREST DISCLOSURES	
Were there any conflict of interest disclosures by Councillors?	No

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020

MANNINGHAM

MEETING DETAILS			
Meeting Name:	Consultation meeting for planning application PLN25/0134 – 35-41 Taunton Street, Doncaster East		
Date:	Wednesday, 22 October 2025	**Time Opened:**	5:30pm
		Time Closed:	6:30pm
Location:	Heide Room, Civic Centre		
Councillors Present:	Cr Deirdre Diamante (Mayor), Cr Anna Chen and Cr Jim Grivas		
Officers Present:	Daniel Yu, Hugh Charlton, Koko Cheng		
Apologies:	Nil		
Items discussed:	• Planning application PLN25/0134 – 35-41 Taunton Street Doncaster East		

CONFLICT OF INTEREST DISCLOSURES	
Were there any conflict of interest disclosures by Councillors?	No

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020

MANNINGHAM

MEETING DETAILS			
Meeting Name:	Councillor and CEO Only Time		
Date:	Tuesday, 28 October 2025	**Time Opened:**	5:45pm
		Time Closed:	6:35pm
Location:	Councillor Lounge, Civic Centre		
Councillors Present:	Cr Deirdre Diamante (Mayor), Cr Andrew Conlon (Deputy Mayor), Cr Anna Chen, Cr Isabella Eltaha, Cr Geoff Gough, Cr Peter Bain, Cr Jim Grivas and Cr Carli Lange		
Officers Present:	Andrew Day (CEO)		
Apologies:	Cr Laura Mayne		
Items discussed:	• Eram Park meeting with NELP (Eastern Package) • MAV emergency management forum nomination • Councillor Ward Protocol feedback • Council meeting		

CONFLICT OF INTEREST DISCLOSURES	
Were there any conflict of interest disclosures by Councillors?	Yes Cr Gough and the CEO both advised of an upcoming conflict in the Council agenda that will be formally declared.

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020

MANNINGHAM

MEETING DETAILS			
Meeting Name:	Homelessness Forum 2025		
Date:	Tuesday, 28 October 2025	**Time Opened:**	1:30pm
		Time Closed:	4:30pm
Location:	Function Centre, Civic Centre		
Councillors Present:	Cr Diamante (Mayor), Cr Conlon (Deputy Mayor), Cr Bain and Cr Chen (Councillors listed above attended for final 30 minutes only of the forum)		
Officers Present:	Andrew Day (CEO), Andrew McMaster, Anne Tuke, Anthony Drahtidis, Eddie Chisholm, Felicity Raper, Georgia Ryan, Julia Jenvey, Kerryn Paterson, Michelle Zemancheff, Mydhily Madhu, Pamela Dewhurst, Phil Thewlis, Sia Matanas and Stewart Martin		
Apologies:	Nil		
Items discussed:	• Session agenda and aims • Connections – getting to know who's in the room • Hearing from others – context setting • Sharing with others – exploring together, what's happening now • Moving toward action – what can we each do? • Welcome to Councillors		

CONFLICT OF INTEREST DISCLOSURES	
Were there any conflict of interest disclosures by Councillors?	No

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020

MANNINGHAM

MEETING DETAILS			
Meeting Name:	Manningham Youth Advisory Committee		
Date:	Wednesday, 29 October 2025	**Time Opened:**	6:00pm
		Time Closed:	7:30pm
Location:	Function Room 2, Civic Centre		
Councillors Present:	Cr Anna Chen		
Officers Present:	Michelle Zemancheff, Pamela Dewhurst, Trinity Joseph, Lydia Winstanley, Roger Woodlock and Emily Cowlrick		
Apologies:	Cr Isabella Eltaha, Cr Laura Mayne		
Items discussed:	• Teen mental health first aid training • Live and local micro music festivals • Bike facilities plan endorsed by Council • 2026 youth forum • Potential VicHealth "Partners in Place" grant • Integrated Water Management strategy • Community Engagement Policy review • Manningham Youth Advisory Committee 2026 recruitment • Council budget consultation		

CONFLICT OF INTEREST DISCLOSURES	
Were there any conflict of interest disclosures by Councillors?	No

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020

MANNINGHAM

MEETING DETAILS			
Meeting Name:	Gender Equality and LGBTQIA+ Advisory Committee		
Date:	Thursday, 30 October 2025	**Time Opened:**	6:00pm
		Time Closed:	8:00pm
Location:	Online via MS Teams		
Councillors Present:	Cr Laura Mayne		
Officers Present:	Felicity Raper, Michelle Zemancheff		
Apologies:	Nil		

Items discussed:	• Council Plan 2025-2029 health and wellbeing priorities
	• Future planning for Gender Equality and LGBTQIA+ Advisory Committee
	  o Annual Review evaluation
	  o End of Terms of Reference
	  o Strategic alignment
	• Celebration - Achievements of Gender Equality and LGBTQIA+ Advisory Committee and Presentation of certificates
	• Other Business		

CONFLICT OF INTEREST DISCLOSURES	
Were there any conflict of interest disclosures by Councillors?	No

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020

MANNINGHAM

MEETING DETAILS			
Meeting Name:	Municipal Fire Management Planning Committee (MFMPC) Meeting		
Date:	Friday, 7 November 2025	**Time Opened:**	8:00am
		Time Closed:	9:30am
Location:	Council Chambers, Civic Centre		
Councillors Present:	Cr Carli Lange		
Officers Present:	Ben North, Ben Middleton, Georgia Ryan, Kylie Vincent, Andrew Graydon, Rachel Dafnomilis, John Anastasoglou, Daniel Casullo		
Apologies:	Nil		
Items discussed:	• Actions from previous meeting • Agency updates • Municipal Fire Management Plan progress report • Plans due for review • Agency readiness arrangements • Manningham Fire Operations Plan for noting and discussion • Manningham helitak surface water • Roadside slashing of VicRoads roads • Hiding recipients in MFMPC correspondence • Issues with school closures during LGA extreme fire danger rated days		

CONFLICT OF INTEREST DISCLOSURES	
Were there any conflict of interest disclosures by Councillors?	No

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020

MANNINGHAM

MEETING DETAILS			
Meeting Name:	Manningham Municipal Emergency Management Planning Committee (MEMPC)		
Date:	Friday, 7 November 2025	**Time Opened:**	10:00am
		Time Closed:	12:00pm
Location:	Council Chambers, Civic Centre		
Councillors Present:	Cr Carli Lange		
Officers Present:	Lachlan Johnson, Julia Jenvey, Travis Fitch, Ben Middleton, John O'Brien, Ben North, Pamela Dewhurst, Emma Michie, Michelle Zemancheff, Georgia Ryan, Kylie Vincent, John Anastasoglou and Daniel Casullo		
Apologies:	Nil		
Items discussed:	• United Energy in Emergencies (Presentation) • Committee and organisation changes / inros • Alternating location for Manningham MFMPC / MEMPC • Seasonal Updates • Capacity Building in the Green Wedge • Manningham Municipal Emergency Management Plan (Update) • Development of MEMPC SOP #2 – Doncaster Hill Precinct – Initial Staging Post • Regional Emergency Management Planning Committee Update • Engagement Working Group – Update • Manningham MEMPC Capability Assessment – Tues 14 Oct 2025 • Inland Water Safety Project – Update • Municipal Storm & Flood Emergency Sub-Plan • Flood Mapping and Modelling Project Update • Protection of MEMPC Attendees Privacy • Manningham disability Action Plan - Invite to Engagement Workshops • All Community Engagement Update • Grant & Projects Update • Notable Incidents & Events • Items Without Notice • Sub-committee Reports o Municipal Fire Management Planning Committee		

CONFLICT OF INTEREST DISCLOSURES	
Were there any conflict of interest disclosures by Councillors?	No

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020

MANNINGHAM

MEETING DETAILS			
Meeting Name:	Strategic Briefing Session		
Date:	Tuesday, 11 November 2025	**Time Opened:**	6:30pm
		Time Closed:	10:01pm
Location:	Council Chambers, Civic Centre		
Councillors Present:	Cr Jim Grivas (Mayor), Cr Deirdre Diamante (Deputy Mayor), Cr Andrew Conlon, Cr Peter Bain (virtual – left at 7.55pm), Cr Anna Chen and Cr Isabella Eltaha		
Officers Present:	**Executive Officers Present** Andrew Day, Chief Executive Officer Andrew McMaster, Director City Planning & Liveability Lachlan Johnson, Director City Services Ash Camm, Acting Director Experience and Capability Kerryn Paterson, Acting Director Connected Communities **Other Officers in Attendance** Rachna Gupta-Singh, Governance Lead Michelle Zemancheff, Manager Community, Wellbeing and Partnerships Catherine Simcox, Coordinator Social Planning and Community Strengthening Felicity Raper, Social Planning Lead Phil Thewlis, Social Planning and Community Development Officer Julia Jenvey, Manager Integrated Planning Cormac McCarthy, Senior Open Space Development Officer Tessa Bond, Senior Strategic Planner Linda Merlino, Project Lead – Strategic Property Portfolio Anton Peiris, Manager City Assets		
Apologies:	Cr Geoff Gough, Cr Carli Lange and Cr Laura Mayne		
Items discussed:	• Advisory Committees Review • Public Toilet Plan Revised • Assessment of Pre-Application Development Proposal at 584-588 Doncaster Road, Doncaster - Development Facilitation Program (Confidential) • Strategic Property Portfolio - 300-304A Blackburn Road, Doncaster East (Confidential) • Update on Governance for Library Service (Confidential) • Draft - Domestic Animal Management Plan 2026-2029 • Review of the Onsite Wastewater Management Plan • Asphalt Works Panel Contract Award Recommendation - MP002278 • September Capital Works Status Report		

CONFLICT OF INTEREST DISCLOSURES	
Were there any conflict of interest disclosures by Councillors?	No

1

14 CHIEF EXECUTIVE OFFICER

There are no Chief Executive Officer reports this month.

15 URGENT BUSINESS

16 COUNCILLOR REPORTS AND QUESTION TIME

17 CONFIDENTIAL REPORTS

17.1 Assessment of Pre-Application Development Proposal at 584-588 Doncaster Road, Doncaster - Development Facilitation Program

This report contains confidential information as defined in the *Local Government Act 2020*. The relevant grounds applying are S3(1)c and h of the Act concerning land use planning information, being information that if prematurely released is likely to encourage speculation in land values and confidential meeting information, being the records of meetings closed to the public under section 66(2)(a).

17.2 Library Service Future Direction

This report contains confidential information as defined in the *Local Government Act 2020*. The relevant grounds applying are S3(1)g(ii) and l of the Act concerning private commercial information, being information provided by a business, commercial or financial undertaking that if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage and information that was confidential information for the purposes of section 77 of the Local Government Act 1989.