

Future Nillumbik Committee

to be held at the Civic Centre, Civic Drive, Greensborough
on Tuesday 14 February 2017 commencing at 7pm.

Agenda

Mark Stoermer
Acting Chief Executive Officer

Wednesday 8 February 2017

Distribution: Public

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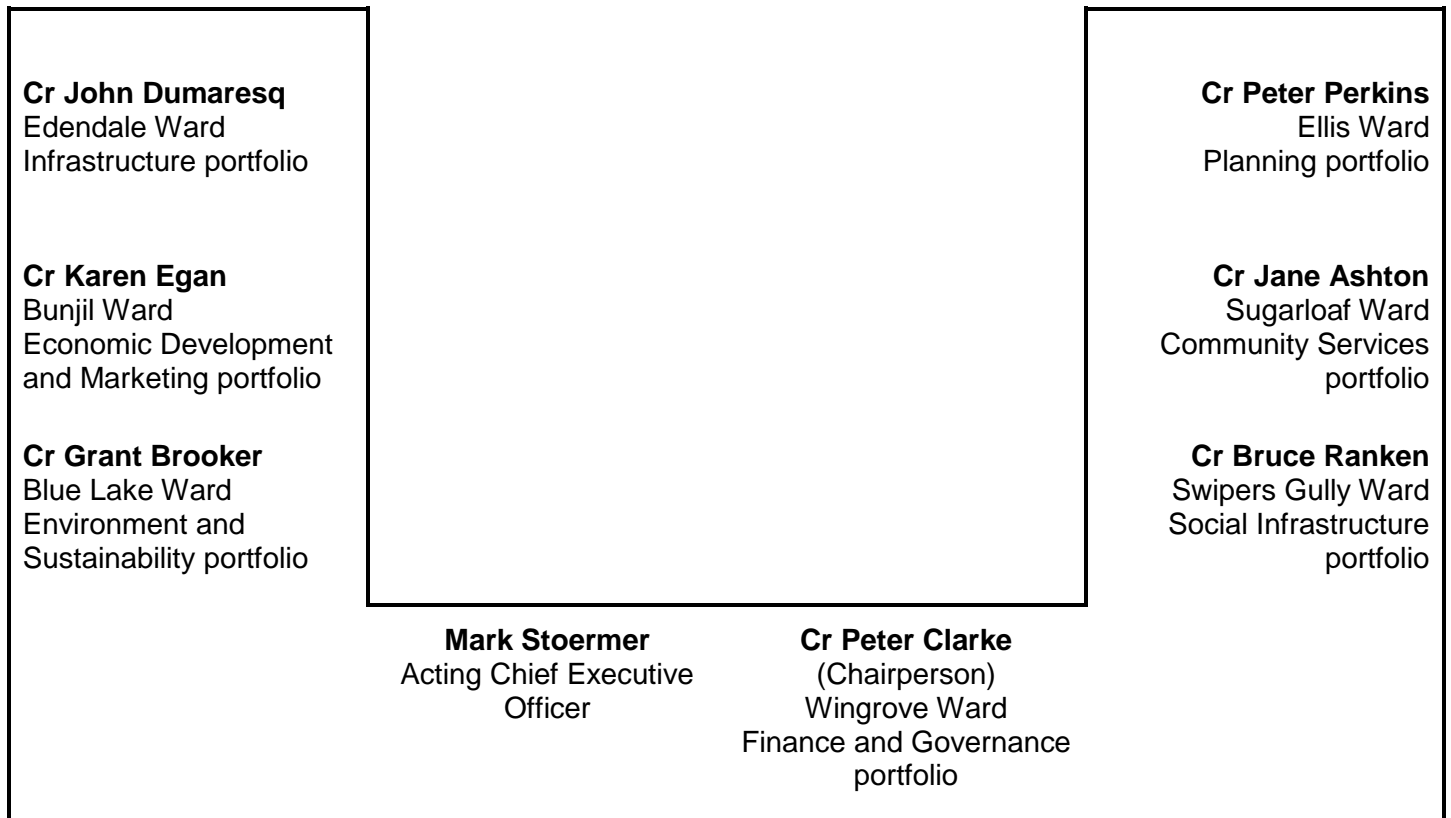
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Wamin je ka

Future Nillumbik Committee seating plan



Visitors in the gallery at Committee meetings are:

- Welcome to copies of the various reports which will be considered by this Committee at the meeting. These are on the table in the foyer.
- Welcome to tea, coffee and water. These are on the table in the foyer near the Council Chamber entry.
- Requested to observe deliberations quietly in order for Committee meetings to run smoothly.
- Advised that an audio recording of this meeting will be made for the purpose of verifying the accuracy of the minutes.

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Nillumbik Shire Council

Agenda of the Future Nillumbik Committee Meeting to be held Tuesday 14 February 2017 commencing at 7pm.

1. Welcome and apologies

Welcome by the Chair

Members of the public are advised the meeting will be recorded for the purposes of verifying the accuracy of the minutes.

Apologies

Motion

That the apologies be accepted.

2. Disclosure of conflicts of interest

Committee members should note that any disclosure of conflict of interest must be disclosed immediately before the item in which they have an interest.

3. Confirmation of minutes

Nil

4. Officers' reports

FN.001/17 Road Management Plan Review

Portfolio: Infrastructure

Distribution: Public

Manager: Conal Creedon, General Manager Infrastructure Services

Author: Joseph Emmanuel, Coordinator Road and Drainage Maintenance

Summary

The main purpose of the Road Management Plan (RMP) is to document a level of service and frequency of Council inspections of its roads and footpaths for defects, what Council defines as a defect and within what timeframe will Council rectify that defect.

In accordance with section 301(3) of the Road Management (General) Regulations 2005, Council is required to have prepared and approve a review of its RMP within the period of six months after each general election or by the next 30 June, whichever is the later.

This is a 'two-step' process with Council required to firstly advertise its intention to review the existing RMP and, following consideration of submissions, subsequently advertise its draft RMP for further public comment.

Council received five submissions in response to advertising its intention to conduct the review of the RMP. This report considers these submissions prior to preparing an updated draft Road Management Plan for Council consideration and further public consultation.

Recommendation

That the Committee (acting under delegation from Council):

- 1. Notes the submissions received following the advertising of Council's intention to review its Road Management Plan.**
- 2. Notes that no amendments are required to the Road Management Plan as a result of the first round of community consultation as indicated in the response to the submissions shown in Attachment 1.**
- 3. Receives a further report to consider the draft Road Management Plan 2017.**
- 4. Thanks all submitters and advises them of the further steps to conclude the review of the Road Management Plan.**

Attachments

1. Submissions and Officer Response

Background

1. The main purpose of the Road Management Plan (RMP) is to document a level of service of how often Council inspects its roads and footpaths for defects, what Council defines as a defect and within what timeframe will Council rectify that defect.

4. Officers' reports

FN.001/17 Road Management Plan Review

2. The RMP takes a risk and resource based approach to how it defines the level of service. Factors other than risk and cost which contribute to defining the levels of service include; legislation; benchmarking with other Council's and the community's input as part of the consultation process.
3. The RMP is central to a policy defence for Public Liability claims relating to its road and footpath network
4. The following assets and their respective quantities are required to be inspected and maintained as part of the levels of service within the RMP:

Asset type	Quantity	Units
Sealed roads	430	Kms
Unsealed roads	330	Kms
Footpaths	309	Kms
Signs	11,400	Each
Linemarking	114	Kms
Guard rail	22	Kms

5. In accordance with section 301(3) of the Road Management (General) Regulations 2005, Council is required to have prepared and approve a review of its RMP within the period of six months after each general election or by the next 30 June, whichever is the later.

Policy context

6. This report directly supports the achievement of Council Plan 2013-2017 strategy:
 - We will provide a safe and accessible network of local roads, footpaths and trails.
7. The review of the RMP satisfies the requirements of section 301(3) of the Road Management (General) Regulations 2005.

Budget implications

8. There are no budgetary implications associated with conducting the review of Council's RMP, which is included in operational expenditure. The maintenance and management of the road network and related assets which are the subject of the RMP have an annual expenditure of approximately \$4.6 million.

Consultation/communication

9. To commence the review process and in accordance with section 54(5) of the *Road Management Act 2004* a notice was placed in *The Age* and *Diamond Valley Leader* on 16 November 2016 advising of Council's intention to conduct a review of the RMP. The closing date for submissions was 5 January 2017.

4. Officers' reports

FN.001/17 Road Management Plan Review

10. Council also held an information session on 23 November 2016, where two residents and Councillor Brooker were in attendance.
11. Following the advertising period five submissions were received. The submissions and officer's response are available in Attachment 1.
12. A further period of consultation will occur on the amended Road Management Plan. This will take place in April/May.

Issues/options

13. The first submission expresses traffic and road safety concerns with respect to Black Gully Road in Diamond Creek. The RMP manages road safety in terms of rectifying immediate road hazards such as pot holes and obstructions. The concerns detailed within this submission related to increased traffic volumes, road widths and improved delineation. These concerns fall outside the scope of the RMP and have been forwarded to Council's Traffic and Development Team for assessment and response.
14. The second submission relates to an isolated section of footpath in Hurstbridge. This length of footpath has been listed for consideration under the footpath renewal program, with works planned in 2016-2017 and 2017-2018.
15. The third submission related to vegetation on an embankment being overgrown. These works fall outside the scope of the RMP and has been coordinated through Council's Open Space Team.
16. The fourth submission relates to VicRoads' roads. These concerns have been forwarded to VicRoads for assessment and response.
17. The fifth submission expressed a concern related to the quality of finish in footpath works. Council has existing quality assurance systems built into its RMP to ensure works are undertaken to an acceptable standard. The quality system incorporates standards drawings, safe work practises, supervision and auditing. Both Council staff and contractors are subject to these expectations. No changes are proposed to Council's quality assurance system as part of the RMP review.
18. A detailed summary of the submissions and officer's response is contained within Attachment 1.

Conclusion

19. The submissions received addressed items which fall outside the scope of the RMP review. These submissions therefore have not triggered consideration for amending the RMP.
20. It is recommended that Council notes the submissions and officer response as shown within Attachment 1 and thanks all submitters and advises them of the process to come with respect to the RMP review.
21. Council will receive another report on 28 March 2017 which will provide a draft Road Management Plan 2017 version for public consultation.

4. Officers' reports**FN.002/17 Request to alter the existing locality boundaries of Yarrambat and Plenty****Portfolio: Finance and Governance****Distribution: Public****Manager: Andrew Port, General Manager Corporate Services****Author: Allison Watt, Manager Governance and Communications****Summary**

Council has received a request from the property owner to change a property address from 9 Thornbill Drive, Yarrambat to 9 Thornbill Drive, Plenty. Both Yarrambat and Plenty are two separate localities, or suburbs, with a common boundary.

Currently, the property is located within the locality of Yarrambat. The majority of the eastern boundary of the property abuts the western boundary of the Plenty locality. The property owner is requesting that the boundary of the Plenty locality be extended to include his property, with his property's address to be then known as 9 Thornbill Drive, Plenty. (Attachment 1)

Requests to change locality boundaries must meet the mandatory requirements set out by the State Government in the Guidelines for Geographic Names 2010 (Version 2). In this case the applicant has not complied with Section 3 of the guidelines, nor provided information on public consultation that has taken place or demonstrated that the proposal has the support of neighbouring property owners.

While a change to the locality boundary which affects one property in isolation (as in this case) is not supported, the applicant could be advised that Council would be prepared to consider a boundary change that involved a number of properties and had the support of those property owners. Any such proposal would need to demonstrate consistency with the guidelines.

Recommendation**That the Committee (acting under delegation from Council):**

- 1. Notes the request from the owner of the property at 9 Thornbill Drive, Yarrambat to change the locality boundary so that the property falls within the locality of Plenty.**
- 2. Notes that the request does not meet the mandatory requirements set by the State Government in Section 3 of the Guidelines for Geographic Names 2010 (Version 2.**
- 3. Does not approve the request to change the Yarrambat/Plenty locality boundary.**
- 4. Requests officers to advise the applicant accordingly and suggest that Council would consider a more comprehensive application that had the support of multiple property owners and complied with the guidelines.**

4. Officers' reports

FN.002/17 Request to alter the existing locality boundaries of Yarrambat and Plenty

Attachments

1. Aerial photograph 9 Thornbill Drive, Yarrambat

Background

1. Council has received a request from Mr Nicholas Ciavarella to change his property address from 9 Thornbill Drive, Yarrambat to 9 Thornbill Drive, Plenty. Both Yarrambat and Plenty are two separate localities, or suburbs, with a common boundary.
2. Currently, Mr Ciavarella's property is located within the locality of Yarrambat. The majority of the eastern boundary of his property abuts the western boundary of the Plenty locality. A aerial photograph highlighting the location of Mr Ciavarella's property in relation to both the Yarrambat and Plenty localities is attached (Attachment 1).
3. He is requesting that the boundary of the Plenty locality be extended to include his property, with his property's address to be then known as 9 Thornbill Drive, Plenty.

Policy context

4. This report directly supports the achievement of Council Plan 2013-2017 strategy:
 - We will meet our legal responsibilities and manage our risks.

Budget implications

5. Only minor administrative expenses have been incurred in relation to this request which is accommodated within operational budgets.

Consultation/communication

6. No community consultation or communication was required for preparation of this report.

Issues/options

7. The Guidelines for Geographic Names 2010 (version 2) outline the legislative requirements in relation to any alterations to locality boundaries, which is a Council responsibility.
8. The Guidelines set out the State Government's mandatory requirements for Councils to follow in relation to the naming and renaming of roads and features as well as alterations to locality boundaries.
9. In relation to any changes to locality boundaries, Section 3 of the Guidelines provides that:
 - Members of the general public can submit a proposal to a municipal council to change a locality boundary. Proposals should include:
 - a) Background detail on why the Council should consider changing the locality boundary
 - b) The proposed new boundary

4. Officers' reports

FN.002/17 Request to alter the existing locality boundaries of Yarrambat and Plenty

- c) Details on why the new boundary is considered to be appropriate
 - d) Information on public consultation that has occurred or support that has been gathered from the community
 - e) An indication that the proposed new locality boundary conforms to the principles outlined in sections 1 and 3 of the Guidelines.
- Of particular relevance to this request, is the requirement in Section 3 (Principle 3A – Boundary Location) of the Guidelines that ‘the locality boundary for corner blocks should be the same as those for neighbouring properties accessed from the same road’.
 - As can be seen from the attached map, the property at 9 Thornbill Drive is a corner block and, according to the Guidelines, it should have the same locality boundary as the property to its immediate north, which is 7 Thornbill Drive, Yarrambat.
 - On this point alone, any Council decision to support Mr Ciavarella’s request may not gain the support of the Registrar of Geographic Names, who, ultimately, must determine whether to approve any Council decision in relation to locality boundary adjustments.
 - If Council does resolve to proceed further with this request then, under the Guidelines, there will need to be a period of community consultation prior to Council making a later formal decision.
10. Mr Ciavarella was initially advised of the requirements of the Guidelines in relation to his request for a locality boundary alteration, including specific mention of the requirements of Section 3 of the Guidelines.
11. Following this advice, and in support of his request, Mr Ciavarella provided the following submission:
- a) It has been his family’s ‘ultimate dream’ to live in Plenty and be part of the Plenty community
 - b) They would be willing to participate in and provide full support and assistance to the Plenty community as required such as working bees and community events
 - c) As Thornbill Drive has now been continued, his new neighbours, on the eastern side of his property, are now classified as Thornbill Drive, Plenty.
12. Mr Ciavarella has not complied with Section 3 of the Guidelines nor provided information on public consultation that has taken place around this proposal and he has not demonstrated that he has the support of neighbouring property owners.
13. Therefore the applicant has not provided sufficient reasons to require Council to proceed further with his application.
14. In relation to his submission point that Thornbill Drive is split between Yarrambat and Plenty, there are many examples in the municipal area where this occurs. Adjustments to boundaries should generally not be made on an individual property basis, but should provide a comprehensive solution for the locality.

4. Officers' reports

FN.002/17 Request to alter the existing locality boundaries of Yarrambat and Plenty

15. Council records indicate that there are 54 properties abutting the boundary between the Yarrambat and Plenty localities, 31 properties on the Yarrambat side and 23 properties on the Plenty side.
16. In the event that the Committee did approve Mr Ciavarella's request, and proceeded to amend the locality boundary, then a precedent would be set which would then require Council to give full consideration to any future requests from property owners who wished to change their property address from Yarrambat to Plenty or vice versa.
17. While a change to the locality boundary which affects one property in isolation (as in this case) is not supported, Mr Ciavarella could be advised that Council would be prepared to consider a boundary change that involved a number of properties and had the support of those property owners. Any such proposal would need to demonstrate consistency with the guidelines.
18. Council may resolve that it does not wish to proceed further with this request. In any event, any Council decision to accept or reject this proposal does need, under the Guidelines, to be formally recorded in the form of a Council resolution.

Conclusion

19. The application to change the Yarrambat/Plenty locality boundary so that the property at 9 Thornbill Drive, Yarrambat, becomes 9 Thornbill Drive, Plenty, does not meet the statutory requirements set out in the Guidelines for Geographic Names 2010 (Version 2).
20. It is recommended that the Committee does not approve this request.

4. Officers' reports

**FN.003/17 Eltham Major Activity Centre Structure Plan: Implementation Plan
2013-2020 Update**

Portfolio: **Planning**
Distribution: **Public**
Manager: **Ransce Salan, General Manager Environment and Planning**
Author: **Paul Fyffe, Senior Strategic Planner**
 Chad Griffiths, Manager Strategic and Economic Planning

Summary

This report provides an update on the implementation of the Eltham Major Activity Centre (MAC) Structure Plan.

The Eltham MAC Structure Plan was adopted by Council in August 2004 for the purpose of guiding development of the Eltham MAC until 2024. Council adopted an implementation Plan for the structure plan in May 2006. In August 2013 Council adopted a revised implementation plan, which was modified to remove completed and obsolete actions and also to reflect Council's current projects.

Council has received a number of progress updates on implementation of the Eltham MAC Structure Plan since 2006, with the last being in August 2015.

Key achievements since August 2015 include:

- The Eltham Leisure Centre Aquatic Redevelopment project commenced in August 2016 and it is anticipated that the facility will open in late 2017. The \$19.35 million project will deliver a designated pool to assist with aquatic education, leisure space for children's aquatic play, a warm water pool to support rehabilitation and therapy programs and a 25m x 8 lane pool for recreational swimmers.
- The Eltham Town Square project has been completed and the café/restaurant is now operational.
- The installation of two significant pieces of art work from the Nillumbik Shire Public Art Collection in the Eltham Town Square.
- Ongoing advocacy by Council regarding the status of Bolton Street has resulted in the State Government announcing its intention to declare the road an arterial road. Declaring the road an arterial road will improve safety and reduce Council's expenditure on road maintenance.
- Amendment C106 which applies the Activity Centre Zoning to Eltham town centre has been completed, with a view to requesting authorisation to apply the same zoning to the Bridge Street Business Area (BSBA) in the near future. The zoning allows Council to fine-tune provisions to the needs of a particular centre.
- Design and consultation conducted for Stage 2 of the Precincts 3 and 4 Project.

A further matter discussed in the report is that the Structure Plan, which is now 13 years old, is in need of a review to ensure the document remains current in relation to such matters as the data and analysis underpinning the document, current best planning practice, development which has occurred in the activity centre since 2004 and changes in state and local planning policy.

4. Officers' reports

FN.003/17 Eltham Major Activity Centre Structure Plan: Implementation Plan 2013-2020 Update

Recommendation

That the Committee (acting under delegation from Council):

- 1. Receives and notes the progress made since the previous report.**
- 2. Requests a further annual update on the implementation of the Eltham Major Activity Centre Structure Plan in February 2018.**
- 3. Considers a review and update of the Eltham Major Activity Centre Structure Plan as a new initiative within the 2017-2018 Council budget.**

Attachments

1. Precincts 1-11 of the Eltham Activity Centre
2. Eltham Major Activity Centre Structure Plan: Implementation Plan 2013-2020

Background

1. The Eltham Major Activity Centre Structure Plan (the Structure Plan) was adopted by Council in August 2004 to guide the projected change in the Eltham Major Activity Centre (now the Eltham Activity Centre) until 2024. The Structure Plan sets out a series of objectives, strategies and actions to guide short, medium and longer term planning and implementation to achieve the preferred future character sought by the local community and businesses in Eltham. The Eltham Activity Centre comprises of 11 Precincts which are shown in a map provided as Attachment 1.
2. An implementation plan setting out strategies and actions to be achieved was adopted by Council in May 2006. A revised plan, the Eltham Major Activity Centre Structure Plan: Implementation Plan 2013-2020, was later adopted in August 2013 to create greater administrative efficiency and ensure the plan remained contemporary. The current plan contains on-going and uncompleted strategies and actions contained within the Structure Plan, including approximate timeframes for delivery. It also lists the internal departments and external agencies required to deliver the actions.
3. Council has been provided with a number of updates on the progress of actions within the implementation plan since 2006. The last update was in August 2015 where it was reported that nearly all actions requiring resolution were either completed or in progress.

Policy context

4. This report directly supports the achievement of Council Plan 2013-2017 strategy:
 - We will encourage business investment that enhances and benefits our activity centres and townships.

4. Officers' reports

FN.003/17 Eltham Major Activity Centre Structure Plan: Implementation Plan 2013-2020 Update

5. Additionally, the Structure Plan is relevant to strategies contained within the Municipal Strategic Statement. In particular Objective 2, under Clause 21.05-4 Economic Development, which is 'To promote Eltham and Diamond Creek Major Activity Centres as the main commercial and community activity areas in the Shire, and support the viability and vitality of these areas'.
6. The Eltham MAC Structure Plan also delivers many of the actions listed within the Economic Development Strategy 2011-2016 which seek to maximise retail spending and reduce leakage, increase jobs and improve living opportunities in Nillumbik's activity centres.

Budget implications

7. Implementing the Structure Plan requires ongoing resources for capital projects, project management, coordination with other agencies and project partners and for future strategic planning. The Implementation Plan sets broad parameters for the timing and priority of strategies and actions.
8. Council has allocated funding in its annual budgets for capital works which implement the Structure Plan. In addition, Council has been successful in obtaining grant funding from the State Government for various projects.

Consultation/communication

9. The process of community consultation for the preparation of the Eltham MAC Structure Plan approximately 13 years ago was extensive and included:
 - Two community focus group workshops
 - Three community information sessions
 - A community forum to discuss submissions
 - Letters sent directly to over 600 property owners and community groups on three occasions during the development of the structure plan
 - Public exhibition of the draft structure plan
 - A report to Council considering the submissions received, prior to the adoption of the structure plan.
10. In addition, Council has consulted extensively on major actions conducted since 2004 to implement the Eltham MAC Structure plan, including:
 - Nillumbik Major Activity Centre Sustainable Transport Study and Strategy
 - Amendment C51 to the Nillumbik Planning Scheme
 - Eltham Town Square Redevelopment Project
 - Eltham Town Centre Car Parking Strategy
 - Eltham MAC Precincts 3 and 4 Redevelopment Project
 - The previous Bridge Street Business Area Amendment C92 to the Nillumbik Planning Scheme.

4. Officers' reports

FN.003/17 Eltham Major Activity Centre Structure Plan: Implementation Plan 2013-2020 Update

11. Further, Council has regularly consulted with advisory groups regarding implementation of the Structure Plan and liaises regularly with the Eltham Chamber of Commerce and Industry on the matter.

Issues/options

12. An updated Eltham Major Activity Centre Structure Plan: Implementation Plan 2013-2020 is provided as Attachment 2. The implementation plan contains a total of 97 actions. Of these:
- Fifty-six are ongoing in nature. These include actions to liaise, consult, monitor and advocate regarding improvements to the Eltham Activity Centre
 - Forty-one actions require resolution, such as actions to change planning provisions or make changes to road and pedestrian infrastructure. Of these actions:
 - Twelve concern zoning and overlay changes to the Bridge Street Business Area (BSBA).
 - Twenty are to be progressed by Stage 2 of the Eltham Activity Centre Precincts 3 and 4 Redevelopment Project (the Precincts 3 and 4 Project).
 - Four other actions have been completed.
13. A progress report against each action in the Eltham Major Activity Centre Structure Plan: Implementation Plan 2013-2020 is provided in Attachment 2 and a summary of key developments and achievements noted in that attachment is provided below.

Action 1: Work with property owners, developers and business associations to encourage and promote investment in retailing, offices and housing in the Eltham Activity Centre, in accordance with the Structure Plan. Consider developing a package of promotional materials

14. Council continues to work with land owners, developers and business associations with regards to this action. For example:
- On-going effort is made to negotiate with land owners and developers at an early point in their preparation for a significant commercial or residential development, with a view to ensuring that Council's objectives and policies are considered early in the process.
 - To assist with these negotiations, Council is currently preparing a pattern book which will provide clear visuals of design objectives that are supported in the Eltham Activity Centre, such as minimising the bulk of buildings, providing active frontages and using muted tones and materials.
 - Council has liaised with local business and other stakeholders in relation to key strategic planning projects. For example:
 - Council presented to and liaised with the Eltham Chamber of Commerce and Industry regarding the draft Framework Plan for the Precincts 3 and 4 Redevelopment Project (discussed at Action 6 below).

4. Officers' reports**FN.003/17 Eltham Major Activity Centre Structure Plan: Implementation Plan 2013-2020 Update**

- Council consulted bi-monthly with the Eltham Activity Centre Forum, which had representatives from the business community, including the Eltham Chamber of Commerce and Industry.

Action 2: Complete the Bridge Street Business Area Project

15. This project proposes to provide a new suite of planning provisions to implement the Structure Plan in the Bridge Street Business Area (BSBA). In accordance with a previous Council resolution, it is anticipated that Council will exhibit an Amendment in the first half of 2017 which will propose to apply the Activity Centre Zone (ACZ) to the BSBA. The amendment will be Amendment C107 to the Nillumbik Planning Scheme.
16. The ACZ is a zone which is particularly tailored to the needs and objectives of activity centres and which provides significant scope for Council to fine-tune provisions to the needs of a centre. The proposed ACZ will apply provisions regarding preferred land uses for particular locations, building heights, setbacks, the interface between buildings and streets, car parking, landscaping and other important issues. A recent amendment (C106) has applied the ACZ to the Eltham Town Centre.

Action 3: Complete the Eltham Town Square Re-development Project

17. The Eltham Town Square Re-development Project has now been completed. More specifically, all buildings and works and landscaping have been completed. This has included the construction of a commercial building in the southern section of the square, which is now operating as a café/restaurant.

Action 4: Support implementation of Council's Art in Public Places Policy (2007) and the Cultural Plan (2011-2017) in the Eltham MAC

18. The adopted Eltham MAC Urban Design Guidelines promote artwork being incorporated into new developments. Consistent with this, two public artworks were installed at the Eltham Town Square in October 2015.

Action 5: Maintain and upgrade the provision of leisure facilities in the Eltham MAC

19. Of particular note is that the \$19.35 million upgrade of aquatic facilities at the Eltham Leisure Centre has recently commenced. The facility attracts in excess of 760,000 visits on an annual basis and the redevelopment will bring the pool up to a modern day standard to ensure and increase usage. The new aquatic facilities are scheduled to be opened in late 2017.

Action 6: Progress the Precincts 3 and 4 Project

20. Precincts 3 and 4 comprise that section of the Eltham Town Centre which is located on the west side of Main Road and includes the public transport hub, some commercial land and significant Council facilities and land holdings. The purpose of the Precincts 3 and 4 Project is to develop a masterplan which addresses a number of key issues affecting the two precincts, such as a lack of pedestrian connectivity with the rest of the Eltham Town Centre and to key destinations in Precincts 3 and 4, poor organisation of car parking, under-utilisation of key sites and other design and land use problems in the area.

4. Officers' reports**FN.003/17 Eltham Major Activity Centre Structure Plan: Implementation Plan 2013-2020 Update**

21. Stage 1 of the Precincts 3 and 4 Project produced a vision and principles, which were adopted by Council for the project. Over the last 12 months, Council has been progressing Stage 2 of the project. Recently, Stage 2 provided a draft Framework Plan which nominates, at a conceptual level, key improvements within Precincts 3 and 4. Examples of these actions include a pedestrian bridge linking Main Road, the railway platform and Youth Road, a re-developed bus interchange (with a public plaza and access via traffic lights at Pryor Street) and bicycle/pedestrian trails on either side of the railway line.
22. Council has recently conducted targeted consultation on the draft Framework Plan with over 20 stakeholders, such as local business, VicRoads, community service providers, the Eltham Police, Public Transport Victoria and also with clubs and associations which are located in, or use facilities within, Precincts 3 and 4. The draft Framework Plan has generally been very well received, with some improvements having been suggested. The feedback received will be considered in the next steps of the project.

Action 7: Conduct environmental, landscaping and building maintenance works to improve the amenity and environmental values of the Eltham Activity Centre

23. These are predominantly on-going activities and have continued to be implemented during 2015-16. For example, Council has continued significant environmental enhancement works in collaboration with Friends Groups along the Diamond Creek in vicinity of the Eltham Activity Centre, particularly to do revegetation, weed control and rabbit control.

Action 8: Implement the actions of the Nillumbik Sustainable Transport Study and Strategy (NSTSS), Structure Plan and Nillumbik Trails Strategy to improve accessibility in the activity centre for cyclists and all pedestrians

24. Stage 2 of the Precincts 3 and 4 Project is investigating improved bicycle and pedestrian links within a significant area of the Eltham Town Centre. Examples of links being considered include:
- A pedestrian bridge linking Main Road, the railway station and the southern end of Youth Road
 - Improved subways into the railway station
 - Improved access between the east and west sides of Main Road, including by providing traffic lights at Pryor Street and a pedestrian crossing at Panther Place
 - Bicycling and pedestrian trails, including one on the west side of the railway line on Youth Road and another on the east side of the railway line linking the library to the railway station.
25. These links have been discussed with key stakeholders and have been well received, with suggestions and additional considerations having been canvassed. The proposals are now being further investigated as part of the project.

4. Officers' reports**FN.003/17 Eltham Major Activity Centre Structure Plan: Implementation Plan
2013-2020 Update**

Action 9: Advocate and liaise for improvements to State Government assets and infrastructure

26. Some recent matters of note regarding Action 9 include:

- **Main Road**

Council has liaised with VicRoads regarding improvements, at a conceptual level, to improve public access across Main Road, particularly in vicinity of the public transport hub and at Panther Place. The proposals are detailed in the draft Framework Plan, which has recently been prepared by Stage 2 of the Eltham Precincts 3 and 4 Project. VicRoads has indicated general support for the proposals.
- **Eltham Public Transport Hub**

Council has liaised with Public Transport Victoria (PTV) regarding improvements to the public transport hub, including some improvements suggested in the draft Framework Plan prepared by Stage 2 of the Eltham Precincts 3 and 4 Report. PTV has acknowledged that there are significant issues with the public transport hub and has indicated general support for the re-development of the bus interchange suggested by the draft Framework Plan.
- **Bolton Street**

Council has for some time been advocating to the State Government that Bolton Street needs structural improvements and that the road should be declared an arterial road. The State Government is currently designing improvements to the road and Council has been consulted on the preferred design for these improvements. In relation to the status of the road, in November 2016, the State Government announced its intention to declare Bolton Street an arterial road. If this occurs, the road will be managed and financed by the State Government.

Action 10: Implement the Eltham Car Parking Strategy

27. Most of these actions are on-going. Notwithstanding this, one recommendation of the Eltham Car Parking Strategy has been completed, which is to apply reduced car parking rates for commercial development in the Eltham Town Centre.

Action 11: Implement other actions from the Nillumbik Major Activity Centres: Sustainable Transport Study and Strategy

28. The monitoring and maintenance of car parks and pedestrian facilities to ensure their safety, use and presentation throughout the centre is ongoing and, with regards to car parks, is assisted by regular parking enforcement. Stage 2 of the Eltham MAC Precincts 3 and 4 Redevelopment Project is investigating actions to improve park and ride facilities in vicinity of the public transport hub.

4. Officers' reports

FN.003/17 Eltham Major Activity Centre Structure Plan: Implementation Plan 2013-2020 Update

Other actions

29. In addition to the above, the following two actions have been taken:

- Council recently completed its proposed application of the Activity Centre Zone to the Eltham Town Centre, which was completed at gazettal of Amendment C106 on 11 August 2016 (see discussion at Action 2 for further discussion of the Activity Centre Zone).
- On 6 December 2016, Council resolved, after considering submissions on the matter, to confirm its intention to sell land at 22 Luck Street, Eltham and to request that officers prepare a town planning permit application for a development on the site in accordance with the Activity Centre Zone.

Review of the Structure Plan

30. Since Council's adoption of the Structure Plan in 2004, a large number of actions identified within the plan have been progressively implemented, including establishing a clear planning framework for the activity centre.
31. Some of the key actions that have not been completed relate to urban design, access (particularly in regards to Precincts 3 and 4), improvements to the mix and consolidation of certain uses and improvements regarding public transport, traffic and parking.
32. Through the new initiatives funding process it is proposed that a review and update of the Structure Plan be undertaken that focuses on:
- Confirming the geographical area to which the Plan applies
 - Updating demographic data
 - Updating retail and economic data and projections
 - Updating the whole of centre vision, objectives, strategies and actions
 - Updating the preferred character, objectives, strategies and actions for Precincts 1-11
 - Preparation of a new implementation plan
33. In updating the Structure Plan it is considered specific emphasis should be placed on identifying urban design improvements, capital works, and improvements required to existing community facilities to provide a strategic basis for future works and economic investment in the Eltham Activity Centre beyond 2020.

Conclusion

34. Since the last update to Council on the Implementation Plan in August 2015, a number of actions have progressed in addition to activities that require continued ongoing work.
35. As noted above, a review of the Structure Plan is proposed to ensure the document remains current.

4. Officers' reports**FN.004/17 Diamond Creek Major Activity Centre and Leisure Facilities Plan
Annual Update****Portfolio: Planning****Distribution: Public****Manager: Chad Griffiths, Manager Strategic and Economic Planning****Author: Alison Fowler, Senior Strategic Planner****Summary**

Council adopted the Diamond Creek twenty20 Structure Plan and Leisure Facilities Plan in September 2006. This Plan sets out a comprehensive strategy for developing the Diamond Creek Major Activity Centre and adjoining areas to 2020. It also incorporates a Leisure Facilities Plan for Diamond Creek over the same period of time.

On 23 January 2007, Council adopted the Diamond Creek twenty20 Implementation Plan (the Plan). This Plan sets out a timeframe for the implementation of actions contained within the Structure Plan.

Since adoption of the Implementation Plan Council has received an annual update on the actions completed. As of 30 July 2013, approximately 72 per cent of the actions contained in the Plan were completed.

On 30 July 2013, Council resolved that the remaining actions should be consolidated into 11 broader actions and that a new implementation plan be adopted for the period 2013-2020.

The key actions delivered during 2015-2016 include: economic improvement initiatives at the Diamond Creek Plaza, application of the Activity Centre Zone to the centre, commenced construction of a bus interchange and improved car parking at the Diamond Creek Station, construction of a pedestrian bridge between Campbell St Reserve and the former horse and pony club land, construction of an updated playground at Rotary Park and commencement of a public consultation process by VicRoads to discuss altering the speed limit in Chute Street.

This report provides an update on the progress of a number of actions since the last annual update in 2015.

Recommendation**That the Committee (acting under delegation from Council):**

- 1. Receives and note the progress made on the actions in the Diamond Creek Activity Centre Implementation Plan 2013-2020.**
- 2. Requests a further annual update on the implementation of the Diamond Creek Major Activity Centre Structure Plan in February 2018.**
- 3. Considers a review and update of the Diamond Creek Major Activity Centre Structure Plan as a new initiative within the 2017-2018 Council budget.**

4. Officers' reports

FN.004/17 Diamond Creek Major Activity Centre and Leisure Facilities Plan Annual Update

Attachments

1. Diamond Creek Implementation Plan 2013-2020

Background

1. Council adopted the *Diamond Creek twenty20 Structure Plan and Leisure Facilities Plan* in September 2006. This Plan sets out a comprehensive strategy for developing the Diamond Creek Major Activity Centre and adjoining areas to 2020. It also incorporates a Leisure Facilities Plan for Diamond Creek over the same period of time.
2. On 23 January 2007, Council adopted the Diamond Creek twenty20 Implementation Plan (the Plan). This Plan sets out a timeframe for the implementation of actions contained within the Structure Plan.
3. Since adoption of the Plan Council has received an annual update on the actions completed. As of 30 July 2013, approximately 72 per cent of the actions contained in the Plan were completed.
4. On 30 July 2013, Council resolved that the remaining actions should be consolidated into 11 broader actions and that a new implementation plan be adopted for the period 2013-2020.
5. This report provides an update on the progress of a number of actions since the last annual update in June 2015.

Policy context

6. This report directly supports the achievement of Council Plan 2013-2017 strategies:
 - We will promote appropriate development in the right locations to increase the diversity of housing options for Nillumbik residents.
 - We will promote appropriate development in the right locations to increase the diversity of housing options for Nillumbik residents.
 - We will provide a safe and accessible network of roads, footpaths and trails.
 - We will responsibly manage our existing assets to maximise the life of the Shire's important community and civic infrastructure.
 - We will partner with local businesses and groups to promote Nillumbik as a unique destination for nature, recreation, culture, food and wine.
 - We will provide recreation and sports facilities and services to enhance social participation and to help our community be active and healthy.
7. The Structure Plan and Implementation Plan also implements, Clause 21.05-4 'Economic Development' of the Municipal Strategic Statement: 'To promote Eltham and Diamond Creek Major Activity Centres as the main commercial and community activity areas in the Shire, and support the viability and vitality of these areas'.

4. Officers' reports

FN.004/17 Diamond Creek Major Activity Centre and Leisure Facilities Plan Annual Update

8. The Structure Plan implements many of the actions listed within the Economic Development Strategy 2011-2016, which seeks to 'maximise retail spending and reduce leakage, increase jobs and improve living opportunities in Nillumbik's activity centres'.
9. Implementing the Plan also supports the objectives of the Victorian Government's Plan Melbourne strategy, including delivering jobs and investment and liveable communities and neighbourhoods.

Budget implications

10. Diamond Creek twenty20 Implementation Plan requires ongoing resources for capital projects, project management, coordination with other agencies and project partners and for future strategic planning. The Plan sets broad parameters for the timing and priority of strategies and actions.

Consultation/communication

11. The process of community consultation for the preparation of Diamond Creek twenty20 Strategy was extensive and carried out in two major phases. In October and November 2005 community comment was sought on an Issues and Options Report. A wide range of input and submissions were received and assessed. The draft plan was released during July 2006 and submissions assessed. The issues raised during consultation were considered in finalising the Structure Plan.
12. Since this time additional consultation has been undertaken for specific projects as they have been undertaken.

Issues/options

13. The following key actions from the Diamond Creek Activity Centre Implementation Plan 2013-2020 have been progressed in the last 12 months. A copy of the Implementation Plan is at Attachment 1.

Action 1: Prepare a masterplan for redevelopment of the Diamond Creek Community Centre and surrounding precinct

14. An initial draft masterplan for redevelopment of the Diamond Creek Community Centre that included opportunities to better accommodate integrated community spaces was exhibited in 2015. Submissions on the plan were considered by Council in March 2016 with Council resolving to receive a further report in July 2016.
15. Council resolved at the July 2016 Ordinary Meeting of Council to:
 - Undertakes broader strategic planning around community infrastructure and services for Diamond Creek to further inform development of the concept level masterplan for Diamond Creek Community Centre.
 - Re-engage with the community and seek further input from stakeholders and other potential users about the preferred use of a redeveloped model for the Diamond Creek Community Centre.

4. Officers' reports

FN.004/17 Diamond Creek Major Activity Centre and Leisure Facilities Plan Annual Update

Action 2: Prepare Diamond Creek Housing/Neighbourhood Design Guidelines and a Nillumbik Housing Strategy

14. Work on a new Nillumbik Housing Strategy has commenced. The Strategy will identify housing needs in the Shire and seek to address character concerns, such as the status of the Neighbourhood Character Guidelines in Diamond Creek and examination of the 'Diamond Creek Windy Mile'.
15. An Issues and Options Paper is currently being prepared for consideration by Council in 2017 prior to public exhibition. Submissions on the Paper will be reported to Council following public exhibition.

Action 3: Work with the Diamond Creek Traders Association, retailers and property owners to facilitate the development of a town square/urban plaza, improvements to shopfronts, and re-development of the Diamond Creek Plaza site and adjoining retail area

16. The Economic Development unit regularly participates in the Diamond Creek Traders Association Committee Meetings, local business events, projects and initiatives.
17. Over the last 12 months, the Economic Development unit supported the successful Street Life project application/funding, and contributed towards the development of the Diamond Creek Investment Attraction Kit.
18. Council has also provided ongoing support to the Diamond Creek Traders Association President and Marketing Coordinator in undertaking improvement initiatives at the Plaza, including events to activate the space such as an Open Air Cinema (Movie Night) at the carpark and the Cube Z Art project (Pop Up Gallery) where the Association purchased a shipping container and converted it into a temporary gallery.

Action 4: Prepare a Landscape and Streetscape Masterplan

19. Council allocated \$80,000 in the 2016-2017 budget to undertake Diamond Creek town centre streetscape works. These works are now complete.

Action 5: Undertake leisure facilities capital works

20. The Diamond Creek Parkrun is a community event supported by Council. It operates weekly, timed five kilometre runs between Diamond Creek and Allendale Roads and attracts over 200 people per week.
21. The playground at Rotary Park has been upgraded, and outdoor table tennis was installed in January 2017.
22. The Play Strategy will be delivered during 2016/2017 and provides a vision and guiding principles for the provision of play facilities for all life stages, including provision of municipal level and natural-based play opportunities in Diamond Creek.
23. An application to Sports and Recreation Victoria's funding program has been submitted to upgrade the existing training lights at Marngrook oval. Council is currently awaiting the outcome of the application.

4. Officers' reports

FN.004/17 Diamond Creek Major Activity Centre and Leisure Facilities Plan Annual Update

Action 6: Prepare a public toilet strategy

- 24. Public Toilet Guidelines have been drafted. A program for upgrade, renewal and decommission of public toilets across the Shire needs to be undertaken and considered by Council.
- 25. Construction of new public toilets at Rotary Park is being undertaken.

Action 7: Develop a masterplan for the Diamond Creek Reserve

- 26. A pedestrian bridge between Campbell St Reserve and the former horse and pony club land has been constructed and includes a trail loop through the land.
- 27. Carpark sealing at Diamond Creek bowls club is complete.

Action 9: Undertake footpath, shared path and crossing works

- 28. Council resolved at the February 2016 Ordinary Meeting that the preferred alignment for the extension of the existing recreation trail from Nillumbik Park to Hurstbridge is along the creek corridor for the entire length of the trail. To progress this project along the preferred alignment, privately owned land will need to be acquired.
- 29. Amendment C108 to the Nillumbik Planning Scheme proposes to apply the Public Acquisition Overlay to land required for the trail. Council resolved in April 2016 to commence the amendment. The amendment was exhibited between 28 July and 29 August 2016 with 38 submissions received. Council resolved on 6 September 2016 to request the Minister for Planning appoint an independent Planning Panel to consider submissions. A Panel hearing was conducted from 28 November to 1 December 2016. A report from the Panel will be considered by Council in the coming month.

Action 10: Road and public transport advocacy

- 30. VicRoads has recently undertaken community consultation regarding the lowering of the speed limit along Chute Street. Council is currently awaiting the results of the consultation.
- 31. Works have commenced on the construction of a bus interchange and re-configured and expanded train station car parking at the Diamond Creek Station. Works are expected to be complete in early 2017.
- 32. The State Government has recently committed funding for improvements including duplication of the Hurstbridge train line between Heidelberg and Rosanna with the project to be delivered in 2019. Once complete this will result in additional train services along the Hurstbridge line. As part of the rail duplication project, a new bus route 343 will be created between Greensborough and Diamond Creek.

Action 11: Diamond Creek Car Parking Strategy

- 33. Monitoring and maintenance of the Diamond Street off-street car parks and pedestrian facilities to ensure safety and visual appeal throughout the centre's carparks is ongoing along with regular parking enforcement.

4. Officers' reports

FN.004/17 Diamond Creek Major Activity Centre and Leisure Facilities Plan Annual Update

Other actions

34. In addition to the above, one of the key actions that has been completed during the past year has been the implementation of the land use framework for the centre, through the application of the Activity Centre Zone via Amendment C106 to the Nillumbik Planning Scheme.

Review of the Structure Plan

35. Since the introduction of the Structure Plan in 2006, Council has progressively implemented a large number of actions identified within the plan, including establishing a clear planning framework for the activity centre.

36. Some of the key actions that have not been completed relate to urban design improvements, improvements to community facilities, traffic and parking actions identified in the Diamond Creek Car Parking Strategy 2012 (Action 11 of the Implementation Plan) and increased retail and commercial activity.

37. Through the new initiatives funding process it is proposed that a review and update of the Structure Plan be undertaken that focuses on:

- Redefining the geographical area to which the Plan applies
- Updating demographic data
- Updating retail and economic data and projections
- Updating the whole of centre vision, objectives, strategies and actions
- Updating the preferred character, objectives, strategies and actions for Precincts 1-5
- Preparation of a new implementation plan

38. In updating the Structure Plan it is considered that specific emphasis should be placed on identifying urban design improvements, capital works and improvements required to existing community facilities, in particular, the Diamond Creek Community Centre to provide a strategic basis for future works and economic investment in the Diamond Creek Activity Centre beyond 2020.

Conclusion

39. Since the last update to Council on the Implementation Plan in June 2015, a number of actions have progressed in addition to activities that require continued ongoing work.

40. The key actions delivered during 2015-2016 include: economic improvement initiatives at the Diamond Creek Plaza, application of the Activity Centre Zone to the centre, commenced construction of a bus interchange and improved car parking at the Diamond Creek Station, construction of a pedestrian bridge between Campbell St Reserve and the former horse and pony club land, construction of an updated playground at Rotary Park and commencement of a public consultation process by VicRoads to discuss altering the speed limit in Chute Street.

41. As noted above, a review of the Structure Plan is proposed to ensure the document remains current.

Future Nillumbik Committee agenda

14 February 2017

- 5. Supplementary and urgent business**
- 6. Confidential reports**

Nil