

# BANYULE CITY COUNCIL



## A G E N D A

**FOR THE ORDINARY MEETING OF COUNCIL**  
**TO BE HELD AT THE COUNCIL CHAMBERS, SERVICE CENTRE**  
**275 UPPER HEIDELBERG ROAD, IVANHOE**  
**ON 2 FEBRUARY 2009 COMMENCING AT 7.45PM**  
**Following the public forum commencing at**  
**7.30pm and will be extended to 8pm if necessary.**

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### **APOLOGIES AND LEAVE OF ABSENCE**

### **CONFIRMATION OF MINUTES**

*Special Meeting of Council held 15 December 2008*

*Ordinary Meeting of Council held 15 December 2008*

### **DISCLOSURE OF INTERESTS**

### **PRESENTATION**

Ms Doreen Garvey Wandin, Senior Wurundjeri Elder, will make a "Welcome to Country" ceremony.

### **PETITIONS**

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### **URGENT BUSINESS**

### **CLOSURE OF MEETING**

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## **PETITIONS**

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### **PTOC.1 PETITION TO PROVIDE AN AQUATIC FACILITY IN GREENSBOROUGH <Michael Hutchison - City Development> BS02/025/003, BS16/135/002**

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A petition with 341 signatures has been received from the office of Mr Colin Brooks MP, State Member for Bundoora. The petition prayer is as follows:

*“To the Mayor and Councillors of Banyule, given the failure of the Council to start the redevelopment of Greensborough including the new aquatic centre, because of the total project’s cost, we the undersigned respectfully petition you to:*

- *Cut the new council staff office building from the project which will save over \$20 million and allow the rest of the project to commence now or;*
- *Immediately take steps to reopen the current Greensborough Pool, which has been a valued part of our community for over four decades.”*

Of the 341 signatures, 319 signatories are from the following areas within Banyule: Greensborough, Watsonia, Watsonia North, Yallambie, Bundoora, Macleod, Montmorency, Eaglemont, St Helena, Heidelberg, Heidelberg Heights, Briar Hill, Eltham North and Rosanna.

35 signatories are from other areas, these include: Diamond Creek, Doreen, Yarrambat, Eltham, Plenty, Bulleen, Templestowe, Preston, Dingley, Burwood, Pascoe Vale, Cockatoo, Kangaroo Ground, Mill Park, Reservoir, Epping, Wandong and North Ringwood.

A small number of the signatures in the petition (13) were signed on behalf of others. Council’s *“Petitions and Joint Letters”* Guidelines state that “...each signature must be made by the person signing in his or her own handwriting.”

## **DISCUSSION**

### **Civic Spaces**

The planned civic component of the GPAC redevelopment includes a community centre, town square and Council offices within the Eastern Precinct of Greensborough which also incorporates the new Regional Aquatic and Leisure Centre, additional retail and a multi-deck car park. It is intended that the community centre itself would contain different elements, including a cultural foyer, a create lab, a city lounge and a number of community driven spaces for people to meet and interact. The civic component has always been an integral part of the planned redevelopment in Greensborough which has been planned in conjunction with the community, including the local Adult Community Education providers, local Neighbourhood Houses, All Saint’s Anglican Church, the Yarra Plenty Regional Library Service, Volunteers of Banyule and the local Chamber of Commerce. The community hub has been designed to facilitate interaction between local residents, build a strong sense of community, and create shared experiences and diverse interactions.

The development of GPAC – in particular the civic components – have been advanced with this understanding of community development firmly in mind. The planned civic facilities have the capacity to blend culture, learning, leisure and social interaction and interact with new technology.

## ***PETITIONS***

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### **PTOC.1      PETITION TO PROVIDE AN AQUATIC FACILITY IN GREENSBOROUGH cont'd**

The planned civic spaces are intended to be the key cultural and community platform for Greensborough, providing rich and blended layers of activity and opportunity appropriate to community needs and aspiration. The civic building will employ hundreds of people and attract many thousands to contribute to the viability and vitality of the redeveloped Greensborough. The building components of the East Precinct Development, which includes the civic spaces, are incorporated into an integrated redevelopment which utilises the topography, access and existing road network in accordance with an overall Masterplan and vision. The civic spaces are such an integral aspect of the design and social components of the Greensborough Project it is not possible to simply “cut out” the building to guarantee the immediate commencement of the balance of the project.

#### **Greensborough Swimming Pool**

The Greensborough Outdoor Swimming Pool was closed for operation on the 31<sup>st</sup> March 2008 in preparation for the development of the proposed new Regional Aquatic and Leisure Centre. The decision to close the pool at the time was taken in good faith and on advice from Council’s joint venture partner, Greensborough & Partners (incorporating Lend Lease Retail) that the Greensborough Project construction would commence late 2008.

A public event “The Final Splash” was held at the pool to celebrate its history and recognise the pool’s closure. Council also commissioned a local artist to develop a DVD that creatively records the last summer of the Greensborough Pool. “Wet Feet Walking” celebrates the role the pool played in the community with words, sounds and images captured as the pool came to end in its current existence. The DVD was launched as part of the Winter in Banyule Festival and was again screened at the Watsonia Library on Tuesday, 16<sup>th</sup> December 2008.

The Diamond Valley Swimming Club has temporarily relocated to an alternative venue whilst the pool is closed. The club is using the La Trobe University pool for its swim meets and club meetings are held at the Greensborough Senior Citizens Centre. Council has arranged for club memorabilia to be relocated to the Centre and adequate storage arrangements have been made for their equipment. Schools and other community organisations that would have held carnivals or special events at the pool have already made other arrangements for this season. These groups were given 12 months notice in order for them to make alternative arrangements.

Council has made arrangements for the Yarra Swim School, located in Greensborough, to open the pool to the general public to accommodate community swimming during peak hot weather. This pool was open to the public from 27<sup>th</sup> January 2009.

Council officers have undertaken a thorough examination of the Greensborough Pool to determine what works and associated costs would be required if the pool was to re-open in its current state. It is estimated a preparation period of 5-6 weeks would be needed to get the pool ready for public admission.

To prepare for a season open the following works would need to take place:

- Boiler Service Maintenance
- Filling of the pool
- Water Treatment and cleaning
- Heating of pool
- Landscaping
- 5 x valves replacement (plant room)
- Painting repairs to toddler and learner pools

## **PETITIONS**

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### **PTOC.1      PETITION TO PROVIDE AN AQUATIC FACILITY IN GREENSBOROUGH cont'd**

- Minor tile repairs to all pools
- New signage as per Royal Lifesaving Society Guidelines
- Repairs to change rooms; first aid room and kiosk area

The cost for season preparation associated works is estimated at \$70,000, with an additional staffing cost of \$7,500 for the preparation period.

Further costs would be incurred if there is a need to replace the filter medium, which can only be determined if necessary after a full plant room inspection by Council's contracted plant specialist. However this replacement was recommended at the end of the last season with an estimated cost of \$50,000.

Operating costs based on the pool opening in mid January and closing at the end of March, operating for a ten week period would be in the vicinity of \$105,000 for the basic staffing structure.

In addition, there would be general maintenance requirements during the season, water charges for filling the pool and utility costs. There is no guarantee that a permit would be given by the water authority to fill the pool in the current drought conditions.

The lead time required to bring the pool to an operational standard as well as costs involved, make the reopening of the pool at this point prohibitive and impractical.

#### **RECOMMENDATION:**

1. That Council receive and note the petition;
2. Council receive and note any additional pages it may receive to this petition;
3. The primary petitioner be advised accordingly of the outcome.

## LEGAL

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LOC.1      **ERECTION AND DISPLAY OF SIGNAGE - 3-19 FLINTOFF STREET,  
44 GRIMSHAW STREET, 49-63, 66-74 AND 106-126 MAIN STREET,  
GREENSBOROUGH (BAKEWELL WARD)**  
              <Tricia Gadsden - City Development>  
              P852/08

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### PROPOSAL

<b>Existing Use/Development:</b>	Various land uses (forming part of the Greensborough Project)
<b>Applicant:</b>	Greensborough and Partners
<b>Zoning:</b>	Business 1 Zone Priority Development Zone (Schedule 1)
<b>Overlays:</b>	Design and Development Overlay (Schedule 4) Public Acquisition Overlay
<b>Advertising Sign Category:</b>	Category 1 of Clause 52.05 of the Banyule Planning Scheme.
<b>Notification (Advertising):</b>	Four (4) copies of large public notices were displayed in prominent positions on the site in the following locations: 1 facing Grimshaw Street at the vehicle entrance, 1 facing Flintoff Street at the vehicle entrance, 1 at the corner of Para Road and Flintoff Street facing the corner, and 1 in a shop window along Main Street which forms part of the site. Council erected the signs and maintained them in good order and condition for fourteen (14) days.  No objections have been received.
<b>Referrals:</b>	Nil
<b>Restrictive Covenant:</b>	There are no restrictive covenants on title that would prevent the issue of a permit for the proposal.
<b>Planning Scheme Policy Considerations:</b>	The following policies have been considered in the assessment of the proposal: SPPF Cl. 12.01      (A more compact city – Activity Centres) Cl. 12.05      (A great place to be) Cl. 17.01      (Activity centres) Cl. 17.02      (Business) LPPF Cl. 21 MSS (Activity Centres, Built Environment) Cl. 22.03 (Outdoor Advertising Policy) Cl. 52.05 (Advertising Signs)

### Discussion of proposal

The proposal is for the provision of new signs on the redeveloped Greensborough Shopping Centre approved under Planning Permit P569/2008 and focused primarily on Main Street and the East Main Street Precinct. The signs will not be erected and displayed until the redevelopment is complete.

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## LEGAL

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### LOC.1 ERECTION AND DISPLAY OF SIGNAGE - 3-19 FLINTOFF STREET, 44 GRIMSHAW STREET, 49-63, 66-74 AND 106-126 MAIN STREET, GREENSBOROUGH (Bakewell Ward) cont'd

The proposal presents a combination of way finding signage with promotion, business identification and major promotion signage. The signage is anticipated to provide directions to facilities within the centre, identify major businesses within the new precinct, and provide major promotion signs which would contribute to the vitality of the centre.

The tables below identify the location, size and type of signage proposed as part of the application.

#### **Way finding signage**

The freestanding blade signs are designed to be readable at the pedestrian level, providing essential information about the centre. The information will assist in pedestrian movements through to public transport facilities as well as other land uses within the area.

Type of Sign	Size	Locations
Internally illuminated promotion signs	1.8m x 1m x 0.15m (1.8m <sup>2</sup> )	1. Main Street at the pedestrian entrance to the town square. 2. Flintoff Street at the pedestrian entrance to the town square. 3. Corner of Flintoff Street and Para Road.

#### **Parking signage**

Parking signs will be located in strategic areas around the new precinct in the standard blue "P" format on a white background. A blue arrow on a white background will guide vehicles to the area of parking. The signs will be internally illuminated and double sided to catch both directions of traffic, protruding from the building to increase visibility.

Type of Sign	Size	Locations
Internally illuminated, above verandah signs	1.8m x 2.4m (4.32m <sup>2</sup> )	1. Centred horizontally on the lower section of the façade above the carpark entry off Flintoff Street. 2. Attached to the upper section of the southern side of the northern most facade facing Main Street. The top of the sign will be flush with the top of the façade. 3. Attached to the south west corner of the lower façade of the northern most facade facing Main Street. 4. Centred horizontally on the lower section of the façade above the carpark entry off Para Road.

## LEGAL

### LOC.1 ERECTION AND DISPLAY OF SIGNAGE - 3-19 FLINTOFF STREET, 44 GRIMSHAW STREET, 49-63, 66-74 AND 106-126 MAIN STREET, GREENSBOROUGH (Bakewell Ward) cont'd

#### *Business Identification signage*

Business identification signs are proposed to be erected on the three largest frontages of the new precinct, flush against the facade. The signage will provide vital information about the major tenancies within the new precinct and attempt to establish the new centre as a principal place for retail and entertainment facilities. The signage details provided below are reflective of the signs being clustered together in the same locations.

Type of Sign	Size	Locations
Internally illuminated, High-wall Business identification signs	Majors & Mini Majors 12.3m x 4.3m (52.89m <sup>2</sup> )	1. Centred horizontally on the upper section of the façade above the carpark entry off Flintoff Street. 2. Centred horizontally on the upper section of the northern most facade facing Main Street.
Floodlit, Panel, High-wall, Business identification signs	Greensborough Logo 5m x 4.2m (52.89m <sup>2</sup> )	3. Centred horizontally on the upper section above the carpark entry off Para Road.

#### *Major Promotion signage*

Major Promotion signs are proposed to provide visual interest to the large facades at key focal points around the precinct. The signage is anticipated to incorporate advertising features into the built form, and to encourage the success of and retain business activities on the site.

Type of Sign	Size	Locations
Floodlit, High-wall major promotion signs	20m x 6m (120m <sup>2</sup> )	1. Centred vertically and aligned to the right on the eastern most façade facing Para Road.
	20m x 6m (120m <sup>2</sup> )	2. Centred horizontally and vertically on the western most façade facing Para Road.
	13m x 4m (52m <sup>2</sup> )	3. Centred horizontally above the carpark entrance facing Para Road. The sign is located vertically between the major and mini major promotion signs and the internally illuminated parking sign above the car park entry.
	20m x 6m (120m <sup>2</sup> )	4. Centred vertically and aligned to the left on the northern most façade facing Flintoff Street.
	20m x 6m (120m <sup>2</sup> )	5. Centred vertically and horizontally on the western most corner façade at the Para Road and Main Street intersection.
	13m x 4m (52m <sup>2</sup> )	6. Centred horizontally and flush with the top of the eastern most corner façade at the Para Road and Main Street intersection.

## **LEGAL**

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**LOC.1            ERECTION AND DISPLAY OF SIGNAGE - 3-19 FLINTOFF STREET,  
44 GRIMSHAW STREET, 49-63, 66-74 AND 106-126 MAIN STREET,  
GREENSBOROUGH (Bakewell Ward) cont'd**

### **TECHNICAL DISCUSSION**

#### **Clause 22.03 Outdoor Advertising Policy**

Council's Outdoor Advertising Policy sets out general objectives for signage within the Banyule municipality, to:

- encourage signs which enhance the physical character of the City of Banyule.
- encourage signs which are adequate and effective, given the legitimate need for business promotion.
- minimise visual clutter and rationalise existing and proposed signs.
- ensure that the appearance, size, illumination and other aspects of signs complement the developments on which they are displayed and the character of the surrounding locality.
- encourage signs which identify the business, not the individual products which are sold.
- ensure signs do not adversely affect the advertising capability of adjacent premises.
- ensure that signs do not interrupt or detract from views of major natural and built environment features.
- ensure signs do not significantly impact on the character of residential areas.
- ensure that signs are not located where they are hazardous to motorists and pedestrians.
- encourage operators of all sites to improve the effectiveness of advertising on their site.

The policy also provides a specific policy sheet for signs within the Greensborough District Centre. This identifies specific objectives, the purpose of signs, and identifies signs which are not encouraged. The objectives include, to:

- ensure that signs respond to the architecture of the building and the landscaping and setting of the Centre.
- reduce the visual clutter of signs on Main and Grimshaw Streets to ensure the effectiveness of the message and to enhance the streetscape.
- standardise the dimensions of under verandah signs to increase ease of comprehension unless unique design circumstances exist.

The policy sheet encourages above verandah signs (to attract pedestrians from further away). These signs should, however, be flush to the wall to maintain the continuity of the streetscape and should be designed to enhance the streetscape and respond to the character of the building.



## **LEGAL**

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### **LOC.1 ERECTION AND DISPLAY OF SIGNAGE - 3-19 FLINTOFF STREET, 44 GRIMSHAW STREET, 49-63, 66-74 AND 106-126 MAIN STREET, GREENSBOROUGH (Bakewell Ward) cont'd**

The policy also presents information specific to the types of appropriate signage surrounding the Greensborough Plaza. Whilst it is not specifically the Plaza seeking additional signage, the directions are still considered relevant given that the proposed signage is part of an overarching scheme to increase the business activity within the Greensborough Principal Activity Centre. The policy states:

*Signs which identify the Greensborough Plaza and have a consistent theme are encouraged. The signs external to the building should identify the Plaza itself rather than a proliferation of individual signs identifying the various tenants. Master or directory signs are encouraged. Seasonal or festive decorations of the buildings exterior are also encouraged. Signs within the Plaza are exempt from this policy as they cannot be seen outside the building.*

The policy also states the following in relation to Gateways:

*Sites at the Gateways to the Centre are important entry points to the Centre. Signs at these sensitive locations should enhance the visual appearance of these entry points and should include landscaping consistent with the District Centre theme planting where possible. The existing signs at the Centre Gateways fulfil important traffic, directional and parking control functions. Pedestrian access points are also identified. It is important that any new signs, not interfere or conflict with important "information" or traffic signage.*

Signs that are not encouraged by the policy include sky, panel, animated, illuminated fascia, "V"- board and bunting signs.

#### **Clause 52.05 Advertising Signs**

The subject land is included within Category 1 – Business Areas within Clause 52.05-7 of the Banyule Planning Scheme. None of the proposed signs are prohibited by this category.

Decision guidelines at Clause 52.05-3 of the scheme require consideration of a number of matters relating to:

- The character of the area
- Impacts on views and vistas
- The relationship to the streetscape, setting or landscape
- The relationship to the site and building
- The impact of structures associated with the sign
- The impact of any illumination
- The impact of any logo box associated with the sign
- The need for identification and the opportunities for adequate identification on the site or locality
- The impact on road safety

## **LEGAL**

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### **LOC.1      ERECTION AND DISPLAY OF SIGNAGE - 3-19 FLINTOFF STREET, 44 GRIMSHAW STREET, 49-63, 66-74 AND 106-126 MAIN STREET, GREENSBOROUGH (Bakewell Ward) cont'd**

#### **RESPONSE TO POLICY FRAMEWORK**

The proposal responds positively to the State and Local Planning Policy Framework in maintaining an attractive built environment with opportunities to sustain business opportunities and economic growth through Banyule's only Principal Activity Centre.

The signage is considered to generally meet the objectives of Council's Outdoor Advertising Policy and Clause 52.05 of the Banyule Planning Scheme. Further discussion in relation to these components is outlined below.

#### **Outdoor Advertising Policy**

The proposed signage is of a scale which is reflective of the role of the activity centre in the local region and beyond, and responds appropriately to the design of future buildings within the site. The signs present adequate and effective signage, particularly for sites within the precinct which do not have exposure to the main vehicular accessways surrounding the centre. The signage is not considered to be contributory to visual clutter and will not adversely affect the advertising capability of adjacent premises.

The elevated nature of the centre may cause the signage and built form to be seen from residential areas across nearby natural gullies. The fact that the signage can be seen does not necessarily mean that it would be considered inappropriate, however, as the scale of the signage in comparison to the built form is considered to be appropriate, and views of natural environment features will not significantly be interrupted.

The signage is also located a sufficient distance away from established residential areas, to ensure that visual impacts from the placement or illumination of the signs are not of significant consequence. The signage is also located appropriately to avoid hazard to motorists and pedestrians, and will present a clean and effective message in context with the role that the centre will play within the community.

In relation to the specific objectives in place within the policy for the Greensborough District Centre, the signage is located to complement the proposed built form and minimise visual clutter through appropriate placement of the signs against the façades. The messages will be effective and will enhance the streetscape, providing visual interest to the façades. The location of the signs will also ensure that other tenancies within the precinct will have the ability to provide effective identification of their business at the pedestrian level without presenting a cluttered image to the streetscape.

Above verandah signs are appropriately located to attract pedestrians and vehicles from further away and are located flush to the façade to ensure continuity of, and enhance, the streetscape and built form.

The proposal presents a consistent theme and discourages the proliferation of individual signs for all tenants above the verandah. Rather, the proposal highlights major tenants that would otherwise not be in a position to advertise externally without increasing visual clutter.

The signage design has considered the gateway position of the building and ensures that clear traffic and pedestrian directions can be obtained without risk of mixed or visually confusing messages.

## **LEGAL**

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### **LOC.1 ERECTION AND DISPLAY OF SIGNAGE - 3-19 FLINTOFF STREET, 44 GRIMSHAW STREET, 49-63, 66-74 AND 106-126 MAIN STREET, GREENSBOROUGH (Bakewell Ward) cont'd**

Whilst panel signs are not encouraged by the specific policy sheet, it is considered that the intention for discouraging panel signs is to reduce the potential for visual clutter by allowing a proliferation of large signs. The proposal, however, provides a mixture of major promotion and business identification signs that are complementary to the size of the proposed built form, and provide an effective and clear message for the benefit of patrons to the centre. The subject site is located at a sufficient distance from established residential areas to avoid conflict of amenity, and is therefore considered to be appropriate based on the objectives within the Outdoor Advertising Policy.

#### **Clause 52.05 Advertising Signs**

The proposal is considered to be consistent with the decision guidelines contained within Clause 52.05 of the Banyule Planning Scheme. The signs are compatible with the desired future character of the Principal Activity Centre, whilst ensuring that there will be limited impact on the natural environment or residential character.

The signs will not detract, obscure or compromise any important views from the public realm or dominate the skyline, due to the appropriate siting of the signs against future building facades.

The signage is important for functionality of the future works for the site, identifying key tenants and providing important information for way finding throughout the site.

Illumination will be subtle, and will ensure that glare or direct light will not affect safety for pedestrians and vehicles, or affect the amenity for nearby residents, primarily due to the elevated level of the site, and the separation of the site to residential areas due to natural and built features.

The signage is important for the viability and vibrancy of the future development of the site, and is not considered to be a safety hazard.

#### **CONCLUSION**

The signage is consistent with the State and Local Planning Policies, particularly in relation to Clauses 22.03 and 52.05 of the Banyule Planning Scheme. The signage will present attractive identification of primary tenancies and functions of the site, whilst contributing to the vibrancy of the centre, and complementing the future built form envisaged for the site.

The proposal is therefore considered appropriate, and a permit should issue subject to standard conditions.

#### **RECOMMENDATION**

That Council having complied with Section 52, 58, 60, 61 and 62 of the Planning and Environment Act 1987, issue a Planning Permit in respect of Application No. P852/2008 for the erection and display of internally illuminated, floodlit, panel, high-wall, above verandah, promotion, and business identification signage at 3-19 Flintoff Street, 44 Grimshaw Street, 49-63, 66-74 and 106-126 Main Street, Greensborough, subject to the following conditions:

## **LEGAL**

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**LOC.1      ERECTION AND DISPLAY OF SIGNAGE - 3-19 FLINTOFF STREET,  
44 GRIMSHAW STREET, 49-63, 66-74 AND 106-126 MAIN STREET,  
GREENSBOROUGH (Bakewell Ward) cont'd**

### **No Alterations**

- (1) The location and details of the sign(s) and sign structure(s) shown on the endorsed plans or described in the endorsed documents must not be altered or modified except with the written consent of the Responsible Authority.

### **No Intermittent Lighting**

- (2) Flashing or intermittent lighting must not be used in the sign(s) permitted by this permit.

### **Sign Maintenance**

- (3) The sign(s) permitted by this permit must be maintained in good condition to the satisfaction of the Responsible Authority.

### **No Bunting**

- (4) Bunting, streamers, flags, windvanes or similar material must not be displayed except with the prior written consent of the Responsible Authority.

### **Time Limits**

- (5) In accordance with section 68 of the *Planning and Environment Act 1987* and Clause 52.05 of the Banyule Planning Scheme, this permit will expire fifteen (15) years from the date of this permit.

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

### **Permit Notes**

**(A) Expiry of Permit**

In the event that this permit expires or the subject land is proposed to be used or developed for purposes different from those for which this permit is granted, there is no guarantee that a new permit will be granted. If a permit is granted then the permit conditions may vary from those included on this permit having regard to changes that might occur to circumstances, planning scheme provisions or policy.

**(B) No Further Signs Without Consent**

Except where no permit is required under the provisions of the Banyule Planning Scheme, no advertising signs may be constructed or displayed without a permit.

## ***LEGAL***

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**LOC.1            ERECTION AND DISPLAY OF SIGNAGE - 3-19 FLINTOFF STREET,  
44 GRIMSHAW STREET, 49-63, 66-74 AND 106-126 MAIN STREET,  
GREENSBOROUGH (Bakewell Ward) cont'd**

**(C) Buildings and Works**

This permit in no way constitutes approval for the built form, works required to construct the built form, or land uses depicted within the endorsed plans. The permit is for the display of signage only, and all other buildings, works and land uses will be subject to the relevant provisions contained within the Banyule Planning Scheme and the Planning and Environment Act 1987.

## LEGAL

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**LOC.2 TRAFFIC SURVEY DATA COLLECTED BEFORE AND AFTER EASTLINK  
OPENING  
<Justin Dynan - City Development>  
ST6445**

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### PROPOSAL

To consider a report on traffic count data that was obtained before and after the opening of EastLink.

### BACKGROUND

With the opening of EastLink, it was considered that there may have been an increase in traffic volumes in Banyule, particularly on roads between the Eastern Freeway and the Metropolitan Ring Road. Hence, it was considered worthwhile to undertake “before” traffic counts in the Heidelberg area prior to the opening of EastLink.

These “before” counts were conducted in the Heidelberg area in April 2008 over a period of 7 days, and the results were presented to the Council Meeting on 30 June 2008. At the Meeting, Council resolved as follows:

1. *That the report be received.*
2. *That a further report be presented to Council following the completion of traffic surveys in Banksia Street, Rosanna Road, Burgundy Street, Jika Street, Beverley Road, Heidelberg Road, Greensborough Road, Main Road, Livingstone Street, Bulleen Road and Cape Street in late 2008, comparing data from before and after the opening of EastLink and traffic increases over a 10-year period.*

EastLink opened to traffic on 29 June 2008, and operated toll free for the first four weeks.

### TRAFFIC DATA COLLECTED

Further traffic surveys were conducted in late November 2008 over a period of 7 days, to obtain traffic count data after EastLink had been operating for several months.

A comparison of the “before” and “after” survey results is shown in the tables below. The tables also include recent history with regard to traffic volumes.

#### Banksia St – between Lower Heidelberg Rd and Dora St

	Eastbound		Westbound		Total			History
	Before*	After**	Before*	After**	Before*	After**	Change %	Aug 1997
Average Daily Traffic Volume	24,472	24,392	27,447	27,114	51,919	51,506	-0.8	46,640 (total)
Number of trucks	1933	1976	2272	1732	4205	3708 (7.2%)	-11.8	n/a

\* Before count – start date 17/4/08

\*\* After count – start date 27/11/08

## **LEGAL**

### **LOC.2 TRAFFIC SURVEY DATA COLLECTED BEFORE AND AFTER EASTLINK OPENING cont'd**

#### **Rosanna Rd – between Darebin St and Brown St**

	Northbound		Southbound		Total			History
	Before*	After**	Before*	After**	Before*	After**	Change %	Aug 1996
Average Daily Traffic Volume	22,405	23,956	23,213	23,200	45,618	47,156	+3.4	29,774 (total)
Number of trucks	1412	1773	1416	1811	2828	3584 (7.6%)	+26.7	n/a

\* Before count – start date 29/4/08

\*\* After count – start date 24/11/08

#### **Burgundy St – between Rosanna Rd and Cape St**

	Eastbound		Westbound		Total			History
	Before*	After**	Before*	After**	Before*	After**	Change %	Aug 1996
Average Daily Traffic Volume	9076	9522	6808	6622	15,884	16,144	+1.6	17,921 (total)
Number of trucks	454	419	320	291	774	710 (4.4%)	-8.3	n/a

\* Before count – start date 15/4/08

\*\* After count – start date 24/11/08

#### **Jika St – north of Vine St**

	Northbound		Southbound		Total			History
	Before*	After**	Before*	After**	Before*	After**	Change %	Aug 2002
Average Daily Traffic Volume	8096	8959	12,742	13,689	20,838	22,648	+8.7	17,748 (total)
Number of trucks	374	665	522	739	896	1404 (6.2%)	+56.9	n/a

\* Before count – start date 15/4/08

\*\* After count – start date 24/11/08

#### **Beverley Rd – south of Louise St**

	Northbound		Southbound		Total			History
	Before*	After**	Before*	After**	Before*	After**	Change %	April 1998
Average Daily Traffic Volume	3358	3469	3523	3618	6881	7087	+2.99	5903 (total)
Number of trucks	44	85	42	40	86	125 (1.8%)	+45.3	n/a

\* Before count – start date 15/4/08

\*\* After count – start date 30/11/08

## **LEGAL**

### **LOC.2 TRAFFIC SURVEY DATA COLLECTED BEFORE AND AFTER EASTLINK OPENING cont'd**

At its Meeting on 30 June 2008 Council requested traffic count information at the following locations. "Before" EastLink opening count data is not available. Historical data has been listed for comparison purposes.

#### **Heidelberg Rd – at Darebin Creek**

	Northbound	Southbound	Total	History
	After**	After**	After**	Aug 1996
Average Daily Traffic Volume	12,701	13,581	26,282	24,092 (total)
Number of trucks	368 (2.9%)	421 (3.1%)	789 (3.0%)	n/a

\*\* After count – start date 24/11/08

#### **Greensborough Rd – between Erskine Rd and Strathallan Rd**

	Northbound	Southbound	Total	History
	After**	After**	After**	Oct 1999
Average Daily Traffic Volume	24,363	25,126	49,489	41,128 (total)
Number of trucks	1584 (6.5%)	1884 (7.5%)	3468 (7.0%)	n/a

\*\* After count – start date 24/11/08

#### **Main Rd – between Para Rd and Yallambie Rd (at Plenty River)**

	Eastbound	Westbound	Total	History
	After**	After**	After**	July 1996
Average Daily Traffic Volume	13,904	13,686	27,590	26,963 (total)
Number of trucks	459 (3.3%)	438 (3.2%)	897 (3.3%)	n/a

\*\* After count – start date 24/11/08

#### **Livingstone St – between Oriel Rd and Upper Heidelberg Rd**

	Eastbound	Westbound	Total	History
	After**	After**	After**	Aug 1996
Average Daily Traffic Volume	6330	5476	11,806	10,693 (total)
Number of trucks	222 (3.5%)	192 (3.5%)	414 (3.5%)	n/a

\*\* After count – start date 24/11/08

Data from Cape Street that was obtained in 2007 is listed below. However, an "after" count was not able to be conducted at the time, due to the road closure in Cape Street for sewerage pipe works.



## LEGAL

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### LOC.2 TRAFFIC SURVEY DATA COLLECTED BEFORE AND AFTER EASTLINK OPENING cont'd

#### Cape St – between Brown St and St James Rd

	Northbound	Southbound	Total	History
	Before*	Before*	Before*	Aug 2002
Average Daily Traffic Volume	3461	3455	6916	5549 (total)
Number of trucks	38 (1.1%)	31 (0.9%)	69 (1.0%)	n/a

\* Before count – start date March 2007

#### Bulleen Rd – between Eastern Fwy and Manningham Rd

Council has no available data for Bulleen Road. However, data obtained from VicRoads shows that traffic volumes “before” EastLink were approximately 36,000 vehicles a day, which included approximately 2000 trucks (5.6%). VicRoads has no “after” count volumes at this stage.

#### Banksia St – between Dora St and Bulleen Rd (at Yarra River)

VicRoads has conducted “before” and “after” counts in Banksia Street between Dora Street and Bulleen Road (at the Yarra River), as follows:

	Total			History
	Before*	After**	Change %	Aug 1996
Average Daily Traffic Volume	67,000	70,000	+4.5	58,778 (total)
Number of trucks	3200 (4.8%)	4000 (5.7%)	+25.0	n/a

\* Before count – 2006 to June 2008 (VicRoads)

\*\* After count – August to November 2008 (VicRoads)

It should be noted that the recorded volume of traffic on Rosanna Road may be higher than normal due to the road closure in Cape Street (during the day) for sewerage pipe works. Cape Street would normally provide an alternative route to Rosanna Road for some motorists.

## DISCUSSION

As shown in the above traffic data, the major changes in traffic volumes since EastLink opened have occurred in Banksia Street, Rosanna Road and Jika Street. If any changes were to have occurred, they would have occurred in these roads as they form part of the link between the Eastern Freeway and the Metropolitan Ring Road.

The daily traffic volume in Rosanna Road had an increase of 1538 vehicles (3.4% increase), which includes an additional 756 heavy vehicles (26.7% increase). The majority of the heavy vehicle increase came from large trucks, with relatively small increases in the number of small and medium trucks.

## **LEGAL**

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### **LOC.2 TRAFFIC SURVEY DATA COLLECTED BEFORE AND AFTER EASTLINK OPENING cont'd**

The daily traffic volume in Jika Street had an increase of 1810 vehicles (8.7% increase), which includes an additional 508 heavy vehicles (56.9% increase). The majority of the heavy vehicle increase came from smaller trucks, with the number of large trucks being minimal. The portion of large trucks not increasing much can be attributed to the difficulty of large trucks entering Dora / Jika Streets from the north and improved facilities for left turning trucks being provided at the Lower Heidelberg Road / Banksia Street intersection (exclusive left turn lane).

Data obtained from VicRoads (refer above) showed an increase in the daily traffic volume for Banksia Street between Dora Street and Bulleen Road (at the Yarra River). The total volume increased by approximately 3000 vehicles, which includes an additional 800 heavy vehicles.

Traffic volumes at the other survey sites such as Banksia Street (between Lower Heidelberg Road and Dora Street), Burgundy Street and Beverley Road have generally remained at similar levels.

There is no "before" count data available for Greensborough Road, however the "after" count data was found to be similar to Rosanna Road with regard to both the daily traffic volumes and heavy vehicle volumes.

In summary, the traffic count data indicates that there has been an increase in traffic (approximately 2000 vehicles per day) and a significant increase in truck volumes (in the order of 800 trucks per day) along Banksia Street (at the Yarra River), Jika Street and Rosanna Road since the opening of EastLink.

For the information of Council, VicRoads is currently preparing a report which looks at the impact of EastLink on surrounding roads. The report will be available to local Council's in the coming weeks.

#### **RECOMMENDATION:**

That the report be received.

# **FINANCIAL**

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**FOC.1 OPERATING FINANCIAL REPORT FOR PERIOD ENDED 31 DECEMBER 2008**  
**<Matthew Tibb - Corporate Services>**  
**BS12/025/001**

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## **PROPOSAL**

Presentation of Operating Financial Report for the six-months ended 31 December 2008.

## **BACKGROUND**

This Financial Report has been prepared on an accrual basis in accordance with Australian Accounting standards.

Overall, this report reveals that Council's financial performance is sound and in line with the 2008/09 corporate budget, with some offsetting operating variances. In particular, the attached financial report reveals investment income is expected to not meet budget, but will be offset by additional grants commission income and savings in insurances and debt servicing.

The consolidated operating surplus at 31 December 2008 of \$24,780,904 is within \$138,128 of the estimated budget. This operating surplus to date largely results from full recognition of rates at the beginning of the financial year in accordance with the accounting standard. An operating surplus, as budgeted, is still expected at the end of the financial year.

A timing variance to date from the New Works and Services Program and a small number of other variances currently exists as some expenditure occurs on a programmed basis rather than on an even basis throughout the year.

This six-month Financial Report indicates that Council is managing well against budget.

## **INVESTMENTS**

All excess funds are invested in accordance with Council's Financial Strategy and Investment Policy. Currently the funds are invested as follows:

<b>Financial Institution/Fund Manager</b>	<b>\$ Amount</b>
National Australia Bank	8,000,000
Bank of Queensland	2,000,000
Macquarie Bank	7,500,000
IMB Bank	950,000
Bendigo & Adelaide Bank	1,000,000
Members Equity Bank	1,000,000
Council Managed	6,512,131
<b>Total Investments @ 31 December 2008</b>	<b><u>\$26,962,131</u></b>

## **RECOMMENDATION:**

That the Operating Financial Report for the period 31 December 2008 be received.

## **GOVERNANCE**

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**GOC.1      REVIEW AND DETERMINATION OF MAYOR AND COUNCILLOR  
ALLOWANCES  
<Janet Davis - City Development>  
BS02/015/002**

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### **PROPOSAL**

To determine allowances payable to the Mayor and Councillors and seek public comment as required by the *Local Government Act 1989. (The Act)*

### **BACKGROUND**

*The Local Government Act 1989, section 74;* requires the Council to review and determine the level of Mayor and Councillor Allowances within 7 months after a general election. The Act provides for minimum and maximum allowances payable as set by Order in Council from time to time. Each Council has discretion within the allowable range to determine the allowances it will pay to its Mayor and Councillors, having regard to local circumstances and priorities.

### **LEGAL CONSIDERATION**

In April 2008, the Minister for Local Government, the Hon. Richard Wynne MP announced *Recognition and Support, the Victorian Government's Policy Statement on Local Government Mayor and Councillor Allowances and Resources*. The Act was subsequently amended in November 2008, to provide legislative effect to the Policy.

An Order in Council giving effect to new allowances for Mayors and Councillors was Gazetted on 27 November 2008.

The allowances now comprise two parts:

Part A – Lower and upper range limits and levels of allowances for councils in categories 1, 2 and 3, (Banyule Council falls into Category 2); and

Part B – the equivalent of the superannuation guarantee contribution (currently 9%) to be added to Part A unless the Council has made a unanimous resolution under Commonwealth taxation legislation to pay the Superannuation Guarantee Contribution.

The Order in Council also provided that allowances paid to Councillors and Mayors should be adjusted up by 34.38% plus Part B 9% Super Contribution, from the date of the election until such time as Council formally undertakes a review.

Within seven months of the election the Council is required to perform a review involving public consultation under section 223 of the Act to determine the allowances that will be payable from the range available to each council in its category from that time and for the next four years.

### **Annual Adjustments**

In future, under Section 73B of the Act, the Minister for Local Government will undertake an annual review of the allowances having regard to remuneration levels payable under the *Public Administration Act 2004*. If the review finds that allowances should be adjusted, the Minister will publish a notice in the Gazette setting out the adjustment factor and new limits and ranges of allowances including the adjustment.

## **GOVERNANCE**

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### **GOC.1 REVIEW AND DETERMINATION OF MAYOR AND COUNCILLOR ALLOWANCES cont'd**

Council must then increase Part A of their allowances in accordance with the adjustment factor and new limits and ranges of allowances including the adjustment.

#### **Category Review**

There are three ways in which the category of a council can be changed:

1. Under Section 73A of the Act there will be an annual review by the Minister to determine if, based on population and revenue data, the category of any council requires alteration. If an alteration is required, the Minister will publish a notice in the Gazette.
2. Under Section 74C of the Act a council may make a submission to the Minister requesting a review of the category,
3. Under Section 74C of the Act the Minister may request a Panel to review a council's category status.

If the category of a council is changed it is necessary for the council to undertake a new review to determine the actual allowances to be paid within the new category range.

#### **FUNDING IMPLICATIONS**

The new allowances for Banyule that came into affect in November 2008 are as follows:

Councillors Allowance	\$8,400 to \$20,200
Mayor's Allowance	up to a maximum of \$62,500

The Council is required to review the Councillor Allowance whenever the Minister gazettes an Order in Council as above. New allowances apply from the date Council makes a determination following such a review.

A budget allowance for Mayor and Councillors Allowances is provided within the current budget and provision for future increases in the allowance will be made in the budget each year.

#### **CONSULTATION**

The Council is required to advertise the new Mayor and Councillor allowances in accordance with Section 223 of the Act and provide for consideration of any submissions received before formally adopting the new allowance amounts.

Advertisements will be placed on the Council Website and in the locally circulating newspapers on 10<sup>th</sup> and 11<sup>th</sup> February with a closing date for submissions of 13<sup>th</sup> March.

#### **CONCLUSION**

The allowances payable to Mayors and Councillors assist in defraying the costs of holding civic office. Council should now seek community comments on the allowances proposed for the Mayor and Councillors.

## **GOVERNANCE**

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### **GOC.1 REVIEW AND DETERMINATION OF MAYOR AND COUNCILLOR ALLOWANCES cont'd**

#### **RECOMMENDATION:**

1. That in accordance with Section 223 of the *Local Government Act*, Council seek community comment on the Mayor and Councillors Allowance being fixed at \$62,500 and \$20,200 per annum respectively, payable quarterly in advance.
2. A further report be prepared for consideration by Council at the Ordinary Meeting to be held on 30 March 2008, together with any submissions received.

## **GOVERNANCE**

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**GOC.2            DAREBIN CREEK MANAGEMENT COMMITTEE**  
**<Jeff Parkes - City Services>**  
**BS22/030/001**

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### **PROPOSAL**

To appoint Council's representatives to the Darebin Creek Management Committee.

### **BACKGROUND**

In accordance with the constitution of the Darebin Parklands Management Committee (DCMC), Council has the right to appoint three members of the Management Committee. The appointments need to be made on an annual basis in accordance with the DCMC's constitution and they should comprise one Councillor representative, one officer representative and a community representative, or any combination of the above. At present Council's representation is the Manager of Parks and Gardens (officer representative), the Co-ordinator of Open Space Planning (in lieu of a Councillor representative) and Mr Graeme Martin, a member of the Darebin Parklands Association (community representative)

DCMC has recently written to Council requesting that it appoint its representatives for the coming 12 month period.

### **RELEVANT ISSUES**

Whilst constitutionally it is not necessarily an issue for an officer to be substituted for the Councillor representative, the Committee has written requesting that Council consider appointing a Councillor as well as an officer and a community representative for the next 12 months, as the other three Councils involved with the Committee have each appointed a Councillor as well as an officer and a community representative.

DCMC recognises the difficulties all Councillor representatives have in attending meetings on a regular basis due to their many and varied commitments and has therefore agreed to restructure its meeting schedule to have regular ordinary meetings, as well three special meetings each year. Councillor representatives will only be required to attend the three special meetings, although they will still have the option of attending ordinary meetings should they wish to do so.

### **OFFICER COMMENT**

Mr Graeme Martin, Banyule's present community representative has indicated his willingness to continue in this role for a further 12 months. Mr Martin has been a very effective and productive representative and has recently prepared a draft strategic plan for the Committee.

Due to the very strong planning emphasis the Committee has in its role, the logical officer representative is the Co-ordinator of Open Space Planning. This officer also reports directly to the Manager of Parks and Gardens.

Whilst the Council can potentially continue with the current representation structure of two officers (one in lieu of a Councillor representative) and a community representative, it would be of benefit to the Committee if Council saw fit to appoint a Councillor, as the Committee does from time to time need to deal with issues of a political nature. It should be noted that the City of Whittlesea's Councillor representative is the Committee's President and the City of Yarra's Councillor representative is its current Mayor.

## **GOVERNANCE**

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### **GOC.2 DAREBIN CREEK MANAGEMENT COMMITTEE cont'd**

#### **RECOMMENDATION:**

That Council appoint as its representatives on the Darebin Creek Management Committee for the next 12 months, the following:

- (a) A Councillor, to be determined by Council;
- (b) An officer, the Co-ordinator of Open Space Planning;
- (c) A community member, Mr Graeme Martin.



## ***FORWARD PLANNING***

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**FPOC.1      IVANHOE GOLF COURSE - WATER REQUIREMENTS (GRIFFIN WARD)**  
**<Allison Beckwith - Community Programs>**  
**BS38/055/003**

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### **PROPOSAL**

That Council proceed with the delivery of water to the Ivanhoe Golf Course under the current climate conditions, in the event of the diversion licence being suspended.

### **BACKGROUND**

The Ivanhoe Golf Course is a Council asset that is managed by an external party as part of a commercial agreement. Council derives substantial income from leasing arrangements. The proprietor's income stream is dependent on being able to present a golf course that is in playable condition.

A substantial component of keeping the golf course playable is the supply of water to keep greens and tees in a good condition. The current watering infrastructure is reliant on water from the Yarra River via a pumping mechanism. The proprietor has access to a diversion license from Melbourne Water and the supply from the mains is limited to the club house.

At its Meeting of 15 December 2008 Council considered a report (FPOC.209) in relation to water needs of the Ivanhoe Golf Course and the means of providing continuous water supply to the course under the current climate conditions and resolved –

- “1. In the event that the water diversion license is suspended, costs associated with the delivery of water are borne equally between Council and the Tenant.
2. An urgent report be submitted to Council for further consideration in the event that the water diversion license is suspended.
3. Council officers continue discussions with the current Tenant to establish a water management plan for the course, following which a further report be presented to Council.”

### **CURRENT STATUS**

In recent years there has been a decline in rainfall which is evident by the low volumes of water in the river network and the water catchments sites. There is growing pressure on the environmental flows to sustain the river which is the management responsibility of Melbourne Water. The Yarra River is monitored for environmental flow at numerous locations. The site that is used to determine water availability for Banyule City Council's golf course is located at the Chandler Highway section of the river. If the levels fall below 150 mega litres per day the diversion is prohibited.

In recent days the levels have been recorded at 160 mega litres per day and with the predicted weather forecast of extreme heat over the next week with no prediction of rain it is anticipated that levels will fall below 150 mega litres and the diversion licence will be suspended.

## ***FORWARD PLANNING***

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### **FPOC.1      IVANHOE GOLF COURSE - WATER REQUIREMENTS (Griffin Ward) cont'd**

It is estimated that the minimum water required to sustain the green and tees to be in the vicinity of 90,000 litres per day. This is based on the knowledge of the golf course curator and would ensure that the golf course remains in a playable condition. Council currently does not have the equipment to transport significant volumes of water; this will need to be sourced externally at an estimated cost of \$1500.00 per day. This cost will be borne equally between Council and the Tenant.

#### **RECOMMENDATION:**

1. That in the event that the water diversion is suspended, Council arrange and monitor the delivery of water to the site. Costs associated with the delivery of water to be borne equally between the Council and the Tenant.
2. Council officers continue discussions with the current Tenant to establish a water management plan for the course, following which a further report be presented to Council.

## ***NOTICE OF MOTION***

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**NMOC.1      PROPOSED SALE OF NILLUMBIK COUNCIL OFFICES AND  
SURROUNDING PUBLIC OPEN SPACE  
<Cr Wayne Phillips>  
BS16/035/002**

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**TAKE NOTICE** that it is my intention to move:

“That Nillumbik Council be advised that Banyule Council will oppose any sale of the existing Nillumbik Council offices and surrounding public open space for medium/high density housing, if such development will increase traffic on existing roads within Banyule and reduce existing local amenity for both Banyule and Nillumbik residents.”

*<Signed>*

**CR WAYNE PHILLIPS**  
Beale Ward

## **NOTICE OF MOTION**

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**NMOC.2      PROPOSED HERITAGE LISTING FOR BANYULE FLATS AND  
WARRINGAL PARKLANDS  
<Cr Jenny Mulholland>  
BS14/070/004**

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**TAKE NOTICE** that it is my intention to move:

- “1. That Council officers report to Council on the process involved in declaring the Banyule Flats and Warringal Parklands areas heritage areas under Council’s planning scheme, including the implications of such a proposal.
2. The report to include any options for inclusion of these areas under national and international heritage schemes for wetlands areas.
3. Council reinforce that it is not in favour of any new freeway/tollway/tunnel through Banyule.
4. Council advise the Premier The Hon John Brumby MLA, Minister for Roads The Hon Tim Pallas MLA, Local State Members and the Eastern Group of Mayors and Councils.”

**Explanation:**

The State Government has proposed in The Victorian Transport Plan that a tunnel freeway/tollway be constructed through/under the prestigious Banyule Flats/Warringal Parklands corridor in Banyule.

Even with a tunnel there may be significant surface infrastructure such as exhaust venting stacks which would damage this pristine environment for all time.

Council needs as a matter of urgency to investigate all options to protect this area for future generations.

<Signed>

**CR JENNY MULHOLLAND**  
Griffin Ward

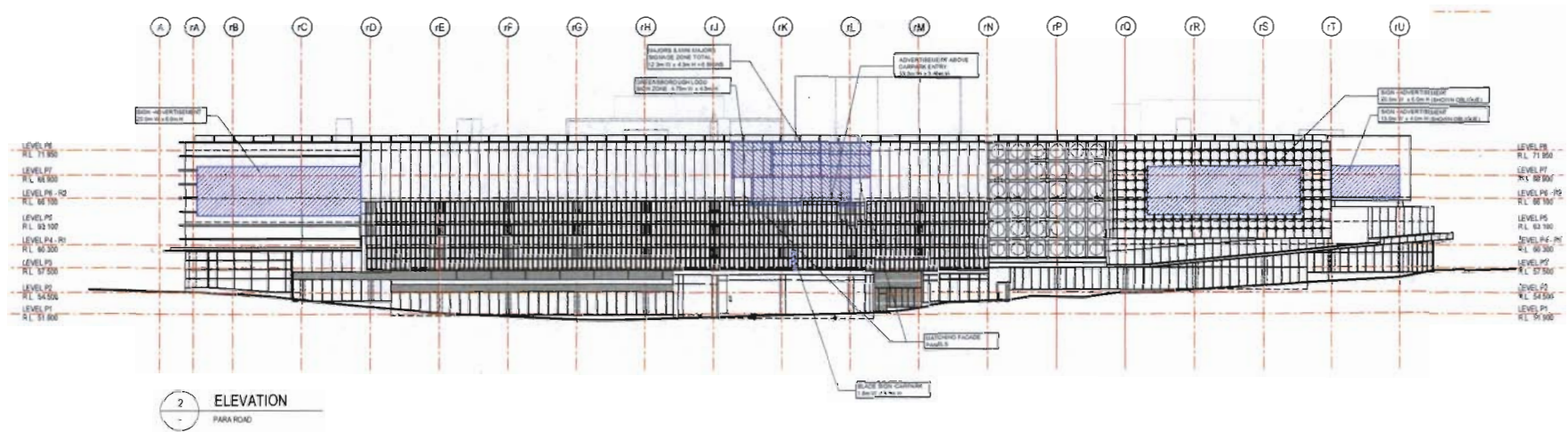
**LEGAL ATTACHMENT**

**ERECTION AND DISPLAY OF SIGNAGE -  
3-19 FLINTOFF STREET, 44 GRIMSHAW STREET,  
49-63, 66-74 AND 106-126 MAIN STREET GREENSBOROUGH**

**CM 02.02.09**

**11 PAGES**





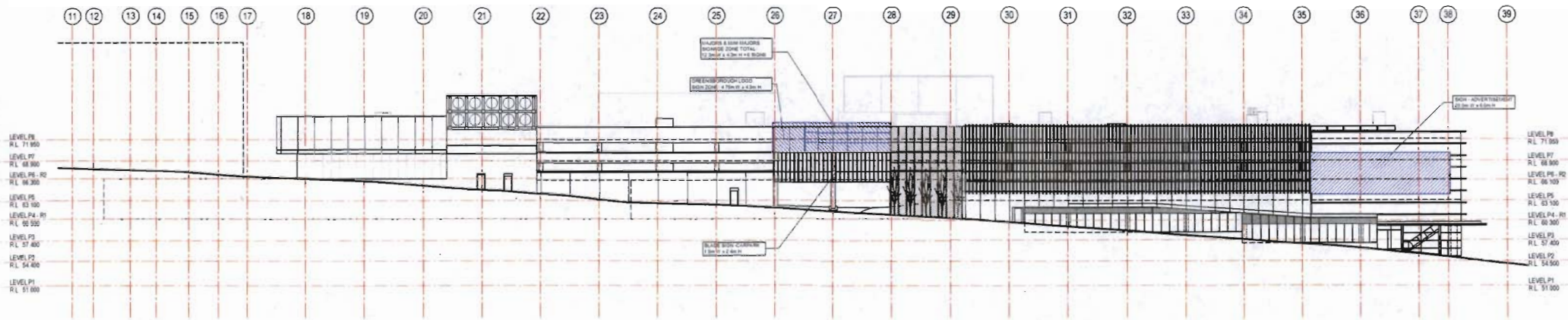
2 ELEVATION  
PARA ROAD

AMENDMENT NOTES FOR THIS ISSUE ONLY AMENDMENTS SINCE 11/12/08 ARE SHOWN

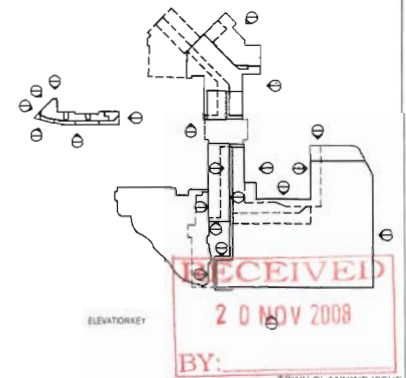
Banyule City Council  
 Land Lease Investment Management  
 APPF  
 Land Lease  
 Bovis Lend Lease

TP-R-A-930004-03  
 TOWN PLANNING ISSUE  
 SCALE 1:200





1 ELEVATION  
FLINTOFF STREET



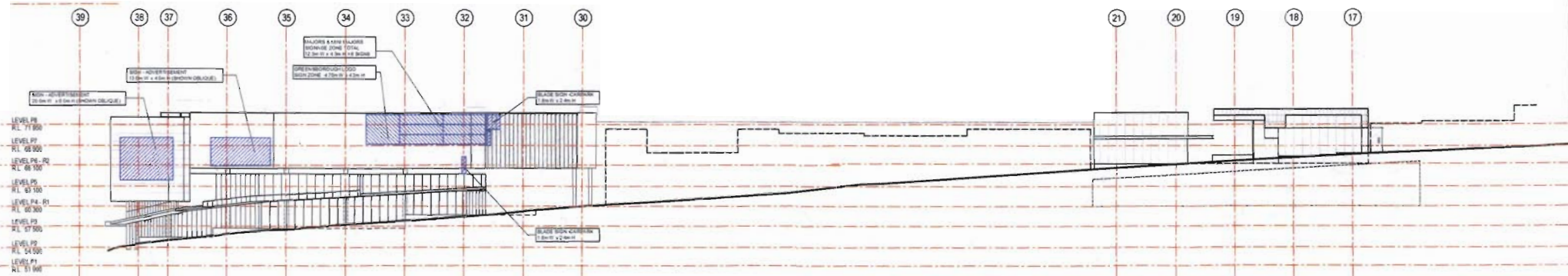
AMENDMENT NOTES FOR THIS ISSUE: ONLY REVISIONS SINCE LAST ISSUE ARE SHOWN.  
 DATE: 20/11/2008  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]



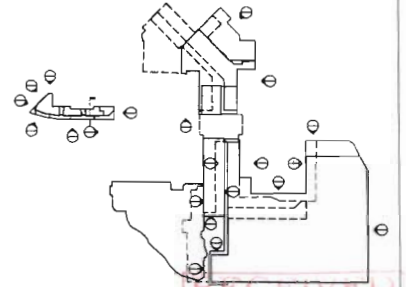
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TOWN PLANNING ISSUE





3 ELEVATION  
MAIN STREET SOUTH



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20 NOV 2008  
BY: TOWN PLANNING ISSUE

DATE	2008	SCALE	1:200
DRAWN BY		CHECKED BY	
ELEVATION: MAIN STREET EAST SIGNAGE SET-OUT			
TOWN PLANNING: STAGE 1			
TP-R-A350003_05			

AMENDMENT NOTES FOR THIS ISSUE: ONLY THE AMENDMENTS SHOWN IN THIS ISSUE ARE VALID.  
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Logos for project partners: Banyule City Council, Lend Lease Investment Management, APPF, Lend Lease, Bovis Lend Lease, and THORP ARCHITECTS.

THORP ARCHITECTS  
 100/102 GLENVIEW ROAD  
 GLENVIEW VIC 3045  
 TEL: 03 9450 1000  
 WWW.THORPARCHITECTS.COM.AU







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21 OCT 2013  
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<p>ALL DIMENSIONS ARE UNLESS OTHERWISE STATED. SCALE DRAWINGS ENSURE THE DIMENSIONS ARE PRINTED TO SCALE BY (INDICATED) AND NOT TO SCALE BY (INDICATED) UNLESS OTHERWISE STATED. ALL DIMENSIONS ARE UNLESS OTHERWISE STATED. ALL DIMENSIONS ARE UNLESS OTHERWISE STATED.</p>	<p>AMENDMENT NOTES FOR THIS ISSUE: ONLY AMENDMENTS SINCE LAST ISSUE ARE SHOWN</p> <p>DATE: 2013/09/12</p> <p>PROJECT APPROVAL NO: 02/0029/1222</p>	<p>ABBE ARCHITECTURE VIBRA DESIGN MASTERPLANNING</p> <p>LEVEL 11, 401 PLANNING LANE MELBOURNE VIC 3045 TEL: +61 3 9588 0222 FAX: +61 3 9588 1000 EMAIL: info@abbe.com.au WEB: www.abbe.com.au</p>	<p>CONTRACTOR</p> <p>Banyale</p> <p>Long Lease</p> <p>APPF</p>	<p>CLIENT</p> <p>GREENBROOKSH</p> <p>ROAD + RENEW + RUSTAIN</p>	<p>PROJECT</p> <p>GEW SIGNAGE MAIN STREET VIEW 01 TOWN PLANNING - STAGE ONE</p>	<p>DATE: 2013/09/12</p> <p>SCALE: 1:100</p> <p>NTS</p> <p>REV: 4</p> <p>TP-R-A930027</p>
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SIGNAGE ZONES:

- ADVERTISEMENTS (each) - 20.0m W x 6.0m H

RECEIVED  
20 NOV 2008  
PRELIMINARY

<p>ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED. SCALE DRAWINGS EXHIBIT THIS DRAWING AND SHALL BE REFERRED TO SCALE BY CONSULTANTS AND CONTRACTORS. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE STATED. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE STATED. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE STATED.</p>	<p>AMENDMENT NOTES FOR THIS ISSUE. ONLY AMENDMENTS SINCE LAST ISSUE ARE SHOWN.</p> <p>Rev. REASON FOR THIS ISSUE DATE</p> <p>DOCUMENT ISSUE HISTORY KEYS DOCUMENTS PROVIDED AVAILABLE FROM Project Architect: 94 03 9828 1222</p>	<p>1043 010</p>	<p>ASBE ARCHITECTURE URBAN DESIGN MASTERPLANNING</p> <p>LEVEL 11, 120 RANGING LANE MELBOURNE VIC 3021 AUSTRALIA TEL: +61 3 9528 1222 FAX: +61 3 9528 4252 EMAIL: info@asbe.com.au WEB: www.asbe.com.au</p>	<p>Hanyue</p>	<p>Lend Lease</p>	<p>APPF</p>	<p>GREENBOROUGH GREAT LANEY • FOSTON</p>	<p>FLINTOFF STREET - PARA ROAD TOWN PLANNING - STAGE ONE</p>	<p>DATE: 1/21/08 SCALE: 1/4" = 1'-0" DRAWN BY: [unintelligible] CHECKED BY: [unintelligible] PROJECT NO: A930042_05</p>
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SIGNAGE ZONES:

- MAJORS & MINI MAJORS SIGN ZONE TOTAL  
12.3m W x 4.3m H = 6 SIGNS
- GREENSBOROUGH LOGO SIGN ZONE  
4.75m W x 4.3m H
- PARKING SIGN  
1.8m W x 2.4m H



ALL DIMENSIONS AND INSTALLATIONS TO BE IN ACCORDANCE WITH THE CURRENT SCALE DRAWINGS. ENSURE THE DIMENSIONS ARE PRINTED TO SCALE BY THE CONTRACTOR. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES ARE IDENTIFIED.

AMENDMENT NOTES FOR THIS ISSUE - ONLY AMENDMENTS SINCE LAST ISSUE ARE SHOWN	DATE
Rev: REASON FOR THIS ISSUE	
DOCUMENT NAME AND CITY WHERE DOCUMENT REGISTER AVAILABLE FROM: Project Account No: 03 9028 1222	

PROJECT NO: 03 9028 1222

ARCHITECT: THE URBAN DESIGN MASTERS

LEVEL: 11 - 12th FLOOR

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Banyule  
Land Lease  
APPF

GREENSBOROUGH  
BOLD + BENEVOLENT + SUSTAIN

MAJORS SIGNAGE  
FLINTOFF STREET CARPARK ENTRY

TOWN PLANNING - STAGE ONE

RECEIVED  
26 NOV 2008  
PRELIMINARY

DATE: 0488

PROJECT: 0688

ISSUE: 06

IP-R: A93003/06



**SIGNAGE ZONES:**

- MAJORS & MINI MAJORS  
SIGN ZONE TOTAL  
12.3m W x 4.3m H = 6 SIGNS
- GREENSBOROUGH LOGO SIGN ZONE  
4.75m W x 4.3m H
- PARKING SIGN  
1.8m W x 2.4m H

<p>ALL DIMENSIONS ARE INDICATED UNLESS OTHERWISE SPECIFIED IN THIS DRAWING. DIMENSIONS SHOWN ON THIS DRAWING ARE TO BE TAKEN AS SHOWN UNLESS OTHERWISE SPECIFIED. DIMENSIONS SHOWN ON THIS DRAWING ARE TO BE TAKEN AS SHOWN UNLESS OTHERWISE SPECIFIED. DIMENSIONS SHOWN ON THIS DRAWING ARE TO BE TAKEN AS SHOWN UNLESS OTHERWISE SPECIFIED.</p>	<p>ONLY AMENDMENTS SINCE LAST ISSUE ARE SHOWN. AMENDMENT NOTES FOR THIS ISSUE. ONLY AMENDMENTS SINCE LAST ISSUE ARE SHOWN.</p>	<p><b>A&amp;M ARCHITECTURE URBAN DESIGN INTERPLANNING</b> LEVEL 11, 820 PULCRINA LANE MELBOURNE VIC 3047 TEL: +61 3 8629 1222 FAX: +61 3 8629 1222 EMAIL: info@amarchitect.com.au WWW: www.amarchitect.com.au</p>	<p><b>Banyule</b> <b>Land Lease</b> <b>APPF</b></p>	<p><b>GREENSBOROUGH HIGH SCHOOL &amp; SPORTS CENTRE</b></p>	<p>THIS MAJOR'S SIGNAGE MAIN STREET CARPARK ENTRY TOWN PLANNING - STAGE ONE</p>	<p>DATE: 12/11/08 SCALE: 1:100 JOB NO: 0488 DRAWING NO: TP-R-A930039_07</p>
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SIGNAGE ZONES:

- ADVERTISEMENT (LARGE) - 20.0m W x 6.0m H
- ADVERTISEMENT (SMALL) - 13.0m W x 4.0m H

RECEIVED  
20 NOV 2008  
BY: PRELIMINARY

<p>ALL DIMENSIONS AND REQUIREMENTS SHOWN ON THESE DRAWINGS ARE TO BE TAKEN AS INDICATED UNLESS OTHERWISE SPECIFIED. THE ARCHITECT HAS BEEN ADVISED TO SCALE BY CHECKING MEASUREMENTS SHOWN ON LEFT CORNER. VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION AND CORRECT ANY ERRORS.</p>	<p>AMENDMENT NOTES FOR THIS ISSUE: ONLY AMENDMENTS SINCE LAST ISSUE ARE SHOWN</p> <p>REASON FOR THIS ISSUE: DATE</p> <p>DOCUMENT ISSUE HISTORY REFER DOCUMENT REGISTER AVAILABLE FROM Project Architect Tel: 03 9629 1222</p>	<p>ARCHITECTURE URBAN DESIGN METROPOLITAN</p> <p>LEVEL 11, 80 FLANDERS LANE MELBOURNE VIC 3000 AUSTRALIA TEL: +61 3 9629 1222 FAX: +61 3 9629 4222 EMAIL: INFO@METROPOLITAN.COM.AU WWW.METROPOLITAN.COM.AU</p>	<p>Banyule Lend Lease APPF</p>	<p>GREENBOROUGH MADE + BUILT + SUSTAIN</p>	<p>MAIN STREET - PARA ROAD TOWN PLANNING - STAGE ONE</p>	<p>DATE: 10/11/08 SCALE: NTS DRAWN: 0488 T/LEADER DRAWING NO: REV: TP-R-A930041 07</p>
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SIGNAGE ZONES:

- MAJORS & MINI MAJORS  
SIGN ZONE TOTAL  
12.3m W x 4.3m H = 6 SIGNS
- GREENSBOROUGH LOGO  
SIGN ZONE  
4.75m W x 4.3m H
- ADVERTISEMENT ABOVE  
CARPARK ENTRY  
12.3m W x 3.45m H
- PARKING SIGN  
1.8m W x 2.4m H



RECEIVED  
20 NOV 2008  
BY: PRELIMINARY

<p>ALL DIMENSIONS ARE IN METERS SMALL SCALE DIMENSIONS SHOWN FOR REFERENCE ARE NOT TO SCALE BY CONSTRUCTION TO DIMENSIONS LEFT UNLESS NOTED OTHERWISE AND ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES</p>	<p>AMENDMENT NOTES FOR THIS ISSUE ONLY AMENDMENTS SINCE LAST ISSUE ARE SHOWN DATE: 13/11/08 DRAWN BY: [Signature]</p>	<p>ALBA ARCHITECTURE URBAN FORM MATTER LIVING LEVEL 11, 852 FLINDERS LANE MELBOURNE 3000 AUSTRALIA TEL: +61 3 9588 1222 FAX: +61 3 9588 4220 EMAIL: info@alba.com.au WEB: www.alba.com.au</p>	<p>Banyule Land Lease APPF</p>	<p>GREENSBOROUGH GROW + LEARN + THRIVE</p>	<p>MAJORS SIGNAGE PARADE CARPARK ENTRY OPTION 2 TOWN PLANNING - STAGE ONE</p>	<table border="1"> <tr> <td>DATE: 13/11/08</td> <td>SCALE: NTS</td> </tr> <tr> <td>DRAWN BY: [Signature]</td> <td>CHECKED BY: [Signature]</td> </tr> <tr> <td>PROJECT NO: [Number]</td> <td>REV: [Number]</td> </tr> <tr> <td colspan="2">TPR - A930038 08</td> </tr> </table>	DATE: 13/11/08	SCALE: NTS	DRAWN BY: [Signature]	CHECKED BY: [Signature]	PROJECT NO: [Number]	REV: [Number]	TPR - A930038 08	
DATE: 13/11/08	SCALE: NTS													
DRAWN BY: [Signature]	CHECKED BY: [Signature]													
PROJECT NO: [Number]	REV: [Number]													
TPR - A930038 08														



**FINANCIAL ATTACHMENT**

**OPERATING FINANCIAL REPORT FOR PERIOD ENDED 31 DECEMBER 2008**

**CM 02.02.09**

**11 PAGES**



**Banyule**  
CITY COUNCIL

**OPERATING FINANCIAL REPORT**

**REPORT NO 3**

**PERIOD: SIX-MONTHS ENDED 31 DECEMBER 2008**

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## **OPERATING FINANCIAL REPORT 6 MONTHS ENDED 31 DECEMBER, 2008**

### **NOTE 1 - RATE REVENUE**

Total Rate Revenue raised has been included in income which is in accordance with Australian Accounting Standard AAS 27. This Standard recognises income when "effective control" has been gained over that income. Effective control over rate income is gained upon the declaration of rates and charges for the period concerned. As a consequence, rate income has been recognised as being fully earned on 1 st July 2008 when Councils' adopted 2008/09 budget commenced.

### **NOTE 2 - OPERATING SURPLUS / - DEFICIT**

The report indicates an operating surplus to 31/12/08 of \$24,780,904. This variance of \$138,128 compared to budget is due to timing differences where expenditure occurs on a program basis and not necessarily on an even basis throughout the year. Council will record an operating surplus for the year after bringing to account total non cash items such as depreciation and capitalisation of new works and services. In relation to depreciation, Council uses generally accepted rates of depreciation for its classes of assets in accordance with AAS4, however there is considerable debate about whether traditional methods of depreciation are suitable for Local Government infrastructure. It can be argued that infrastructure assets are different from other operating assets in so far as they may be considered to have an ongoing life where a proper maintenance program is in place and therefore are not being consumed on an annual basis like other operational assets such as as motor vehicles and information technology hardware.

### **NOTE 3 - VARIANCES**

This financial report will provide explanations for significant variances of 5% and greater or \$50,000 and greater when such variances do not relate merely to timing differences when expenditure is incurred or income received.

OPERATING FINANCIAL REPORT 6 MONTHS ENDED 31 DECEMBER, 2008

OPERATING STATEMENT

	BUDGET 2008/2009 \$	BUDGET YTD To December 31. \$	YTD ACTUAL To December 31. \$	YTD VARIANCE Fav(Unfav) \$	YTD VARIANCE Fav(Unfav) %	NOTES
<b>EXPENDITURE</b>						
COUNCIL	284,620	147,759	146,782	977	1	
EXECUTIVE SERVICES	1,966,445	1,003,511	1,003,249	262	0	
COMMUNITY PROGRAMS	28,882,360	14,445,764	14,445,375	389	0	
CORPORATE SERVICES	9,969,252	5,245,443	5,008,651	236,792	5	NOTE 4 / PAGE No. 4
CITY DEVELOPMENT	14,032,480	6,740,263	6,751,185	(10,922)	(0)	
CITY SERVICES	32,030,044	16,302,152	16,302,940	(788)	(0)	
NEW WORKS & SERVICES	48,932,779	8,247,563	8,711,950	(464,387)	(6)	NOTE 5 / PAGE No. 9
Less WORKS CAPITALISED	(41,383,542)	(4,232,493)	(3,894,209)	(338,284)	8	" "
Less TRANSFERS TO RESERVES/OFFSETS (Operating)	(8,241,046)	(4,589,464)	(4,564,968)	(24,496)	1	
ASSETS - DEPRECIATION	10,394,000	5,197,000	5,197,000	0	0	
<b>TOTAL EXPENDITURE</b>	<b>96,867,392</b>	<b>48,507,498</b>	<b>49,107,955</b>	<b>(600,457)</b>	<b>(1)</b>	
<b>INCOME</b>						
COMMUNITY PROGRAMS	(15,094,369)	(7,998,152)	(7,998,201)	49	0	
CORPORATE SERVICES	(10,877,307)	(6,107,868)	(6,091,100)	(16,768)	(0)	NOTE 4 / PAGE No. 4
CITY DEVELOPMENT	(8,786,190)	(4,418,631)	(4,423,232)	4,601	0	
CITY SERVICES	(5,742,658)	(3,873,478)	(3,878,395)	4,917	0	
NEW WORKS & SERVICES	(22,821,212)	(1,700,680)	(1,504,549)	(196,131)	(12)	NOTE 5 / PAGE No. 9
Less TRANSFER FROM RESERVES (NW&S)	14,129,394	654,321	(11,802)	666,123	102	" "
Less TRANSFER FROM RESERVES/OFFSETS (Operating)	3,233,948	1,689,114	1,689,576	(462)	(0)	
RATE REVENUE	(51,671,156)	(51,671,156)	(51,671,156)	0	0	NOTE 1 / ABOVE
<b>TOTAL INCOME</b>	<b>(97,629,550)</b>	<b>(73,426,530)</b>	<b>(73,888,859)</b>	<b>462,329</b>	<b>1</b>	
<b>OPERATING DEFICIT (SURPLUS )</b>	<b>(762,158)</b>	<b>(24,919,032)</b>	<b>(24,780,904)</b>	<b>(138,128)</b>		NOTE 2 & 3 / ABOVE

NOTE 4 - CORPORATE SERVICES

- Exp** Currently building insurance and public liability insurance premium expenditure shows a favourable reduction of \$200,000 compared to YTD budget. These savings are due to favourable conditions in the insurance market, a strong performance in the CMP audit on Banyule risk Management process, and a good claims history.  
GPAC loan drawdown rescheduling will save us \$79,437 in interest charges by June 2009.
- Inc.** Favourable Grants Commission income of \$237,344 is predicted by June 2009. This is offset by a currently unfavourable investment income variance of \$138,000 due to reducing interest rates.

OPERATING FINANCIAL REPORT 6 MONTHS ENDED 31 DECEMBER, 2008

OPERATING STATEMENT

	BUDGET 2008/2009 \$	BUDGET YTD To December 31. \$	YTD ACTUAL To December 31. \$	YTD VARIANCE Fav(Unfav) \$	YTD VARIANCE Fav(Unfav) %
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NOTES

COUNCILLORS - ADMINISTRATION

Net Operating Expenditure	284,620	147,759	146,782	977	1
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EXECUTIVE SERVICES

Total Expenditure	1,966,445	1,003,511	1,003,249	262	0
Total Income	0	0	0	0	0
Net Operating Expenditure	1,966,445	1,003,511	1,003,249	262	0

CORPORATE SERVICES

Total Expenditure	9,969,252	5,245,443	5,008,651	236,792	5	NOTE 4
Total Income	(10,877,307)	(6,107,868)	(6,091,100)	(16,768)	(0)	NOTE 4
Net Operating Income	(908,055)	(862,425)	(1,082,449)	220,024	(26)	

OPERATING FINANCIAL REPORT 6 MONTHS ENDED 31 DECEMBER, 2008

OPERATING STATEMENT

	BUDGET 2008/2009 \$	BUDGET YTD To December 31. \$	YTD ACTUAL To December 31. \$	YTD VARIANCE Fav(Unfav) \$	YTD VARIANCE Fav(Unfav) %
<b>COMMUNITY PROGRAMS</b>					
<b>HEALTH &amp; AGED SERVICES MANAGEMENT</b>					
Total Expenditure	8,983,400	4,262,795	4,262,308	487	0
Total Income	(5,494,600)	(2,776,565)	(2,776,484)	(81)	(0)
<b>Net Operating Expenditure</b>	<b>3,488,800</b>	<b>1,486,230</b>	<b>1,485,824</b>	<b>406</b>	<b>0</b>
<b>LEISURE, RECREATION &amp; CULTURE SERVICES</b>					
Total Expenditure	11,910,564	6,200,772	6,201,913	(1,141)	(0)
Total Income	(5,865,939)	(3,113,417)	(3,115,210)	1,793	0
<b>Net Operating Expenditure</b>	<b>6,044,625</b>	<b>3,087,355</b>	<b>3,086,703</b>	<b>652</b>	<b>0</b>
<b>YOUTH &amp; FAMILY SERVICES</b>					
Total Expenditure	7,988,396	3,982,197	3,981,154	1,043	0
Total Income	(3,733,830)	(2,108,170)	(2,106,507)	(1,663)	(0)
<b>Net Operating Expenditure</b>	<b>4,254,566</b>	<b>1,874,027</b>	<b>1,874,647</b>	<b>(620)</b>	<b>(0)</b>
<b>COMMUNITY PROGRAMS</b>					
Total Expenditure	28,882,360	14,445,764	14,445,375	389	0
Total Income	(15,094,369)	(7,998,152)	(7,998,201)	49	0
<b>Net Operating Expenditure</b>	<b>13,787,991</b>	<b>6,447,612</b>	<b>6,447,174</b>	<b>438</b>	<b>0</b>

NOTES



OPERATING FINANCIAL REPORT 6 MONTHS ENDED 31 DECEMBER, 2008

OPERATING STATEMENT

	BUDGET 2008/2009 \$	BUDGET YTD To December 31. \$	YTD ACTUAL To December 31. \$	YTD VARIANCE Fav(Unfav) \$	YTD VARIANCE Fav(Unfav) %
<u>CITY DEVELOPMENT</u>					
<u>STRATEGIC &amp; ECONOMIC DEVELOPMENT</u>					
Total Expenditure	3,347,026	1,420,506	1,423,900	(3,394)	(0)
Total Income	(1,876,140)	(1,120,793)	(1,122,252)	1,459	0
<b>Net Operating Income</b>	<b>1,470,886</b>	<b>299,713</b>	<b>301,648</b>	<b>(1,935)</b>	<b>(1)</b>
<u>DEVELOPMENT SERVICES</u>					
Total Expenditure	6,937,464	3,449,341	3,455,976	(6,635)	(0)
Total Income	(4,420,546)	(2,224,621)	(2,225,838)	1,217	0
<b>Net Operating Expenditure</b>	<b>2,516,918</b>	<b>1,224,720</b>	<b>1,230,138</b>	<b>(5,418)</b>	<b>(0)</b>
<u>ADMINISTRATION &amp; LAWS</u>					
Total Expenditure	3,747,990	1,870,416	1,871,309	(893)	(0)
Total Income	(2,489,504)	(1,073,217)	(1,075,142)	1,925	0
<b>Net Operating Expenditure</b>	<b>1,258,486</b>	<b>797,199</b>	<b>796,167</b>	<b>1,032</b>	<b>0</b>
<u>CITY DEVELOPMENT</u>					
<b>Total Expenditure</b>	<b>14,032,480</b>	<b>6,740,263</b>	<b>6,751,185</b>	<b>(10,922)</b>	<b>(0)</b>
<b>Total Income</b>	<b>(8,786,190)</b>	<b>(4,418,631)</b>	<b>(4,423,232)</b>	<b>4,601</b>	<b>0</b>
<b>Net Operating Expenditure</b>	<b>5,246,290</b>	<b>2,321,632</b>	<b>2,327,953</b>	<b>(6,321)</b>	<b>(0)</b>

NOTES

OPERATING FINANCIAL REPORT 6 MONTHS ENDED 31 DECEMBER, 2008

OPERATING STATEMENT	BUDGET 2008/2009 \$	BUDGET YTD To December 31. \$	YTD ACTUAL To December 31. \$	YTD VARIANCE Fav(Unfav) \$	YTD VARIANCE Fav(Unfav) %	NOTES
<u>CITY SERVICES</u>						
<u>OPERATIONS</u>						
Total Expenditure	15,500,737	7,677,630	7,682,914	(5,284)	(0)	
Total Income	(5,303,940)	(3,628,961)	(3,634,182)	5,221	0	
<b>Net Operating Expenditure</b>	<b>10,196,797</b>	<b>4,048,669</b>	<b>4,048,732</b>	<b>(63)</b>	<b>(0)</b>	
<u>MAJOR PROJECTS &amp; INFRASTRUCTURE</u>						
Total Expenditure	6,595,109	2,867,710	2,860,765	6,945	0	
Total Income	(213,711)	(144,043)	(143,116)	(927)	(1)	
<b>Net Operating Expenditure</b>	<b>6,381,398</b>	<b>2,723,667</b>	<b>2,717,649</b>	<b>6,018</b>	<b>0</b>	
<u>PARKS AND GARDENS</u>						
Total Expenditure	9,136,875	4,851,036	4,850,945	91	0	
Total Income	(134,229)	(67,098)	(67,764)	666	1	
<b>Net Operating Expenditure</b>	<b>9,002,646</b>	<b>4,783,938</b>	<b>4,783,181</b>	<b>757</b>	<b>0</b>	
<u>INFORMATION TECHNOLOGY</u>						
Total Expenditure	754,946	901,967	904,505	(2,538)	(0)	
Total Income	(70,778)	(33,376)	(33,333)	(43)	(0)	
<b>Net Operating Expenditure</b>	<b>684,168</b>	<b>868,591</b>	<b>871,172</b>	<b>(2,581)</b>	<b>(0)</b>	
<u>EMPLOYMENT PROGRAMS</u>						
Total Expenditure	42,377	3,809	3,811	(2)	(0)	
Total Income	(20,000)	0	0	0	0	
<b>Net Operating Expenditure</b>	<b>22,377</b>	<b>3,809</b>	<b>3,811</b>	<b>(2)</b>	<b>(0)</b>	
<u>CITY SERVICES</u>						
<b>Total Expenditure</b>	<b>32,030,044</b>	<b>16,302,152</b>	<b>16,302,940</b>	<b>(788)</b>	<b>(0)</b>	
<b>Total Income</b>	<b>(5,742,658)</b>	<b>(3,873,478)</b>	<b>(3,878,395)</b>	<b>4,917</b>	<b>0</b>	
<b>Net Operating Expenditure</b>	<b>26,287,386</b>	<b>12,428,674</b>	<b>12,424,545</b>	<b>4,129</b>	<b>0</b>	

**NOTE 5 - NEW WORKS & SERVICES**

New Works and Services expenditure and income does not necessarily occur on a straight line basis.  
At this stage in the year the program is progressing satisfactorily in accordance with the operational plan.

OPERATING FINANCIAL REPORT 6 MONTHS ENDED 31 DECEMBER, 2008

OPERATING STATEMENT

	BUDGET 2008/2009 \$	BUDGET YTD To December 31. \$	YTD ACTUAL To December 31. \$	YTD VARIANCE Fav(Unfav) \$	YTD VARIANCE Fav(Unfav) %	NOTES
<b>NEW WORKS &amp; SERVICES</b>						
Total Program Expenditure	48,932,779	8,247,563	8,711,950	(464,387)	(6)	Refer to Note 5
less Works Capitalised	(41,134,764)	(4,232,493)	(3,894,209)	(338,284)	(8)	" "
<b>Works Expensed</b>	<b>7,798,015</b>	<b>4,015,070</b>	<b>4,817,741</b>	<b>(802,671)</b>	<b>(20)</b>	
Total Program Income (Non Revenue)	(22,821,212)	(1,700,680)	(1,504,549)	(196,131)	12	" "
less Internal Funding Transfers (i.e. Reserves)	14,129,394	654,321	(11,802)	666,123	(102)	" "
<b>Operating Income Available</b>	<b>(8,691,818)</b>	<b>(1,046,359)</b>	<b>(1,516,351)</b>	<b>469,992</b>	<b>45</b>	
<b>Net Operating Expenditure</b>	<b>(893,803)</b>	<b>2,968,711</b>	<b>3,301,390</b>	<b>(332,679)</b>		