

# Amendment C170 to the Darebin Planning Scheme

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*Expert Evidence Statement: Jason Black*

*Prepared for La Trobe University*

*17 May 2021*

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## 1 INTRODUCTION

1. My name is Jason Robert Black, and I am the Managing Director of Insight Planning Consultants Pty Ltd, which operates from Level 1, 240 Como Parade West, Parkdale.
2. I hold a Bachelor in Applied Science (Planning) from the Royal Melbourne Institute of Technology (RMIT). I have twenty years planning practice experience in local government and private consultancy.
3. I am a Fellow of the Planning Institute of Australia, a Member of the Victorian Planning & Environmental Law Association, a Member of the Urban Development Institute of Australia and I am a Registered Planner as recognised by the Planning Institute of Australia.
4. My experience as a planning consultant providing advice to both local government and private sector clients in relation to numerous residential subdivisions, development plans, precinct structure plans and development contributions plans provides me with the necessary background to carry out a review of a range of planning documents including Plans of Subdivision, Development Plans, Precinct Structure Plans, Infrastructure Contribution Plans, Open Space Strategies, Planning Scheme Provisions, Planning Permits, Section 173 Agreements and other relevant planning documents.
5. I have been instructed by Minter Ellison on behalf of La Trobe University who are the owners of 235 hectares of land at Plenty Road and Kingsbury Drive, Bundoora known as La Trobe University Melbourne Campus, to review the Amendment material and supporting technical reports, prepare an expert report considering strategic town planning matters arising from the Amendment and to appear at the Panel hearing as an expert witness for this matter.
6. In undertaking my review, I have specifically focused on the Darebin Development Contributions Plan (DCP), 2019 and supporting background information to determine whether it is appropriate for the DCP to include the La Trobe University Melbourne Campus in the manner proposed in the exhibited version.
7. In forming my opinion, I have made the necessary enquiries and reviewed the exhibited and supporting documents, including:
  - *Amendment C170 Documents, including proposed Clauses and Overlay Maps;*
  - *Darebin Development Contributions Plan, 2019 dated October 2020;*
  - *La Trobe University Amendment Submission (2020);*
  - *La Trobe University Melbourne Campus Master Plan (2014);*
  - *City of Darebin Agenda of the Ordinary Council Meeting 22 March 2021;*
  - *City of Darebin Minutes of the Ordinary Council Meeting 22 March 2021;*
  - *Other Policies, Strategies and Reports listed under Section 3.6 of Hill PDA Consulting 'Darebin Development Contributions Plan 2019';*
  - *Darebin Planning Scheme;*
  - *Plan Melbourne 2017-2050;*
  - *Plan Melbourne 2017-2050 - Five-Year Implementation Plan;*

- *La Trobe National Employment and Innovation Cluster – Draft Framework Plan March 2017; Development Contributions Plan, associated Planning Scheme Clause and Planning Scheme Amendments for Banyule City Council, Brimbank City Council, Maribyrnong City Council, Moonee Valley City Council, Moreland City Council and Yarra City Council;*
- *Ministerial Direction on the Preparation and Content of Development Contributions Plans and Ministerial Reporting Requirements for Development Contributions Plans, 11 October 2016;*
- *Development Contributions Guidelines, 16 June 2003 (amended March 2007);*
- *La Trobe Sport: 2019 Year in Review;*
- *La Trobe Employee Postcode List 2021;*
- *La Trobe Gym Membership by Darebin Postcode 2021;*
- *La Trobe Children’s Programs by Darebin Postcode 2021;*
- *La Trobe University Stadium People Counter Jan-March 2021;*
- *La Trobe University Community Benefits Presentation 2021;*
- *List of community and non-community sporting organisations that use La Trobe University facilities;*
- *Various facility participation and usage data provided by La Trobe University*

## **1.1 DECLARATION**

8. I declare that I have read and prepared this Expert Evidence Statement in accordance with the Planning Panels Victoria Guide to Expert Evidence.
9. I declare that I have read and agree to provide my evidence in accordance with the Direction for witnesses providing expert evidence through remote conferencing. A copy of the signed declaration has been attached as Appendix 1.
10. I have made all the enquiries that I believe are desirable and appropriate and that no matters of significance which I regard as relevant have to my knowledge been withheld from the Panel.

## 2 SUMMARY OF EVIDENCE

11. In preparing this evidence I have reviewed the *Darebin Development Contributions Plan, October 2019* and supporting background information to determine whether it is appropriate for the DCP to include the La Trobe University Melbourne Campus.
12. The documentation prepared in support of Amendment C170 to the Darebin Planning Scheme is in a form that is generally consistent with other development contributions plans that have been prepared for municipalities in the north and western regions of Melbourne.
13. The Amendment is underpinned by the *Darebin Development Contributions Plan, 2019* dated October 2020 (DCP) which states that it has been prepared in accordance with the *Development Contributions Guidelines, amended 2007* and the Ministerial Direction on the Preparation and Content of Development Contributions Plans and Ministerial Reporting Requirements for Development Contributions Plans, 11 October 2016.
14. The La Trobe University (LTU) campus occupies approximately 235ha in the north east part of the municipality. The LTU has played a significant role in delivering sport / recreation, community and transport infrastructure, which was evident from my site inspection. The LTU also invests heavily in the maintenance of the infrastructure.
15. The infrastructure that has been provided includes a multi-purpose basketball stadium, multi-purpose sports and aquatic centre, FIFA soccer pitch and supporting pitches, AFL oval and clubhouse facilities, baseball field, tennis courts, resource library, extensive cycling and shared path network, an integrated bus interchange and pedestrian traffic lights on Kingsbury Drive.
16. All the infrastructure is publicly accessible. The sporting infrastructure accommodates many local sporting clubs throughout the year.
17. The *La Trobe Master Plan, 2014* outlines the LTU's further commitment to delivering infrastructure into the future. LTU infrastructure staff informed me during my site inspection that they are seeking cooperation with government to develop further soccer and rugby stadiums and sporting facilities, complete the 'Tan' like walking / running track, provide a 1.9km shared path connection through the campus to connect to the Darebin Creek shared path network and further upgrade the playing fields and car park areas.
18. The LTU is the largest employer in the City of Darebin and the campus is identified as a strategic site within the La Trobe National Employment and Innovation Cluster (NEIC) Framework Plan, 2017, which will accommodate continued employment growth in a range of education and sports industries.
19. Both state and local policy within the Darebin Planning Scheme recognizes and reinforces the important role the LTU will play now and into the future in supporting local and metropolitan communities and the need for further detailed land use and infrastructure master planning to occur.
20. The draft DCP has taken a relatively simplistic approach to determining the infrastructure list, cost estimates and main catchment usage. In many cases this information is said to have been prepared by council officers and appears to have simply been adopted by the external consultant who authored the DCP, being Hill PDA Consulting. The process by which much of this information (such as the Analysis Areas and Charge Areas) was

prepared is not justified in the DCP and it is therefore not able to be reviewed or analyzed by me. However, the material seems to lack the rigor that could come from detailed population projections, user surveys and detailed cost reviews.

21. The DCP seeks to break the municipality into 16 Charge Areas and links the funding of each of the 137 infrastructure items to one or more charge areas. LTU campus is in Charge Area 3. Charge Area 3 is required to contribute toward 9 infrastructure projects. Once again, the justification for the identification of the charge areas, or the linking of infrastructure items to those areas is not apparent from the DCP and appears to have been determined by unidentified Council officers, using a process that is not clearly identified.
22. Tables 2, 3 and 4 provide a summary of the dwelling, retail floor space and commercial floor space projections. LTU is located within Charge Area 3. Once again, the basis for the estimates made is not clearly and transparently explained in the DCP.
23. Based on the strategic role the LTU campus plays in delivering the objectives and outcomes of the National Employment and Innovation Cluster planning, I believe the projections (demand units) for Charge Area 3 are significantly underestimated at 1,600 dwellings, 5,300 sqm of retail floor space and 49,000 sqm of commercial floor space.
24. The resultant outcome of underestimating the growth is that the levy for Charge Area 3 is greater than it should be as the total cost of the infrastructure is spread over less demand units.
25. The underestimation issue may apply to other charge areas as the *La Trobe National Employment and Innovation Cluster Framework Plan, 2017* is not included in the list of strategic policies and strategies that support the preparation of the DCP.
26. Given the long track record the LTU has in delivering and maintaining infrastructure and the documented future plans to continue to deliver new infrastructure, there is a noticeable absence of any infrastructure on the LTU campus within the DCP Project List.
27. It is not fair or equitable for the LTU to provide land and significant financial contributions in delivering infrastructure to meet the expectations of the NEIC, and then also be required to make a financial contribution under the Darebin DCP. Whilst this is not explicitly 'double dipping', the effective outcome is the same.
28. In my opinion, the unique size of the campus, the ongoing role the LTU plays in delivering infrastructure and the designation of the LTU as a key strategic site within the La Trobe NEIC represent sound planning reasons why the LTU campus should be excluded from the DCP. In my opinion, it is neither fair, nor equitable, for the LTU to be required to contribute to the costs of future community infrastructure when it has already contributed, and will continue to contribute and maintain, significant infrastructure for the benefit of the community.
29. There is clear direction within *Plan Melbourne 2017-2050*, *La Trobe National Employment and Innovation Cluster, 2017* and the Darebin Planning Scheme that requires that there be further land use and infrastructure planning for the campus and surrounds. This future detailed and specific planning could appropriately consider a balanced approach that delivers infrastructure, to the benefit of the broader Darebin community, inline with the future development of the campus.

30. Specifically, this future planning may determine the need to rezone parts of the land from Public Use Zone (Education) and / or include the issuing of planning permits for use and development that is not exempt under the Schedule to the zone.
31. An alternative to excluding the LTU campus from the DCP Area would be to provide a site-specific exemption to the LTU campus under Clause 4.0 of the Schedule to the Development Contributions Plan Overlay (DCPO). I note that this approach has been applied in other recent municipal DCPs, including Maribyrnong DCP (exempts council land), Moonee Valley DCP (exempts Essendon Fields) and Moreland DCP (exempts the Kodak site).
32. The exclusion of the LTU campus from the DCP Area or the site-specific exemption of the LTU campus in the Schedule to the DCPO does not mean that there will be no other opportunity to secure in-kind or financial contributions to infrastructure from the LTU. However, this opportunity should occur in conjunction with detailed planning for the LTU campus, and not as part of a broad, unsophisticated municipal wide DCP that does not seem to have paid any real attention to the unique considerations that should apply to the LTU.



### 3 PLANNING SCHEME AMENDMENT C170 DAREBIN

33. The Amendment seeks to implement the *Darebin Development Contributions Plan 2019 (October 2020)* into the Darebin Planning Scheme.

#### 3.1.1 Summary of Amendment

34. The *Explanatory Report* accompanying the Amendment documentation prepared by the City of Darebin states that:

*The amendment proposes to implement the Darebin Development Contributions Plan 2019 (October 2020) by:*

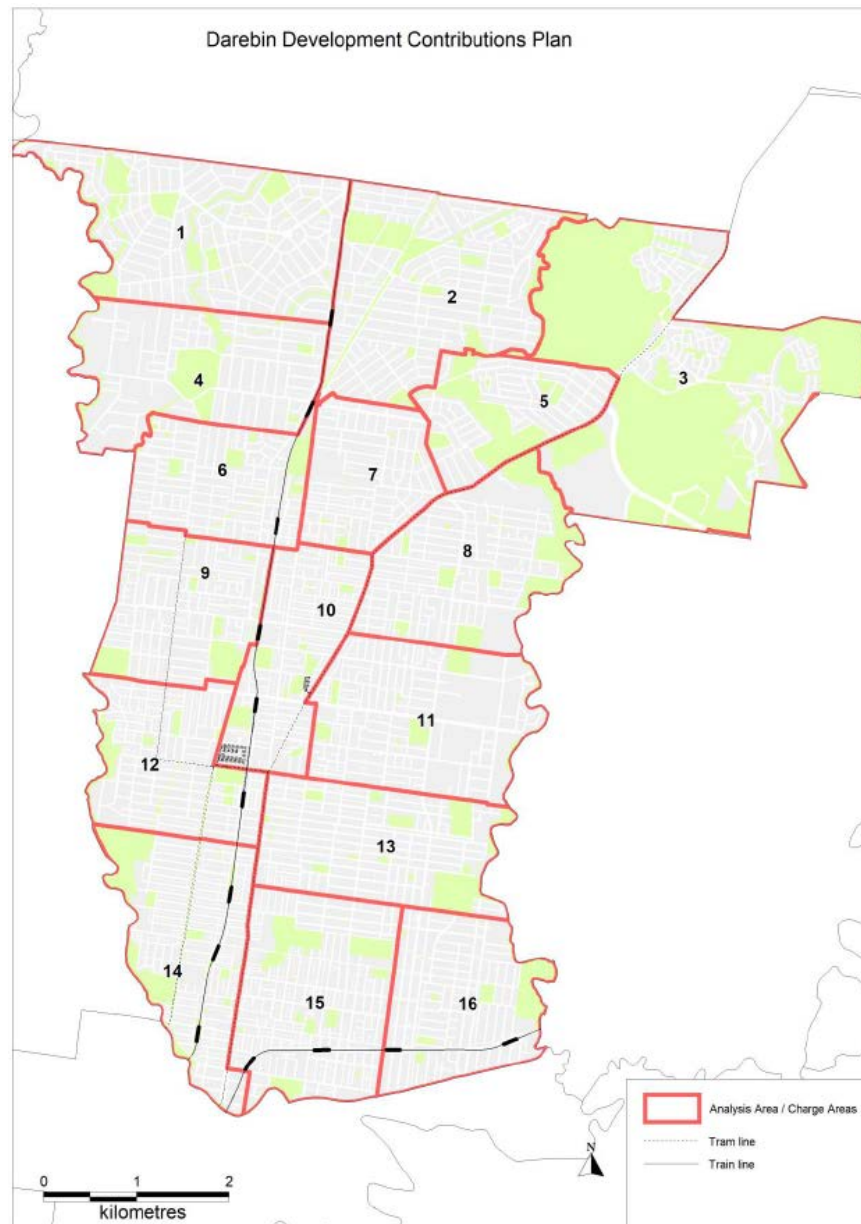
- *Introducing a new Schedule 2 to Clause 45.06 (Development Contributions Plan Overlay) to facilitate the collection of contributions.*
- *Amending Clause 21.02 of the Local Planning Policy Framework to update references to Darebin Development Contributions Plan 2019 (October 2020).*
- *Amending the Schedule to Clause 72.04 to incorporate the Darebin Development Contributions Plan 2019 (October 2020) into the Darebin Planning Scheme.*
- *Amending planning scheme maps 1DCPO, 2DCPO, 3DCPO, 4DCPO, 5DCPO, 6DCPO, 7DCPO, 8DCPO, 9DCPO, 10DCPO, 11DCPO, 12DCPO, 13DCPO, 14DCPO, 15DCPO, 16DCPO, 17DCPO, and 18DCPO as a result of the new schedule being introduced.*

#### 3.1.2 Land Affected by the Amendment

35. The *Explanatory Report* accompanying the Amendment documents states that:

*The proposed amendment applies to all land within the boundaries of the City of Darebin, except Commonwealth Land, and affects new residential, commercial, retail and industrial developments within the municipality.*

The La Trobe University (LTU) campus is included in Charge Area 3 on Figure 1. The campus represents a very significant part of the overall charge area.



**Figure 1- C170 Darebin Amendment Area – City of Darebin (Darebin Development Contributions Plan 2019)**

- *The following developments are exempt from paying contributions in the Darebin Contributions Plan 2019 (DCP):*
  - *Land developed for a non-government school, as defined by the Ministerial Direction on the Preparation and Content of Development Contributions Plans of 11 October 2016.*
  - *Land developed for housing by or for the Department of Health and Human Services, as defined in the Ministerial Direction on the Preparation and Content of Development Contributions Plans dated 11 October 2016. This applies to social housing delivered by or for registered housing associations. This*

*exemption does not apply to private dwellings developed but the Department of Health and Human Services or registered housing associations.*

- *Alterations and additions to an existing dwelling.*
- *Outbuildings normal to an existing dwelling and fences.*
- *Demolition of a dwelling followed by construction of a replacement dwelling on the same land. The exemption applies to the number of dwellings demolished and does not apply to any additional dwelling(s).*
- *Reinstatement of a dwelling which has been unintentionally damaged or destroyed.*
- *Servicing infrastructure constructed by a utility authority.*
- *Darebin City Council delivered projects, building or works.*
- *Land with an agreement executed under section 173 of the Planning and Environment Act that explicitly exempts the development from one or more DCP Overlay Schedules due to the development having met its DCP obligations.*
- *The construction of a building or carrying out of works or a subdivision that does not generate a net increase in demand units.*

36. It understood that council are proposing a change to the ninth dot point, underlined above. The change exempts land that is subject to an agreement under section 173 of the Planning and Environment Act 1987 that requires the payment of a development contribution levy, or an agreement to provide works or facilities and which explicitly excludes the requirement to make further development contributions.

### **3.1.3 Purpose of Amendment C170 Darebin**

37. The *Explanatory Report* states that the amendment is required to implement a *new municipal-wide Darebin Development Contributions Plan 2019 to help fund social and physical infrastructure to service a growing population.*

*The DCP applies a development infrastructure levy and community infrastructure levy to fund a range of infrastructure projects within the municipality, including roads and paths, as well as community facilities and upgrades. The identified infrastructure projects are required to service Darebin's growing and changing population and the DCP serves to share the cost of providing this infrastructure between new development and the existing community on a fair and reasonable basis.*

*The previous DCP does not collect levies but remains in the Darebin Planning Scheme to provide for the continued expenditure of remaining unspent funds. The 'City of Darebin Development Contributions Plan, June 2004' was introduced into the Darebin Planning Scheme in 2004, through Amendment C050. The 2004 DCP had an initial ten-year timeframe and ceased collecting levies in 2014 but was kept in place through Amendment C148 to the Darebin Planning Scheme to facilitate the expenditure of unexpended funds on the Darebin Multi-Sport Stadium which is still underway.*

*The Darebin Development Contributions Plan 2019 seeks to reinstate a levy on new development to deliver infrastructure required in the municipality to the year 2041.*

*The DCP will provide certainty to Council, developers and the broader community by identifying to what extent new residential, commercial, retail and industrial developments will be levied. The collection of contributions will support the timely delivery of the necessary infrastructure.*

38. The *Explanatory Report* states that the Amendment will provide for a number of improved environmental, social and economic outcomes:
- *The proposed amendment is expected to have positive social and economic benefits for the City of Darebin and the general community. This amendment will ensure the equitable collection and distribution of development contributions throughout the municipality and provides financial contributions to community infrastructure that will be required to service the growing local residential population and facilitate their participation in the social and economic life of Darebin.* (emphasis added)
  - *The amendment will provide net community benefit as it commits Council to delivering the development and community infrastructure items included in the DCP. It will also ensure that new development contributes to both development and community infrastructure.*
  - *The method for apportioning costs to new development is designed to ensure that the cost of providing new infrastructure is shared between developers and the wider community on a fair and reasonable basis. Costs are apportioned according to share of usage of the required infrastructure.* (emphasis added)
  - *The amendment is expected to result in positive environmental outcomes as it will fund sustainable transport infrastructure projects and public realm improvements.*
39. The matters underlined above suggest that the implementation of the DCP will ensure that is a fair and equitable contribution to development infrastructure. However, as outlined in the following section there is a significant amount of community and development infrastructure being provided on the LTU campus that is not included in the project list of the DCP.

## 4 LA TROBE UNIVERSITY CAMPUS

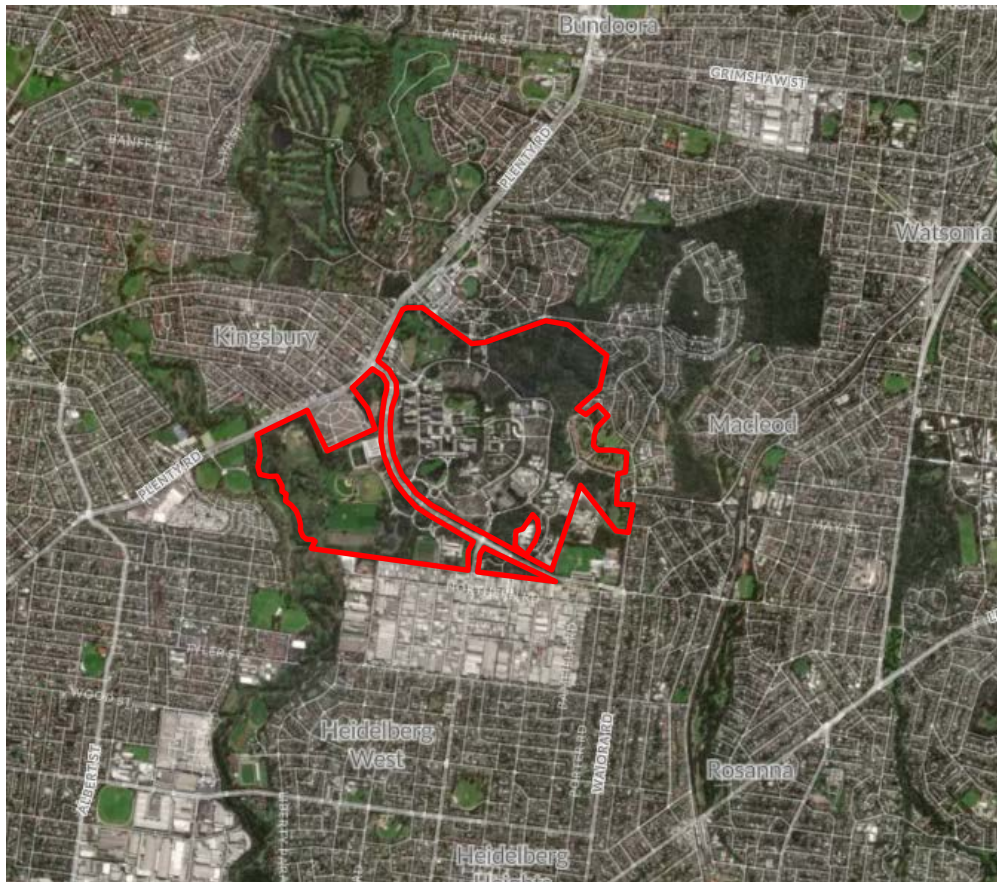
40. The La Trobe University (LTU) campus occupies a significant area of Charge Area 3 and is strategically located within the La Trobe National Employment and Innovation Cluster (NEIC).

### 4.1.1 Site Description

41. The La Trobe University Master Plan, 2014 provides the following information in relation to the site and the role the university plays in the Darebin area:

- The University's flagship campus is located in Bundoora. It has nearly 23,000 enrolled students and 2,250 staff. 75% of the Melbourne campus' student population lives in the surrounding four municipalities along with over 50% of the campus workforce.
- The Melbourne campus has the largest landholdings of all the University's campuses and the largest student body. With landholdings of 235 hectares as well as additional outlying parcels, the University's Melbourne campus is a similar size to the Melbourne CBD and arguably has significant capacity for the growth of a diverse range of activities in the future.
- Over 1,600 students currently live on the campus and it is anticipated this number will grow substantially over the next 20 years with a growing student population complemented by an expanded employment base in research and education, as well as commercial and retail jobs.
- La Trobe University and its on-site partners attract over 30,000 daily visitors to the Melbourne campus, providing the second largest concentration of employment within the region. Yet people do not just visit for work or study; a range of attractions are on offer including sports and recreation and cultural activities.





**Figure 2 - La Trobe University, Melbourne Campus (Landchecker, 2021)**

#### **4.1.2 Surrounds**

42. La Trobe University owns approximately 235 hectares within the Darebin municipality, and it is generally bound by Plenty Road to the north west, Main Drive to the north, Waioara Road to the east, Darebin Creek to the west and an industrial estate to the south.
43. The LTU campus is bounded by the mixed - use Polaris 3083 development to the north and Springthorpe residential development to the north and east, Heidelberg West industrial area and Darebin Creek to the south and the Kingsbury residential area to the west.

## **4.2 LA TROBE UNIVERSITY**

44. The LTU is the largest employer in the City of Darebin. Based on information provided by the LTU there are 1309 staff members who reside in City of Darebin suburbs. The table below provides a summary of the raw data provided by LTU.
45. Whilst it is acknowledged that some of the boundaries of these suburbs may overlap into surrounding municipalities the data highlights that approximately 20% of the 6638 staff members reside locally.

**Table 1 - Origin LTU Staff**

Suburb of Darebin	No. of Employees
Alphington	31
Bundoora	466
Fairfield	35
Kingsbury	59
Macleod	84
Northcote	142
Preston	162
Reservoir	210
Thornbury	120
<b>Total</b>	<b>1309</b>

#### **4.2.1 La Trobe University Master Plan, 2014**

46. The *La Trobe University Master Plan, 2014* has guided the development of the LTU campus. The Master Plan sets out a range of key 'Master Plan Tactics' that will help achieve the Master Plan vision to open the campus up to the outside.
47. It is obvious from my site inspection that a number of the key development outcomes and changes to the campus have already occurred however to continuation of delivery will ensure the aim of the Master Plan is reached.
48. In the Master Plan Forward outlines the vision and aspirations of the plan:
- This Master Plan sees our Melbourne campus evolving into a 'University Town'. We are taking an 'outside in' approach, bringing the community into the campus and blurring the lines between the University and our surrounding neighbourhoods.*
  - The development of this Master Plan has involved extensive consultation with staff, students, community and business groups, local industry, state and local governments. We have listened to individual and organisations' needs, desires and dreams. Importantly, we have included infrastructure and development ideas, which will benefit both the University and our communities.*

- *The new Master Plan divides the campus into seven neighbourhoods – each of which is uniquely designed to complement the overall vision of the campus growing to become a University Town.*
  - *The Melbourne campus will be a place where students, staff and other community members will be able, and want, to study, work, research, live and socialise in a vibrant cultural, sporting and entertainment precinct, open and active during the day and evening, seven days a week.*
49. There is a strong focus within the Master Plan to open the campus up to the outside community and strengthen local sporting groups and diverse community member involvement in the site on week round basis.
50. A key tactic to achieving this is to involve the community in the planning process, ensure the sport and recreation facilities cater to a broader range of users and provide connections to and through the site.
51. The Master Plan below highlights the different neighbourhoods throughout the campus, including the conservation area in the north-east, sport and recreation in the south-west, research and development in the south-east and a mixed-use town centre area in the north-west of the campus.
52. The Master Plan, 2014 takes a ‘neighbourhood approach’ to achieving the University Town. For the purposes of this evidence the Sport and Recreation neighbourhood is the focus however the delivery of all seven neighbourhoods must be achieved to realise the vision.
53. Section 5.4 of the Master Plan focuses on Sport and Recreation. The Neighbourhood Vision includes:
- *Building on the University’s established brand, the Sports and Recreation Neighbourhood will be a regionally significant sports and recreation destination. The future form of the precinct will cater for a diverse range of user groups, from elite athletes and professional organisations to local sporting clubs and the general public.*
  - *The proposed uses within the neighbourhood will provide an environment that allows the University community to deliver innovative, multidisciplinary teaching and research outcomes in sport, exercise and rehabilitation.*
  - *Development within the neighbourhood will help shape a highly accessible and connected place, providing enhanced, sustainable transport links to the growing Plenty Road corridor, the Core Campus, and the popular Darebin Creek Trail and parklands.*
54. The focus on providing facilities for a diverse range of users and increase accessible to the facilities is paramount. The LTU is committed to significant investment in achieving the desired outcomes.
55. Key attributes and supportive elements of the Sport and Recreation neighbourhood are:
- Approximately 32.8 hectares (14% of the campus landholding).
  - The playing fields can accommodate a number of sports, such as soccer, hockey, AFL, cricket and baseball.
  - Two pavilions currently service sporting teams and act as viewing platforms.



- The neighbourhood features expansive, undeveloped landholdings and potential for a greater presence on the Plenty Road and Kingsbury Drive frontages.
- Access to the Darebin Creek Trail and regional park network is via a walking and bicycle path.
- The precinct is currently a sports and recreation destination, with potential to become regionally significant provided that there is investment in key facilities.

56. The above provides an insight into the level of commitment that LTU is making in providing accessible infrastructure to the broader Darebin community. The offering of the land to support the growth of the sport and recreation neighbourhood is substantial and the value and quality of the facilities that have and are proposed to be delivered go beyond usual local standard.

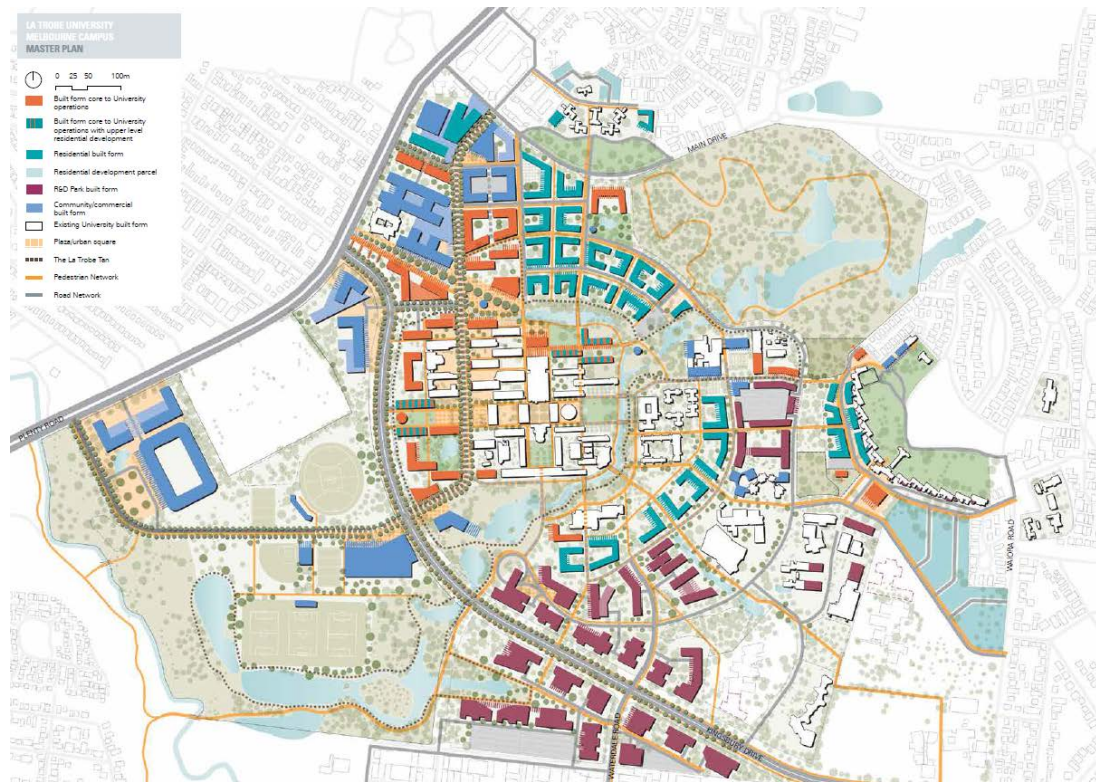


Figure 3 - La Trobe University Master Plan, 2014

#### 4.2.2 Role in the Community

57. The delivery of the Master Plan, 2014 undoubtedly demonstrates the LTU's commitment to strengthening their role in the Darebin community.
58. The 'Community Benefit from La Trobe University Bundoora Infrastructure, Facilities and Services' further articulates the community benefits derived from the facilities and services offered by the LTU.

59. The LTU website ([www.latrobe.edu.au/sports-park/project-information](http://www.latrobe.edu.au/sports-park/project-information)) provides key insights into the national, regional and local role it plays in delivering state of the art facilities. The website states:

- *The La Trobe Sports Park is a major regional sporting asset for the local community, bringing national, state and local sports organisations to Melbourne's north.*
- *The Sports Park houses a state-of-the-art teaching and research facility, an elite performance space and world-class sporting facilities to support major sports events, regular grass-roots competitions and community recreation opportunities for up to 10,000 local community members per week*

60. To further demonstrate the level of community involvement, LTU has provided current usage data and extensive list of local and region sporting and community groups that are currently utilizing the LTU campus facilities (see Attachment 3).

61. Whilst many groups originate from outside the City of Darebin, it is the access to the land that LTU has available to develop new facilities that is key to the important role they are playing as a facility provider in the north of Melbourne.

#### **4.2.3 Current and Proposed Investment in Infrastructure**

62. The information outlined below was provided to me by the LTU. This information helps to further understand the level of current and future investment the LTU has made in the campus facilities.

63. The data in the table below outlines financial information in relation to some of the larger community accessible facilities, including:

- Current value of the facilities; and
- the annual cost of maintaining the facilities.

**Table 2 – Current LTU Facility Asset Costs**

<b>Asset</b>	<b>Asset Replacement Value</b>	<b>Maintenance Backlog Liability (next 5 years)</b>	<b>Reactive Maintenance &amp; Bldg Operating cost p.a.</b>
Indoor Sports Centre (ISC)	\$ 9,630,000	\$ 1,932,254	\$ 146,122
Sports Stadium (LTSS)	\$ 80,275,000	New facility: minimal spend	\$ 44,910
LTSS Sports Park (AFL ovals / FIFA pitch etc)	\$3,500,000	N/A	\$ 400,000
Sports Fields (LPFP)	\$ 7,000,000	New facility: minimal spend	\$ 94,655
Sports Park Walk – 6m wide x 150 m long pathway to Sports Park	\$ 2,395,089	New facility: minimal spend	\$4,500
Library	\$ 60,692,000	\$ 11,603,570	\$ 381,403
Child Care Centre	\$ 4,839,000	\$ 475,508	\$ 52,201
Paths/Roads/Tan	\$ 22,000,000 (approx.)	No data in the system on this	\$ 100,000

64. The information in the table below provides an indication of the intended spend over the next 2 – 5 years on community facilities. Whilst this is ‘planned’ and yet to be approved infrastructure, the infrastructure is consistent with the key directions outlined in the *La Trobe Master Plan, 2014*.

**Table 3 - Proposed LTU Facility Expenditure**

Project (planned)	Description	Budget (in next 2 yrs)
La Trobe Shared Path	1.9km shared pedestrian / bike path through campus linking Bundoora Park to Darebin Creek. 50/50 funded with State Govt. (LTU share)	\$ 1,750,000
Nangak Tamboree (Eco-corridor)	Various projects – water quality, biodiversity, paths	\$ 1,800,000
Pathways, lighting & CCTV	Includes path/lighting/CCTV upgrades from Plenty Road tram stop to Science Drive/Thomas Cherry Bldg; Sports Precinct path upgrades	\$4,743,320
GP Clinic	General Practice clinic (available to public) located next to Science Drive bus interchange	\$ 3,167,000
Ring Road Pedestrian Crossing	Install pedestrian crossing near roundabout at Child Care Centre	\$ 250,000

#### 4.2.4 Current Facility Usage Statistics

65. The LTU has provided some data relating to the current usage of the Sports and Aquatic Centre, La Trobe Stadium and Child Care Children Program.
66. The data for the Sports and Aquatic Centre highlights that over the period of 2018-2021 there is approximately 40% 'community' members or between 340 and 860 people. It is anticipated that the 2020-21 membership numbers have been down due to Covid-19 restrictions.
67. In the pre-Covid 2018 and 2019 years there was an average of 28,000 admissions into the centre. Whilst there is no data relating to the origin of these general admission visitors it is expected that many visitors would come from the local Darebin community.
68. Similarly, the data relating to the La Trobe Stadium is not broken down into the place of origin of each visitor however the visitation levels are significant. For the first quarter (January-March 2021) there has been an average of 25,532 visitors to the stadium per month. Again, as community confidence around Covid-19 improves it is expected that participation and spectator involvement at the stadium will further increase.
69. Finally, the local community enrolments in the program at the Children's Community Centre has been significant. Over the last 4 years there has been an average of 60 children enrolled who reside in the City of Darebin, with

enrolments peaking at 122 children in 2019. It is anticipated that local enrolments will increase again as the facility is able to reach pre-Covid 19 participation levels.

## 5 PLANNING FRAMEWORK

### 5.1 PLAN MELBOURNE 2017-2050

70. Plan Melbourne identifies 'places of state significance that will be the focus for investment and growth'. Included in these places are 'National employment and innovation clusters.' The purpose of these clusters is:

*To improve the growth and clustering of business activity of national significance, particularly in knowledge-based industries.*

*These areas are to be developed as places with a concentration of linked businesses and institutions providing a major contribution to the Victorian economy, with excellent transport links and potential to accommodate significant future growth in jobs and in some instances housing (page 14).*

71. The locations for these clusters are Monash, Parkville, Dandenong, Fishermans Bend, La Trobe, Sunshine and Werribee.
72. The La Trobe University campus is a key strategic site within the La Trobe National Employment and Innovation Cluster (NEIC).
73. Direction 1.1 of Plan Melbourne is to 'Create a city structure that strengthens Melbourne's competitiveness for jobs and investment' (page 24).
74. Policy 1.1.3 of Plan Melbourne seeks to 'facilitate the development of national employment and innovation clusters' and aims to achieve this by:

*Melbourne needs to create jobs close to where people live.*

*Seven national employment and innovation clusters have been identified across metropolitan Melbourne. Each is anchored by a specialised activity (such as a university, research facility, medical facility or manufacturing enterprise) that has seeded its growth. These clusters are Monash, Parkville, Fishermans Bend, Dandenong, La Trobe, Sunshine and Werribee.*

*The national employment and innovation clusters are focused on knowledge-based businesses that locate close to each other for knowledge and resource sharing. The clusters are distributed throughout Melbourne and along high-capacity transport networks to provide greater access to high-productivity jobs.*

*The Monash and Parkville clusters are already established and have significant potential to keep growing and diversifying. Other clusters are at various stages of development but possess the fundamentals needed to become strong centres for innovation and jobs growth.*

*Each cluster has a unique profile. For instance, Monash and Sunshine have the potential to attract a broader range of businesses, including office, retail services and entertainment, as well as residential development. In Dandenong and Fishermans Bend, the key will be to enhance manufacturing productivity with a focus on research and development.*

*Each cluster is different and approaches to support their growth will vary—depending on their profiles, competitive strengths, roles and stages of development.*

*However, there are some common requirements. Each cluster will need high levels of amenity to attract businesses and workers—including public transport, and walking and cycling paths. Each cluster needs to be investment-ready for knowledge-intensive firms and jobs. To support the development of clusters, effective governance arrangements—including key stakeholders and landowners—are required.*

75. Plan Melbourne details the following for the La Trobe National Employment and Innovation Cluster:

*Strengths:* *The cluster has strengths in education, research, health and retail.*

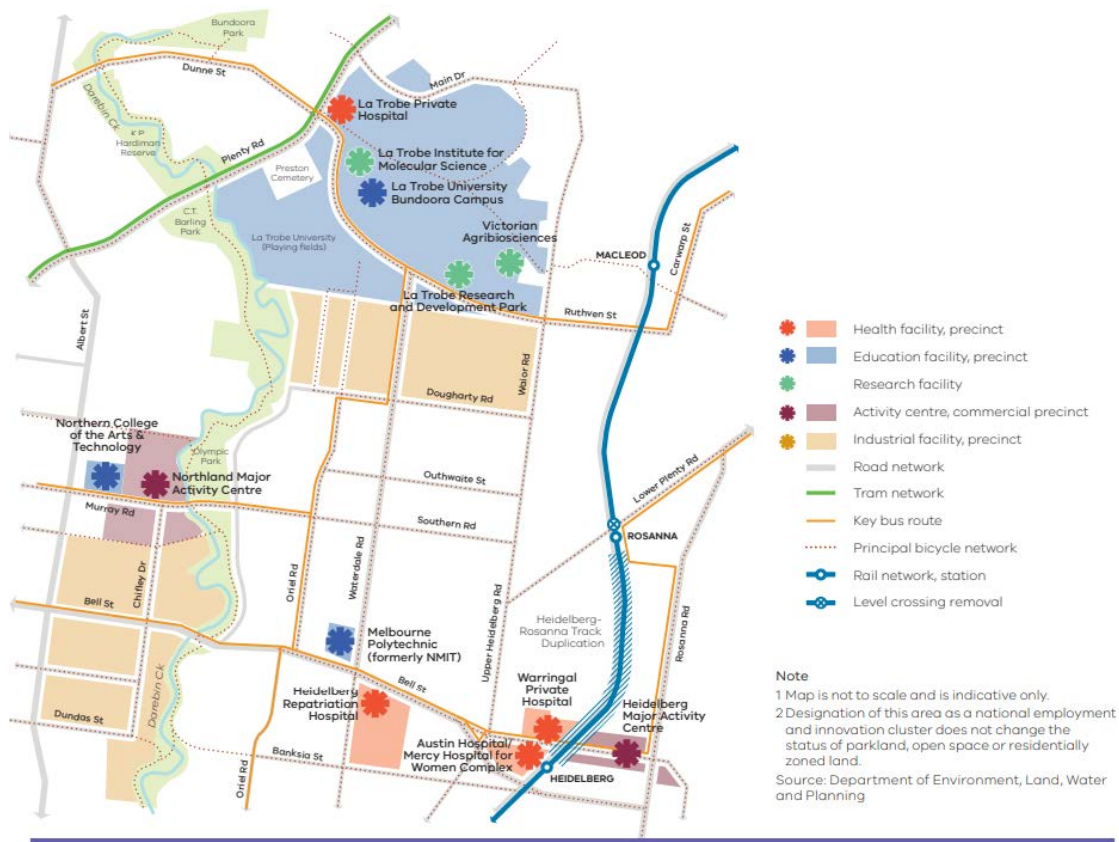
*Jobs:* *There are around 28,700 jobs in the cluster. Each location in the cluster has different strengths, but together they represent an opportunity to increase the number and diversity of jobs in the region.*

*Key Attributes:* *The cluster includes a number of significant employment activities (such as La Trobe University and its industrial surrounds, the Northland Shopping Centre and the Austin Biomedical Alliance Precinct) as well as a concentration of other health, research, commercial and retail activities in and around the Heidelberg Major Activity Centre.*

*La Trobe University has an expanding education and research role, including a growing student and research population and the recently completed AgriBio Centre. The Heidelberg precinct has a significant presence of health services, training and research institutions such as the Melbourne Brain Centre. Austin Health—comprising the Austin Hospital and the Heidelberg Repatriation Hospital—is located in the cluster and operates 980 beds, making it Victoria’s largest provider of training for specialist physicians and surgeons.*

*The Olivia Newton-John Wellness and Cancer Centre is within the cluster and has 92 beds. Also within the cluster is the Mercy Hospital for Women, which is a specialist hospital for maternity, gynaecology and neonatal services.*





**Figure 4 - Map 9 La Trobe National Employment and Innovation Cluster (Plan Melbourne, 2017)**

76. Policy 1.1.4 of Plan Melbourne seeks to 'Support the significant employment and servicing role of health and education precincts across Melbourne' and has identified La Trobe University as one of the education precincts.

77. In relation to Policy 1.1.4, Plan Melbourne states:

*Victoria has an international reputation in health and medical research. It is also a leading provider of high-quality international education and home to two of five Australian universities ranked in the world's top 100 tertiary institutions.*

*The core of the international education sector is largely located in the city, Bundoora, Burwood, Caulfield, Clayton, Footscray, Hawthorn, Parkville and Sunshine. Almost 90,000 international students are linked along these corridors—more than any other city in Australia.*

*Parkville is an anchor point for health and medical research, with other key medical precincts including the Alfred Medical Research and Education Precinct, the Austin Biomedical Alliance Precinct and the Monash Medical Centre.*

*Major health and education precincts across metropolitan Melbourne have been identified for further services and jobs growth. These precincts stimulate innovation, create employment and are of fundamental importance to the emerging knowledge economy and surrounding communities.*



*Planning for the growth of these precincts will need to focus on improving access—particularly via public transport—and diversifying job choices. Co-location of facilities (for example, a university with a hospital) will make better use of existing infrastructure and support the growth of associated businesses and industries. Specialised economic functions should be reinforced, but there should also be opportunities to provide ancillary retail, commercial, accommodation and supporting services.*

78. The role of LTU within the NEIC is significant. Unlike other NEIC where there is little opportunity for ‘greenfield’ development it is noted that the LTU campus is relatively underdeveloped at this time and therefore the potential development could occur is substantial.
79. The unique nature of the LTU campus suggests that applying a broad development contributions approach to the site may not be appropriate.

### **5.1.1 Plan Melbourne 2017-2050 Five-Year Implementation Plan**

80. The Implementation Plan details the following actions in relation to La Trobe University and the La Trobe National Employment and Innovation Cluster.
81. *Action 4: Land-use and infrastructure plans for the national employment and innovation clusters*

*Work in partnership with local governments, major institutions, utility providers, landowners and investors to prepare long-term land-use and infrastructure plans for national employment and innovation clusters (NEICs). Current work on Sunshine, Monash and La Trobe will be followed by Dandenong, Parkville and Werribee.*

*For each NEIC these plans will:*

- *develop a shared vision and desired outcomes statement*
- *define its specialised activities and capacity to expand over time*
- *identify constraints on employment and business growth, and the preconditions necessary to facilitate investment • define the planning boundary*
- *evaluate whether existing planning controls provide effective planning frameworks.*

*See Action 22 regarding Fishermans Bend NEIC.*

82. *Action 5: Business investment strategies for NEICs*

*Develop business investment strategies for each NEIC as each land-use and infrastructure plan is developed, to identify and define outcomes and preconditions for investment.*

83. *Action 35: Improvements in the metropolitan bus and tram network*

*Implement further improvements across the metropolitan bus and tram network, including:*

- *improving connections to and between NEICs and urban renewal precincts, including Parkville, Monash, Sunshine and La Trobe NEICs; as well as Fishermans Bend, Arden and Macaulay urban renewal precincts*

- *improving efficiency of the tramway network with additional trials of new treatments to enhance tram priority across the network, such as continuing the roll out of the successful tramway treatments on existing peak hour tram lanes*
- *investigating changes to the road-space allocation to prioritise bus and tram movements in priority locations*
- *progressively update existing bus service plans to better link people to job-rich areas and community and service centres, following bus network consultation across metropolitan Melbourne*
- *expanding the availability of real-time public transport information across all public transport modes both to internet-based services and at key transport hubs.*

84. To accommodate the provision of a direct bus link to Reservoir station and enhance the safety of public transport use the LTU has recently partnered with the State Government to deliver fully integrated bus interchange within the centre of the campus.

## 5.2 LA TROBE NATIONAL EMPLOYMENT AND INNOVATION CLUSTER DRAFT FRAMEWORK PLAN 2017

85. As identified in Policy 1.1.4 in Plan Melbourne, it seeks to *facilitate the development of national employment and innovation clusters*.

86. Action 4 of Plan Melbourne requires the preparation of land-use and infrastructure plans for each of the NEICs. As outlined above, the plan for the La Trobe NEIC has commenced. A draft Framework Plan has been prepared in consultation with key stakeholders, including Darebin and Banyule City Councils.

87. The Executive Summary states:

*The La Trobe National Employment and Innovation Cluster (La Trobe Cluster) is the key location for the growth of employment and business in the north eastern part of Melbourne. The La Trobe Cluster is perfectly placed to service the growth in Melbourne's northern subregion.*

*Planning for the long term will see an increase in the number of jobs in the cluster, leveraging the strong foundations of specialized activities associated with existing industries and the institutions of Austin Health and La Trobe University.*

*This framework plan sets out a shared vision for the next thirty years to build on the cluster's key public assets and boost local employment by defining actions to improve the amenity of the cluster, encouraging new services and businesses to establish an improving transport links and public transport.*

*The framework plan has been developed in conjunction with Austin Health, La Trobe University, Banyule and Darebin City Councils, state government agencies and stakeholders and implementation of actions will be a coordinated effort between all partners.*

*The plan gives the Victorian Government, councils, developers, business and residential communities' greater certainty and confidence about future development within the La Trobe Cluster.*

*The framework plan outlines a range of strategic priority outcomes to achieve this vision, including:*

- *Planning and delivering transport infrastructure projects e.g. road widenings on arterial roads to allow for bus priority.*
- *Delivering a network of boulevard style arterial roads throughout the cluster.*
- *Delivering a connected bicycle network.*
- *Determining funding options for community infrastructure.*
- *Upgrading and reconfiguring Darebin Creek pedestrian and bicycle links.*
- *Preparing structure plans for Heidelberg West and Northland employment areas.*
- *Supporting La Trobe University in its preparation of a structure/development plan to deliver the vision in its masterplan.*
- *Renewing Heidelberg Railway Station.*

*The framework plan is an important step forward in the implementation of Plan Melbourne 2017-2050. It is a strategic action plan aimed at increasing employment by driving economic growth in the suburbs through coordinated public and private investment. The plan incorporates a shared vision and actions for developing four key precincts of La Trobe University, Heidelberg Major Activity Centre and Medical Precinct, Northland and Heidelberg West employment areas. The actions outline a clear investment pipeline and a plan for how city-shaping infrastructure projects will be developed.*

88. The underlined priorities highlight that many of the matters that are covered in the DCP are duplicated in the NEIC Framework Plan. Given the metropolitan importance of the NEIC land use outcomes it may be more appropriate to deal with the delivery of infrastructure on the large strategic sites in a manner separate to the broad-brush approach advanced by the DCP.
89. Based on discussions with the key planning and infrastructure staff from the LTU it is clear that the campus already plays a key role in providing sport / recreation, community and transport infrastructure at a scale that is far beyond that envisaged in the DCP.
90. Under Section 6.4 of the Framework Plan, it lists the following for the La Trobe University Precinct:

*Key Information:* *Size: 267 hectares*

*Key Elements:*

- *La Trobe University*

- *La Trobe Sports Precinct*
- *Rio Tinto and other research institutions*
- *Victorian Agriobiosciences*

*Long Term Vision:* *A world class university with a great on campus student housing and town centre environment, making it a destination for all. It will build on its research functions by linking in with businesses in the Heidelberg West Industrial Precinct. The University will be host to a regional level sports park including elite training facilities that are a magnet for all types of sports for participants and spectators alike.*

*Priority Action:* *Support La Trobe University in preparing a structure/development plan for its Bundoora Campus.*

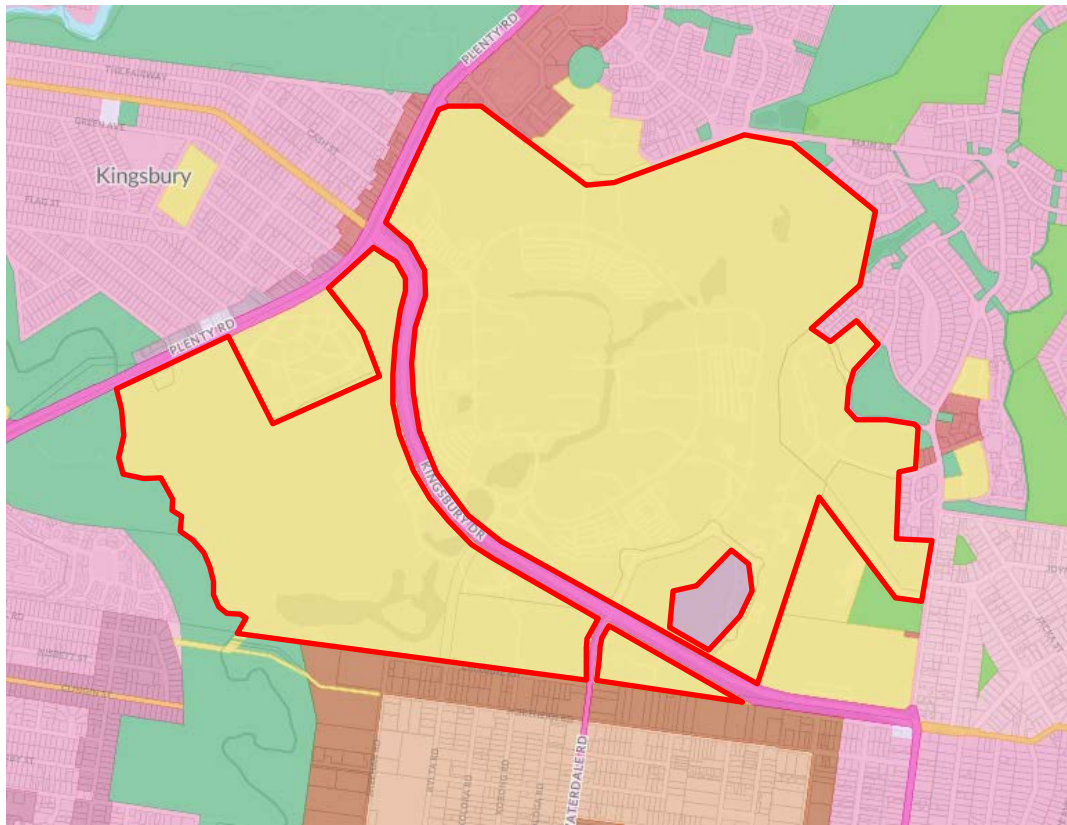
91. Whilst the long-term vision acknowledges the regional level sports park role, the LTU intends to continue to provide local public access to the sport, recreation and community facilities across the campus.
92. The Framework Plan has three actions associated with the La Trobe University Precinct which are:
  - *Support La Trobe University in preparing a structure/development plan for its Bundoora Campus to provide for more student housing, a university town and integration with its surroundings to link the residential and business communities (Short Term).*
  - *Ensure planning for surrounding areas, particularly in the Heidelberg West Industrial Precinct has regard for the objectives of the La Trobe University Master Plan (Ongoing).*
  - *Investigate high-capacity public transport options serving La Trobe University's residential, health, research, education and sports precincts (Medium Term).*
93. The Framework Plan lists the current status of the La Trobe University Precinct as '*the master plan is currently being developed into detailed structure plans and development plans based on La Trobe University's priorities*'.
94. Within the Implementation Section of the Framework Plan, there are actions listed for Strategic Outcomes 1-5 that are relevant across the entire National Employment and Innovative Cluster.
95. Preparing a structure plan for the LTU campus is a short-term priority and should form the more detailed strategic planning basis for which the campus develops and provides appropriate infrastructure contributions. By linking the structure planning process with the determination of required infrastructure a more integrated development outcome will be achieved across the campus.

## 5.3 DAREBIN PLANNING SCHEME

96. This section outlines the relevant Planning Scheme Provisions that apply to the La Trobe University site.

### 5.3.1 Zone

97. La Trobe University is predominantly zoned Public Use Zone - Education (PUZ2) with a small part Public Use Zone – Service and Utility (PUZ1), as shown in Figure 5 below.



**Figure 5 - Zone Map of La Trobe University (Landchecker, 2021)**

98. Under Clause 36.01 – Public Use Zone, the purpose of the zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To recognize public land use for public utility and community services and facilities.*
- *To provide for associated uses that are consistent with the intent of the public land reservation or purpose.*

99. The Schedule to Clause 36.01 Public Use Zone (see below) exempts a range of use and development types on the LTU campus from requiring a planning permit and sets out the conditions that must be met to be afforded the exemptions.

100. The focus of the exemptions relate to the tertiary nature of the education, research and development, medical, sport and recreation and other similar uses.

101. Residential, retail and other commercial uses are not exempt from requiring a planning permit but may be determined appropriate to be accommodated on the campus during the future structure planning phase.

## DAREBIN PLANNING SCHEME

08/11/2018  
C165

### SCHEDULE TO CLAUSE 36.01 PUBLIC USE ZONE

#### 1.0

08/11/2018  
C165

#### Permit exemptions and conditions

Public land	Use or development	Conditions
The Health & Community Precinct of La Trobe University Melbourne (Bundoora) Campus as identified at Map 1 to this Schedule.	Hospital	Must be approved by the public land manager and be consistent with the objects of the University under the La Trobe University Act 2009.
	Medical Centre	
	Nursing Home	A use and development must provide car parking spaces onsite to meet or exceed that required in Clause 52.06.
	Exhibition Centre	
	Function Centre	A development must not exceed a height of 35 metres and 10 storeys.
	Library	
	Hall	
The Sports & Recreation Precinct of La Trobe University Melbourne (Bundoora) Campus as identified at Map 1 to this Schedule.	Research and development centre	
	Leisure and recreation (other than a Motor racing track and Major sports and recreation facility)	Must be approved by the public land manager and be consistent with the objects of the University under the La Trobe University Act 2009.
	Exhibition Centre	A use and development must provide car parking spaces onsite to meet or exceed that required in Clause 52.06.
	Function Centre	A development must not exceed a height of 21 metres and 6 storeys
	Library	
The Research Innovation Precinct of La Trobe University Melbourne (Bundoora) Campus as identified at Map 1 to this Schedule.	Hall	
	Research and development centre	Must be approved by the public land manager and be consistent with the objects of the University under the La Trobe University Act 2009.
	Minor sports and recreation facility	A use and development must provide car parking spaces onsite to meet or exceed that required in Clause 52.06.
	Exhibition Centre	A development must not exceed a height of 28 metres and 8 storeys
	Function Centre	
All other land	Library	
	Hall	
	None specified	None Specified

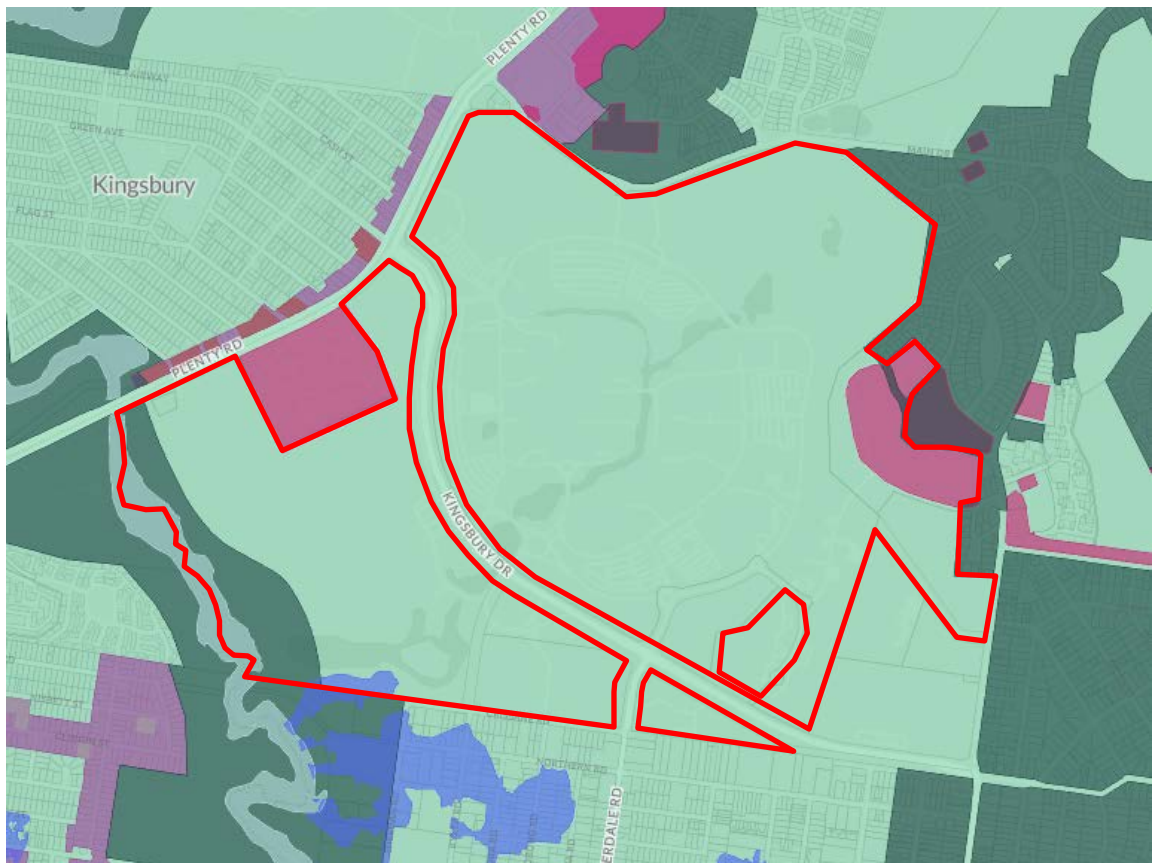
Figure 6 - Extract of the Schedule to Clause 36.01 of the Darebin Planning Scheme

### 5.3.2 Overlays

102.La Trobe University is affected by the following overlays and as shown in Figure 7.

- Clause 42.01 – Environmental Significance Overlay – Schedule 2 (ESO2) applies to the land adjacent the Darebin Creek in the south east corner of the site.
- Clause 43.01 – Heritage Overlay (HO59) applies to land along the east part of the site.
- Clause 44.04 - Land Subject to Inundation Overlay (LSIO) applies to the land adjacent the Darebin Creek in the south east corner of the site.
- Clause 44.05 – Special Building Overlay (SBO) applies to small area along the southern boundary of the site.
- Clause 45.06 – Development Contributions Plan Overlay – Schedule 1 (DCPO1) applies to all the land.





**Figure 7 - Overlay Map of Latrobe University (Landchecker, 2021)**

103. Under Clause 42.01 – Environmental Significance Overlay, the purpose of the overlay is:

- *To implement to Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify areas where the development of land may be affected by environmental constraints.*
- *To ensure that development is compatible with identified environmental values.*

104. Under Clause 43.01 – Heritage Overlay, the purpose of the overlay is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To conserve and enhance heritage places of natural or cultural significance.*
- *To conserve and enhance those elements which contribute to the significance of heritage places.*
- *To ensure that development does not adversely affect the significance of heritage places.*

- *To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.*

105. Under Clause 44.04 – Land Subject to Inundation Overlay, the purpose of the overlay is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify land in a flood storage or flood fringe area affected by the 1 in 100-year flood or any other area determined by the floodplain management authority.*
- *To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.*
- *To reflect any declaration under Division 4 of Part 10 of the Water Act, 1989 where a declaration has been made.*
- *To protect water quality in accordance with the provisions of relevant State Environment Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).*
- *To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.*

106. Under Clause 44.05 – Special Building Overlay, the purpose of the overlay is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify land in urban areas liable to inundation by overland flows from the urban drainage system as determined by, or in consultation with, the floodplain management authority.*
- *To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.*
- *To protect water quality in accordance with the provisions of relevant State Environment Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).*

107. Under Clause 45.06 – Development Contributions Plan Overlay, the purpose of the overlay is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.*



### 5.3.3 Planning Policy Framework

108. The following is a summary of the current Planning Policy Framework that is relevant to La Trobe University.

109. Clause 11.01-1R – Settlement – Metropolitan Melbourne identifies a number of strategies, one which is:

- *Focus investment and growth in places of state significance, including:*
  - *Metropolitan Melbourne Central City.*
  - *Metropolitan Melbourne Central City.*
  - *National Employment and Innovation Clusters.*
  - *Metropolitan Activity Centres.*
  - *....*

110. Clause 17.01-1R – Diversified Economy – Metropolitan Melbourne provides a number of strategies, including:

- *Facilitate the development of National Employment and Innovation Clusters by ensuring they:*
  - *Have a high level of amenity to attract businesses and workers.*
  - *Are supported by good public transport services and integrated walking and cycling paths.*
  - *Maximise investment opportunities for the location of knowledge intensive firms and jobs.*

111. Clause 17.1-2S – Innovation and Research seeks to achieve the following objective:

- *To create opportunities for innovation and the knowledge economy within existing and emerging industries, research and education.*

112. Clause 19.02-2S – Education facilities seeks to achieve the following objective:

- *To create opportunities for innovation and the knowledge economy within existing and emerging industries, research and education.*

113. The above Clause contains a number of strategies to achieve the objective, four strategies being:

- *Locate secondary school and tertiary education facilities in designated education precincts and areas that are highly accessible to public transport.*
- *Locate tertiary education facilities within or adjacent to activity centres.*
- *Ensure streets and accessways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access.*
- *Consider the existing and future transport network and transport connectivity.*

- *Develop libraries as community-based learning centres.*

114.Clause 19.02-2R – Education Precincts – Metropolitan Melbourne, contains the following strategy:

- *Ensure education precincts are well serviced by community services.*

115.Clause 19.02-6R – Open Space – Metropolitan Melbourne seeks to achieve the following objective:

- *To strengthen the integrated metropolitan open space network.*

116.The above Clause contains a number of strategies, two of the strategies being:

- *Develop a network of local open spaces that are accessible and of high-quality and include opportunities for new local open spaces through planning for urban redevelopment projects.*
- *Ensure major open space corridors are protected and enhanced.*

117.Clause 19.03-1S - Development and Infrastructure Contributions Plans seek to achieve the following objective ‘to facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans and infrastructure contributions plans.’

118.The current development of the site is consistent with the Objectives and Strategies outlined in the Planning Policy Framework.

#### 5.3.4 Local Planning Policies

119.The following is a summary of the current Local Planning Policy Framework that is relevant to La Trobe University.

120.Clause 21.01-3 – Regional Context sees one of three key opportunity to ‘reduce lengthy and often car-based commuting’ to include ‘the emerging La Trobe National Employment Cluster, centred around La Trobe University, Northland East Preston Activity Centre and the Austin/Heidelberg medical precinct and activity centre, is a key to grow the knowledge economy beyond its central Melbourne focus, and provide more accessible employment opportunities in the northern Melbourne region.’

121.Clause 21.01-4 – Issues for the future facing the City of Darebin which includes:

- *Maximising investment and employment opportunities around La Trobe.*

122.Clause 21.01-6 – Strategic Framework Plan ‘sets out the general pattern for land use and development to respond to the key influences, issues affecting the municipality and opportunities that can be delivered to achieve the Strategic Vision. The purpose of the framework plan is to identify locations where specific land use and development outcomes will be supported and promoted.’

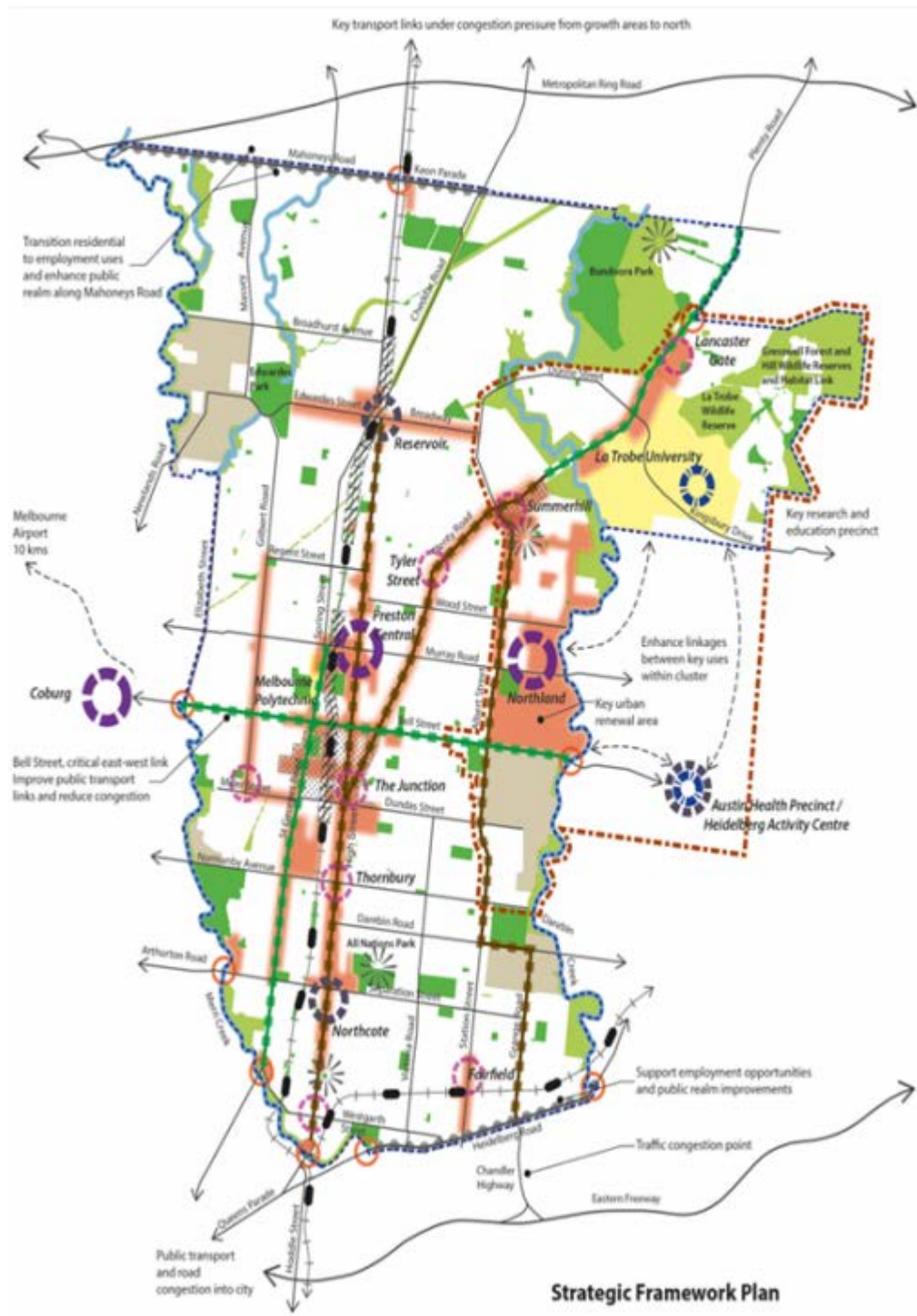
123.In addition, the above Clause lists key strategic directions identified in the Strategic Framework Plan that include the following:

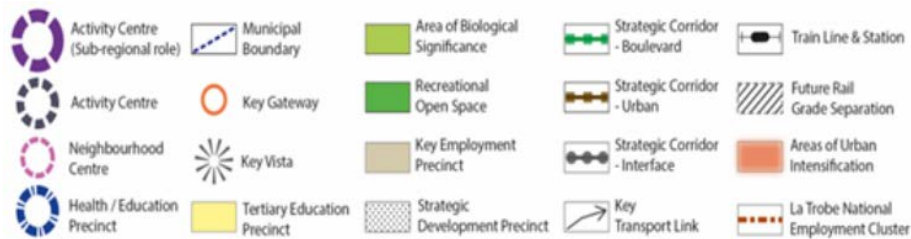
- *Enhanced network of activity centres, with preferred economic and land use roles;*

- *Distinctive and attractive strategic corridors in response to different physical contexts;*
- *Regionally-significant land uses to support and intensify, including La Trobe University, Melbourne Polytechnic and areas within the Emerging La Trobe Employment Cluster;*
- *Areas identified as strategic locations to maximise opportunities for 'urban intensification' through higher density building forms accommodating a range of residential and commercial uses;*
- *Industrial zoned areas that will provide a key employment and value- added role;*
- *Major landscape features to be protected and enhanced, including areas of biological significance, regionally significant recreational open space and key vistas;*
- *Major transport links and future priorities for transport infrastructure investment; and*
- *Relationships and access to key destinations in adjoining municipalities to achieve mutual benefits for the community.*

*Separate land use framework plans have been prepared for major land use elements identified in Clauses 21.02-21.05. These plans cumulatively form the basis of the Strategic Framework Plan.*

124. The LTU campus is shown as a 'Tertiary Education Precinct' with a 'Health / Education Precinct' located within the campus. The area adjacent Plenty Road is identified as 'Areas of Urban Intensification'. Plenty Road is a 'Strategic Corridor – Boulevard'.





**Figure 8 - Darebin Strategic Framework Plan**

125. The Clause continues to identify the activity centres in the City of Darebin and lists *'La Trobe University (and associated research and development facilities)'* as one and details the following:

- *Provides a major education, research and employment hub for the municipality and broader region. Key part of the Emerging La Trobe Employment Cluster.*
- *Council supports the continued development and promotion of the precinct, particularly in ways which can grow employment and enhance the university's connection to and integration with surrounding neighbourhoods and local communities.*

126. Clause 21.03-1 – Strategic Housing Framework Plan *'identifies activity centres, and strategic corridors and redevelopment precincts'* throughout the City of Darebin as *'having the capacity to accommodate residential uses as a range of densities'* and includes the La Trobe National Employment cluster as one of these precincts.

127. The Clause also identifies areas of Substantial Change that will *'support increased residential densities and increased housing diversity'* and will display a one or more characteristics listed in the Clause. One being *'identified locations for increased densities to support economic investment and growth in the La Trobe National Employment Cluster.'*

128. Under Clause 21.03-3 – Housing Diversity and Equity, Objective 3 – Student Accommodation seeks to *'encourage the provision of appropriately located student accommodation'* through three strategies. One strategy is listed as the following:

- *Encourage student accommodation in locations accessible to public transport and within walking distance to La Trobe University and Melbourne Polytechnic.*

129. The Clause identifies 'Other Actions' and lists the following as one of the actions:

- *Assist La Trobe University with its master planning for Bundoora campus.*

130. As outlined previously, there is clear local and state policy commitment to the master planning of the LTU campus, whether it be via the NEIC Framework Plan or other means. During this detailed planning process the provision of community infrastructure can and should be considered.

131. Clause 21.04-1 – Strategic Economic Development Framework has identified that *'Important future economic opportunities include Northland East Preston Activity Centre and La Trobe University as key nodes in the La Trobe*

*National Employment Cluster, and the transition of the Bell Street and Heidelberg Road Corridors as strategic regional linkages between key employment and innovation precincts.'*

132. Clause 21.04-2 proceeds to set out objectives and strategies for the above. It identifies that there is further strategic work required and includes the follow as one of the works:

- *Undertake further planning work in conjunction with La Trobe University to explore how additional employment-based activities can be facilitated on surplus and land surrounding the University campus.*

133. Under Clause 21.04-3 – Retail and Commercial Activity identifies some key issue, with two of them being:

- *Key opportunity to intensify development in the Northland East Preston Activity Centre and encourage mixed uses including commercial offices to support economic investment and growth in the La Trobe Economic Employment Cluster.*
- *La Trobe University is seeking to unlock the development potential of its Bundoora site with attention in the short term likely to focus development along Plenty Road.*

134. Objective 3 of the above Clause identifies four strategies to '*facilitate the development of a commercial office market in Darebin.*' One of the strategies listed is:

- *Support the Northland East Preston Activity Centre and La Trobe University precincts as major locations for commercial office development as identified in relevant strategies for each location.*

135. Objective 4 of the above Clause identifies areas for further strategic work to '*encourage appropriate allied land use activities around major health institutions.*' One area identified as requiring further strategic work is:

- *Undertake strategic planning in conjunction with La Trobe University to investigate the potential for:*
  - *mixed use development along Plenty Road, linking with the Lancaster Gate Neighbourhood Centre.*
  - *synergistic commercial office development in proximity to the University.*

136. Again, local planning policy is supporting the need to undertake strategic planning for the LTU campus.

137. Clause 21.04-4 – Tertiary Institutions classes La Trobe University as the '*largest single employer in the municipality and is a key attractor for education on a regional scale and for research and development on a national scale.*'

138. Given the unique strategic role of LTU in my opinion it is appropriate to treat the planning and delivery of infrastructure by LTU in a different manner to the balance of the municipality. It is not appropriate to simply include the LTU campus in a broad, municipal wide DCP that has been prepared without specific regard to the unique consideration that apply to it.

139. The Clause identifies three key issues, and includes the following:

- *Managing the transition of La Trobe University from a campus-based facility to a 'university town centre'.*



140. Objective 1 of the Clause seeks to *‘encourage tertiary educational institutions such as La Trobe University Melbourne Polytechnic to become more engaged in the economic life of the municipality.’* To achieve this, there are four strategies listed. They are as follows:

- *Support appropriate land use diversification of major educational institutions, including commercial developments, which complement the main use of land.*
- *Support the transition of La Trobe University to a ‘university town centre’.*
- *Encourage affordable student housing near major educational institutions.*
- *Encourage institutions to develop educational opportunities that are accessible to the local community and provide appropriate skills for the jobs available locally.*

141. Objective 2 of the Clause seeks to *‘Encourage institutions to develop educational opportunities that are accessible to the local community and provide appropriate skills for the jobs available locally.’* The following are the strategies listed to achieve the objective:

- *Encourage development of the La Trobe University Research and Development Park.*
- *Support the viability of the Victorian Agribioscience Centre.*
- *Encourage high-tech economic activity and research-based manufacturing activities near La Trobe University and areas bordering Banyule City Council in Bundoora and Macleod.*

142. The Clause has identified areas that require further strategic work. They are:

- *Undertake strategic planning in conjunction with La Trobe University to understand future development plans and investigate the potential for land use diversification on the Bundoora campus and surrounds.*
- *Liaise with Banyule City Council to advance opportunities for research and other associated land uses in the Bundoora and MacLeod interfaces around La Trobe University.*
- *Liaise with Melbourne Polytechnic to understand future plans for the Preston campus.*

143. Clause 21.04-5 – Arts, Culture and Tourism seeks to *‘encourage people from outside the area to visit Darebin.’* It looks to achieve this through three strategies and includes the following:

- *Encourage additional high-quality accommodation and hospitality-based venues along Bell Street and in proximity to the Northland East Preston Activity Centre, Preston Central Activity Centre and La Trobe University.*

144. Clause 21.05-2 – Integrated and Sustainable Transport seeks to *‘facilitate an integrated approach to transport and land use planning.’* One of the listed strategies to achieve the objective is:

- *Encourage apartment development in the Northland residential neighbourhood precinct which extends from Murray Road in the Northland East Preston Activity Centre to (and including) Summerhill Road and between*

*the Albert Street corridor and the Darebin Creek to support investment in public transport and growth of the La Trobe National Employment Cluster.*

145. There is extensive emphasis within the Local Planning Policies of the Darebin Planning Scheme that the La Trobe university is unique. La Trobe University is the largest employer in the municipality, the campus is a substantial underdeveloped land holding and there are multiple directions referencing the need for further master planning of the campus.



## 6 DEVELOPMENT CONTRIBUTIONS PLAN FRAMEWORK

### 6.1 DEVELOPMENT CONTRIBUTIONS PLAN GUIDELINES

146. This section summarises the State Government’s current Development Contributions Guidelines. The preparation of the Darebin Development Contributions Plan must give consideration to the matters included in the Guidelines.

147. On 16 June 2003 (later amended March 2007) the Victorian State Government published the Development Contributions Guidelines (“the Guidelines”) as a guide for the appropriate and practical use of the development contributions system.

148. This information provides the purpose for preparing a DCP, the relevant principles that must be considered in doing so to ensure a fair and equitable outcome is achieved, what infrastructure items the DCP can fund, and the level of justification required before an infrastructure item is included in the DCP.

#### 6.1.1 Purpose

149. The purpose of the guidelines is to:

- *Provide councils, developers and infrastructure agencies with a clear explanation of the development contributions system;*
- *Offer practical advice to councils wishing to prepare and implement a DCP for the purpose of levying development contributions;*
- *Cover development contributions for a range of land use and infrastructure types; and*
- *Provide a context for the legislative provisions in the Planning and Environment Act 1987.*

##### 6.1.1.1 What is a Development Contributions Plan?

150. The guidelines explain that a DCP is a mechanism used to levy new development for contributions to planned infrastructure needed by the future community (emphasis added).

151. The guidelines state that the infrastructure:

- *must serve a neighbourhood or larger area*
- *must be used by a broad section of the community, and*
- *will in most cases serve a wider catchment than an individual development*

##### 6.1.1.2 What are the principles of a DCP?

152. The following table provides the basis for understanding the planning and development context for the application of the DCP principles in a global (i.e. multiple development front) setting.

**Table 4 - Development Contributions Plan Principles**

<b>DCP must be in the planning scheme</b>
Development contributions to fund planned infrastructure for the wider community, neighbourhood or region can only be levied through an approved DCP that forms part of a planning scheme.
<b>DCPs must have a strategic basis</b>
The DCP must be strategically justified and linked to the State Planning Policy Framework or the Local Planning Policy Framework in the planning scheme. The DCP will only be approved if a clear, sound strategic basis can be demonstrated.
<b>Justification of infrastructure projects</b>
Infrastructure projects can be included in a DCP if they will be used by the future community of an area, including existing and new development. This means that new development does not have to trigger the need for new infrastructure in its own right. It can only be charged in accordance with its projected share of usage. This is all that is required to demonstrate 'need'.
<b>Nexus between new development and the need for new infrastructure</b>
It must be demonstrated that the new development to be levied is likely to use the infrastructure to be provided. New development should not be considered on an individual basis, but as part of the wider community that will use an infrastructure project. The wider community may also include existing development. This is all that is required to demonstrate 'nexus' to justify the application of the charge.
<b>DCPs must have a reasonable time horizon</b>
A DCP must include a time horizon. This time horizon should not exceed 20 to 25 years. If the time horizon is not reasonable, new development in the early years will be paying for infrastructure that will not be delivered until many years later. This is inequitable and unreasonable.
<b>Infrastructure costs must be apportioned on the basis of projected 'share of usage'</b>
For the purposes of calculating levies in a DCP, the costs of infrastructure projects are shared amongst all the likely users. The likely users will include existing and future development. In this way, new development will not be charged for the whole cost of an infrastructure project that others will use, and costs are distributed on a fair and equitable basis.  However, while the levy is calculated on the basis that all the users pay for the cost of the infrastructure, only new development can actually be charged the levy. Therefore, a DCP will rarely cover the full cost of providing the infrastructure.
<b>A commitment to provide the infrastructure</b>
A DCP imposes a binding obligation on the infrastructure provider to provide the infrastructure by the date or criteria specified in the DCP.
<b>Accountability</b>
This means the levies collected must be used to provide the infrastructure specified in the DCP. Proper financial accounts must be kept to demonstrate this.
<b>Transparency</b>
All assumptions relating to the calculation of levies within the DCP must be documented and justified and expressed in non-technical language so they can be clearly understood.

#### **6.1.1.3 What Infrastructure projects can be included in a DCP?**

153. The guidelines state that a 'DCP may include infrastructure to be provided by a council or State Government agency. Basic utilities, such as water supply and sewerage, provided by servicing authorities under their own legislation cannot be included in a DCP.

154. The types of projects in a DCP can include the following:

- *a new item of infrastructure*
- *an upgrade in the standard of provision of an existing infrastructure item*
- *an extension to an existing facility, or*
- *the total replacement of an infrastructure item after it has reached the end of its economic life.*

155. A DCP cannot be used to fund the total replacement of an infrastructure item, if the replacement is necessary as a result of poor maintenance.

156. It is not appropriate to include existing infrastructure in a DCP that was funded through general taxes or rates. However, where an infrastructure project has been provided as part of a DCP calculated on a projected share of usage basis, and the intention is to recover all or part of the cost of the facility from contributions from development beyond the timeframe of the DCP, it would be fair to include such a project in a subsequent DCP.

#### **6.1.1.4 What justification is required for infrastructure projects to be included in a DCP?**

157. The selected infrastructure and the standard of provision must be justified in the DCP.

158. To qualify for inclusion in a DCP, all infrastructure:

- *must be used by a broad cross-section of the community, and*
- *must serve a neighbourhood-sized catchment or larger area.*

159. This means that the infrastructure provided is likely to be used by a broad range of people, given the likely profile of the expected community (age, ethnicity, sex) which justifies the selection of the infrastructure.

160. To justify the infrastructure projects to be included in a DCP, the type and standard of infrastructure must be either:

- *basic to the health, safety or well-being of the community, or*
- *consistent with current community expectations of what is required to meet its health, safety or well-being.*

## 6.2 MINISTERIAL DIRECTION ON DEVELOPMENT CONTRIBUTIONS PLANS

161. This section summarises the Ministerial Direction on the Preparation and Content of Development Contribution Plans.

162. On the 11 October 2016 the Minister for Planning, under Section 46M of the *Planning and Environment Act 1987* issued an update Ministerial Direction on the Preparation and Content of Development Contribution Plans. Revoking all previous directions under this section.

163. The purpose of the Ministers Directions is to:

- *direct planning authorities in relation to the preparation and content of a development contributions plan.*

164. The Direction details the limits where a development contributions plan may apply, and it identified as:

- *A development contributions plan must not be applied to land that is within a development setting to which an infrastructure contributions plan may apply. This does not apply to a development contributions plan for which notice of an amendment to the planning scheme was given under section 19 of the Planning and Environment Act 1987 before 30 June 2017.*

165. Under the Direction, there are exemptions for non-government schools and certain housing:

- *A development contributions plan must not impose a development infrastructure levy or a community infrastructure levy in respect of the development of land for:*
  - *A non-government school, or*
  - *Housing provided by or on behalf of the Department of Health and Human Services.*

166. The Direction identifies the infrastructure that may be funded by a development infrastructure levy:

- *The following works, services or facilities may be funded from a development infrastructure levy:*
  - *Acquisition of land for:*
    - *Roads*
    - *Public transport corridors*
    - *Drainage*
    - *Public open space, and*
    - *Community facilities, including, but not limited to, those listed under Clause 5(f).*
  - *Construction of roads, including the construction of bicycle and foot paths, and traffic management and control devices.*

- *Construction of public transport infrastructure, including fixed rail infrastructure, railway stations, bus stops and tram stops.*
- *Basic improvements to public open space, including earthworks, landscaping, fencing, seating and playground equipment.*
- *Drainage works.*
- *Buildings and works for or associated with the construction of:*
  - *a maternal and child health care centre*
  - *a childcare centre*
  - *a kindergarten, or*
  - *any centre which provides these facilities in combination.*

167. *The Minister may grant an exemption from the need to comply with this Direction in relation to a particular development contributions plan. An exemption may be granted subject to conditions.*

168. The contents of the Darebin DCP are generally consistent with the Ministerial Direction.

## 7 STRATEGIC PLANNING ASSESSMENT

169. This section provides a detailed assessment of the Darebin Development Contributions Plan in the context of the Planning Framework, DCP Guidelines and Ministerial Direction on the Preparation and Content of Development Contribution Plans.

### 7.1 DAREBIN DEVELOPMENT CONTRIBUTIONS PLAN, 2019

170. The Amendment seeks to implement the Darebin Development Contributions Plan, 2019 (DCP). The format of the DCP follows a relative consistent and accepted format, however the simplicity of the approach does not adequately address the unique attributes of the La Trobe University site and the role it plays in delivering sport / recreation, community and active transport infrastructure.

171. The DCP is broken up into seven sections which are separately reviewed below.

#### 7.1.1 Introduction

172. Section 1.2 (Purpose of the DCP) states:

*The purpose of this DCP is to list needed infrastructure items Darebin City Council will deliver over the next two decades (to the end of 2041) and nominate levies that will be applied to new development over the DCP timeframe using the state government's approved cost apportionment method.*

*The method is designed to ensure that the cost of providing new infrastructure is shared between developers and the wider community on a fair and reasonable basis.*

*The Darebin Development Contributions Plan (DCP) 2019 applies to all land and new development within the City of Darebin, unless specific exemptions apply.*

173. It is noted that there is existing and planned recreation, community and transport infrastructure provided on the LTU campus that is not included in the list of infrastructure items in the DCP but which has, and continues to be, used by the Darebin community.

174. Section 1.3 (Acknowledgements)

*Council officers provided infrastructure project information and advice regarding project specifications and selection. Council officers also assisted with charge area development and project catchment selection.*

175. Whilst it is appropriate for council officers to be involved in the preparation of a DCP, there appears to be a lack of technical analysis and rigour involved in determining the catchment boundaries, charge areas, infrastructure list and infrastructure costs. There is no indication in the DCP that the information provided was subject to any independent review or assessment.

176. Section 1.4 (DCP Area) confirms that the DCP is to apply to the whole municipality. Given there are no specific sites that are exempt or excluded from the DCP Area the municipal wide approach that has been applied assumes that the land within the DCP Area is relatively similar in nature, and that the considerations that apply to development contributions apply equally across the land.



177. However, the LTU campus is unique in both its site characteristics, land use distribution and that it is a private education facility that includes many areas that are open to the public. As such, it is a land use that demands special consideration in my opinion.

### 7.1.2 Infrastructure Funding Principles

178. Section 2.2 (Past Practice) highlights that:

*This DCP has been prepared with regard to similar adopted DCPs over the past two decades. This includes consideration of Planning Panel recommendations and past peer reviews of the methodology used to prepare similar municipal DCPs.*

179. I agree that the format of the DCP is similar in nature to recent municipal wide DCPs that have been prepared for council areas in Melbourne's north and west. However, it is also the case that a number of recent, municipal wide DCPs have exempted land which is not considered appropriate for the application of a broad, municipal wide DCP.

180. For example, the Yarra DCP exempts land subject to Development Plan Overlay – Schedule 16, the Maribyrnong DCP exempts council owned land, the Moreland DCP excludes the 'Kodak site' and the Moonee Valley DCP excludes the 'Essendon Fields' site (Commonwealth land).

181. Section 2.3 (Infrastructure Subject to this DCP) states:

*The types of projects that are able to be funded through a DCP must be 'capital works', which can be defined as:*

- *A new item of infrastructure*
- *An upgrade to the standard of provision of an existing infrastructure asset or facility*
- *An extension to an existing asset or facility*
- *The replacement of an infrastructure item after it has reached the end of its economic life.*

*To determine infrastructure projects that are included in the DCP, the infrastructure must be used by a broad cross section of the community and serve a neighbourhood sized catchment area or larger area.*

*The infrastructure projects that are covered in this DCP are roads, paths (i.e. streetscape or urban design works) and community facilities.*

182. As outlined in Section 4 of this report, the LTU have invested consistently in new infrastructure and continue to maintain and upgrade their facilities to meet the contemporary needs of the community. The type of infrastructure that has and is proposed to be provided by LTU is consistent with the infrastructure items included in the DCP. In my opinion, it is not equitable to seek to impose development costs on the LTU without regard for this important consideration.

183. Section 2.4 (Cost Apportionment Principles) states:

*The overarching objective of the DCP is to ensure that there is a reasonable nexus between development and infrastructure.*

*Nexus is defined as occupants of or visitors to a development site being likely users of specified infrastructure, as defined by DCP Guidelines 2007.*

184. It is not apparent from the DCP how (or by who) the estimated share of the scheduled infrastructure projects was determined. It is also not clear how (or by who) the cost attributable to external use was determined. It is not apparent that any specific consideration was given to the extent to which staff, students and visitors to the LTU campus would be likely to use external facilities given the presence of a large amount of community infrastructure on the LTU campus itself.

185. The visitor data provided by the LTU in relation to their sport and aquatic centre, stadium and childcare facility outlined in Section 4 of this report, indicate that there is a significant number of external users (i.e. people other than students and staff) of the on-site infrastructure. Additionally, it is noted that a large portion of both students and staff are Darebin residents who naturally should be users of the infrastructure provided for by the DCP.

186. Section 2.4 continues stating:

*The cost of a project is apportioned to all total demand units within its catchment area to the end of the DCP timeframe (2041). An allowance is made for external usage of infrastructure from outside the catchment area and from beyond the time horizon of the DCP.*

187. The three categories for the allocation of the cost of infrastructure outlined in Section 2.4 are consistent with the DCP Guidelines. However, this method of apportionment for 'new development' is simplistic. It assumes that the only users of an infrastructure items from within the municipality are located in the catchment of that item, however it is likely that other users from within the municipality will use higher order, such as hockey fields, which generally have a larger catchment area.

### **7.1.3 Strategic Basis for the DCP**

188. Section 3 (Strategic Basis for the DCP) details the overarching policy directions with respect to land use and development.

189. Section 3.3 (Darebin Planning Scheme MSS) amongst other things highlights some key features of the Darebin Strategic Framework Plan, including:

*Regionally significant land uses to support and intensify, including La Trobe University, Melbourne Polytechnic and areas within the Emerging La Trobe Employment Cluster*

*Major landscape features to be protected and enhanced, including areas of biological significance, regionally significant recreational open space and key vistas*

*Major transport links and future priorities for transport infrastructure investment*

190. The LTU plays an important role in supporting the strategic vision, however it seems that little acknowledgement and support is given through the DCP to the role the LTU continues to play. The LTU seeks to attract major

research and development partners to Darebin, invests heavily in the protection and enhancement of the Nangak Tamboree Wildlife Sanctuary and surrounding biolinks that traverse the campus and is committed to providing the 'missing 1.9 km link' in the regional shared path network that will connect through the campus to Darebin Creek.

191. The LTU's ongoing implementation of their Master Plan is a clear commitment to the Darebin Strategic Land Use Vision and should be supported by the DCP through recognition of the key public access infrastructure items it is committed to providing on the campus over time.
192. Section 3.5 (Capital Works Program and DCP Infrastructure Project List) and 3.6 (Other Policies, Strategies and Reports) states that *'the list of projects included in the DCP has been prepared based on Council's long-term capital works program'* and the policies and strategies *'provide more specific direction or information on selected topics, many of which have development and / or infrastructure implications...'*
193. It is not uncommon for community, recreation and transport infrastructure to be located on private land, particularly larger sites. However, whilst there is an extensive list of strategies that have been prepared that in some way may have informed the preparation of the DCP they either don't recognize the important role private land plays, particularly the LTU campus, in delivering infrastructure or fails to appropriately include the infrastructure that is to be delivered on the LTU site to the broader benefit of the community.

#### 7.1.4 Charging Areas and Development Scenario

194. Section 4.2 (Development Conditions and Projections) outlines that the development projections for the DCP period 2021-2041 are based on the *'actual observed conditions for data points'* and projected forward.
195. Section 4.3 (Residential Sector) states that *'Dwelling distribution is generally channeled towards Preston, Northcote, Northland and Reservoir structure plan areas'*. The lack of reference to the LTU campus seems to establish a disconnection with the land use planning directions set out in *Plan Melbourne* and the Darebin Planning Scheme.
196. In the case of the LTU this method seems to fail to consider the LTU Master Plan 2014 or the expanded role and function afforded to the parts of the municipality through the designation of the La Trobe National Employment Cluster. That is, the development growth in the future should be at a higher density and thus creating a larger number of demand units within some of the Charge Areas.
197. Section 4.4 (Retail Sector) outlines the methodology for projecting future retail floorspace requirements. Once again it is unclear whether the methodology has considered the La Trobe Master Plan and the changing strategic role of the LTU within the broader National Employment Cluster.
198. Section 4.5 (Commercial Sector) outlines the methodology for projecting future commercial floorspace requirements. Once again it is unclear whether the methodology has considered the La Trobe Master Plan and the changing strategic role of the LTU within the broader National Employment Cluster.
199. The recognition of a greater number of demand units, based on more detailed residential, retail and commercial development projections that are supported by key strategic directions, would result in a fairer apportionment of costs.

200. Additionally, the education role that the LTU plays in the Darebin community is important. A large number of the students and staff reside within Darebin. Therefore, it is questionable whether a development contributions levy should be applied to the extensive education investment that is planned to be made in coming years, particularly given the difficult times that the education sector are facing in a Post-Covid environment. For example, a largescale student accommodation development was opened on-site last year and has not yet been occupied. The levying of this development would have added further financial pressure.

201. The Industrial Sector does not apply to the LTU campus or Charge Area 3 however my conclusions outlined above apply.

202. Section 4.7 (DCP Demand Units) appropriately identifies the common demand unit as one dwelling, which is appropriate.

203. Section 4.8 (Total Demand Units) divides the 'development data by the demand units'. I assume the development data in this case is the cost of each individual infrastructure item.

### 7.1.5 Infrastructure Projects

204. Section 5.1 (Projects included in the DCP) outlines that the list of 'Council identified' infrastructure items have been drawn out from the many studies listed in Section 3.6. It is stated that there are 72 projects with a value of \$119.8m as at June 2019, however there are 137 DCP projects listed in Table 8 of the DCP.

205. There are nine projects listed that apply to Main Catchment Area 3, where the LTU campus is located. These include:

**Table 5 - Charge Area 3 Infrastructure Projects**

Infrastructure Item Project Number	Project Category	Project Name
2	Buildings	Reservoir Leisure Centre (RLC) Redevelopment
4	Buildings	KP Hardiman Reserve Hockey Pavilion Redevelopment
6	Land Improvement	KP Hardiman Reserve Synthetic Hockey Pitch Redevelopment
8	Open Space (recreation)	Preston City Oval Lighting Renewal
11	Open Space (recreation)	John Hall Oval Lighting Upgrade
14	Open Space (recreation)	KP Hardiman Reserve Hockey Lighting Upgrade
97	Roads	Road Rehabilitation Construction Program
102	Roads	Road Rehabilitation Construction Program
137	Buildings	Changing Places Facilities

206. It is understood that future payment of the development contributions levy by LTU will specifically contribute to these infrastructure items.

207. Figure 3 (DCP Project Locations) does not include any infrastructure projects on the LTU campus. A number of the Strategies that support the DCP listed in Section 3.6 of the DCP reference the need for infrastructure to be provide at the campus or the gap in the shared path network that may traverse the campus.

208. The absence of any infrastructure projects on the LTU campus being included in the DCP Project List is a noticeable omission.

209. From my inspection of the site and review of attendance data it is clear that the LTU is providing a range of publicly accessible infrastructure that provides a benefit to the broader Darebin community. i.e. the infrastructure is not just for the exclusive use of the students and staff.

210. The public accessible infrastructure that is utilized by either community sporting clubs or the general public, which I observed on my site inspection included:

- Indoor Sports and Aquatic Centre with 25 metre swimming pool, squash / badminton courts and gymnasium
- Multi-purpose 6 x basketball court stadium
- Public access resource library
- FIFA compliant synthetic soccer fields
- AFL compliant oval and clubhouse facility
- Baseball field
- Soccer Fields
- A walking / running track (similar to the 'Tan') traversing around the campus, including toilet facilities
- 6-metre-wide shared path connecting the integrated bus terminal with Kingsbury Drive
- Pedestrian traffic lights on Kingsbury Drive connecting to the Basketball stadium
- Community Children's Centre with specialized programs

There is also a 30-hectare Conservation Reserve (covenant for nature) that is protected, managed and enhanced by the LTU sustainability program.

It is also noted that the campus grounds are used for other community activities including a large community market and a Covid testing facility.

211. Notwithstanding the above, there remains large areas of land on the campus that is set aside for future sport and recreation facilities and shared path network. The development of these future facilities, as identified in the La Trobe University Master Plan, 2014 should be included in the DCP Project List.

212. The type of infrastructure projects that are included in the DCP Project List are of a similar Project Category to the projects that could be delivered on the campus, including buildings, land improvements, recreation open space, roads, cycleways, footpaths and transport and road safety.

213. Section 5.2 (Project Timing and Delivery) relies on demand thresholds being achieved and / or the existing assets have passed their effective life.

214. To date, the LTU have upgraded a number of the facilities listed above to ensure they continued to meet industry standards and met the needs of the user groups. The ongoing maintenance investment in these facilities has been a clear savings to the City of Darebin, who would otherwise have been responsible had the facilities been provided on council land.

215. The fact that the facilities have been provided on LTU land is of considerable benefit to the council. In essence, they have obtained the benefit of these community facilities without incurring any cost. Therefore, it would be 'fair and equitable' for the broader community to contribute to the future development of public accessible infrastructure on the campus, particularly given one of the great challenges for municipalities in non-Greenfield areas, is securing land to provide recreation / community facilities.

216. In order to support the current arrangement whereby LTU are providing community accessible infrastructure on their land at no cost to council, I recommend the exclusion of the LTU campus from the DCP Area.

217. This option responds to the 'fair and equity' principles outlined in the Development Contributions Guidelines by ensuring that LTU are not required to pay further development contributions above the already significant 'in-kind' contribution they are making.

218. Section 5.3 (Other Conditions and Contributions) states:

*Planning permit conditions and agreements for other infrastructure, as part of development approvals, may be applicable to development projects in addition to this DCP.*

219. The inclusion of this section in the DCP raises concern as to what other 'hidden costs' might be associated with developing in Darebin. A key principle of the DCP Guidelines is 'transparency', which seeks to ensure the cost of infrastructure and the levy collection process is clearly understood.

220. A development contribution cannot be charged twice (i.e. 'double dipping') for the same item and therefore any use of this provision should be pursued with care. If it is council's intention to apply other charges through other planning processes these should be clearly articulated, as the cost recovering may be best placed via the municipal DCP.

#### **7.1.6 Development Contributions Levies**

221. Section 6.1 (Calculation Method) outlines the method to calculate DCP levies, which is included in the DCP Guidelines.

222. Following from my thoughts regarding the infrastructure that is being provided on the LTU campus, I believe that Calculation Method has failed to:

- List all relevant infrastructure projects, including those provided on the LTU campus in the La Trobe University Master Plan, 2014



- Acknowledge that the Darebin community (existing and future) currently and will continue to use facilities that are located on the LTU campus
- The demand unit assessment is underdone as the extent of development that is anticipated across the DCP Area and specifically within Charge Area 3 appears to be less than is anticipated in the La Trobe National Employment and Innovation Cluster (NEIC) Framework Plan and Local Planning Policies within the Darebin Planning Scheme
- The currently proposed infrastructure levy payable for each infrastructure item contributed to by Charge Area 3 is too high as the number of demand units within Charge Area 3 is too low.
- If the LTU campus infrastructure items were included in the infrastructure item list, the Main Catchment Areas would need to be carefully considered to ensure that the Charge Areas that contribute are as broad as those that are currently utilizing facilities as the LTU campus.

223. Section 6.2 (Project Catchments) applies a simplified approach to establishing the Project Catchment Areas. It stated that *'the catchment identification process was undertaken in collaboration with Council officers'*. However, it does not detail the methodology the council officers used beyond the application of a 'geographic basis'.

224. As detailed in Table 8 of the DCP, most infrastructure items are either a redevelopment of an existing facility, extension to an existing facility / cycling path / footpath or an upgrade to an existing facility, it would be possible through user surveys to determine a more accurate user profile. For example, a survey of users of Infrastructure Item 52 (Darebin Creek Shared Path) is likely to determine that the user of the shared path in the vicinity of the project extends well beyond Main Catchment Area 8 and thus the cost of the item should be more broadly spread.

225. Table 9 details the DCP Levies for each Charge Area. Charge Area 3 has a total levy of \$851.

226. As mentioned above, the total number of future demand units across the residential, retail and commercial categories for Charge Area 3 does not appear to truly reflect the extent of development that is proposed on the LTU campus, under the La Trobe University Master Plan 2014 or the likely development that will occur in accordance with the State Government's designation of the area as a National Employment and Innovation Cluster, of which the LTU campus is a key strategic site.

227. If the projected demand units in Charge Area 3 are increased, then the levy specified in Table 9 should reduce.

228. The indexation approach outline in Section 6.4 is reasonable.

229. The Summary of the DCP at Section 6.5 is reasonable based on the inputs that have been used, however this summary would need to be reviewed if the changes to the infrastructure items and demand units that I have outlined above are adopted.

### 7.1.7 Procedural Matters

230. Darebin City of Council is appropriately listed as the Collection and Development Agency.

231. Section 7.3 (Payment of Development Contributions) outlines a reasonable approach, including the Method of Payment that allows Council to accept a proposal from an applicant to partly or fully deliver an infrastructure item.

232. Allowing for 'works in lieu of payment' would be particularly important if infrastructure items on the LTU campus are included in the Infrastructure Item list as the university are likely to deliver those items in a more timing and efficient manner as part of the broader development of the site. For example, an extension of the shared path network may be delivered in conjunction with a future development proposal on the site.

233. The Charge Areas shown on Figure 1 were determined by council officers. In principle, this is acceptable, however the rigour involved in the determining the Charge Area boundaries is unknown and the rationale is unclear.

234. The DCP Guidelines 2007 explicitly provide a mechanism to exempt land or development from paying a development contributions levy. Section 7.5 (Exemptions) states:

*No land or development is exempt from this Development Contributions Plan unless exempt by Legislation or Ministerial Direction or Legal Agreement with Darebin City Council or stated below.*

235. A list of exempt infrastructure is included in Section 7.5. This list is consistent with the Ministerial Direction and is relatively consistent with other municipal DCPs that have been gazette in north and western Melbourne.

236. The Ministerial Direction establishes an exemption for non-government schools and the provision of social housing. Other minor works, restorations or works that don't increase the number of demand units are also exempt.

237. Works undertaken by utility authorities and the Darebin City Council are exempt, assumingly on the expectation these works also not increase the number of demand units.

238. It is understood that following the review of submissions Dot Point 9 in Section 7.5 has been amended. It currently read:

*Land with an agreement executed under section 173 of the Planning and Environment Act that explicitly exempts the development from one or more DCP Overlay Schedules due to the development having met its DCP obligations.*

239. Council's proposed amended exemption provision (ninth dot point in the Schedule to the DCPO) states:

*Land with an agreement executed under section 173 of the Planning and Environment Act that requires either:*

- *The payment of a development contribution levy; or*
- *The provision of specified works services or facilities beyond those necessary on or to the land or other land as a result of the grant of any permit; or*
- *The payment of any development contributions or the provision of specified works services or facilities required to be provided for public and/or community infrastructure by any other provision of this scheme; or*

- *The provision of land for works services or facilities (other than land required to be provided as public open space pursuant to clause 53.01 or section 18 of the Subdivision Act 1988);*

*And explicitly excludes further development contributions to be made.*

240. This clause is preferable to the exhibited clause as it provides an opportunity for proponents to negotiate an exemption, works in lieu or alternate development contribution levy that may be better suited to the proposed use and development of land.
241. In the case of the LTU campus this is important as they have and will continue to provide large amounts of valuable 'land' and potentially develop facilities to accommodate recreation and community infrastructure. This clause would allow the LTU to negotiate a development contribution regime for the LTU campus site.
242. Notwithstanding the above, given the unique nature of the LTU campus site and the track record the LTU has in delivering public accessible infrastructure it may be more appropriate and simpler to either specifically exempt the requirement to pay a development contribution for development of the LTU campus land or exclude the campus from the DCP Area.
243. Either of these options will have the affect of allowing a more considered and site-specific approach to the delivery of development and community infrastructure on the LTU campus site that is more aligned to the practices that have been applied in the past at the campus.
244. Exclusion of the site from this DCP would also allow the parties time to properly plan the future of the LTU campus site, in recognition of its important role within the National Employment and Innovation Cluster.
245. I would anticipate that the further planning for the 235ha site would identify a range of uses, not currently envisaged in the Schedule to the Public Use Zone, and that potential rezoning of land will be required across parts of the campus.
246. If the rezoning of land is not required, council may oppose planning permit conditions that require the delivery of infrastructure associated with future land use and development proposals.
247. In simple terms, there will be more appropriate opportunities to determine the development contributions regime for the LTU campus in the future.
248. Sections 7.6 to 7.10 are reasonable and consistent with the DCP Guidelines 2007 and the Ministerial Directions.
249. Appendix A (Infrastructure Project Details) outlines, amongst other things, the costing method. Numerous projects have been costed by council officer estimates. Ideally, the cost of these projects would

## **7.2 ASSESSMENT OF AMENDMENT C170 DAREBIN**

### **7.2.1 Development Contributions Plan Overlay – Schedule 2**

250. The Development Contributions Plan Overlay – Schedule 2 (DCPO2) is the mechanism for implementing the *Darebin Development Plan Contributions Plan 2019* into the Planning Scheme.

251. The structure of the Overlay content is relatively consistent with other recently formed DCP Overlays however the content would be revised if the changes I have recommended in Section 6 of this report are made.

252. Pursuant to Clause 45.06, the purpose of the Development Contributions Plan Overlay is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.*

253. Clause 1.0 of the Schedule provides map showing the DCP Area. The exclusion of the LTU campus from the DCP would require this map to be amended.

254. Clause 2.0 of 45.06 outlines the monetary component of the DCPO applicable to the Darebin Municipality area. The inclusion of infrastructure that is provided on the LTU campus in the DCP would increase the total amount of infrastructure listed in Schedule 2.

255. Clause 3.0 of 45.06 outlines the summary of contributions for each of the 16 charge areas. The levy amounts would need to be adjusted if the LTU campus site was removed from the DCP Area, the LTU campus is exempt from providing a development contribution or the infrastructure provided on the LTU campus is included in the DCP.

256. Clause 4.0 of 45.06 details the land or development that is excluded from the development contributions plan. This list would need to be updated if my alternate recommended option to exempt the LTU campus from the DCP is adopted.

### **7.2.2 Schedule to Documents Incorporated into the Planning Scheme (Clause 72.04)**

257. It is proposed that the *Darebin Development Contributions Plan, 2019* be listed in the Schedule to Clause 72.04 of the Darebin Planning Scheme.

258. The inclusion of a DCP in the Schedule to Clause 72.04 is common practice and one that I support.

259. However, given the elevated status that this provides to the DCP it is important that content of the DCP is appropriate. To this end, the changes to the DCP Area, charge area demand units, infrastructure project list and cost estimates that I have outlined in Section 6 of this report must be made prior to the gazettal of the Amendment.

## 8 CONCLUSION

260. Having reviewed the range of documents associated with the Amendment C170 to the Darebin Planning Scheme and the supporting strategic policies and strategies it is my opinion that the La Trobe University campus site should either be excluded from the DCP Area or exempted from paying a contribution under Clause 4.0 of the Schedule to the Development Contributions Plan Overlay.

261. If the La Trobe University campus remains in the DCP Area then the extensive list of sport / recreation, community and transport infrastructure that is proposed to be provided on the campus and will be publicly accessible must be included in the Infrastructure Project List within the DCP so those benefiting from the provisions of infrastructure pay their appropriate share.

262. If either of the options outlined above are adopted then changes to the *Darebin Development Contributions Plan, 2019* and the Schedule to the Development Contributions Plan Overlay must be made prior to gazettal.

**JASON BLACK**  
**MANAGING DIRECTOR**  
**INSIGHT PLANNING CONSULTANTS**

## **APPENDIX 1 - LETTER OF INSTRUCTION**



# MinterEllison

16 April 2021

## BY EMAIL

Jason Black  
Insight Planning  
black@insightplanning.com.au

Dear Jason

### **Amendment C170 to the Darebin Planning Scheme – Darebin Development Contributions Plan**

We refer to the above matter and confirm we act for La Trobe University (**LTU**).

As you may generally be aware, LTU operates its major campus in Melbourne within the Darebin municipality. The campus is approximately 235 hectares in size and accommodates various community facilities in addition to education and student housing facilities.

Darebin City Council has prepared Amendment C170 to the Darebin Planning Scheme (**Amendment**) to introduce the Darebin Development Contributions Plan into the Planning Scheme. The Amendment seeks to include the LTU campus within Area 03 of the DCP and include various levies for future development of LTU campus land.

LTU made a submission to the Amendment seeking removal of the LTU campus from the Amendment, or alternatively, an exemption from the payment of the residential and non-residential levies payable in respect of Area 03.

Council resolved to refer the matter to an independent Planning Panel for consideration.

You are briefed to review LTU's submission to the Amendment and, if you are supportive of it, prepare expert evidence in relation to development contributions matters for presentation before the Panel.

The key dates are as follows:

- Evidence due: **17 May 2021**
- Hearing: **24 – 26 May and 28 May 2021** (LTU's submission is currently scheduled for 26 May)

Briefing materials are available to download from the following link:

<https://www.dropbox.com/sh/zy7qrllwtkw5yf/AADV RuNc5mSttsKfMqM1FGsga?dl=0>

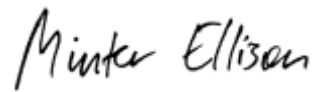
Please address your fee proposal directly to our client as follows:

Simon Barnes  
Director - Masterplanning  
La Trobe University  
[s.barnes@latrobe.edu.au](mailto:s.barnes@latrobe.edu.au); [a.carreon@latrobe.edu.au](mailto:a.carreon@latrobe.edu.au)

Please contact Stephanie Mann or John Carey should you have any queries.



Yours faithfully  
**MinterEllison**

A handwritten signature in black ink that reads "Minter Ellison". The script is cursive and fluid, with the first letters of "Minter" and "Ellison" being capitalized and prominent.

Contact: Stephanie Mann T: +61 3 8608 2279  
stephanie.mann@minterellison.com  
Lead: John Carey T: +61 3 8608 2687  
john.carey@minterellison.com  
OUR REF: SCG JUD 1342720

## **APPENDIX 2 – REMOTE CONFERENCING EXPERT WITNESS DECLARATION**

### Planning Panels Victoria

#### Direction for witnesses providing expert evidence through remote conferencing

Declarations are required as standard practice in accordance with the PPV Guide to Expert Evidence (<https://www.planning.vic.gov.au/panels-and-committees/planning-panel-guides>)

All witnesses include a response to this in filing their evidence.

As some PPV matters are being held remotely, any person providing expert evidence must table (either verbally or in writing), this Declaration when called to give their evidence in chief:

*In giving my evidence, I confirm I:*

- *will be alone in the room from which I am giving evidence and will not make or receive any communication with another person while giving my evidence except with the express leave of the Panel;*
- *I will inform the Panel immediately should another person enter the room from which I am giving evidence;*
- *during breaks in evidence, when under cross-examination, I will not discuss my evidence with any other person, except with the leave of the Panel; and*
- *I will not have before me any document, other than my expert witness statement and documents referred to therein, or any other document which the Panel expressly permits me to view.*

Signed by:



Date:

17th May 2021

## **APPENDIX 3 – CURRENT LTU FACILITY USAGE DATA**

Community and non community sporting organisations	Use of Facility
Northern Football Netball League	<ul style="list-style-type: none"> <li>• League Headquarters at the La Trobe Sports Park</li> <li>• Lease Agreement with NFNL for use of the premises</li> </ul>
Preston Baseball Club	<ul style="list-style-type: none"> <li>• Use of the main baseball diamonds, baseball batting cages, playing fields at the Baseball Diamond Sports Precinct for playing baseball matches and also for training</li> <li>• Use of various rooms in the La Trobe Sports Park Pavilion to facilitate social functions and other events</li> <li>• Licence Agreement with Preston Baseball Club for the use of the facilities.</li> </ul>
Softball Australia	<ul style="list-style-type: none"> <li>• Use of an area of the La Trobe Sports Park Complex as its main headquarters</li> <li>• Lease Agreement with Softball Australia (will need to find out if this has been signed)</li> </ul>
North East Blaze	<ul style="list-style-type: none"> <li>• Mixed use.</li> <li>• Memorandum of Agreement</li> </ul>
Carlton Football Club	<ul style="list-style-type: none"> <li>• Mixed use</li> <li>• Sponsorship Agreement with Carlton Football Club</li> </ul>
Melbourne Rebels	<ul style="list-style-type: none"> <li>• Mixed use</li> <li>• Partnership Agreement with Melbourne Rebels</li> </ul>
Melbourne City Football Club	<ul style="list-style-type: none"> <li>• Previously used as headquarters and training facilities for soccer players. In the process of exiting</li> </ul>



**BILLING CONTACT RECORD : NAME**

1st Ivanhoe Sea Scouts  
ACHPER Victoria  
AFL House  
AFLW  
AIPT  
Asian Pop Culture Appreciation Society  
Australian Defence Force  
Australian Dodgeball Federation  
AUSTSWIM  
Avondale Football Club  
Banyule Football Club  
Banyule Hawks Basketball Club  
Banyule Hawks Basketball Club  
Basketball Victoria  
Bell Primary School  
Bendigo Dragons  
Bendigo South East College  
Bulleen Heights School  
Bundoora Scouts  
Bundoora Secondary College  
Carlton Football Club  
Charles La Trobe College  
Coburg Football Club  
Concord School  
Copperfield College  
Corey O'Connor  
CRC North Keilor  
Cricket Victoria  
Desi Youth Group  
Desi Youth Group  
Diamond Valley Basketball Association  
Doreen Primary School  
East Preston Islamic College  
Eltham Triathlon Squad  
Epping Views Primary School  
Fairfield Primary School  
Findon Primary School  
First Green Hills Cub Scouts  
Fitzroy Football Club  
Glen Waverley Football Club  
Greening Australia  
Greensborough Football Club  
Greensbourough Scouts  
Gripping Potential  
GWA Squash Club  
Hazel Glen College  
Heidelberg DOERS  
Heidelberg Football Club  
Heidelberg Football Netball Club

Heidelberg Scouts  
Heidelberg Teaching Unit  
Heidelberg United Football Club  
Heidelberg Volleyball Club  
Heidelberg West Netball Club  
Himilo Community Connect Project  
HoopNation  
Ilim College Dallas Campus  
Ivanhoe Amateur Football Club  
Ivanhoe and Darebin Basketball Association  
Ivanhoe Cub Scouts  
Ivanhoe Girls Grammar  
Ivanhoe Grammar School  
Ivanhoe Knights Basketball Club  
Ivanhoe Netball Club  
Kew Scouts  
Kingsbury P.S.  
La Trobe Kyudo Club  
La Trobe Melbourne  
Lacrosse Vicotria  
Lalor Secondary College  
Lower Plenty Football Club  
Loyola College  
LTU - Office of Indigenous Strategy & Education  
LTU Abroad  
LTU Alumni  
LTU ASK La Trobe  
LTU Australian Rules  
LTU Badminton  
LTU Baseball Club  
LTU Basketball Club  
LTU Chisholm College  
LTU College of Arts, Social Sciences and Commerce  
LTU Conference & Events  
LTU Cricket Club  
LTU Dancesport  
LTU Dive  
LTU Dodgeball Club  
LTU Education  
LTU Events (Marketing & Recruitment)  
LTU Exercise Science  
LTU Fencing Club  
LTU Finance  
LTU Football Club  
LTU Futsal Club  
LTU Glenn College  
LTU Graduate Research School  
LTU Hallmark Program  
LTU Health & Safety  
LTU Hockey Club  
LTU Information & Communications Technology

LTU International Students Association  
LTU Italian Society  
LTU Kyudo Club  
LTU Lacross Club  
LTU Marketing & Recruitment  
LTU Menzies College  
LTU Mountaineering Club  
LTU Netball Club  
LTU Omani student club  
LTU Orientation and Transition  
LTU Planning & Institutional Performance Unit  
LTU Podiatry Workshop  
LTU PVC SHE  
LTU Research and Industry Engagement  
LTU Residential Services  
LTU School of Allied Health  
LTU School of Molecular Sciences (LIMS)  
LTU School of Nursing and Midwifery  
LTU School of Physiotherapy  
LTU Schools Engagement & Student Recruitment  
LTU Snowsports Team  
LTU Soccer Club  
LTU Soccer Club (Bendigo)  
LTU Sport & Exercise Science  
LTU Sport, Exercise and Rehabilitation  
LTU Squash Club  
LTU Student Administration  
LTU Student Union  
LTU Surfing Club  
LTU Swimming Club  
LTU Taekwondo Club  
LTU Tennis Club  
LTU Touch Club  
LTU Ultimate Frisbee Club  
LTU Uni Bridges  
LTU Volleyball Club  
LTU Waterpolo Club  
Marcellin College  
Mary Immaculate P.S.  
Mazda  
MCFC  
Melbourne City Football Club  
Melbourne Rebels  
Melbourne Winter Baseball League  
Mercy College  
Mill Park Heights Primary School  
Montmorency Scouts  
National Rugby League  
Norris Bank P.S.  
North East Blaze Netball  
North Heidelberg Sporting Club

Northern College of the Arts  
Northern Football Netball League  
Northern Knights  
Northern Storm Netball Club  
Northside Christian College  
Oakhill Swim School  
Office of the DVCRIE  
Office of Vice Chancellor  
Our Lady of Perpetual Help P.S.  
Panton Hill Primary School  
Parade Secondary College  
Parade Secondary College  
Pascoe Vale Panthers basketball Club Inc.  
Pender's Grove Primary  
Premier Football Tuition Academy  
Preston Baseball Club  
Preston Lions Soccer Club  
Preston Lions Soccer Club  
Preston Police Station  
Preston Primary School  
Preston Reservoir Swimming Club  
Preston Reservoir Swimming Club  
Preston West P.S.  
PVC Office  
Richmond Central Amateur Football & Netball Club  
Rosanna Cub Scouts  
Saint Mary of the Angels  
Saint Peter & Pauls Primary School  
Scouts Victoria  
Scripture Union Victoria  
Snorkel Safari Heidelberg Heights  
Soccer Select Australia  
Softball Australia  
Sports Associations of Catholic Coeducational Secondary Schools (SACCSS)  
St Annes  
St Damians  
St Helena Secondary School  
St Joseph's School  
St Martin of Tours Basketball Club Inc  
St Monica's College Epping  
St Peters Catholic Primary School  
St Thomas the Apostle Primary School  
St. Pete's Primary School Epping  
Templestowe Park Primary School  
Tenison Woods College  
The Naughty See Monkey  
The Swim Factory  
Thomastown West Primary School  
Thornbury High School  
Toscana Social Club  
University Tennis Academy

University Tennis Academy  
Velocity Water Sports  
Victoria Police Forensic Services Department  
Victorian Aboriginal Health Service  
Victorian Rugby Union  
Viewbank Cub Scouts  
Viewbank Primary School  
Viva Squash  
Volleyball Victoria  
Watsonia Cub Scouts  
Watsonia North Primary School  
West Preston Football Club  
Westmeadows Football Club  
Wheel Gymnastics  
Whittlesea United Soccer Club  
Williamstown Football Club  
Womens AFL Academy  
Xavier College  
Yarra Plenty Swimming Club