



Merri-bek
City Council

COUNCIL MEETING AGENDA

Wednesday 9 September 2026

Commencing 6.30 pm

Bunjil (Council Chamber), Merri-bek Civic Centre,
90 Bell Street, Coburg

Language Link

This is the Agenda for the Council meeting.
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ਏਜੰਡੇ ਦੀ ਕਿਸੇ ਆਈਟਮ ਬਾਰੇ ਮਦਦ ਲਈ,
ਕ੍ਰਿਪਾ ਕਰਕੇ 9280 0751 ਤੇ ਟੈਲੀਫੋਨ ਕਰੋ।

Acknowledgement of the traditional custodians of the City of Merri-bek

Merri-bek City Council acknowledges the Wurundjeri Woi Wurrung people as the Traditional Custodians of the lands and waterways in the area now known as Merri-bek, and pays respect to their elders past, present, and emerging, as well as to all First Nations communities who significantly contribute to the life of the area.

Information about Council Meetings

These notes have been developed to help people better understand Council meetings. All meetings are conducted in accordance with Council's Governance Rules.

WELCOME The Mayor, who chairs the meeting, formally opens the meeting.

APOLOGIES Where a Councillor is not present, their absence is noted in the minutes of the meeting. Council may also approve leaves of absence in this part of the meeting.

DISCLOSURES OF CONFLICTS INTERESTS A Councillor has a duty to disclose any direct or indirect financial or other interests, they may have in any matter to be considered by Council that evening.

CONFIRMATION OF MINUTES The minutes of the previous meeting are put before Council to confirm the accuracy and completeness of the record.

ACKNOWLEDGEMENTS AND OTHER MATTERS At each Council Meeting provision of 10 minutes will be made in the Agenda for the Mayor and Councillors to acknowledge and recognise achievements of local individuals and organisations; and raise matters considered important to Council.

PETITIONS Council receives petitions from citizens on various issues. Council formally accepts petitions at Council meetings.

PUBLIC QUESTION TIME This is an opportunity (30 minutes), for citizens of Merri-bek to raise questions with Councillors.

COUNCIL REPORTS Council officers prepare detailed reports, which are considered by Councillors and a Council position is adopted on the matters considered. The Mayor can invite firstly Councillors, secondly Officers, and then citizens in attendance to identify Council reports which should be given priority by the meeting and considered in the early part of the meeting.

NOTICES OF MOTION A motion which has been submitted to the Chief Executive Officer no later than 12 pm (noon) 10 business days prior to the meeting which is intended to be included in the agenda. The motion should outline the policy, financial and resourcing implications.

NOTICE OF RESCISSION A Councillor may propose a motion to rescind a resolution of the Council, provided the previous resolution has not been acted on, and a notice is delivered to the CEO or delegate setting out the resolution to be rescinded and the meeting and date when the resolution was carried. If a motion for rescission is lost, a similar motion may not be put before the Council for at least one month from the date it was last lost, unless the Council resolves that the notice of motion be re-listed at a future meeting.

FORESHADOWED ITEMS This is an opportunity for Councillors to raise items proposed to be submitted as Notices of Motion at future meetings.

URGENT BUSINESS The Chief Executive Officer or Councillors, with the approval of the meeting, may submit items of Urgent Business (being a matter not listed on the agenda) but requiring a prompt decision by Council.

CONFIDENTIAL BUSINESS Whilst all Council meetings of Council are open to the public, Council has the power under the *Local Government Act 2020* to close its meeting to the public in certain circumstances which are noted where appropriate on the Council Agenda. Where this occurs, members of the public leave the Council Chamber or Meeting room while the matter is being discussed.

CLOSE OF MEETING The Mayor will formally close the meeting and thank all present.

NEXT MEETING DATE The next Council meeting will be held on Wednesday 14 October 2026 commencing at 6.30 pm, in the Bunjil (Council Chamber), Merri-bek Civic Centre, 90 Bell Street, Coburg. The next Planning and Related Matters meeting will be held on Wednesday 23 September 2026 commencing at 6.30 pm.

WELCOME

1. APOLOGIES/LEAVE OF ABSENCE

2. DISCLOSURES OF CONFLICTS OF INTEREST

3. MINUTE CONFIRMATION

The minutes of the Council Meeting held on 12 August 2026 be confirmed.

4. ACKNOWLEDGEMENTS AND OTHER MATTERS

5. PETITIONS

Nil.

6. PUBLIC QUESTION TIME

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9. NOTICE OF RESCISSION

Nil

10. FORESHADOWED ITEMS

11. URGENT BUSINESS

12. CONFIDENTIAL BUSINESS

12.1 SALE OF PROPERTIES UNDER SECTION 181 OF THE LOCAL GOVERNMENT ACT 1989

Pursuant to section 3(1)(f) of the Local Government Act 2020 this report has been designated as confidential because it relates to personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs.

12.2 CONTRACT AWARD: RFT-2026-2 - WALLACE RESERVE LIGHTING UPGRADE

Pursuant to section 3(1)(a)(h), and of the Local Government Act 2020, this report has been designated as confidential because it relates to Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released, and confidential meeting information, being the records of meetings closed to the public under section 66(2)(a).

12.3 CONTRACT AWARD: RFT-2026-20 HAROLD STEVENS ATHLETICS TRACK - RESURFACING AND LED UPGRADE

Pursuant to section 3(1)(a) of the Local Government Act 2020 this report has been designated as confidential because it relates to Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released.

7. COUNCIL REPORTS

7.1 2025-26 FINANCIAL STATEMENTS AND PERFORMANCE STATEMENTS

Director Business Transformation, Sue Vujcevic

Financial Services

Officer Recommendation

That Council:

1. Receive the Audit and Risk Committee's recommendations regarding the Financial and Performance Statements for 2025-26 Statements as described in section 3 of this report.
2. Approves 'in principle' the Financial and Performance Statements 2025-26 at **Attachments 1 and 2** to this report.
3. Authorises the Mayor, Cr Nat Abboud, Deputy Mayor, Cr Helen Davidson, and the Chief Executive Officer, Kate McCaughey, to certify the Financial and Performance Statements for 2025-26 in their final form.
4. Carries forward the \$1,303,592 of tied operating funding that were not spent as of 30 June 2026.
5. Carries forward the \$41,147,401 capital project funds into the 2026/27 Capital Works Program.
6. Disestablishes the Local Government Funding Vehicle (LGFV) Reserve.
7. Draws down \$1,227,518 from the waste charge reserve to reflect the full costs associated with delivering the kerbside waste collection for 2025-26.
8. Draws down \$390,600 from the Public Resort & Recreation Land Fund to reflect additional costs associated with open space funded capital projects in 2025-26.
9. Authorises the Principal Accounting Officer to implement any minor administrative changes to the Financial and Performance Statements for 2025-26 if recommended by the Auditor-General upon final review, for approval by the Chief Executive Officer.

REPORT

Executive Summary

Council's Financial and Performance Statements (the Statements) for the 2025-26 financial year have been prepared and reviewed by the Victorian Auditor General Offices appointed auditor, RSD Audit and Council's Audit and Risk Committee.

This report seeks Council's 'in principle' approval of the Statements and the appointment of two Councillors and the Chief Executive Officer to sign the 2025-26 Statements in their final form.

Like all Victorian Councils, Merri-bek operates in a financially constrained environment shaped by rate capping, rising service delivery and construction costs, cost shifting from other levels of government, increasing community expectations, climate and infrastructure pressures, and the need to renew and maintain a substantial asset base. This report details the 30 June 2026 Financial and Performance Statements.

The 30 June 2026 Financial and Performance Statements identify and inform financial sustainability measures including:

- A reduction in unrestricted cash of \$5.1 million (33%) which is the lowest in the past 5-year period. A key contributor to the lower cash position is a significant increase in rates arrears. Rates arrears increased by 3.3 million or 11.8% (excluding emergency services volunteer funds levies), which is the largest increase since the pandemic.
- An accounting surplus of \$26.9 million for the period ending 30 June 2026. However, it is important to note that this includes items such as non-cash contributions, capital grants, loan redemptions and committed capital or operational expenditure for future years. The adjusted underlying surplus is \$21.6 million which removes capital grants and contributions non-monetary from the accounting surplus.
- An unrestricted deficit of \$2.9 million. The unrestricted deficit excludes non-cash items included in the accounting surplus, loan repayments, capital expenditure and committed funding requirements. This reflects the compounding financial pressures, meaning that Council has spent more than it earned in that year.
- The seven Victorian Auditor General Office (VAGO) indicators are all low risk both for the year and for the 5-year historic actuals. While this is a positive result for Council, it is important to note we are seeing a year-on-year decline in the overall results.
- The overall capital works delivery was \$63.7 million in comparison to an adopted budget of \$93.9 million (despite VAGO's 2 asset indicators remaining low risk).

Key measures to strengthen Council's financial sustainability and increasing financial pressures include:

- Improved performance around delivery of the adopted capital works program is an organisational priority for 2026-27 to deliver the \$89.1 million program for 30 June 2027.
- Improved performance to return Council to a position where there is a favourable unrestricted surplus whereby Council's spending is proportionate to its income is also an organisational priority for 2026-27. In the short term, these efforts have identified the need to amend the calculation of the unrestricted cash and unrestricted position measures. These two measures form part of the key indicators used to assess Council's financial position and to compare current performance against both historical and projected results. The amendment is detailed in the *Reserves Movement* section of the report under issues. These changes do not change the audited financial statements but have been identified since Councillors and Audit and Risk Committee were briefed. In accordance with the *Financial Management Policy*, a Council resolution is required to approve any unbudgeted expenditure from a reserve. Accordingly, this report seeks approval for an additional drawdown of \$390,600 from the Public Resort & Recreation Land Fund. If approved, this drawdown will be recognised in 2026-27 and reflects additional expenditure incurred across nine capital projects that were fully funded from Public Resort & Recreation Land Fund in the adopted budget.
- An independent review of its long-term financial sustainability. The review will help identify opportunities to strengthen Council's long term financial position and ability to invest in services, infrastructure and assets that support our community. The outcomes are intended to inform future budget planning, including the 2027-31 Budget, and support Council's long-term asset management planning.

Previous Council Decisions

2025-26 Third Quarter Financial Report – 8 April 2026

That Council:

....

5. *Carries forward the following capital project funding to the 2026-27 Capital Works Program (\$11.7 million)...*

2025-26 Second Quarter Financial Report – 11 February 2026

That Council:

....

5. *Carries forward the following capital project funding to the 2026-27 Capital Works Program (\$20.8 million)...*

2025-26 First Quarter Financial Report – 12 November 2025

That Council:

....

4. *Approves a decrease of \$2.7 million to the transfer to the Significant Projects Reserve (to \$1.8 million) in 2025-26 to fund additional expenditure relating to the Elevate Transformation Program and the bring forward of the Coburg basketball feasibility study. This reduction will be offset by a corresponding increase to the reserve in the 2026-2030 budget.*

...

6. *Carries forward the following capital project funding to the 2026-27 Capital Works Program....*

1. Policy Context

Section 99 of the *Local Government Act 2020* (the Act) requires a Council to:

- Pass a resolution giving its approval, 'in principle', to the Financial and Performance Statements before they are submitted to the Auditor.
- Authorise two Councillors to certify the Statements in their final form, after any changes recommended or agreed by the Auditor have been made.

This report is in keeping with Council's commitment to accountability and sound financial management.

2. Background

Preliminary audit work has been completed by RSD Audit, and Council officers have prepared a draft set of the Financial and Performance Statements for 2025-26 (the Statements) for submission to the Auditor-General in accordance with the Act (the Statements are included at **Attachments 1 and 2**).

RSD Audit has advised the Audit and Risk Committee that, subject to a review of the final version by the Victorian Auditor General's Office (VAGO), it intends to recommend to the Auditor-General that Council's 2025-26 Statements should be given confirming audit opinions without qualification.

The Financial Statements and Performance Statement have each been:

- i. prepared by Council staff;
- ii. reviewed by the Victorian Auditor General's External Agent (RSD Audit); and
- iii. presented to the Audit and Risk Committee.

The process required to ensure Council's 2025-26 Statements are submitted to the

Auditor-General in a timely manner, enabling the Auditor-General to officially express their opinion and ensure that the annual report is presented to a Council meeting (open to the public) by 31 October 2026 is summarised below:

- The draft statements have been reviewed by the Audit and Risk Committee on the 1st of September and recommended to Council to approve in principle.
- RSD Audit checks the approved 'in principle' Statements, these statements are then forwarded to VAGO for review.
- Council must review the draft Statements, approve the Statements 'in principle' and authorise two specific Councillors and the Chief Executive Officer to sign the Statements; the 'in principle' Statements and the Council resolution are provided to VAGO.
- The Auditor-General reviews the Statements and requests changes where appropriate.
- The Principal Accounting Officer considers any changes requested by the Auditor-General and, where appropriate, incorporates them into the 'in principle' Statements.
- The Principal Accounting Officer will identify matters of significance, if any, including proposed qualification issues, not previously considered by the Council, for approval by the Chief Executive Officer in consultation with the Mayor and Deputy Mayor.
- If Council and the Auditor-General are satisfied with the Statements in their final form, the Statements are to be signed by the two authorised Councillors and the Chief Executive Officer and forwarded to the Auditor-General.
- The signed Auditor-General's Audit Reports will be issued to Council once the formally signed Statements have been received and checked by VAGO; and
- The annual report must be presented to a council meeting (open to the public) by 31 October 2026.

3. Issues

Accounting Surplus/Comprehensive Result

Council is reporting an accounting surplus of \$26.9 million for the financial year 2025-26. However, it is important to note that this includes items such as non-cash contributions, capital grants, loan redemptions and committed capital or operational expenditure for future years.

The comprehensive result is a surplus of \$177.5 million in 2025-26, an increase from a \$164.9 million deficit in 2024-25 due largely to the increase in value of Council owned infrastructure, roads, footpaths/cycleways and drainage as adjusted in the Asset Revaluation Reserve in the current financial year.

Significant Income Statement Movements to Budget

Note 2.1 (Performance against budget) of Attachment 1 includes a commentary on any actual to budget movement using the materiality threshold of the lower of 10 percent or \$3 million.

The below details some of the major differences in the income statement compared to budget, however is not a comprehensive list of all the movements.

Revenue - ended \$2.1 million or 1% higher than budget

- **Grants operating** – ended \$2.7 million (13%) greater than budget. This is primarily due to timing as the Federal Government paid 80% (\$5.2 million) of the Commonwealth Financial Assistance Grant relating to 2026-27 in June 2026.

- **Other income** – ended \$1.9 million (24%) more than budgeted primarily due to the Reserve Bank cash rates remaining higher than anticipated, this generated a greater return on Councils' interest on investments.

The above favourable/positive movements are partially offset by:

- **Grants capital** – ended \$7.3 million (56%) lower than budget. This is primarily due to timing of the delivery of a number of capital works projects occurring later than anticipated, therefore the grant milestones are achieved later than planned.

Expenses - ended \$18.3 million or 8% higher than budget

- **Employee Benefits** – ended \$5.4 million (5%) greater than budget. This is primarily as a result of higher than anticipated annual and long-service leave provisions (\$3.5 million) and parental leave payments (\$0.8 million).
- **Materials and Services** – ended \$7.7 million (5%) above budget, this variance is primarily due to:
 - o Costs associated with the Elevate Transformation Program occurring earlier than anticipated (\$2.4 million). The overall elevate budget remains unchanged, however the phasing was changed in Q1 and balanced via significant project reserves (transferring less in 2025-26 and more in outer years);
 - o Increased costs (\$2.1 million) associated with cleaning and maintenance. This includes cleaning and/or maintenance of facilities, community venues and BBQs as well as maintenance costs associated with our sportsfields;
 - o Increased costs (\$0.5 million) relating to our kerbside waste service which has been offset by the waste charge reserve;
 - o As the Central Coburg program progress and milestone decisions are brought to Council, \$0.4 million budget was allocated throughout the year to continue delivering the program;
 - o Increased costs (\$0.3 million) as a direct result of the congestion levy increases set by State Government. The State Government has committed to providing congestion levy funding to several inner-city Councils including Merri-bek, to contribute to activities that will reduce congestion. This funding was intended to Council in 2026-27; however, Council is still waiting for State Government guidance about the amount, timing and requirements that will be associated with that funding, therefore it has not been possible to include in the annual budget; and
 - o Increased utility costs (\$0.3 million) as a result of the increasing prices and increased usage for electricity (due to the electrification and expansion of Fawkner Leisure Centre).
- **Net loss on disposal of assets** – ended \$6.6 million (5335%) higher than budget. The variance includes the disposal costs associated with the disposal of road related assets. This occurs when assets are replaced earlier than anticipated, which results in the write-off of undepreciated balances.
- **Bad and doubtful debt** – ended \$0.6 million (19%) higher than budget. This is **primarily** as a result of recalculating the provision (anticipated unpaid debt) for animal infringements.

Capital works

Capital works expenditure was \$63.7 million in comparison to an adopted budget of \$93.9 million (noting adopted budget would not have included final carry forwards). Improved performance around delivery of the adopted capital works program is an organisational priority for 2026-27 to deliver the \$89.1 million program for 30 June 2027.

Carry Forwards

Grant funding or contribution carry forwards include any grants or contributions that were received during the 2025-26 financial year, which have agreed spending obligations or conditions that have not been fully completed as at 30 June 2026. These are grants or contributions that do not meet the conditions or materiality threshold to be treated as a liability as per accounting standards. The total grant funding or contribution carry forwards were \$474,912.

Other rates funded operating carry forwards of \$828,680 are recommended on the basis of multi-year funding allocated via Council that was underspend at 30 June 2026.

The total operating funding to be carried forward into 2025-26 is \$1,303,592.

The 2025-26 Capital Works Program saw a year-end carry forward position of \$41.1 million. This is made up of \$27.6 million rates funded, \$11.9 million grant funded and \$1.5 million reserve funded. The third quarterly forecast was endorsed at the April 2026 Council Meeting which forecasted capital carry forwards to be \$38.3 million. The year-end position was an increased carry forward position that was \$2.8 million higher than forecast.

Attachment 3 provides a breakdown of the capital carry forwards, when they are anticipated to be complete and the main cause of the delay.

Cash position

Cash is shown in two parts of the balance sheet:

- i. Cash and cash equivalent – considered to be short term cash (accessible in less than 90 days).
- ii. Other financial assets – considered to be long term cash (accessible in greater than 90 days).

At 30 June 2026, Council had \$96.6 million in cash, in comparison to \$96.1 million the prior year. While this indicates a minor increase of total financial assets by \$0.5 million in cash, we need to look at what we have in unrestricted cash.

Unrestricted cash looks at your total financial assets (\$96.6 million) and removes any cash that is externally restricted as well as intended purposes. Unrestricted cash is at its lowest level in the past 5-years (\$15.3 million).

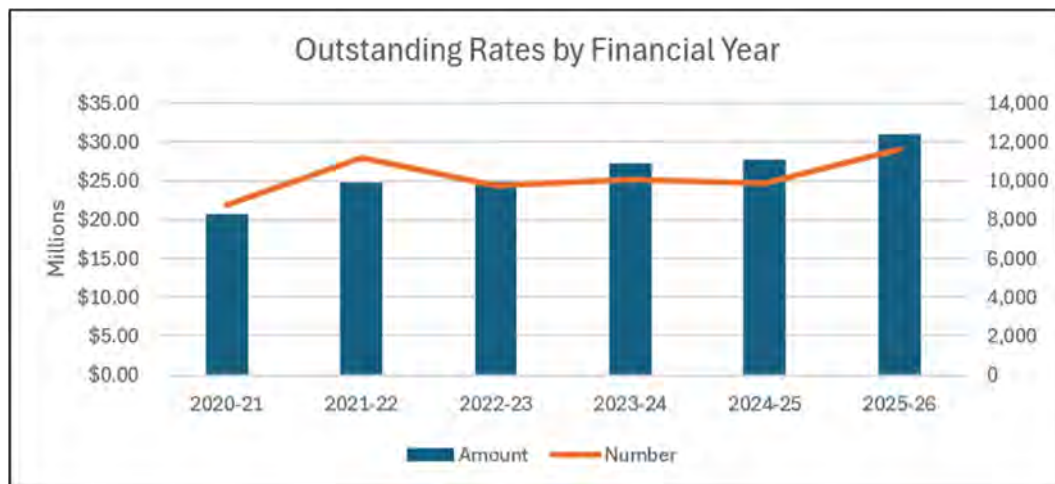
Key factors for this include:

- An increase of \$3.2 million in rates arrears (excluding emergency services volunteer fund levy arrears); and
- \$1.6 million of capital expenditure incurred for projects that have not yet received the correlating grant funding (Mitchell Street Retaining Wall & McBryde Pavilion).

Outstanding rates

At 30 June 2026, Council had \$31.0 million of unpaid rates (excluding \$4.1 million of unpaid fire services property levies). This is a significant increase of \$3.3 million or 11.8% (excluding emergency services volunteer funds levies) in comparison to what Council saw over the past 2-years.

The below table shows a year-on-year comparison of outstanding rates and charges as at 30 June (this excludes outstanding Fire Services Property levies).



	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Amount	\$20.8 mil	\$24.7 mil	\$25.0 mil	\$27.2 mil	\$27.7 mil	\$31.0 mil
Number of properties	8,753	11,154	9,755	10,069	9,888	11,585

VAGO financial sustainability ratios

Council uses financial sustainability ratios (as defined by the Victorian Auditor General's Office) to monitor trends and performance and assess longer term financial risk.

The seven Victorian Auditor General Office (VAGO) indicators are all low risk both for the year and for the 5-year historic actuals. While this is a positive result for Council, it is important to note we are seeing a year-on-year decline in the overall results.

Indicator	2025-26	2024-25	2023-24	2022-23	2021-22
Net result (%)	9.5%	10.8%	10.1%	12.3%	19.3%
Net result/Total revenue	(Green)	(Green)	(Green)	(Green)	(Green)
A positive result indicates a surplus, and the larger the percentage, the stronger the result. Council's five-year average, being 12.4% is greater than 0%, this indicates Council's ability to generate surpluses consistently. Note: the 5-year percentage change from 2021-22 (19.3%) to 2025-26 (9.5%) is a decrease of 50.9%. (Long-term risk indicator: Green)					
Adjusted underlying result	7.8%	8.8%	7.9%	10.2%	16.1%
Adjusted underlying surplus/Adjusted underlying revenue	(Green)	(Green)	(Green)	(Green)	(Green)
Indicator of the broad objective that an adjusted underlying surplus should be generated in the ordinary course of business. Council's five-year average, being 12.4% is greater than 5%, this indicates that Council generates sufficient surpluses to fund operations. Note: the 5-year percentage change from 2021-22 (19.3%) to 2025-26 (9.5%) is a decrease of 50.9%. (Long-term risk indicator: Green)					
Liquidity (ratio)	2.92	2.64	2.98	2.97	3.62
Current assets/Current liabilities	(Green)	(Green)	(Green)	(Green)	(Green)

Indicator	2025-26	2024-25	2023-24	2022-23	2021-22
A ratio of one or more means there are more cash and liquid assets than short-term liabilities. A ratio greater than 1 means an entity can sufficiently fund its short-term liabilities. Council's five-year average, being 3.03, suggests that there is no immediate issues with repaying short-term liabilities as they fall due. Note: our liquidity ratio has declined by 19.2% over the 5-year percentage, from 3.62 in 2021-22 to 2.92 in 2025-26. (Long-term risk indicator: Green)					
Internal financing (%) Net operating cash flow/Net capital expenditure	122.0% (Green)	83.8% (Amber)	80.0% (Amber)	90.0% (Amber)	131.5% (Green)
This measures the ability of an entity to finance capital works from generated cash flows. A medium indicator was experienced in the prior three years due to the largest capital works program delivered to date in 2024/25. Significant projects included Fawkner Leisure Centre redevelopment and Saxon Community Hub. Council was saving, via the significant projects reserve for these two projects over multiple years and this is not taken into account in this indicator. The 4-year budget shows this indicator returning to a low risk in 2026/27 onwards. Council's five-year average, being 101.5% is slightly higher than 100%, suggests Council may need to generate additional cash from operations to fund new assets. (Long-term risk indicator: Green)					
Indebtedness (%) Non-current liabilities/own-sourced revenue	6.0% (Green)	7.1% (Green)	13.9% (Green)	13.4% (Green)	12.7% (Green)
The higher the percentage, the less the entity is able to cover non-current liabilities from the revenues the entity generates. Council's five-year average, being 10.6%, is well below the benchmark of 40%. This suggests that there are no concerns over the ability to repay debt from own-source revenue. (Long-term risk indicator: Green)					
Capital replacement (ratio) Cash outflows for property, plant and equipment/Depreciation	1.50 (Green)	2.26 (Green)	2.22 (Green)	2.42 (Green)	1.72 (Green)
Comparison of rate of spending on infrastructure with its depreciation. A ratio higher than 1 indicates that spending is faster than the depreciation rate. Council's five-year average, being 2.03 is well above the benchmark of 1.5, thus confirming that there is a low risk of insufficient spending on asset renewal. (Long-term risk indicator: Green)					
Renewal gap (ratio) Renewal and upgrade expenditure/depreciation	1.31 (Green)	1.83 (Green)	1.86 (Green)	1.18 (Green)	0.95 (Amber)
Comparison of the rate of spending on existing assets through renewing, restoring, and replacing existing assets with depreciation. A ratio higher than 1 indicates that spending on existing assets is faster than the depreciation. Council's five-year average is 1.55, against a benchmark of 1.00. This has improved from 2022/23 (1.15), but the focus must remain on maintaining this expenditure. (Long-term risk indicator: Green)					

Unrestricted position (Deficit)

After excluding non-cash items including the accounting surplus, loan repayments, transfers into reserve, capital expenditure and committed funding requirements, Council ended 30 June 2026 with an unrestricted deficit of \$2.9 million. This reflects the compounding financial pressures, meaning that Council has spent more than it earned in the 2025/26 financial year.

Efforts to address this unfavourable unrestricted deficit (see section below on further work on this front), has identified a \$0.4 million favourable movement since Councillors and Audit and Risk Committee were briefed. There is. Nine capital projects that had occurred additional expenditure were originally thought to be rates funded. However, after further review, these projects were identified as being fully funded from Public Resort & Recreation Land Fund in the adopted budget. Based on this, this report recommends that the overspend comes from the reserve which therefore reduced the unrestricted deficit from \$3.3 million to \$2.9 million (\$0.4 million movement).

Reserve Movements

Note 9.1 (b) of **Attachment 1** shows the opening balance of all of Councils reserves at 30 June 2025, the transfers in and out and the balance as at 30 June 2026.

Local Government Funding Vehicle Reserve (Internally Restricted)

Council has repaid a Local Government Funding Vehicle (LGFV) loan which was entered on an interest-only repayment schedule.

Council previously had set up an internally restricted reserve and transferred an amount equivalent to the principal repayments over the life of the loan. The purpose of this reserve was to fund the loan repayment when it fell due.

This loan was fully repaid in June 2026, and the reserve balance was fully drawn down to cover this repayment. As the reserve balance is now zero officers are recommending to disestablish this reserve.

Waste Charge Reserve (Externally Restricted)

Council has an externally restricted reserve which has been set up to manage any over or underspend arising from the kerbside waste charge.

The financial statements included a reserve draw down (transfer out) of \$1.1 million. However, a further drawdown of \$98,384 is required to be processed in 2026-27 to accurately reflect the total cost of the service.

The below table shows that what Council had originally assumed the drawdown to be (\$1.29 million), compared to what the actual drawdown was (\$1.22 million).

	2025-26 Budget	2025-26 Statements	2025-26 Actual Drawdown
Waste Charge	1,292,695	1,129,134	1,227,518

What this means, is that Council collected \$1.2 million less than total kerbside collection costs. This aligns with the original budget assumption which assumed that the waste charge revenue would be \$1.3 million less than the waste charge expenditure. At 30 June 2026, Council spent \$65,177 less than the original assumption, which is reflected in the actual drawdown figure being less than the budget figure.

Public Resort & Recreation Land Fund (Externally Restricted)

This reserve holds the balance of open space contributions paid by developers and is utilised to fund the development of new open space and recreation assets, as well as upgrade or expansion of existing assets.

The financial statements included a reserve draw down (transfer out) of \$5.5 million.

On review of the 30 June 2026 expenditure, additional expenditure was incurred across nine capital projects that were fully funded from Public Resort & Recreation Land Fund in the adopted budget. In accordance with the *Financial Management Policy*, a Council resolution is required to approve any unbudgeted expenditure from a reserve. Accordingly, point 7 of the officer recommendation seeks approval for an additional drawdown of \$390,600 from the Public Resort & Recreation Land Fund. If approved, this drawdown will be recognised in 2026-27 and reflects additional expenditure incurred across nine capital projects that were fully funded from Public Resort & Recreation Land Fund in the adopted budget.

The below table shows a breakdown of the nine projects:

Project name	Reserve Forecast	30 June 2026 Actuals	Additional drawdown required
ATC Cook Reserve (Design)	172,946	275,377	102,431
Playground Shade Structures	30,000	103,187	73,187
Park Renewal, Morris Reserve (Design and Construct)	117,424	177,889	60,464
Park Renewal - Gervase Reserve	349,408	407,669	58,261
Dog Walking in Merri-bek	150,000	206,279	56,279
Parks (Major & Minor) Works : various	172,241	201,882	29,640.97
Park Renewal, Calder Reserve (Design and Construct)	16,700	25,254	8,554.00
Park Renewal, Ivan Page Reserve (Design and Construct)	339,647	340,781	1,133.90
Park Renewal, Volga Street/Middle Street (Design)	3,809	4,456	647.29
Total	1,352,174	1,742,774	390,600

Audit and Risk Committee recommendation

The Audit and Risk Committee met on 1 September 2026 to consider the draft Statements and recommended that:

...

2. Assures Council that the Committee has raised and discussed with the External Auditor and management all matters it has identified as part of such consideration and is satisfied with clarifications and advice it has received from the External Auditor and management.
3. Is satisfied with its enquiries that there are no incomplete or unresolved matters of a material nature pertaining to the audit that prevents the Committee from providing the following recommendations to Council.
4. Based on the Committee's considerations and enquiries, recommends that Council pass a resolution:
 - a) Giving its approval in principle to the Audited Statements;
 - b) Authorising the Chief Executive Officer to submit the approved-in-principle Audited Statements to the Victorian Auditor-General's Office (VAGO) for reporting on the audit;
 - c) If any subsequent changes recommended or agreed by VAGO are to be made to the approved-in-principle Audited Statements, authorising Council's Principal Accounting Officer:
 - i) To make any changes that are of a non-material nature; and

- ii) To make any changes that are of a material nature after first consulting with the Committee's Chairperson;

...

Strengthening Council's financial sustainability

Key measures to strengthen Council's financial sustainability and increasing financial pressures include:

- Improved performance around delivery of the adopted capital works program is an organisational priority for 2026-27 to deliver the \$89.1 million program for 30 June 2027.
- Improved performance to return Council to a position where there is a favourable unrestricted surplus whereby Council's spending is proportionate to its income is also an organisational priority for 2026-27.
- An independent review of its long-term financial sustainability. The review will help identify opportunities to strengthen Council's long term financial position and ability to invest in services, infrastructure and assets that support our community. The outcomes are intended to inform future budget planning, including the 2027-31 Budget, and support Council's long-term asset management planning.

Human Rights Consideration

The implications of this report have been assessed in accordance with the requirements of the Charter of Human Rights and Responsibilities.

4. Community consultation and engagement

Council's Audit and Risk Committee examined the 2025-26 Statements at its meeting on 1 September 2026.

5. Officer Declaration of Conflict of Interest

Council officers involved in the preparation of this report have no conflict of interest in this matter.

6. Financial and Resources Implications

The preparation of the Statements and the associated auditing fees are included in the approved budget and therefore do not have any further financial or resource impacts.

The outcome of the Statements, in particular the Auditor-General's assessment of Council's long-term financial sustainability will provide useful guidance for Council's long-term financial planning.

7. Implementation

The Statements will form part of Council's Annual Report and will be published on Council's website. It will also be formally received by Council at the September 2026 Council meeting.

Attachment/s

- | | | |
|---|-------------------------------------|------------|
| 1 | Draft Financial Statements 2025-26 | D26/395353 |
| 2 | Draft Performance Statement 2025-26 | D26/91415 |
| 3 | Capital Carry Forwards into 2026-27 | D26/344472 |

Merri-bek City Council

ANNUAL FINANCIAL REPORT
for the year ended 30 June 2026



Merri-bek City Council

2025/2026 Financial Report

Annual Financial Report

for the year ended 30 June 2026

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Content Overview

These financial statements are General Purpose Financial Statements and cover the consolidated operations for Merri-bek City Council.

All figures presented in these financial statements are presented in Australian currency.

These financial statements were approved in principle by the Council on xx September 2026.

Council has the power to amend and reissue these financial statements.

Merri-bek City Council

2025/2026 Financial Report

Annual Financial Report
for the year ended 30 June 2026**Certification of the Financial Statements**

In my opinion, the accompanying financial statements have been prepared in accordance with the *Local Government Act 2020*, the *Local Government (Planning and Reporting) Regulations 2020*, the Australian Accounting Standards and other mandatory professional reporting requirements.

Jemma Wightman
Chief Financial Officer
Dated: dd MMMM yyyy
Coburg, VIC

In our opinion, the accompanying financial statements present fairly the financial transactions of the Merri-bek City Council for the year ended 30 June 2026 and the financial position of the Council as at that date.

At the date of signing, we are not aware of any circumstances which would render any particulars in the financial statements to be misleading or inaccurate.

We have been authorised by the Council and by the *Local Government (Planning and Reporting) Regulations 2020* to certify the financial statements in their final form.

Nat Abboud
Mayor
Dated: dd MMMM yyyy
Coburg, VIC

Helen Davidson
Deputy Mayor
Dated: dd MMMM yyyy
Coburg, VIC

Kate McCaughey
Chief Executive Officer
Dated: dd MMMM yyyy
Coburg, VIC

Merri-bek City Council

2025/2026 Financial Report

Annual Financial Report
for the year ended 30 June 2026

Victorian Auditor-General's Office Report

Insert VAGO Report here

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Merri-bek City Council

2025/2026 Financial Report

Annual Financial Report
for the year ended 30 June 2026

Victorian Auditor-General's Office Report (continued)

Insert VAGO Report here

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Merri-bek City Council

2025/2026 Financial Report

Comprehensive Income Statement
for the year ended 30 June 2026

		2026 \$ '000	2025 \$ '000
Income / Revenue			
Rates and charges	5.1	205,222	195,088
Statutory fees and fines	5.2	19,614	18,025
User fees	5.3	9,659	9,132
Grants - operating	5.4	23,936	25,531
Grants - capital	5.4	5,673	6,466
Contributions - monetary	5.5	7,788	13,570
Contributions - non monetary	5.5	437	503
Fair value increment on investment properties	6.3	1,418	818
Other income	5.7	9,689	11,918
Total income / revenue		283,436	281,051
Expenses			
Employee costs	4.1	121,568	115,692
Materials and services	4.2	80,857	78,352
Depreciation	4.3	41,809	39,312
Depreciation - Right of use assets		352	385
Net loss on disposal of property, infrastructure, plant and equipment and non-current assets held for sale	5.6	6,631	12,827
Allowance for impairment losses	4.4	3,765	2,423
Borrowing costs		816	853
Finance Costs - Leases		12	71
Other expenses	4.5	759	716
Total expenses		256,569	250,631
Surplus for the year		26,867	30,420
Other comprehensive income:			
Items that will not be reclassified to surplus or deficit in future periods			
Net asset revaluation gain/loss	9.1	177,460	(194,747)
Total items which will not be reclassified subsequently to the operating result		177,460	(194,747)
Total other comprehensive income		177,460	(194,747)
Total comprehensive result		204,327	(164,327)

The above comprehensive income statement should be read in conjunction with the accompanying notes.

Merri-bek City Council

2025/2026 Financial Report

Balance Sheet

as at 30 June 2026

		2026 \$ '000	2025 \$ '000
Assets			
Current assets			
Cash and cash equivalents	5.1	44,572	36,116
Trade and other receivables	8.1	48,283	41,677
Other financial assets	8.1	52,000	60,000
Inventories		526	690
Prepayments		3,897	3,160
Non-current assets classified as held for sale	16.1	25,153	22,975
Other assets		3,636	4,156
Total current assets		178,067	168,774
Non-current assets			
Investments in associates, joint arrangements and subsidiaries		2	2
Property, infrastructure, plant and equipment	8.2	2,824,170	2,635,162
Investment property	8.2	38,674	37,232
Right-of-use assets		461	813
Total non-current assets		2,863,307	2,673,209
Total assets		3,041,374	2,841,983
Liabilities			
Current liabilities			
Trade and other payables	5.2	21,752	19,603
Trust funds and deposits	5.2	9,654	6,761
Contract liabilities	8.3	4,168	2,302
Provisions	5.4	23,058	20,922
Interest-bearing liabilities	5.3	2,169	14,209
Lease liabilities		102	121
Total current liabilities		60,903	63,918
Non-current liabilities			
Interest-bearing liabilities	5.3	11,498	13,667
Provisions	5.4	2,851	2,510
Lease liabilities		364	457
Total non-current liabilities		14,713	16,634
Total liabilities		75,616	80,552
Net assets		2,965,758	2,761,431
Equity			
Accumulated surplus		847,893	823,271
Reserves	16.1	2,117,865	1,938,160
Total Equity		2,965,758	2,761,431

The above balance sheet should be read in conjunction with the accompanying notes.

Merri-bek City Council

2025/2026 Financial Report

Statement of Changes in Equity

for the year ended 30 June 2026

		Total \$ '000	Accumulated Surplus \$ '000	Revaluation Reserves \$ '000	Other Reserves \$ '000
2026					
Balance at beginning of the financial year		2,761,431	823,271	1,871,461	66,699
Adjusted opening balance		2,761,431	823,271	1,871,461	66,699
Surplus for the year		26,867	26,867	-	-
Other comprehensive income					
Net asset revaluation gain	9.1	177,460	-	177,460	-
Other comprehensive income		177,460	-	177,460	-
Total comprehensive income		204,327	26,867	177,460	-
Transfers to other reserves	9.1	-	(44,404)	-	44,404
Transfers from other reserves	9.1	-	42,159	-	(42,159)
Balance at end of the financial year		2,965,758	847,893	2,048,921	68,944
2025					
Balance at beginning of the financial year		2,928,509	785,732	2,066,208	76,569
Parking fine refund scheme		(2,751)	(2,751)	-	-
Adjusted opening balance		2,925,758	782,981	2,066,208	76,569
Surplus for the year		30,420	30,420	-	-
Other comprehensive income					
Net asset revaluation loss	9.1	(194,747)	-	(194,747)	-
Other comprehensive income		(194,747)	-	(194,747)	-
Total comprehensive income		(164,327)	30,420	(194,747)	-
Transfers to other reserves	9.1	-	(46,616)	-	46,616
Transfers from other reserves	9.1	-	56,486	-	(56,486)
Balance at end of the financial year		2,761,431	823,271	1,871,461	66,699

The above statement of changes in equity should be read in conjunction with the accompanying notes

Merri-bek City Council

2025/2026 Financial Report

Statement of Cash Flows

for the year ended 30 June 2026

	2026 Inflows/ (Outflows) \$ '000	2025 Inflows/ (Outflows) \$ '000
Cash flows from operating activities		
Rates and charges	201,940	194,509
Statutory fees and fines	15,434	14,046
User fees	9,671	9,142
Grants - operating	23,931	25,604
Grants - capital	7,532	1,787
Contributions - monetary	7,788	13,570
Interest received	4,503	4,652
Trust funds and deposits taken	70,496	48,957
Other receipts	4,328	9,044
Net GST (payment) receipt	(633)	166
Employee costs	(119,091)	(117,058)
Materials and services	(79,024)	(80,129)
Trust funds and deposits repaid	(67,603)	(48,361)
Other payments	(496)	(724)
Net cash provided by operating activities	78,776	75,205
Cash flows from investing activities		
Payments for property, infrastructure, plant and equipment	(63,424)	(80,707)
Proceeds/(Loss) from sale of property, infrastructure, plant and equipment	253	(2,572)
Payments for investments	(59,000)	(69,182)
Proceeds from sale of investments	67,000	94,000
Net cash used in investing activities	(55,171)	(58,461)
Cash flows from financing activities		
Finance costs	(816)	(853)
Repayment of borrowings	(14,209)	(1,942)
Interest paid - lease liability	(12)	(71)
Repayment of lease liabilities	(112)	(149)
Net cash flow used in financing activities	(15,149)	(3,015)
Net increase in cash and cash equivalents	8,456	13,729
Cash and cash equivalents at the beginning of the financial year	36,116	22,387
Cash and cash equivalents at the end of the financial year	44,572	36,116
Financing arrangements	13,995	28,165

The above statement of cash flows should be read in conjunction with the accompanying notes

Merri-bek City Council

2025/2026 Financial Report

Statement of Capital Works
for the year ended 30 June 2026

	2026 \$ '000	2025 \$ '000
Property		
Land	—	5,040
Total land	—	5,040
Buildings	5,467	29,181
Building improvements	5,969	4,102
Total buildings	11,436	33,283
Total property	11,436	38,323
Plant and equipment		
Plant, machinery and equipment	1,825	4,334
Fixtures, fittings and furniture	172	216
Computers and telecommunications	1,009	886
Artworks	87	35
Library books	1,082	1,082
Total plant and equipment	4,175	6,553
Infrastructure		
Roads	21,638	18,801
Bridges	308	324
Footpaths and cycleways	4,061	2,457
Drainage	1,334	1,849
Recreational, leisure and community facilities	9,921	10,309
Waste management	248	200
Parks, open space and streetscapes	10,540	11,167
Other infrastructure	—	1,285
Total infrastructure	48,050	46,392
Total capital works expenditure	63,661	91,268
Represented by:		
New asset expenditure	8,608	19,374
Asset renewal expenditure	40,715	53,932
Asset upgrade expenditure	14,338	17,962
Total capital works expenditure	63,661	91,268

The above statement of capital works should be read in conjunction with the accompanying notes.

Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 1. Overview

Introduction

The Merri-bek City Council was established by an Order of the Governor in Council on 21 June 1994 and is a body corporate.

The Council's main office is located at 80 Bell Street, Coburg.

Statement of compliance

These financial statements are a general purpose financial report that consists of a Comprehensive Income Statement, Balance Sheet, Statement of Changes in Equity, Statement of Cash Flows, Statement of Capital Works and Notes accompanying these financial statements. The general purpose financial report complies with Australian Accounting Standards (AAS), other authoritative pronouncements of the Australian Accounting Standards Board, the Local Government Act 2020 and the Local Government (Planning and Reporting) Regulations 2020.

The Council is a not-for-profit entity and therefore applies the additional AUS paragraphs applicable to a not-for-profit entity under the Australian Accounting Standards.

Accounting policy information

1.1 Basis of accounting

Accounting policies are selected and applied in a manner which ensures that the resulting financial information satisfies the concepts of relevance and reliability, thereby ensuring that the substance of the underlying transactions or other events is reported. Specific accounting policies applied are disclosed in sections where the related balance sheet or financial statement matter is disclosed.

The accrual basis of accounting has been used in the preparation of these financial statements, except for the cash flow information, whereby assets, liabilities, equity, income and expenses are recognised in the reporting period to which they relate, regardless of when cash is received or paid.

The financial statements are based on the historical cost convention unless a different measurement basis is specifically disclosed in the notes to the financial statements.

The financial statements have been prepared on a going concern basis. The financial statements are in Australian dollars. The amounts presented in the financial statements have been rounded to the nearest thousand dollars unless otherwise specified. Minor discrepancies in tables between totals and the sum of components are due to rounding.

Judgements, estimates and assumptions are required to be made about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated judgements are based on professional judgement derived from historical experience and various other factors that are believed to be reasonable under the circumstances. Actual results may differ from these estimates.

Revisions to accounting estimates are recognised in the period in which the estimate is revised and also in future periods that are affected by the revision. Judgements and assumptions made by management in the application of AAS that have significant effects on the financial statements and estimates relate to:

- the fair value of land, buildings, infrastructure, plant and equipment (refer to Note 6.2.)
- the determination of depreciation for buildings, infrastructure, plant and equipment (refer to Note 6.2.)
- the determination of employee provisions (refer to Note 5.4.)
- the determination of whether performance obligations are sufficiently specific so as to determine whether an arrangement is within the scope of AASB 15 *Revenue from Contracts with Customers* or AASB 1058 *Income of Not-for-Profit Entities* (refer to Note 3)
- the determination, in accordance with AASB 16 *Leases*, of the lease term, the estimation of the discount rate when not implicit in the lease and whether an arrangement is in substance short-term or low value.
- whether or not AASB 1059 *Service Concession Arrangements: Grantors* is applicable
- other areas requiring judgements.

Unless otherwise stated, all accounting policies are consistent with those applied in the prior year. Where appropriate, comparative figures have been amended to accord with current presentation, and disclosure has been made of any material changes to comparatives.

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Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 1. Overview (continued)

Goods and Services Tax (GST)

Income and expenses are recognised net of the amount of associated GST. Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the taxation authority is included with other receivables or payables in the balance sheet.

1.2 Impacts of other external events

Council has considered ongoing external events that have contributed to volatility in international markets, disrupted global supply chains and increased inflationary pressure, including the risk that they may cause significant changes in the carrying values of assets and liabilities in the next financial year, and has concluded that there is no material impact on the 2025-26 financial report that requires additional disclosure.

Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 2. Analysis of our results

Note 2.1 Performance against budget

The performance against budget notes compare Council's financial plan, expressed through its annual budget, with actual performance. The Local Government (Planning and Reporting) Regulations 2020 requires explanation of any material variances. Council has adopted a materiality threshold of the lower of 10 percent or \$3 million where further explanation is warranted. Explanations have not been provided for variations below the materiality threshold unless the variance is considered to be material because of its nature.

The budget figures detailed below are those adopted by Council on 23 June 2025. The budget was based on assumptions that were relevant at the time of adoption of the budget. Council sets guidelines and parameters for revenue and expense targets in this budget in order to meet Council's planning and financial performance targets for both the short and long term. The budget did not reflect any changes to equity resulting from asset revaluations, as their impacts were not considered predictable.

These notes are prepared to meet the requirements of the Local Government Act 2020 and the Local Government (Planning and Reporting) Regulations 2020.

2.1.1 Income / Revenue and expenditure

	Budget 2026 \$ '000	Actual 2026 \$ '000	Variance \$ '000	Variance %	
Income / Revenue					
Rates and charges	202,778	205,222	2,444	1%	
Statutory fees and fines	19,323	19,614	291	2%	
User fees	8,899	9,659	760	9%	
Grants - operating	21,205	23,936	2,731	13%	
Grants - capital	12,964	5,673	(7,291)	(56)%	
Contributions - monetary	8,232	7,788	(444)	(5)%	
Contributions - non monetary	—	437	437	100%	
Net gain on disposal of property, infrastructure, plant and equipment	92	—	(92)	(100)%	
Fair value increment on investment properties	—	1,418	1,418	100%	
Other income	7,797	9,689	1,892	24%	
Total income / revenue	281,290	283,436	2,146	1%	
Expenses					
Employee costs	116,144	121,568	(5,424)	(5)%	
Materials and services	73,203	80,857	(7,654)	(10)%	
Depreciation	43,621	41,809	1,812	4%	
Depreciation - right of use assets	236	352	(116)	(49)%	
Allowance for impairment losses	3,153	3,765	(612)	(19)%	
Borrowing costs	816	816	—	0%	
Finance costs - leases	—	12	(12)	(100)%	
Net loss on disposal of property, infrastructure, plant and equipment	—	6,631	(6,631)	(100)%	
Other expenses	790	759	31	4%	
Total expenses	237,963	256,569	(18,606)	(8)%	
Surplus/(deficit) for the year	43,327	26,867	(16,460)	(38)%	

continued on next page ...

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Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 2.1 Performance against budget (continued)

(i) Explanation of material variations

Variance Ref	Explanation
1.	The variance is primarily attributable to the payment of 80% of the 2026/27 Commonwealth Financial Assistance Grant in June 2026 (\$2.0 million), together with \$0.7 million relating to one-off unbudgeted grant programs applied for during financial year.
2.	The variance is primarily attributable to the timing of capital grants being recognised and/or received, including \$2.0 million for the Brunswick Early Years Hub, \$1.5 million for the McBryde Street Reserve Pavilion Gender Toilets, \$1.5 million for the Kendall/Harding Footbridge over Merri Creek, and \$1.0 million for the AG Gillon Stormwater Harvesting project.
3.	The variance is attributed to Council receiving \$0.4 million in gifted drainage assets from completed developments within the municipality.
4.	Council regularly sells rights of way (ROWs) to private landholders, budgeting for an average of one sale per financial year. As the value and timing of these sales are highly variable, no sales were recognised in 2025/26.
5.	The variance is primarily attributed to the outcomes of market valuations on investment properties conducted by qualified valuers.
6.	The variance is primarily attributable to favourable interest income, which has been influenced by higher interest rates on Council's investments.
7.	Employee costs were above budget, primarily due to higher than anticipated leave provisions \$3.5 million and parental leave payments \$0.8 million.
8.	Materials and services were above budget, primarily due to earlier than anticipated lifecycle project expenditure for Elevate of \$2.1 million, increased costs relating to building maintenance of \$1.2 million, and implementation of the parking infringement management system of \$0.5 million, aquatic facilities of \$0.5 million, open space maintenance of \$0.5 million, and waste contract costs of \$0.5 million.
9.	The variance is primarily attributable to the amortisation of Council's printing and copier devices.
10.	Allowance for impairment losses was \$0.6 million above budget, primarily due to increased impairment provisions associated with higher statutory fees and fines and user fee revenue in 2025/26.
11.	Finance costs of \$0.01 million were incurred due to the lease of gym equipment.
12.	The variance is primarily attributed to the disposal of roads related infrastructure during the year that is not budgeted annually due to its ad-hoc nature. The variance primarily arises from the replacement of roads and other infrastructure assets occurring earlier than anticipated which resulted in the write-off of undepreciated balances.

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Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 2.1 Performance against budget (continued)

2.1.2 Capital works

	Budget 2026 \$ '000	Actual 2026 \$ '000	Variance \$ '000	Variance %	Footnote
Property					
Buildings	8,910	5,467	(3,443)	(39)%	1
Building improvements	7,535	5,969	(1,566)	(21)%	2
Total buildings	16,445	11,436	(5,009)	(30)%	
Total property	16,445	11,436	(5,009)	(30)%	
Plant and equipment					
Plant, machinery and equipment	5,877	1,825	(4,052)	(69)%	3
Fixtures, fittings and furniture	171	172	1	1%	
Computers and telecommunications	1,125	1,009	(116)	(10)%	4
Artworks	47	87	40	85%	5
Library books	1,082	1,082	—	0%	
Total plant and equipment	8,302	4,175	(4,127)	(50)%	
Infrastructure					
Roads	27,223	21,638	(5,585)	(21)%	6
Bridges	3,334	308	(3,026)	(91)%	7
Footpaths and cycleways	6,662	4,061	(2,601)	(39)%	8
Drainage	2,946	1,334	(1,612)	(55)%	9
Recreational, leisure and community facilities	14,025	9,921	(4,104)	(29)%	10
Waste management	2,183	248	(1,935)	(89)%	11
Parks, open space and streetscapes	12,766	10,540	(2,226)	(17)%	12
Total infrastructure	69,139	48,050	(21,089)	(31)%	
Total capital works expenditure	93,886	63,661	(30,225)	(32)%	
Represented by:					
New asset expenditure	12,345	8,608	(3,737)	(30)%	
Asset renewal expenditure	60,647	40,715	(19,932)	(33)%	
Asset upgrade expenditure	20,894	14,338	(6,556)	(31)%	
Total capital works expenditure	93,886	63,661	(30,225)	(32)%	

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Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 2.1 Performance against budget (continued)

(i) Explanation of material variations

Variance Ref	Explanation
-----------------	-------------

- | | |
|-----|--|
| 1. | The variance is primarily due to delays in building works across various sites, including pavilion and community facility projects such as McBryde Street Fawcner pavillion. |
| 2. | The variance is primarily due to the rescheduling of improvement works at various sites, including the Oak Park Aquatic Centre electrification project. |
| 3. | The variance is primarily due to delays in the procurement of electric heavy plant and machinery due to supplier delivery constraints. |
| 4. | The variance is primarily due to IT and lighting system modifications at Brunswick Baths progressing later than anticipated. |
| 5. | The variance is primarily due to expenditure originally budgeted under other asset classes being reclassified to artworks. |
| 6. | The variance is primarily due to delays in the commencement of some projects and expenditure on projects that remained in progress at year end and are expected to be completed in 2026/27. These are associated to some road resurfacing programs and construction projects such as Ellenvale Street Pascoe Vale South. |
| 7. | The variance is primarily due to the deferral of construction of the Kendall Street/Harding Street Footbridge following community consultation. Design revisions are underway, with construction scheduled to commence in 2027/28. |
| 8. | The variance is primarily due to the timing of footpath and cycleway works across various locations as a result of supplier constraints. |
| 9. | The variance is primarily due to delays in road construction projects, with associated drainage works being delivered as part of the road construction program. |
| 10. | The variance is primarily due to the rescheduling of improvement works at various sites, including projects funded through the Merri-bek Partnership Grants Program. |
| 11. | The variance is primarily due to the deferral of bin purchases associated with the fortnightly rubbish collection rollout, which is now scheduled to commence in 2027/28. |
| 12. | The variance is primarily due to delays in the commencement of some projects and expenditure on parks and streetscape projects that remained in progress at year end and are expected to be completed in 2026/27. |

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Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 2.2 Analysis of Council results by program

2.2.1 Analysis of Council results by program

Council delivers its functions and activities through the following programs:

Chief Executive Officer Management

Chief Executive Officer Management oversees the management executive group, manages overall operations and sets the tone, vision and culture of Council.

City Infrastructure

City Infrastructure delivers a large number of Council services, including waste, parking, local laws, animal management and maintenance of our parks, sports fields, building and civil infrastructure. The directorate also plans and delivers most of Council's capital program and develops strategy for open space and management of assets.

Business Transformation

Business Transformation is responsible for corporate functions relating to people, culture and business enhancement. This includes finance and procurement, human resources, corporate governance, organisational performance, information technology, and digital and customer transformation program.

Community

Community provides high quality community focused programs, service delivery and communication to residents. It is responsible for services relating to infants, children, youth, family and aged. Leading the achievement of our wellbeing outcomes including recreation, health, education, cultural vibrancy, safety and social cohesion.

Place and Environment

Place and Environment supports Council's urban development, environmental sustainability, economy and transport. It also advances city-shaping partnership projects and manages Council's property portfolio.

2.2.2 Summary of income / revenue, expenses, assets and capital expenses by program

Functions/activities	Income / Revenue \$ '000	Expenses \$ '000	Surplus / (Deficit) \$ '000	Grants included in income / revenue \$ '000	Total assets \$ '000
2026					
Chief Executive Officer Management	—	704	(704)	—	3
City Infrastructure	51,820	86,565	(34,745)	4,267	2,466,838
Business Transformation	194,922	90,780	104,142	9,093	200,916
Place and Environment	16,364	23,196	(6,832)	617	2,565
Community	20,331	55,324	(34,993)	15,631	371,050
Total functions and activities	283,437	256,569	26,868	29,609	3,041,374
2025					
Chief Executive Officer Management	—	689	(689)	—	7
City Infrastructure	49,686	81,513	(31,827)	5,733	2,317,952
Business Transformation	188,401	93,194	95,207	9,166	198,909
Place and Environment	22,592	22,193	399	1,605	3,211
Community	20,372	53,042	(32,670)	15,493	321,904
Total functions and activities	281,051	250,631	30,420	31,997	2,841,983

Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 3. Funding for the delivery of our services

	2026	2025
	\$ '000	\$ '000

3.1 Rates and charges

Council uses Capital Improved Value (CIV) as the basis of valuation of all properties within the municipal district. The CIV of a property is its total market value of the land plus buildings and other improvements.

The valuation base used to calculate general rates for 2025/26 was \$72.9 billion (2024/25: \$71.3 billion).

General rates	173,300	165,723
Waste management charge	26,704	24,713
Special rates and charges	596	597
Supplementary rates and rate adjustments	2,833	2,684
Interest on rates and charges	1,789	1,371
Total rates and charges	205,222	195,088

The date of the general revaluation of land for rating purposes within the municipal district was 1 January 2025 and the valuation was first applied in the rating year commencing 1 July 2025.

Annual rates and charges are recognised as income when Council issues annual rates notices. Supplementary rates are recognised when a valuation and reassessment is completed and a supplementary rates notice issued.

3.2 Statutory fees and fines

Infringements and costs	11,246	10,032
Court recoveries	1,082	693
Town planning fees	1,998	1,878
Land information certificates	584	514
Other fines	1,241	1,209
Permits	2,871	2,953
Parking	592	746
Total statutory fees and fines	19,614	18,025

Statutory fees and fines (including parking fees and fines) are recognised as income when the service has been provided, the payment is received, or when the penalty has been applied, whichever first occurs.

3.3 User fees

Aged and health services	3,187	3,175
Leisure centre and recreation	587	425
Registration and other permits	2,544	2,606
Building services	463	361
Valuation fees	88	—
Waste management services	212	220
Other fees and charges	2,578	2,345
User fees by timing of revenue recognition		
User fees recognised at a point in time	9,659	9,132
Total user fees	9,659	9,132

User fees are recognised as revenue at a point in time, or over time, when (or as) the performance obligation is satisfied. Recognition is based on the underlying contractual terms.

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Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 3. Funding for the delivery of our services (continued)

	2026	2025
	\$ '000	\$ '000

3.4 Funding from other levels of government

Grants were received in respect of the following:

Summary of grants

Commonwealth funded grants	17,884	20,913
State funded grants	11,725	11,084
Total grants received	29,609	31,997

(a) Operating Grants**Recurrent - Commonwealth Government**

Financial Assistance Grants	8,234	8,992
Family day care	472	615
Aged care	8,319	8,481

Recurrent - State Government

Home help	550	426
Families and Children	4,089	3,955
Food Services	19	20
Libraries	1,183	1,183
Other	105	-
Total recurrent operating grants	22,971	23,672

Non-recurrent - State Government

Arts and Culture	-	103
Libraries	78	71
Employment Assistance	-	190
Recreation	-	400
Community welfare	5	14
Other	882	1,081
Total non-recurrent operating grants	965	1,859

Total operating grants

23,936	25,531
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(b) Capital Grants**Recurrent - Commonwealth Government**

Roads to recovery	859	791
Total recurrent capital grants	859	791

Non-recurrent - Commonwealth Government

Local Roads Community Infrastructure	-	355
Buildings	-	1,679

Non-recurrent - State Government

Buildings	904	1,468
Recreation	1,868	577
Other	2,042	1,596
Total non-recurrent capital grants	4,814	5,675

Total capital grants

5,673	6,466
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Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 3. Funding for the delivery of our services (continued)

	2026	2025
	\$ '000	\$ '000

(c) Recognition of grant income

Before recognising funding from government grants as revenue the Council assesses whether there is a contract that is enforceable and has sufficiently specific performance obligations in accordance with *AASB 15 Revenue from Contracts with Customers*. When both these conditions are satisfied, the Council:

- identifies each performance obligation relating to revenue under the contract/agreement
- determines the transaction price
- recognises a contract liability for its obligations under the agreement
- recognises revenue as it satisfies its performance obligations, at the point in time or over time when services are rendered.

Where the contract is not enforceable and/or does not have sufficiently specific performance obligations, the Council applies *AASB 1058 Income for Not-for-Profit Entities*.

Grant revenue with sufficiently specific performance obligations is recognised over time as the performance obligations specified in the underlying agreement are met. Where performance obligations are not sufficiently specific, grants are recognised on the earlier of receipt or when an unconditional right to receipt has been established. Grants relating to capital projects are generally recognised progressively as the capital project is completed.

(d) Unspent grants received on condition that they be spent in a specific manner:**Operating**

Balance at start of year	612	1,303
Received during the financial year and remained unspent at balance date	321	432
Received in prior years and spent during the financial year	(340)	(1,123)
Balance at year end	593	612

Capital

Balance at start of year	1,342	231
Received during the financial year and remained unspent at balance date	2,319	1,342
Received in prior years and spent during the financial year	(626)	(231)
Balance at year end	3,035	1,342

Unspent grants are determined and disclosed on a cash basis.

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Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 3. Funding for the delivery of our services (continued)

	2026 \$ '000	2025 \$ '000
3.5 Contributions		
Monetary contributions		
Monetary	7,788	13,570
Total monetary contributions	7,788	13,570
Non-monetary contributions		
Non-monetary	437	503
Total non-monetary contributions	437	503
Total contributions	8,225	14,073

Contributions of non monetary assets were received in relation to the following asset classes.

Infrastructure	437	503
Total non-monetary contributions	437	503

Monetary and non monetary contributions are recognised as income at their fair value when Council obtains control over the contributed asset.

3.6 Net loss on disposal of property, infrastructure, plant and equipment and non-current assets held for sale

Property, infrastructure, plant and equipment		
Proceeds of sale	253	6,443
Written down value of assets disposed (plant & equipment)	(419)	(41)
Written down value of assets disposed (infrastructure)	(6,465)	(2,727)
Written down value of assets disposed (property)	-	(9,015)
Written down value of assets held for sale disposed (property)	-	(7,487)
Total net loss on disposal of property, infrastructure, plant and equipment	(6,631)	(12,827)

The profit or loss on sale of an asset is determined when control of the asset has passed to the buyer.

3.7 Other income

Interest	4,503	4,652
Investment property rental	1,406	1,209
Other rent	1,554	1,091
Recoveries	1,417	3,761
Sales	257	377
Other	552	806
Road occupancy/ Right of way closures	-	22
Total other income	9,689	11,918

Interest is recognised as it is earned.

Other income is measured at the fair value of the consideration received or receivable and is recognised when Council gains control over the right to receive the income.

Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 4. The cost of delivering services

	2026 \$ '000	2025 \$ '000
4.1 Employee costs		
(a) Employee costs		
Wages and salaries	100,865	94,834
Casual staff	8,096	6,446
WorkCover	3,053	2,425
Superannuation	11,635	10,928
Other	(81)	1,059
Total employee costs	121,568	115,692

(b) Superannuation

Council made contributions to the following funds:

Defined benefit fund

Employer contributions to Local Authorities Superannuation Fund (Vision Super)	275	317
	<u>275</u>	<u>317</u>

Accumulation funds

Employer contributions to Local Authorities Superannuation Fund (Vision Super)	3,887	3,973
Employer contributions - other funds	7,473	6,638
	<u>11,360</u>	<u>10,611</u>

Employer contributions payable at reporting date	-	785
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Most employees in the Council are members of various accumulation funds including Vision Super, and other industry and retail funds. As of 30 June 2026, there were 20 employees in the defined benefit fund, local authorities superannuation fund (Vision Super).

For 30 June 2026 the Vested Benefits Index (VBI) for the defined benefits funds is xxx.x% and in a good financial position, and therefore it is expected that there will be no change to the Defined Benefit category's funding arrangements from prior years.

In the event that the Fund Actuary determines there is a shortfall, the Fund's participating employers (Merri-bek City Council) would be required to make an employer contribution to cover the shortfall.

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Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 4. The cost of delivering services (continued)

	2026 \$ '000	2025 \$ '000
4.2 Materials and services		
General maintenance	15,798	15,805
Utilities	5,259	5,487
Cleaning and waste removal	22,142	18,821
Leisure management fees	263	-
Legal costs	894	792
Minor equipment and supplies	1,508	1,640
Office administration	2,535	5,141
Information technology and telecommunications	7,934	4,993
Insurance	3,357	3,436
Consultants and Contractors	11,895	12,360
Other materials and supplies	7,390	8,011
Council grants and contributions	1,882	1,866
Total materials and services	80,857	78,352

Expenses are recognised as they are incurred and reported in the financial year to which they relate.

	2026 \$ '000	2025 \$ '000
4.3 Depreciation		
Property		
Buildings - specialised	7,928	7,057
Total depreciation - property	7,928	7,057
Plant and equipment		
Plant and equipment	404	387
Furniture and fittings	310	242
Computer Equipment	793	919
Library books	1,034	1,018
Motor vehicles	1,867	2,125
Total depreciation - plant and equipment	4,508	4,691
Infrastructure		
Bridges/retaining walls	497	463
Footpaths	4,385	4,245
Drainage	4,150	3,627
Road surface	3,830	3,712
Road pavement	5,070	4,467
Kerb and channel	2,175	1,798
Other infrastructure	9,266	9,252
Total depreciation - infrastructure	29,373	27,564
Total depreciation	41,809	39,312

Refer to note 5.2 for a more detailed breakdown of depreciation charges and accounting policy.

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Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 4. The cost of delivering services (continued)

	2026 \$ '000	2025 \$ '000
4.4 Allowance for impairment losses		
Parking fine debtors	2,844	2,081
Other debtors	921	342
Total allowance for impairment losses	3,765	2,423
Movement in allowance for impairment losses in respect of debtors		
Balance at the beginning of the year	19,291	16,975
New allowances recognised during the year	3,990	2,423
Amounts already allowed for and written off as uncollectible	(4,883)	(107)
Balance at end of year	18,398	19,291

An allowance for impairment losses in respect of debtors is recognised based on an expected credit loss model. This model considers both historic and forward looking information in determining the level of impairment.

	2026 \$ '000	2025 \$ '000
4.5 Other expenses		
Auditors' remuneration - VAGO - audit of the financial statements, performance statement and grant acquittals	77	73
Auditors' remuneration - Internal Audit	140	155
Councillors' allowances	542	488
Total other expenses	759	716

Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 5. Investing in and financing our operations

	2026 \$ '000	2025 \$ '000
5.1 Financial assets		
(a) Cash and cash equivalents		
Current		
Cash on hand	3	3
Cash at bank	44,569	36,113
Total current cash and cash equivalents	44,572	36,116
Total cash and cash equivalents	44,572	36,116
(b) Other financial assets		
Current		
Term deposits	52,000	60,000
Total current other financial assets	52,000	60,000
Total other financial assets	52,000	60,000
Total current financial assets	96,572	96,116
Total cash and cash equivalents and other financial assets	96,572	96,116

Cash and cash equivalents include cash on hand, deposits at call, and other highly liquid investments with original maturities of three months or less, net of outstanding bank overdrafts.

Other financial assets are valued at fair value, at balance date. Term deposits are measured at original cost. Any unrealised gains and losses on holdings at balance date are recognised as either a revenue or expense.

Other financial assets include term deposits and those with original maturity dates of three to 12 months are classified as current, whilst term deposits with maturity dates greater than 12 months are classified as non-current.

(c) Trade & Other Receivables

Current		
<i>Statutory receivables</i>		
Rates debtors	31,015	27,733
Parking infringement debtors	19,660	19,816
Net GST receivable	3,744	3,181
Fire Services Property Levy Debtors	4,151	2,973
Allowance for expected credit loss – Parking infringements	(13,809)	(15,301)
<i>Non-statutory receivables</i>		
Other debtors	8,110	7,267
Allowance for expected credit loss – Other debtors	(4,588)	(3,992)
Total current trade and other receivables	48,283	41,677
Total trade and other receivables	48,283	41,677

Short term receivables are carried at invoice amount. An allowance for expected credit losses is recognised based on past experience and other objective evidence of expected losses. Long term receivables are carried at amortised cost using the effective interest rate method.

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Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 5. Investing in and financing our operations (continued)

	2026	2025
	\$ '000	\$ '000

(d) Ageing of receivables

The ageing of the Council's trade & other receivables (excluding statutory receivables) that are not impaired was:

Current (not yet due)	2,086	1,939
Past due by up to 30 days	597	555
Past due between 31 and 180 days	154	143
Past due between 181 and 365 days	12	13
Past due by more than 1 year	673	625
Total trade and other receivables	3,522	3,275

(e) Ageing of individually impaired receivables

At balance date, other debtors representing financial assets with a nominal value of \$4,588,336 (2025: \$3,991,944) were impaired. The amount of the allowance raised against these debtors was \$4,588,336 (2025: \$3,991,944). They individually have been impaired as a result of their doubtful collection. Many of the long outstanding past due amounts have been lodged with Council's debt collectors or are on payment arrangements.

The ageing of receivables that have been individually determined as impaired at reporting date was:

Current (not yet due)	32	28
Past due by up to 30 days	112	98
Past due between 31 and 180 days	847	737
Past due between 181 and 365 days	990	861
Past due by more than 1 year	2,607	2,268
Total trade and other receivables	4,588	3,992

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2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 5. Investing in and financing our operations (continued)

	2026 \$ '000	2025 \$ '000
5.2 Payables, trust funds and deposits and contract and other liabilities		
(a) Trade and other payables		
Current		
Non-statutory payables		
Trade payables	6,106	6,292
Accrued expenses	15,646	13,311
Total current trade and other payables	21,752	19,603
(b) Trust funds and deposits		
Current		
Refundable deposits	533	491
Trust funds	711	891
Emergency Services and Volunteers Fund	7,614	5,004
Retention amounts	760	588
Other refundable deposits	36	(13)
Total current trust funds and deposits	9,654	6,761

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Notes to the Financial Statements

for the year ended 30 June 2026

Note 5. Investing in and financing our operations (continued)

	2026 \$ '000	2025 \$ '000
(c) Contract liabilities		
Contract liabilities		
Current		
Grants received in advance:		
Grants received in advance - operating	118	123
Grants received in advance - capital	3,230	1,371
Total grants received in advance	3,348	1,494
User fees received in advance:		
User fees	820	808
Total user fees received in advance	820	808
Total current contract liabilities	4,168	2,302

Trust funds and deposits

Amounts received as deposits and retention amounts controlled by Council are recognised as trust funds until they are returned, transferred in accordance with the purpose of the receipt, or forfeited. Trust funds that are forfeited, resulting in Council gaining control of the funds, are to be recognised as revenue at the time of forfeit.

Contract liabilities

Contract liabilities reflect consideration received in advance from customers in respect of various contracts and operating funding agreements. Contract liabilities are derecognised and recorded as revenue when promised goods and services are transferred to the customer. Refer to Note 3.

Purpose and nature of items

Refundable deposits – deposits are taken by Council as a form of surety in a number of circumstances, including in relation to building works, contract deposits and the use of civic facilities.

Council currently maintains separate and distinct Trust Funds for the Gavin Environment Trust, the Blackburn Bequest Trust and the Inner Circle Linear Trust. These funds are held and administered in accordance with the Trust Deed arrangements.

Emergency Services and Volunteer Fund - Council is the collection agent for Emergency Services and Volunteer Fund on behalf of the State Government. Council remits amounts received on a quarterly basis. Amounts disclosed here will be remitted to the State Government in line with that process.

Retention Amounts - Council has a contractual right to retain certain amounts until a contractor has met certain requirements or a related warrant or defect period has elapsed. Subject to the satisfactory completion of the contractual obligations, or the elapsing of time, these amounts will be paid to the relevant contractor in line with Council's contractual obligations.

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2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 5. Investing in and financing our operations (continued)

	2026 \$ '000	2025 \$ '000
5.3 Interest-bearing liabilities		
Current		
Treasury Corporation of Victoria borrowings - secured	1,665	1,619
Other borrowings - secured	504	12,590
Total current interest-bearing liabilities	2,169	14,209
Non-current		
Treasury Corporation of Victoria borrowings - secured	9,902	11,567
Other borrowings - secured	1,596	2,100
Total non-current interest-bearing liabilities	11,498	13,667
Total	13,667	27,876
Borrowings are secured by the rates of the Council		
a) The maturity profile for Council's borrowings is:		
Not later than one year	2,169	14,209
Later than one year and not later than five years	8,668	9,054
Later than five years	2,830	4,613
Total	13,667	27,876

Borrowings are initially measured at fair value, being the cost of the interest bearing liabilities, net of transaction costs. The measurement basis subsequent to initial recognition depends on whether the Council has categorised its interest-bearing liabilities as either financial liabilities designated at fair value through the profit and loss, or financial liabilities at amortised cost. Any difference between the initial recognised amount and the redemption value is recognised in net result over the period of the borrowing using the effective interest method.

The classification depends on the nature and purpose of the interest bearing liabilities. The Council determines the classification of its interest bearing liabilities based on contractual repayment terms at every balance date.

In classifying borrowings as current or non-current Council considers whether at balance date it has the right to defer settlement of the liability for at least twelve months after the reporting period. Council's loan arrangements include covenants based on Council's financial performance and position at the end of the reporting period. These covenants are assessed for compliance after the reporting period based on specified financial ratios.

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Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 5. Investing in and financing our operations (continued)

	Employee provisions \$ '000	Total \$ '000
5.4 Provisions		
2026		
Balance at the beginning of the financial year	23,432	23,432
Additional provisions	7,725	7,725
Amounts used	(10,001)	(10,001)
Change in the discounted amount arising because of time and the effect of any change in the discount rate	4,753	4,753
Balance at the end of the financial year	25,909	25,909
Provisions		
Provisions - current	23,058	23,058
Provisions - non-current	2,851	2,851
Total Provisions	25,909	25,909
2025		
Balance at the beginning of the financial year	24,798	24,798
Additional provisions	7,458	7,458
Amounts used	(10,727)	(10,727)
Change in the discounted amount arising because of time and the effect of any change in the discount rate	1,903	1,903
Balance at the end of the financial year	23,432	23,432
Provisions		
Provisions - current	20,922	20,922
Provisions - non-current	2,510	2,510
Total Provisions	23,432	23,432
	2026	2025
	\$ '000	\$ '000
Employee provisions		
Current provisions expected to be wholly settled within 12 months		
Annual leave	6,621	6,075
Long service leave	2,643	2,601
	9,264	8,676
Current provisions expected to be wholly settled after 12 months		
Annual leave	2,029	2,052
Long service leave	11,761	10,191
Other	4	3
	13,794	12,246
Total current employee provisions	23,058	20,922
Non-Current		
Long service leave	2,851	2,510
Total Non-Current Employee Provisions	2,851	2,510

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Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 5. Investing in and financing our operations (continued)

	2026 \$ '000	2025 \$ '000
Aggregate Carrying Amount of Employee Provisions:		
Current	23,058	20,922
Non-current	2,851	2,510
Total Aggregate Carrying Amount of Employee Provisions	25,909	23,432

The calculation of employee costs and benefits includes all relevant on-costs and are calculated as follows at reporting date.

Annual leave

A liability for annual leave is recognised in the provision for employee benefits as a current liability because the Council does not have an unconditional right to defer settlement of the liability. Liabilities for annual leave are measured at:

- nominal value if the Council expects to wholly settle the liability within 12 months
- present value if the Council does not expect to wholly settle within 12 months.

Liabilities that are not expected to be wholly settled within 12 months of the reporting date are recognised in the provision for employee benefits as current liabilities, measured at the present value of the amounts expected to be paid when the liabilities are settled using the remuneration rate expected to apply at the time of settlement.

Long service leave

Liability for long service leave (LSL) is recognised in the provision for employee benefits. Unconditional LSL is disclosed as a current liability as the Council does not have an unconditional right to defer settlement. Unconditional LSL is measured at nominal value if expected to be settled within 12 months or at present value if not expected to be settled within 12 months. Conditional LSL that has been accrued, where an employee is yet to reach a qualifying term of employment, is disclosed as a non-current liability and measured at present value.

Key assumptions:

- discount rate	4.84%	4.30%
- index rate	4.15%	4.25%

5.5 Financing arrangements

The Council has the following funding arrangements in place as at 30 June 2026.

Credit card facilities	328	289
Treasury Corporation of Victoria facilities	11,567	13,186
Other facilities	2,100	14,690
Total Facilities	13,995	28,165
Used facilities	13,924	28,084
Used facilities	13,924	28,084
Unused facilities	71	81

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Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 5. Investing in and financing our operations (continued)

5.6 Commitments

The Council has entered into the following commitments. Commitments are not recognised in the Balance Sheet. Commitments are disclosed at their nominal value and presented inclusive of the GST payable.

(a) Commitments for expenditure

	Not later than 1 year \$ '000	Later than 1 year and not later than 2 years \$ '000	Later than 2 years and not later than 5 years \$ '000	Later than 5 years \$ '000	Total \$ '000
2026					
Operating					
Consultancies	1,230	247	113	—	1,590
IT Systems Supports	9,230	4,789	8,720	—	22,739
Building Management	137	7	—	—	144
Parking	893	424	—	—	1,317
Total	11,490	5,467	8,833	—	25,790
Capital					
Consultancies	2,522	1,795	928	—	5,245
Works	17,665	7,200	—	—	24,865
Total	20,187	8,995	928	—	30,110
2025					
Operating					
Garbage collection	247	—	—	—	247
Consultancies	1,041	295	55	50	1,441
IT Systems Supports	2,216	1,544	147	—	3,907
Building Management	198	120	120	—	438
Parking	863	863	—	—	1,726
Total	4,565	2,822	322	50	7,759
Capital					
Consultancies	770	9	—	—	779
Works	10,429	13	—	—	10,442
Total	11,199	22	—	—	11,221

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Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 5. Investing in and financing our operations (continued)

	2026	2025
	\$ '000	\$ '000

(b) Operating lease receivables

The Council has entered into commercial property leases on its investment properties. These properties held under operating leases have remaining non-cancellable lease terms of between 1 and 15 years. All leases include a CPI based revision of the rental charge annually.

Future undiscounted minimum rentals receivable under non-cancellable operating leases are as follows:

Not later than one year	1,397	1,408
Later than one year and not later than five years	3,696	4,178
Later than five years	5,377	6,291
Total	10,470	11,877

Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 6. Assets we manage

	2026	2025
	\$ '000	\$ '000
6.1 Current assets classified as held for sale		
Current		
Land	24,830	22,975
Buildings	323	-
Total current assets classified as held for sale	25,153	22,975

Assets held for sale classified during the year relate to 10 Murrell Street, Glenroy. Assets classified as held for sale prior to the current financial year comprise 72-80 Bell Street, Coburg, 29-31 Urquhart Street, Coburg and 498-514 Bell Street, Pascoe Vale South.

Non-current assets classified as held for sale (including disposal groups) are measured at the lower of their carrying amount and fair value less costs to sell, and are not subject to depreciation. Non-current assets, disposal groups, and related liabilities are treated as current and classified as held for sale if their carrying amount will be recovered through a sale transaction rather than through continuing use. This condition is considered met only when the sale is highly probable and the asset's sale (or disposal group sale) is expected to be completed within 12 months from the date of classification.

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Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 6. Assets we manage (continued)

6.2 Property, infrastructure, plant and equipment

Summary of property, infrastructure, plant and equipment	Carrying amount 30 June 2025 \$ '000	Additions \$ '000	Contributions \$ '000	Revaluation \$ '000	Disposal \$ '000	Depreciation \$ '000	Write-off \$ '000	Transfers \$ '000	Carrying amount 30 June 2026 \$ '000
Property	1,893,165	3,684	—	79,814	—	(7,928)	—	5,496	1,974,233
Plant and equipment	19,633	3,019	—	624	(419)	(4,508)	—	410	18,959
Infrastructure	672,754	20,692	437	97,022	(6,465)	(29,373)	—	30,824	785,891
Work in progress	49,410	36,266	—	—	—	—	(1,649)	(38,940)	45,087
Total	2,635,162	63,661	437	177,460	(6,884)	(41,809)	(1,649)	(2,208)	2,824,170

Summary of Work in Progress	Opening WIP \$ '000	Additions \$ '000	Write-off \$ '000	Transfers \$ '000	Closing WIP \$ '000
Property	10,274	7,864	(152)	(7,702)	10,284
Plant and equipment	388	1,159	2	(410)	1,139
Infrastructure	38,748	27,243	(1,499)	(30,828)	33,664
Total	49,410	36,266	(1,649)	(38,940)	45,087

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Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements
for the year ended 30 June 2026

Note 6. Assets we manage (continued)

	Land specialised \$ '000	Land non specialised \$ '000	Land under Roads \$ '000	Total land and land improve- ments \$ '000	Buildings specialised \$ '000	Total buildings \$ '000	Work in progress \$ '000	Total property \$ '000
Property								
At fair value 1 July 2025	1,208,028	343,990	4,879	1,556,897	472,784	472,784	10,274	2,039,955
Accumulated depreciation at 1 July 2025	—	—	—	—	(136,516)	(136,516)	—	(136,516)
	<u>1,208,028</u>	<u>343,990</u>	<u>4,879</u>	<u>1,556,897</u>	<u>336,268</u>	<u>336,268</u>	<u>10,274</u>	<u>1,903,439</u>
Movements in fair value								
Additions	2,693	151	—	2,844	840	840	7,864	11,548
Revaluation	27,927	(63)	235	28,099	43,636	43,636	—	71,735
Write-off	—	—	—	—	—	—	(152)	(152)
Transfers	657	(1,818)	—	(1,161)	6,102	6,102	(7,702)	(2,761)
	<u>31,277</u>	<u>(1,730)</u>	<u>235</u>	<u>29,782</u>	<u>50,578</u>	<u>50,578</u>	<u>10</u>	<u>80,370</u>
Movements in accumulated depreciation								
Depreciation and amortisation	—	—	—	—	(7,928)	(7,928)	—	(7,928)
Revaluation movement	—	—	—	—	8,078	8,078	—	8,078
Transfers	—	—	—	—	558	558	—	558
	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>708</u>	<u>708</u>	<u>—</u>	<u>708</u>
At fair value 30 June 2026	1,239,305	342,260	5,114	1,586,679	523,363	523,363	10,284	2,120,326
Accumulated depreciation at 30 June 2026	—	—	—	—	(135,809)	(135,809)	—	(135,809)
Carrying amount	<u>1,239,305</u>	<u>342,260</u>	<u>5,114</u>	<u>1,586,679</u>	<u>387,554</u>	<u>387,554</u>	<u>10,284</u>	<u>1,984,517</u>

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Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements
for the year ended 30 June 2026

Note 6. Assets we manage (continued)

	Motor vehicles \$ '000	Plant and equipment \$ '000	Furniture and fittings \$ '000	Computer equipment \$ '000	Library books \$ '000	Artwork \$ '000	Total \$ '000	Work in progress \$ '000	Total plant and equipment \$ '000
Plant and Equipment									
At cost 1 July 2025	25,460	5,178	3,727	3,850	11,135	1,969	51,319	388	51,707
Accumulated depreciation at 1 July 2025	(17,796)	(3,496)	(1,581)	(2,619)	(5,994)	—	(31,486)	—	(31,486)
	7,664	1,682	2,146	1,231	5,141	1,969	19,833	388	20,221
Movements in carrying value									
Additions	593	366	205	677	933	24	3,018	1,159	4,177
Revaluation	—	—	(8)	—	—	616	610	—	610
Disposal	(731)	(1,753)	(313)	(338)	(1,820)	(297)	(5,252)	—	(5,252)
Write-off	—	—	—	—	—	—	—	2	2
Transfers	79	289	(207)	119	127	3	410	(410)	—
	(59)	(1,078)	(321)	658	(760)	346	(1,214)	751	(463)
Movements in accumulated depreciation									
Depreciation and amortisation	(1,967)	(404)	(310)	(793)	(1,034)	—	(4,508)	—	(4,508)
Accumulated depreciation of disposals	679	1,693	312	329	1,820	—	4,833	—	4,833
Accumulated depreciation on revaluation	—	—	14	—	—	—	14	—	14
	(1,288)	1,289	16	(464)	786	—	339	—	339
At cost 30 June 2026	25,402	4,100	3,425	4,508	10,376	2,315	50,106	1,139	51,245
Accumulated depreciation at 30 June 2026	(19,084)	(2,207)	(1,565)	(3,083)	(5,208)	—	(31,147)	—	(31,147)
Carrying amount	6,318	1,893	1,840	1,425	5,168	2,315	18,959	1,139	20,098

Plant and equipment are carried at historical cost.

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Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements
for the year ended 30 June 2026

Note 6. Assets we manage (continued)

	Road surface \$ '000	Road pavement \$ '000	Drainage \$ '000	Footpaths \$ '000	Kerb and channel \$ '000	Bridges/ retaining walls \$ '000	Other infra- structure \$ '000	Total \$ '000	Work in progress \$ '000	Total infra- structure \$ '000
Infrastructure										
At fair value 1 July 2025	116,169	480,059	383,761	196,006	147,305	36,947	231,580	1,571,829	38,748	1,610,577
Accumulated depreciation at 1 July 2025	(74,252)	(304,707)	(151,699)	(122,519)	(93,582)	(16,746)	(135,570)	(899,075)	—	(899,075)
	41,917	175,352	212,062	73,489	53,723	20,201	96,010	672,754	38,748	711,502
Movements in fair value										
Additions	4,061	1,901	4,892	3,347	1,495	730	4,263	20,689	27,243	47,932
Contributions	—	—	437	—	—	—	—	437	—	437
Revaluation	11,472	105,867	52,958	45,380	22,908	—	—	238,585	—	238,585
Disposal	(3,739)	(3,832)	(1,152)	(6,343)	(2,107)	(975)	(3,001)	(21,149)	—	(21,149)
Write-off	—	—	—	—	—	—	—	—	(1,499)	(1,499)
Transfers	6,049	2,831	7,294	4,987	2,228	1,088	6,351	30,828	(30,828)	—
	17,843	106,767	64,429	47,371	24,524	843	7,613	269,390	(5,084)	264,306
Movements in accumulated depreciation										
Depreciation and amortisation	(3,830)	(5,070)	(4,150)	(4,385)	(2,175)	(497)	(9,266)	(29,373)	—	(29,373)
Accumulated depreciation of disposals	2,898	3,017	569	3,638	1,438	877	2,246	14,683	—	14,683
Revaluation movement	(9,384)	(67,934)	(19,652)	(29,370)	(15,223)	—	—	(141,563)	—	(141,563)
	(10,316)	(69,987)	(23,233)	(30,117)	(15,960)	380	(7,020)	(156,253)	—	(156,253)
At fair value 30 June 2026	134,012	586,826	426,189	243,378	171,830	37,790	238,193	1,841,218	33,664	1,874,882
Accumulated depreciation at 30 June 2026	(84,568)	(374,694)	(174,932)	(152,635)	(109,542)	(16,366)	(142,590)	(1,055,327)	—	(1,055,327)
Carrying amount	49,444	212,132	253,257	90,743	62,288	21,424	95,603	785,891	33,664	819,555

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Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 6. Assets we manage (continued)

*Acquisition**Initial measurement*

Council initially measures its property, infrastructure, plant and equipment assets at cost. The cost of an acquired asset is the fair value of the consideration that Council has provided at the date of acquisition plus any incidental costs attributable to the acquisition.

Fair value is the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date. Refer to Note 8.4 for more information on how Council measures fair value.

Where assets are constructed by Council, cost includes all materials used in construction, direct labour, borrowing costs incurred during construction, and an appropriate share of directly attributable variable and fixed overheads.

In accordance with Council's policy, the threshold limits have applied when recognising assets within an applicable asset class and unless otherwise stated are consistent with the prior year.

	Depreciation Period years	Threshold Limit \$ '000
Asset recognition thresholds and depreciation periods		
Land and land improvements		
land	n/a	–
land improvements	n/a	–
Buildings		
buildings	5-260 years	1
building and leasehold improvements	N/A	1
Plant and Equipment		
plant, machinery and equipment	3-10 years	1
furniture and fittings	7-10 years	1
computer equipment	1-5 years	1
library books	10 years	1
motor vehicles	up to 10 years	3
artwork	not applicable	1
Infrastructure		
roads surface	Up to 40 years	1
roads pavement	Up to 100 years	1
drainage	Up to 100 years	1
footpaths and cycleways	10-80 years	1
kerb and channel	10-80 years	1
bridges	Up to 200 years	1
Other infrastructure		
street furniture	10 to 20 years	1
recreational, leisure and community facilities	10 to 50 years	1
parks, open space and streetscapes	10 to 100 years	1
playground equipment and other structures	10 to 100 years	1
Right of use assets		
right of use assets	Lease Term	10

Land under roads

Land under roads acquired after 30 June 2008 is brought to account using the fair value basis. Council does not recognise land under roads that it controlled prior to that period in its financial report.

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Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 6. Assets we manage (continued)

Depreciation and amortisation

Buildings, land improvements, plant and equipment, infrastructure, and other assets having limited useful lives are systematically depreciated over their useful lives to the Council in a manner which reflects consumption of the service potential embodied in those assets. Estimates of remaining useful lives and residual values are made on a regular basis with major asset classes reassessed annually. Depreciation rates and methods are reviewed annually.

Where assets have separate identifiable components that are subject to regular replacement, these components are assigned distinct useful lives and residual values and a separate depreciation rate is determined for each component.

Road earthworks are not depreciated on the basis that they are assessed as not having a limited useful life.

Straight line depreciation is charged based on the residual useful life as determined each year.

Depreciation periods used are listed above and are consistent with the prior year unless otherwise stated.

Repairs and maintenance

Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold the cost is capitalised and depreciated. The carrying value of the replaced asset is expensed.

Leasehold improvements

Leasehold improvements are recognised at cost and are amortised over the unexpired period of the lease or the estimated useful life of the improvement, whichever is the shorter.

Valuation of land and buildings

Valuation of land and buildings were undertaken by a qualified independent valuer Brayden Roscoe (Qualified CPV valuer) from Opteon Property Group. The valuation of land and buildings is at fair value, being market value based on highest and best use permitted by relevant land planning provisions. The review methodology included analysis of recent land sales to determine the movement in values as displayed by the market. To ascertain a level of market value movement, Opteon Property Group reviewed the sales data throughout Merri-bek City Council to determine the material change in the underlying land value of each property sector. The property sectors referred to include residential, commercial and industrial property classifications. Where land use is restricted through existing planning provisions the valuation is reduced to reflect this limitation. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement.

Specialised land is valued at fair value using site values adjusted for englobo (undeveloped and/or unserviced) characteristics, access rights and private interests of other parties and entitlements of infrastructure assets and services. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement. Any significant movements in the unobservable inputs for land and land under roads will have a significant impact on the fair value of these assets.

Details of the Council's land and buildings and information about the fair value hierarchy as at 30 June 2026 are as follows:

	Level 1	Level 2	Level 3	Date of valuation	Type of Valuation
Non-specialised Land	—	342,260	—	Mar-26	Revaluation
Specialised land	—	—	1,239,305	Mar-26	Revaluation
Buildings	—	—	387,554	Mar-26	Revaluation
Total	—	342,260	1,626,859		

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Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 6. Assets we manage (continued)

Valuation of Infrastructure

Fair value assessments were performed on 31 March 2026 where it was determined that there was a material movement in fair value for the asset classes of Roads, Footpath, Kerb & Channel and Drainage Infrastructure.

The valuation of these asset classes was undertaken by a qualified independent valuer Mingzhi Lei (Bachelor of Civil Engineering) from Brightly (Asset Management Specialists) at fair value, determined using the replacement cost approach less accumulated depreciation, in accordance with the requirements of AASB 13 – *Fair Value Measurement* and AASB 116 – *Property, Plant and Equipment*.

The replacement cost revaluation was conducted in the current year, based on Merri-bek City Council's construction costs of assets within that category, Rawlinsons Australian Construction Handbook and construction cost indices from the Australian Bureau of Statistics. The methodology included reassessment of each asset's replacement cost, condition and written down value. The valuation is at fair value based on current replacement cost less accumulated depreciation as at the date of valuation.

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2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 6. Assets we manage (continued)

	Level 1	Level 2	Level 3	Date of valuation	Type of Valuation
Road surface	—	—	49,444	Mar-26	Revaluation
Road pavement	—	—	212,132	Mar-26	Revaluation
Kerbs	—	—	62,288	Mar-26	Revaluation
Bridges	—	—	21,424	Jun-23	Revaluation
Footpaths and cycleways	—	—	90,743	Mar-26	Revaluation
Drainage	—	—	253,257	Mar-26	Revaluation
Recreational, leisure & community facilities	—	—	23,368	Jun-23	Index
Parks, open space & streetscapes	—	—	45,091	Jun-23	Index
Other infrastructure	—	—	28,144	Jun-23	Index
Total	—	—	785,891		

Description of significant unobservable inputs into level 3 valuations

Specialised land and land under roads is valued using a market based direct comparison technique. Significant unobservable inputs include the extent and impact of restriction of use and the market cost of land per square metre. The extent and impact of restrictions on use varies and results in a reduction to surrounding land values between 10% and 95%. The market value of land varies significantly depending on the location of the land and the current market conditions. Currently land values range between \$4 and \$6,500 per square metre.

Specialised buildings are valued using a current replacement cost technique. Significant unobservable inputs include the current replacement cost and remaining useful lives of buildings. Current replacement costs are calculated on a square metre basis and ranges from \$350 to \$15,000 per square metre. The remaining useful lives of buildings are determined on the basis of the current condition of buildings and vary from 5 years to 260 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of buildings are sensitive to changes in expectations or requirements that could either shorten or extend the useful lives of buildings.

Infrastructure assets are valued based on the current replacement cost. Unobservable inputs are included in the current replacement cost and remaining useful lives. The remaining useful lives of infrastructure assets are determined on the basis of the current condition of the asset and vary from 5 years to 200 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of infrastructure are sensitive to changes in use, expectations or requirements that could either shorten or extend the useful lives of infrastructure assets.

	2026 \$ '000	2025 \$ '000
Reconciliation of specialised land		
Land under roads	5,114	4,879
Parks and reserves	1,239,305	1,208,028
Total specialised land	1,244,419	1,212,907

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2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 6. Assets we manage (continued)

6.3 Investment property

	2026 \$ '000	2025 \$ '000
Balance at beginning of financial year	37,232	36,024
Additions	24	390
Fair value increment	1,418	818
Balance at end of financial year	38,674	37,232

Investment property is held to generate long-term rental yields. Investment property is measured initially at cost, including transaction costs. Costs incurred subsequent to initial acquisition are capitalised when it is probable that future economic benefit in excess of the originally assessed performance of the asset will flow to the Council. Subsequent to initial recognition at cost, investment property is carried at fair value, determined annually by independent valuers. Changes to fair value are recorded in the comprehensive income statement in the period that they arise.

Valuation of investment property

Valuation of investment properties has been determined in accordance by a qualified independent valuer Glenn Boyd (Qualified CPV valuer) from Opteon Property Group who has recent experience in the location and category of the property being valued. The valuation is at fair value, based on the current market value for the property.

Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements
for the year ended 30 June 2026**Note 7. People and relationships**

7.1 Council and key management remuneration**(a) Related Parties**

Parent entity
Merri-bek City Council is the parent entity.

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Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 7. People and relationships (continued)

(b) Key Management Personnel

Key management personnel (KMP) are those people with the authority and responsibility for planning, directing and controlling the activities of Merri-bek City Council. The Councillors, Chief Executive Officer and Directors are deemed KMP.

Details of KMP at any time during the year are:

Councillors	Mayor Nat Abboud (Mayor from 19/11/25)
	Deputy Mayor Helen Davidson (Deputy Mayor from 27/03/26, Mayor from 01/07/25 to 19/11/25)
	Deputy Mayor Helen Politis (Deputy Mayor to 19/11/25)
	Councillor Jay Iwasaki (Deputy Mayor from 19/11/25 to 27/03/26)
	Councillor Adam Pulford
	Councillor Chris Miles
	Councillor Ella Svensson
	Councillor Katherine Theodosios
	Councillor Liz Irvin
	Councillor Oscar Yildiz
	Councillor Sue Bolton

Key Management Personnel	Chief Executive Officer Kate McCaughey (from 15/06/26)
	Chief Executive Officer Cathy Henderson (to 24/10/25)
	Acting Chief Executive Officer Sue Vujcevic (29/12/25 to 14/06/26)
	Acting Chief Executive Officer Eamonn Fennessy (25/10/25 to 28/12/25)
	Director City Infrastructure Anita Cumow (to 01/05/26)
	Acting Director City Infrastructure Greg Rodwell (27/10/25 to 24/11/25 and 29/12/25 to 30/06/26)
	Director Business Transformation Sue Vujcevic
	Acting Director Business Transformation Anita Cumow (27/10/25 to 24/11/25 and 29/12/25 to 01/05/26)
	Acting Director Business Transformation Yvonne Callanan (04/05/26 to 12/06/26)
	Director Place and Environment Pene Winslade
	Director Community Eamonn Fennessy
	Acting Director Community Stefan Grun (27/10/25 to 28/12/25)

	2026 No.	2025 No.
Total Number of Councillors	11	18
Total of Chief Executive Officer and other Key Management Personnel	9	6
Total Number of Key Management Personnel	20	24

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Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 7. People and relationships (continued)

(c) Remuneration of Key Management Personnel

Remuneration comprises employee benefits including all forms of consideration paid, payable or provided by Council, or on behalf of the Council, in exchange for services rendered. Remuneration of Key Management Personnel and Other senior staff is disclosed in the following categories.

Short-term employee benefits include amounts such as wages, salaries, annual leave or sick leave that are usually paid or payable on a regular basis, as well as non-monetary benefits such as allowances and free or subsidised goods or services.

Other long-term employee benefits include long service leave, other long service benefits or deferred compensation.

Post-employment benefits include pensions, and other retirement benefits paid or payable on a discrete basis when employment has ceased.

	2026 \$ '000	2025 \$ '000
Total remuneration of key management personnel was as follows:		
Short-term employee benefits	2,580	2,173
Other long-term employee benefits	21	40
Post-employment benefits	263	232
Total	2,864	2,445

	2026 No.	2025 No.
The numbers of key management personnel whose total remuneration from Council and any related entities, fall within the following bands:		
\$1 - \$9,999	1	1
\$10,000 - \$19,999	—	3
\$20,000 - \$29,999	—	9
\$30,000 - \$39,999	1	3
\$40,000 - \$49,999	7	—
\$50,000 - \$59,999	1	—
\$70,000 - \$79,999	—	1
\$90,000 - \$99,999	1	1
\$110,000 - \$119,999	1	—
\$140,000 - \$149,999	1	—
\$220,000 - \$229,999	1	—
\$240,000 - \$249,999	1	—
\$280,000 - \$289,999	—	2
\$290,000 - \$299,999	—	1
\$310,000 - \$319,999	2	1
\$330,000 - \$339,999	2	1
\$350,000 - \$359,999	1	—
\$360,000 - \$369,999	—	1
Total	20	24

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Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 7. People and relationships (continued)

(d) Remuneration of other senior staff

Other senior staff are officers of Council, other than Key Management Personnel, whose total remuneration exceeds \$170,000 and who report directly to a member of the KMP.

	2026	2025
	\$ '000	\$ '000
Total remuneration of other senior staff was as follows:		
Short-term employee benefits	3,044	3,466
Other long-term employee benefits	55	32
Post-employment benefits	373	378
Termination benefits	-	232
Total	3,472	4,108

	2026	2025
	No.	No.

The number of other senior staff are shown below in their relevant income bands:

Income Range:		
\$170,000 - \$179,999	-	2
\$180,000 - \$189,999	1	-
\$190,000 - \$199,999	4	1
\$200,000 - \$209,999	3	4
\$210,000 - \$219,999	3	4
\$220,000 - \$229,999	2	3
\$230,000 - \$239,999	-	2
\$240,000 - \$249,999	1	-
\$260,000 - \$269,999	1	-
\$270,000 - \$279,999	1	-
\$280,000 - \$289,999	-	1
\$420,000 - \$429,999	-	1
Total	16	18

	2026	2025
	\$ '000	\$ '000
Total remuneration for the reporting year for other senior staff included above, amounted to:	3,472	4,108

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Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 7. People and relationships (continued)

7.2 Related party disclosure

(a) Transactions with related parties

During the year Council entered into related party transactions totalling \$73,476.00 with Local Government Professionals Inc related to subscriptions, seminars and memberships. Council also entered into related party transactions totalling \$46,860.00 with Splire Australia Pty Ltd for consultancy services.

(b) Outstanding balances with related parties

There are no outstanding balances at the end of the reporting period in relation to transactions with related parties.

(c) Loans to/from related parties

The aggregate amount of loans in existence at balance date that have been made, guaranteed or secured by the council to a related party are nil as at 30 June 2026.

(d) Commitments to/from related parties

The aggregate amount of commitments in existence at balance date that have been made, guaranteed or secured by the council to a related party are nil as at 30 June 2026.

Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements
for the year ended 30 June 2026

Note 8. Managing uncertainties

8.1 Contingent assets and liabilities

(a) Contingent assets

Contingent assets and contingent liabilities are not recognised in the Balance Sheet, but are disclosed and if quantifiable, are measured at nominal value. Contingent assets and liabilities are presented inclusive of GST receivable or payable, respectively. As at 30 June 2026 there were no contingent assets identified by Council.

(b) Contingent liabilities

Contingent liabilities are:

- possible obligations that arise from past events, whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Council; or
- present obligations that arise from past events but are not recognised because:
 - it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation; or
 - the amount of the obligation cannot be measured with sufficient reliability.

As at 30 June 2026, the following Contingent Liabilities have been identified by Council.

Superannuation

Council has obligations under a defined benefit superannuation scheme that may result in the need to make additional contributions to the scheme, matters relating to this potential obligation are outlined below. As a result of the volatility in financial markets the likelihood of making such contributions in future periods exists.

Insurance claims

Council is presently involved in several confidential insurance matters, which are being conducted through Council's insurer. As these matters are yet to be finalised, and the financial outcomes are unable to be reliably estimated, no allowance for these contingencies has been made in the financial report.

Legal matters

Council is presently involved in several confidential legal matters, which are being conducted through Council's solicitors. As these matters are yet to be finalised, and the financial outcomes are unable to be reliably estimated, no allowance for these contingencies has been made in the financial report.

8.2 Australian Accounting Standards issued but not yet effective

Certain new Australian Accounting Standards and interpretations have been published that are not mandatory for the 30 June 2026 reporting period. Council assesses the impact of these new standards.

The Australian Accounting Standards Board (AASB) has issued *AASB 18 Presentation and Disclosure in Financial Statements*. When applicable AASB 18 supersedes AASB 101 *Presentation of Financial Statements*. AASB 18 aims to improve how entities communicate in their financial statements, with a focus on information about financial performance in the statement of profit or loss. It is expected to result in presentation and disclosure changes, primarily to Council's Comprehensive Income Statement. AASB 18 is expected to first apply to Council for the 2028-29 financial year.

8.3 Financial instruments

(a) Objectives and policies

The Council's principal financial instruments comprise cash assets, term deposits, receivables (excluding statutory receivables), payables (excluding statutory payables) and bank and TCV borrowings. Details of the material accounting policy information and methods adopted, including the criteria for recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset, financial liability and equity instrument is disclosed in the notes of the financial statements. Risk management is carried out by senior management under policies approved by the Council. These policies include identification and analysis of the risk exposure to Council and appropriate procedures, controls and risk minimisation.

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Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 8. Managing uncertainties (continued)

(b) Market risk

Market risk is the risk that the fair value or future cash flows of Council financial instruments will fluctuate because of changes in market prices. The Council's exposure to market risk is primarily through interest rate risk with only insignificant exposure to other price risks and no exposure to foreign currency risk.

Interest rate risk

Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. Council's interest rate liability risk arises primarily from long term loans and borrowings at fixed rates which exposes Council to fair value interest rate risk. Council does not hold any interest bearing financial instruments that are measured at fair value, and therefore has no exposure to fair value interest rate risk. Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Council has minimal exposure to cash flow interest rate risk through its cash and deposits that are at floating rates.

Investment of surplus funds is made with approved financial institutions under the *Local Government Act 2020*. Council manages interest rate risk by adopting an investment policy that ensures:

- diversification of investment product;
- monitoring of return on investment, and
- benchmarking of returns and comparison with budget.

There has been no significant change in the Council's exposure, or its objectives, policies and processes for managing interest rate risk or the methods used to measure this risk from the previous reporting period.

Interest rate movements have not been sufficiently significant during the year to have an impact on the Council's year end result.

(c) Credit risk

Credit risk is the risk that a contracting entity will not complete its obligations under a financial instrument and cause Council to make a financial loss. Council has exposure to credit risk on some financial assets included in the balance sheet. Particularly significant areas of credit risk exist in relation to outstanding fees and fines as well as loans and receivables from sporting clubs and associations. To help manage this risk:

- Council has a policy for establishing credit limits for the entities Council deals with;
- Council may require collateral where appropriate; and
- Council only invests surplus funds with financial institutions which have a recognised credit rating specified in Council's investment policy.

Receivables consist of a large number of customers, spread across the ratepayer, business and government sectors. Credit risk associated with the Council's financial assets is minimal because the main debtor is secured by a charge over the rateable property.

There are no material financial assets which are individually determined to be impaired.

Council may also be subject to credit risk for transactions which are not included in the balance sheet, such as when Council provides a guarantee for another party. Details of our contingent liabilities are disclosed in Note 8.1(b).

The maximum exposure to credit risk at the reporting date to recognised financial assets is the carrying amount, net of any allowance for impairment of those assets, as disclosed in the balance sheet and notes to the financial statements. Council does not hold any collateral.

(d) Liquidity risk

Liquidity risk includes the risk that, as a result of Council's operational liquidity requirements it will not have sufficient funds to settle a transaction when required or will be forced to sell a financial asset at below value or may be unable to settle or recover a financial asset.

To help reduce these risks Council:

- has a liquidity policy which targets a minimum and average level of cash and cash equivalents to be maintained;
- has readily accessible standby facilities and other funding arrangements in place;

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Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 8. Managing uncertainties (continued)

- has a liquidity portfolio structure that requires surplus funds to be invested within various bands of liquid instruments;
- monitors budget to actual performance on a regular basis; and
- sets limits on borrowings relating to the percentage of loans to rate revenue and percentage of loan principal repayments to rate revenue.

The Council's maximum exposure to liquidity risk is the carrying amounts of financial liabilities as disclosed on the face of the balance sheet and is deemed insignificant based on prior periods' data and current assessment of risk.

There has been no significant change in Council's exposure, or its objectives, policies and processes for managing liquidity risk or the methods used to measure this risk from the previous reporting period.

With the exception of borrowings, all financial liabilities are expected to be settled within normal terms of trade. Details of the maturity profile for borrowings are disclosed at Note 5.3.

Unless otherwise stated, the carrying amounts of financial instruments reflect their fair value.

(e) Sensitivity disclosure analysis

Taking into account past performance, future expectations, economic forecasts, and management's knowledge and experience of the financial markets, Council believes the following movements are 'reasonably possible' over the next 12 months:

- A parallel shift of - 0.50% and + 0.00% in market interest rates (AUD) from year-end rates of 4.84%.

These movements will not have a material impact on the valuation of Council's financial assets and liabilities, nor will they have a material impact on the results of Council's operations.

8.4 Fair value measurement

Fair Value Hierarchy

Council's financial assets and liabilities are not valued in accordance with the fair value hierarchy. Council's financial assets and liabilities are measured at amortised cost.

Council measures certain assets and liabilities at fair value where required or permitted by Australian Accounting Standards. AASB 13 *Fair value measurement* aims to improve consistency and reduce complexity by providing a definition of fair value and a single source of fair value measurement and disclosure requirements for use across Australian Accounting Standards.

Council has considered the amendments to AASB 13 *Fair Value Measurement* that apply for the 2025/26 financial year as a result of AASB 2022-10 *Amendments to Australian Accounting Standards - Fair Value Measurement of Non-Financial Assets of Not-for-Profit Public Sector Entities*. For assets, where the Council adopts a current replacement cost approach to determine fair value, the Council now considers the inclusion of site preparation costs, disruption costs and costs to restore another entity's assets in the underlying valuation.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within a fair value hierarchy, based on the lowest level input that is significant to the fair value measurement as a whole are described as follows:

- Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable; and
- Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For the purpose of fair value disclosures, Council has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above. In addition, Council determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

Revaluation

Subsequent to the initial recognition of assets, non-current physical assets, other than plant and equipment, are measured at their fair value, being the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date. For plant and equipment, the carrying amount is considered to

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Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 8. Managing uncertainties (continued)

approximate fair value given short useful lives. At balance date, the Council reviewed the carrying value of the individual classes of assets measured at fair value to ensure that each asset materially approximated its fair value. Where the carrying value materially differed from the fair value at balance date, the class of asset was revalued.

Fair value valuations are determined in accordance with a valuation hierarchy. Changes to the valuation hierarchy will only occur if an external change in the restrictions or limitations of the use of an asset results in changes to the permissible or practical highest and best use of the asset. In addition, Council undertakes a formal revaluation of land, buildings, and infrastructure assets on a regular basis ranging from 1 to 4 years. The valuation is performed either by experienced council officers or independent experts. The following table sets out the frequency of revaluations by asset class.

Asset Class	Revaluation frequency
Land	1 to 2 years
Buildings	1 to 2 years
Artwork	5 years
Roads	1 to 4 years
Bridges	1 to 4 years
Footpaths and cycleways	1 to 4 years
Drainage	1 to 4 years
Recreational, leisure and community facilities	1 to 4 years
Waste management	1 to 4 years
Parks, open space and streetscape	1 to 4 years
Other infrastructure	1 to 4 years

Where the assets are revalued, the revaluation increases are credited directly to the asset revaluation reserve. In the case that an increase reverses a prior year decrease for that class of asset that had been recognised as an expense, the increase is recognised as revenue up to the amount of the expense. Revaluation decreases are recognised as an expense except where prior increases are included in the asset revaluation reserve for that class of asset. In that case, the decrease is taken to the reserve to the extent of the remaining increases. Within the same class of assets, revaluation increases and decreases within the year are offset.

Impairment of assets

At each reporting date, the Council reviews the carrying value of its assets to determine whether there is any indication that these assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs of disposal and value in use, is compared to the assets carrying value. Any excess of the assets carrying value over its recoverable amount is expensed to the comprehensive income statement. If the asset is carried at the revalued amount, the impairment loss is recognised directly against the revaluation surplus in respect to the same class of asset if the impairment loss does not exceed the amount in the revaluation surplus for that same class of asset.

8.5 Events occurring after balance date

No matters have occurred after balance date that require disclosure in the financial report.

Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 9. Other matters

	Balance at beginning of reporting period \$ '000	Increase (decrease) \$ '000	Balance at end of reporting period \$ '000
9.1 Reserves			
(a) Asset revaluation reserves			
2026			
Property			
Land & Land Improvements	1,217,618	28,099	1,245,917
Buildings	110,665	51,716	162,381
	1,328,483	79,814	1,408,297
Plant and equipment			
Fixtures Fittings & Furniture	–	8	8
Artwork	469	616	1,085
	469	624	1,093
Infrastructure			
Bridges	13,505	–	13,505
Footpaths & Cycleways	54,284	16,010	70,294
Drainage	163,973	33,306	197,279
Road Surface	43,061	2,088	45,149
Road Pavement	129,567	37,933	167,500
Kerb & Channel	46,073	7,685	53,758
Other Infrastructure	92,044	–	92,044
	542,508	97,022	639,530
Total asset revaluation reserves	1,871,460	177,460	2,048,920

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Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 9. Other matters (continued)

	Balance at beginning of reporting period \$ '000	Increase (decrease) \$ '000	Balance at end of reporting period \$ '000
2025			
Property			
Land & Land Improvements	1,219,217	(1,399)	1,217,818
Buildings	110,865	-	110,865
	<u>1,329,882</u>	<u>(1,399)</u>	<u>1,328,483</u>
Plant and equipment			
Artwork	469	-	469
	<u>469</u>	<u>-</u>	<u>469</u>
Infrastructure			
Bridges	13,505	-	13,505
Footpaths & Cycleways	111,400	(57,116)	54,284
Drainage	144,557	19,416	163,973
Road Surface	74,527	(31,466)	43,061
Road Pavement	213,022	(83,454)	129,568
Kerb & Channel	86,803	(40,730)	46,073
Other Infrastructure	92,042	2	92,044
	<u>735,856</u>	<u>(193,347)</u>	<u>542,509</u>
Total asset revaluation reserves	<u>2,066,207</u>	<u>(194,746)</u>	<u>1,871,461</u>

The asset revaluation reserve is used to record the increased (net) value of Council's assets over time

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Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 9. Other matters (continued)

	Balance at beginning of reporting period \$ '000	Transfer from Accumulated Surplus \$ '000	Transfer to Accumulated Surplus \$ '000	Balance at end of reporting period \$ '000
(b) Other reserves				
2026				
Waste Charge Reserve (Restricted)	3,120	—	(1,129)	1,991
Public Resort & Recreation Land Fund (Restricted)	15,781	7,468	(5,516)	17,733
Social & Affordable Housing Reserve	706	45	—	751
Defined Benefits Superannuation Reserve	13,500	—	—	13,500
Significant Projects Reserve	2,598	4,425	(971)	6,052
Local Government Funding Vehicle Reserve	8,787	3,313	(12,100)	—
Developer Contribution Plan Reserve (Restricted)	1,544	235	(1,779)	—
Carry Forward Reserve	20,663	28,918	(20,664)	28,917
Total Other reserves	66,699	44,404	(42,159)	68,944
2025				
Waste Charge Reserve (Restricted)	2,551	569	—	3,120
Public Resort & Recreation Land Fund (Restricted)	20,308	8,322	(12,849)	15,781
Social & Affordable Housing Reserve	496	210	—	706
Defined Benefits Superannuation Reserve	13,500	—	—	13,500
Significant Projects Reserve	9,833	14,196	(21,431)	2,598
Local Government Funding Vehicle Reserve	6,579	2,208	—	8,787
Developer Contribution Plan Reserve (Restricted)	2,026	447	(929)	1,544
Carry Forward Reserve	21,276	20,664	(21,277)	20,663
Total Other reserves	76,569	46,616	(56,486)	66,699

The Waste Charge Reserve, factors in under or over expenditure on the provision of kerbside waste services. The reserve is then used to offset the future waste charge calculation of service delivery, strategic projects, compliance, and long-term planning for Council's waste management responsibilities.

The Public Resort and Recreation Land Fund holds the balance of open space contributions paid to Council by developers and is utilised to fund the development of new open space and recreation assets, as well as upgrade or expansion of existing assets.

The Social and Affordable Housing Strategic Reserve provides funds for the purchase of community housing projects along with other housing initiatives.

Merri-bek Defined Benefit Reserve provides funds for payments requested by Vision Super to meet our superannuation obligations under the defined benefit scheme.

The Significant Projects Reserve accumulates funds to assist with the development of major Council assets. Currently the reserve is utilised to fund the redevelopment of Fawkner Leisure Centre and the construction of the Saxon Street Community Hub.

The Local Government Funding Vehicle reserve accumulates funds to be used to reduce the LGFV bonds held by Council. LGFV is a group borrowing scheme with interest only repayments.

The Developers Contribution Plan Reserve (DCP) accumulates development contributions paid to Council in respect of developments within particular Plan areas and is used to contribute towards delivery of a ten-year Capital works program within each of the twelve DCP areas.

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Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2026

Note 9. Other matters (continued)

Carry Forward Reserve is used to set aside funding for incomplete operating or capital works projects carried forward from the current financial year to future financial years.

	2026 \$ '000	2025 \$ '000
9.2 Reconciliation of cash flows from operating activities to surplus/(deficit)		
Surplus for the year	26,867	30,420
Non-cash adjustments:		
Depreciation/amortisation	42,161	39,697
Loss on disposal of property, infrastructure, plant and equipment	6,631	12,827
Fair value adjustments for investment property	(1,418)	(818)
Contributions - Non-monetary assets	(437)	(503)
Amounts disclosed in financing activities	828	924
Change in assets and liabilities:		
(Increase)/decrease in trade and other receivables	(6,606)	(191)
(Increase)/decrease in inventories	184	(31)
(Increase)/decrease in prepayments	(480)	(2,671)
(Increase)/decrease in contract liabilities	1,866	(4,596)
(Increase)/decrease in other assets	263	(8)
Increase/(decrease) in trade and other payables	2,149	925
Increase/(decrease) in provisions	2,477	(1,366)
Increase/(decrease) in trust funds	2,893	596
Increase/(decrease) in fair value of investment properties	1,418	-
Net cash provided by operating activities	78,776	75,205

Merri-bek City Council

2025/2026 Financial Report

Notes to the Financial Statements
for the year ended 30 June 2026

Note 10. Changes in accounting policies

There have been no changes to accounting policies in the 2025-26 year.



MERRI-BEK CITY COUNCIL

Performance Statement

For the year ended 30 June 2026

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Certification of the Performance Statement

In my opinion, the accompanying performance statement has been prepared in accordance with the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*.

Jemma Wightman, Chief Financial Officer
Principal Accounting Officer
Dated:

In our opinion, the accompanying performance statement of the *Merri-bek City Council* for the year ended 30 June 2026 presents fairly the results of council's performance in accordance with the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*.

The performance statement contains the relevant performance indicators, measures and results in relation to service performance, financial performance and sustainable capacity.

At the date of signing, we are not aware of any circumstances that would render any particulars in the performance statement to be misleading or inaccurate.

We have been authorised by the council and by the *Local Government (Planning and Reporting) Regulations 2020* to certify this performance statement in its final form.

Mayor Cr Natalie Abboud
Councillor
Dated:

Deputy Mayor Cr Helen Davidson
Councillor
Dated:

Kate McCaughey
Chief Executive Officer
Dated:

Placeholder for Independent Auditors Report

Placeholder for Independent Auditors Report

Section 1 - Description of municipality

The City of Merri-bek lies between 4 and 14 kilometres north of central Melbourne. The City of Merri-bek is bounded by the Western Ring Road and Hume City in the north, the City of Darebin and Merri Creek in the east, the City of Yarra, the City of Melbourne and Park Street in the south, and the City of Moonee Valley and Moonee Ponds Creek in the west.

The City of Merri-bek covers the suburbs of Brunswick, Brunswick East, Brunswick West, Coburg, Coburg North, Glenroy, Gowanbrae, Hadfield, Fawkner, Oak Park, Pascoe Vale, and Pascoe Vale South. Partial sections of the suburbs of Fitzroy North, Parkville and Tullamarine are also part of the City of Merri-bek.

Estimated resident population for 2025-26 reporting year is 191,747 based on 2024 forecasting figures (Quantify, 2025). Our forecasts now suggest that our population will increase to a total population of 222,733 by 2036 (Quantify, 2025). This is 22,000 fewer residents than we previously forecast we would have by 2036 (Charter Keck Consultancy 2021).

Merri-bek is a highly culturally and linguistically diverse municipality. In 2021, 33% of Merri-bek residents were born overseas. At home, residents are most likely to speak Italian, Arabic, Greek or Urdu if not speaking English. In total, 35% of households in our community speak a language other than English at home (ABS, 2021). In 2023, there were an estimated 18,333 total GST registered businesses in the City of Merri-bek. In the City of Merri-bek, Health Care and Social Assistance is the largest employer, generating 8,680 local jobs in 2021/22.

People who live alone make up the largest proportion of households with 28% in our municipality, followed by couples with children making up 26% of households (Australian Bureau of Statistics, 2021). We have also seen a steady increase in townhouse and apartment living in recent years (in 2021, 48% of all homes).

Section 2. Service performance indicators

For the year ended 30 June 2026

Service	Results					Comments
Indicator / Measure	22/23	23/24	24/25	25/26		Material Variations and Comments
	Actual	Actual	Actual	Target as per budget	Actual	
Aquatic Facilities						
Utilisation						
Utilisation of aquatic facilities [Number of visits to aquatic facilities / Municipal population]	5.64	5.28	5.75	N/A	5.96	Aquatic facility utilisation increased slightly in 2025-26, with all six aquatic centres operating in line with their scheduled operating periods.
Animal Management						
Health and safety						
Animal management prosecutions [Number of successful animal management prosecutions / Number of animal management prosecutions] x 100	0.00%	100.00%	67.00%	N/A	100.00%	Council recorded 16 animal management prosecutions during 2025-26, compared with three in the previous year. All 16 matters were successfully determined, resulting in a 100% success rate. This result reflects effective investigation, evidence gathering and preparation of matters taken before the Court.
Food Safety						
Health and safety						
Critical and major non-compliance outcome notifications [Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises followed up / Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises] x100	100.00%	99.11%	100.00%	N/A	100.00%	Council achieved a 100% compliance rate for attending critical and major non-compliance outcomes within the required timeframe in 2025-26. Performance has remained consistently high.

Service	Results					Comments
Indicator / Measure	22/23	23/24	24/25	25/26		Material Variations and Comments
	Actual	Actual	Actual	Target as per budget	Actual	
Governance						
Satisfaction						
Satisfaction with community consultation and engagement [Community satisfaction rating out of 100 with the consultation and engagement efforts of Council]	51.00	69.00	68.00	68.00	71.00	Merri-bek's score increased from 68 in 2025 to 71 in 2026, reflecting an improvement in community satisfaction compared with the previous year.
Libraries						
Participation						
Library membership [Percentage of the population that are registered library members] x100	N/A	22.34%	24.07%	N/A	25.10%	Library membership increased during 2025-26, reflecting continued community engagement and participation in library services, including community book groups and borrowing of physical and digital collections.
Maternal and Child Health (MCH)						
Participation						
Participation in the MCH service [Number of children who attend the MCH service at least once (in the year) / Number of children enrolled in the MCH service] x100	74.60%	75.51%	75.19%	N/A	74.97%	Merri-bek achieved a Maternal and Child Health service participation rate of 74.97% in 2025-26, consistent with participation levels in recent years. Proactive follow-up, reminders and flexible service delivery options support families to access key health and development assessments for their children.
Maternal and Child Health (MCH)						
Participation						
Participation in the MCH service by Aboriginal children [Number of Aboriginal children who attend the MCH service at least once (in the year) / Number of Aboriginal children enrolled in the MCH service] x100	73.81%	80.00%	69.23%	N/A	73.687%	Merri-bek achieved a participation rate of 73.68% for Aboriginal children in the Maternal and Child Health service in 2025-26. This result reflects ongoing efforts to provide culturally safe, accessible and responsive care for Aboriginal and Torres Strait Islander families. Initiatives such as the Welcome Baby to Country event support early connection to culture, community and services, helping to strengthen engagement with Maternal and Child Health services.

Service		Results				Comments	
Indicator / Measure	22/23	23/24	24/25	25/26		Material Variations and Comments	
	Actual	Actual	Actual	Target as per budget	Actual		
Roads							
Condition							
Sealed local roads below the intervention level [Percentage of sealed local roads that are below the renewal intervention level set by Council and not requiring renewal]	93.34%	92.37%	89.12%	93.0%	87.22%	The percentage of sealed local roads below the intervention level decreased from 89.12% to 87.22%, reflecting the continued ageing of the road network and the challenge of balancing renewal demand against available funding. While the target was not met, the result remains within the Local Government Victoria-defined range for this indicator. Council continues to prioritise renewal works using condition data and risk-based asset management principles.	
Statutory Planning							
Service standard							
Planning applications decided within the relevant required time [Percentage of planning application decisions made within the relevant required time]	59.87%	74.91%	76.73%	63.00%	71.66%	71.66% of planning applications were decided within required timeframes in 2025-26, exceeding Council's target of 63%. This result was achieved despite significant planning reforms across the sector, including the introduction of two dwelling applications into the 10-day statutory VicSmart assessment stream. This occurred alongside a 15% increase in planning applications for the year.	
Waste Management							
Waste diversion							
Kerbside collection waste diverted from landfill [Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100	48.42%	53.42%	51.07%	55.0%	51.06%	Waste diversion from landfill remained stable at 51.06% in 2025-26, with only a marginal change from the previous year. While the result was below the 55% target, just over half of all kerbside waste collected was diverted from landfill through recycling and food and garden organics collection services.	

Section 3. Financial performance indicators

For the year ended 30 June 2026

Service		Results				Forecasts				Comments
Indicator / Measure	22/23	23/24	24/25	25/26		26/27	27/28	28/29	29/30	Material Variations and Comments
	Actual	Actual	Actual	Target as per budget	Actual	Forecasts	Forecasts	Forecasts	Forecasts	
Efficiency										
Expenditure level Expenses per property assessment [Total expenses / Number of property assessments]	\$2,542.84	\$2,653.07	\$2,849.05	\$2,705.00	\$2,870.06	\$2,918.27	\$2,792.48	\$2,732.46	\$2,572.67	The average expense per property assessment increased by 0.74%, primarily due to higher total expenses increasing at a faster rate than number of properties growth. Expense per property assessment is anticipated to increase in line with CPI in 2026-27 before projected property assessment growth in later years offsets continued expenditure growth.
Revenue level Average rate per property assessment [Sum of all general rates and municipal charges / Number of property assessments]	\$1,832.70	\$1,916.40	\$1,914.20	N/A	\$1,970.13	\$2,041.70	\$2,014.33	\$1,977.25	\$1,936.27	The results reflect the increase in the rate base by the 3% rate cap that is set by the State Government.
Liquidity										
Working capital Current assets compared to current liabilities [Current assets / Current liabilities] x100	357.24%	297.88%	264.05%	202.70%	292.38%	250.77%	255.30%	252.94%	243.41%	The current assets to current liabilities ratio increased by 10.73%. This improvement was driven by a 5.5% increase in current assets, primarily due to higher cash and cash equivalents and trade and other receivables, together with a 4.7% decrease in current liabilities. The reduction in current liabilities was mainly attributable to repayment of \$12.1 million in interest-bearing borrowings during 2025-26. Future forecasts are impacted by Council's commitment to future borrowings to fund significant capital works projects in future years resulting in an increase in current liabilities to service loan repayments.
Unrestricted cash compared to current liabilities [Unrestricted cash / Current liabilities] x100	-60.93%	-63.95%	-21.25%	N/A	-27.24%	-3.52%	-7.83%	-0.99%	-14.64%	This indicator decreased slightly from -21.25% to -27.24%. This change was driven by a 22.1% decrease in unrestricted cash, resulting from the increase in cash and cash equivalents reduced by increases in statutory reserves, trust funds and unspent grants. The reduction in current liabilities was mainly attributable to repayment of \$12.1 million in interest-bearing borrowings during 2025-26. Cash and cash equivalents are anticipated to reduce in future years to pay for Council's planned capital works program.

Service	Results					Forecasts				Comments
Indicator / Measure	22/23	23/24	24/25	25/2026		26/27	27/28	28/29	29/30	Material Variations and Comments
	Actual	Actual	Actual	Target as per budget	Actual	Forecasts	Forecasts	Forecasts	Forecasts	
Obligations										
Loans and borrowings Loans and borrowings compared to rates [Interest bearing loans and borrowings / Rate revenue] x100	12.94%	16.15%	14.33%	N/A	6.68%	7.27%	6.35%	11.63%	9.64%	This is a positive decrease as Council has reduced its debt relative to rate income. The improvement is due to the repayment of the Local Government Funding Vehicle (LGFV) bond (\$12.1 million) throughout the year as well as no new borrowings. This anticipated to increase in future years as Council has committed to new borrowings to fund significant capital works projects.
Loans and borrowings repayments compared to rates [Interest and principal repayments on interest bearing loans and borrowings / Rate revenue] x100	1.13%	1.11%	1.44%	N/A	7.34%	1.15%	1.36%	1.38%	2.18%	The ratio increased significantly due to the repayment of the Local Government Funding Vehicle (LGFV) bond of \$12.1 million (which was interest-only) throughout the year. This forecast is anticipated to return to normal as all our remaining loans are principal and interest, rather than interest only.
Indebtedness Non-current liabilities compared to own source revenue [Non-current liabilities / Own source revenue] x100	11.46%	13.86%	7.08%	N/A	5.99%	6.26%	5.42%	9.40%	7.83%	Non-current liabilities reduced throughout the year as principal loan repayments were made. This has resulted in a 15% decrease in non-current liabilities relative to own source revenue. Non-current liabilities are anticipated to increase in future years as Council has committed to new borrowings to fund significant capital works projects.
Asset renewal and upgrade Asset renewal and upgrade compared to depreciation [Asset renewal and asset upgrade expense / Asset depreciation] x100	118.36%	185.83%	182.88%	186.90%	131.68%	183.07%	148.18%	159.08%	158.52%	The ratio decreased by 28%, primarily due to delays in the delivery of capital renewal and upgrade projects across the municipality. Despite the reduction, Council continues to invest in renewing and upgrading its asset base at a level above annual depreciation, supporting the ongoing sustainability of its infrastructure. Council are planning to deliver delayed projects in 2026-27, resulting in a higher forecast before steadying at approximately 150% in future years.

Service										Comments
Indicator / Measure	22/23	23/24	24/25	2025/2026		26/27	27/28	28/29	29/30	Material Variations and Comments
	Actual	Actual	Actual	Target as per budget	Actual	Forecasts	Forecasts	Forecasts	Forecasts	
Operating position										
Adjusted underlying result Adjusted underlying surplus (or deficit) [Adjusted underlying surplus (deficit)/ Adjusted underlying revenue] x100	12.4%	7.91%	8.82%	N/A	7.77%	7.62%	10.02%	11.13%	14.55%	The 12% decrease in the adjusted underlying surplus ratio is primarily attributable to a \$3.6 million reduction in Council's surplus during 2025-26. This indicator is anticipated to increase in future years due to Council's 4-year budget assumptions of employee growth, rate cap estimates and efficiencies with operating expenditure lower than CPI.
Stability										
Rates concentration Rates compared to adjusted underlying revenue [Rate revenue / Adjusted underlying revenue] x100	73.10%	74.18%	70.76%	75.20%	73.56%	75.49%	75.80%	75.12%	75.14%	The 3.96% increase in the ratio of rate revenue to adjusted underlying revenue is primarily attributable to higher rate revenue recognised during 2025-26.
Rates effort Rates compared to property values [Rate revenue / Capital improved value of rateable properties in the municipality] x100	0.25%	0.26%	0.27%	N/A	0.28%	0.27%	0.27%	0.26%	0.25%	The result achieved remained consistent. The small increase shown is due to property valuations decreasing by 0.9% in 2023-24 and rates revenue increased 3.2%. Future years are anticipated to remain consistent with property value growth and reducing rate cap estimates.

Section 4. Sustainable capacity indicators

For the year ended 30 June 2026

Service	Results				Comments
Indicator / measure [formula]	22/23 Actual	23/24 Actual	24/25 Actual	25/26 Actual	Material Variations and Comments
Population					
Expenses per head of municipal population [Total expenses / Municipal population]	\$1,228.54	\$1,264.88	\$1,343.62	\$1,356.73	The result has remained relatively consistent, with the trend reflecting inflationary pressures and higher employee and service delivery costs.
Infrastructure per head of municipal population [Value of infrastructure / Municipal population]	\$6,992.26	\$6,820.13	\$5,780.53	\$6,543.83	Infrastructure per head of municipal population increased by 13.20%, primarily due to a significant increase in the value of property, plant and equipment following the 2025/26 asset revaluation.
Population density per length of road [Municipal population / Kilometres of local roads]	276.55	287.66	296.09	300.17	The result of this indicator has remained consistent.
Own-source revenue					
Own-source revenue per head of municipal population [Own-source revenue / Municipal population]	\$1,210.90	\$1,212.50	\$1,259.72	\$1,298.75	The result of this indicator has remained consistent.
Recurrent grants					
Recurrent grants per head of municipal population [Recurrent grants / Municipal population]	\$115.91	\$86.92	\$131.14	\$126.01	Recurrent grants per head of municipal population decreased, primarily due to a \$0.6 million reduction in recurrent grant funding during 2025/26, together with continued growth in the municipal population.
Disadvantage					
Relative Socio-Economic Disadvantage [Index of Relative Socio-Economic Disadvantage by decile]	7.00	7.00	7.00	7.00	Merri-bek's Index of Relative Socio-Economic Disadvantage remained at 7.00, consistent with the previous three years. The index ranks areas across Australia from 1 to 10, with a higher decile indicating relatively lower levels of socio-economic disadvantage. A score of 7 indicates that Merri-bek is above average in terms of socio-economic conditions with relatively less disadvantage overall compared with many other areas, although this municipality-wide measure can mask significant differences in disadvantage between communities and neighbourhoods within Merri-bek.
Workforce turnover					
Percentage of staff turnover [Number of permanent staff resignations and terminations / Average number of permanent staff for the financial year] x100	15.90%	9.60%	13.40%	9.85%	Staff turnover decreased from 13.40% in 2024-25 to 9.85% in 2025-26. While turnover can fluctuate from year to year due to a range of workforce factors, this year's result remains towards the lower end of the range for this indicator.

Section 5.1 Notes to the accounts – Basis of preparation

Council is required to prepare and include a performance statement within its annual report. The performance statement includes the results of the prescribed, service performance, financial performance and sustainable capacity indicators and measures together with a description of the municipal district, an explanation of material variations in the results and notes to the accounts. This statement has been prepared to meet the requirements of the Local Government Act 2020 and Local Government (Planning and Reporting) Regulations 2020.

Where applicable the results in the performance statement have been prepared on accounting bases consistent with those reported in the Financial Statements. The other results are based on information drawn from council information systems or from third parties (e.g., Australian Bureau of Statistics or the Council's satisfaction survey provider).

The performance statement presents the actual results for the current year and the previous three years, along with the current year's target, if mandated by the Local Government (Planning and Reporting) Regulations 2020. Additionally, for the prescribed financial performance indicators and measures, the performance statement includes the target budget for the current year and the results forecast for the period 2026-27 to 2029-30 by the council's financial plan.

The Local Government (Planning and Reporting) Regulations 2020 requires explanation of any material variations in the results contained in the performance statement. Council has adopted materiality thresholds relevant to each indicator and measure and explanations have not been provided for variations below the materiality thresholds unless the variance is considered to be material because of its nature.

5.2 Definitions

Key term	Definition
Aboriginal children	means a child who is an Aboriginal person
Aboriginal person	has the same meaning as in the Aboriginal Heritage Act 2006
adjusted underlying revenue	means total income other than: • non-recurrent grants used to fund capital expenditure; and • non-monetary asset contributions; and • contributions to fund capital expenditure from sources other than those referred to above
adjusted underlying surplus (or deficit)	means adjusted underlying revenue less total expenditure
annual report	means an annual report prepared by a council under section 98 of the Act
asset renewal expenditure	means expenditure on an existing asset or on replacing an existing asset that returns the service capability of the asset to its original capability
asset upgrade expenditure	means expenditure that— (a) enhances an existing asset to provide a higher level of service; or (b) extends the life of the asset beyond its original life
critical non-compliance outcome notification	means a notification received by council under section 19N(3) or (4) of the Food Act 1984, or advice given to council by an authorized officer under that Act, of a deficiency that poses an immediate serious threat to public health
current assets	has the same meaning as in the Australian Accounting Standards
current liabilities	has the same meaning as in the Australian Accounting Standards
food premises	has the same meaning as in the Food Act 1984
intervention level	means the level set for the condition of a road beyond which a council will not allow the road to deteriorate and will need to intervene
local road	means a sealed or unsealed road for which the council is the responsible road authority under the Road Management Act 2004
major non-compliance outcome notification	means a notification received by a council under section 19N(3) or (4) of the Food Act 1984, or advice given to council by an authorized officer under that Act, of a deficiency that does not pose an immediate serious threat to public health but may do so if no remedial action is taken
MCH	means the Maternal and Child Health Service provided by a council to support the health and development of children within the municipality from birth until school age
non-current liabilities	means all liabilities other than current liabilities

own-source revenue	means adjusted underlying revenue other than revenue that is not under the control of council (including government grants)
population	means the resident population estimated by council
rate revenue	means revenue from general rates, municipal charges, service rates and service charges
relative socio-economic disadvantage	in relation to a municipal district, means the relative socio-economic disadvantage, expressed as a decile for the relevant financial year, of the area in which the municipal district is located according to the Index of Relative Socio-Economic Disadvantage of SEIFA
restricted cash	means cash, cash equivalents and financial assets, within the meaning of the Australian Accounting Standards, not available for use other than for a purpose for which it is restricted, and includes cash to be used to fund capital works expenditure from the previous financial year
SEIFA	means the Socio-Economic Indexes for Areas published from time to time by the Australian Bureau of Statistics on its Internet site
unrestricted cash	means all cash and cash equivalents other than restricted cash

5.3. Other Matters**Overview of 2026**

During the financial year council experienced growth in residents and demand for services.

Extensive capital works were undertaken to improve infrastructure.

Capital Carry Forwards Listing				
#	Project	Delay Reason	Expected Completion Date	Total Carry Forward into 2026-27
1	Fawkner Netball Club Roof	The project did not commence in 2025-26 while Council awaited finalisation of the Federal Government funding agreement. Funding arrangements have now been confirmed, and detailed design and tender preparation are progressing. Completion is expected by June 2027.	24/06/2027	4,514,329
2	McDonald Reserve Hockey Pitch	Design and tender documentation progressed during 2025-26, but the tender process extended beyond the end of the financial year. Construction is expected to commence in September or October 2026, with completion by June 2027.	30/06/2027	3,379,478
3	Kendall/Harding Footbridge over Merri Creek	Project delivery has moved into 2026-27, with construction now expected to commence during that financial year. Completion is scheduled for March 2028.	30/03/2028	2,755,243
4	Glenroy Activity Centre Upgrade - Wheatshed Rd	Construction commenced in mid-2025 but was paused while Council sought required approvals from the Department of Transport and Planning. Approval discussions are progressing, and construction is expected to recommence in the coming months. Completion is scheduled for June 2027.	30/06/2027	2,528,050
5	Heavy Vehicles Replacement Program	Delivery has been delayed by the limited availability of fit-for-purpose battery trucks and insufficient charging infrastructure to support operational requirements. Depot electrification timing remains uncertain, with the first new truck charger currently forecast for 2027-28 or later. The replacement program will continue as suitable vehicles and charging capacity become available.	30/06/2027	2,391,169
6	Bin Purchases	Bin purchases have been rescheduled to align with the revised rollout of fortnightly rubbish collection in 2027-28, including trial properties and the proposed change from 120-litre to 140-litre bins. Completion is expected by December 2027.	30/12/2027	2,308,149
7	Victoria St - Streets for People	The project has been delayed by design changes required to address underground services and flooding constraints, along with approvals from several Department of Transport and Planning teams. Construction is now expected to commence in February or March 2027, with completion by June 2027.	21/06/2027	2,046,851
8	Dunstan Reserve Childcare	Construction commenced in October 2025 but was delayed by several unforeseen site conditions. Works are continuing, with completion now expected by December 2026.	19/12/2026	1,588,161
9	Oak Park Sports and Aquatic - Electrification	The project has extended into 2026-27 while the remaining electrification works are completed. Completion is now expected by September 2026.	30/09/2026	1,459,125
10	DeChene Reserve - Gender Inclusive Facilities	Scoping and design took longer than planned due to site constraints, additional scope, authority approvals and budget considerations. The tender period was also extended to allow contractors sufficient time to review and price the works. Completion is now expected by June 2027.	30/06/2027	1,412,692

Capital Carry Forwards Listing				
#	Project	Delay Reason	Expected Completion Date	Total Carry Forward into 2026-27
11	West Street Intersection and Streetscape	Construction progress in June was lower than forecast due to weather and the logistical requirements of working in a busy shopping strip. The project remains on track for completion by December 2026.	31/12/2026	1,412,519
12	AG Gillon Stormwater Harvesting	Grant funding has been secured, and delivery has moved into 2026-27 to align with the works program. Construction is expected to commence in late 2026 or early 2027, with completion by June 2027.	30/06/2027	997,385
13	Replace Council Fleet - Walter St Depot	Vehicle replacement was delayed by the limited availability of fit-for-purpose battery-electric light commercial vehicles and suitable charging infrastructure. New products released in late 2025-26 have improved the available options, although payload and operational constraints remain. The carried-forward funding will support replacement of ageing passenger vehicles, with completion expected by September 2026.	1/09/2026	924,981
14	Wheeler Street - Retaining Wall	The project was delayed because the tender process took longer than planned. Procurement will continue in 2026-27, with completion expected by March 2027.	31/03/2027	912,900
15	Road Reconstruction, Northumberland Rd From Arndt	The project was rescheduled to commence after the Devon Street and Northumberland Road (Fawkner to Longview) projects, reducing concurrent disruption for residents and road users in the area. Completion is now expected by December 2026.	18/12/2026	808,687
16	Coburg Bluestone Cottage Complex Redevelopment	The project timeline was extended to address town planning permit conditions and incorporate design feedback received through consultation with the Wurundjeri community. Design and delivery will continue in 2026-27, with completion scheduled for December 2028.	29/12/2028	664,709
17	McBryde St Reserve/Moomba Park - Pavilion Gender	Construction was delayed after an unexpected Yarra Valley Water pipe was identified beneath the existing and proposed building footprint, requiring the pavilion to be relocated. Wet weather caused further delays. Completion is now expected by August 2026.	28/08/2026	645,128
18	Road Reconstruction, Northumberland Rd From Crowle	The project was rescheduled to commence after the Devon Street and Northumberland Road (Fawkner to Longview) projects, minimising concurrent disruption for residents and road users. Completion is expected by September 2026.	24/09/2026	600,985
19	Drainage, Moama Cr And Jhonson St - Hot Spot No 21	Construction commencement was delayed while Council completed the Cultural Heritage Management Plan approval process, procured concrete pipes and arranged the required Registered Aboriginal Party induction with Wurundjeri. Works are expected to be completed by August 2026.	28/08/2026	531,477
20	Mitchell Pde Retaining Wall	Construction was delayed while legal matters were resolved before the contract could be executed. This also delayed confirmation of the piling subcontractor. Completion is now expected by August 2026.	28/08/2026	530,894
21	O'Hea St Bike Path Extension - Sussex to Derby St	The project has been delayed while required third-party approvals are obtained. Construction is expected to commence in 2026-27, with completion by June 2027.	25/06/2027	466,723

Capital Carry Forwards Listing				
#	Project	Delay Reason	Expected Completion Date	Total Carry Forward into 2026-27
22	Partnership Grants Program - Various	Payments were deferred due to the timing of the Community Grants approval process and the requirement for recipients to submit complete implementation documents before their first instalment is released. Most first payments are expected between July and September 2026, with the program scheduled for completion by August 2027.	31/08/2027	462,029
23	Road Reconstruction, OHea St From Lansdale St to C	Three of the four road reconstruction sections have been completed. The final section was delayed by adverse weather, unforeseen underground services and extensive rock excavation during pavement works. Completion is now expected by August 2026.	20/08/2026	437,490
24	Sportsfield Lighting - Dunstan Reserve (N&S)	The contract brief has been completed, but the project did not proceed to tender in 2025-26. Tendering and construction will continue in 2026-27, with completion expected by February 2027.	28/02/2027	397,500
25	Hadfield Depot Masterplan Development & Drainage	This is a multi-year project currently in the design phase. Delivery of the depot social space component was delayed by material availability, requiring the remaining budget to be rephased into 2026-27. Overall project completion is scheduled for June 2031.	30/06/2031	374,489
26	Park Renewal, Calder Reserve (Design and Construct)	The design phase was completed in June 2026 as planned. The remaining budget is required for construction in 2026-27. The table records completion in December 2027.	23/12/2027	326,746
27	Park Renewal, Loyola Ave Pitt St (Design, Construct)	The project was delayed by internal resourcing constraints. Following the appointment of a new Landscape Architect in early 2026, the delivery program was reviewed and updated. Completion is now expected by April 2027.	9/04/2027	322,991
28	Electricity Capacity Upgrades at Hadfield Depot	The project is in the contractor procurement phase. Delivery was delayed by authority approval of the revised substation location and an extended easement approval process. Completion is now expected by June 2027.	30/06/2027	314,850
29	Balam Balam Place North West Building - Phoenix St	Feasibility and scoping were delayed by late changes to the project and internal resourcing constraints. Design and delivery have been reprogrammed into 2026-27, with completion expected by September 2027.	30/09/2027	285,873
30	Merri Creek Trail Realignment - Bowden Reserve	The project commenced in February 2026 following a customer request. Delivery has been delayed by the site's geographical complexity, stakeholder engagement, Cultural Heritage Management Plan requirements and Melbourne Water advice and approval. Stage 1 is expected by mid-2027 and Stage 2 by mid-2028.	30/06/2028	278,936
31	Wombat crossing - West Street	Award of the design consultancy was delayed while contractual matters were resolved with legal advice. This moved delivery by several months. Construction is now expected to be completed by October 2026.	30/10/2026	275,158
32	Road Reconstruction, Ellervale Ave From Winifred T	The project was scheduled for completion in June 2026 but was delayed by wet weather and conflicts with underground services. Construction is now expected to be completed by July 2026.	19/07/2026	250,000
33	Rehabilitation, Moannee Pde from Jewel to Union	Construction was rescheduled into 2026-27 to align with the delivery program. Works are planned for August and September 2026, with completion expected by the end of September.	30/09/2026	205,000

Capital Carry Forwards Listing				
#	Project	Delay Reason	Expected Completion Date	Total Carry Forward into 2026-27
34	Merri Trail - Flood Mitigation - Bridge to Darebin	Delivery of the path and associated maintenance works was delayed by internal resourcing constraints and the need for Melbourne Water approval for construction within the one-in-100-year flood level. Council is working with Melbourne Water to finalise approvals. Subject to approvals January 2027 is targeted as a completion date.	1/01/2027	200,000
35	Mcbryde St Reserve (Mooraba Park) - Social Room Amie	The modular public toilet contract was awarded in February 2025. Construction was delayed because a power upgrade must be completed before the existing social rooms can be demolished, and the power authority has not confirmed a delivery date. Completion is now expected by March 2027.	31/03/2027	197,747
36	Fawkner Transport Study Projects	The construction phase has been rescheduled into 2026-27 to align with the project delivery program. Works are expected to commence during the year, with completion by December 2026.	31/12/2026	193,510
37	Holbrook Reserve Pavilion & Gender Inclusive Chang	Delivery has been delayed by the timing of CitiPower's power upgrade offer, which is expected to take up to 12 months. The carried-forward budget will also fund demolition of the existing pavilion and associated landscaping. Completion is expected by June 2027.	30/06/2027	186,921
38	Raised Crossing - Everett St & Moreland Rd (SLRSP)	The proposed design could not proceed due to site constraints. Council is working with the Transport Accident Commission, which is funding the project, to develop an alternative solution. Completion is now expected by January 2027.	10/01/2027	184,000
39	Parks and Reserve Flooding Rectification	The project was delayed by internal resourcing constraints. Delivery has been reprogrammed into 2026-27, with completion expected by April 2027.	30/04/2027	175,000
40	Central Coburg Roads and Drainage	The project has not commenced because it depends on the Coburg Library and Piazza design and broader planning for Central Coburg, following Council's endorsement of the updated framework in June 2026. Preliminary scoping for roads, drainage, utilities and public realm works is underway. Concept design is expected to be completed by June 2027, with later stages to be confirmed.	30/06/2027	157,347
42	Planning, Design and Eval of Transport Projects	Design of several transport projects was delayed by site constraints, including flooding, which required iterative redesign. Department of Transport and Planning review and approvals caused further delays. Most designs are expected to be finalised by November 2026, with the overall program continuing to June 2027.	30/06/2027	150,000
42	Parker Reserve - Fencing for Black Diamond	The project was delayed by material supply and engineering requirements. Delivery will continue in 2026-27, with completion expected by December 2026.	31/12/2026	150,000
43	Road Closures	Project delivery was impacted by the delayed receipt of the Department of Transport and Planning permit, with the contractor only able to commence works in late June. As a result, a significant portion of the construction works could not be completed within the 2025-26 financial year and is being carried forward to 2026-27.	31/08/2026	145,768
44	Wombat Crossing - Dawson St at Melville Road, Brun	Department of Transport and Planning (DTP) change of scope and delays outside Council control. Detailed design plans were submitted to DTP in May 2025, however approval of the plans have been significantly delayed due to changes to original scope requested by DTP. The remaining budget for this project will need to be carried forward to 2026-27 and is now scheduled to be complete by April 2027.	30/04/2027	133,985

Capital Carry Forwards Listing				
#	Project	Delay Reason	Expected Completion Date	Total Carry Forward into 2026-27
45	Footpath & Bikepath Renewals - Various	Delays were experienced due to the need for additional investigations associated with tree root impacts and resourcing constraints. Carrying forward the funding will ensure the programmed works can be completed and the intended asset renewal outcomes achieved.	31/12/2026	115,141
46	Bob Hawke Community Centre - Kitchen Refurbishment	Delivery has moved into 2026-27 to allow investigation and implementation of the electrical and power upgrades required for the kitchen refurbishment. Completion is expected by December 2026.	31/12/2026	110,343
47	Park Renewal, Volga Street/Middle Street (Design)	The planned design works were not completed in 2025-26 and have been reprogrammed into 2026-27. The remaining design activities are expected to be completed by June 2027.	30/06/2027	99,353
48	Coburg Library Redevelopment (2024-29)	The remaining budget from 2025-26 will need to be carried forward to 2026-27 as the draft concept design cost management process has slowed further concept development by a month. Concept design finalisation now expected by end of August 2026.	31/08/2026	98,796
49	Park Renewal - McCleery Reserve	Works progress delayed due to project reprioritisation and bad weather, taking project completion beyond June 2026, now scheduled for July-August 2026. Play installation was in May with minor rectification and having swings fitted meant completion of all play works at end June 2026. Remaining landscaping works including turfing, planting and furniture installation are ongoing as at start of July. All works to be completed mid-August 2026.	14/08/2026	96,122
50	Fawcner Library Upgrade Works	The project was delayed due to availability of internal resourcing. Additional time was also required during the concept design phase to support the preparation of an application for the Living Libraries Infrastructure Program grant. As a result, the remaining 2025-26 project budget will be carried forward to the 2026-27 financial year, with project completion now anticipated by June 2028.	30/06/2028	90,102
51	LXRP Equipment	The vehicle order was placed later than planned, moving delivery into 2026-27. Procurement will be finalised with completion expected by December 2026.	31/12/2026	87,002
52	Coburg Town Hall Upgrade	The Coburg Town Hall Upgrade is a multi-year project being delivered in stages. A staged delivery strategy was developed through stakeholder consultation and recommendations from the structural engineer to prioritise critical building repairs while minimising disruption to building operations. The Stage 1 design has been completed, with construction scheduled for completion by May 2027. Stage 2 construction is scheduled to be completed by August 2028. To support the planned delivery program, the remaining project budget will need to be carried forward into the 2026/27 financial year.	31/08/2028	86,720
54	Charles Mutton Res East & West Sports Field Light	The carry forward of the remaining project budget is required due to delays associated with the power upgrade and consolidation works, which are being undertaken by Jemena/Infra. The project construction works are progressing in accordance with the program; however, completion and final commissioning are dependent on the power upgrade being completed and connected, which is currently anticipated by the end of July 2026- mid August.	31/08/2026	82,484
55	Glenroy Movement and Place Plan	Project expenditure has been carried forward to 2026-27 following delays associated with internal resource availability. Project delivery is expected in the first half of the financial year.	30/09/2026	80,000

Capital Carry Forwards Listing				
#	Project	Delay Reason	Expected Completion Date	Total Carry Forward into 2026-27
56	School Active Travel and Safety Infrastructure	The School Active Travel and Safety Infrastructure project is continuous one (i.e. annually recurring). In 2026, activities started in late January with a new staff member, first with the development of the framework and then with the pre-design of the Merri-bek Primary School (MPS) intervention (May). As the framework is finalised and approved [expected late 2026], activities will focus on the delivery of MPS improvements (expected before the end of 2026-27) and the selection of following schools for intervention.	30/06/2027	76,788
53	Urquhart Street from Alva to Keith, Road Reconstru	Project is now complete. Construction was delayed by more than three months due to the utility authority's relocation of a main that conflicted with the shared path alignment.	31/07/2026	85,000
57	Walking Facilities Program	This budget covered several projects, including the Pram Ramps Upgrade Program and the Rennie and Barrow Street upgrade. All planned works were completed within the year, and we came in under budget thanks to efficiencies found during delivery. The underspend reflects timing rather than reduced need. For the Pram Ramps Upgrade Program specifically, identifying the next round of improvement sites required more strategic assessment than we had time for this financial year. The program continues into the new financial year. We're requesting underspend be carried forward to add to the budget of the next round of pram ramp works.	30/06/2027	69,119
58	Urban Forest Strategy - Tricky to Plant Areas	Completion of Guthrie St urban forest greening project was predicted to include variations due to site complexities, but the contract was well written, and the civil work was able to be completed without variations. Unfortunately, the remaining budget was not enough to upgrade another street but was carried forward to ensure there is enough in the 2026-27 budget for Council to deliver a streetscape upgrade to Brown Street, Coburg, and deliver a tree-centred traffic calming solution at Wallace Reserve car park in Glenroy which has been the site of hooning behaviour.	30/06/2027	64,858
59	Park Renewal, James Reserve (Design and Road Closu	James Reserve is a multi-year project. 2025-26 is dedicated to design development, with only limited expenditure required for preliminary investigations. As a result, the remaining budget will need to be carried forward to 2026-27. Project design and delivery is scheduled across 2026-27 and 2027-28, with completion anticipated by June 2028.	30/06/2028	63,225
60	Electrical Upgrades at Lakes Reserve - Power Cons	The works required to facilitate the power consolidation at Lake Grove Reserve have been completed. The remaining budget is required for the final works to be undertaken by the relevant external authority (Iemena), with completion expected by September 2026, subject to the authority's scheduling and availability.	30/09/2026	59,921
61	JP Fawcner West, Drainage and Irrigation Upgrade	Procurement of design delayed, expected to commence July/August 2026.	14/12/2026	59,716
62	Breese Street Masterplan	Due to changes to scope following the Council report, additional design and investigation funding will be required for the Hope Street Corridor. Expected completion for functional designs by July 2027.	30/06/2027	57,187
63	Pascoe Vale Outdoor Pool - Investigating Possibili	Remaining budget to use on renewal works pending Councils decision on Pascoe Vale Outdoor Pool feasibility report.	30/06/2027	56,620
64	Munro St Corider - Streets for People Project	Munro-Harding St - Streets for People project concept designs were picked up again early 2026 after internal resourcing shortage causing delay. Remaining budget for this project will need to be carry forward to 2026-27. Designs scheduled to be completed late 2027 with construction completed in 2030.	16/12/2030	54,722
65	Minor Park - Tate Reserve (Removal)	Carry forward required due to internal resourcing and reprioritisation of projects. Project is on track for completion by September 2026.	30/09/2026	54,325

Capital Carry Forwards Listing				
#	Project	Delay Reason	Expected Completion Date	Total Carry Forward into 2026-27
66	Park Close to Home - 568-574 Sydney Road	Concept design began in late June 2025. Concept design commencement was delayed to accommodate an extended Stage 1 (Schematic Design) community consultation process and to align with State Government grant funding. The remaining budget for the design stage will need to be carried forward to 2026-27 to ensure budget availability for consultant fees and engagement deliverables (to be complete by March 2027).	31/03/2027	50,730
67	Allard Park Sportsfield Redevelopment	Carry forward is required for: - The remaining maintenance period within the contract, ending on the 17/7/26; - Planned installation of goals in December 2026; - Additional ongoing cost for the hire of a container and light towers of Jackson Reserve while the football club is using the ground until 15/8/26.	30/12/2026	50,520
70	Park Renewal, Gordon St - Minor Works	Gordon Street has been delayed due to internal resourcing constraints. Following the commencement of the new Landscape Architect in early 2026, the project timeline was reviewed and revised. As a result, the remaining budget will need to be carried forward to 2026-27, with completion anticipated by April 2027.	9/04/2027	50,000
70	Corporate Carbon Reduction	Delays with procurement of the solar PV system for Hadfield Operations Centre. The solar system will help manage increased electricity costs associated with the ongoing electrification of fleet.	1/12/2026	50,000
70	Victoria Street Mall - shade sails	Victoria Mall Shade Sails construction commenced in June 2026. The construction start date and program was delayed due to contractor resourcing and expanded scope of work in alignment with Multicultural Business Precinct Revitalisation grant. The remaining budget for this project will need to be carried forward to 2026-27 and is now scheduled to be completed by March 2027.	31/03/2027	50,000
71	James Martin Reserve (former Pigeon Club)	The building works at James Martin Reserve (former Pigeon Club) have been completed. The remaining budget is required for power consolidation works to be undertaken by the relevant external authority, with completion dependent on the authority's scheduling and availability.	31/08/2026	47,674
72	Accommodation changes to meet service demand	The Coburg Office Accommodation project is a multi-year project. The project budget was re-consolidated in the 2025-26 financial year. The remaining budget will need to be carried forward to the 2026-27 financial year to align with the current project phasing. The project is scheduled for completion over a five-year period, with completion targeted by June 2030.	30/06/2030	35,784
73	Shore Reserve - Football & Cricket	The Shore Reserve Pavilion works have been completed, and the facility has been handed back to the club. A carry forward is required to fund the remaining power supply upgrade works being undertaken by the relevant service authority, with completion timing subject to the authority's program.	23/09/2026	35,569
74	Brunswick City Baths Repainting & Renewal	Project has an outstanding retention amount of \$34,231.00 until the end of the defect liability period.	30/10/2026	34,231
75	Moonnee Boulevard IWM Project	The Cultural Heritage Management Plan complex site assessment with Traditional Owners is scheduled to occur in 2026-27. This assessment must be completed before the project can progress to completion, requiring the remaining budget to be carried forward.	30/11/2026	29,214
76	Large Scale WSUD (Sportsfield Stormwater Reuse)	The remaining Melbourne Water grant funding for the Integrated Water Management Officer position has been transferred to this account in June. Several projects delivered during the financial year required less funding than originally anticipated, and the remaining balance will therefore be carried forward to support planned Integrated Water Management activities in the next financial year.	30/09/2026	27,675
77	40 km/h Rollout - Traffic Calming	95% of the project has been completed. 5% of the remaining outstanding includes retention and minor works. Majority of provisional items costs not required which make a bulk of the carry forward. The carry forward to be used for future 40km/h speed hump project roll out.	31/12/2026	26,895

Capital Carry Forwards Listing				
#	Project	Delay Reason	Expected Completion Date	Total Carry Forward into 2026-27
79	Road Reconstruction, Tinning Street From Walter To	Carry forward is required to process the contractor's remaining final payment. Payment is subject to the completion of the Practical Completion walk-through and the contractor rectifying all identified defects to the Council's satisfaction.	31/12/2026	25,000
79	Waterloo Road Pedestrian Crossing	Third party approvals required for electrical switch on and new public lighting. Bulk works have been completed; practical completion will be linked to electrical switch on date which is expected September 2026	18/09/2026	25,000
80	Glenroy Activity Centre Upgrade Works - Post Office	Post Office Place Streetscape Upgrade commenced in July 2025. The project was delayed due to resourcing issues and community engagement program changes. The remaining budget for 2025-26 will need to be carried forward to 2026-27. The project is still scheduled to be completed by 2028-29.	30/06/2029	24,703
81	Austin Cres Swale/Wetland - Westbreen Creek IWM	The Cultural Heritage Management Plan complex site assessment with Traditional Owners is scheduled to occur for next financial year. This assessment must be completed before the project can progress to completion, requiring the remaining budget to be carried forward.	30/11/2026	24,355
82	Wallace Reserve North & South; Sports Field Light	The Wallace Reserve project experienced delays during the design phase due to additional approvals required from Essendon Airport, as the site is located within the airport's protected airspace. Final design approval was received in July 2026, allowing the tender process to commence on 11 July 2026. The remaining budget is required to be carried forward to enable construction to proceed.	30/06/2027	23,053
83	ATC Cook Reserve - Off-street Carpark	Design will continue to the next financial year (2026-27), expecting completion in September 2026.	18/09/2026	22,150
84	Wallace Reserve East & West; Sports Field Lighting	The Wallace Reserve project experienced delays during the design phase due to additional approvals required from Essendon Airport, as the site is located within the airport's protected airspace. Final design approval was received in July 2026, allowing the tender process to commence on 11 July 2026. The remaining budget is required to be carried forward to enable construction to proceed.	30/06/2027	20,950
85	Urquhart Street Streetscape	Concept design and engagement postponed to next financial year to align with Coburg Health Hub development; the remaining budget will be used to finalise concept design and community engagement in 2026-27.	30/06/2027	20,260
86	Bicycle Facilities	Carry forward is required to ensure the delivery of the new cycle hangars. This project has been delayed due to procurement and road safety challenges in the next stage of the rollout of this program. Delivery of the first tranche of hangars is expected September 2026.	30/06/2027	20,000
87	Balte Park Sportsfield Redevelopment	Design commenced but consultation was delayed due to resourcing constraints. Project will now be delivered in 2026-27.	30/06/2027	17,721
88	Fran Street IWM Project	A petition has been received from community members, and Council is working closely with them to address their concerns and identify an agreed way forward. Design work is currently paused pending resolution of these matters, requiring the remaining budget to be carried forward. The Cultural Heritage Management Plan complex site assessment with Traditional Owners is scheduled to occur after the end of the financial year.	30/11/2026	16,327
90	Road Reconstruction, Ellervale Ave From Hillview T	Construction was completed several months ago. Final completion is pending the contractor's rectification of identified defects to Council's satisfaction. \$15,000 carried forward includes retention money and potential repair cost.	15/09/2026	15,000
90	Improve Link between Pentridge Blvd & Mern Creek	Due to complex service reallocation required to deliver the shared user path, the final component of civil works is yet to be completed. \$15,000 is required to pay the final claim. Works are expected to be completed August 2026.	31/08/2026	15,000

Capital Carry Forwards Listing				
#	Project	Delay Reason	Expected Completion Date	Total Carry Forward into 2026-27
91	Brunswick Activity Centre Upgrade Works - Stewart	Project delivery (Practical Completion) was delayed due to bus stop design approvals and Cretan Brotherhood Building Permit issues. The remaining budget for this project will need to be carried forward to 2026-27 to complete As-Built documentation and fund the extended contractor maintenance period for completion by October 2026.	30/10/2026	12,648
92	Brunswick Activity Centre Upgrade Works - Wilson	End of defects and liability period concludes in September 2026. This not a delay, just a standard part of construction works. A carry forward is required for any maintenance and/or unforeseen costs.	30/09/2026	11,339
94	Sylvester St Oak Park Land Slide	Council is no longer proceeding with this project. Carry forward of \$10,000 is requested to cover any associated legal costs.	31/12/2026	10,000
94	Reactive Drainage Program - Various	This is an annually recurring program, and the remaining budget will support outstanding and emerging reactive drainage works in 2026-27. The current program period is expected to conclude by end of June 2027.	30/06/2027	10,000
95	Community Battery	Requesting carry forward of \$2,500 for financial audit to acquit Federal grant requirement, and \$6,845 in battery revenue to be redirected to solar upgrades (in future years) as per Council resolution and grant agreement.	31/08/2026	9,345
96	Coburg Streetscape Masterplan - Louisa St	Louisa Street project commenced in 2018 and was put on hold due to the Bell Moreland Level Crossing Removal Project and Central Coburg Project. Detail design stage of this project recommenced in 2021 for the drainage infrastructure investigation. Due to delay from flood modelling of Central Coburg, drainage design for Louisa Street is delayed and will be completed in 2026-27 by December 2026. The remaining budget for this project will need to be carried forward to 2026-27 and is now scheduled to be completed by December 2026.	31/12/2026	3,744
Previously approved carry forward no longer required				
97	Coburg North Sports Hub Upgrades			
				41,147,401

7.2 OUTDOOR POOL OPERATING HOURS

Director Community, Eamonn Fennessy

Community Wellbeing

Officer Recommendation

That Council:

1. Notes as part of the Council's new contract RFT 2025-47 for the Management of Council's Aquatic and Leisure Centres the revised seasonal operating hours have been funded through the endorsed contract return fee to Council for the Pascoe Vale, Coburg Olympic and Fawkner Outdoor Pools in accordance with the contract, as follows:
 - a) Pascoe Vale Outdoor Pool - Extension of season operations from Labour Day weekend to end of March of approximately 20 days at a budgeted cost of \$7,000 per annum.
 - b) Fawkner Outdoor Pool - Extension of hours of outdoor pool to cater for morning swimming and programming: Weekdays, 6am - 9am at a budgeted cost of \$15,000 per annum.
 - c) Coburg Olympic Swimming Pool - Extension of hours to cater for morning swimming 2 x mornings a week 6am – 8am at a budgeted cost of \$7,000 per annum.
2. Resolves to alter the Coburg Olympic Pool hours by allocating an additional 5 hours per week operating 3 x mornings a week from 6am – 9am (Monday, Wednesday and Friday) at an additional cost of \$8,100 per season.
3. Resolves to fund the additional 5 hours per week at Coburg Olympic Pool by reducing the afternoon opening hours by 1 hour per weekday during the school term.
4. Notes temperature triggers are also used to extend or reduce Outdoor Pools opening hours, as outlined in Attachment 1 of this report, and that this includes Outdoor Pools opening in November when consecutive days of hot weather is predicted in the long-range forecast.

REPORT

Executive Summary

This report responds to Notices of Motion and community petitions regarding the operating hours at 3 of Council's 6 aquatic leisure centres, including:

- Two Council Notice of Motions requesting changes to outdoor pool operating hours and seasons. These resolutions request an extension of the operating hours at Pascoe Vale Outdoor Pool and an extension of the operating season at Fawkner Outdoor Pool.
- Petitions to extend the outdoor pool season and hours at Fawkner Outdoor Pool and community feedback in relation to expanding morning swimming at Coburg Olympic Swimming Pool.

These requests reflect community expectations for access to outdoor pools, particularly for early morning lap swimming.

This report considers options to extend outdoor pool operations. It outlines the financial, operational and network-wide impacts of year-round or expanded seasonal operations.

The operating hours for Fawkner, Pascoe Vale and Coburg Olympic Outdoor pools can be extended or reduced based on forecast and daily temperatures. This flexibility allows Council to respond quickly to community demand, safety risks and changing weather. Decisions also consider workplace and public safety, facility preparation and the ongoing financial viability of the outdoor pools.

The base operating hours for these three pools reflect different usage patterns during school terms and school holidays. Temperature triggers are also used to extend or reduce hours, as outlined in **Attachment 1**.

As agreed by Council in September 2023, outdoor pools will continue to open from mid-November when hot weather is predicted in the long-range forecast.

The new management contract RFT 2025-47 includes the following extended hours for the next four years. These changes have been budgeted and allowed for at \$116,000 in total over four years:

- **Pascoe Vale Outdoor Pool** – season extended from Labour Day to the end of March.
- **Coburg Olympic Swimming Pool** – morning swimming extended from 1 December to 31 March, with two sessions each week from 6am to 8am.
- **Fawkner Leisure Outdoor Pool** – morning swimming and programming extended from 1 December to 31 March, with weekday sessions from 6am to 9am and Aqua programs on Tuesdays and Thursdays at 7.30am.

Extension of the operating season at Fawkner Leisure Centre Outdoor 50m Pool

Feasibility undertaken for this report has identified that the extended season at Fawkner Leisure Outdoor Pool would significantly increase the subsidy per visit, which is currently \$10.38. Three scenarios were considered and the additional costs for each of these is estimated as:

- 1 September to 30 November (Three months): \$72,600 per year.
- 1 October to 31 April (Three months): \$72,600 per year.
- Year-round opening (Eight months): \$193,000 per year.

Outdoor pool attendance falls significantly outside the peak summer period. Attendance can decline by up to 70 per cent from January to March. Combined with limited morning swim attendance at Fawkner, extending the season beyond 31 March is not considered viable.

Extension of the operating season at Coburg Olympic Swimming Pool

At Coburg Olympic Swimming Pool, the early morning swimming trial had stronger use, with an average of 30 swimmers per session. Community feedback also shows ongoing interest in more early morning access at this location. Officers recommend replacing the current Tuesday and Thursday morning sessions with Monday, Wednesday and Friday mornings from 6am to 9am. The additional cost would be funded by reducing afternoon swimming by 1 hour on weekdays during the school term.

Previous Council Decisions

Notice of Motion - Open Fawkner Outdoor Pool Year-Round – 13 May 2026

That Council:

Receives a report which explores options for keeping the Fawkner Leisure Centre 50 metre outdoor pool from 1 September 2026, including for early morning lap swimming, with a view to have the outdoor pool open all-year-round)

Notice of Motion - Reviving Pascoe Vale Pool – 12 February 2025

That Council:

1. *Acknowledges the importance of accessible, high quality local pools for all residents in Merri-bek.*
2. *Recognises that during this Climate Crisis, we have an obligation to take proactive action and ensure that there are spaces for residents to stay cool in increasingly hot summers.*
3. *Requests Officers provide a report that considers the level of investment required for the refurbishment of Pascoe Vale Pool, with a view to:*
 - *Extending opening hours*
 - *Improving facilities*
 - *Avoiding unexpected maintenance*
 - *Increasing sustainability*
 - *Advocating to both state and federal levels of government for funding.*
4. *Revisits the Aquatic and Leisure Strategy for an update.*

1. Policy Context

Contract 2021-203 details the operating hours terms and conditions for Merri-bek City Councils Aquatic and Leisure Centres.

2. Background

This report responds to Council resolutions and community requests for additional outdoor pool operating hours and seasons. The recommendations are made to inform Council's forthcoming opening of outdoor pools for the summer season. Work is also underway on a revised 20-year Aquatics and Leisure Strategy which will be presented to Council for consideration following a review and longer-term asset and financial planning implications across all asset classes that Council is responsible for.

Provision of Aquatic and Leisure Centre

Merri-bek City Council is very well provisioned with six aquatic leisure centres which comprise of: 4 x 50m outdoor pools, 1 x 33m outdoor pool, 2 x indoor 25m pools and a 20m indoor pool plus additional pool infrastructure including learners' pools, water play pools and dive pools.

Merri-bek has 1 x pool per 31,089 residents, which is nearly double the metro average of 1 x pool per 56,530 residents. For local context, Merri-bek has 1 x outdoor pool per 37,306 residents compared to Hume City Council which has 1 x outdoor pool per 271,709 residents.

Trial of early morning swimming

Early 2025/26 morning swimming was trialled at all three seasonal pools during the 2025/26 summer season:

- **Coburg Olympic Pool** – The Friends of Coburg Olympic Pool promoted the sessions by sharing temperatures and attendance each Tuesday and Thursday during the trial. The trial continued for the full summer season. These sessions have now been included in the current contract operating hours for two mornings each week, Tuesday and Thursday from 6am to 8am. Average attendance was 30 lap swimmers each morning, ranging from 12 to 69 swimmers.
- **Fawkner Outdoor Pool** – Average attendance was 9 lap swimmers each morning, ranging from 2 to 16 swimmers. This excludes Deep Water Running and Aqua Aerobics participants.

- **Pascoe Vale Outdoor Pool** – The trial ended earlier than the other sites due to low attendances. The maximum attendance was 3 lap swimmers at any one time. The trial was discontinued because Oak Park Pool, located 2.3 kilometres away, was also open for early morning swimming.
- Since reopening in 2018, Oak Park Sports and Aquatic Centre has operated as the preferred school carnival venue, as intended. To support customers who could not access Oak Park on hot days because of school carnival bookings during Term 1, Pascoe Vale Outdoor Pool extended its hours as follows:
- Pascoe Vale Outdoor Pool opened on 17 days when the forecast temperature was 28 degrees or above. On these days, it opened from 11am to 3pm while Oak Park Sports and Aquatic Centre was unavailable. Attendance during this four-hour period ranged from approximately 3 to 50 visits.
- Pascoe Vale Outdoor Pool was open for 97 days between 22 November 2025 and 29 March 2026. It averaged 90 visits per day, with a highest daily attendance of 489 and a lowest daily attendance of 0.

Monthly attendance

- January consistently recorded the highest visitation, averaging 47 per cent of total attendance each season. This reflects warmer weather and the school holiday period.
- December had the second-highest visitation, averaging 21.2 per cent of total attendance each season. February followed closely, averaging 20.6 per cent.
- November and March consistently recorded the lowest attendance. March averaged 9.7 per cent of total attendance, while November averaged 1.9 per cent when the season opened early.

3. Issues

An additional \$116,000 in total has been included in the four-year budget, funded through the endorsed contract return fee to Council, to support extra operating hours at Pascoe Vale Outdoor Pool, Coburg Olympic Pool and Fawkner Leisure Outdoor Pool.

Extended operating hours have been trialled at each pool several times since 2016. These trials were reported to Council in 2018, 2022 and 2023. Some trials led to permanent changes in operating hours. Others were not considered viable because of low attendance and financial impacts.

Council Officers acknowledge that there were some missed opportunities to promote the morning swim sessions more widely and provide accurate signage and information in a timely manner. This is currently being addressed with new Management ahead of the upcoming summer season.

Pascoe Vale Outdoor Pool

The annual cost to operate Pascoe Vale Outdoor Pool each season is over \$300,000 which is an average subsidy of \$33.17 per visit over the last three years.

Year	Season Attendances	Net cost	Subsidy per visit
2023/24	10,881	-\$301,686	-\$27.73
2024/25	9,640	-\$306,966	-\$31.84
2025/26	8,774	-\$363,147	-\$41.39
Average	9,765	-\$323,933	-\$33.17

Most costs for extending daily operating hours at Pascoe Vale Outdoor Pool would be staffing costs, at approximately \$90 per hour plus on-costs. Extending the season would also require additional operating costs, including utilities, chemicals and maintenance.

Because end-of-season weather conditions are uncertain, the official closure date for Pascoe Vale Outdoor Pool has been extended from the Labour Day public holiday to the end of March. This adds approximately 20 days each season for the next four years under the new management contract with Belgravia Leisure, at an additional cost of approximately \$7,000 per season.

Coburg Olympic Swimming Pool

The annual average cost over the past three years has been \$295,000 for operations, with the 2025/26 season exceeding \$330,000. This is an average subsidy of \$9.31 per attendance.

Year	Season Attendances	Net cost	Subsidy per visit
2023/24	31,317	-\$272,816	-\$8.71
2024/25	26,640	-\$275,777	-\$8.96
2025/26	33,150	-\$340,350	-\$10.26
Average	31,746	-\$295,426	-\$9.31

Similar to Pascoe Vale Outdoor Pool, most costs at Coburg Olympic Swimming Pool relate to staffing. These costs are partly offset by higher income, due to stronger patronage compared with Pascoe Vale Outdoor Pool. This results in a lower subsidy per visit. Following a successful morning swimming trial, which averaged 30 swimmers per session, these hours have been included in future operations and budgets at an additional cost of approximately \$7,000 per season.

Council has received a further community request for an extra morning swim session and longer morning opening hours, from 6am to 9am instead of 6am to 8am. The additional 5 hours per week would cost approximately \$8,100 per season. It is proposed that this be funded by reducing afternoon swim times by 1 hour per weekday during the school term.

Fawkner Leisure Outdoor 50m Pool

The annual cost to operate Fawkner Leisure for 2025/26 was \$1.5m, which was a subsidy of \$10.38 per attendance, similar to Coburg Olympic Swimming Pool.

Year	Season Attendances	Net cost	Subsidy per visit
2023/24	Closed	Closed	Closed
2024/25 (7 x months)	72,663	-\$1,478,038	-\$20.59
2025/26	158,065	-\$1,522,576	-\$10.38
Average	115,364	-\$1,500,307	-\$15.49

During the 2025/26 summer season, extended opening hours were trialled on the Fawkner Leisure Outdoor Pool including:

- Early morning swimming from 6am – 9am (regardless of weather temperatures)
- Deep-Water Running class held on a Tuesday and Thursday morning (regardless of weather temperatures) to help attract new participants and improve the viable sustainability of opening the outdoor pool along with the indoor pool at 6am weekdays.
- Evening Lap swimming 5pm – 7pm (regardless of weather temperatures)

Attendance data from the 2025/26 summer season shows 9,974 total users. This is slightly higher than the 9,285 seasonal attendances recorded before the redevelopment, but significantly lower than Coburg Olympic Pool's 33,150 attendances.

Morning lap swimming had low attendance, with an average of 9 swimmers per session between 6am and 9am. On some days, there were periods when the pool was open but had no swimmers.

Outdoor Pool usage	Lap swimmers 6am – 9am	Average morning session	Comments
December 2025	125	6	21 days
January 2026	193	9	21 days Indoor pool closed 8 Jan – 26 Jan
February 2026	216	11	20 days
March 2026	218	10	22 days
TOTAL	752	9	

Following a review of the recent extended-hours trial at Fawkner Leisure Outdoor Pool, officers recommend against further extending operations. This reflects attendance patterns, the decline in visits from January to March, limited financial viability and the need to consider service provision across Council's six aquatic and leisure centres.

Demand analysis shows attendance falls significantly outside the peak summer period. This would result in a high operating subsidy for any extended opening period.

Economic sustainability implications

To extend the season at Fawkner Leisure Outdoor pool based on shoulder season hours of operation the below costs and funding streams were modelled.

Options	Duration	Net cost per annum	Cost basis
Early season extension	3 Months 1 September to 30 November	\$72,600	\$24,200 per month staff \$11,200 + utilities \$7,000 + maintenance/water treatment \$6,000
Extended season	3 Months 1 October to 31 April	\$72,600	
Year-round operations	8 Months	\$193,600	

Options	Duration	Net cost per annum	Cost basis
	1 April to 30 November		

Human Rights Consideration

The implications of this report have been assessed in accordance with the requirements of the Charter of Human Rights and Responsibilities.

4. Community consultation and engagement

The following has been undertaken:

- Councillors were consulted at the Councillor Briefing held on 17 August 2026.
- Officers have met with and discussed the recommendations of this report with key stakeholders including outdoor pool swimming groups.

Communications

Website and centre signage will be updated from 1 October in preparation for the summer season commencing 1 December.

Any additional promotion will be in line and consideration of all programs, product and service promotion and in line with the marketing action plan.

5. Officer Declaration of Conflict of Interest

Council officers involved in the preparation of this report have no conflict of interest in this matter.

6. Financial and Resources Implications

The \$116,000 for the extension of season at Pascoe Vale, the two morning swim sessions at Coburg Olympic Swimming Pool and morning swim sessions at Fawkner Leisure Outdoor pool have been budgeted for and included in the contract costs for the next 4 years within the RFT 2025-47 for the Management of Councils Aquatic and Leisure Centres.

The additional \$8,100 required at Coburg Olympic Swimming Pool to cover the increased 5 hours per week is to be funded by reducing the afternoon swim times by 1 hour per weekday during the school term.

Any further extended hours or season operations included extended in the Fawkner Leisure 50m outdoor pool season, are currently unfunded.

For the first time in 5 years, Council's 2025/26 Annual Financial Report and Performance Statement identified an unrestricted deficit of \$3.3 million, and that places fiscal challenges on Council's operating budget.

7. Implementation

The Active Merri-bek Website and centre signage is updated each year from 1 October, in preparation for the summer season. The annual marketing action plan informs promotion of all programs, product and services.

Attachment/s

- 1 Outdoor Pools Operating Hours and Conditions - 1 July 2026 D26/331202

Outdoor Pools Operating Hours and Conditions



1 December – 31 March

The Outdoor pools need to be ready to open from early November each summer season, should Melbourne experience a wave of warm weather.

- The pools will be expected to open in November when the forecast is for 26 degrees and above for a minimum 3 days in a row,

During the school term, the following Outdoor pools operate on temperature triggers to support financial sustainability of operations.

- Coburg Olympic Swimming Pools
- Pascoe Vale Outdoor Pools
- Fawkner Leisure Outdoor Pools

Extended and reduced hours are reconciled at the conclusion of the summer season and will only apply to the two seasonal standalone centres: Coburg Olympic Swimming Pool and Pascoe Vale Outdoor Pool due to staffing and set -up requirements.

CORE HOURS – as a minimum, can be extended based on bookings and demand.		Coburg Olympic Swimming Pool Pascoe Vale Outdoor Pool Fawkner Outdoor Pool		
		Operating Guidelines	General Hours	Extended hours
School Term	Weekdays Mon - Fri	Temperature triggers apply as follows: - Open 22 degrees and over. - Closed 21 degrees and under	2.00pm – 7.00pm	1.00pm – 8.00pm
	Weekends and Public Holidays	- Extended hours 31 degrees and over (early open & late close)	11.00am – 6.00pm	10.00am – 8.00pm
School Holidays	Weekdays Mon - Fri	Open everyday regardless of weather. Temperature triggers apply for:	11.00am – 7.00pm	10.00am – 8.00pm
	Weekends and Public Holidays	- Extended hours 31 degrees and over (early open & late close)	11.00am – 6.00pm	10.00am – 8.00pm

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ADDITIONAL HOURS – Morning and lap swimming sessions		Coburg Olympic Swimming Pool Fawkner Outdoor Pool		
		Operating Guidelines	General Hours	Extended Hours
Morning Swim Session	Coburg Olympic	Open regardless of weather. - Temperature triggers do not apply	Tuesday & Thursday 6.00am – 8.00am	<i>In extreme heat and if demand</i>
	Fawkner Outdoor	Open regardless of weather. - Temperature triggers do not apply	Monday to Friday 6.00am – 9.00am	<i>In extreme heat and if demand</i>

SPECIAL FEATURES OPERATIONS – as a minimum, can be extended based on demand at operators' discretion. This will not give rise for a variation or reconciliation of hours		Coburg Olympic Swimming Pool Pascoe Vale Outdoor Pool Fawkner Outdoor Pool Oak Park Sports and Aquatic Centre Brunswick Baths		
		Operating Guidelines	General Hours	
Zero Depth Splash Pad	Brunswick Baths	No set temperature trigger as don't require dedicated lifeguard once centre is open	Same hours as summer season outdoor 50m pool	
	Pascoe Vale Outdoor Pool		Same hours as 33m main pool	
Waterplay/ Toddlers Pool/ Family Pool/ Learners Pool	Fawkner Outdoor	Open if 24°C or above and on demand	Same hours as 50m main pool	
	Oak Park	Later close if 31°C or above and if sufficient demand and light	Same hours as 50m main pool	
	Coburg Olympic		Same hours as 50m main pool	
	Pascoe Vale		Same hours as 33m main pool	
Dive Pool	Coburg Olympic	Open if 25°C and above and on demand	<u>School Term</u> Weekdays 3pm – 6pm Weekends and PH 12pm – 6pm	
	Pascoe Vale	Later close if 31°C or above and if sufficient demand and light	<u>School Holidays</u> Everyday 12pm – 6pm	

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Water Slide	Oak Park	Open if 24°C or above and or demand Later close if 31°C or above and if sufficient demand and light available	<u>School Term</u> Weekdays 3pm – 7pm Weekends and PH 10am – 6pm <u>School Holidays</u> Everyday 10am – 7pm
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D26/331202

7.3 CERES FUNDING AGREEMENT 2026-2031

Director Place and Environment, Pene Winslade

Sustainability and Climate

Officer Recommendation

That Council:

1. Notes:
 - a) The diverse environmental and social community benefits delivered by CERES Earth Ltd, and its contribution towards achieving the Merri-bek Community Vision and Council Plan 2025 – 2029 strategic objectives.
 - b) CERES Earth Ltd's financial sustainability work undertaken over the past twelve months whilst a new five-year Funding Agreement was developed.
2. Endorses the Funding Agreement 2026-7 – 2030-31 between Council and CERES Earth Ltd at Attachment 1.
3. Authorises the Chief Executive Officer to negotiate any final changes to the funding agreement with CERES Earth Ltd. and execute in accordance with Council's decision.

REPORT

Executive Summary

CERES Earth Ltd (CERES) is a long-standing Council-supported environmental education and social enterprise organisation operating from Council-owned land in Brunswick East and Coburg, occupied under a fifty-year lease. Council acknowledges CERES' significant contributions in delivering environmental and sustainability education, advancing climate action, urban agriculture, circular economy innovation and fostering community engagement and connection.

Council's previous five-year Funding Agreement (Agreement) with CERES expired on 30 June 2025. In response to a financial sustainability funding request, a one-year continuation of funding for 2025-26 was provided while CERES undertook financial turnaround work and officers developed a new Agreement.

The proposed Agreement provides five years of operational and capital funding from 2026-27 to 2030-31. Funding is within Council's adopted budget and forward estimates and no additional funding is sought through this report.

The proposed Agreement continues Council's support for CERES while strengthening accountability for public funding. It includes clearer annual reporting, practical key performance indicators, capital works planning and acquittal, early notification of material risks, and proportionate funding consequences where material issues are not addressed.

The Agreement gives Council better understanding of CERES' financial sustainability and community benefit as appropriate for a major partner and funder.

Previous Council decisions

Governance report - cyclical report - June 2025

That Council:

...

5. Notes that Council's five-year funding agreement with CERES Earth Ltd (CERES) will expire in June 2025.

6. *Endorses a grant to CERES Earth Ltd \$261,182 (excl. GST) in 2025-26, equivalent to the current year annual funding, noting that this amount is budgeted in Council's draft 2025-2026 Budget.*
7. *Authorises the Chief Executive Officer to finalise a funding agreement for the 2025-26 grant with CERES Earth Ltd.*
8. *Notes that a new five-year agreement with CERES Earth Ltd is under negotiation, to start in 2026-27, and a report will be brought back to Council for consideration.*

...

CERES Funding Agreement 2019 - 2020 – 2024-2025 - draft for endorsement – 05 May 2019

That Council:

1. *Notes the diverse environmental and social community benefits delivered by CERES as highlighted in their most recent annual report at Attachment 2.*
2. *Endorses the attached draft Funding Agreement at Attachment 1 between Council and CERES Inc. 2019/20 – 2024/25.*
3. *Authorises the Chief Executive Officer to finalise and sign the Moreland City Council and CERES Inc. Funding Agreement 2019/20 – 2024/25.*
4. *In accordance with the Funding Agreement provisions, authorises the Director City Futures to review and approve an annual program of improvement works or other initiatives over the term of the agreement.*

1. Policy Context

The diverse services and mission of CERES align with and contribute towards achieving Merri-bek's Community Vision and strategic objectives in our Council Plan 2025 – 2029, in particular:

- Care for Nature and Climate Resilience
- Healthy and Inclusive Communities
- Beautiful and Liveable City
- Thriving Economy and Culture

Their services and programs tangibly contribute to realising the aspirations within our Climate Emergency Action Plan 2025, Circular Economy Strategy, Food Systems Strategy and Zero Carbon Merri-bek Framework, amongst others.

2. Background

CERES Earth Ltd is a valued environmental and educational community organisation within our municipality. They deliver education and training programs in sustainable living, and trade in organic food and permaculture plants. All the proceeds fund a community visitor centre and 4.5-hectare site that demonstrates sustainable living.

The idea for the Centre for Education and Research in Environmental Strategies (CERES) took shape in the late 1970s, when a group of residents and school teachers began to explore ways to address social and environmental issues facing urban communities. In 1982, the then Brunswick City Council agreed to lease to the community group a barren 4.5-hectare block on the banks of the Merri Creek in Brunswick East, that was a decommissioned rubbish tip (and before that, a bluestone quarry).

Council has provided CERES with a series of 5-year funding agreements since 2008-09, providing a combination of capital and operational funding. In 2025, recognising CERES value to the community and their significant investment in the site, Council entered into a long-term peppercorn Lease Agreement (50-year term).

In early 2025, CERES advised Council that it was experiencing significant financial stress and requested a material increase in ongoing Council funding. Council did not support increasing ongoing funding beyond existing budget allocations at that time. Instead, Council supported a one-year continuation of funding for 2025-26 at existing levels, together with a separate one-off grant to support financial capability and turnaround work.

Since then, CERES has advised Council that it has undertaken extensive financial sustainability and organisational work, including a diagnostic review of its financial position and business model, changes to its operating model, improved financial performance monitoring, and work on a Board-endorsed strategy. While progress has been made, financial sustainability remains an ongoing focus.

3. Issues

Proposed Funding Agreement

Council wants to see CERES continue and thrive as a valued environmental, educational and community organisation. The proposed Agreement is intended to provide funding certainty and maintain Council's long-standing support, while also strengthening accountability, transparency and financial sustainability. This approach recognises CERES' significant contribution to Merri-bek and the wider community, while ensuring public funding is linked to clear community benefit, responsible financial management and appropriate capital works planning.

The proposed Funding Agreement allocates the funds roughly equally to operational funding to support operational and site management, and capital funding for upgrades and renewal of facilities and public realm at the leased sites (via a Council-approved priority capital works program). This reflects the dual roles that CERES plays both delivering services in the community and maintaining community assets, and is consistent with the previous agreement.

The Agreement includes a simplified annual reporting cycle. CERES will report annually to Council on performance, financial sustainability, use of Council funding, capital works expenditure and planned capital works for the following year.

The proposed performance measures focus on financial sustainability, progress against CERES' Board-endorsed financial strategy, financial management and assurance, community benefit, environmental education, and climate and sustainability outcomes. Where relevant, the first year of reporting will establish baselines, with future reporting showing trends over time.

The Agreement includes proportionate funding consequences where there are material performance, reporting or compliance issues. If two or more KPIs are not met in a reporting period, CERES will be required to provide a mitigation report within three months, outlining the reasons, proposed actions and timeframes to improve performance. Where an adequate response is not provided, Council may withhold a portion of the operating grant.

The Agreement also strengthens capital funding acquittal. Capital funding will be linked to an annual capital works plan accepted by Council officers, with unspent funds returned unless carry-forward is approved in writing.

Community impact

CERES delivers significant positive social, environmental and economic value to the Merri-bek community and beyond. Their reach and engagement is diverse and wide, for example in 2024/25:

- 660,000 people interacted with CERES at one of their locations or were visited by CERES;
- 18,000 people attended an event;

- they supported 14 long-standing local groups (e.g. Bee Group, Bike Shed, Melbourne Zen Group etc);
- 32,000 participated in Student Programs at CERES;
- 6,500 visited Joe's Market Garden for farm gate sales; and
- food delivered through Fair Food or purchased from the Grocery and Café.

Climate emergency and environmental sustainability implications

CERES' vision is for people to fall in love with the Earth again, and as such, their work spans environmental, social, economic, spiritual and cultural dimensions. Their education and engagement is 'designed to reconnect people to each other and the Earth, developing the practical skills, knowledge, leadership qualities and community resilience that will be needed in the coming decades'.

Economic sustainability implications

CERES is a significant employer in Brunswick East with social enterprises and events that generate and redistribute revenue within local and regional supply chains (i.e. local trades, farmers, makers, artists etc). CERES employs around 160 staff (and has thousands of volunteers), has over 300 community groups using the site, and brings around 600,000 visitors and 30,000 school children to the site each year.

Legal and risk considerations

The long-term Lease Agreement reflects the expectation of rolling 5-year Funding Agreements between Council and CERES. The Funding Agreement supplements, but does not replace or limit, CERES' obligations under the long-term lease or any other legal requirement. CERES remains responsible for securing any relevant building, planning, landowner or other approvals required for works or activities at the leased sites.

While the draft Funding Agreement addresses key risks including potential CERES underperformance against reporting metrics, it aims to support their ongoing and improved financial sustainability over time.

Human Rights Consideration

The implications of this report have been assessed in accordance with the requirements of the Charter of Human Rights and Responsibilities, and no rights are negatively impacted by the recommendations of this report.

4. Community consultation and engagement

The proposed funding is included in Council's budget – which went to full community consultation prior to its adoption in June 2026.

5. Officer Declaration of Conflict of Interest

Council officers involved in the preparation of this report have no conflict of interest in this matter.

6. Financial and resources implications

The proposed 2026 - 2027 budget includes a total of \$267,394 for CERES, comprised of an operating (\$122,394) and capital (\$145,000) grant. This represents the first year of a budgeted five-year grant agreement with CERES, continuing at historical levels. The forecast grant value is \$1,394,333 (excl. GST) over the 5-year term.

Funding is within Council's adopted budget and forward estimates, and no additional funding is sought through this report. The annual amounts are detailed in the table below.

	Operating	Capital	TOTAL:
2026-27	\$ 122,394	\$ 145,000	\$ 267,394
2027-28	\$ 123,618	\$ 150,000	\$ 273,618
2028-29	\$ 124,854	\$ 155,000	\$ 279,854
2029-30	\$ 126,103	\$ 160,000	\$ 286,103
2030-31	\$ 127,364	\$ 160,000	\$ 287,364
Five Year Total:	\$ 624,333	\$ 770,000	\$ 1,394,333

CERES is responsible for maintaining and renewing all assets on the two sites leased from Council (at Lee Street and Harding Street in Brunswick). This includes ensuring that Essential Safety Measures are maintained and compliant.

7. Implementation

Pending Council's endorsement of the Agreement, it will be finalised and executed under CEO delegation. The first milestone payment to CERES would follow Agreement execution and Council acceptance of an annual forward plan for the capital works component.

Attachment/s

- 1 CERES Funding Agreement 2026_2031 draft

D26/293927

Pursuant to section 3(1)(g(ii)) of the Local Government Act 2020 this attachment has been designated as confidential because it relates to private commercial information, being information provided by a business, commercial or financial undertaking that if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage.

7.4 AMENDMENT C235MBEK - REVISED PUBLIC OPEN SPACE CONTRIBUTION RATE FOR THE PLANNING SCHEME - CONSIDERING THE INTERIM PANEL REPORT

Director Place and Environment, Pene Winslade

City Design and Economy

Officer Recommendation

That Council:

1. Notes the:
 - a) Planning Scheme Amendment C235mbek (amendment) Interim Panel Report for a revised Public Open Space Contribution rate dated 2 April 2026 at Attachment 1.
 - b) Updated HillPDA report, the peer review report by Westlink and the projects list document by Veris at Attachments 2, 3 and 4 respectively, prepared in response to the C235mbek Interim Panel Report.
 - c) Updated amendment Explanatory Report at Attachment 5, which references the HillPDA, Westlink and Veris documents at Attachments 2, 3 and 4 respectively, to support the amendment's supplementary exhibition.
3. Endorses supplementary exhibition of Amendment C235mbek, including the documents at Attachments 2, 3, 4 and 5, to address the matters identified in the Interim Panel Report.
4. Notes that a further report will be provided to Council following completion of the Amendment C235mbek's supplementary exhibition process addressing:
 - a) The outcomes of the exhibition.
 - b) Any submissions received.
 - c) The proposed position to advance the amendment.
5. Authorises the Director Place and Environment to do all procedural and administrative steps necessary to give effect to this resolution.

REPORT

Executive Summary

Merri-bek is experiencing ongoing growth, with further development and population growth expected across the municipality. This will increase demand on Merri-bek's open space network.

Amendment C235mbek (amendment) proposes, supported by detailed technical work, to replace Merri-bek's existing suburb-based public open space contribution rates of 2.5%–6.8% with a city-wide rate of 8.68%. If approved by the State Government, the amendment will enable Council to collect higher contributions from development to fund new and improved open space across the municipality. The proposed rate is estimated to increase the existing annual contribution revenue by approximately \$6 million, from \$9 million to \$15 million per year, subject to future subdivision activity.

Amendment C235mbek was publicly exhibited from 4 September to 13 October 2025. Council received seven submissions. Two raised concerns, and five supported the proposal or raised no concerns. These submissions were referred to an independent Planning Panel.

A Panel Hearing was held on 23 February 2026. The C235mbek Interim Panel Report was issued on 2 April 2026 and is included as **Attachment 1**. The report has been shared with submitters and is available on Council's [website](#) and the State's [C235mbek webpage](#).

The Interim Report recommended further technical work to better support the proposed 8.68% contribution rate, followed by supplementary exhibition before the Panel finalises its recommendations. In response, additional expert work was commissioned and is now complete. This work is included at **Attachments 2, 3, and 4** and confirms the merits of the proposed 8.68% rate.

It is recommended that Council note the work undertaken in response to the Interim Panel Report and the updated amendment documents in **Attachment 5** and endorse their supplementary exhibition. Following the exhibition, Council will receive a further report on the submissions received and the recommended next step, including whether the C235mbek Panel should be reconvened.

Previous Council Decisions

Amendment C235mbek – Revised Public Open Space Contribution Rate for the Planning Scheme – Decision Gateway 2 – 12 November 2025

That Council:

1. *Notes the significant impact of the open space reserve in facilitating the delivery of critical open spaces to meet the needs of a rapidly growing Merri-bek population.*
2. *Considers all submissions made on or before the last date of exhibition of Amendment C235mbek to the Merri-bek Planning Scheme (Amendment), relating to a revised public open space contribution rate, in accordance with section 22(1) of the Planning and Environment Act 1987 (Vic) (Act).*
3. *Considers any late submissions received after the last date of exhibition but on or before the Council meeting date (12 November 2025), in accordance with section 22(2) of the Act.*
4. *In relation to all submissions which were considered by Council,*
 - a) *Using its powers as a Planning Authority under section 23 of Act, refers those submissions to an independent Planning Panel appointed by the Minister under Part 8 of the Act.*
 - b) *Requests that the Minister for Planning appoint an independent Planning Panel under Part 8 of the Act to consider all submissions received in relation to Amendment C235mbek.*
5. *Endorses the responses to submissions in Attachment 2 to this report to form the basis of Council's submission to the independent Planning Panel.*
6. *Authorises the Director, Place and Environment to:*
 - a) *Present submissions to the Planning Panel, adopting a position of advocacy for the Amendment, generally in accordance with this report and Attachment 2.*
 - b) *Make minor changes to Amendment C235mbek and to give direction on issues that arise during the future panel hearing in response to expert evidence, submissions, and the planning panel.*

Build-To-Rent Exemptions from Open Space Contributions – 9 July 2025

That the City of Merri-bek Mayor writes to Premier Jacinta Allan and Minister for Planning Sonya Kilkenney, outlining Council's strong opposition to the current exemption from public open space contributions enjoyed by Built to Rent developments and to request immediate review of the State Planning controls to ensure all developments contribute to open space.

Amendment C235mbek – Revised Public Open Space Contribution Rate for the Planning Scheme – Decision Gateway 1 – 12 March 2025

That Council:

1. *Endorses the report Merri-bek Public Open Space Contributions Refresh: Open Space Contributions Schedule (HillPDA, 4 February 2025), as shown in Attachment 1 as part of Amendment C235mbek.*
2. *Seeks authorisation from the Minister for Planning to prepare Merri-bek Planning Scheme Amendment C235mek in accordance with Section 8A of the Planning and Environment Act 1987.*
3. *Subject to the Minister's authorisation, prepares Amendment C235mbek, generally in accordance with the documentation provided at Attachment 1.*
4. *Exhibits Amendment C235mbek in accordance with Section 19 of the Planning and Environment Act 1987 and as outlined in the Consultation section of this report.*
5. *Authorises the Director Place and Environment to make changes to the Amendment prior to exhibition based on any conditions imposed in the authorisation granted by the Minister for Planning and to make administrative changes to correct errors and grammatical changes.*

Amendment C231mbek – Introduction of the Moving Around Merri-bek Transport Strategy and Merri-bek Open Space Strategy – Decision Gateway 3 – Consideration of Panel Report and Decision on the Amendment – 12 February 2025

That Council:

1. *Notes the findings and recommendations of the C231mbek Panel included at Attachment 1 to this report.*
2. *Adopts Amendment C231mbek to the Merri-bek Planning Scheme pursuant to Section 29(1) of the Planning and Environment Act 1987, as exhibited and with the changes recommended by the planning panel and discussed at Section 3 of this report and shown at Attachment 2.*
3. *Submits Amendment C231mbek to the Merri-bek Planning Scheme to the Minister for Planning for approval, pursuant to section 31 of the Planning and Environment Act 1987.*
4. *Endorses the updated Open Space Technical Report and 20-Year Open Space Projects List as shown at Attachments 2 and 3 to support the open space contribution rate review.*
5. *Notes that the Open Space Strategy will be updated with the corrected Open Space Framework Plan as shown at Attachment 2.*

Adoption of New Merri-bek Open Space Strategy – 10 April 2024

That Council:

1. *Endorses as final the Merri-bek Open Space Strategy (Attachment 1) and associated Action Plan (Attachment 2), with the following changes to the Action Plan:*
 - a) *Insert a new action for 2024/25 in the Action Plan under Direction 1: Providing parks close to home and enhancing existing open spaces after action 1.9 to "Prepare a municipal-wide view of priority of gap areas in addition to the suburb by suburb view, in preparation for the refresh of the Park Close to Home Framework"*
 - b) *Amend action 1.10 listed for 2025 to 2029 under Direction 1: Providing parks close to home and enhancing existing open spaces so that it reads "Refresh the Park Close to Home Framework to guide land acquisition and prioritisation of projects across Merri-bek, taking into account the Open Space Background Technical Report, the Merri-bek Strategic Property Framework, consideration of the Merri-bek Planning Scheme and ensuring the framework is practical to apply."*

- c) *Amend action 4.13 listed for 2024/25 in the Action Plan under Direction 4: Providing open space for everyone to add “d) consideration of whether additional land is required under the Park Close to Home Framework for new sporting facilities.”*
 - d) *Insert a new action for 2024/25 in the Action Plan under Enabling Actions after action 6.8 to “Develop and present to Council principles and a procedure to govern the management of the Public Resort and Recreation Land Fund so that it holds adequate funding to support significant strategic property purchases.”*
2. *Authorises the Director City Infrastructure to make minor editorial changes in finalising the documents for publication, including graphical design and numbering of actions, that do not change the meaning of the Strategy or Action Plan.*
 3. *Notes the Community Engagement Report (Attachment 3) detailing the methodology and findings of community engagement, including from the Hearing of Submissions, on the Merri-bek Open Space Strategy and Action Plan and thanks the community for their participation throughout the process of preparing the Open Space Strategy.*
 4. *Endorses the approach to open space planning represented in the Open Space Technical Background Report (Attachment 4) and 20-year Project List (Attachment 5), noting that these documents align with the Open Space Strategy and Action Plan.*

1. Policy Context

Council Plan

The previous *Council Plan 2021-2025* included a major initiative to implement the new *Merri-bek Open Space Strategy* (MOSS). This included preparing an updated open space levy. The *Council Action Plan 2024-2025* supported this through Action 223, to start a planning scheme amendment for a new open space levy.

The need for an updated open space levy continues under the *Council Plan 2025-2029*. This Plan includes a major initiative to support financial sustainability, effective use of resources and sound decision-making. The *Council Action Plan 2025-2026* supports this through Action 76, which is to update Merri-bek’s open space developer contribution model.

The Merri-bek Open Space Strategy (MOSS)

In 2024, Council endorsed the MOSS to guide future improvements to Merri-bek’s open space network. The MOSS was supported by a technical report. The report identifies open space gaps and lists projects needed over the next 20 years to support population and employment growth.

Amendment C231mbek

Amendment C231mbek, endorsed by Council on 12 February 2025 and approved by the Minister for Planning on 7 August 2025, implements the strategic directions of the MOSS into the Merri-bek Planning Scheme (Scheme). Amendment C231mbek came into effect on 2 October 2025, following publication of the notice of approval in the Government Gazette. Amendment C231mbek also introduced the MOSS technical report into the Scheme as a background document.

The Merri-bek Planning Scheme (Scheme)

Clause 02.04 of the Municipal Planning Strategy includes an Open Space Framework Plan. This plan shows the open space hierarchy and identifies gaps in open space across Merri-bek.

At the State Planning Policy Framework level, Clause 19.02-6R (Open space – Metropolitan Melbourne) seeks to:

“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.”

Clause 53.01 (Public Open Space Contribution and Subdivision) specifies when a public open space contribution is required and allows the Scheme to set the applicable contribution rate through a local schedule.

Amendment C235mbek (amendment) only changes the contribution rate in the Schedule to Clause 53.01. It does not change when contributions are required or how they are collected. Those rules are set by the State through the Victoria Planning Provisions.

Subdivision Act

The *Subdivision Act 1988* allows councils to require a public open space contribution when there is a need for more open space. This need is based on existing open space supply and the demand expected from new development.

Public open space contributions can only be collected at the subdivision stage. In most residential redevelopment scenarios, subdivision occurs after the development has been approved for construction.

In Victoria, a public open space contribution is required when land is subdivided to create three or more dwellings. The contribution is assessed during the subdivision approval process and paid before a statement of compliance is issued. The amount payable is based on the contribution rate and the land's site value.

Built-to-rent developments that stay in single ownership do not pay public open space contributions because they do not involve subdivision. These developments can still increase population density and demand for open space. This is a State Government (State) policy issue and is separate from Amendment C235mbek.

2. Background

Council currently collects open space contributions from new development under Clause 53.01 of the Scheme. Current rates vary by suburb, from 2.5% in Brunswick West to 6.8% in Coburg.

Contributions are collected when land is subdivided and are used to fund new and improved public open spaces.

Open space contributions are paid into a city-wide fund. The fund supports new parks, upgrades to existing open spaces and other works that improve local amenity. These contributions help Council deliver a better open space network for a growing community.

Three examples of public open spaces delivered through this funding are shown below.

Image 1. Garrong Park. Tinning Street, Brunswick



Size: 2,000 sqm. Properties acquired: 1. Components: Playground, public toilet, picnic facilities and BBQs, open grass area, landscaping.

Image 2. Citadel Park. Glenroy



Size: 1,390 sqm. Properties acquired: 1. Components: Playground, picnic facilities and BBQs, open grass area, landscaping, water play, exercise station.

Image 3. Bulleke-bek Park. West Street. Brunswick



Size: 2,500 sqm. Properties acquired: 7. Components: Playground, water play, community garden, public toilet, picnic facilities, open grass area, landscaping.

The current contribution rates were set more than ten years ago. Since then, Merri-bek has grown quickly. Recent State planning reforms are also expected to support more development and faster population growth. This will increase demand on Merri-bek's open space network.

Council responded by preparing the MOSS, which was endorsed in April 2024 after extensive community engagement. The MOSS provides the basis for reviewing the current open space contribution rates. One of its key actions is to update the rate so new development helps fund new and improved open space across Merri-bek.

To support this process, technical experts were engaged to do the review and recommend an updated city-wide contribution rate.

There is no current State guidance on how to set or review public open space contribution rates. Councils therefore rely on the *Subdivision Act 1988*, the Victoria Planning Provisions and planning panel recommendations when preparing or updating contribution rates.

Amendment C235mbek

In March 2025, Council resolved to seek authorisation from the Minister for Planning to prepare and exhibit an amendment to update the open space contribution rate.

The amendment proposes a new city-wide contribution rate of 8.68%. This implements a key action of the MOSS. The MOSS, along with its technical report, gives strategic direction for updating the contribution rate in Clause 53.01 of the Scheme.

The proposed rate is estimated to increase annual contribution revenue by approximately \$6 million, from \$9 million to \$15 million per year, subject to future subdivision activity.

The new rate will help fund the open space needed to support housing and population growth. Recent State housing reforms have made this need more important. On:

- 1 August 2025: The Minister for Planning (under delegation) authorised Council to prepare and exhibit Amendment C235mbek. The Amendment was publicly exhibited from 4 September to 13 October 2025, with seven submissions received. Further details of this process are discussed in Section 4 of this report.
- 12 November 2025: Council resolved to request an independent planning panel to consider the submissions. The C235mbek Panel Hearing was held on 23 February 2026. No submitters attended the hearing.
- 2 April 2026: Council received the C235mbek Interim Panel Report. The report was published on the Council and State websites and shared with submitters. The interim report gave recommendations for progressing the amendment.

3. Issues

Interim Panel Report

The report is at **Attachment 1**. In summary, the report:

- Acknowledged there is no prescribed method to determine the contribution rate.
- Acknowledged Council has developed a method that draws on work done by other councils, the views of other panels, and the opinions of experts.
- Acknowledged Council's method is suitably replicable, underpinned by strategic work and population forecasts, and has demonstrated the principles for need, nexus, and accountability in the method.
- Has two main recommendations to progress the exhibited contribution rate. These are to do:
 - a) Further technical work to justify a Land Cost Contingency (LCC) percentage, used within the method to help calculate the contribution rate.
 - b) Supplementary exhibition for a costed open space projects list, showing how the LCC percentage relates to projects.

Since receiving the interim report, work has been done to consider the Interim Panel Report's recommendations, including:

- **Land Cost Contingency:** Work has been done to respond to the panel's concern. HillPDA has reviewed its report, which recommended a 27% LCC. This contingency relates to Council's ability to purchase land. This report is in **Attachment 2**. In addition, a further expert (Westlink) was engaged to review this recommendation. The expert's review found the 27% LCC is reasonable and should be used for determining the contribution rate. The review report is in **Attachment 3**.
- **Open Space Projects List:** The method used to determine the 8.68% contribution rate was informed by a list of open space projects to implement Council's Strategy. These projects are listed in a MOSS [technical report](#) that is already a background document in the Scheme. During the C235mbek panel hearing, reference was made to a version of the project list which included project costs. During initial exhibition, this document was available upon request from Council's C235mbek webpage. The project list document (Veris), with information included to explain the list and show the LCC for projects, is in **Attachment 4**.

Arising from the above, and to support transparency during Amendment C235mbek's supplementary exhibition, the amendment's explanatory report has been updated to reference the above and is in **Attachment 5**.

Recommended approach

This report recommends Council note the further technical work done in response to the Amendment C235mbek Interim Panel Report and endorse supplementary exhibition of the amendment. If endorsed by Council, officers will then bring a further report to Council outlining any submissions received through the exhibition process, and recommending a proposed position to advance the amendment to return to the independent Panel.

Climate emergency and environmental sustainability implications

The proposed contribution rate is not expected to have negative climate or environmental impacts. It will help Council fund open space land purchases and improvements. These works can support stormwater management, urban greening and local parks for a growing and changing community.

Legal and risk considerations

The proposed contribution rate will replace existing rates in the Scheme. The existing rates will stay in the Scheme and continue to be used until they are replaced.

The Scheme is a legal document that applies when land is developed or subdivided. Adding the new rate to the Scheme will keep a clear legal requirement for subdividers to make a fair contribution to Merri-bek's public open space network.

Human rights consideration

This report has been assessed against the Charter of Human Rights and Responsibilities. Notice of Amendment C235mbek has been given. The proposed change to the public open space contribution rate will not limit human rights, including the right to privacy and reputation, the right to take part in public life, or property rights, because Amendment C235mbek:

- Updates the public open space contribution rate to help Council meet the needs of landowners, workers and visitors in Merri-bek.
- Is not depriving any legal or proprietary interest in land, or the ability to use and develop land.
- Does not introduce a new Scheme control. It updates an existing requirement for developer contributions when land is subdivided.
- Has been publicly exhibited. Submitters were able to raise concerns through the amendment process.

The proposed contribution rate also helps implement the MOSS. The draft Open Space Strategy and draft Action Plan were informed by a detailed engagement process. This community engagement enabled feedback before Council endorsed the MOSS in 2024.

Gender impact consideration

The amendment updates an existing public open space contribution rate and implements Council's endorsed MOSS. It will improve Council's ability to fund future open space land purchases and works for the whole community.

4. Community consultation and engagement

Council publicly exhibited Amendment C235mbek after the Minister for Planning's delegate gave conditional authorisation. This authorisation delegated authority to Council to exhibit the proposed 8.68% public open space contribution rate. The amendment was publicly exhibited from 4 September to 13 October 2025.

In line with section 19 of the *Planning and Environment Act 1987*, notice of the amendment was given to:

- Ministers, State departments, public authorities, and abutting councils.

The following steps were also taken to meet notice requirements and reach the wider community and key stakeholders:

- Public notice in the Government Gazette, Herald Sun and The Age newspapers.
- Public notice on the Council's website and social media platform.
- Direct notice to peak land development industry bodies.
- Direct notice to land surveying firms and other land development consultants.
- Direct notice to consultants acting for recent planning permit applicants or involved in pre-application discussions.
- Making all relevant information available on Council's [C235mbek webpage](#). Information was also available from the State's [C235mbek webpage](#).

Under section 19(1A) of the Act, it was not practical to individually notify all owners and occupiers across the City about the Scheme change being proposed by Amendment C235mbek.

After considering the C235mbek Interim Panel Report, officers propose that the supplementary exhibition will repeat the previous approach for giving notice. The updated C235mbek Explanatory Report, which includes additional content to explain the re-exhibition, is at **Attachment 5**.

5. Officer Declaration of Conflict of Interest

Council officers involved in the preparation of this report have no conflict of interest in this matter.

6. Financial and Resources Implications

Costs

Administrative costs associated with the processing of the amendment are being met within the base budget of the Strategic Planning Unit. Should the amendment be implemented, it would cost no more to administer than the current system.

Revenue

The Amendment would potentially increase the funds available to invest in Merri-bek open space by up to \$6 million per year.

7. Implementation

C235mbek Amendment process

Subject to adoption by Council, the process moving forward includes:

- Initiating notice for the supplementary exhibition, as described in this report, as soon as possible after the Council meeting.
- Completing the supplementary exhibition to receive submissions.
- Providing a further report to Council on submissions received. The report may recommend reconvening the C235mbek Panel so it can consider Council's extra work and any unresolved submissions.

Attachment/s

1	C235mbek Interim Panel Report (2 April 2026)	D26/167611
2	Public Open Space Land Acquisition Cost Review (HillPDA 2024)	D26/363500
3	Public Open Space Land Acquisition Costs Review (Westlink 2026)	D26/372326
4	Open Space Strategy Projects List (Veris 2026)	D26/371504
5	C235mbek Explanatory Report (supplementary exhibition)	D26/338601

**Planning
Panels
Victoria**

**Merri-bek Planning Scheme Amendment C235mbek
Public Open Space contribution rate updates**

Interim Panel Report

Planning and Environment Act 1987

2 April 2026



How will this report be used?

This is a brief description of how this report will be used for the benefit of people unfamiliar with the planning system. If you have concerns about a specific issue you should seek independent advice.

The planning authority must consider this report before deciding whether to adopt the Amendment.

[section 27(1) of the *Planning and Environment Act 1987* (the PE Act)]

For the Amendment to proceed, it must be adopted by the planning authority and then sent to the Minister for Planning for approval.

The planning authority is not obliged to follow the recommendations of the Panel, but it must give its reasons if it does not follow the recommendations. [section 31 (1) of the PE Act, and section 9 of the *Planning and Environment Regulations 2015*]

If approved by the Minister for Planning a formal change will be made to the planning scheme. Notice of approval of the Amendment will be published in the Government Gazette. [section 37 of the PE Act]

Planning Panels Victoria acknowledges the Wurundjeri Woi Wurrung People as the traditional custodians of the land on which our office is located. We pay our respects to their Elders past and present.

Planning and Environment Act 1987

Interim Panel Report pursuant to section 25 of the PE Act

Merri-bek Planning Scheme Amendment C235mbek

Public Open Space contribution rate updates

2 April 2026



Gabby McMillan, Chair

Planning
Panels
Victoria

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Glossary and abbreviations

Amendment	Amendment C235mbek
Apportionment Methodology Report	<i>Merri-bek Open Space Apportionment Methodology</i> (Mesh, 2025)
CIV	Capital Improved Value
Consultation Draft Projects List	<i>Merri-bek Open Space Strategy 20 year Projects List Draft for Consultation</i> (December 2023)
Contributions Schedule Report	<i>Open Space Contributions Schedule</i> (HillPDA, 2025)
Council	Merri-bek City Council
DELWP	Department of Environment, Land, Water and Planning (former)
Implementation Review	<i>Merri-bek Public Open Space Contributions Refresh, Strategy Implementation Review</i> (HillPDA, August 2023)
Open Space for Everyone	<i>Open Space for Everyone – Open Space Strategy for Metropolitan Melbourne</i> (Victorian Government, 2021)
Open Space Strategy	<i>Merri-bek Open Space Strategy</i> (Merri-bek City Council, 2025)
PE Act	<i>Planning and Environment Act 1987</i>
Planning Scheme	Merri-bek Planning Scheme
Projects List	<i>Open Space Strategy Projects List Master Spreadsheet</i> (Mesh, March 2025)
Technical Report	<i>Merri-bek Open Space Strategy Technical Report</i> (Mesh Planning, 2025)

Merri-bek Planning Scheme Amendment C235mbek | Interim Panel Report | 2 April 2026

Overview

Amendment summary

The Amendment	Merri-bek Planning Scheme Amendment C235mbek
Common name	Public Open Space contribution rate updates
Brief description	The existing Public Open Space contribution rates in the schedule to Clause 53.01 (Public Open Space Contribution and Subdivision) are proposed to be replaced with a new municipality wide levy rate of 8.68 percent
Subject land	All land in Merri-bek City Council
Planning Authority	Merri-bek City Council
Authorisation	1 August 2025, with conditions (which have been complied with)
Exhibition	4 September to 13 October 2025
Submissions	Number of Submissions: 7, Opposed: 2

Panel process

The Panel	Gabby McMillan
Directions Hearing	By video, 30 January 2026
Panel Hearing	Planning Panels Victoria, 23 February 2026
Site inspections	Unaccompanied, 31 January 2026
Parties to the Hearing	Merri-bek City Council represented by Jordan Wright (and instructed by Maddocks), who called evidence on: - cost apportionment approach from Jo Fisher of Veris - calculation of the proposed contribution rate from Alex Hrelja of HillPDA
Citation	Merri-bek PSA C235mbek [2026] PPV (Interim)
Date of this report	2 April 2026

**Planning
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Executive summary

Merri-bek Planning Scheme Amendment C235mbek (Amendment) seeks to update the public open space contribution rates in the schedule to Clause 53.01 (Public Open Space Contribution and Subdivision).

Specifically, the Amendment proposes to:

- amend the schedule to Clause 53.01 (Public Open Space Contribution and Subdivision) to apply a contribution rate of 8.68 percent to all non-exempt subdivisions across the municipality
- amend the schedule to Clause 72.08 (Background Documents) to list the Merri-bek Open Space Apportionment Methodology (Mesh, 2025) and the Open Space Contributions Schedule (HillPDA, 2025).

Key issues raised in submissions were:

- strategic justification for the Public Open Space contribution rates
- economic impacts of the Public Open Space contribution rates.

Strategic justification

The strategic justification for the Amendment is heavily dependent on the appropriateness of the approach and methodology used to calculate the contribution rate.

There is no prescribed approach to determine a public open space contribution rate in Victoria, and no universally accepted methodology. Accordingly, Council has developed a methodology, drawing on work in other municipalities and the views of other planning panels.

The key issue is whether the methodology used in this Amendment is appropriate having regard to:

- the principles of need, nexus and accountability
- transparency
- replicability
- the use of qualitative and quantitative approaches, considering the proposed population increase
- the *Merri-bek Open Space Strategy* (Merri-bek City Council, 2025), *Merri-bek Open Space Strategy Technical Report* (Mesh Planning, 2025) and a feasible project list.

Council has undertaken a significant amount of strategic work and reviewed the methodology used by other Councils. It has adopted a methodology which is suitably replicable, underpinned by strategic work and population forecasts. Council has demonstrated that the principles of need, nexus and accountability have been integrated into its approach.

The Panel's main concerns with the Amendment relates to transparency around costings and contingencies (as discussed in Chapter 2). Key concerns are:

- The *Open Space Strategy Projects List Master Spreadsheet* (Mesh, March 2025) (Projects List) is a key input in the calculation of the rate. This is the only document

that contained critical information relating to the project costings and the nature (and magnitude) of contingencies added.

- Council has not clearly and transparently published the detailed project costings in the Projects List.
- The manner in which the Projects List was described and presented on Council's website during exhibition was confusing.
- The lack of transparency is of particular concern given the inclusion of a 'less common' 27 percent land cost contingency in the project costings. This type of contingency is not something that could have been reasonably anticipated by the public and should have been made more transparently available during the exhibition process.
- While the Panel does not oppose the inclusion of a land cost contingency in principle, more work needs to be done to justify the percentage adopted.
- The justification for the inclusion of a 27 percent land cost contingency and the cost implications need to be disclosed more transparently to the public.

Economic impacts

While there will be some increase in costs (in some suburbs), the economic impacts of the Amendment are not considered to be unreasonable.

The contribution towards open space project costs will also ensure that open space projects can be delivered, providing a wider community benefit, particularly for new communities in new developments.

Timing and pathways

The Panel accepts it is important to update the public open space contribution rate in a timely manner to give effect to open space policy, especially given the amount of work completed by Council.

The Panel has issued this as an interim report to give Council the opportunity to adjust the calculation (specifically to delete the 27 percent land cost contingency) or remedy the methodological issues through further work and consultation.

Recommendations

Based on the reasons set out in this Interim Report, the Panel recommends:

1. **Adopt the Merri-bek Planning Scheme Amendment C235mbek as exhibited subject to:**
 - a) **Deleting the 27 percent land cost contingency from the project costings in the Open Space Strategy Projects List Master Spreadsheet (Mesh, March 2025).**
 - b) **Adjusting the calculation of the public open space contribution rate to account for the deletion of the 27 percent land cost contingency, resulting in an overall lower public open space contribution rate in the proposed schedule to Clause 53.01.**
2. **If Recommendation 1 is not accepted undertake the following further work before finalising Merri-bek Planning Scheme Amendment C235mbek:**

- a) Further work to justify the proposed 27 percent land cost contingency included in the detailed project costings in the Open Space Strategy Projects List Master Spreadsheet (Mesh, March 2025).
- b) If required, update the Merri-bek Planning Scheme Amendment C235mbek and undertake supplementary exhibition of the detailed project costings in the Open Space Strategy Projects List Master Spreadsheet (Mesh, March 2025) (including the land cost contingencies).

1 Introduction

1.1 The Amendment

(i) Amendment description

The purpose of the Merri-bek Planning Scheme Amendment C235mbek (Amendment) is to update the Public Open Space contribution rates in the schedule to Clause 53.01 (Public Open Space Contribution and Subdivision).

Specifically, the Amendment proposes to:

- Amend the schedule to Clause 53.01 (Public Open Space Contribution and Subdivision) to apply a contribution rate of 8.68 percent to all non-exempt subdivisions and remove the existing suburb-based rate?
- Amend the schedule to Clause 72.08 (Background Documents) to include the following background documents:
 - *Merri-bek Open Space Apportionment Methodology* (Mesh, 2025) (Apportionment Methodology Report)
 - *Open Space Contributions Schedule* (HillPDA, 2025) (Contributions Schedule Report)

(ii) The subject land

The Amendment applies to all land in Merri-bek City Council.

1.2 Background

The existing schedule to Clause 53.01 prescribes mandatory, suburb-based public open space contribution rates. The rates vary between suburbs, for example Brunswick West 2.5 percent, Fawkner 5.7 percent, Glenroy 6.5 percent and Coburg 6.8 percent. The current contribution rates are derived from strategic work dating back to 2004, with the most recent work documented in the *Public Open Space Contributions and Subdivision Report* (SGS, 2011).

Council conducted a review of its progress in delivering and upgrading public open space in the *Merri-bek Public Open Space Contributions Refresh, Strategy Implementation Review* (HillPDA, August 2023) (Implementation Review). That review informed a review of open space policy, including the *Merri-bek Open Space Strategy* (Merri-bek City Council, 2025) (Open Space Strategy) and the *Merri-bek Open Space Strategy Technical Report* (Mesh Planning, 2025) (Technical Report).

Merri-bek Planning Scheme (Planning Scheme) Amendment C231mbek implemented the Open Space Strategy and Technical Report as background documents. Clause 19.02-6L includes the following strategy:

Encourage land contributions over cash contributions in identified gap areas in Clause 2.04 Open Space Framework, areas adjoining existing public open spaces, creek corridors, and across the public open space network.

Council relied on the Open Space Strategy and Technical Report as the strategic basis for this Amendment.

1.3 Planning context

The following planning context is relevant to the Amendment.

Table 1 Planning context

	Relevant references
Victorian planning objectives	- section 4 of the PE Act
Municipal Planning Strategy	- Clause 02.3-8 (Infrastructure)
Planning Policy Framework	- Clauses 19.02-65 (Open space) - Clauses 19.02-6L (Open space in Merri-bek)
Other planning strategies and policies	- Plan for Victoria, Pillars 2 (Accessible jobs and services), Pillar 3 (Great places, suburbs and towns) and Pillar 4 (Sustainable environments) - <i>Guide for Open Space Strategies</i> (2025) - <i>Open Space for Everyone – Open Space Strategy for Metropolitan Melbourne</i> (2021) (Open Space for Everyone)
Planning scheme provisions	- Clause 53.01 (Public open space contribution and subdivision) - Clause 72.08 (Background documents)
Planning scheme amendments	- Merri-bek Amendment C231mbek
Ministerial directions	- Ministerial Direction 11 (Strategic Assessment of Amendments)
Planning practice notes	- Planning Practice Note 13: Incorporated and Background Documents - Planning Practice Note 46: Strategic Assessment Guidelines, September 2022

1.4 The Panel's approach

Key issues raised in submissions were:

- strategic justification for the Public Open Space contribution rates
- economic impacts of the Public Open Space contribution rates.

The strategic justification for the Amendment is heavily dependent on the appropriateness of the approach and methodology used to calculate the contribution rate. For this reason, the report deals with approach and methodology first, then deals with strategic justification, economic impacts and transitional provisions.

This Report uses the following headings:

- Explanation of approach and methodology
- Assessment of approach and methodology
- Strategic justification
- Economic impacts
- Transitional provisions and other matters.

The Panel has assessed the Amendment against the principles of net community benefit and sustainable development, as set out in Clause 71.02-3 (Integrated decision making) of the Planning Scheme.

The Panel considered all written submissions made in response to the exhibition of the Amendment, observations from site visits, and submissions, evidence and other material presented to it during the Hearing. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

2 Approach and methodology

2.1 The issues

The key issues are whether the methodology to calculate the open space contribution is appropriate having regard to:

- the principles of need, nexus and accountability ('Eddie Baron principles')
- transparency
- replicability
- use of qualitative and quantitative approach, having regard to the proposed population increase
- a detailed and justified Open Space Strategy, Technical Report and feasible project list

2.2 Background strategic work

Council relied on four key documents in explaining its proposed approach to calculating the public open space contribution rate:

- Open Space Strategy
- Technical Report
- Apportionment Methodology Report
- Contributions Schedule Report.

The methodology relies on the *Open Space Strategy Projects List Master Spreadsheet* (Mesh, March 2025) (Projects List), which was referred to during the Hearing and is included in the expert statement of Ms Fisher.

2.2.1 Open Space Strategy

The Open Space Strategy provides a long-term framework for the planning, provision, design, management and funding of public open space across the municipality for 20 years. The Open Space Strategy states it will be used to inform future strategic work, including open space contribution rates.

One of the key enabling actions in the strategy is to maintain a 20 year projects list. The Open Space Strategy refers to list of recommended projects at Appendix 4 of the strategy and states:

The Projects List, which accompanies the Strategy, is also being assessed in relation to review of the city's public open space contribution rate.

...

The Projects? List is not exhaustive or definitive.

Appendix 4 of the strategy does not include a detailed list but cross references the detail in the Technical Report.

2.2.2 Technical Report

The Technical Report supports the Open Space Strategy and provides a detailed analysis of the open space needs and demand. The Technical Report identifies that adequate funding will be required:

The Open Space Strategy and Technical Report will outline a Project List of recommended projects to support the open space vision for the future of Merri-bek. This will need to be supported by a funding framework that identifies appropriate contributions from all stakeholders. This will necessitate review of the existing open space contribution rate to ensure the funding contribution from private development is proportional and appropriate.

Format of the list of projects and costings

The Technical Report includes a list of open spaces projects for each precinct, including costings (expressed as a cost bracket). Figure 2 shows an example of how the list of projects for Brunswick East was presented in the Technical Report.

Figure 1 - Extract of list of project costings for Brunswick from the Technical Report

Table 6 - Priority List			Objectives											
Project ID	Owner/Owner's Project Number	Project Description	Location	Priority	Project Priority (L, M, H)	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Owner Response	Owner Name/ Response Due Date	
0001	State Planning/Division 2 - Early	Continue to build capital infrastructure based upon "immediate future" funding. All infrastructure to be placed upon the "long-term future" plan.	Throughout State	High priority	H	1	2	3	4	5	6	0001	1	
0002	State Planning/Division 2	Deep economic incentives, incentives, all economic, general development incentives, including state funds, state capital funds	Throughout State	High priority	H	1	2	3	4	5	6	0002	2	
0003	State Planning/Division 2	State Planning/Division 2	Throughout State	High priority	H	1	2	3	4	5	6	0003	3	
0004	State Planning/Division 2	State Planning/Division 2	Throughout State	High priority	H	1	2	3	4	5	6	0004	4	
0005	State Planning/Division 2	State Planning/Division 2	Throughout State	High priority	H	1	2	3	4	5	6	0005	5	
0006	State Planning/Division 2	State Planning/Division 2	Throughout State	High priority	H	1	2	3	4	5	6	0006	6	

Source: Open Space Technical Report (page 129)

2.2.3 Apportionment Methodology Report

The Apportionment Methodology Report sets out an apportionment methodology to determine the proportion of Council's 20-year open space program that should be attributed to new development and funded through Cause 53.01 contributions.

The Apportionment Methodology Report documents all inputs and assumptions and notes that Council has published the 20 year Projects List, enabling public scrutiny of the projects attributed in whole or part to growth. The publication of the Projects List is discussed in more detail at Chapter 22.5.

2.2.4 Contributions Schedule Report

The Contributions Schedule Report sets out the method, data inputs and calculation used to derive the contribution rate for Merri-bek.

The Contributions Schedule Report includes an inter-municipal comparison of recent public open space contribution rates derived using similar apportionment methods, showing the proposed rate of 8.68 percent is within a 7.61–8.68 percent range used in other councils.

Prior to exhibition, Council considered including a 10 percent minimum for strategic redevelopment sites and urban renewal precincts in the schedule. However, Ministerial authorisation required removal of this component so that the exhibited Amendment

included only the single 8.68 percent municipal rate. The Contributions Schedule Report records the two-rate framework, while the exhibited schedule reflects the Minister's condition of authorisation.

2.2.5 Projects List

The Projects List includes a detailed cost breakdown of each project, including land costs, capital costs and two different contingencies. The Projects List was referred to throughout the Hearing and was relied on by experts as a key input into the calculation of the public open space contribution rate. Figure 1 shows the level of costing detail in the Projects List, including land costs, capital costs and contingencies.

Figure 2 - Extract from Projects List presented at Hearing

Project Project ID	Project	Project Description	Suburb	Project Category	Land Area (hectares)	Land Cost (\$)	Capital Budget (\$)	Planning & Design Costs (\$)	Contingency (10% of Land and Capital Costs)	Contingency (10% of Land and Capital Costs)	Contingency (10% of Land and Capital Costs)	Total Project Cost (\$)
2401	Merri-bek Council Office	Merri-bek Council Office	Merri-bek	Office	0.1	1,000,000	1,000,000	100,000	110,000	110,000	110,000	2,220,000
2402	Merri-bek Council Office	Merri-bek Council Office	Merri-bek	Office	0.1	1,000,000	1,000,000	100,000	110,000	110,000	110,000	2,220,000
2403	Merri-bek Council Office	Merri-bek Council Office	Merri-bek	Office	0.1	1,000,000	1,000,000	100,000	110,000	110,000	110,000	2,220,000
2404	Merri-bek Council Office	Merri-bek Council Office	Merri-bek	Office	0.1	1,000,000	1,000,000	100,000	110,000	110,000	110,000	2,220,000
2405	Merri-bek Council Office	Merri-bek Council Office	Merri-bek	Office	0.1	1,000,000	1,000,000	100,000	110,000	110,000	110,000	2,220,000

Source: Project List

Format of the list of projects and costings in previous strategic work

The costings in the Technical Report (described in Chapter 2.2.2) are considerably less detailed than the costings included in the Projects List relied on at the Hearing.

Tabled documents

Council filed submissions and evidence before the Hearing. These documents referred to the Projects List and explained some of the inputs (including the contingencies). The Projects List was provided as an appendix to the evidence of Ms Fisher.

On the morning of the Hearing, an excel version the Projects List was emailed to the Panel. The cover email stated (Panel emphasis):

In addition to the documents filed on Friday, please see attached download link to other supporting material, which is referred to in Council's Part A and Part B submissions.

The documents in this link were made available during the exhibition of Amendment C235mbek, but it has come to our attention that they have not been separately provided to the Panel.

Exhibited documents

A number of documents were exhibited with the Amendment and were described on Council's website under the heading 'What documents were exhibited?' The Projects List was not listed under that heading.

The Panel was unable to find a copy of the Projects List in the material exhibited with the Amendment on Council's website.

Post-hearing clarification

The Panel wrote to Council on 13 March 2026 to confirm which version of the Projects List was 'made available' during exhibition or if it was made available through any other means.

Council responded on 16 March 2026 as follows:

We confirm that the Excel document named *Open Space Strategy Projects List Master Spreadsheet* (Mesh, March 2025) and provided to the Panel via link on the morning of the hearing is the version referred to and made available by Council during exhibition on its website under a drop down list titled **'What are the relevant council reports and other documents?'**

On Council's website the document was given a different title - *'Open Space Apportionment Data (Mesh, 2025)'* and made available on request.

In its response, Council also outlined the means by which the Projects List was 'made available' as follows:

- A version of the Project List was attached as Annexure 3 to Ms Fisher's expert evidence statement (see PDF p.21) inclusive of the Project List project details, costs etc (columns headed in green) as well as the apportionment workings (columns headed in orange).
- The 2023 earlier version of the Project List was collated during Council's creation of its Open Space Strategy. This earlier 2023 version was superseded by the March 2025 version.
- Finally, for completeness we also note that at the hearing Counsel confirmed that the Project List is included, in a different format and separated suburb-by-suburb, in the *Merri-bek Open Space Strategy Technical Report (Mesh, 2025)* which was introduced into the Merri-bek Planning Scheme as a background document on 2 October 2025 (via gazettal of Amendment C231mbek). For the reference of the Panel please see, for example, the following sections of the Technical Report:
 - Brunswick East Key Projects - p.129 / PDF p.72;
 - Brunswick West p.145-146 / PDF p.80;
 - Brunswick p.162-163 / PDF p.88-89;
 - Coburg p.179-180 / PDF p.97; and
 - Coburg North p.196 / PDF p.105.

Consultation Draft Projects List (2023)

The *Merri-bek Open Space Strategy 20 year Projects List Draft for Consultation* (December 2023) (Consultation Draft Project List) (which was published on Council's website) did not include the details of project costings. The Consultation Draft Projects List noted contained the following information in relation to costs (page 2):

The project costs are cost estimates (only). The costs are based on delivery of similar comparable projects in the last 10 years in Council. The costs have been qualitatively assessed to account for real-life 2023 costs. Projects will be subject to detailed feasibility should the process proceed during future cost planning processes. Project costs will also be higher in future years due to cost escalation.

Costs are broken down as:

- \$: \$0 - \$150,000
- \$\$: \$150,000 - \$500,000
- \$\$\$: \$500,000 - \$1,000,000
- \$\$\$\$: \$1,000,000 +

2.3 Evidence and submissions

2.3.1 Overview

There is no prescribed approach to determining a contribution rate in Victoria, and no universally accepted methodology. Council submitted that in absence of an accepted methodology, an open space apportionment method should:

- be transparent
- be replicable

- adopt both a qualitative and quantitative approach, having regard to the proposed population increase
- be informed by a detailed and justified Open Space Strategy, Technical Report, and feasible project list.

Council also submitted that the Eddie Baron principles¹ of need, nexus and accountability are relevant principles when calculating the open space contribution rate.

Council relied on the expert evidence of Ms Fisher and Mr Hrelja to explain the work in the Apportionment Methodology Report and Contributions Schedule Report, respectively.

The key steps in Council's methodology were:

- the strategic basis (or need) for the new or improved open space projects
- nexus between the open space projects and proposed growth and percentage of population growth relative to existing population
- quantum of population change (planning unit percentage)
- identify the location and type of density change
- apportionment calculation.

2.3.2 Inputs and assumptions

Mr Hrelja explained in his evidence statement that the contribution rate has been derived from the following calculation:

Figure 3 - Contribution rate calculation

Numerator - Cost of open space projects apportioned to new population	\$336,081,386
+	
Denominator - Total value of all developable land	\$3,876,746,236
÷ 100	
=	
	8.66%

Source: Mr Hrelja's evidence statement

This is the same approach that was adopted in Planning Scheme Amendments C286yara, C169mona, C228gdan, and C218glen which have all been approved.

Council explained that the numerator is derived from:

- the costs of all 'eligible' projects from the Projects List, including a 27 percent contingency added to the costs of land acquisition projects
- apportionment of those costs to the 'new' resident and worker population, using the methodology set out in the Apportionment Methodology Report (and explained by Ms Fisher in her evidence statement).

Council explained that the denominator is the estimated value of all land in the municipality to 2046, based on rateable land values (Capital Improved Value). The site value data is summarised in Appendix A to the Contributions Schedule Report. Council relied on the evidence of Mr Hrelja in relation to the value data.

¹ Eddie Barron Constructions Pty Ltd v Shire of Pakenham 6 AATR 10 (Eddie Baron principles)

2.3.3 Eddie Baron principles

Council submitted that the principles set out in the case of *Eddie Barron Constructions Pty Ltd v Shire of Pakenham* 6 AATR 10 (Eddie Baron principles) of need, nexus and accountability were relevant, even though not strictly applicable to assessment of contribution rates.

Council submitted that need had been demonstrated by virtue of the forecast population increases to 2046, Open Space Strategy, Technical Report and Projects list.

Council submitted that neither the *Subdivision Act 1988* nor Clause 53.01 mandate that public open space contributions collected from subdivisions must be spent in that particular area. It said that nexus does not need to be spatial nexus, rather it should be a causal nexus (that is a link between the subdivision and the need to provide more or upgraded open space). It submitted this characterisation of nexus has been accepted by the Panel in Amendment C289yara, stating:

...the appropriate nexus between contributions collected, and the delivery of new and upgraded open space, is demonstrated by the OSS and Technical Report, which provide the detailed analysis of the open space needs across the municipality and the strategic justification for the introduction of the increased municipal-side contribution rate, subject to consideration of the apportionment methodology and the mechanics of the contributions rate calculation, as addressed in these submissions, and the evidence.

Council submitted that the proposed flat rate was transparent and apportionment to the forecast 'new' population is an equitable way to approach public open space contributions for the municipality. It said that if the apportionment methodology from the Contributions Schedule Report was applied at a precinct level (Table 7 in the Contributions Schedule report), this would result in rates ranging from 1.94 percent (in Gowanbrae) to 17.08 percent (in Coburg). Under that approach, a developer of land in Coburg would be asked to contribute significantly more than a developer in Gowanbrae, as a consequence of the existing levels of open space available in each precinct, and the relative values of developable land.

Council submitted that a flat-rate was strategically justified and that any inequity is an appropriate trade-off against:

- benefit of a simple and easily applied flat rate
- significant implications (if a contribution rate of well over 10 percent) was applied in identified growth areas such as Brunswick, Coburg, and Coburg North.

Council submitted that it had to be accountable for all money collected pursuant to the schedule to Clause 53.01. Money collected must be spent on public open space in accordance with section 20 of the Subdivision Act. It submitted that it had reviewed previous contributions in the Implementation Review which demonstrated Council's commitment to implementing open space projects identified in the Open Space Strategy, utilising public open space contributions.

2.3.4 Eligible project costs and the Projects List

The Projects List includes detailed costings for projects proposed to be funded through Clause 53.01. The Projects List includes costings for capital works, planning and design (10 percent of capital cost), project management allocation and engagement and documentation (10 percent of capital cost), survey (10 percent of capital cost) and land

cost contingency (27 percent of land cost). An extract showing how the contingencies are applied is shown at Figure 4.

Council submitted that the Projects List was an appropriate input in the methodology (described in more detail in Chapter 2.2.5).

Figure 4 – Application of contingencies in Projects List

Land Cost	Capital Budget	Planning & Design (10%)	PM allocation (7.5%) and engagement and documentation (2.5%)	Survey (10%)	Land Cost Contingency (27%)	TOTAL Project Cost excl. Grants
\$ 5,327,500	\$ 2,599,427	\$ 259,943	\$ 259,943	\$ 259,943	\$ 1,438,425	\$ 10,145,181
\$ -	\$ 350,485	\$ 35,048	\$ 35,048	\$ 35,048	\$ -	\$ 455,630
\$ 2,131,000	\$ 601,665	\$ 60,167	\$ 60,167	\$ 60,167	\$ 575,370	\$ 3,488,535
\$ 2,131,000	\$ 601,665	\$ 60,167	\$ 60,167	\$ 60,167	\$ 575,370	\$ 3,488,535
\$ -	\$ 233,656	\$ 23,366	\$ 23,366	\$ 23,366	\$ -	\$ 303,753
\$ -	\$ 46,731	\$ 4,673	\$ 4,673	\$ 4,673	\$ -	\$ 60,751
\$ -	\$ 140,194	\$ 14,019	\$ 14,019	\$ 14,019	\$ -	\$ 182,252
\$ -	\$ 4,813,322	\$ 481,332	\$ 481,332	\$ 481,332	\$ -	\$ 6,257,318
\$ -	\$ 642,555	\$ 64,256	\$ 64,256	\$ 64,256	\$ -	\$ 835,322
\$ -	\$ 292,070	\$ 29,207	\$ 29,207	\$ 29,207	\$ -	\$ 379,692
\$ -	\$ 2,745,463	\$ 274,546	\$ 274,546	\$ 274,546	\$ -	\$ 3,569,101

Source: Mem-bek Open Space Strategy Projects List (Mesh 2025)

Contingencies

Council submitted that the contingencies for planning and design, project management and survey reflected standard practice, and it is appropriate to include a 27 percent contingency on top of CIV as it accounts for the true cost to Council. In support of this approach Council noted:

- The *Guide for Open Space Strategies* (October 2025) contemplates a 20 percent contingency for open space actions, but the basis of that figure is not explained in the guide.
- Contingency on-costs were explored in Amendment C286yara, where the Panel considered there was insufficient evidentiary basis to justify the 30 percent allowance proposed by Council (ultimately the Panel recommending the contingency be reduced to 10 percent).
- In contrast to Amendment C286yara, Council had prepared an evidentiary basis through the review and case studies, as addressed by Mr Hrelja in evidence.

Mr Hrelja gave evidence that HillPDA had identified that a range of factors can inflate the real cost of public acquisition of land. It reviewed the actual costs of land acquisition between FY2013 and FY2024 (using 29 case studies) and found that the total acquisition costs was on average 27 percent above CIV.

2.3.5 Apportionment of project costs

Ms Fisher gave evidence explaining the how the project costings were apportioned. She said that the apportionment approach is based on the concepts of need, nexus, equity, accountability and transparency. In her evidence she explained in detail the seven step process used and this is included at Appendix A.

2.3.6 Overall costings and the proposed schedule

Mr Hrelja gave evidence explaining how the project costings (apportioned as per the methodology above) and the value of the land to be developed were derived and then informed the proposed public open space contribution rate.

Mr Hrelja summarised the following key points in his evidence:

- The Open Space Strategy identified 240 projects, most of which were eligible to be funding through Clause 53.01 contributions.
- The total project costs (including land acquisition costs as discussed above) was estimated to be \$679.5 million.
- 49.5 percent of the total project costs were apportioned to the forecast new resident and worker population (being \$336,081,386).
- The estimated value of land forecast to develop over the planning period was \$3,870,736,336. This figure was derived from development forecast data (Quantify reports²) and Council supplied data from the 2024 rates database.
- The contribution rate of 8.68 percent was established by dividing the costs apportioned (\$336,081,386) by land to be developed (\$3,870,736,336).

Mr Hrelja said that in his opinion:

- The summary data inputs in the public open space contribution calculation have been prepared appropriately.
- A single municipal public open space contribution rate be applied to all land uses (residential, commercial and industrial) across the municipality was appropriate and consistent with practice over the last decade or so.
- The manner of contribution (cash or land) should not be specified in the schedule to provide flexibility.

2.4 Discussion

2.4.1 Eddie Baron principles

The Panel is satisfied that the principles of need, nexus and accountability have been appropriately applied when developing the methodology.

Need has been demonstrated by virtue of the forecast population increases to 2046, the adopted Open Space Strategy, Technical Report and nominated projects.

Neither the *Subdivision Act 1988* nor Clause 53.01 mandate that public open space contributions collected from subdivisions must be spent in that particular area. For this reason, the Panel is satisfied that a causal nexus is sufficient in the context of open space contributions (namely a link between the subdivision and the need to provide more or upgraded open space).

Based on the Implementation Review, Council has demonstrated a commitment to utilising public open space contributions for the purpose of improving and upgrading open space in line with relevant strategies.

² Merri-bek Planning for Population Growth (Quantify Strategic Insight for Merri-bek City Council, June 2024) and Merri-bek Worker Population Floorspace Forecasts (Quantify Strategic Insight for Merri-bek City Council, August 2024)

2.4.2 Transparency

The Panel is concerned about the lack of transparency around detailed project costing. As outlined in Chapter 2.2.5 the detailed costings were contained the Projects List that was not made openly available at the time the Amendment was exhibited. It is not clear that the public (or submitters) was privy to the detailed costings. This is the only document that contained critical information relating to the project costings and the nature (and magnitude) of contingencies added.

This document is important because it is a key input into the calculation of the rate. It sets out the detailed costings for all projects proposed to be funding through Clause 53.01 and additional contingency costs. The contingencies are discussed in more detail in Chapter 2.4.5 and 2.4.6).

While the Panel accepts that the public could have request as copy of the Projects list (or as described on the website the 'Open Space Apportionment Data (Mesh, 2025)') during the exhibition process, this approach is not considered to be sufficiently transparent.

- Firstly, the document is described as an 'Other document' rather than an 'exhibited document'. This implies that it is secondary or background information, rather than a key input into the calculation of the rate.
- Secondly, the title of the document on the website does not make it immediately apparent that the document contains a list of projects, costings or contingencies.
- Thirdly, it is not clear why title of the document differs from an earlier description, being the Consultation Draft Projects List which was published in 2023. The earlier description was arguably easier to understand.
- Finally, it is not sufficient to the Projects List in expert evidence, which is only made available during the Hearing process (that is after the opportunity to make submissions or request to be heard at the Hearing has passed).

This lack of transparency, coupled with the extent of 'less common' land cost contingencies³ (discussed in Chapter 2.4.5) is problematic. While it is conceivable that submitters could have anticipated more standard contingencies could have been included in the costing, it is likely that submitters (or the public) were not aware of the additional 27 percent contingency added to land costs.

2.4.3 Underpinning Open Space Strategy, Technical Report and feasible project list

The Panel is satisfied that the methodology is underpinned by an appropriate Open Space Strategy and Technical Report. These reports provide the basis to demonstrate there is a need for new and improved open space within the municipality.

27 percent contingency on land costs in the Projects List

The Panel has some concerns with the costings in the Projects List. As discussed above, the proposal to include a 27 percent contingency on land costs is less common and is something that should have been more transparently reviewed and shared with the community as part of the exhibition process.

³ Discussed in more detail in Chapter 2.4.5

The Panel is also concerned about the justification for the 27 percent contingency on land costs. This issue also came up in Amendment C286yara and the Panel was critical of the proposed 'land contingency component', saying that the proposed 30 percent contingency was excessive and lacked an evidentiary basis. In that case there was no evidentiary basis and Council had not disclosed that amount.

The Panel agrees with Mr Gobbo that there is not sufficient evidence before it to justify 30 per cent as originally sought by Council, nor indeed the 20 per cent allowance that Council is now advocating. Such a higher allowance could only be reached if an uplift in the average CIV to match market values was considered an appropriate approach. However, some properties sell above their CIV but equally others sell below. The Panel considers that the 'best' and most transparent way to determine the cost of acquiring land for this purpose is to use CIV (averaged) and not to attempt to reflect what is purported to be 'market value' by adding on a selected allowance which has not in the Panel's view been justified.

The Panel accepts that there will be material administrative, conveyancing and other costs which will add to the cost of purchasing land and that these costs will vary depending on the method used. For example, direct purchase in a public auction will likely incur different costs to a compulsory acquisition as a result of applying a Public Acquisition Overlay (PAO). No evidence on the range of costs the Council is likely to incur was led by any party, so the Panel has little to guide it on the quantum of an appropriate allowance. In the absence of such information the Panel has opted to recommend 10 per cent allowance be added to CIV to cover Council's administrative and acquisition costs. In the Panel's view, such an allowance is likely to be generous.

The Panel considers that Council took a step in the right direction, in asking its expert Mr Hrelja to review the public open space acquisition costs from 2012/13 to 2023/24. However, the Panel is not convinced that a review with a sample size of 29 properties over a 10 year period is sufficient. Mr Hrelja was not able to present any comparable evidence from other municipalities, however the Panel notes his oral evidence that a 27 percent overrun on acquisition costs was common in his experience.

Case study example – new local neighbourhood park in Brunswick East

The list of projects included in the Technical Report (which has been made available to the public) indicates that the new neighbourhood park in Brunswick East (correlates with project BE01 in the Projects List) has an estimated cost bracket of \$\$\$\$ (that is 'more than \$1,000,000').

The 27 percent contingency on land costs is proposed to be applied in addition to the 30 percent contingency on capital costs. Combined, these two contingencies could have a significant impact on the total project costs.

As a case study the project costs in the Projects List for a new local neighbourhood park with an area of 0.25 hectares in Brunswick East with (Project BE01) are as follows:

- Land cost - \$5,327,500
- Capital costs - \$2,599,427
- Planning and design contingency - \$259,943
- Project management, engagement and documentation contingency - \$259,943
- Survey contingency - \$259,943
- Land cost contingency - \$1,438,425.

To summarise:

- Baseline costs - \$7,926,927
- Standard 30 percent contingency - \$779,829

- Land contingency – \$1,438,425
- Total costs⁴ – \$10,145,181.

When compared with the cost bracket included in the Technical Report, this is a significant increase in costings. The land contingency alone is more than \$1,000,000 (that is the cost bracket range) and the total cost is tenfold that amount.

30 percent contingency on capital costs

As mentioned above, Panel accepts that it is standard practice to include a 30 percent contingency on capital costs. This was a matter discussed in Amendment C286yara, where the Panel commented that:

There was also general agreement that the 30 per cent uplift applied to the project costs to allow for survey and design work and a contingency for construction costs was reasonable. The Panel considers that the 30 per cent uplift in capital project costs is appropriate, noting that this 30 per cent uplift is separate to the 30 per cent allowance applied to the CIV of the cost of land to be acquired for the open space projects.

The Panel accepts that this type of contingency could have been conceivably anticipated by the public and submitters. However, it would have been preferable to give notice of this contingency by making the Projects List more transparently available at the time the Amendment was exhibited.

2.4.4 Replicability

The Panel is satisfied that the methodology is replicable and can be easily understood from the material prepared in support of the Amendment and the expert statements prepared by Ms Fisher and Mr Hrelja.

2.4.5 Qualitative and quantitative approach

The Panel is satisfied that Council has used a qualitative and quantitative approach, having regard to the proposed population increase.

The population forecast data used to inform the apportionment methodology is sound and consistent with the forecasts used to inform the Open Space Strategy and Technical Report.

The Panel is satisfied that equal demand can be assigned to resident and visitor population forecasts. This approach is reflected in the Open Space Strategy and Technical Report, and the policy direction the State government's strategy Open Space for Everyone.

2.4.6 Key concerns

The Panel does not think that an additional 27 percent land cost contingency (in addition to the more standard 30 percent contingency) has been adequately justified.

Firstly, a sample size of 29 properties is not a sufficient evidentiary basis to justify that cost; there is no way to understand the circumstances around those sales and it does not include any comparison to other municipalities. In fact, the only comparison at this stage

⁴ Excluding any grants

is the 10 percent land cost contingency applied in Yarra C286yara (which is a municipality with similar characteristics to Merri-bek).

Secondly, even if the review of 29 properties was a sufficient evidentiary basis there has not been sufficient transparency in relation to the costings in the Projects List presented on the day of the Hearing. The detailed project costings were not published or easily accessible at the time the Amendment was exhibited. While the total project cost was included in the Apportionment Methodology Report, there was not enough transparency in relation to the breakdown and proportion of land costs attributed to capital cost, capital works contingency and land cost contingency within the total project costing.

The Panel accepts that it is important to update the public open space contribution rate in a timely manner to give effect to open space policy. However, as can be seen from the case study example in Brunswick East, the land cost contingency is significant. While there is no evidence to the contrary, the Panel is not convinced that the review of 29 properties is sufficient to justify such a large cost impost on the community without a more transparent approach to disclosing the costings. The Panel has issued this interim report to provide Council with a pathway to resolve this as part of this process.

One option is for Council to proceed with the Amendment with the deletion of the 27 percent land cost contingency from the project costings and adjust the calculation of the rate accordingly. This would result in an overall lower contribution rate in the schedule to Clause 53.01.

An alternative option could be for Council to complete further work. For example, Council could prepare a peer review to identify whether the rate is appropriate and justified. Such a review could address the sample size and a comparison with other equivalent municipalities. After that review, Council could address the transparency issue by a supplementary exhibition process, whereby the detailed project costings (highlighting the contingencies) and the outcomes of any further work could be made available to the public. If further submissions are unresolved Council could request a Panel to consider these.

2.5 Conclusions and recommendations

The Panel concludes:

- The methodology for calculating the public open space contribution rate is generally acceptable, subject to the issues of transparency and the land cost contingency:
 - The principles of need, nexus and accountability have been appropriately applied.
 - The methodology is replicable and could be interrogated easily to understand how the contribution rate is derived.
 - The population forecast data used to inform the apportionment methodology is sound and consistent with the forecasts used to inform the Open Space Strategy and Technical Report.
- Council has not clearly and transparently published the detailed project costings in the Projects List, which is a key input into the calculation. This is the only document

that contained critical information relating to the project costings and the nature (and magnitude) of contingencies added.

- The manner in which the Projects List was described and presented on Council's website during exhibition was confusing.
- This lack of transparency is particularly problematic given the detailed costings, far exceed those ranges described in the Technical Report and an early consultation draft of a list of projects.
- The 27 percent land cost contingency had not been sufficiently justified. It is not clear that a sample size of 29 property sales is sufficient.
- Further work is required to justify the 27 percent land cost contingency (for example through a peer review or comparative analysis in other municipalities).

The Panel recommends Council can proceed with one of two options:

- 1. Adopt the Merri-bek Planning Scheme Amendment C235mbek as exhibited subject to:**
 - a) Deleting the 27 percent land cost contingency from the project costings in the Open Space Strategy Projects List Master Spreadsheet (Mesh, March 2025).**
 - b) Adjusting the calculation of the public open space contribution rate to account for the deletion of the 27 percent land cost contingency, resulting in an overall lower public open space contribution rate in the proposed schedule to Clause 53.01.**
- 2. If Recommendation 1 is not accepted undertake the following further work before finalising Merri-bek Planning Scheme Amendment C235mbek:**
 - a) Further work to justify the proposed 27 percent land cost contingency included in the detailed project costings in the Open Space Strategy Projects List Master Spreadsheet (Mesh, March 2025).**
 - b) If required, update the Merri-bek Planning Scheme Amendment C235mbek and undertake supplementary exhibition of the detailed project costings in the Open Space Strategy Projects List Master Spreadsheet (Mesh, March 2025) (including the land cost contingencies).**

3 Strategic justification

3.1 The issue

The issue is whether the Amendment is strategically justified.

3.2 Evidence and submissions

Council submitted that the Amendment is strategically justified, based on previous strategic work including the Open Space Strategy, Technical Report, Apportionment Methodology Report and Contributions Schedule Report. It said that this work provides a clear strategic justification of the need for open space and an appropriate methodology for calculating the contribution rate.

Council also relied on the State government's *Open Space for Everyone: Open Space Strategy for Metropolitan Melbourne, 2021* (Open Space for Everyone). This is regional policy referenced at Clause 19.02-6R of the Planning Scheme.

Council explained that it originally considered including the 10 percent minimum for strategic redevelopment sites and urban renewal precincts as a second row in the schedule. However, the Minister's authorisation required removal of this component so that the exhibited Amendment included only the single 8.68 percent municipal rate.

The differential rate for strategic sites was foreshadowed in the Open Space Strategy on the basis that strategic redevelopment sites are larger sites providing significant housing or commercial growth, expected to generate increased demand for accessible public open space in comparison to average-sized sites where few dwellings or less commercial floorspace are created. The Open Space Strategy states that Council will (page 54):

Explore opportunities for strategic redevelopment sites to provide on-site public open space and a public open space contribution that reflects the greater needs created by these sites.

Ms Fisher said that she still supported a higher rate for strategic redevelopment sites on the basis that they generate a higher demand for public open space.

3.3 Discussion

The Amendment is generally consistent with the Planning Policy Framework. Updating the open space contribution rate is required to give practical effect to the Open Space Strategy, Technical Report and planning policy (at Clauses 19.02-6S, 19.02-6R and 19.02-6L). The approach is also consistent with Open Space for Everyone, which includes a vision of Melbourne being a city in nature with a flourishing and valued network of public open space that is shared and accessible to everyone.

Council has undertaken a significant amount of strategic work and reviewed the methodology used by other Councils. It has adopted a methodology which is suitably replicable, underpinned by strategic work and population forecasts. Council has demonstrated the principles of need, nexus and accountability have been integrated into its approach.

The Panel has issued this as an interim report to give Council the opportunity to remedy the transparency issue through further consultation or an adjustment to the calculation.

Subject to the Panel's recommendations, the Amendment will deliver a net community benefit and sustainable development as required by Clause 71.02-3.

As a final comment, the Panel is not clear why the conditions of authorisation required the deletion of the 10 percent minimum for strategic redevelopment sites and urban renewal precincts. The Open Space Strategy foreshadowed a differential rate for strategic sites, and this approach seems logical given the likely higher demands for open space in higher density precincts.

3.4 Conclusions

For the reasons set out in the following chapters, the Panel concludes:

- The Amendment is strategically justified in the most part, however there are methodological issues that need to be addressed.
- Further action is required before the Amendment can proceed in its current form.

The Panel had made recommendations in Chapter 2, providing Council with two options on how it could progress the Amendment.

4 Economic impacts

4.1 The issue

The issue is whether the economic impact of the updated public open space contribution rate is acceptable.

4.2 Evidence and submission

Submitters 1 and 7 raised concerns about the economic impact of the updated public open space contribution rate. The submitters were largely concerned with the impact of the rate on the viability of future redevelopment.

Council submitted that while the Amendment would have an economic impact on some development, it would not have an unreasonable impact or render all development in the municipality as unviable. Council said that:

The question of development viability is highly complex and influenced by many factors, including the cost of land acquisition, construction costs, holding costs, purchaser willingness to pay, profit margins, increases in land value, and many other factors. None of these matters are the subject of evidence called by a submitter.

Council also submitted that the development industry had known since September 2025 that Council was proposing to increase the contribution rate.

4.3 Discussion

Subject to the recommendations in Chapter 2, the Panel has found that generally the methodology used to calculate public open space contribution rate is strategically justified. The methodology has demonstrated that the open space projects are needed, there is a nexus with the forecast population and is an equitable approach to the contributions across the municipality.

The Panel is also satisfied that while the rate will add some costs to development, the development community has been given sufficient notice of the increased rate (via this Amendment and as foreshadowed in the previous strategic work on the Open Space Strategy). This allows the development community time to factor in the rate into development feasibility.

It is standard practice for Councils to seek contributions towards open space as part of the subdivision process. Open space is an important community asset and maintaining this asset is consistent with broader policy objectives. Consideration of the economic impacts of an Amendment are generally community wide, not an assessment of individual impacts.

The contribution towards open space project costs will also ensure that open space projects can be delivered, providing a wider community benefit, including to new community moving into new (likely higher density) development projects.

4.4 Conclusions

The Panel concludes the economic impact of the updated public open space contribution rate is acceptable, noting that:

- while there will be some increase in costs (in some suburbs), the economic impacts of the Amendment are not considered to be unreasonable
- there are many factors that influence development viability, and the development industry have had notice of the proposed change in the public open space contribution rate.

5 Transitional provisions

5.1 The issue

The issue is whether transitional provisions are required.

5.2 Evidence and submissions

Submitter 7 said that transitional provisions should be included.

Council submitted that transitional provisions are not required. It said it was not:

- aware of any metropolitan planning scheme that includes transitional provisions in the schedule to Clause 53.01
- even clear that it is permissible to include transitional provisions.

Mr Hrelja gave evidence that transitional arrangements are not required, on the basis that the planning scheme amendment process provides some advanced notice.

5.3 Discussion

The Panel agrees with Council that transitional provisions are not warranted. The Panel is satisfied that the community and developers have had notice of the proposed change to the contribution rate (subject to its earlier recommendations around the detailed project conditions discussed in Chapter 2).

5.4 Conclusion

The Panel concludes that transitional provisions are not warranted.

Appendix A Apportionment methodology

The following is an explanation of the apportionment approach. Ms Fisher gave to explain the seven-step approach and said that it is based on the concepts of need, nexus, equity, accountability and transparency.

(i) Need

Ms Fisher described establishing 'need' as step one in her evidence. She relied on the Open Space Strategy and Technical Report as demonstrating a need. She said that the analysis in the Technical Report identified the open space projects needed to meet the projected population to 2046 (which is then reflected in the 'Projects List').

Ms Fisher:

- referred to the recently released *Guide for Open Space Strategies* (October 2025) in her evidence, noting that it refers to the need to plan for workers but does not include any further detail
- explained that the Technical Report already treats residents and workers equally and this approach was supported in Amendment C286yara
- explained that the total number of new residents and workers has been used to determine the amount and percentage growth projected for each planning precinct (suburb)
- gave evidence that the projected growth, in the planning timeframe (to 2046), magnitude of change (relative to existing population) and the location and density of population is important in establishing the apportionment methodology.

(ii) Nexus and percentage population growth relative to existing population (precinct percentage)

Ms Fisher described this as step two in her evidence. She said that establishing a nexus requires demonstration of a direct and justified relationship between projected population growth (demand) and the corresponding proportion of open space projects attributed to servicing that new demand.

Ms Fisher explained that the process of establishing nexus is not straight forward and in absence of Statewide guidance the apportionment methodology had regard to:

- percentage of population growth relative to the existing population
- quantum of population change
- location and type of population change.

The apportionment methodology relied on forecast data prepared by Quantify Strategic Insights Pty Ltd (2024) and Council's Housing Capacity Study (2022). The forecast resident and worker population was examined to determine:

- percentage of projected growth (between 2026 and 2046) compared to the 2026 population
- quantum of projected growth per precincts.

This information was used to:

- see if a precinct was expected to see minimal growth (such as 5 percent) or significant growth (such as 30 percent)
- understand relative growth pressures across precincts, apply the precinct percentage growth to projects in that precinct and to determine the cost attributed to the new population.

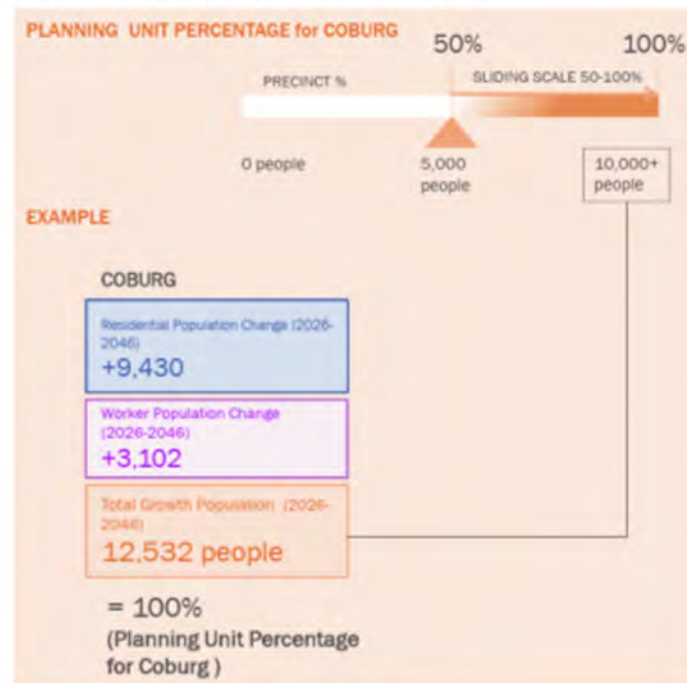
(iii) Quantum of population change (planning unit percentage)

Ms Fisher:

- gave evidence that in addition to understanding the population growth relative to current population (step two), it was also important to combine this information with:
 - quantum of population change (step three)
 - the location and type of density change (steps 4, 5 and 6).
- gave evidence that population thresholds are an effective way to plan for infrastructures, as a way to see when demand is likely to justify new or upgraded facilities.
- explained that the apportionment methodology used an infrastructure planning threshold of 10,000 people (referred to as the planning unit) for the following reasons:
 - Social infrastructure planning provision is typically based on a hierarchy of levels based on the population served. The hierarchy typically includes a local/ neighbourhood level that will serve between 5,000-20,000 people.
 - The local/neighbourhood level facilities include infrastructure such as a government primary school, level 1 community infrastructure (comprising a community activity centre including maternal and child health), local parks, active open space (including playing fields) and a sporting pavilion. The provision ratio for these facilities is approximately 1 facility per every 8-10,000 people.
 - Accordingly, 10,000 people has become a recognised planning unit that generates the need for neighbourhood-level social infrastructure, including open space. This level of population fully necessitates this infrastructure if nearby facilities lack capacity.

The apportionment methodology recognised that not all precincts would meet the planning threshold of 10,000 people (and some would exceed it), so 5,000 people was set as the minimum threshold. A sliding scale was adopted for the planning unit percentage (between 50 percent for 5,000 people and 100 percent for 10,000 people). An example of how this is applied is shown in Figure 5.

Figure 5 - Planning unit percentage calculation example



Source: Ms Fisher presentation of evidence

(iv) Location of population change

Ms Fisher explained that step 4 of the apportionment approach maps the activity centres across the planning precincts.

She gave evidence that it is necessary to understand the location and type of change in density (in addition to the percentage and quantum of growth). Almost half of the projected additional 21,756 dwellings required to accommodate the future residential population between 2026 and 2046 will be delivered as high-density development (concentrated in the designated activity centres).

High-density development in activity centres means these residents will have less private open space which will place increased pressure on nearby public open space. For example, Coburg is forecast to include 3,975 additional dwellings between 2026 and 2046 of which 2,765 or 70 percent are to comprise high density dwellings that are focused within the activity centres mapped in Figure 6.

Figure 6 - Identifying location of population change

Source: Ms Fisher presentation of evidence

(v) Mapping the walkable catchment

Ms Fisher explained that step 5 of the apportionment methodology involves mapping a 400 metre walkable catchment from each activity centre.

The apportionment methodology deliberately adopts the 400 metre walkable catchment because it aligns with Clause 56.05.2, Standard C13 which notes that local parks should be within 400 metre safe walking distance of at least 95 percent of all dwellings.

Ms Fisher explained that the Panel in Amendment C169mona had accepted that a 400 metre walkable catchment to open space is a standard that is becoming more universally accepted as reasonable⁵.

An example of this mapping process is shown in Figure 7.

⁵ Monash Planning Scheme Amendment C169mona (PPV 2023) page 23

Figure 7 - Mapping the walkable catchment

400M WALKABLE CATCHMENT APPLIED TO COBURG



Source: Ms Fisher presentation of evidence

(vi) **Open space projects in the walkable catchment**

Ms Fisher explained that step 6 apportionment methodology identifies the eligible open space projects able to be funded via Clause 53.01 within the 400 metre walkable catchment of the activity centres.

To recognise the spatial nexus between the high density development to be located in the activity centres and the increased demand this development will place on nearby open space projects the apportionment methodology applies the planning unit percentage to all open space projects located within 400 metre walking distance of the activity centres.

Figure 8 shows an example of step 6 in Coburg.

Figure 8 - Open space projects in the walkable catchment

OPEN SPACE PROJECTS WITHIN 400M WALKABLE CATCHMENT for COBURG

Project Project ID	Project Name	Area (m ²)	Project Percentage	Area of Municipality	Area of Municipality	Area of Municipality
C001	New Neighbourhood Park 1 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C002	New Neighbourhood Park 2 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C003	New Neighbourhood Park 3 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C004	New Neighbourhood Park 4 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C005	New Neighbourhood Park 5 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C006	New Neighbourhood Park 6 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C007	New Neighbourhood Park 7 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C008	New Neighbourhood Park 8 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C009	New Neighbourhood Park 9 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C010	New Neighbourhood Park 10 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C011	New Neighbourhood Park 11 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C012	New Neighbourhood Park 12 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C013	New Neighbourhood Park 13 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C014	New Neighbourhood Park 14 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C015	New Neighbourhood Park 15 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C016	New Neighbourhood Park 16 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C017	New Neighbourhood Park 17 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C018	New Neighbourhood Park 18 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C019	New Neighbourhood Park 19 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C020	New Neighbourhood Park 20 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C021	New Neighbourhood Park 21 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C022	New Neighbourhood Park 22 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C023	New Neighbourhood Park 23 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C024	New Neighbourhood Park 24 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C025	New Neighbourhood Park 25 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C026	New Neighbourhood Park 26 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C027	New Neighbourhood Park 27 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C028	New Neighbourhood Park 28 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C029	New Neighbourhood Park 29 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C030	New Neighbourhood Park 30 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C031	New Neighbourhood Park 31 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C032	New Neighbourhood Park 32 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C033	New Neighbourhood Park 33 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C034	New Neighbourhood Park 34 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C035	New Neighbourhood Park 35 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C036	New Neighbourhood Park 36 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C037	New Neighbourhood Park 37 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C038	New Neighbourhood Park 38 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C039	New Neighbourhood Park 39 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C040	New Neighbourhood Park 40 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C041	New Neighbourhood Park 41 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C042	New Neighbourhood Park 42 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C043	New Neighbourhood Park 43 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C044	New Neighbourhood Park 44 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C045	New Neighbourhood Park 45 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C046	New Neighbourhood Park 46 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C047	New Neighbourhood Park 47 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C048	New Neighbourhood Park 48 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C049	New Neighbourhood Park 49 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)
C050	New Neighbourhood Park 50 in Coburg	5,200,000	50%	10,400	10,400	Planning (100%)

Source: Ms Fisher presentation of evidence

(vii) Apportionment calculation applied to all projects

Ms Fisher explained that step 7 apportionment methodology calculates the proportion of each of the eligible projects in the Projects List that is to be attributed to new population.

This is determined through the following steps:

- Firstly, the projected precinct growth percentage is applied to all projects located within the respective precinct. For municipal wide projects the overall municipal population growth percentage applies to that project.
- Secondly, if the planning precinct is projected to accommodate 5,000 or more additional people, a scaled apportionment percentage from >50 percent up to 100 percent is applied to the open space projects located within 400 metre of an activity centre.

Step 7 is completed for each project included in the Projects List and calculates the value of each project apportioned to the new population (see Figure 9).

APPORTIONMENT CALCULATION for COBURG

Project ID	Project Name	Project Type	Total Budget (USD)	Current Spend (USD)	Progress Percentage	Risk Level (1-5)	Status	Completion Date	Responsible Team	Approval Status	Approval Date	Approval By	Approval Comments	Approval Notes	Approval Status	Approval Date	Approval By	Approval Comments	Approval Notes	Approval Status	Approval Date	Approval By	Approval Comments	Approval Notes	Approval Status	Approval Date	Approval By	Approval Comments	Approval Notes	Approval Status	Approval Date	Approval By	Approval Comments	Approval Notes	Approval Status	Approval Date	Approval By	Approval Comments	Approval Notes	Approval Status	Approval Date	Approval By	Approval Comments	Approval Notes	Approval Status	Approval Date	Approval By	Approval Comments	Approval Notes	Approval Status	Approval Date	Approval By	Approval Comments	Approval Notes	Approval Status	Approval Date	Approval By	Approval Comments	Approval Notes	Approval Status	Approval Date	Approval By	Approval Comments	Approval Notes	Approval 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Source: Ms Fisher presentation of evidence

Appendix B Document list

No.	Date	Description	Provided by
1	16 Feb 26	Part A submission	Merri-bek City Council (Council)
2	16 Feb 26	Open Space Land Acquisition Cost Review Report (HillPDA, July 2024)	Council
3	16 Feb 26	Housing Capacity Study (Merri-bek City Council, 2022)	Council
3	16 Feb 26	Contributions Rate Method Rate Method Report (HillPDA, October 2024)	Council
4	16 Feb 26	Evidence statement of Alex Hrelja	Council
6	16 Feb 26	Evidence statement of Jo Fisher	Council
7	20 Feb 26	Part B submission	Council
8	20 Feb 26	Yarra PSA C286yara [2022] PPV (Corrected Interim report)	Council
9	20 Feb 26	Yarra PSA C286yara [2022] PPV (Final report)	Council
10	20 Feb 26	State government strategies: - Guide for open space strategies (2025) - Open Space for Everyone (2021)	Council
11	20 Feb 26	Merri-bek Open Space Strategy	Council
12	20 Feb 26	Merri-bek Technical Report	Council
13	20 Feb 26	Merri-bek Planning for Population Growth (Quantify, June 2024)	Council
14	20 Feb 26	Merri-bek Worker Population Floorspace forecast (Quantify, August 2024)	Council
15	20 Feb 26	Open Space Strategy Implementation Review Report	Council
16	20 Feb 26	Open Space Projects List Master Spreadsheet (Mesh, March 2025)	Council
17	20 Feb 26	Rates Valuation Spreadsheet (Council, August 2024)	Council
18	25 Feb 26	Update to land acquisition cost review (Document 2), including and purchase date column and re-ordering of purchases chronologically.	Council
19	13 Mar 26	Email to Council from Panel seeking clarification of exhibition of Projects List	PPV
20	16 Mar 26	Email explaining exhibition process for Projects List	Council



Public Open Space Land Acquisition Cost Review

Final 15 July 2024

Purpose

Merri-bek City Council has prepared an updated public open space (POS) strategy and is preparing an updated POS contributions scheme.

As part of these projects, Council is assessing the cost to acquire land to deliver the strategy and develop the POS contributions scheme.

Council has made a preliminary assessment of the value of land to be acquired based on an assessment of Council property rates data, and specifically Capital Improved Value (CIV) data. CIV is site value plus improvements.

This report has been prepared to assess the land acquisition estimates. This is required to ensure that land costs nominated by Council are reasonable for budgeting purposes and for inclusion in a POS contribution scheme.

CIV Data

A range of factors come into play to inflate the real cost of public land acquisition above CIV data; these being:

- Conservative values: it is common for CIV to be below the actual market value of property. Under-estimation can occur for a number of reasons including use of conservative data so as to avoid appeals to rate notices and / or due to rapid movements in market value not captured in CIV data.
- Compulsory acquisition compensation: additional compensation is required when a compulsory land acquisition process is used to acquire property. Compulsory acquisition can involve solatium (i.e. compensation) being paid above market value.
- On-market or off-market acquisition: the purchase price is usually higher when a property is not 'on the market' for sale. An 'off-market' acquisition will usually require additional compensation or a price premium.
- On-costs: additional costs are incurred above purchase price when acquiring land. This includes legal and conveyancing cost, settlement cost, agent and valuation costs and due diligence technical investigation costs.



Historic Assessment

Historic Merri-bek POS land acquisitions between 2012/13 to 2023/24 have been analysed. The focus of the assessment is on the difference between actual purchase price and on-costs of POS land acquisitions versus quoted CIV for the property in the year of acquisition.

Table 1 below provides a summary of the data and Table 2 provides details of the properties.

There have been 29 POS land acquisitions in the 12-year data period shown. The purchase price of property is \$70.6 million relative to CIV being quoted as \$56.3 million for the same properties. The purchase price is approximately 25% above CIV on average. On-costs amount to approximately \$859,40, being a further 2% of CIV.

The total acquisition costs are therefore 27% (rounded) above CIV on average.

The nature of the contingency above CIV varies depending on the type of property being acquired. The data shows that the most expensive land tends to be off-market private land, then on-market private land, and then surplus public land being the cheapest. Surplus public land can be below CIV. However, on average, a 27% contingency is considered reasonable.

Table 1: Summary of Merri-bek public open space acquisitions, 2012/13 to 2023/24

Metric	Number	Purchase Price	Acquisition On-Costs	Total Acquisition Costs	CIV (at Purchase Date)	Total Acquisition Costs to CIV Ratio
Total Acquisitions	29	\$70,618,740	\$859,414	\$71,478,154	\$56,334,200	126.9%
Ownership -						
Privately Owned	17	\$55,490,350	\$748,877	\$56,239,227	\$37,784,000	148.9%
Public Authority Surplus Land	12	\$15,128,390	\$110,537	\$15,238,928	\$18,570,200	82.1%
Purchase Type -						
On Market - Privately Owned	4	\$8,197,750	\$125,017	\$8,322,767	\$6,480,000	126.4%
Off Market - Privately Owned	13	\$47,292,600	\$623,860	\$47,916,460	\$31,284,000	153.2%
Off Market - Public Owned Surplus Land	12	\$15,128,390	\$110,537	\$15,238,928	\$18,570,200	82.1%

Source: Derived from Merri-bek City Council data 2024

Planned Acquisitions

A summary of planned POS land acquisitions in the Merri-bek Open Space Strategy 2024 is provided in Table 3 of this report. Table 3 shows the preliminary CIV assessment provided for the land by Council excluding contingency.

The plan provides for acquisition of approximately 47 POS land parcels ranging in size from 500 sqm to 1.5 hectares.

The total land area planned for acquisition is 12.6 hectares with an estimated CIV of \$213.9 million. The average land value is just under \$1,700/sqm.

The plan provides for acquisition of POS land across all suburbs of the municipality.



This will likely mean that a range of land acquisition methods will be needed to acquire the land.

The data shown in the historic assessment of acquisitions is therefore considered reasonable to reflect the contingency needed for future acquisitions.

Review of Property Sales Data

A review of property sales in the market over the past two years is shown in Tables 4 and 5. This is provided to test whether the estimated purchase price is consistent with actual transactions.

Table 4 shows data for transactions over 2,500 sqm in area for which price and land area data is available. This shows that there are only a small number of reported sales (9) and most of these are development sites.

The median size, price and sales rate of these larger sites is 4,757 sqm, selling for \$16.5 million at a rate of \$3,576/sqm. This indicates that Council will likely find it difficult to acquire such land that is placed on the market.

Table 5 provides the same data for land sized between 1,000 sqm to 2,500 sqm. There are 43 data entries with details reported. The median of the sample is 1,196 sqm, selling at \$1.5 million at a rate of \$1,262 / sqm. This mainly reflects larger house blocks and smaller commercial properties.

Conclusion

The Council CIV estimate for planned land acquisitions equates to a rate of approximately \$1,700/sqm on average for 12.6 hectares of land of various sized up to 1.5 hectares across all suburbs.

A contingency of 27% should be added to the Council CIV estimate to define total acquisition costs of land in an investment plan and POS contributions scheme.



Table 2: Merri-bek public open space acquisitions (excluding on-costs), 2012/13 to 2023/24

Address	Planning Scheme Zone	Previous Owner (Public Authority or Privately Owned)	On Market or Off Market Purchase	Purchase Date	Purchase Price	Size (sqm)	Purchase Price / Sqm	CV (at Purchase Date)	Portion of Site Allocated to POS	Share of Purchase Price for POS	Share of CV for POS	Purchase Price to CV
188-508 Bell Street & 83 Kensington Street, Pascoe Vale South	C1Z, R9Z	Privately Owned	Off Market	31-Aug-22	\$27,706,000	6,637	\$2,667	\$8,300,000	38%	\$6,726,000	\$5,154,000	235%
24 John Street, Oak Park	PPR2, GR2	Privately Owned	On Market	24-Jul-21	\$1,261,000	1,488	\$847	\$835,000	100%	\$1,261,000	\$835,000	151%
280 Sydney Road, Brunswick	C1Z	Privately Owned	On Market	26-Mar-20	\$2,900,000	558	\$5,187	\$2,875,000	100%	\$2,900,000	\$2,875,000	100%
45 & 43 Service Street, Coburg	GR2	Privately Owned	On Market	21-Feb-20	\$2,436,750	1,560	\$1,562	\$2,100,000	100%	\$2,436,750	\$2,300,000	111%
132-134 Cardinal Road, Glenroy	R9Z	Privately Owned	On Market	22-Nov-19	\$1,900,000	1,395	\$1,369	\$1,570,000	100%	\$1,900,000	\$1,570,000	117%
21 West Street, Brunswick	C1Z	Privately Owned	Off Market	31-Jul-19	\$2,100,000	537	\$3,915	\$1,540,000	100%	\$2,100,000	\$1,540,000	136%
1-17 Leonard & 134-136 McEwry St, Fawkner	PPR2, R9Z	Public Authority	Off Market (burghs.gov.au)	02-Jul-19	\$2,150,000	7,104	\$303	\$4,435,000	100%	\$2,150,000	\$6,435,000	32%
29 Preece St, Brunswick	C1Z	Privately Owned	Off Market	06-Jun-19	\$1,490,000	248	\$6,129	\$1,450,000	100%	\$1,490,000	\$1,430,000	117%
31 Breese St, Brunswick	C1Z	Privately Owned	Off Market	02-May-19	\$1,480,000	208	\$7,115	\$1,430,000	100%	\$1,480,000	\$1,430,000	117%
1-43 Outlook Drive, Glenroy	R9Z, PPR2	Public Authority	Off Market (burghs.gov.au)	15-Apr-19	\$6,275,000	31,493	\$199	\$2,400,000	100%	\$6,275,000	\$2,400,000	262%
54 Fifth Street, Brunswick	R9Z	Privately Owned	Off Market	14-Mar-19	\$38,400,000	2,621	\$14,651	\$8,600,000	100%	\$38,400,000	\$8,600,000	445%
51-61 Tinning Street, Brunswick	R9Z	Privately Owned	Off Market	20-Dec-18	\$5,025,000	2,094	\$2,400	\$1,780,000	100%	\$5,025,000	\$1,780,000	282%
5 West Street, Brunswick	C1Z	Privately Owned	Off Market	20-Dec-18	\$1,900,000	344	\$5,523	\$780,000	100%	\$1,900,000	\$780,000	244%
7 West Street, Brunswick	C1Z	Privately Owned	Off Market	20-Dec-18	\$2,300,000	466	\$4,936	\$1,340,000	100%	\$2,300,000	\$1,340,000	172%
1 West Street, Brunswick	C1Z	Privately Owned	Off Market	14-Dec-18	\$2,200,000	350	\$6,286	\$890,000	100%	\$2,200,000	\$890,000	247%
1 West Street, Brunswick	C1Z	Privately Owned	Off Market	28-Nov-18	\$1,750,000	343	\$5,102	\$890,000	100%	\$1,750,000	\$890,000	197%
1048 McEwry St, Fawkner	PPR2, R9Z	Public Authority	Off Market (burghs.gov.au)	27-Nov-18	\$1,950,000	17,183	\$113	\$2,555,000	100%	\$1,950,000	\$2,555,000	76%
2 Sary Street, Coburg North	GR2	Privately Owned	Off Market	24-Aug-18	\$5,900,000	4,355	\$1,355	\$1,050,000	80%	\$5,120,000	\$2,440,000	128%
Part of 43 Benson St, Pascoe Vale South	R9Z, PPR2	Public Authority	Off Market (burghs.gov.au)	03-Aug-18	\$200,000	5,205	\$37	\$870,000	100%	\$200,000	\$870,000	4%
7 Dorby Street, Fawkner	R9Z	Public Authority	Off Market (burghs.gov.au)	23-Aug-18	\$215,000	1,301	\$165	\$540,000	100%	\$215,000	\$540,000	40%
887 Mansfield Rd, Pascoe Vale South	PPR2, R9Z	Public Authority	Off Market (burghs.gov.au)	28-Nov-17	\$900,000	985	\$913	\$400,000	100%	\$900,000	\$400,000	125%
Lot 1 at 1 Hopton St, Brunswick West (Parcel A)	PPR2, R9Z	Public Authority	Off Market (burghs.gov.au)	16-Jul-17	\$350,000	1,075	\$326	\$540,000	100%	\$350,000	\$540,000	63%
Remainder 1 at 1 Hopton St, Brunswick West (Parcel B)	PPR2, R9Z	Public Authority	Off Market (burghs.gov.au)	08-Feb-18	\$55,000	956	\$58	\$520,000	100%	\$55,000	\$520,000	11%
48/10 Leonard St, Fawkner	R9Z	Public Authority	Off Market (burghs.gov.au)	15-Dec-16	\$71,000	1,208	\$59	\$490,000	100%	\$71,000	\$490,000	10%
18-20 McKay St, Coburg	GR2	Public Authority	Off Market (burghs.gov.au)	03-Apr-15	\$400,000	1,243	\$322	\$1,100,000	100%	\$400,000	\$1,100,000	30%
234 Glenroy Road, Glenroy	SU2	Private Owner	Off Market	10-Sep-14	\$6,930,000	23,140	\$299	\$4,500,000	100%	\$6,930,000	\$4,500,000	154%
167A Pascoe Vale Road, Oak Park	R1Z	Public Authority	Off Market (burghs.gov.au)	20-Jun-14	\$250,000	546	\$458	\$220,000	100%	\$250,000	\$220,000	109%
246/1 Unipoint St, Coburg	A1Z	Private Owner	Off Market	26-Mar-13	\$2,981,800	1,075	\$2,773	\$1,890,000	100%	\$2,981,800	\$1,890,000	158%
40-62 Whitbread Road, Glenroy	PU2	Public Authority	Off Market (burghs.gov.au)	25-Jan-12	\$7,797,596	20,000	\$389	\$1,060,000	42%	\$3,282,390	\$2,125,200	154%
Total										\$76,438,740	\$58,334,200	128%

Source: Merri-bek City Council, 2024



Table 3: POS land acquisition projects in Merri-bek Open Space Strategy 2024

Master Project ID	Project Name	Suburb	General Location	Land Area (hectares)	Land Area (sqm)	Preliminary Land Cost Excluding Acquisition Contingency	\$/sqm Excluding Contingency
HD01	New Local Park 1	Hadfield	Walter Street area	1.5	15,000	\$18,408,000	\$1,227
BR01	New Local Park 1	Brunswick	In the vicinity of Howard Street and Stewart Street junction	0.75	7,500	\$23,482,500	\$3,131
CB04	New Local Park 1	Coburg	Near Queen Street and Reynard Street area	0.75	7,500	\$14,707,500	\$1,961
CB05	New Local Park 2	Coburg	Near Ronnie Street and Miller Street area	0.75	7,500	\$14,707,500	\$1,961
GR01	New Local Park 1	Glenroy	near Prospect Street and Chapman Avenue area	0.75	7,500	\$8,272,500	\$1,103
FW01	New Neighbourhood Park 1	Fawkner	Jukes Road area	0.4	4,000	\$4,204,000	\$1,051
FW02	New Neighbourhood Park 2	Fawkner	Lorne Street area (west end)	0.4	4,000	\$4,204,000	\$1,051
HD02	New Neighbourhood Park 1	Hadfield	Katoomba Street area	0.4	4,000	\$4,908,000	\$1,227
MU08	Fencing program along Moonee Ponds Creek	Municipal-wide	Moonee Ponds Creek - Brunswick West, Pascoe Vale, Oak Park	0.4	4,000	TBC	TBC
MU07	Merri-Creek parklands improvement and expansion	Municipal-wide	Merri Creek - Fitzroy North, Brunswick East, Coburg North, Fawkner	0.3	3,000	TBC	TBC
BE01	New Neighbourhood Park 1	Brunswick East	Temuka Avenue and Stewart Street gap area	0.25	2,500	\$7,389,000	\$2,954
BR02	New Neighbourhood Park 1	Brunswick	In the vicinity of Tinning Street and Patterson Street	0.25	2,500	\$7,827,500	\$3,131
BR03	New Neighbourhood Park 2	Brunswick	In the vicinity of Horne Street	0.25	2,500	\$7,827,500	\$3,131
BW02	New Neighbourhood Park 1	Brunswick West	In the area to the east of Melville Road, north of Victoria Street and south of Albion Street	0.25	2,500	\$6,917,500	\$2,127



Master Project ID	Project Name	Suburb	General Location	Land Area (hectares)	Land Area (sqm)	Preliminary Land Cost Excluding Acquisition Contingency	\$/sqm Excluding Contingency
BR06	New Neighbourhood Park 1	Brunswick West	In the vicinity of Marica Street	0.25	2,500	\$5,317,500	\$2,127
CB01	New Neighbourhood Park 1	Coburg	near Bruce Street and Munro Street	0.25	2,500	\$4,902,500	\$1,961
CB02	New Neighbourhood Park 2	Coburg	Near Highbrookham and O'Hara Street junction area	0.25	2,500	\$4,902,500	\$1,961
CB03	New Neighbourhood Park 3	Coburg	Near Donna Street and Moreland Road area	0.25	2,500	\$4,902,500	\$1,961
CN15	Land acquisition of non-Council owned property in Ban Reserve	Coburg North	Ban Reserve	0.25	2,500	\$3,543,500	\$1,417
GR06	New Neighbourhood Park 1	Glenroy	Between Hilton Street, Cardinal Road, Wilford Street and Melbourne Avenue	0.25	2,500	\$2,757,500	\$1,103
OP05	New Neighbourhood Park 1	Oak Park	Area near Grandson Grove and Victoria Street	0.25	2,500	\$3,407,500	\$1,363
PS01	New Neighbourhood Park 1	Pascoe Vale South	Near Brearley Parade and Waverley Parade	0.25	2,500	\$4,540,000	\$1,816
PS02	New Neighbourhood Park 2	Pascoe Vale South	Near Turner Street between Bell Street and O'Shea Street	0.25	2,500	\$4,540,000	\$1,816
PV01	New Neighbourhood Park 1	Pascoe Vale	Near Bolingbroke Street and Anderson Street	0.25	2,500	\$3,702,500	\$1,481
PV02	New Neighbourhood Park 2	Pascoe Vale	Near Warwick Road and Derby Street	0.25	2,500	\$3,702,500	\$1,481
PV03	New Neighbourhood Park 3	Pascoe Vale	Near Waratah and Erica Street	0.25	2,500	\$3,702,500	\$1,481
CB24	De Chena Reserve land acquisition	Coburg	Mern Creek	0.2	2,000	\$3,922,000	\$1,961
PV06	Esslemont Reserve Expansion	Pascoe Vale	Esslemont Reserve	0.15	1,500	\$2,221,500	\$1,481
RE03	Lygon Street Area Pocket Park	Brunswick East	Near Lygon Street between Edward Street and Glenlyon Road	0.1	1,000	\$2,954,000	\$2,954



Master Project ID	Project Name	Suburb	General Location	Land Area (hectares)	Land Area (sqm)	Preliminary Land Cost Excluding Acquisition Contingency	\$/sqm Excluding Contingency
BE04	Nicholson Street AC Area Pocket Park	Brunswick East	Near to Blyth Street and Nicholson Street Intersection	0.1	1,000	\$2,954,000	\$2,954
BR04	New Pocket Park 1	Brunswick	In the vicinity of Victoria Street and Elizabeth Street junction	0.1	1,000	\$3,131,000	\$3,131
BR05	New Pocket Park 2	Brunswick	West side of Sydney Road between Albert Street and Hope Street	0.1	1,000	\$3,131,000	\$3,131
BR25	New park on Breese Street	Brunswick	Brunswick	0.1	1,000	\$3,131,000	\$3,131
BW05	Union Square Pocket Space	Brunswick West	In the vicinity of Granham Street and Union Street	0.1	1,000	\$2,127,000	\$2,127
CB06	New Pocket Park 1	Coburg	Near Moore and OxCarle Street area	0.1	1,000	\$1,961,000	\$1,961
CB07	New Pocket Park 2	Coburg	Between Munro St, Bell Street, Sydney Road and Upfield Shared Path	0.1	1,000	\$1,961,000	\$1,961
CB16	Tate Reserve Improvements	Coburg		0.1	1,000	\$1,961,000	\$1,961
CB32	Bowden Reserve Improvements	Coburg		0.1	1,000	\$1,961,000	\$1,961
CN07	Edgars Creek Improvements	Coburg North		0.1	1,000	\$1,417,000	\$1,417
FW03	Lorne Street Reserve Improvements (TOTAL)	Fawkner	Lorne Street Reserve	0.1	1,000	\$1,051,000	\$1,051
FW16	Mooraba Park Improvements	Fawkner	Fawkner	0.1	1,000	\$1,051,000	\$1,051
GR04	Captain Chris Slattery Reserve Expansion and Upgrade	Glenroy	Captain Chris Slattery Reserve	0.1	1,000	\$1,103,000	\$1,103
GR07	New Pocket Park 1	Glenroy	Near Hilton Street and Maude Avenue	0.1	1,000	\$1,103,000	\$1,103
OP07	New Pocket Park 1	Oak Park	Area east of Oak Park NAC, in the area of Nerissa Grove	0.1	1,000	\$1,363,000	\$1,363



Master Project ID	Project Name	Suburb	General Location	Land Area (hectares)	Land Area (sqm)	Preliminary Land Cost Excluding Acquisition Contingency	\$/sqm Excluding Contingency
PL03	New Pocket Park 1	Pascoe Vale South	near Louisville Ave and Pendergast St	0.1	1,000	\$1,816,000	\$1,816
PV17	Land acquisition to improve access, quality and safety to and of Gavin Park (Westbreen Creek) and playground upgrade	Pascoe Vale	Westbreen Creek linear park	0.1	1,000	\$1,481,000	\$1,481
CB12	Central Coburg Town Square	Coburg	Coburg	0.01	500	\$980,500	\$1,961

Source: Mesh and Merri-bek City Council, Draft 2024



Table 4: Sales evidence: sites over 2,500 sqm sold 15 July 2022 to 15 July 2024

Street Address	Suburb	Postcode	Property Type	Land Size (m ²)	Sale Price	\$/m ² Land	Sale Date	Zone
30 DAIRY DRIVE	COBURG NORTH	3058	Business: Wholesale Trade	19,008	\$20,500,000	\$1,078	22-Aug-22	Industrial 1 Zone
1-5 PHOTOGRAPHY DRIVE	COBURG NORTH	3058	Business: Transport & Storage	7,500	\$28,461,074	\$3,795	19-Nov-23	Industrial 1 Zone
211 NEWLANDS ROAD	COBURG NORTH	3058	Land: Res Development	7,305	\$6,350,000	\$869	10-Jan-23	Industrial 1 Zone
342-348 VICTORIA STREET	BRUNSWICK	3056	House: Standard	6,281	\$46,200,000	\$7,356	22-Dec-22	Commercial 1 Zone
519-537 SYDNEY ROAD	COBURG	3058	Land: Office/Retail	4,757	\$33,000,000	\$6,937	22-Dec-22	Activity Centre Zone - Schedule 1
10 BALLARAT STREET	BRUNSWICK	3056	Business: Wholesale Trade	4,237	\$16,500,000	\$3,894	23-Nov-22	Commercial 1 Zone
409-411 SYDNEY ROAD	BRUNSWICK	3056	Land: Res Development	3,705	\$13,250,000	\$3,576	6-Feb-23	Commercial 1 Zone
737-757 SYDNEY ROAD	COBURG NORTH	3058	Land: Res Development	2,812	\$4,310,000	\$1,533	9-Aug-22	Activity Centre Zone - Schedule 1
160 VICTORIA STREET	BRUNSWICK	3056	Land: Res Development	2,676	\$4,849,999	\$1,812	11-Aug-22	Neighbourhood Residential Zone - Schedule 1
Median				4,757	\$16,500,000	\$3,576		
Average				6,304	\$18,992,107	\$3,443		
High				19,008	\$46,200,000	\$7,356		
Low				2,676	\$4,310,000	\$869		
Observations				9				

Source: Derived from RP Data Professional



Table 5: Sales evidence: sites between 1,000 sqm and 2,500 sqm sold 15 July 2022 to 15 July 2024

Street Address	Suburb	Postcode	Property Type	Land Size (m ²)	Sale Price	\$/m ² Land	Sale Date	Zone
59-61 TRADE PLACE	COBURG NORTH	3,058	Commercial: Retail Building	2,290	\$2,350,000	\$1,031	30 Dec 2022	Industrial 1 Zone
27A CAMERON STREET	BRUNSWICK	3,056	Commercial: Industrial Building	2,258	\$1,200,000	\$531	13 Jul 2023	Industrial 1 Zone
85-89 BRUNSWICK ROAD	BRUNSWICK EAST	3,057	Business: Wholesale Trade	1,982	\$1,089,000	\$556	26 Feb 2024	Industrial 3 Zone
511-517 SYDNEY ROAD	COBURG	3,058	Land: Office/Retail	1,877	\$33,000,000	\$17,581	22 Dec 2022	Activity Centre Zone - Schedule 1
1385 SYDNEY ROAD	FAWKNER	3,060	Business: Transport & Storage	1,784	\$2,890,000	\$1,620	12 May 2023	Commercial 2 Zone
166 DONALD STREET	BRUNSWICK EAST	3,057	Business: Wholesale Trade	1,760	\$3,700,000	\$2,102	29 Nov 2023	Industrial 3 Zone
3-5 SHEPPARD STREET	COBURG NORTH	3,058	Business: Wholesale Trade	1,734	\$3,575,000	\$2,062	14 Dec 2023	Industrial 3 Zone
77 NEW ROAD	OAK PARK	3,046	House: One Storey / Lowest	1,696	\$1,218,000	\$713	04 Feb 2023	Neighbourhood Residential Zone - Schedule 1
39-43 TINKING STREET	BRUNSWICK	3,056	Commercial: Industrial Building	1,622	\$2,000,000	\$1,233	29 Aug 2023	Industrial 3 Zone
510-514 BELL STREET	PASCOE VALE SOUTH	3,044	Land: Office/Retail	1,596	\$4,770,000	\$3,066	31 Aug 2022	Commercial 1 Zone
64 MCBRYDE STREET	FAWKNER	3,060	House: Standard	1,536	\$1,050,000	\$684	15 Nov 2022	Neighbourhood Residential Zone - Schedule 1
137-139 BAKERS ROAD	COBURG NORTH	3,058	Business: Wholesale Trade	1,496	\$2,310,000	\$1,544	19 Aug 2022	Industrial 1 Zone
84 MATHIESON STREET	COBURG NORTH	3,058	Land: Res Development	1,477	\$1,539,000	\$1,042	15 Mar 2024	Neighbourhood Residential Zone - Schedule 1
127 SUSSEX STREET	PASCOE VALE	3,044	Business: Retail Trade	1,467	\$3,700,000	\$2,522	10 Jan 2024	Industrial 3 Zone
1345-1348 SYDNEY ROAD	FAWKNER	3,060	Commercial: Industrial Building	1,454	\$3,900,000	\$2,613	27 May 2023	Commercial 2 Zone
7 HART COURT	GLADSTONE PARK	3,043	House: Standard	1,347	\$1,290,000	\$958	01 Aug 2023	General Residential Zone - Schedule 1
5-13 CLARKE STREET	BRUNSWICK EAST	3,057	Business: Wholesale Trade	1,279	\$6,080,000	\$4,764	04 Aug 2022	Mixed Use Zone
1 MILKMAN WAY	COBURG NORTH	3,058	Business: Wholesale Trade	1,259	\$2,750,000	\$2,184	07 Oct 2022	Industrial 1 Zone
856 PARK STREET	BRUNSWICK	3,056	House	1,252	\$1,620,000	\$1,294	05 Jun 2023	Neighbourhood Residential Zone - Schedule 1
95-101 BRUNSWICK ROAD	BRUNSWICK EAST	3,057	Business: Wholesale Trade	1,230	\$2,244,600	\$1,825	26 Feb 2024	Industrial 3 Zone
8-10 LENS STREET	COBURG NORTH	3,058	Business: Retail Trade	1,222	\$1,500,000	\$1,227	07 Dec 2023	Industrial 1 Zone
105 ESSEX STREET	PASCOE VALE	3,044	House: One Storey / Lowest	1,196	\$2,030,000	\$1,697	01 Jul 2023	General Residential Zone - Schedule 1
7 MURRELL STREET	GLENROY	3,046	House: One Storey / Lowest	1,184	\$1,400,000	\$1,182	01 Mar 2023	Residential Growth Zone - Schedule 1
LOT 14 SELBOURNE STREET	COBURG	3,058	House: Standard	1,167	\$1,155,000	\$990	21 Oct 2023	Neighbourhood Residential Zone - Schedule 1
1 GRANDVIEW STREET	GLENROY	3,046	House: One Storey / Lowest	1,160	\$1,680,000	\$1,448	23 Mar 2024	General Residential Zone - Schedule 1
31 WINIFRED STREET	OAK PARK	3,046	House	1,152	\$1,100,000	\$955	21 Mar 2023	Neighbourhood Residential Zone - Schedule 1



Street Address	Suburb	Postcode	Property Type	Land Size (m ²)	Sale Price	\$/m ² Land	Sale Date	Zone
194 HOPE STREET	BRUNSWICK WEST	3,056	House	1,131	\$1,670,000	\$1,477	02 Aug 2023	Neighbourhood Residential Zone - Schedule 1
147 MELBOURNE AVENUE	GLENROY	3,046	House: One Storey / Lowest	1,085	\$1,451,000	\$1,337	05 Jul 2023	General Residential Zone - Schedule 1
22 AINTREE STREET	BRUNSWICK EAST	3,057	Business: Wholesale Trade	1,082	\$1,225,000	\$1,132	21 Dec 2022	Mixed Use Zone
1323 SYDNEY ROAD	FAWNER	3,060	Business: Retail Trade	1,066	\$1,063,333	\$997	30 Aug 2022	Commercial 2 Zone
71 NEW ROAD	OAK PARK	3,046	House: Standard	1,029	\$1,120,000	\$1,088	22 Nov 2022	Neighbourhood Residential Zone - Schedule 1
1 CAROLINE RISE	GOWANBRAE	3,043	House: Standard	1,027	\$1,000,500	\$974	06 Dec 2023	Neighbourhood Residential Zone - Schedule 1
25 OLIVE GROVE	PASCOE VALE	3,044	House: Standard	1,024	\$1,800,000	\$1,758	20 Jul 2023	General Residential Zone - Schedule 1
30 LOTHAIR STREET	PASCOE VALE SOUTH	3,044	House: One Storey / Lowest	1,021	\$1,610,000	\$1,577	27 May 2023	Neighbourhood Residential Zone - Schedule 1
56 LYTTON STREET	GLENROY	3,046	House	1,012	\$1,100,000	\$1,087	01 Apr 2023	Neighbourhood Residential Zone - Schedule 1
18 PROSPECT STREET	GLENROY	3,046	House: One Storey / Lowest	1,012	\$1,100,000	\$1,087	05 Sep 2023	Neighbourhood Residential Zone - Schedule 1
54 LYTTON STREET	GLENROY	3,046	House: One Storey / Lowest	1,012	\$1,120,000	\$1,107	14 Feb 2023	Neighbourhood Residential Zone - Schedule 1
45 LYTTON STREET	GLENROY	3,046	House: One Storey / Lowest	1,012	\$1,230,000	\$1,215	22 Apr 2023	Neighbourhood Residential Zone - Schedule 1
54A LIVINGSTONE STREET	COBURG NORTH	3,058	House: One Storey / Lowest	1,012	\$1,455,000	\$1,438	03 Aug 2023	Neighbourhood Residential Zone - Schedule 1
23 KENNEDY STREET	GLENROY	3,046	House	1,010	\$1,220,000	\$1,208	10 Dec 2022	Neighbourhood Residential Zone - Schedule 1
7 BRISTOL ROAD	PASCOE VALE	3,044	House: One Storey / Lowest	1,010	\$1,275,000	\$1,262	13 Apr 2024	Neighbourhood Residential Zone - Schedule 1
53 NORTHUMBERLAND ROAD	PASCOE VALE	3,044	House: Standard	1,007	\$1,420,000	\$1,410	10 Nov 2023	Neighbourhood Residential Zone - Schedule 1
11 HOOPER CRESCENT	BRUNSWICK WEST	3,056	House: Standard	1,005	\$1,500,000	\$1,493	07 Oct 2023	Neighbourhood Residential Zone - Schedule 1
Median				1,106	\$1,500,000	\$1,262		
Average				1,322	\$2,611,192	\$1,826		
High				2,280	\$33,000,000	\$17,581		
Low				1,005	\$1,000,500	\$591		
Observations				43				

Source: Derived from RP Data Professional



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Merri-bek City Council - Public Open Space Land Acquisition Costs Review

PREPARED BY: BRIAN ROBINSON
DATE OF REPORT: 19 AUGUST 2026

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1. EXECUTIVE SUMMARY

This report responds to the Interim Panel Report for *Merri-bek Planning Scheme Amendment C235mbek* (Planning Panels Victoria, 2 April 2026). The Panel accepted the methodology applied by Merri-bek City Council (**Council**) for calculating the public open space contribution rate but was not satisfied that the 27% land cost contingency added to Capital Improved Value (CIV) in the project costings had been adequately justified. Two concerns raised by the Panel were the small evidence base being 29 Merri-bek acquisitions in the review prepared for Council by HillPDA, titled *Public Open Space Land Acquisition Cost Review dated 15 July 2024 (HillPDA Report)*, and the absence of any comparison with other municipalities.

To test the contingency figure, the acquisition dataset has been expanded from the 29 transactions contained within the HillPDA Report to 102 open space land acquisitions across 14 metropolitan councils. 76 of these transactions have a usable CIV for comparison against purchase price. The headline results are:

- The purchase prices sat 39.1% above CIV on a dollar-weighted basis (consistent with HillPDA's methodology), with a simple average of +29.5% and a median of +24.5%. These premiums are stated exclusive of on-costs. On these measures a 27% contingency (inclusive of a 2% "on-cost" allowance) is supportable;
- The figure is sensitive to the mix of land acquired. Privately owned land averaged 45.8% above CIV, whereas surplus public authority land was purchased at an average discount to CIV of 5.9%;
- On a municipality-by-municipality basis, the dollar-weighted average premiums ranged from +23.5% to +72.2% (excluding Moonee Valley, an outlier showing an approximate 12% discount, which had a high proportion of public authority purchases). Throughout this report, "premium" means the amount by which the purchase price exceeds CIV, expressed as a percentage of CIV; a negative premium denotes a discount.

The expanded dataset supports a land cost contingency (inclusive of an "on-costs" allowance) above HillPDA's figure.

For completeness on the record count: of the 102 records assembled, 25 had no usable CIV and were set aside, leaving 77 with a calculable purchase-price-to-CIV ratio. One further record was excluded because only part of the rated parcel had in fact been acquired (giving an anomalous 5% ratio), leaving 76 usable transactions in the final analysis.

The dollar-weighted average of +39.1% most closely replicates HillPDA's methodology (a ratio of aggregate acquisition cost to aggregate CIV), and on a like-for-like basis our larger dataset returns a premium well above the 25% (before on-costs) found by HillPDA. Individual ratios ranged from about 10% to 347% of CIV, reflecting the limitations of CIV for the complex land typically acquired for open space; consistent with HillPDA we have retained the full spread of usable records.

On-costs (legal and conveyancing, settlement, agent, valuation and due diligence) are included, consistent with HillPDA. Applying an allowance of approximately 1.5% of CIV (a blended allowance reflecting approximately 2% on private purchases and 0.5% on public authority purchases, consistent with the aggregate of the Merri-bek transactions) to the +39.1% premium indicates a total required contingency of approximately 40.6%.

The proposed 27% contingency (a 25% premium over CIV plus on-costs) is supportable on all three measures and, on the dollar-weighted average basis, conservative. On the whole we consider the 27% contingency reasonable, well-supported and appropriate for the Amendment.

The methodology and the full workings underlying the figures in this report are set out in Appendix 2.

2. BACKGROUND AND SCOPE

2.1 AMENDMENT C235MBEK AND THE HILLPDA REPORT

Amendment C235mbek proposes a single municipality-wide public open space contribution rate of 8.68% which will be included in the schedule to Clause 53.01 of the Merri-bek Planning Scheme. The rate is derived by apportioning a share of cost of eligible open space projects to the forecast new population and dividing by the value of developable land in the municipality.

Council engaged HillPDA to undertake a review of the contingency applied to public open space land acquisition costs for the purposes of the Amendment. The HillPDA report was relied upon by Council during the Panel hearing which considered the Amendment.

Land acquisition costs in the Mesh Projects List included a 27% contingency added to CIV to achieve a more realistic costing allocation. CIV is the assessed value of land and improvements and is a statutory valuation base returned annually by Valuer-General Victoria (VGV) for rating and taxing purposes.

The HillPDA Report asserts that the "real" cost of acquisition of land for public open space is above the assessed CIV for the land. HillPDA listed a number of causative factors which are reproduced below:

- *Conservative values: it is common for CIV to be below the actual market value of property. Under-estimation can occur for a number of reasons including use of conservative data so as to avoid appeals to rate notices and / or due to rapid movements in market value not captured in CIV data.*
- *Compulsory acquisition compensation: additional compensation is required when a compulsory land acquisition process is used to acquire property. Compulsory acquisition can involve solatium (i.e. compensation) being paid above market value.*
- *On-market or off-market acquisition: the purchase price is usually higher when a property is not 'on the market' for sale. An 'off-market' acquisition will usually require additional compensation or a price premium.*
- *On-costs: additional costs are incurred above purchase price when acquiring land. This includes legal and conveyancing cost, settlement cost, agent and valuation costs and due diligence technical investigation costs.*

Our comments in relation to each of these factors are set out below:

Conservative Values

CIV is a statutory valuation base which is used to raise rates and levy land tax. The return of CIV's is governed by the *Valuation of Land Act 1960* and VGV's *Valuation Best Practice Guidelines (VBP Guidelines)*. These guidelines stipulate that the median sales ratio (sale price:CIV) for residential properties is between 0.9 and 1.0 and for commercial properties between 0.85 and 1. This, in effect, means that there is an inherent conservatism built into the returned valuations, with most valuations falling within the range of 85 to 100% of true market value.

Rating valuations are delivered as a mass valuation exercise using relational databases with predictive models. The models are generally very accurate for homogenous property types such as conventional housing. They are less accurate and generally more conservative for complex property types such as large development sites. Properties acquired by councils for open space generally fall into the complex category and, consequently, often have CIV's which are well below the true market value and are well below the required VBP median.

There is, in effect, a systemic bias toward values which are lower than the "real" or market value.

Compulsory Acquisition

From our observations of the data, it appears that all transactions within the HillPDA dataset were voluntarily negotiated. Likewise for our expanded dataset. The findings, in terms of the premiums paid relative to market value, are therefore not affected by additional costs associated with compulsory acquisition.

Councils do, however, need to rely upon their compulsory acquisition power on occasion in order to secure the sites that they require. In our experience, values agreed (or determined by VCAT or the court) are generally at the upper end of the market value range. There are also a number of other heads of compensation which may be payable to dispossessed owners which are in addition to market value. Costs incurred by owners are also compensable.

In our view, the cost premium associated with sites acquired by compulsory means is likely to be higher than that applicable to sites acquired by voluntary negotiation.

On Market/Off Market Transactions

We agree with HillPDA's conclusion in relation to "off-market" transactions.

On-Costs

The addition of an allowance for "on-costs" (legal, settlement, agents, valuation, due diligence) is, in our view, reasonable. HillPDA include "on-costs" amounts for the Merri-bek transactions which, presumably, are derived from Council's actual costs. On-costs for private purchases were around 2% of CIV. For purchases from public authorities they were approximately 0.5% of CIV. Across all Merri-bek transactions the on costs were around 1.5%. The differential between the two categories is not explained but may relate to additional due diligence costs such as contamination assessments. In our view, an "on-costs" allowance of 2% seems high. For the purposes of our analysis we have adopted 1.5%, which aligns with the aggregation of Merri-bek transactions.

The Panel did not oppose a land cost contingency "in principle" but found that the 27% figure was insufficiently justified, noting that a sample of 29 properties over a circa 10-year period may not be sufficient, and that no comparison with other municipalities had been provided. The Panel's Interim Report offers Council two pathways: delete the contingency and re-calculate a lower rate, or complete further work, potentially by way of a peer review, to address the identified key issues of sample size, and data/cost transparency.

2.2 SCOPE AND BASIS OF REVIEW

Westlink Consulting was engaged by Council to conduct a peer review of the HiIPDA report in light of the Panel comments and to report on any other issues of relevance.

Our intent, in undertaking the review, was to align our approach with that applied within the HiIPDA Report. We have in addition to applying the HiIPDA methodology, calculated both an average and a median of the transaction ratios in order to further inform the analysis.

The core component of our review has been to assemble a larger acquisition dataset and to expand the research beyond Merri-bek. We have then calculated the differential between CIV and purchase price for each property in order to establish what, if any, contingency should apply.

Key steps identified by Westlink to complete the peer review included:

- Compare actual purchase prices against CIV at the date of purchase and calculate a ratio;
- Add an allowance for purchase "on-costs";
- Segment the results and report by "previous owner" type and purchase type; and
- Determine whether the evidence supports or contradicts the 27% figure and present the results transparently.

3. DATA SOURCES AND DATA-SHARING CONDITIONS

3.1 DATASETS COMPILED

The analysis incorporates four strands of data:

- Merri-bek acquisitions - Council's own open space purchases and CIV data 2012/13-2025/26. The list provided to Westlink contained 32 transactions - the 29 included in the HillPDA Report plus a further three provided by Council for the 2025/26 period;
- Other council acquisitions - open space purchases by other metropolitan councils identified by Westlink from council websites, RP Data, meeting minutes, project pages and other media;
- VGV/Land Victoria historic local government property purchases - purchase prices and CIV's for land sold to a set of comparable councils since 2014 sourced by Merri-bek City Council officers and;
- VGV-provided CIV data - CIV matched to acquisition addresses for the identified purchase properties.

The consolidated dataset is provided at Appendix 1. Individual property addresses have been redacted in accordance with the VGV Data Sharing Agreement, as set out in Section 3.2 below.

The data was consolidated into a combined dataset of 102 records across 14 local government areas including:

- Boroondara;
- Darebin;
- Glen Eira;
- Greater Dandenong;
- Kingston;
- Manningham;
- Maribyrnong;
- Merri-bek;
- Moonee Valley;
- Nillumbik;
- Port Phillip;
- Stonnington;
- Whitehorse; and,
- Yarra.

These Local Government Areas (LGA's) were selected by Westlink for their similarity to Merri-bek, ie: inner/middle ring municipalities with broadly similar levels of development and, presumably, similar open space needs. Whilst it was not possible to verify that the transactions which we have analysed constitute all of the acquisitions undertaken by the above councils, we are satisfied that we have captured the majority of their acquisitions. The dataset provides a good representation of public open space acquisitions undertaken by municipalities with similar characteristics to Merri-bek.

In selecting comparable municipalities we had regard to residential density, extent and nature of development, and population growth. Some middle ring municipalities had no traceable relevant public open space acquisitions over the period (eg: Monash and Brimbank which have accordingly been excluded from the list above.).

3.2 VGV DATA AND DATA SHARING AGREEMENT

CIV data used in this review was supplied by VGV under a Data Sharing Agreement. The agreement imposes specific conditions on how the data may be used and presented, which this report observes:

- Small-sample aggregation. Where fewer than five sales are available within an individual municipality, the data must not be presented at individual municipal level. Accordingly, the cross-municipal table within Section 5.3 shows individual results only for councils with five or more usable sales; all other LGA's are combined into a single aggregated "Other Councils" row.
- CIV is a statutory rating and taxation valuation and has been relied upon here for research purposes only. The results herein should be read subject to the limitations and disclaimer set out at Section 7.

4. METHODOLOGY

4.1 MEASURING THE PREMIUM OVER CIV

In undertaking our research we have replicated the methodology applied by HillPDA with the addition of an average and a median.

HillPDA arrived at its 25% premium assessment (27% with on-costs) by dividing the aggregated purchase prices of the 29 acquisitions (\$70.6m) by their aggregate CIV (\$56.3m). Based on this analysis HillPDA concludes that *"The purchase price is approximately 25% above CIV on average."* The HillPDA figure is a weighted average which takes account of the size of the transaction. The simple average (as measured by the individual purchase price to CIV ratios) was 36%.

For the expanded dataset we have calculated the dollar-weighted average as well as the simple average and the median purchase price to CIV ratios.

Ratios were calculated for each acquisition with a usable CIV. Where only part of a site was taken for open space, both purchase price and CIV are adjusted to accurately reflect the open space share before the ratio is calculated. A ratio above 100% means that the purchase price exceeds the CIV.

Our approach parallels HillPDA's in that both compare purchase price to CIV at the date of acquisition, express the result as a ratio, retain the full spread of observations, and adopt an allowance for on-costs. The principal differences are that our dataset is materially larger and extends beyond Merri-bek to 14 comparable municipalities.

4.2 EXCLUSIONS AND DATA HYGIENE

Of the 102 total records there were 25 properties where VGV was unable to provide a CIV (presumably due to (a) there being no returned CIV or (b) an inability to match the purchase property address to the rateable property). These records were excluded from the ratio analysis (they remain in the register for completeness).

The remaining 77 records all have a calculated ratio, with ratios ranging from 5% to 347%. In other words, the purchase prices range from as little as 5% of the CIV to as much as 347%. Whilst the range of ratios was very wide we elected not to exclude records in order to maintain the integrity of the analysis and consistency with the HillPDA Report.

The wide range of observations could be attributable to a range of factors but is most likely a result of CIV inaccuracy (consistent with the conservative-CIV factors discussed at Section 2.1). There is also the possibility of mismatches between the land which was purchased and the land which was valued for rating purposes. Such mismatches arise where the parcel purchased differs from the parcel to which the CIV relates, for example, where only part of a rateable assessment is acquired, where assessments are consolidated, or where a property is reconfigured or changes between the date of valuation and the date of sale so that CIV and purchase price are not measuring the same thing. An example of such a change which is not uncommon in situations where councils purchase land from the State with use constraints. In these cases, the council acquires land that is unconstrained at the valuation date but negotiates a reduced price in exchange for accepting a restriction on the land's future use (most commonly a limitation to open-space use), so that the CIV and the purchase price no longer measure the same thing. This spread of ratios is a function of how CIV is produced. CIV is returned through a mass-valuation process and, for the complex and infrequently transacted land typically acquired for open space, individual assessments can diverge materially from realised sale prices; a wide range of individual ratios is therefore to be expected in any analysis of this kind.

We have not been instructed to undertake detailed investigations of each transaction and, in our view, such work is not necessary because the analysis relies on the broad outcomes of a large sample rather than the accuracy of individual ratios. Calculating the average and the median alongside the dollar-weighted figure gives some reassurance as to the final results. As a further check, we also recalculated the measures using only the transactions with ratios in the 50% to 200% range and compared them against the full dataset.

We have retained transactions within the analysis unless there is an obvious discrepancy. We found only one such instance, where it was clear that the land which was purchased was only a part of the land for which the CIV was assessed. This was the property with the 5% ratio.

The final dataset includes 76 transactions with a ratio range from 10% to 347%. 62 transactions fall within the 50% to 200% range, which is broadly the range we would have expected. The simple average of transactions within this narrower range is 124%, the median is 121% and the dollar-weighted average is 120%. This compares to the overall simple average of 129%, median of 124% and dollar-weighted average of 139%.

The simple average and median fall slightly when the transactions at the extremes are removed, while the dollar-weighted average falls from 139% to 120%, reflecting the influence of high value, high-premium transactions on the weighted measure. We have nonetheless drawn our conclusions from the full set of 76 usable transactions rather than a trimmed sample. Retaining the complete dataset avoids the selection bias that trimming would introduce, maintains consistency with HillPDA's approach, and properly reflects that large, high-premium acquisitions are a genuine and material feature of open-space purchasing; it is precisely the breadth of the dataset that gives us confidence in relying on it. The narrower 50%-200% band is used only as a cross-check.

5. RESULTS

5.1 DATASET

The dataset is now significantly larger than the 29 acquisitions in the HillPDA Report. We have analysed 76 transactions across 14 local government areas.

5.2 PREMIUM OF PURCHASE PRICE OVER CIV

For each of the 76 usable acquisitions we calculated the ratio of purchase price to CIV at the date of purchase, expressed as a premium or discount to CIV. A ratio of greater than 100% represents a premium to CIV. The detailed workings for each measure are set out in Appendix 2. The average (129.5%) is the simple mean of the 76 individual transactions, the median (124.5%) is the mid-point and the dollar-weighted average premium (139.1%) is the sum of purchase prices divided by the sum of CIV's.

By way of example, a property purchased for \$1.20m against a CIV of \$1.00m returns a ratio of 120%, i.e. a +20% premium to CIV. Of the three measures, the dollar-weighted average corresponds to HillPDA's methodology.

MEASURE (COUNT = 76 USABLE RECORDS)	PREMIUM (EXCL. ON-COSTS)
DOLLAR WEIGHTED AVERAGE	+39.1%
SIMPLE AVERAGE	+29.5%
MEDIAN	+24.5%

The average of +29.5% sits above HillPDA's 27% figure (which has an additional 2% added for "on-costs"), while the median of +24.5% sits just below it. The dollar-weighted premium result of +39.1% sits well above it.

5.3 MUNICIPALITY BY MUNICIPALITY COMPARISON

The municipality-by-municipality figures below are derived using the same methodology set out in Section 5.2.

Using this methodology we have broken out the transactions on a municipality by municipality basis. Consistent with the Data Sharing Agreement, only councils with five or more usable sales are shown individually; the remainder are aggregated. Averages have large variations between councils, potentially driven by the private/public mix and by local land values.

COUNCIL	NO.	SIMPLE AVERAGE PREMIUM/DISCOUNT	MEDIAN PREMIUM/DISCOUNT	DOLLAR WEIGHTED AVERAGE PREMIUM/DISCOUNT
MERRI-BEK	32	+21.6%	+18.3%	+23.5%
STONNINGTON	12	+52.2%	+44.3%	+45.2%
GLEN EIRA	9	+78.8%	+54.4%	+72.2%
MOONEE VALLEY	7	-12.2%	-25.6%	-10.9%
OTHER COUNCILS	16	+18.8%	-0.6%	+63.0%
ALL RECORDS	76	+29.5%	+24.5%	+39.1%

Note: the premiums/discounts in the table above are exclusive of on costs.

The "Other Councils" row aggregates Borondara, Darebin, Greater Dandenong, Kingston, Maribyrnong, Port Phillip, Whitehorse and Yarra, each of which has fewer than five usable sales.

5.4 COMPARISON BY PREVIOUS OWNERSHIP

The table below breaks the usable transactions down by the previous owner of the land, distinguishing purchases from private vendors from those from public authorities.

PREVIOUS OWNERSHIP TYPE	NO.	AVERAGE PREMIUM/DISCOUNT	MEDIAN PREMIUM/DISCOUNT	DOLLAR WEIGHTED AVERAGE PREMIUM/DISCOUNT
PRIVATE	52	+45.8%	+36.9%	+36.1%
PUBLIC AUTHORITY	24	-5.9%	-32.9%	+45.4%
ALL USABLE RECORDS	76	+29.5%	+24.5%	+39.1%

On a dollar-weighted basis, purchases from public authorities show a premium to CIV (+45.4%), whereas on a simple-average and median basis they show a discount (-5.9% and -32.9% respectively). This difference reflects the influence of a small number of large public-authority acquisitions - most notably a single \$38.8m purchase at approximately 310% of CIV, which dominate and skew the dollar-weighted measure. The simple average and median are therefore the more representative indicators of a typical public-authority acquisition, and it is on that basis that such land is generally acquired at or below CIV.

Conversely, the private simple average (+45.8%) sits above the private dollar-weighted average (+36.1%) because the largest private acquisitions tended to transact closer to CIV while many smaller private purchases carried higher percentage premiums; dollar-weighting gives the larger, lower-premium transactions greater influence and therefore returns a lower figure.

The summary table of Merri-Bek transactions from the HillPDA report is reproduced below. It should be noted that we have been provided with an updated list of Merri-Bek transactions for our analysis, which now has 32 transactions.

Table 1: Summary of Merri-Bek public open space acquisitions, 2012/13 to 2023/24

Metric	Number	Purchase Price	Acquisition On-Costs	Total Acquisition Costs	CIV (at Purchase Date)	Total Acquisition Costs to CIV Ratio
Total Acquisitions	29	\$70,618,740	\$859,414	\$71,478,154	\$56,334,200	126.9%
Ownership -						
Privately Owned	17	\$55,490,350	\$748,877	\$56,239,227	\$37,764,000	148.9%
Public Authority Surplus Land	12	\$15,128,390	\$110,537	\$15,238,928	\$18,570,200	82.1%
Purchase Type -						
On Market - Privately Owned	4	\$8,197,750	\$125,017	\$8,322,767	\$6,480,000	128.4%
Off Market - Privately Owned	13	\$47,292,600	\$623,860	\$47,916,460	\$31,284,000	153.2%
Off Market - Public Owned Surplus Land	12	\$15,128,390	\$110,537	\$15,238,928	\$18,570,200	82.1%

We have prepared a similar table which includes the expanded dataset from our research. It should be noted that the HillPDA Report includes an allowance for "on-costs". For comparison purposes we have adopted "on-costs" of 1.5% of CIV.

Metric	Number	Purchase Price	Acquisition On-costs (1.5% of CIV)	Total Acquisition Costs	CIV (At Purchase Date)	Total Acquisition Costs to CIV Ratio
Total Acquisitions	76	\$214,016,506	\$2,306,838	\$216,323,344	\$153,789,200	140.66%
Ownership -						
Privately Owned	52	\$141,411,865	\$1,558,035	\$142,969,900	\$103,869,000	137.64%
Public Authority	24	\$72,604,641	\$748,803	\$73,353,444	\$49,920,200	146.94%
Purchase Type -						
On-market	12	\$26,984,750	\$297,825	\$27,282,575	\$19,855,000	137.41%
Off-market	38	\$90,124,741	\$1,041,738	\$91,166,479	\$69,449,200	131.27%

6. CONCLUSIONS

The simple average premium of purchase price over CIV for the dataset of sales was 29.5%. The median was 24.5% and the dollar-weighted average was 39.1% - exclusive of on-costs.

Of the three measures, the dollar-weighted average of +39.1% is the figure that directly replicates HillPDA's methodology; on a like-for-like basis our expanded dataset therefore returns a materially higher premium than HillPDA's 25%. We have also calculated the simple mean (+29.5%) and the median (+24.5%).

We regard the dollar-weighted average as being the most reliable measure because it takes into account the size of transactions. It is of note that, for the expanded dataset, 17 of 76 transactions were above \$3m with a total value of \$125.5m out of a total value of all transactions of \$214m. These high value transactions represent 22% of transactions whilst accounting for 59% of the total value of transactions. In our view, it is appropriate to rely most heavily on the weighted average in determining the open space contingency.

On each of these measures the proposed 25% contingency (27% inclusive of on-costs) is supportable. Using the dollar-weighted average method, it is conservative.

The "municipality by municipality" comparisons (with the exception of Moonee Valley) showed a dollar-weighted average premium range from +23.5% to +72.2%, with Merri-bek sitting at the bottom of that range. Moonee Valley was an outlier, showing a 12% average discount to CIV. This discount is a function of the municipality's acquisition profile. Public authorities accounted for 43% of Moonee Valley's purchases, the highest proportion of any council examined, and, consistent with the broader dataset, these transactions were consistently completed below CIV. Their weight within the sample is sufficient to draw the municipality's overall result into a net discount.

LGA	PUBLIC AUTH. PURCHASES	PRIVATE PURCHASES	PROPORTION PUBLIC AUTH
MERRI-BEK	12	20	38%
STONNINGTON	0	12	0%
GLEN EIRA	3	6	33%
MOONEE VALLEY	3	4	43%
OTHER COUNCILS	6	10	38%
ALL RECORDS	24	52	32%

As we have outlined elsewhere within this report, we have not been instructed to undertake detailed investigations of the transactions which form part of the dataset. There is, however, a relatively clear trend within the data showing that purchases from public authorities generally show a lower CIV premium and are often purchased at a discount to CIV.

There may be a number of reasons for this difference. It is worthy of note that properties owned by public authorities are generally exempt from rates and consequently CIV's are not subject to the regulatory oversight set out within the VBP Guidelines. The CIV's for such properties are generally not used for rating/taxing purposes; no rate notice or land tax notice is issued and the properties do not regularly transact. The returned CIV is, therefore, not tested in the same manner that the CIV for a privately owned property is. Properties owned by public authorities commonly have encumbrances and other value-affecting influences (easements, issues with access, etc.) which may not be captured within the CIV, particularly in circumstances where the CIV is not "pressure-tested" by the scrutiny which comes when the valuation is used to raise rates/land tax.

Other factors which may be at play include the common practice in "inter-government" land transactions of applying a value discount for land in public zones as well as the imposition of "use constraints" which are discussed elsewhere within this report.

Whilst the historical proportion of open space purchases by Merri-bek from public authorities is 38%, above the 32% average of all records in our dataset, our understanding is that the proportion for future public land purchases (as identified in the Council Public Open Space Project List) is likely to be below the "all record" average.

In our view, the analysed dollar-weighted average for public open space purchases of 39.1% provides a reasonable basis for the Merri-bek land cost contingency. With the addition of an "on-costs" allowance of 1.5% the indicated total required contingency is 40.6%. On this basis, the proposed total contingency rate of 27% is supportable. The simple average and median are also supportive of the 27% figure.

7. ASSUMPTIONS, LIMITATIONS & DISCLAIMERS

All usable records are retained in the ratio measures above.

On-costs: A 1.5% on-cost allowance has been incorporated into the total acquisition costs used in the ratios above; the allowance itself is not independently verified here.

This report does not constitute a valuation of any property or interest in property. It relies on data provided by Merri-bek City Council, VGV, Land Victoria and publicly available sources, which has not been independently audited except as noted. It is prepared for the use of the party to whom it is addressed, for the C235mbek Amendment, and should not be relied upon by any other party.

Data disclaimer:

- The modelling, analysis and conclusions in this report utilise CIV data for research purposes only. The results do not represent the views of, and have not been endorsed by, the Valuer-General Victoria. Any interpretations, findings or opinions expressed are solely those of the report's author(s).
- CIV is determined as part of the statutory annual general valuation process for defined legislative and rating and taxation purposes. The VGV does not authorise its use for any other purpose.
- Sales data has been aggregated so that no municipality with fewer than five available sales is presented at individual municipal level, consistent with the Data Sharing Agreement addendum.

8. APPENDICES

8.1 APPENDIX 1: USABLE SALES DATASET

Property Address	Municipality	Planning Zone at time of purchase	Previous Owner Type	Purchase Type	Purchase Date	Settlement Date	Purchase Price	Site area (m ²)	Portion acquired for POS (%)	Adjusted purchase price	CV at date of purchase	Adjusted CV for POS Land Allocation	CV Source and Date	Acquisition Cost to CV Ratio
4610 Leonard St	Merri-bek	NR21	Public Authority	Off-market	12/15/2015	2/16/2016	\$71,000	1208	100%	\$71,000	\$690,000	\$690,000	HillPDA Report	0.10
Reserve 1 at 1 Hopetoun St (Parcel B)	Merri-bek	PPR2	Public Authority	Off-market	09/02/2016	14/02/2017	\$55,000	956	100%	\$55,000	\$520,000	\$520,000	HillPDA Report	0.11
Redacted	Redacted		Privately Owned		29/09/2014	29/09/2014	\$10,225	88	Unknown	\$10,225	\$65,000	\$65,000	VGX Provided	0.16
Redacted	Redacted		Public Authority		30/06/2014		\$195,000	75	Unknown	\$195,000	\$650,000	\$650,000	VGX Provided	0.30
1-17 Leonard & 154-156 McBryde St	Merri-bek	PPR2 & NR2	Public Authority	Off-market	02/07/2019	02/09/2019	\$2,150,000	7104	100%	\$2,150,000	\$6,615,000	\$6,615,000	HillPDA Report	0.32
2 Derby Street	Merri-bek	NR21	Public Authority	Off-market	13/08/2018	13/11/2018	\$215,000	2161	100%	\$215,000	\$540,000	\$540,000	HillPDA Report	0.40
Redacted	Redacted		Public Authority	Off-market	23/01/2020	28/02/2020	\$398,750	382	100%	\$398,750	\$770,000	\$770,000	VGX Provided	0.52
Redacted	Redacted		Public Authority		07/07/2020	07/09/2020	\$430,000	137	100%	\$430,000	\$790,000	\$790,000	VGX Provided	0.54
16-20 McKay St	Merri-bek	GR21	Public Authority	Off-market	01/06/2015	31/07/2015	\$655,000	1,243	100%	\$655,000	\$1,160,000	\$1,160,000	HillPDA Report	0.56
Lot 1 at 1 Hopetoun St (Parcel A)	Merri-bek	PPR2	Public Authority	Off-market	16/07/2017	04/10/2016	\$330,000	575	100%	\$330,000	\$540,000	\$540,000	HillPDA Report	0.61
Redacted	Redacted		Public Authority		23/12/2020	07/05/2021	\$1,430,000	1,302	100%	\$1,430,000	\$2,280,000	\$2,280,000	VGX Provided	0.63
Part of 43 Kernan St	Merri-bek	GR2, PPR2	Public Authority	Off-market	13/08/2018	13/11/2018	\$555,000	3,203	100%	\$555,000	\$870,000	\$870,000	HillPDA Report	0.64
Redacted	Redacted		Public Authority		23/01/2020	28/02/2020	\$522,500	394	100%	\$522,500	\$790,000	\$790,000	VGX Provided	0.66
Redacted	Redacted		Public Authority		07/09/2022	07/11/2022	\$2,860,000	4,564	100%	\$2,860,000	\$4,200,000	\$4,200,000	VGX Provided	0.68
Redacted	Redacted	GR23	Privately Owned	On-market	06/05/2026	-	\$2,250,000	1,795	100%	\$2,250,000	\$3,080,000	\$3,080,000	VGX Provided	0.73
Redacted	Redacted		Privately Owned		02/12/2020	-	\$278,840	5,814	100%	\$278,840	\$375,000	\$375,000	VGX Provided	0.74
104B McBryde St	Merri-bek	PPR2	Public Authority	Off-market	27/11/2018	29/01/2019	\$1,950,000	17,389	100%	\$1,950,000	\$2,555,000	\$2,555,000	HillPDA Report	0.76
Redacted	Redacted	AC21	Privately Owned	Off-market	20/07/2017	18/01/2018	\$1,450,000	1,104	100%	\$1,450,000	\$1,870,000	\$1,870,000	VGX Provided	0.78
Redacted	Redacted		Public Authority		19/12/2017		\$270,000	18,760	100%	\$270,000	\$295,000	\$295,000	VGX Provided	0.92
Redacted	Redacted		Privately Owned		20/08/2022	19/10/2022	\$2,235,000	401	100%	\$2,235,000	\$2,350,000	\$2,350,000	VGX Provided	0.95
56B-574 Sydney Road	Merri-bek	C12	Privately Owned	On-market	26/11/2024	28/01/2025	\$3,245,000	947	100%	\$3,245,000	\$3,350,000	\$3,350,000	HillPDA Report	0.97
Redacted	Redacted		Privately Owned		13/08/2016	-	\$13,933,700	3,455	100%	\$13,933,700	\$14,100,000	\$14,100,000	VGX Provided	0.99
Redacted	Redacted		Public Authority		23/12/2025	05/03/2026	\$3,450,000	1,499	100%	\$3,450,000	\$3,450,000	\$3,450,000	VGX Provided	1.00
567A Pascoe Vale Road	Merri-bek	R12	Public Authority	Off-market	20/01/2014	26/03/2014	\$250,000	546	100%	\$250,000	\$235,000	\$235,000	HillPDA Report	1.06
17 McDougall Street	Merri-bek	GR2	Privately Owned	On-market	08/03/2025	10/06/2025	\$766,000	623	100%	\$766,000	\$710,000	\$710,000	HillPDA Report	1.08
41 & 43 Service Street	Merri-bek	GR2	Privately Owned	On-market	21/02/2020	16/04/2020	\$2,436,750	1,560	100%	\$2,436,750	\$2,200,000	\$2,200,000	HillPDA Report	1.11
Redacted	Redacted		Privately Owned		12/08/2025	06/11/2025	\$2,050,000	693	Unknown	\$2,050,000	\$1,825,000	\$1,825,000	VGX Provided	1.12
Redacted	Redacted		Privately Owned		25/09/2019	18/10/2019	\$2,500,000	795	Unknown	\$2,500,000	\$2,185,000	\$2,185,000	VGX Provided	1.14
29631 Urquhart St	Merri-bek	AC21	Privately Owned	Off-market	28/03/2013	29/08/2013	\$2,181,600	3,655	100%	\$2,181,600	\$1,890,000	\$1,890,000	HillPDA Report	1.15
132-134 Cardinal Road	Merri-bek	NR2	Privately Owned	On-market	22/11/2019	20/01/2020	\$1,600,000	1,393	100%	\$1,600,000	\$1,370,000	\$1,370,000	HillPDA Report	1.17
Redacted	Redacted	GR21	Privately Owned	Off-market	20/05/2024	16/08/2024	\$1,000,000	749	100%	\$1,000,000	\$855,000	\$855,000	VGX Provided	1.17
31 Breeze St	Merri-bek	C12	Privately Owned	Off-market	02/05/2019	12/04/2019	\$1,680,000	268	100%	\$1,680,000	\$1,430,000	\$1,430,000	HillPDA Report	1.17
29 Breeze St	Merri-bek	C12	Privately Owned	Off-market	06/06/2019	12/04/2019	\$1,680,000	268	100%	\$1,680,000	\$1,430,000	\$1,430,000	HillPDA Report	1.17
15 McDougall Street	Merri-bek	GR2	Privately Owned	Off-market	08/03/2025	05/06/2025	\$1,000,000	640	100%	\$1,000,000	\$840,000	\$840,000	HillPDA Report	1.19
Redacted	Redacted	HCT21	Privately Owned	Off-market	19/02/2025	21/03/2025	\$1,500,000	702	100%	\$1,500,000	\$1,250,000	\$1,250,000	VGX Provided	1.20
60 Moreland Rd	Merri-bek	PPR2	Public Authority	Off-market	28/11/2017	15/12/2017	\$960,000	985	100%	\$960,000	\$800,000	\$800,000	HillPDA Report	1.20
14 Frith Street	Merri-bek	NR2	Privately Owned	Off-market	14/03/2019	12/04/2019	\$10,400,000	2,623	100%	\$10,400,000	\$8,600,000	\$8,600,000	HillPDA Report	1.21
Redacted	Redacted	HCT21	Public Authority	Off-market	28/04/2022	29/06/2022	\$1,400,000	621	100%	\$1,400,000	\$1,150,000	\$1,150,000	VGX Provided	1.22
Redacted	Redacted		Privately Owned		01/10/2016		\$2,200,000	314	100%	\$2,200,000	\$1,730,000	\$1,730,000	VGX Provided	1.27

Property Address	Municipality	Planning Zone at time of purchase	Previous Owner Type	Purchase Type	Purchase Date	Settlement Date	Purchase Price	Site area (m ²)	Portion acquired for POS (%)	Adjusted purchase price	CIV at date of purchase	Adjusted CIV for POS Land Allocation	CIV Source and Date	Acquisition Cost to CIV Ratio
2 Spny Street	Merri-bek	GR21	Privately Owned	Off-market	14/08/2018	13/09/2018	\$3,900,000	4,355	80%	\$3,120,000	\$3,050,000	\$2,440,000	HillPDA Report	1.28
Redacted	Redacted		Privately Owned		01/12/2022	01/03/2023	\$2,700,000	1,333	100%	\$2,700,000	\$2,100,000	\$2,100,000	VGW Provided	1.29
Redacted	Redacted		Privately Owned		25/03/2021	23/06/2021	\$1,365,000	358	100%	\$1,365,000	\$1,050,000	\$1,050,000	VGW Provided	1.30
Redacted	Redacted		Privately Owned		06/08/2022	05/10/2022	\$2,355,000	267	100%	\$2,355,000	\$1,800,000	\$1,800,000	VGW Provided	1.31
Redacted	Redacted		Privately Owned		22/11/2025	23/02/2026	\$3,880,000	1,073	Unknown	\$3,880,000	\$2,950,000	\$2,950,000	VGW Provided	1.32
11 West Street	Merri-bek	C12	Privately Owned	Off-market	31/07/2019	31/07/2019	\$2,100,000	527	100%	\$2,100,000	\$1,540,000	\$1,540,000	HillPDA Report	1.36
Redacted	Redacted	HCT22	Privately Owned	Off-market	04/11/2021	14/02/2022	\$1,650,000	616	100%	\$1,650,000	\$1,200,000	\$1,200,000	VGW Provided	1.38
Redacted	Redacted		Privately Owned		28/05/2014	14/08/2014	\$1,450,000	249	100%	\$1,450,000	\$1,050,000	\$1,050,000	VGW Provided	1.38
260 Sydney Road	Merri-bek	C12	Privately Owned	On-market	26/03/2020	08/06/2020	\$2,900,000	558	100%	\$2,900,000	\$2,075,000	\$2,075,000	HillPDA Report	1.40
33A Glenroy Road	Merri-bek	Su2	Privately Owned	Off-market	30/09/2014	30/09/2014	\$6,930,000	19,140	100%	\$6,930,000	\$4,900,000	\$4,900,000	HillPDA Report	1.41
Redacted	Redacted	GR25	Privately Owned	Off-market	07/05/2024	05/08/2024	\$4,150,000	2,425	100%	\$4,150,000	\$2,930,000	\$2,930,000	VGW Provided	1.42
Redacted	Redacted	HCT22	Privately Owned	On-market	16/10/2021	14/02/2022	\$1,781,000	614	100%	\$1,781,000	\$1,250,000	\$1,250,000	VGW Provided	1.42
Redacted	Redacted		Privately Owned		02/02/2024	31/07/2024	\$2,200,000	491	100%	\$2,200,000	\$1,500,000	\$1,500,000	VGW Provided	1.47
Redacted	Redacted		Privately Owned		13/08/2016		\$1,400,000	177	100%	\$1,400,000	\$930,000	\$930,000	VGW Provided	1.51
24 John Street	Merri-bek	PPR2 & GR2	Privately Owned	On-market	24/07/2021	23/11/2021	\$1,261,000	1,488	100%	\$1,261,000	\$835,000	\$835,000	HillPDA Report	1.51
40-62 Wheatshaf Road	Merri-bek	PLU2	Public Authority	Off-market	25/06/2012	30/06/2014	\$7,767,596	20,000	42%	\$3,262,390	\$5,060,000	\$2,125,200	HillPDA Report	1.54
Redacted	Redacted	AC21	Privately Owned	Off-market	09/12/2016	14/03/2017	\$4,400,000	554	100%	\$4,400,000	\$2,850,000	\$2,850,000	VGW Provided	1.54
Redacted	Redacted	HCT22	Privately Owned	On-market	03/11/2021	06/01/2022	\$2,085,000	617	100%	\$2,085,000	\$1,350,000	\$1,350,000	VGW Provided	1.54
5 West Street	Merri-bek	C12	Privately Owned	Off-market	20/12/2018	20/12/2018	\$1,300,000	244	100%	\$1,300,000	\$780,000	\$780,000	HillPDA Report	1.67
7 West Street	Merri-bek	C12	Privately Owned	Off-market	20/12/2018	20/12/2018	\$2,300,000	466	100%	\$2,300,000	\$1,360,000	\$1,360,000	HillPDA Report	1.69
Redacted	Redacted	HCT21	Public Authority	Off-market	28/04/2022	27/07/2023	\$6,320,001	2,060	Unknown	\$6,320,001	\$3,700,000	\$3,700,000	VGW Provided	1.71
Redacted	Redacted		Privately Owned		13/11/2020	16/12/2020	\$2,301,750	255	100%	\$2,301,750	\$1,330,000	\$1,330,000	VGW Provided	1.73
3 West Street	Merri-bek	C12	Privately Owned	Off-market	28/11/2018	20/12/2018	\$1,750,000	343	100%	\$1,750,000	\$990,000	\$990,000	HillPDA Report	1.77
Redacted	Redacted		Privately Owned		13/11/2020	16/12/2020	\$3,010,000	291	100%	\$3,010,000	\$1,690,000	\$1,690,000	VGW Provided	1.78
Redacted	Redacted	HCT21	Public Authority	Off-market	28/04/2022	28/04/2022	\$1,400,000	483	100%	\$1,400,000	\$775,000	\$775,000	VGW Provided	1.81
Redacted	Redacted	NR25	Privately Owned	On-market	19/09/2015	23/11/2015	\$2,200,000	1,394	100%	\$2,200,000	\$1,170,000	\$1,170,000	VGW Provided	1.88
Redacted	Redacted		Privately Owned		27/11/2025	27/01/2026	\$2,805,000	961	Unknown	\$2,805,000	\$1,460,000	\$1,460,000	VGW Provided	1.92
Redacted	Redacted	C12	Privately Owned	Off-market	06/06/2018	-	\$1,430,000	356	100%	\$1,430,000	\$720,000	\$720,000	VGW Provided	1.99
Redacted	Redacted	NR25	Privately Owned	On-market	03/06/2016	02/11/2016	\$2,850,000	1,432	100%	\$2,850,000	\$1,425,000	\$1,425,000	VGW Provided	2.00
1 West Street	Merri-bek	C12	Privately Owned	Off-market	14/12/2018	31/01/2019	\$2,100,000	350	100%	\$2,100,000	\$990,000	\$990,000	HillPDA Report	2.12
49B-50B Bell Street & 33 Westgate Stre	Merri-bek	C12, RG2	Privately Owned	Off-market	31/08/2022	29/11/2022	\$17,700,000	6637	38%	\$6,726,000	\$8,300,000	\$3,154,000	HillPDA Report	2.13
Redacted	Redacted		Privately Owned		06/03/2017	31/03/2017	\$2,275,000		Unknown	\$2,275,000	\$1,040,000	\$1,040,000	VGW Provided	2.19
1-33 Outlook Drive	Merri-bek	NR21	Public Authority	Off-market	15/04/2019	02/09/2019	\$5,275,000	31,450	100%	\$5,275,000	\$2,400,000	\$2,400,000	HillPDA Report	2.20
Redacted	Redacted	NR21	Privately Owned	Off-market	04/07/2020	01/10/2020	\$1,605,000	940	100%	\$1,605,000	\$685,000	\$685,000	VGW Provided	2.34
55-61 Tinning Street	Merri-bek	IN3Z	Privately Owned	Off-market	20/12/2018	31/01/2019	\$5,025,000	2094	100%	\$5,025,000	\$1,780,000	\$1,780,000	HillPDA Report	2.82
Redacted	Redacted		Public Authority		14/12/2023	20/12/2024	\$38,800,000	15,492	100%	\$38,800,000	\$12,500,000	\$12,500,000	VGW Provided	3.10
Redacted	Redacted	C2Z	Privately Owned	On-market	10/08/2017	09/02/2018	\$3,610,000	680	100%	\$3,610,000	\$1,040,000	\$1,040,000	VGW Provided	3.47

APPENDIX 3: ACQUISITIONS

Simple Average

The simple average is the arithmetic average of the individual sales ratios: the sum of the ratios divided by the number of transactions.

$$\text{Simple Average} = (\text{sum of sales ratios}) \div n$$

Purchase-price basis:

$$\text{Average} = 98.40 \div 76 = 1.2947: \text{premium of 29.5\% over CIV}$$

Median

The median is the middle value of the sales ratios when they are ranked from lowest to highest. It is unaffected by extreme values at either end of the distribution and is therefore a robust measure of the typical acquisition. With an even number of transactions ($n = 76$), the median is the average of the two middle values the 38th and 39th ranked ratios.

Ranking the 76 ratios in ascending order the two middle values are:

$$38\text{th ranked ratio} = 1.2174$$

$$39\text{th ranked ratio} = 1.2717$$

Purchase-price basis:

$$\text{Median} = (1.2174 + 1.2717) \div 2 = 1.2445: \text{premium of 24.5\% over CIV}$$

Dollar-Weighted Average

The dollar-weighted average pools the dollar values across all transactions rather than averaging the individual ratios. It is calculated as the total acquisition cost across all 76 transactions divided by the total adjusted CIV across the same transactions. In effect, larger transactions carry proportionately greater weight, so the measure reflects the overall relationship between money spent and CIV across the whole programme of acquisitions.

$$\text{Weighted Average} = (\text{Sum of adjusted acquisition cost}) \div (\text{sum of adjusted CIV})$$

Purchase-price basis:

$$\text{Sum of adjusted purchase price} = \$214,016,506$$

$$\text{Sum of adjusted CIV} = \$153,789,200$$

$$\text{Dollar-Weighted Average} = \$214,016,506 \div \$153,789,200 = 1.391: \text{premium of 39.1\% over CIV}$$

The following tables set out the detailed workings, that underlie the figures described throughout this report.

Merri-Bek (n = 32: 12 public, 20 private)

Property address	Owner type	Adj. purchase price	Adjusted CIV	Sales ratio
4&10 Leonard St	Public	\$71,000	\$690,000	0.10
Reserve 1 at 1 Hopetoun St(Parcel B)	Public	\$55,000	\$520,000	0.11
1-17 Leonard & 154-156 McBryde St	Public	\$2,150,000	\$6,635,000	0.32
2 Derby Street	Public	\$215,000	\$540,000	0.40
16-20 McKay St	Public	\$655,000	\$1,160,000	0.56
Lot 1 at 1 Hopetoun St(Parcel A)	Public	\$330,000	\$540,000	0.61
Part of 43 Kernan St	Public	\$555,000	\$870,000	0.64
104B McBryde St	Public	\$1,950,000	\$2,555,000	0.76
568-574 Sydney Road	Private	\$3,245,000	\$3,350,000	0.97
567A Pascoe Vale Road	Public	\$250,000	\$235,000	1.06
17 McDougall Street	Private	\$766,000	\$710,000	1.08
41 & 43 Service Street	Private	\$2,436,750	\$2,200,000	1.11
29&31 Urquhart St	Private	\$2,181,600	\$1,890,000	1.15
132-134 Cardinal Road	Private	\$1,600,000	\$1,370,000	1.17
29 Breese St	Private	\$1,680,000	\$1,430,000	1.17
31 Breese St	Private	\$1,680,000	\$1,430,000	1.17
15 McDougall Street	Private	\$1,000,000	\$840,000	1.19
667 Moreland Rd	Public	\$360,000	\$300,000	1.20
14 Frith Street	Private	\$10,400,000	\$8,600,000	1.21
2 Spry Street	Private	\$3,120,000	\$2,440,000	1.28
11 West Street	Private	\$2,100,000	\$1,540,000	1.36
260 Sydney Road	Private	\$2,900,000	\$2,075,000	1.40
33A Glenrov Road	Private	\$6,930,000	\$4,900,000	1.41
2A John Street	Private	\$1,261,000	\$835,000	1.51
80-62 Wheatsheaf Road	Public	\$3,262,390	\$2,125,200	1.54
5 West Street	Private	\$1,300,000	\$780,000	1.67
7 West Street	Private	\$2,300,000	\$1,360,000	1.69

Property address	Owner type	Adj. purchase price	Adjusted CIV	Sales ratio
3 West Street	Private	\$1,750,000	\$990,000	1.77
1 West Street	Private	\$2,100,000	\$990,000	2.12
498-508 Bell Street & 33 Westgate Street	Private	\$6,726,000	\$3,154,000	2.13
1-33 Outlook Drive	Public	\$5,275,000	\$2,400,000	2.20
55-61 Tinning Street	Private	\$5,025,000	\$1,780,000	2.82
Totals		\$75,629,740	\$61,234,200	1.235

Summary

Measure	Ratio	Premium over CIV	Premium over CIV (incl. 1.5%)
Simple Average	1.22	21.6%	23.1%
Median	1.18	18.3%	19.8%
Dollar-weighted average	1.23	23.5%	25.0%

Stonnington (n = 12: 0 public, 12 private)

Property address	Owner type	Adj. purchase price	Adjusted CIV	Sales ratio
Redacted	Private	\$2,235,000	\$2,350,000	0.95
Redacted	Private	\$2,200,000	\$1,730,000	1.27
Redacted	Private	\$1,365,000	\$1,050,000	1.30
Redacted	Private	\$2,355,000	\$1,800,000	1.31
Redacted	Private	\$3,880,000	\$2,950,000	1.32
Redacted	Private	\$1,450,000	\$1,050,000	1.38
Redacted	Private	\$1,400,000	\$930,000	1.51
Redacted	Private	\$4,400,000	\$2,850,000	1.54
Redacted	Private	\$2,301,750	\$1,330,000	1.73
Redacted	Private	\$3,010,000	\$1,690,000	1.78
Redacted	Private	\$1,430,000	\$720,000	1.99
Redacted	Private	\$2,275,000	\$1,040,000	2.19
Totals		\$28,301,750	\$19,490,000	1.45

Summary

Measure	Ratio	Premium over CIV	Premium over CIV (incl. 1.5%)
Simple Average	1.52	52.2%	53.7%
Median	1.44	44.3%	45.8%
Dollar-weighted average	1.45	45.2%	46.7%

Glen Eira (n = 9: 3 public, 6 private)

Property address	Owner type	Adj. purchase price	Adjusted CIV	Sales ratio
Redacted	Private	\$1,500,000	\$1,250,000	1.20
Redacted	Public	\$1,400,000	\$1,150,000	1.22
Redacted	Private	\$1,650,000	\$1,200,000	1.38
Redacted	Private	\$1,781,000	\$1,250,000	1.42
Redacted	Private	\$2,085,000	\$1,350,000	1.54
Redacted	Public	\$6,320,001	\$3,700,000	1.71
Redacted	Public	\$1,400,000	\$775,000	1.81
Redacted	Private	\$1,605,000	\$685,000	2.34
Redacted	Private	\$3,610,000	\$1,040,000	3.47
Totals		\$21,351,001	\$12,400,000	1.72

Summary

Measure	Ratio	Premium over CIV	Premium over CIV (incl. 1.5%)
Simple Average	1.79	78.8%	80.3%
Median	1.54	54.4%	55.9%
Dollar-weighted average	1.72	72.2%	73.7%

Moonee Valley (n = 7: 3 public, 4 private)

Property address	Owner type	Adj. purchase price	Adjusted CIV	Sales ratio
Redacted	Public	\$430,000	\$790,000	0.54
Redacted	Public	\$1,430,000	\$2,280,000	0.63
Redacted	Public	\$2,860,000	\$4,200,000	0.68
Redacted	Private	\$278,840	\$375,000	0.74
Redacted	Private	\$2,050,000	\$1,825,000	1.12
Redacted	Private	\$2,500,000	\$2,185,000	1.14
Redacted	Private	\$2,700,000	\$2,100,000	1.29
Totals		\$12,248,840	\$13,755,000	0.89

Summary

Measure	Ratio	Premium over CIV	Premium over CIV (incl. 1.5%)
Simple Average	0.88	-12.2%	-10.7%
Median	0.74	-25.6%	-24.1%
Dollar-weighted average	0.89	-10.9%	-9.4%

Other Councils (n = 16: 6 public, 10 private)

Property address	Owner type	Adj. purchase price	Adjusted CIV	Sales ratio
Redacted	Private	\$10,225	\$65,000	0.16
Redacted	Public	\$195,000	\$650,000	0.30
Redacted	Public	\$398,750	\$770,000	0.52
Redacted	Public	\$522,500	\$790,000	0.66
Redacted	Private	\$2,250,000	\$3,080,000	0.73
Redacted	Private	\$1,450,000	\$1,870,000	0.78
Redacted	Public	\$270,000	\$295,000	0.92
Redacted	Private	\$13,933,700	\$14,100,000	0.99
Redacted	Public	\$3,450,000	\$3,450,000	1.00
Redacted	Private	\$1,000,000	\$855,000	1.17
Redacted	Private	\$4,150,000	\$2,930,000	1.42
Redacted	Private	\$2,200,000	\$1,500,000	1.47
Redacted	Private	\$2,200,000	\$1,170,000	1.88
Redacted	Private	\$2,805,000	\$1,460,000	1.92
Redacted	Private	\$2,850,000	\$1,425,000	2.00
Redacted	Public	\$38,800,000	\$12,500,000	3.10
Totals		\$76,485,175	\$46,910,000	1.63

Summary

Measure	Ratio	Premium over CIV	Premium over CIV (incl. 1.5%)
Simple Average	1.19	18.8%	20.3%
Median	0.99	-0.6%	0.9%
Dollar-weighted average	1.63	63.0%	64.5%

All councils — comparison (premium over CIV)

Council	n	Mean	Median	Dollar-wtd	Dollar-weighted (incl. 1.5%)
Merri-Bek	32	21.6%	18.3%	23.5%	25.0%
Stonnington	12	52.2%	44.3%	45.2%	46.7%
Glen Eira	9	78.8%	54.4%	72.2%	73.7%
Moonee Valley	7	-12.2%	-25.6%	-10.9%	-9.4%
Other Councils	16	18.8%	-0.6%	63.0%	64.5%
All records	76	29.5%	24.5%	39.1%	40.6%

B-1 APPENDIX B BRIAN ROBINSON CV

BRIAN ROBINSON

Managing Director | Westlink Consulting

PROFILE

Managing Director of Westlink Consulting with over 40 years' experience in the delivery of valuation services to local and state government agencies. Brian holds an unparalleled understanding of both the rating and taxing valuations sphere and the issues surrounding the acquisition of land for open space by Councils.

WESTLINK CONSULTING

Westlink Consulting is Victoria's largest provider of rating and taxing valuations, delivering rating valuation services for eight local government areas. The firm provides property consultancy and valuation services to more than 20 councils across metropolitan Melbourne and regional Victoria, and regularly provides valuation advice to Councils in relation to the acquisition of open space.

PROFESSIONAL EXPERIENCE

Managing Director, Westlink Consulting. Over 40 years' experience in the delivery of valuation services to local and state government agencies.

Local Government (prior). Worked for many years within local government, providing both valuation and asset management services.

Open Space Valuation & Acquisition. Involved on many occasions in the valuation of land for open space and in the negotiation of open space purchases.

AREAS OF EXPERTISE

- Rating and taxing valuations
- Valuation of land for open space
- Negotiation of open space purchases
- Valuation services to local and state government agencies
- Property consultancy and advice to Councils
- Asset management services
- Valuations for compulsory acquisitions

Memo

Date 19 August 2028

From Enca Orfanos, Senior Associate and Jo Fisher, Head of Strategic Policy and Infrastructure Planning

Merri-bek Open Space Strategy 20 year Projects List

Introduction

The Merri-bek Open Space Strategy 20 year Project List Mastersheet Excel workbook (**Merri-bek OSS Project Mastersheet workbook**) comprises the following three tables: -

1. **Project List.** This table provides a complete list of all projects identified in the Merri-bek Open Space Technical Report and project costs prepared by Mesh in March 2025.
2. **Apportionment Approach Table.** This table shows how the apportionment methodology as described in the Merri-bek Open Space Apportionment Methodology Report, August 2025, Mesh, was applied to each open space project included in the Project List. This table was prepared by Mesh in February 2026 and was included as Annexure 3 to the Evidence Statement of Jo Fisher for Amendment C235mbek dated 16 February 2026.
3. **Apportionment Summary.** This table provides a summary of the calculations completed in the Apportionment Approach Table and provides the total cost of projects apportioned to each suburb and was prepared by Mesh in March 2025. The notes below this table in the Excel workbook explain the data inputs and calculation of summary costs.

This memorandum accompanies the Merri-bek OSS Project Mastersheet workbook. It provides context for the Project List by identifying the information inputs and explaining the approach used to calculate project costs.

Explanation of the Project List

Table 1 below sets out the source for all data included in the Project List and the project costing approach used to determine the total land and construction costs for each open space project.

A reference list is provided below setting out all supporting technical documents referenced in Table 1.

- **“Technical Report”** means the Merri-bek Open Space Technical Report, January 2025, Mesh.
- **“Property Rates Data”** means the Rates Valuation Spreadsheet (Merri-bek), August 2024, Merri-bek City Council.
- **“Land Acquisition Cost Review Report”** means the Open Space Land Acquisition Cost Review Report, 2024, HillPDA.

Table 1 includes three columns, a description of these columns and how they relate to the Project List is as follows:

Excel Column Reference – Describes the column reference in the Project List Excel table.

Name of Column – Refers to the name of each column in the Project List.



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Description of information source and costing approach – Describes the source of the information included within each column of the Project List and costing approach applied to determine the total cost of each open space project.

Table 1: Project List Explanatory Table

Excel Column Reference	Name of the Column	Description of information source and costing approach
A	Master Project ID	This column includes the open space project identification number assigned by Mesh to each open space project included in the Technical Report for each suburb. For example, project BE02 is a project identified in the Technical Report at page 129 and is assigned Master Project identification number BE01 and provides for the development of a new neighbourhood park in Brunswick East.
B	Eligible to be funded via Clause 53.01	This column identifies open space projects that are not eligible to be funded via Clause 53.01 with "N" as identified in the Technical Report. For example, project BE02 column B is blank and therefore this project is eligible to be funded via Clause 53.01. However, project BE05 is identified as "N" and is therefore not eligible to be funded via Clause 53.01.
C	New Park that needs new construction cost applied	This column identifies new park projects that require a new construction cost. Projects that require a new construction cost are identified with "Y" in this column. For example, project BE01 is identified as a "Y" in this column and therefore requires a new construction cost.
D	Park	This column includes the name of each park as identified in the Technical Report as 'Open Space / Project Name'. For example, the park name for project BE02 is Inner Circle Reserve, as identified in the Technical Report at page 129.
E	Project Name	This column expands upon the park name as identified above (D) and specifies if the project is a new park, or upgrade to an existing park. For example, the Project Name for project BE02 is Inner Circle Reserve Upgrades.
F	Project Description	This column includes the description of the open space project as identified in the Technical Report. For example, the Project Description for project BE02 is "Dog exercise facilities, installation of informal sports

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Excel Column Reference	Name of the Column	Description of information source and costing approach
		and seating between Rathdowne Street and Lygon Street", as identified in the Technical Report at page 129.
G	Suburb	This column includes the suburb in which the open space project is located as identified in Section 8 of the Technical Report. For example, project BE02 is within Brunswick East.
H	Park Hierarchy	This column includes the park (open space) hierarchy, as identified in Section 6 of the Technical Report. For example, project BE02 is identified as 'Pocket' as the open space is of a size that is less than 1,000sqm.
I	Land Area Required (hectares)	This column identifies the land area required to support the delivery of the open space project in hectares based on the open space hierarchy defined in Section 6 of the Technical Report. For example, Project BE01 is to deliver a new neighbourhood park of 2,500sqm in Brunswick East. The Technical Report at page 45 identifies that a neighbourhood park should be between 1,000 to 4,999sqm in size. Where no land is required, the Project List does not specify a land area in the table. For example, Project BE02 relates to upgrades to deliver dog exercise facilities, installation of informal sports and seating. No new land is required, and no area is identified.
J	Land Cost	This column identifies the land cost required to deliver the new open space land projects. The land cost is based on the average Capital Improved Values (CIV) \$/sqm rate by suburb. The CIV rate for each suburb was determined using Council-supplied land value estimates based on the Property Rates Data of August 2024. The Land Cost is determined by multiplying the land area (Column I) by the average CIV \$/sqm by suburb.
K	Capital Budget	This column refers to the construction costs estimated to deliver each open space project. The capital budget costs were established using recent construction costs (\$ per sqm) provided by Council for local, neighbourhood, pocket and dog parks.
L	Planning & Design (10%)	This column identifies that a 10% allowance for project Planning & Design was applied to the capital budget (Column K).



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Excel Column Reference	Name of the Column	Description of information source and costing approach
M	PM allocation (7.5%) and engagement and documentation (2.5%)	This column identifies that a 7.5% allowance for Project Management and 2.5% allowance for Engagement and Documentation was applied to Column K , resulting in a total 10% allowance applied to the capital budget (Column K).
N	Survey (10%)	This column identifies a 10% allowance for Survey was applied to the capital budget (Column K).
O	Land Cost Contingency (27%)	This column identifies that a 27% contingency was applied to the land cost (Column J) as determined by the Land Acquisition Cost Review Report.
P	TOTAL Project Cost excl. Grants	Total project cost of open space project calculated by $(J) + (K) + (L) + (M) + (N) + (O) = P$

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TABLE 1. Projects List

Master Project ID	Eligible to be funded via Class 68.01	New Park that needs new construction cost applied	Park	Project Name	Project Description	Suburb	Park Hierarchy	Land Area Required (hectares)	Land Cost	Capital Budget	Planning & Design (10%)	PPF allocation (1.5%) and engagement and consultation (1.5%)	Tenure (10%)	Land Cost Contingency (10%)	TOTAL Project Cost excl. earth
M001	Y		New Neighbourhood Park 1 in Brunswick East	New Neighbourhood Park 1	Deliver a new neighbourhood space near Tenbyka Avenue including the installation of a play space and dog exercise for Brunswick East	Brunswick East	Local	0.25	\$ 3,527,593	\$ 2,595,427	\$ 259,543	\$ 259,543	\$ 259,543	\$ 1,438,425	\$ 16,145,181
M002			Inner Circle Reserve	Inner Circle Reserve Upgrades	Dog exercise facilities, installation of informal sports and seating between Rumpus Street and Lygon Street	Brunswick East		0	\$ -	\$ 250,485	\$ 25,048	\$ 25,048	\$ 25,048	\$ -	\$ 456,630
M003	Y		New Pocket Park (Lygon Street AC)	Lygon Street Area Pocket Park	New Pocket Park space to service gap area and increased population in activity centre	Brunswick East	Pocket	0.1	\$ 2,131,000	\$ 601,666	\$ 60,167	\$ 60,167	\$ 60,167	\$ 578,379	\$ 3,468,535
M004	Y		New Pocket Park (Nicholson Street AC)	Nicholson Street AC Area Pocket Park	New Pocket Park space to service increased population in activity centre	Brunswick East	Pocket	0.1	\$ 2,131,000	\$ 601,666	\$ 60,167	\$ 60,167	\$ 60,167	\$ 578,379	\$ 3,468,535
M005	N		Explore upgrades to Brunswick East Primary School	Brunswick East PS open space upgrades for public open space use	Seek shared user agreement to access western half of school grounds on weekends. Potential joint funding of upgrade	Brunswick East		0	\$ -	\$ 233,656	\$ 23,366	\$ 23,366	\$ 23,366	\$ -	\$ 303,753
M006	N		Abrahams Reserve	Abrahams Reserve open space / park upgrade with amenity, landscaping and biodiversity focus. upgrade		Brunswick East	Linear	0	\$ -	\$ 46,731	\$ 4,673	\$ 4,673	\$ 4,673	\$ -	\$ 66,751
M007	N		Kingfisher Gardens	Kingfisher Gardens open space / park upgrade with amenity, landscaping and biodiversity improvements		Brunswick East	Linear	0	\$ -	\$ 140,154	\$ 14,015	\$ 14,015	\$ 14,015	\$ -	\$ 182,252
M008			Jones Park / Allard Park	Jones Park / Allard Park Improvements	Upgrade of playground, and design and construction of stormwater harvesting including improving the quality of the	Brunswick East		0	\$ -	\$ 4,813,322	\$ 481,332	\$ 481,332	\$ 481,332	\$ -	\$ 6,257,318
M009			Kirkdale Park	Kirkdale Park playground upgrade	Upgrade of existing playground	Brunswick East	Local	0	\$ -	\$ 642,555	\$ 64,256	\$ 64,256	\$ 64,256	\$ -	\$ 836,322
M010			Mathew Park	Mathew Park playground upgrade	Upgrade of existing playground	Brunswick East	Small local	0	\$ -	\$ 292,070	\$ 29,207	\$ 29,207	\$ 29,207	\$ -	\$ 379,692
M011			Flaming Park	Flaming Park playground upgrade and harvesting and infiltration	Upgrade of existing playground and stormwater harvesting for irrigation (subject to further design work)	Brunswick East	Local	0	\$ -	\$ 2,745,463	\$ 274,546	\$ 274,546	\$ 274,546	\$ -	\$ 3,569,101
M012			Park Street Reserve	Park Street Reserve playground and park upgrade (in collaboration with the City)	Upgrade of existing playground as well as overall open space improvements along this Reserve. These will include path	Brunswick East	Small local	0	\$ -	\$ 1,226,696	\$ 122,670	\$ 122,670	\$ 122,670	\$ -	\$ 1,594,705
M013			Douglas Reserve	Douglas Reserve playground upgrade	Upgrade of existing playground	Brunswick East	Small local	0	\$ -	\$ 292,070	\$ 29,207	\$ 29,207	\$ 29,207	\$ -	\$ 379,692
M014			Edna Grove Park (Toa's Market Garden)	Joe's Market garden - stage 1	Upgrade to improve landscaping, Merri Creek habitat, seating, stormwater harvesting or wetland to provide irrigation	Brunswick East		0	\$ -	\$ 1,361,048	\$ 136,105	\$ 136,105	\$ 136,105	\$ -	\$ 1,769,363
M015			Bulle Park	Bulle Park open space / park upgrade	Upgrade sports grounds, including sports ground surface, drainage, irrigation and potentially lighting	Brunswick East	Local	0	\$ -	\$ 1,109,868	\$ 110,987	\$ 110,987	\$ 110,987	\$ -	\$ 1,442,828
M016			Summer Park	Summer Park open space / park upgrade	Summer Park open space / park upgrade, including landscaping, works to sports ground, drainage, and rangers/gate	Brunswick East		0	\$ -	\$ 3,064,264	\$ 306,426	\$ 306,426	\$ 306,426	\$ -	\$ 4,009,544
M017	Y		New Local Park 1 in Brunswick	New Local Park 1	Deliver a new Local Park to service a significant gap area in the east of the municipality. Provide Play Space and off-leash	Brunswick	Local	0.75	\$ 16,905,000	\$ 7,798,282	\$ 779,828	\$ 779,828	\$ 779,828	\$ 4,483,368	\$ 31,226,117
M018	Y		New Neighbourhood Park 1 in Brunswick	New Neighbourhood Park 1	Deliver a new Neighbourhood Space to fill a gap area in the west of the suburb. Provide a play space and potential	Brunswick	Neighbourhood	0.25	\$ 5,535,000	\$ 2,595,427	\$ 259,543	\$ 259,543	\$ 259,543	\$ 1,434,456	\$ 10,408,706
M019	Y		New Neighbourhood Park 2 in Brunswick	New Neighbourhood Park 2	Deliver a new Neighbourhood Space to address a gap area in the south-east of the suburb. Fenced dog park and	Brunswick	Neighbourhood	0.25	\$ 5,535,000	\$ 2,595,427	\$ 259,543	\$ 259,543	\$ 259,543	\$ 1,434,456	\$ 10,408,706
M020	Y		New Pocket Park 1 in Brunswick	New Pocket Park 1	New Pocket Park space to service gap area and increased population in AC	Brunswick	Pocket	0.1	\$ 2,214,000	\$ 601,666	\$ 60,167	\$ 60,167	\$ 60,167	\$ 587,798	\$ 3,550,945
M021	Y		New Pocket Park 2 in Brunswick	New Pocket Park 2	New Pocket Park space to service increased population in AC	Brunswick	Pocket	0.1	\$ 2,214,000	\$ 601,666	\$ 60,167	\$ 60,167	\$ 60,167	\$ 587,798	\$ 3,550,945
M022			New Dedicated dog exercise in Brunswick	New dedicated dog park	Construct dedicated dog park	Brunswick	Local	0	\$ -	\$ 350,485	\$ 35,048	\$ 35,048	\$ 35,048	\$ -	\$ 465,630
M023			LXRP dog exercise	LXRP Dog Parks near Jewell Station and Anley Station	Provide fenced dog park in LXRP linear space in the area north of Jewell Station and in the area south of Anley Station	Brunswick	Local	0	\$ -	\$ 700,960	\$ 70,097	\$ 70,097	\$ 70,097	\$ -	\$ 911,260
M024			Jewell Station	Upgrade of Jewell Station next to future LXRP area	Upgrade of the open space outside of Jewell Station at the end of Wilson Avenue next to future LXRP area including	Brunswick	Local	0	\$ -	\$ 233,656	\$ 23,366	\$ 23,366	\$ 23,366	\$ -	\$ 303,753
M025			Brunswick Parklands	Brunswick Parklands shared use path	Upgrade the shared use path within the Brunswick Parklands connecting A/G Gilson, Brunswick Park, Clifton park and	Brunswick		0	\$ -	\$ 478,996	\$ 47,899	\$ 47,899	\$ 47,899	\$ -	\$ 622,694
M026			Temple Park	Temple Park playground upgrade	Upgrade and enhance existing playground	Brunswick	Local	0	\$ -	\$ 525,727	\$ 52,573	\$ 52,573	\$ 52,573	\$ -	\$ 683,485
M027			Craig & Seely Park	Craig & Seely Park upgrade	Upgrade and enhancement of existing park including upgrade and enhancement of playground, installation of nature	Brunswick	Local	0	\$ -	\$ 52,573	\$ 5,257	\$ 5,257	\$ 5,257	\$ -	\$ 68,344
M028			Randazzo Park	Randazzo Park playground upgrade	Upgrade and enhancement of existing playground	Brunswick	Small local	0	\$ -	\$ 292,070	\$ 29,207	\$ 29,207	\$ 29,207	\$ -	\$ 379,692
M029			A/G Gilson Reserve	A/G Gilson Reserve upgrade	A/G Gilson Oval playing field upgrade, playground upgrade and oval stormwater harvesting including improvements to	Brunswick	Local, regional	0	\$ -	\$ 4,965,196	\$ 496,520	\$ 496,520	\$ 496,520	\$ -	\$ 6,454,756
M030			Pooley Reserve	Pooley Reserve playground upgrade	Upgrade and enhancement of existing playground	Brunswick	Small local	0	\$ -	\$ 292,070	\$ 29,207	\$ 29,207	\$ 29,207	\$ -	\$ 379,692
M031			Gibbcock Reserve	Gibbcock Reserve playground upgrade	Upgrade and enhancement of existing playground	Brunswick	Small local	0	\$ -	\$ 642,555	\$ 64,256	\$ 64,256	\$ 64,256	\$ -	\$ 836,322
M032			Barkly Street Park	Barkly Street park playground upgrade	Upgrade and enhancement of existing playground	Brunswick	Local	0	\$ -	\$ 642,555	\$ 64,256	\$ 64,256	\$ 64,256	\$ -	\$ 836,322
M033			Wilson Avenue Pocket	Wilson Avenue park upgrade	Upgrade and enhancement of existing park	Brunswick	Local	0	\$ -	\$ 292,070	\$ 29,207	\$ 29,207	\$ 29,207	\$ -	\$ 379,692
M034			Wan Park	Wan Park playground upgrade	Upgrade and enhancement of existing playground	Brunswick	Local	0	\$ -	\$ 642,555	\$ 64,256	\$ 64,256	\$ 64,256	\$ -	\$ 836,322
M035			Loretto John Park	Loretto John Park playground upgrade	Upgrade and enhancement of existing playground	Brunswick	Local	0	\$ -	\$ 642,555	\$ 64,256	\$ 64,256	\$ 64,256	\$ -	\$ 836,322
M036			Saxon Street Gardens	Saxon Street park upgrade	Upgrade and enhancement of existing playground and park	Brunswick	Small local	0	\$ -	\$ 292,070	\$ 29,207	\$ 29,207	\$ 29,207	\$ -	\$ 379,692
M037			Clifton Park	Clifton Park - playing field and skate park upgrades	Upgrade and enhancements of existing playground and skate park, and upgrading playing field of middle and west	Brunswick	Local	0	\$ -	\$ 5,734,561	\$ 573,456	\$ 573,456	\$ 573,456	\$ -	\$ 7,441,566
M038			Gilpin Park	Gilpin Park wetland and harvesting	Design and construction of WSUD stormwater treatment and harvesting system and wetland to improve the quality of	Brunswick	regional	0	\$ -	\$ 1,168,262	\$ 116,826	\$ 116,826	\$ 116,826	\$ -	\$ 1,518,767
M039			Sydney Park	Sydney Park playground and park upgrade	Sydney Park playground and park upgrade	Brunswick	Small local	0	\$ -	\$ 292,070	\$ 29,207	\$ 29,207	\$ 29,207	\$ -	\$ 379,692
M040			Reaburn Reserve	Reaburn Reserve park and playground upgrade	Upgrade and enhancement of existing playground and park	Brunswick	District	0	\$ -	\$ 642,555	\$ 64,256	\$ 64,256	\$ 64,256	\$ -	\$ 836,322
M041			Loyola Pitt road closure for new open space	Loyola Pitt road closure for new open space	Close additional part of the Pitt Street roadspace to create a new open space at the Loyola and Pitt Streets intersection	Brunswick	Pocket	0	\$ -	\$ 350,485	\$ 35,048	\$ 35,048	\$ 35,048	\$ -	\$ 465,630
M042			Corral Street playground	Corral Street playground upgrade	Upgrade of existing playground including new signage	Brunswick West	Small local	0	\$ -	\$ 642,555	\$ 64,256	\$ 64,256	\$ 64,256	\$ -	\$ 836,322
M043	Y		New Neighbourhood Park 1 in Brunswick West	New Neighbourhood Park 1	Provision of new open space with multiple functions to support increasing population in and around activity centre.	Brunswick West	Neighbourhood	0.25	\$ 4,985,000	\$ 2,595,427	\$ 259,543	\$ 259,543	\$ 259,543	\$ 1,345,568	\$ 9,716,206
M044			Donnell Don Reserve	Donnell Don Reserve Improvements	Upgrade of existing playground and improve pathways to Victoria Street through fencing and connection to Wilson	Brunswick West		0	\$ -	\$ 642,555	\$ 64,256	\$ 64,256	\$ 64,256	\$ -	\$ 836,322
M045			Brady Reserve	Brady Reserve Accessibility & Wetland	Improve the amenity and quality of public open space by creating new publicly accessible habitat, walking tracks, and	Brunswick West	regional	0	\$ -	\$ 4,554,300	\$ 455,430	\$ 455,430	\$ 455,430	\$ -	\$ 5,903,189
M046	Y		New Pocket Space in Brunswick West	Union Square Pocket Space	New Pocket Space in Brunswick West	Brunswick West	Pocket	0.1	\$ 1,994,000	\$ 601,666	\$ 60,167	\$ 60,167	\$ 60,167	\$ 538,368	\$ 3,214,545
M047	Y		New Neighbourhood Park 2 in Brunswick West	New Neighbourhood Park 2	Deliver a new Neighbourhood Space to the south-western gap area in the suburb. This open space will provide a	Brunswick West	Neighbourhood	0.25	\$ 4,985,000	\$ 2,595,427	\$ 259,543	\$ 259,543	\$ 259,543	\$ 1,345,568	\$ 9,716,206
M048			Heilbrook Reserve	Heilbrook Reserve open space / park upgrade with amenity, landscaping and	Heilbrook Reserve open space / park upgrade with amenity, landscaping and biodiversity improvements, and playing	Brunswick West		0	\$ -	\$ 1,215,013	\$ 121,501	\$ 121,501	\$ 121,501	\$ -	\$ 1,579,517
M049	N		Heilville Creek Linear	Heilville Creek playground upgrade	Upgrade of existing playground	Brunswick West	Local	0	\$ -	\$ 1,158,282	\$ 115,828	\$ 115,828	\$ 115,828	\$ -	\$ 1,518,767
M050			Fraser Reserve	Fraser Reserve playground upgrade	Upgrade of existing playground	Brunswick West	Local	0	\$ -	\$ 642,555	\$ 64,256	\$ 64,256	\$ 64,256	\$ -	\$ 836,322
M051			Jacobs Reserve	Jacobs Reserve playground upgrade	Upgrade of existing playground	Brunswick West	Local	0	\$ -	\$ 642,555	\$ 64,256	\$ 64,256	\$ 64,256	\$ -	\$ 836,322
M052			Hudson Reserve	Hudson Reserve playground upgrade	Upgrade of existing playground	Brunswick West	Small local	0	\$ -	\$ 292,070	\$ 29,207	\$ 29,207	\$ 29,207	\$ -	\$ 379,692
M053			John Street Linear Reserve	John Street Linear Reserve upgrade	Upgrade of existing playground	Brunswick West	Local	0	\$ -	\$ 408,896	\$ 40,890	\$ 40,890	\$ 40,890	\$ -	\$ 531,566
M054			Wyle Reserve	Wyle Reserve harvesting system	Design and construction of stormwater treatment and harvesting system to improve the quality of the open space by	Brunswick West	regional	0	\$ -	\$ 1,668,251	\$ 166,825	\$ 166,825	\$ 166,825	\$ -	\$ 2,406,026
M055			Dunstan Reserve	Dunstan Reserve Improvements	Improve the quality of the open space by providing additional irrigation for the sports field and providing a publicly	Brunswick West		0	\$ -	\$ 3,388,018	\$ 338,802	\$ 338,802	\$ 338,802	\$ -	\$ 4,464,423
M056			Hopetoun Avenue road closure and open space creation	Hopetoun Avenue road closure and open space creation	Close part of Hopetoun Avenue to create additional open space	Brunswick West	Pocket	0.055	\$ 1,096,700	\$ 109,670	\$ 10,967	\$ 10,967	\$ 10,967	\$ 296,109	\$ 2,835,637
M057			Moore Ponds Creek Corridor land acquisition (1 of 5)	Land acquisition for Moore Ponds Creek open space corridor	Land acquisition at 11 Owen Street, Brunswick West	Brunswick West	Regional	0.18	\$ 3,501,200	\$ 186,925	\$ 18,693	\$ 18,693	\$ 18,693	\$ 969,064	\$ 4,801,287
M058			Moore Ponds Creek Corridor land acquisition (2 of 5)	Land acquisition for Moore Ponds Creek open space corridor	Land acquisition at MW land near of Turnbull Court, Brunswick West	Brunswick West	Regional	0.089	\$ 1,714,000	\$ 373,850	\$ 37,385	\$ 37,385	\$ 37,385	\$ 479,158	\$ 2,739,823
M059			Moore Ponds Creek Corridor land acquisition (3 of 5)	Land acquisition for Moore Ponds Creek open space corridor	Land acquisition at 25 Gullies Crescent, Brunswick West	Brunswick West	Regional	0.036	\$ 717,840	\$ 210,267	\$ 21,027	\$ 21,027	\$ 21,027	\$ 193,817	\$ 1,545,437
M060			Moore Ponds Creek Corridor land acquisition (4 of 5)	Land acquisition for Moore Ponds Creek open space corridor	Land acquisition at 606 Moreland Road, Brunswick West (partial acquisition)	Brunswick West	Regional	0.036	\$ 717,840	\$ 210,267	\$ 21,027	\$ 21,027	\$ 21,027	\$ 193,817	\$ 1,545,437
M061	Y		New Neighbourhood Park 1 in Coburg	New Neighbourhood Park 1	Deliver a new Neighbourhood Space to address part of the western gap area. This open space will be multi-functional	Coburg	Neighbourhood	0.25	\$ 3,800,000	\$ 2,595,427	\$ 259,543	\$ 259,543	\$ 259,543	\$ 1,626,066	\$ 8,205,256
M062	Y		New Neighbourhood Park 2 in Coburg	New Neighbourhood Park 2	Deliver a new Neighbourhood Space to address NW gap area. This open space will be multi-functional and provide	Coburg	Neighbourhood	0.25	\$ 3,800,000	\$ 2,595,427	\$ 259,543	\$ 259,543	\$ 259,543	\$ 1,626,066	\$ 8,205,256
M063	Y		New Neighbourhood Park 3 in Coburg	New Neighbourhood Park 3	Deliver a new Neighbourhood Space to address part of SW gap area. This open space will be multi-functional and	Coburg	Neighbourhood	0.25	\$ 3,800,000	\$ 2,595,427	\$ 259,543	\$ 259,543	\$ 259,543	\$ 1,626,066	\$ 8,205,256
M064	Y		New Local Park 1 in Coburg	New Local Park 1	Deliver a new Local Space to address part of the western gap area. This open space will be multi-functional and	Coburg	Local	0.75	\$ 11,400,000	\$ 7,798,282	\$ 779,828	\$ 779,828	\$ 779,828	\$ 3,878,066	\$ 24,615,767
M065	Y		New Local Park 2 in Coburg	New Local Park 2	Deliver a new Local Space to address the eastern gap area. This open space will be multi-functional and provide	Coburg	Local	0.75	\$ 11,400,000	\$ 7,798,282	\$ 779,828	\$ 779,828	\$ 779,828	\$ 3,878,066	\$ 24,615,767
M066	Y		New Pocket Park 1 in Coburg	New Pocket Park 1	New Pocket Park space to service gap area and increased population in adjacent AC. Provide opportunities for	Coburg	Pocket	0.1	\$ 1,520,000	\$ 601,666	\$ 60,167	\$ 60,167	\$ 60,167	\$ 418,408	\$ 2,712,585
M067	Y		New Pocket Park 2 in Coburg	New Pocket Park 2	New Pocket Park space to service gap area and increased population in AC. Provide opportunities for passive	Coburg	Pocket	0.1	\$ 1,520,000	\$ 601,666	\$ 60,167	\$ 60,167	\$ 60,167	\$ 418,408	\$ 2,712,585
M068			Robinson Reserve	Robinson Reserve Fenced Dog Park Upgrade	Provide an off-leash dog area within Robinson Reserve to address gap area	Coburg		0	\$ -	\$ 350,485	\$ 35,048	\$ 35,048	\$ 35,048	\$ -	\$ 465,630
M069			Harmony Park	Harmony Park Improvements	Upgrade existing skate park, and the design and construction of WSUD stormwater treatment system to improve the	Coburg		0	\$ -	\$ 2,687,048	\$ 268,705	\$ 268,705	\$ 268,705	\$ -	\$ 3,483,163
M070			Bel Street Reserve	Bel Street Reserve Upgrades	Expand functions to support increasing population in activity centre including improved seating, tables and places to	Coburg		0	\$ -	\$ 11,683	\$ 1,168	\$ 1,168	\$ 1,168	\$ -	\$ 15,188
M071			Bridges Reserve	Play upgrades. Open space project / sensory garden for persons with dementia	Expand functions to support increasing population in the activity centre. Improved seating, tables and places to	Coburg		0	\$ -	\$ 993,040	\$ 99,304	\$ 99,304	\$ 99,304	\$ -	\$ 1,296,952
M072			Central Coburg Town Square	Central Coburg Town Square	Create new open space town square in central Coburg as part of the Coburg Square redevelopment	Coburg	district	0.05	\$ 760,000	\$ 5,257,269	\$ 525,727	\$ 525,727	\$ 525,727	\$ 265,266	\$ 7,796,649
M073			Seadon Street	Seadon Street playground and park upgrade	Seadon Street playground and park upgrade	Coburg	Small local	0	\$ -	\$ 292,070	\$ 29,207				

Master Project ID	Eligible to be funded via Class 68.01	New Park that needs new construction cost applied	Park	Project Name	Project Description	Suburb	Park Hierarchy	Land Area Required (hectares)	Land Cost	Capital Budget	Planning & Design (10%)	PPM allocation (1.5%) and engineering and construction (1.5%)	Tenure (10%)	Land Cost Contingency (10%)	TOTAL Project Cost excl. earth
OR32			Sweden Reserve	Bowden Reserve Improvements	Merr Creek Linear Reserve land acquisition to improve linear link and reconstruct SUP and access paths in Bowden for Coburg	Coburg	Regional	0.1	\$ 1,520,999	\$ 293,656	\$ 23,366	\$ 23,366	\$ 23,366	\$ 416,406	\$ 2,274,151
OR33			Victoria Mall, Coburg	Victoria Mall, Coburg	Upgrade the Victoria Mall civic open space	Coburg	District	0	\$ -	\$ 1,401,938	\$ 142,154	\$ 142,154	\$ 142,154	\$ -	\$ 1,622,500
OR34			City Oval	City Oval Improvements	Reutilise Coburg City Oval Harding St parkland with a new playground within adequate distance from senior exercise	Coburg	Local	0	\$ -	\$ 4,068,967	\$ 408,899	\$ 408,899	\$ 408,899	\$ -	\$ 5,215,663
OR35			East Coburg and Coburg Tennis Club	East Coburg and Coburg Tennis Club Improvements	Improvements to tennis courts at Coburg Tennis Club including turf renewal and rectify tennis courts subsidence at Ea Coburg	Coburg	Local	0	\$ -	\$ 525,727	\$ 52,573	\$ 52,573	\$ 52,573	\$ -	\$ 683,445
ON01			Coburg Lake	Improvements to Coburg Lake	Upgrade and enhancement of De Chene Reserve Playground including Dog off playground and upgrade and enhance Coburg North	Coburg North	Regional	0	\$ -	\$ 3,197,626	\$ 319,763	\$ 319,763	\$ 319,763	\$ -	\$ 4,036,919
ON02			New Dedicated dog exercise in Coburg	New dedicated dog exercise	Construct dedicated dog park	Coburg North	Local	0	\$ -	\$ 350,485	\$ 35,048	\$ 35,048	\$ 35,048	\$ -	\$ 465,630
ON03			Merlynton Tennis Club	Merlynton Tennis Club	Renew on-tail-cas courts at Merlynton Tennis Club	Coburg North	Local	0	\$ -	\$ 292,070	\$ 29,207	\$ 29,207	\$ 29,207	\$ -	\$ 379,692
ON04			Charles Street	Street upgrade	Improve accessibility to Richards Reserve along Charles Street east to the rail line and through to Coburg Lake Reserve	Coburg North	Local	0	\$ -	\$ 58,434	\$ 5,843	\$ 5,843	\$ 5,843	\$ -	\$ 75,938
ON05			Camera Walk Linear Park	Camera Walk Linear Park various upgrades	Improvements to the open space including upgrades to exercise equipment and addition of a play space to address p	Coburg North	Local	0	\$ -	\$ 148,154	\$ 14,815	\$ 14,815	\$ 14,815	\$ -	\$ 182,252
ON06			Cash Reserve	Cash Reserve upgrade	Function upgrades, including design and construction of wetland improving the quality of the open space by providing	Coburg North	Regional	0	\$ -	\$ 142,530	\$ 14,253	\$ 14,253	\$ 14,253	\$ -	\$ 162,996
ON07			Edgars Creek	Edgars Creek Improvements	Improvements to Edgars Creek corridor and reserve, including upgrade to existing NRM, re-saturation of concrete s	Coburg North	Regional	0.1	\$ 956,000	\$ 1,986,079	\$ 198,608	\$ 198,608	\$ 198,608	\$ 218,126	\$ 3,746,023
ON08			Parker Reserve	Parker Reserve - Land Ownership, wayfinding signage, Dairy Drive Wetland, car p	Land ownership resolution, upgrade pavilion, public toilets, playground, car park, path improvements, restore Dairy D	Coburg North	Regional	0	\$ -	\$ 2,885,656	\$ 288,566	\$ 288,566	\$ 288,566	\$ -	\$ 3,751,353
ON09			Cox Reserve	Newlands and East Coburg Neighbourhood Houses (NEOCH)	Create a Community Garden at Cox Reserve and Newlands Community House	Coburg North	Regional	0	\$ -	\$ 2,337	\$ 2,337	\$ 2,337	\$ 2,337	\$ -	\$ 36,375
ON10			Jackson Reserve	Jackson Reserve open space / park improvements	Playground upgrade and design and construction of wetland for stormwater treatment to improve the quality of public	Coburg North	Local	0	\$ -	\$ 2,862,259	\$ 286,226	\$ 286,226	\$ 286,226	\$ -	\$ 3,726,978
ON11			Edgars Kodak	New Local Park	New Local Park including a 'focal' playground and park renewal, shelter, taps, bbq, etc (more facilities than a 'small to	Coburg North	Local	0	\$ -	\$ 642,555	\$ 64,256	\$ 64,256	\$ 64,256	\$ -	\$ 836,322
ON12			Sanger Reserve	Sanger Reserve playground upgrade and exercise equipment upgrade	Upgrade and enhancement of existing playground and upgrade exercise equipment	Coburg North	Local	0	\$ -	\$ 1,542,132	\$ 154,213	\$ 154,213	\$ 154,213	\$ -	\$ 2,004,772
ON13			Hosken Reserve	Hosken Reserve playground upgrade	Upgrade and enhancement of existing playground	Coburg North	Local	0	\$ -	\$ 642,555	\$ 64,256	\$ 64,256	\$ 64,256	\$ -	\$ 836,322
ON14			Merlynton Linear	Merlynton Linear	Upgrade and enhancement of existing playground	Coburg North	Small local	0	\$ -	\$ 292,070	\$ 29,207	\$ 29,207	\$ 29,207	\$ -	\$ 379,692
ON15	Y		Ban Reserve	Land acquisition of non-Council owned property in Ban Reserve	Land acquisition from VicTrack to retain Ban Reserve parkland	Coburg North	Local	0.25	\$ 2,390,999	\$ 2,598,427	\$ 259,843	\$ 259,843	\$ 259,843	\$ 645,366	\$ 6,414,566
ON16			Coburg North Masterplan	Open Space Improvements achieved through the Coburg North Masterplan		Coburg North	Regional	0	\$ -	\$ 5,432,511	\$ 543,251	\$ 543,251	\$ 543,251	\$ -	\$ 7,062,264
ON17			Richards Reserve	Richards Reserve	Upgrade playing field including levelling and turf renewal, new drainage, new irrigation system	Coburg North	District	0	\$ -	\$ 1,168,282	\$ 116,828	\$ 116,828	\$ 116,828	\$ -	\$ 1,518,767
FW01			New Neighbourhood Park 1 in Fawkner	New Neighbourhood Park 1	Deliver a new Neighbourhood Open Space close to the western end of Jules Road. Must include a play space and path	Fawkner	Neighbourhood	0.4	\$ 3,620,000	\$ 4,150,064	\$ 415,068	\$ 415,068	\$ 415,068	\$ 879,568	\$ 10,014,369
FW02	Y		New Neighbourhood Park 2 in Fawkner	New Neighbourhood Park 2	Deliver a new Neighbourhood Open Space near Sydney Road and Lorne Street including passive recreation function a	Fawkner	Neighbourhood	0.4	\$ 3,620,000	\$ 4,150,064	\$ 415,068	\$ 415,068	\$ 415,068	\$ 879,568	\$ 10,014,369
FW03			Lorne Street Reserve	Lorne Street Reserve Improvements (TOTAL)	Upgrade the open space to improve quality and functions, including land acquisition in line with Lorne Street Reserve a	Fawkner	Neighbourhood	0.1	\$ 907,000	\$ 1,886,775	\$ 188,678	\$ 188,678	\$ 188,678	\$ 244,896	\$ 3,604,696
FW04			Hare Street Reserve	Hare Street Fawkner NRM upgrades	Lookout and path clean up and capped mound support bush kinder, nature play, etc (more facilities than a 'small to	Fawkner	Habitat	0	\$ -	\$ 23,366	\$ 2,337	\$ 2,337	\$ 2,337	\$ -	\$ 36,375
FW05			Bubala Dyanang	Bubala Dyanang Masterplan Upgrades	Upgrade the open space to improve quality and functions as per Bubala Dyanang Masterplan and inclusion of a play	Fawkner	Local	0	\$ -	\$ 1,953,031	\$ 195,303	\$ 195,303	\$ 195,303	\$ -	\$ 2,536,340
FW06			Sunmerbank Reserve	Sunmerbank Reserve play renewal	Upgrade and enhancement of existing playground	Fawkner	Small local	0	\$ -	\$ 292,070	\$ 29,207	\$ 29,207	\$ 29,207	\$ -	\$ 379,692
FW07			Jack Mutton Reserve	Jack Mutton Reserve playground upgrade	Upgrade and enhancement of existing playground	Fawkner	Small local	0	\$ -	\$ 292,070	\$ 29,207	\$ 29,207	\$ 29,207	\$ -	\$ 379,692
FW08			Hood-McBryde Reserve	Hood-McBryde Reserve Improvements	Improvements to Hood-McBryde Reserve, as outlined in the Fawkner Parklands Improvement Plan including resolve con	Fawkner	Local	0	\$ -	\$ 811,956	\$ 81,196	\$ 81,196	\$ 81,196	\$ -	\$ 1,056,543
FW09			Jules Road	Jules Road Improvements	Various improvements including create a new dog park, upgrade and enhance NRM, undertake feasibility, investigate r	Fawkner	Local	0	\$ -	\$ 403,067	\$ 40,306	\$ 40,306	\$ 40,306	\$ -	\$ 523,974
FW10			Hogan Street Park	Hogan Street Park playground upgrade	Upgrade and enhancement of existing playground	Fawkner	Small local	0	\$ -	\$ 292,070	\$ 29,207	\$ 29,207	\$ 29,207	\$ -	\$ 379,692
FW11			C B Smith Reserve	C B Smith Reserve Improvements	Various improvements including installation of an exercise station, upgrade of skate park, upgrade of playground, and	Fawkner	Local	0	\$ -	\$ 8,618,238	\$ 861,824	\$ 861,824	\$ 861,824	\$ -	\$ 11,150,309
FW12			Eve Court Playground	Eve Court playground upgrade	Upgrade and enhancement of existing playground	Fawkner	Small local	0	\$ -	\$ 292,070	\$ 29,207	\$ 29,207	\$ 29,207	\$ -	\$ 379,692
FW13			Jeanine Crescent	Jeanine Crescent playground upgrade	Upgrade and enhancement of existing playground	Fawkner	Small local	0	\$ -	\$ 292,070	\$ 29,207	\$ 29,207	\$ 29,207	\$ -	\$ 379,692
FW14			Queens Parade Reserve	Queens Parade Reserve park renewal	Upgrade and enhancement of existing playground	Fawkner	Linear	0	\$ -	\$ 292,070	\$ 29,207	\$ 29,207	\$ 29,207	\$ -	\$ 379,692
FW15			Edward Street Reserve	Edward Street Reserve playground upgrade	Upgrade and enhancement of existing playground	Fawkner	Local	0	\$ -	\$ 286,388	\$ 28,639	\$ 28,639	\$ 28,639	\$ -	\$ 364,504
FW16			Moomba Park	Moomba Park improvements	Moomba park upgrade of playing fields and expansion of park, including investigation of new recreation opportunities,	Fawkner	Local	0.1	\$ 907,000	\$ 9,048,018	\$ 904,802	\$ 904,802	\$ 904,802	\$ 244,896	\$ 9,003,913
FW17			Charles Mutton Reserve	Charles Mutton Reserve	Upgrade East and West playing field including levelling and turf renewal, new drainage and sports field lighting	Fawkner	Local	0	\$ -	\$ 4,068,967	\$ 408,899	\$ 408,899	\$ 408,899	\$ -	\$ 5,215,663
FW18			Fawkner Tennis Club	Fawkner Tennis Club	Renew on-tail-cas courts at Fawkner Tennis Club	Fawkner	Local	0	\$ -	\$ 525,727	\$ 52,573	\$ 52,573	\$ 52,573	\$ -	\$ 683,445
FW19			Fawkner Cemetery	New open space connections at Fawkner Cemetery	Hume, Merr bek, Melbourne Water and GMCT partnership project to activate the CSL RB with new path connections,	Fawkner	Regional	0	\$ -	\$ 358,485	\$ 35,848	\$ 35,848	\$ 35,848	\$ -	\$ 465,630
FW20			Lorne Street Reserve - land acquisition	Lorne Street Reserve	Acquire land at 844 McBryde Street, Fawkner, owned by VicRoads but part of this POS (12.6579m)	Fawkner	Regional	0.1	\$ 907,000	\$ -	\$ -	\$ -	\$ -	\$ 244,896	\$ 1,151,896
GR01	Y		New Local Park 1 in Glenroy	New Local Park 1	To service people in and around Activity Centre and fill gap area in south west of the suburb, create a new park to incl	Glenroy	Local	0.75	\$ 7,087,500	\$ 7,798,282	\$ 779,828	\$ 779,828	\$ 779,828	\$ 1,913,625	\$ 19,136,052
GR02			Budget Shered Reserve	Budget Shered Reserve Improvements	Upgrade of exercise equipment and provide additional seating, shelter and amenities while maintaining open space	Glenroy	Local	0	\$ -	\$ 148,154	\$ 14,815	\$ 14,815	\$ 14,815	\$ -	\$ 182,252
GR03			O E Clark Reserve	O E Clark Reserve playground upgrade	Upgrade existing playground, including new pedestrian path through the park and relocation of the playground possib	Glenroy	Small local	0	\$ -	\$ 519,885	\$ 51,989	\$ 51,989	\$ 51,989	\$ -	\$ 675,951
GR04			Captain Chris Sutherland Reserve	Captain Chris Sutherland Reserve Expansion and Upgrade	Upgrade of existing playground	Glenroy	Local	0.1	\$ 945,000	\$ 945,555	\$ 94,556	\$ 94,556	\$ 94,556	\$ 255,156	\$ 2,096,472
GR05			Balratt Mooroop	Balratt Mooroop Improvements	Creation of open space infrastructure to support First Nations use of this open space through development of a shared	Glenroy	Local	0	\$ -	\$ 525,727	\$ 52,573	\$ 52,573	\$ 52,573	\$ -	\$ 683,445
GR06	Y		New Neighbourhood Park 1 in Glenroy	New Neighbourhood Park 1	Create a Neighbourhood Park to service the Gap area to the NE of the Glenroy AC. Should include opportunities for	Glenroy	Neighbourhood	0.25	\$ 2,362,500	\$ 2,598,427	\$ 259,843	\$ 259,843	\$ 259,843	\$ 637,875	\$ 6,379,621
GR07	Y		New Pocket Park 1 in Glenroy	New Pocket Park 1	Create a Pocket Space to serve the eastern gap area near Hatfield. Should provide opportunities for play and passive	Glenroy	Pocket	0.1	\$ 945,000	\$ 603,665	\$ 60,367	\$ 60,367	\$ 60,367	\$ 255,156	\$ 1,962,315
GR08			Box Forest Retarding Basin	Box Forest Retarding Basin open space upgrade and access improvements	Joint project with Melbourne Water to improve public open space access to park or all of the Box Forest Retarding	Glenroy	Regional	0	\$ -	\$ 887,894	\$ 88,789	\$ 88,789	\$ 88,789	\$ -	\$ 1,154,263
GR09			ATC Cook Reserve	ATC Cook Reserve Improvements	Upgrade existing playground and sports grounds, including surface, drainage and potentially lighting	Glenroy	Local	0	\$ -	\$ 1,818,837	\$ 181,884	\$ 181,884	\$ 181,884	\$ -	\$ 2,394,088
GR10			Wallace Reserve	Wallace Reserve Improvements	Upgrade Wallace Reserve, including sports grounds surface, drainage, irrigation and potentially lighting	Glenroy	Local	0	\$ -	\$ 3,913,744	\$ 391,374	\$ 391,374	\$ 391,374	\$ -	\$ 5,067,868
GR11			Reserve Court / Captain Chris Sutherland (BMC) Playground Reserve Court / Captain Chris Sutherland (BMC) Playground upgrade	Reserve Court / Captain Chris Sutherland (BMC) Playground upgrade	Upgrade of existing playground	Glenroy	Small local	0	\$ -	\$ 292,070	\$ 29,207	\$ 29,207	\$ 29,207	\$ -	\$ 379,692
GR12	N		Jacana Wetlands	Jacana Wetlands open space upgrade	Jacana Wetlands open space upgrade, including nature play areas	Glenroy	Linear	0	\$ -	\$ 148,154	\$ 14,815	\$ 14,815	\$ 14,815	\$ -	\$ 182,252
GR13			Upper Moonee Ponds Creek corridor (NSU to Jacana)	Upper Moonee Ponds Creek corridor (NSU to Jacana)	Develop conservation management plan in line with Nature Plan for both sides of the creek and implementation to use	Glenroy	Habitat	0	\$ -	\$ 93,463	\$ 9,346	\$ 9,346	\$ 9,346	\$ -	\$ 121,513
GR14			Bill Allen Reserve	Bill Allen playground upgrade	Upgrade of existing playground	Glenroy	Small local	0	\$ -	\$ 292,070	\$ 29,207	\$ 29,207	\$ 29,207	\$ -	\$ 379,692
GR15			Boward Street	Boward Street open space / park upgrade	Upgrade of existing playground	Glenroy	Local	0	\$ -	\$ 642,555	\$ 64,256	\$ 64,256	\$ 64,256	\$ -	\$ 836,322
GR16			McClean Park	McClean Park open space / park upgrade	Upgrade of existing playground	Glenroy	Local	0	\$ -	\$ 642,555	\$ 64,256	\$ 64,256	\$ 64,256	\$ -	\$ 836,322
GR17			Truscott Reserve	Truscott Reserve open space / park upgrade	Construct a new playground (none existing)	Glenroy	Local	0	\$ -	\$ 642,555	\$ 64,256	\$ 64,256	\$ 64,256	\$ -	\$ 836,322
GR18			W J Turner Reserve William Turner Reserve	W J Turner Reserve open space / park upgrade	Upgrade of existing playground	Glenroy	Local	0	\$ -	\$ 642,555	\$ 64,256	\$ 64,256	\$ 64,256	\$ -	\$ 836,322
GR19			Matt Reserve	Matt Reserve playground upgrade	Upgrade of existing playground	Glenroy	Local	0	\$ -	\$ 642,555	\$ 64,256	\$ 64,256	\$ 64,256	\$ -	\$ 836,322
GR20			Fran Street Park	Fran Street Park playground upgrade and construction of wetland	Upgrade of existing playground	Glenroy	Local	0	\$ -	\$ 1,818,837	\$ 181,884	\$ 181,884	\$ 181,884	\$ -	\$ 2,394,088
GR21			Kingsford Smith (Kin Reserve)	Kingsford Smith (Kin Reserve) Improvements	Improvements including playground upgrade, and design and construction of a wetland, stormwater treatment en	Glenroy	Local	0	\$ -	\$ 1,817,665	\$ 181,767	\$ 181,767	\$ 181,767	\$ -	\$ 2,506,966
GR22			Laherty Reserve	Laherty Reserve playground upgrade	Upgrade of existing playground	Glenroy	Small local	0	\$ -	\$ 292,070	\$ 29,207	\$ 29,207	\$ 29,207	\$ -	\$ 379,692
GR23			Belair Avenue Park	Belair Avenue Park playground upgrade	Upgrade of existing playground	Glenroy	Urban	0	\$ -	\$ 292,070	\$ 29,207	\$ 29,207	\$ 29,207	\$ -	\$ 379,692
GR24			Glenroy Train Station	Glenroy Train Station playground upgrade	Upgrade of existing playground	Glenroy	Local	0	\$ -	\$ 642,555	\$ 64,256	\$ 64,256	\$ 64,256	\$ -	\$ 836,322
GR25			Sages Road Retarding Basin	Sages Road Retarding Basin upgrade	Sages Road Retarding Basin upgrade	Glenroy	Local	0	\$ -	\$ 1,168,282	\$ 116,828	\$ 116,828	\$ 116,828	\$ -	\$ 1,518,767
GR26	N		Gowanbrae Retarding Basin	Gowanbrae Retarding Basin upgrade	Gowanbrae Retarding Basin upgrade	Glenroy	Habitat	0	\$ -	\$ 1,168,282	\$ 116,828	\$ 116,828	\$ 116,828	\$ -	\$ 1,518,767
GR27			Northern Golf Course	Northern Golf Course	"Northern Fair" proposal to create a 3km circuit track in partnership with Northern Golf Course	Glenroy	Local	0	\$ -	\$ 525,727	\$ 52,573	\$ 52,573	\$ 52,573	\$ -	\$ 683,445
GR28			Glenroy Specialist School	Create an all Access Abilities park and playground in Glenroy	AAA park and play revitalisation project in partnership with Glenroy Specialist School	Glenroy	Local	0	\$ -	\$ 1,168,282	\$ 116,828	\$ 116,828	\$ 116,828	\$ -	\$ 1,518,767
GR29			Campbellfield Retarding Basin	Campbellfield Retarding Basin open space upgrade	Joint project with Melbourne Water to improve public open space access	Glenroy	Regional	0	\$ -	\$ 817,797	\$ 81,780	\$ 81,780	\$ 81,780	\$ -	\$ 1,063,137
GR30			Jack Roper Retarding Basin	Jack Roper retarding basin open space upgrade	Joint project with Melbourne Water to improve public open space access	Glenroy	Regional	0	\$ -	\$ 708,969	\$ 70,897	\$ 70,897	\$ 70,897	\$ -	\$ 911,260
GR31			Ivan Page Reserve	Ivan Page Reserve playground upgrade	Upgrade of existing playground	Glenroy	Small local	0	\$ -	\$ 292,070	\$ 29,207	\$ 29,207	\$ 29,207	\$ -	\$ 379,692
GR32			Boucher Street Reserve road closure and open space	Boucher Street Reserve road closure and open space enhancement	Close part of Boucher Street (opposite B Boucher Street) to create new open space, joining the existing median strip	Glenroy	Pocket	0	\$ -	\$ 358,485	\$ 35,848	\$ 35,848	\$ 35,848	\$ -	\$ 465,630
GW01			Gowanbrae Riverside	Gowanbrae Riverside playground upgrade and exercise equipment	Upgrade and enhancement of existing playground	Gowanbrae	Local	0	\$ -	\$ 934,626	\$ 93,463	\$ 93,463	\$ 93,463	\$ -	\$ 1,215,013
GW02	N		Gowanbrae North Of Primula	Gowanbrae Primula Boulevard NRM upgrade	Gowanbrae Primula Boulevard NRM upgrade to enhance amenity of open space	Gowanbrae	Habitat	0	\$ -	\$ 23,366	\$ 2,337	\$ 2,337	\$ 2,337	\$ -	\$ 36,375
GW03			Gowanbrae Community Reserve	Gowanbrae Community Reserve Improvements	Improvements to Gowanbrae Community Reserve including the installation of a fenced dog park in the western sector										

Master Project ID	Eligible to be funded via Clause 68.01	New Park that needs new construction cost applied	Park	Project Name	Project Description	Suburb	Park Hierarchy	Land Area Required (hectares)	Land Cost	Capital Budget	Planning & Design (10%)	PM allocation (1.5%) and engagement and consultation (1.5%)	Tenure (10%)	Land Cost Contingency (10%)	TOTAL Project Cost excl. GST
MU34		Municipal-wide		Create an all Access Abilities park and playground in the southern half of Merri-bek	Create a 'tagging' All Access Abilities playground for Merri-bek (location to be determined)	Municipal-wide		0	\$ -	\$ 4,673,126	\$ 467,313	\$ 467,313	\$ -	\$ -	\$ 6,075,066
MU35		Municipal-wide		First Nations artwork and general public artwork in open space	Installation of public art across Merri-bek Open Space which promotes and acknowledges Merri-bek's First Nations her	Municipal-wide		0	\$ -	\$ 114,826	\$ 11,483	\$ 11,483	\$ -	\$ -	\$ 151,877
MU36		Municipal-wide		Provide new seniors exercise parks across Merri-bek (5 are coded)	Installation of exercise equipment for older people at various locations across the Municipality	Municipal-wide	regional	0	\$ -	\$ 841,163	\$ 84,116	\$ 84,116	\$ -	\$ -	\$ 1,009,512
MU37		Merri Creek		Merri Creek parklands improvement and expansion	Improvement and expansion of the Merri Creek environs including new and improved crossings, paths, seating, fencing	Municipal-wide	regional	0.3	\$ -	\$ 1,960,750	\$ 196,075	\$ 196,075	\$ -	\$ -	\$ 2,591,927
MU38		Municipal-wide		Provide new public toilets across our entire open space network	Provide new public toilets across our entire open space network	Municipal-wide		0	\$ -	\$ 2,336,564	\$ 233,656	\$ 233,656	\$ -	\$ -	\$ 3,037,533
MU39		Municipal-wide		Provide new paths links within and between open spaces across the municipality	Provide new paths links within and between open spaces across the municipality	Municipal-wide		0	\$ -	\$ 4,132,505	\$ 413,251	\$ 413,251	\$ -	\$ -	\$ 5,372,257
OP01		Ethel Street Reserve		Ethel Street Reserve Improvements	Provide play space and dog off-lead space in space between Ethel Street and Gregory Street	Oak Park		0	\$ -	\$ 642,555	\$ 64,256	\$ 64,256	\$ -	\$ -	\$ 836,322
OP02		John Pascoe Fawcett Reserve		John Pascoe Fawcett Reserve Improvements	Improvements to John Pascoe Fawcett including playground upgrade, nature play and informal sports opportunities	Oak Park		0	\$ -	\$ 3,913,744	\$ 391,374	\$ 391,374	\$ -	\$ -	\$ 5,067,868
OP03		Father Gavin Fitzpatrick Reserve		Father Gavin Fitzpatrick Reserve playground upgrade	Upgrade and enhancement of existing playground	Oak Park	Small local	0	\$ -	\$ 292,070	\$ 29,207	\$ 29,207	\$ -	\$ -	\$ 379,692
OP04		Bryant Family Reserve		Bryant Family Reserve Creek Corridor Improvements	Improving the quality of public open space by creating new publicly accessible habitat, walking tracks, access to nature	Oak Park		0	\$ -	\$ 2,979,119	\$ 297,912	\$ 297,912	\$ -	\$ -	\$ 3,872,856
OP05	Y	New Neighbourhood Park 1 in Oak Park		New Neighbourhood Park 1	Deliver a new Neighbourhood Park to address northern gap area. This open space will be multi-functional and provide	Oak Park	Neighbourhood	0.25	\$ 3,335,000	\$ 2,596,427	\$ 259,643	\$ 259,643	\$ 259,643	\$ 872,100	\$ 7,461,366
OP06		John Vandeloos Reserve		John Vandeloos Reserve Improvements	Upgrade park as multi-functional park space with community uses, including upgrade and enhancement of existing play	Oak Park		0	\$ -	\$ 292,070	\$ 29,207	\$ 29,207	\$ -	\$ -	\$ 379,692
OP07	Y	New Pocket Park 1 in Oak Park		New Pocket Park 1	Deliver a Pocket park space to address the gap area to the east of the Oak Park NAC and provide a small scale open sp	Oak Park	Pocket	0.1	\$ 1,325,000	\$ 601,665	\$ 60,167	\$ 60,167	\$ 60,167	\$ 348,040	\$ 2,423,005
OP08		Oak Park Reserve		Oak Park Reserve Improvements	Improvements to Oak Park including playground upgrade, upgrade to playing field including levelling and turf renewal	Oak Park		0	\$ -	\$ 8,586,872	\$ 858,687	\$ 858,687	\$ -	\$ -	\$ 11,162,934
OP09		Naree Naree		Naree Naree playground upgrade	Upgrade and enhancement of existing playground	Oak Park	Local	0	\$ -	\$ 642,555	\$ 64,256	\$ 64,256	\$ -	\$ -	\$ 836,322
OP20		Stevenson Reserve		Stevenson Reserve playground upgrade	Upgrade and enhancement of existing playground	Oak Park	Small local	0	\$ -	\$ 292,070	\$ 29,207	\$ 29,207	\$ -	\$ -	\$ 379,692
OP21		Ryder Reserve		Ryder Reserve	Upgrade playing field - levelling and turf renewal, new drainage, new irrigation system, sports field lighting (over 100 lux	Oak Park	local	0	\$ -	\$ 1,168,282	\$ 116,828	\$ 116,828	\$ -	\$ -	\$ 1,518,767
PS01	Y	New Neighbourhood Park 1 in Pascoe Vale South		New Neighbourhood Park 1	Deliver a Neighbourhood Park with multiple functions due to proximity to activity centre, including play space to addre	Pascoe Vale South	Neighbourhood	0.25	\$ 4,962,500	\$ 2,596,427	\$ 259,643	\$ 259,643	\$ 259,643	\$ 1,233,875	\$ 9,179,631
PS02	Y	New Neighbourhood Park 2 in Pascoe Vale South		New Neighbourhood Park 2	Deliver a Neighbourhood Park with multiple functions due to proximity to activity centre, including play space to addre	Pascoe Vale South	Neighbourhood	0.25	\$ 4,962,500	\$ 2,596,427	\$ 259,643	\$ 259,643	\$ 259,643	\$ 1,233,875	\$ 9,179,631
PS03	Y	New Pocket Park 1 in Pascoe Vale South		New Pocket Park 1	Deliver a Pocket Park to address a gap in the south of the suburb for play and passive recreation and augment existing	Pascoe Vale South	Pocket	0.1	\$ 1,825,000	\$ 601,665	\$ 60,167	\$ 60,167	\$ 60,167	\$ 482,756	\$ 3,069,915
PS04		Kelvin Thomson Park		Kelvin Thomson Park Improvements	Improvements to Kelvin Thomson Park including playground upgrade, design and construction of WSUD wetland and st	Pascoe Vale South		0	\$ -	\$ 2,044,460	\$ 204,449	\$ 204,449	\$ -	\$ -	\$ 2,653,941
PS05		Kernan Street Park		Kernan Street Park Creek Corridor and Path Upgrades	Provide nature conservation planting in Kernan Street Park and ped path to Tate Park along creek	Pascoe Vale South		0	\$ -	\$ 116,826	\$ 11,683	\$ 11,683	\$ -	\$ -	\$ 151,877
PS06		Unrammed Park (Parkstone Park)		Parkstone Park	Upgrade park for pocket passive recreation including seating and planting	Pascoe Vale South		0	\$ -	\$ 350,485	\$ 35,048	\$ 35,048	\$ -	\$ -	\$ 455,630
PS07		Parkside Boulevard		Parkside Boulevard Play Upgrade	Upgrade southern end of Parkside Boulevard to provide play space opportunity with supporting seating, amenities and	Pascoe Vale South		0	\$ -	\$ 1,109,868	\$ 110,987	\$ 110,987	\$ -	\$ -	\$ 1,442,828
PS08		Winona Grove Link		Winona Grove Link Safety Upgrades	Provide safety upgrades and clear signage to Winona Grove Link	Pascoe Vale South		0	\$ -	\$ 233,656	\$ 23,366	\$ 23,366	\$ -	\$ -	\$ 303,753
PS09		Coomans Road Reserve		Coomans Road Reserve Upgrade	Upgrade to provide local play space and passive recreation opportunities with supporting amenities and planting	Pascoe Vale South		0	\$ -	\$ 642,555	\$ 64,256	\$ 64,256	\$ -	\$ -	\$ 836,322
PS10		Paul Huxton Park		Paul Huxton Park playground upgrade	Upgrade and enhancement of existing playground and construct new seating	Pascoe Vale South	Local	0	\$ -	\$ 16,356	\$ 1,636	\$ 1,636	\$ -	\$ -	\$ 21,263
PS11		Westgate Street Park		Westgate Street Park Design	Deliver full Neighbourhood Park with play space and additional functions	Pascoe Vale South		0	\$ -	\$ 642,555	\$ 64,256	\$ 64,256	\$ -	\$ -	\$ 836,322
PS12		Morris Reserve		Morris Reserve playground upgrade	Upgrade and enhancement of existing playground	Pascoe Vale South	Small local	0	\$ -	\$ 292,070	\$ 29,207	\$ 29,207	\$ -	\$ -	\$ 379,692
PS13		Mitchell Reserve		Mitchell Reserve Improvements	Upgrade and enhancement of existing playground and design and construction of WSUD stormwater treatment system	Pascoe Vale South		0	\$ -	\$ 2,394,078	\$ 239,408	\$ 239,408	\$ -	\$ -	\$ 3,113,471
PS14		Future dog park in Pascoe Vale South		Create a new dog park	Create a new dog park	Pascoe Vale South		0	\$ -	\$ 233,656	\$ 23,366	\$ 23,366	\$ -	\$ -	\$ 303,753
PS15		F W Oliver Reserve		F W Oliver Reserve upgrade	Upgrade and enhancement of existing playground with focus on nature play	Pascoe Vale South	Small local	0	\$ -	\$ 292,070	\$ 29,207	\$ 29,207	\$ -	\$ -	\$ 379,692
PS16		Shore Reserve		Shore Reserve	Upgrade playing field - levelling and turf renewal, new drainage, new irrigation system, sports field lighting (over 100 lux	Pascoe Vale South	local	0	\$ -	\$ 2,394,078	\$ 239,408	\$ 239,408	\$ -	\$ -	\$ 3,113,471
PS17		Bourley Reserve		Bourley Reserve Improvements	Upgrade and enhancement to existing exercise equipment and playground, as well as upgrade of the playing field inc	Pascoe Vale South		0	\$ -	\$ 2,885,656	\$ 288,566	\$ 288,566	\$ -	\$ -	\$ 3,751,353
PS18		Pascoe Vale Primary School WSUD		Pascoe Vale South Primary School - Benetton	Design and construction of WSUD stormwater treatment system	Pascoe Vale South	regional	0	\$ -	\$ 1,401,938	\$ 140,194	\$ 140,194	\$ -	\$ -	\$ 1,822,520
PS19		Moonee Ponds Creek Corridor Land acquisition (5 of 5)		Land acquisition for Moonee Ponds Creek open space corridor	Land acquisition at the rear of 16 The Boulevard PASCOE VALE SOUTH	Pascoe Vale South	Regional	0.06	\$ 1,995,000	\$ 1,109,868	\$ 110,987	\$ 110,987	\$ 110,987	\$ 296,650	\$ 2,635,478
PS20	Y	New Neighbourhood Park 1 in Pascoe Vale		New Neighbourhood Park 1	Deliver a Neighbourhood Park with multiple functions, including play space to address gap area. Potentially utilise cen	Pascoe Vale	Neighbourhood	0.25	\$ 3,335,000	\$ 2,596,427	\$ 259,643	\$ 259,643	\$ 259,643	\$ 960,450	\$ 7,614,706
PS21	Y	New Neighbourhood Park 2 in Pascoe Vale		New Neighbourhood Park 2	Deliver a Neighbourhood Park with multiple functions, including play space to address gap area. Potential fenced dog	Pascoe Vale	Neighbourhood	0.25	\$ 3,335,000	\$ 2,596,427	\$ 259,643	\$ 259,643	\$ 259,643	\$ 960,450	\$ 7,614,706
PS22	Y	New Neighbourhood Park 3 in Pascoe Vale		New Neighbourhood Park 3	Deliver a Neighbourhood Park with multiple functions, including play space to address gap area. Required as Derby St	Pascoe Vale	Neighbourhood	0.25	\$ 3,335,000	\$ 2,596,427	\$ 259,643	\$ 259,643	\$ 259,643	\$ 960,450	\$ 7,614,706
PS24		Herbert Street Reserve		Herbert Street Reserve Play Upgrade	Provide play space on the western side of Herbert Reserve close to the Moonee Ponds Creek trail and installation of na	Pascoe Vale		0	\$ -	\$ 642,555	\$ 64,256	\$ 64,256	\$ -	\$ -	\$ 836,322
PS25		Bass Street Reserve		Bass Street Reserve Improvements	Improvements to Bass Street Reserve including the upgrade and enhancement of NRM and provision of facilities to sup	Pascoe Vale		0	\$ -	\$ 373,850	\$ 37,385	\$ 37,385	\$ -	\$ -	\$ 486,005
PS26		Esplanade Reserve		Esplanade Reserve Expansion	Acquire land with access to Arca Street to improve southern and eastern accessibility to park	Pascoe Vale		0.15	\$ 2,901,000	\$ -	\$ -	\$ -	\$ -	\$ 548,278	\$ 2,541,270
PS27		Payne Reserve		Payne Reserve Improvements	Improvements to Payne Reserve including Upgrade and enhancement of existing playground and park and providing a	Pascoe Vale		0	\$ -	\$ 303,753	\$ 30,375	\$ 30,375	\$ -	\$ -	\$ 394,879
PS28		James Reserve		James Reserve Improvements	Provide clear and separated pedestrian/shared path link between Norton Street and Prospect Street with improved lig	Pascoe Vale		0	\$ -	\$ 292,070	\$ 29,207	\$ 29,207	\$ -	\$ -	\$ 379,692
PS29		Rogers Reserve		Rogers Reserve Improvements	Improvements to Rogers Reserve including playground upgrade, improved amenity and safety of pedestrian link east of	Pascoe Vale		0	\$ -	\$ 292,070	\$ 29,207	\$ 29,207	\$ -	\$ -	\$ 379,692
PS30		Martin Reserve		Martin Reserve playground upgrade	Upgrade and enhancement of existing playground	Pascoe Vale	Small local	0	\$ -	\$ 292,070	\$ 29,207	\$ 29,207	\$ -	\$ -	\$ 379,692
PS31		Future dog park in Pascoe Vale		Create a new dog park	Create a new dog park	Pascoe Vale		0	\$ -	\$ 233,656	\$ 23,366	\$ 23,366	\$ -	\$ -	\$ 303,753
PS32		Peasley Court/Arwen St		Peasley Court Reserve park and playground upgrade	Upgrade existing park	Pascoe Vale	Local	0	\$ -	\$ 432,264	\$ 43,226	\$ 43,226	\$ -	\$ -	\$ 561,944
PS33		Plumridge Park		Plumridge Park playground upgrade	Upgrade and enhancement of existing playground	Pascoe Vale	Small local	0	\$ -	\$ 642,555	\$ 64,256	\$ 64,256	\$ -	\$ -	\$ 836,322
PS34		Cole Reserve		Cole Reserve Improvements	Upgrade existing playground, playing fields (new drainage, levelling, turf renewal and new irrigation), and sports lighting	Pascoe Vale		0	\$ -	\$ 4,673,126	\$ 467,313	\$ 467,313	\$ -	\$ -	\$ 6,075,066
PS35		Austin Crescent Reserve		Austin Crescent Improvements	Provide a playground upgrade and creation of a linear park along Westgreen Creek for flood mitigation between Austin	Pascoe Vale		0	\$ -	\$ 2,979,119	\$ 297,912	\$ 297,912	\$ -	\$ -	\$ 3,872,856
PS36		Reiburn Reserve		Reiburn Reserve Improvements	Upgrade existing playground and exercise equipment, installation of sports field lighting, design and construction of V	Pascoe Vale		0	\$ -	\$ 2,862,291	\$ 286,229	\$ 286,229	\$ -	\$ -	\$ 3,726,978
PS37		Queen Park		Queen Park	Land acquisition to improve access, quality and safety to and of Queen Park (West)	Pascoe Vale	regional	0.1	\$ 1,334,000	\$ -	\$ -	\$ -	\$ -	\$ 368,168	\$ 1,694,168
PS38		K W Joyce Reserve		K W Joyce Reserve landscaping	Design and construction of stormwater treatment (cascades) improving the quality of public open space by creating se	Pascoe Vale	regional	0	\$ -	\$ 1,753,423	\$ 175,342	\$ 175,342	\$ -	\$ -	\$ 2,278,150
PS39		Hallam Reserve		Hallam Reserve Improvements	Improvements to Hallam Reserve including playground upgrade with NRM focus	Pascoe Vale		0	\$ -	\$ 2,065,205	\$ 206,520	\$ 206,520	\$ -	\$ -	\$ 2,718,590
PS20		Jacinta Bartlett Reserve		Jacinta Bartlett Family Reserve playground upgrade	Upgrade and enhancement of existing playground	Pascoe Vale	Local	0	\$ -	\$ 642,555	\$ 64,256	\$ 64,256	\$ -	\$ -	\$ 836,322
PS21		James Reserve road closure for additional open space		James Reserve road closure for additional open space	Close part of the Norton Street and Dramana Avenue to create 1 larger open space at James Reserve (instead of 3 sep	Pascoe Vale	Local	0	\$ -	\$ 467,313	\$ 46,731	\$ 46,731	\$ -	\$ -	\$ 607,507
PS22		Pennance Street road closure to better connect Cole Res		Pennance Street road closure to better connect Cole Reserve and Queen Park	Pennance Street road closure to better connect Cole Reserve and Queen Park	Pascoe Vale	District	0	\$ -	\$ 350,485	\$ 35,048	\$ 35,048	\$ -	\$ -	\$ 455,630

TABLE 2. Apportionment Approach Table

Project ID	Project Name	Project Location	Project Description	Project Status	Project Category	Project Type	Project Phase	Project Budget	Project Cost	Project Revenue	Project Profit	Project Margin	Project ROI	Project NPV	Project IRR	Project Payback	Project Risk	Project Impact	Project Benefit	Project Drawback	Project Mitigation	Project Conclusion
0001	Project A	Location A	Description A	Status A	Category A	Type A	Phase A	Budget A	Cost A	Revenue A	Profit A	Margin A	ROI A	NPV A	IRR A	Payback A	Risk A	Impact A	Benefit A	Drawback A	Mitigation A	Conclusion A
0002	Project B	Location B	Description B	Status B	Category B	Type B	Phase B	Budget B	Cost B	Revenue B	Profit B	Margin B	ROI B	NPV B	IRR B	Payback B	Risk B	Impact B	Benefit B	Drawback B	Mitigation B	Conclusion B
0003	Project C	Location C	Description C	Status C	Category C	Type C	Phase C	Budget C	Cost C	Revenue C	Profit C	Margin C	ROI C	NPV C	IRR C	Payback C	Risk C	Impact C	Benefit C	Drawback C	Mitigation C	Conclusion C
0004	Project D	Location D	Description D	Status D	Category D	Type D	Phase D	Budget D	Cost D	Revenue D	Profit D	Margin D	ROI D	NPV D	IRR D	Payback D	Risk D	Impact D	Benefit D	Drawback D	Mitigation D	Conclusion D
0005	Project E	Location E	Description E	Status E	Category E	Type E	Phase E	Budget E	Cost E	Revenue E	Profit E	Margin E	ROI E	NPV E	IRR E	Payback E	Risk E	Impact E	Benefit E	Drawback E	Mitigation E	Conclusion E
0006	Project F	Location F	Description F	Status F	Category F	Type F	Phase F	Budget F	Cost F	Revenue F	Profit F	Margin F	ROI F	NPV F	IRR F	Payback F	Risk F	Impact F	Benefit F	Drawback F	Mitigation F	Conclusion F
0007	Project G	Location G	Description G	Status G	Category G	Type G	Phase G	Budget G	Cost G	Revenue G	Profit G	Margin G	ROI G	NPV G	IRR G	Payback G	Risk G	Impact G	Benefit G	Drawback G	Mitigation G	Conclusion G
0008	Project H	Location H	Description H	Status H	Category H	Type H	Phase H	Budget H	Cost H	Revenue H	Profit H	Margin H	ROI H	NPV H	IRR H	Payback H	Risk H	Impact H	Benefit H	Drawback H	Mitigation H	Conclusion H
0009	Project I	Location I	Description I	Status I	Category I	Type I	Phase I	Budget I	Cost I	Revenue I	Profit I	Margin I	ROI I	NPV I	IRR I	Payback I	Risk I	Impact I	Benefit I	Drawback I	Mitigation I	Conclusion I
0010	Project J	Location J	Description J	Status J	Category J	Type J	Phase J	Budget J	Cost J	Revenue J	Profit J	Margin J	ROI J	NPV J	IRR J	Payback J	Risk J	Impact J	Benefit J	Drawback J	Mitigation J	Conclusion J
0011	Project K	Location K	Description K	Status K	Category K	Type K	Phase K	Budget K	Cost K	Revenue K	Profit K	Margin K	ROI K	NPV K	IRR K	Payback K	Risk K	Impact K	Benefit K	Drawback K	Mitigation K	Conclusion K
0012	Project L	Location L	Description L	Status L	Category L	Type L	Phase L	Budget L	Cost L	Revenue L	Profit L	Margin L	ROI L	NPV L	IRR L	Payback L	Risk L	Impact L	Benefit L	Drawback L	Mitigation L	Conclusion L
0013	Project M	Location M	Description M	Status M	Category M	Type M	Phase M	Budget M	Cost M	Revenue M	Profit M	Margin M	ROI M	NPV M	IRR M	Payback M	Risk M	Impact M	Benefit M	Drawback M	Mitigation M	Conclusion M
0014	Project N	Location N	Description N	Status N	Category N	Type N	Phase N	Budget N	Cost N	Revenue N	Profit N	Margin N	ROI N	NPV N	IRR N	Payback N	Risk N	Impact N	Benefit N	Drawback N	Mitigation N	Conclusion N
0015	Project O	Location O	Description O	Status O	Category O	Type O	Phase O	Budget O	Cost O	Revenue O	Profit O	Margin O	ROI O	NPV O	IRR O	Payback O	Risk O	Impact O	Benefit O	Drawback O	Mitigation O	Conclusion O
0016	Project P	Location P	Description P	Status P	Category P	Type P	Phase P	Budget P	Cost P	Revenue P	Profit P	Margin P	ROI P	NPV P	IRR P	Payback P	Risk P	Impact P	Benefit P	Drawback P	Mitigation P	Conclusion P
0017	Project Q	Location Q	Description Q	Status Q	Category Q	Type Q	Phase Q	Budget Q	Cost Q	Revenue Q	Profit Q	Margin Q	ROI Q	NPV Q	IRR Q	Payback Q	Risk Q	Impact Q	Benefit Q	Drawback Q	Mitigation Q	Conclusion Q
0018	Project R	Location R	Description R	Status R	Category R	Type R	Phase R	Budget R	Cost R	Revenue R	Profit R	Margin R	ROI R	NPV R	IRR R	Payback R	Risk R	Impact R	Benefit R	Drawback R	Mitigation R	Conclusion R
0019	Project S	Location S	Description S	Status S	Category S	Type S	Phase S	Budget S	Cost S	Revenue S	Profit S	Margin S	ROI S	NPV S	IRR S	Payback S	Risk S	Impact S	Benefit S	Drawback S	Mitigation S	Conclusion S
0020	Project T	Location T	Description T	Status T	Category T	Type T	Phase T	Budget T	Cost T	Revenue T	Profit T	Margin T	ROI T	NPV T	IRR T	Payback T	Risk T	Impact T	Benefit T	Drawback T	Mitigation T	Conclusion T
0021	Project U	Location U	Description U	Status U	Category U	Type U	Phase U	Budget U	Cost U	Revenue U	Profit U	Margin U	ROI U	NPV U	IRR U	Payback U	Risk U	Impact U	Benefit U	Drawback U	Mitigation U	Conclusion U
0022	Project V	Location V	Description V	Status V	Category V	Type V	Phase V	Budget V	Cost V	Revenue V	Profit V	Margin V	ROI V	NPV V	IRR V	Payback V	Risk V	Impact V	Benefit V	Drawback V	Mitigation V	Conclusion V
0023	Project W	Location W	Description W	Status W	Category W	Type W	Phase W	Budget W	Cost W	Revenue W	Profit W	Margin W	ROI W	NPV W	IRR W	Payback W	Risk W	Impact W	Benefit W	Drawback W	Mitigation W	Conclusion W
0024	Project X	Location X	Description X	Status X	Category X	Type X	Phase X	Budget X	Cost X	Revenue X	Profit X	Margin X	ROI X	NPV X	IRR X	Payback X	Risk X	Impact X	Benefit X	Drawback X	Mitigation X	Conclusion X
0025	Project Y	Location Y	Description Y	Status Y	Category Y	Type Y	Phase Y	Budget Y	Cost Y	Revenue Y	Profit Y	Margin Y	ROI Y	NPV Y	IRR Y	Payback Y	Risk Y	Impact Y	Benefit Y	Drawback Y	Mitigation Y	Conclusion Y
0026	Project Z	Location Z	Description Z	Status Z	Category Z	Type Z	Phase Z	Budget Z	Cost Z	Revenue Z	Profit Z	Margin Z	ROI Z	NPV Z	IRR Z	Payback Z	Risk Z	Impact Z	Benefit Z	Drawback Z	Mitigation Z	Conclusion Z
0027	Project AA	Location AA	Description AA	Status AA	Category AA	Type AA	Phase AA	Budget AA	Cost AA	Revenue AA	Profit AA	Margin AA	ROI AA	NPV AA	IRR AA	Payback AA	Risk AA	Impact AA	Benefit AA	Drawback AA	Mitigation AA	Conclusion AA
0028	Project AB	Location AB	Description AB	Status AB	Category AB	Type AB	Phase AB	Budget AB	Cost AB	Revenue AB	Profit AB	Margin AB	ROI AB	NPV AB	IRR AB	Payback AB	Risk AB	Impact AB	Benefit AB	Drawback AB	Mitigation AB	Conclusion AB
0029	Project AC	Location AC	Description AC	Status AC	Category AC	Type AC	Phase AC	Budget AC	Cost AC	Revenue AC	Profit AC	Margin AC	ROI AC	NPV AC	IRR AC	Payback AC	Risk AC	Impact AC	Benefit AC	Drawback AC	Mitigation AC	Conclusion AC
0030	Project AD	Location AD	Description AD	Status AD	Category AD	Type AD	Phase AD	Budget AD	Cost AD	Revenue AD	Profit AD	Margin AD	ROI AD	NPV AD	IRR AD	Payback AD	Risk AD	Impact AD	Benefit AD	Drawback AD	Mitigation AD	Conclusion AD
0031	Project AE	Location AE	Description AE	Status AE	Category AE	Type AE	Phase AE	Budget AE	Cost AE	Revenue AE	Profit AE	Margin AE	ROI AE	NPV AE	IRR AE	Payback AE	Risk AE	Impact AE	Benefit AE	Drawback AE	Mitigation AE	Conclusion AE
0032	Project AF	Location AF	Description AF	Status AF	Category AF	Type AF	Phase AF	Budget AF	Cost AF	Revenue AF	Profit AF	Margin AF	ROI AF	NPV AF	IRR AF	Payback AF	Risk AF	Impact AF	Benefit AF	Drawback AF	Mitigation AF	Conclusion AF
0033	Project AG	Location AG	Description AG	Status AG	Category AG	Type AG	Phase AG	Budget AG	Cost AG	Revenue AG	Profit AG	Margin AG	ROI AG	NPV AG	IRR AG	Payback AG	Risk AG	Impact AG	Benefit AG	Drawback AG	Mitigation AG	Conclusion AG
0034	Project AH	Location AH	Description AH	Status AH	Category AH	Type AH	Phase AH	Budget AH	Cost AH	Revenue AH	Profit AH	Margin AH	ROI AH	NPV AH	IRR AH	Payback AH	Risk AH	Impact AH	Benefit AH	Drawback AH	Mitigation AH	Conclusion AH
0035	Project AI	Location AI	Description AI	Status AI	Category AI	Type AI	Phase AI	Budget AI	Cost AI	Revenue AI	Profit AI	Margin AI	ROI AI	NPV AI	IRR AI	Payback AI	Risk AI	Impact AI	Benefit AI	Drawback AI	Mitigation AI	Conclusion AI
0036	Project AJ	Location AJ	Description AJ	Status AJ	Category AJ	Type AJ	Phase AJ	Budget AJ	Cost AJ	Revenue AJ	Profit AJ	Margin AJ	ROI AJ	NPV AJ	IRR AJ	Payback AJ	Risk AJ	Impact AJ	Benefit AJ	Drawback AJ	Mitigation AJ	Conclusion AJ
0037	Project AK	Location AK	Description AK	Status AK	Category AK	Type AK	Phase AK	Budget AK	Cost AK	Revenue AK	Profit AK	Margin AK	ROI AK	NPV AK	IRR AK	Payback AK	Risk AK	Impact AK	Benefit AK	Drawback AK	Mitigation AK	Conclusion AK
0038	Project AL	Location AL	Description AL	Status AL	Category AL	Type AL	Phase AL	Budget AL	Cost AL	Revenue AL	Profit AL	Margin AL	ROI AL	NPV AL	IRR AL	Payback AL	Risk AL	Impact AL	Benefit AL	Drawback AL	Mitigation AL	Conclusion AL
0039	Project AM	Location AM	Description AM	Status AM	Category AM	Type AM	Phase AM	Budget AM	Cost AM	Revenue AM	Profit AM	Margin AM	ROI AM	NPV AM	IRR AM	Payback AM	Risk AM	Impact AM	Benefit AM	Drawback AM	Mitigation AM	Conclusion AM
0040	Project AN	Location AN	Description AN	Status AN	Category AN	Type AN	Phase AN	Budget AN	Cost AN	Revenue AN	Profit AN	Margin AN	ROI AN	NPV AN	IRR AN	Payback AN	Risk AN	Impact AN	Benefit AN	Drawback AN	Mitigation AN	Conclusion AN
0041	Project AO	Location AO	Description AO	Status AO	Category AO	Type AO	Phase AO	Budget AO	Cost AO	Revenue AO	Profit AO	Margin AO	ROI AO	NPV AO	IRR AO	Payback AO	Risk AO	Impact AO	Benefit AO	Drawback AO	Mitigation AO	Conclusion AO
0042	Project AP	Location AP	Description AP	Status AP	Category AP	Type AP	Phase AP	Budget AP	Cost AP	Revenue AP	Profit AP	Margin AP	ROI AP	NPV AP	IRR AP	Payback AP	Risk AP	Impact AP	Benefit AP	Drawback AP	Mitigation AP	Conclusion AP
0043	Project AQ	Location AQ	Description AQ	Status AQ	Category AQ	Type AQ	Phase AQ	Budget AQ	Cost AQ	Revenue AQ	Profit AQ	Margin AQ	ROI AQ	NPV AQ	IRR AQ	Payback AQ	Risk AQ	Impact AQ	Benefit AQ	Drawback AQ	Mitigation AQ	Conclusion AQ
0044	Project AR	Location AR	Description AR	Status AR	Category AR	Type AR	Phase AR	Budget AR	Cost AR	Revenue AR	Profit AR	Margin AR	ROI AR	NPV AR	IRR AR	Payback AR	Risk AR	Impact AR	Benefit AR	Drawback AR	Mitigation AR	Conclusion AR
0045	Project AS	Location AS	Description AS	Status AS	Category AS	Type AS	Phase AS	Budget AS	Cost AS	Revenue AS	Profit AS	Margin AS	ROI AS	NPV AS	IRR AS	Payback AS	Risk AS	Impact AS	Benefit AS	Drawback AS	Mitigation AS	Conclusion AS
0046	Project AT	Location AT	Description AT	Status AT	Category AT	Type AT	Phase AT	Budget AT	Cost AT	Revenue AT	Profit AT	Margin AT	ROI AT	NPV AT	IRR AT	Payback AT	Risk AT	Impact AT	Benefit AT	Drawback AT	Mitigation AT	Conclusion AT
0047	Project AU	Location AU	Description AU	Status AU	Category AU	Type AU	Phase AU	Budget AU	Cost AU	Revenue AU	Profit AU	Margin AU	ROI AU	NPV AU	IRR AU	Payback AU	Risk AU	Impact AU	Benefit AU	Drawback AU	Mitigation AU	Conclusion AU
0048	Project AV	Location AV	Description AV	Status AV	Category AV	Type AV	Phase AV	Budget AV	Cost AV	Revenue AV	Profit AV	Margin AV	ROI AV	NPV AV	IRR AV	Payback AV	Risk AV	Impact AV	Benefit AV	Drawback AV	Mitigation AV	Conclusion AV
0049	Project AW	Location AW	Description AW	Status AW	Category AW	Type AW	Phase AW	Budget AW	Cost AW	Revenue AW	Profit AW	Margin AW	ROI AW	NPV AW	IRR AW	Payback AW	Risk AW	Impact AW	Benefit AW	Drawback AW	Mitigation AW	Conclusion AW
0050	Project AX	Location AX	Description AX	Status AX	Category AX	Type AX	Phase AX	Budget AX	Cost AX	Revenue AX	Profit AX	Margin AX	ROI AX	NPV AX	IRR AX	Payback AX	Risk AX	Impact AX	Benefit AX	Drawback AX	Mitigation AX	Conclusion AX
0051	Project AY	Location AY	Description AY	Status AY	Category AY	Type AY	Phase AY	Budget AY	Cost AY	Revenue AY	Profit AY	Margin AY	ROI AY	NPV AY	IRR AY	Payback AY	Risk AY	Impact AY	Benefit AY	Drawback AY	Mitigation AY	Conclusion AY
0052	Project AZ	Location AZ	Description AZ	Status AZ	Category AZ	Type AZ	Phase AZ	Budget AZ	Cost AZ	Revenue AZ	Profit AZ	Margin AZ	ROI AZ	NPV AZ	IRR AZ	Payback AZ	Risk AZ	Impact AZ	Benefit AZ	Drawback AZ	Mitigation AZ	Conclusion AZ
0053	Project BA	Location BA	Description BA	Status BA	Category BA	Type BA	Phase BA	Budget BA	Cost BA	Revenue BA	Profit BA	Margin BA	ROI BA	NPV BA	IRR BA	Payback BA	Risk BA	Impact BA	Benefit BA	Drawback BA	Mitigation BA	Conclusion BA
0054	Project BB	Location BB	Description BB	Status BB	Category BB	Type BB	Phase BB	Budget BB	Cost BB	Revenue BB	Profit BB	Margin BB	ROI BB	NPV BB	IRR BB	Payback BB	Risk BB	Impact BB	Benefit BB	Drawback BB	Mitigation BB	Conclusion BB
0055	Project BC	Location BC	Description BC	Status BC	Category BC	Type BC	Phase BC	Budget BC	Cost BC	Revenue BC	Profit BC	Margin BC	ROI BC	NPV BC	IRR BC	Payback BC	Risk BC	Impact BC	Benefit BC	Drawback BC	Mitigation BC	Conclusion BC
0056	Project BD	Location BD	Description BD	Status BD	Category BD	Type BD	Phase BD	Budget BD	Cost BD	Revenue BD	Profit BD	Margin BD	ROI BD	NPV BD	IRR BD	Payback BD	Risk BD	Impact BD	Benefit BD	Drawback BD	Mitigation BD	Conclusion BD
0057	Project BE	Location BE	Description BE	Status BE	Category BE	Type BE	Phase BE	Budget BE	Cost BE	Revenue BE	Profit BE	Margin BE	ROI BE	NPV BE	IRR BE	Payback BE	Risk BE	Impact BE	Benefit BE	Drawback BE	Mitigation BE	Conclusion BE
0058	Project BF	Location BF	Description BF	Status BF	Category BF	Type BF	Phase BF	Budget BF	Cost BF	Revenue BF	Profit BF	Margin BF	ROI BF	NPV BF	IRR BF	Payback BF	Risk BF	Impact BF	Benefit BF	Drawback BF	Mitigation BF	Conclusion BF
0059	Project BG	Location BG	Description BG	Status BG	Category BG	Type BG	Phase BG	Budget BG	Cost BG	Revenue BG	Profit BG	Margin BG	ROI BG	NPV BG	IRR BG	Payback BG	Risk BG	Impact BG	Benefit BG	Drawback BG	Mitigation BG	Conclusion BG
0060	Project BH	Location BH	Description BH	Status BH	Category BH	Type BH	Phase BH	Budget BH	Cost BH	Revenue BH	Profit BH	Margin BH	ROI BH	NPV BH	IRR BH	Payback BH	Risk BH	Impact BH	Benefit BH	Drawback BH	Mitigation BH	Conclusion BH
0061	Project BI	Location BI	Description BI	Status BI	Category BI	Type BI	Phase BI	Budget BI	Cost BI	Revenue BI	Profit BI	Margin BI	ROI BI	NPV BI	IRR BI	Payback BI	Risk BI	Impact BI	Benefit BI	Drawback BI	Mitigation BI	Conclusion BI
0062	Project BJ	Location BJ	Description BJ	Status BJ	Category BJ	Type BJ	Phase BJ	Budget BJ	Cost BJ	Revenue BJ	Profit BJ	Margin BJ	ROI BJ	NPV BJ	IRR BJ	Payback BJ	Risk BJ	Impact BJ	Benefit BJ	Drawback BJ	Mitigation BJ	Conclusion BJ
0063	Project BK	Location BK	Description BK	Status BK	Category BK	Type BK	Phase BK	Budget BK	Cost BK	Revenue BK	Profit BK	Margin BK	ROI BK	NPV BK	IRR BK	Payback BK	Risk BK	Impact BK	Benefit BK	Drawback BK	Mitigation BK	Conclusion BK
0064	Project BL	Location BL	Description BL	Status BL	Category BL	Type BL	Phase BL	Budget BL	Cost BL	Revenue BL	Profit BL	Margin BL	ROI BL	NPV BL	IRR BL	Payback BL	Risk BL	Impact BL	Benefit BL	Drawback BL	Mitigation BL	Conclusion BL
0065	Project BM	Location BM	Description BM	Status BM	Category BM	Type BM	Phase BM	Budget BM	Cost BM	Revenue BM	Profit BM	Margin BM	ROI BM	NPV BM	IRR BM	Payback BM	Risk BM	Impact BM	Benefit BM	Drawback BM	Mitigation BM	Conclusion BM
0066	Project BN	Location BN	Description BN	Status BN	Category BN	Type BN	Phase BN	Budget BN	Cost BN	Revenue BN	Profit BN	Margin BN	ROI BN	NPV BN	IRR BN	Payback BN	Risk BN	Impact BN	Benefit BN	Drawback BN	Mitigation BN	Conclusion BN
0067	Project BO	Location BO	Description BO	Status BO	Category BO	Type BO	Phase BO	Budget BO	Cost BO	Revenue BO	Profit BO	Margin BO	ROI BO	NPV BO	IRR BO	Payback BO	Risk BO	Impact BO	Benefit BO	Drawback BO	Mitigation BO	Conclusion BO
0068	Project BP	Location BP	Description BP	Status BP	Category BP	Type BP	Phase BP	Budget BP	Cost BP	Revenue BP	Profit BP	Margin BP	ROI BP	NPV BP	IRR BP	Payback BP	Risk BP	Impact BP	Benefit BP	Drawback BP	Mitigation BP	Conclusion BP
0069	Project BQ	Location BQ	Description BQ	Status BQ	Category BQ	Type BQ	Phase BQ	Budget BQ	Cost BQ	Revenue BQ	Profit BQ	Margin BQ	ROI BQ	NPV BQ	IRR BQ	Payback BQ	Risk BQ	Impact BQ	Benefit BQ	Drawback BQ	Mitigation BQ	Conclusion BQ
0070	Project BR	Location BR	Description BR	Status BR	Category BR	Type BR	Phase BR	Budget BR	Cost BR	Revenue BR	Profit BR	Margin BR	ROI BR	NPV BR	IRR BR	Payback BR	Risk BR	Impact BR	Benefit BR	Drawback BR	Mitigation BR	Conclusion BR
0071	Project BS	Location BS	Description BS	Status BS	Category BS	Type BS	Phase BS	Budget BS	Cost BS	Revenue BS	Profit BS	Margin BS	ROI BS	NPV BS	IRR BS	Payback BS	Risk BS	Impact BS	Benefit BS	Drawback BS	Mitigation BS	Conclusion BS
0072	Project BT	Location BT	Description BT	Status BT	Category BT	Type BT	Phase BT	Budget BT	Cost BT	Revenue BT	Profit BT	Margin BT	ROI BT	NPV BT	IRR BT	Payback BT	Risk BT	Impact BT	Benefit BT	Drawback BT	Mitigation BT	Conclusion BT
0073	Project BU	Location BU																				

[illegible]

[illegible]

Project Project ID	Strategic Priority Priority 1-5	Area of Focus Area of Focus Area of Focus	Project Project Name	Project Description	Suburb	Area Area	Land Area Land Area (Acres)	Land Cost	Engineering Engineering (\$)	Planning & Design Planning & Design (\$)	PM Allocation PM Allocation (FTE) and engagement and development (FTE)	Business Business (\$)	Land Cost Land Cost (\$)	Other Project Other Project Cost (\$)	2026 Project 2026 Project Value (\$)	Project Project Value (\$)	Agreement Agreement Type	Agreement Agreement Value (\$)	Agreement Agreement Value (\$)	Agreement Agreement Value (\$)	Agreement Agreement Value (\$)	Agreement Agreement Value (\$)
001	1	Area of Focus	Project Name	Project Description	Suburb	Area	Land Area	Land Cost	Engineering	Planning & Design	PM Allocation	Business	Land Cost	Other Project Cost	2026 Project Value	Project Value	Agreement Type	Agreement Value	Agreement Value	Agreement Value	Agreement Value	Agreement Value
002	2	Area of Focus	Project Name	Project Description	Suburb	Area	Land Area	Land Cost	Engineering	Planning & Design	PM Allocation	Business	Land Cost	Other Project Cost	2026 Project Value	Project Value	Agreement Type	Agreement Value	Agreement Value	Agreement Value	Agreement Value	Agreement Value

TABLE 3. Apportionment Summary

Suburb	2026 Resident Population (1)	Residential population change (2026 - 2046) (2)	Residential population % Change (2026 - 2046) (3)	TOTAL Jobs 2026 (4)	TOTAL Jobs Change (2026-2046) (5)	Total Residential and Worker Population Change (2026-2046) (6)	Residential and Worker % Change (2026 - 2046) (7)	Total No. of Open Space Projects (8)	TOTAL Open Space Project Cost (9)	Total No. of Eligible CLS3-01 Projects (10)	Total CLS3-01 Eligible Project Cost (11)	CLS3-01 eligible open space land project costs apportioned to new development (12)	CLS3-01 eligible open space construction project costs apportioned to new development (13)	TOTAL eligible CLS3-01 open space project costs apportioned to new development (14)
Brunswick	32,415	10,882	34%	14,546	4,653	15,535	33%	25	\$ 84,222,720.13	25	\$ 84,222,720	\$ 36,066,809	\$ 40,631,579	\$ 76,698,389
Brunswick East	16,201	2,473	15%	4,150	2,419	4,892	24%	16	\$ 38,362,199.80	13	\$ 37,815,444	\$ 2,927,510	\$ 6,162,575	\$ 9,090,085
Brunswick West	16,599	2,026	12%	1,670	893	2,920	16%	19	\$ 57,321,238.31	18	\$ 55,802,472	\$ 3,885,174	\$ 5,032,751	\$ 8,917,925
Coburg	30,621	9,430	31%	8,829	3,102	12,532	32%	35	\$ 129,368,396.24	34	\$ 129,307,648	\$ 37,541,277	\$ 54,087,196	\$ 91,628,473
Coburg North	8,733	878	10%	12,164	5,801	6,679	32%	17	\$ 37,335,748.63	17	\$ 37,335,748	\$ 2,415,272	\$ 18,754,878	\$ 21,170,150
Fawkner	15,363	3,747	24%	3,681	579	4,326	23%	20	\$ 58,226,191.76	20	\$ 58,226,192	\$ 2,877,955	\$ 10,347,136	\$ 13,225,091
Glenroy	26,774	9,465	35%	5,087	3,467	12,932	41%	32	\$ 59,418,039.65	30	\$ 57,717,021	\$ 12,975,762	\$ 28,332,339	\$ 41,308,101
Gowanbrae	3,154	55	2%	110	194	249	8%	5	\$ 3,326,098.68	4	\$ 3,295,723	\$ -	\$ 251,813	\$ 251,813
Hadfield	6,970	2,603	37%	1,134	385	2,968	37%	10	\$ 65,269,775.55	9	\$ 65,155,868	\$ 10,277,910	\$ 13,750,168	\$ 24,028,078
Oak Park	8,914	2,259	25%	379	709	2,968	32%	11	\$ 34,356,501.23	11	\$ 34,356,501	\$ 1,833,914	\$ 9,137,274	\$ 10,971,189
Pascoe Vale	18,393	4,619	25%	2,568	1,516	6,135	29%	22	\$ 52,199,964.76	22	\$ 52,199,965	\$ 8,490,911	\$ 14,523,448	\$ 23,014,359
Pascoe Vale South	11,006	1,671	15%	1,603	1,130	2,801	22%	19	\$ 43,848,441.81	19	\$ 43,848,442	\$ 3,398,194	\$ 6,342,542	\$ 9,740,736
Municipal-wide	-	-	26%	-	-	-	30%	9	\$ 20,220,629.63	9	\$ 20,220,629.63	\$ -	\$ 6,036,997.20	\$ 6,036,997
TOTAL	195,142	50,108		55,920	24,848	74,956		240	\$ 683,475,948.18	231	\$ 679,504,373.73	\$ 122,690,689.34	\$ 213,390,698.21	\$ 336,081,388

Notes: -

- (1) 2026 Resident Population: Merri-bek planning for Population Growth (Quantity Strategic Insight for Merri-bek City Council, June 2024)
- (2) Resident Population change 2026-2046: Merri-bek planning for Population Growth (Quantity Strategic Insight for Merri-bek City Council, June 2024)
- (3) = (2)/(1)
- (4) 2026 Jobs: Merri-bek Worker Population Floorspace Forecasts (Quantity Strategic Insight for Merri-bek City Council, August 2024)
- (5) Jobs change 2026-2046: Merri-bek Worker Population Floorspace Forecasts (Quantity Strategic Insight for Merri-bek City Council, August 2024)
- (6) = (2) * (5)
- (7) = (6)/(1)-(4)
- (8) Merri-bek Open Space Strategy Technical Report (Mesh Planning, 2025)
- (9) Merri-bek Open Space Strategy Technical Report (Mesh Planning, 2025)
- (10) Merri-bek Open Space Strategy Technical Report (Mesh Planning, 2025)
- (11) Merri-bek Open Space Strategy Technical Report (Mesh Planning, 2025)
- (12) Apportionment methodology applied as per Merri-bek Open Space Apportionment Report (Mesh Planning, 2024)
- (13) Apportionment methodology applied as per Merri-bek Open Space Apportionment Report (Mesh Planning, 2024)
- (14) = (12) + (13)

Planning and Environment Act 1987

MERRI-BEK PLANNING SCHEME

AMENDMENT C235MBEK

EXPLANATORY REPORT

Re-exhibition

Overview

The amendment proposes to introduce an updated public open space contribution rate to collect funds to implement the Merri-bek Open Space Strategy (OSS).

It seeks to do this by deleting the existing contribution rates at the Schedule to Clause 53.01 (Public Open Space Contribution and Subdivision) and replacing them with a new city-wide levy rate of 8.68 per cent.

Supplementary exhibition

This updated report responds to the C235mbek Interim Panel Report, which found that Council has undertaken a significant amount of strategic work in support of the amendment, and that the amendment adopts a methodology which is suitably replicable, underpinned by strategic work and population forecasts. However, the Panel expressed concerns with the amendment in relation to transparency around the costings and contingencies that underpin the proposed rate. The interim report recommended that supplementary exhibition occur in respect to any further work undertaken by Council to address the Panel's concerns. The amendment, including the proposed public open space contribution rate, has not changed from the previously exhibited amendment.

The re-exhibition will make public supplementary material in response to the Panel's Interim Panel Report. Changes that relate to this material are highlighted and sit under the heading 'Supplementary Exhibition' in this Explanatory Report.

Where you may inspect this amendment

The amendment can be inspected free of charge at the:

- Merri-bek City Council website at <https://www.merri-bek.vic.gov.au/c235> or on request, during office hours, at the planning authority's office at the Coburg Customer Service Centre, 90 Bell Street, Coburg. Before arriving, ring 9240 1111 to arrange a time to view the documents.
- Department of Transport and Planning website at <https://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documents.

Submissions

Supplementary Exhibition

The supplementary material may be inspected through the Amendment C235mbek webpage, and is comprised of:

- (a) Public Open Space Land Acquisition Cost Review (HillPDA, 2024)

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(b) Open Space Strategy Projects List (Veris, 2026)

(c) Public Open Space Land Acquisition Costs Review (Westlink, 2026)

Any person may make a written submission to the planning authority about the amendment. Submissions about the amendment must be received by **Friday 30 October 2026**.

A submission must be emailed to:

strategicplanning@merri-bek.vic.gov.au

Or, mailed to:

Strategic Planning Unit
Merri-bek City Council
Locked Bag 10
Brunswick VIC 3056

Emailed submissions should include "Submission to Amendment C235mbek" in the header. Mailed submissions should include this header statement on the envelope and in the letter's title.

Panel hearing dates

Supplementary exhibition

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

- Directions hearing: **week starting 1 February 2027**
- Panel hearing: **week starting 1 March 2027**

Details of the amendment

Who is the planning authority?

This amendment has been prepared by Merri-bek City Council, who is the planning authority for this amendment.

Land affected by the amendment

The amendment applies to all land within the City of Merri-bek.

What the amendment does

The amendment proposes to update the public open space contribution rate in the Schedule to Clause 53.01, to collect development contributions to support the implementation of the OSS.

Specifically, the amendment proposes to:

- Amend the Schedule to Clause 53.01 (Public Open Space Contribution and Subdivision) to require subdivisions to provide a public open space contribution at a rate of 8.68% for all areas.
- Amend the Schedule to Clause 72.08 (Background documents) by including the following background documents:

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- o *Merri-bek Public Open Space Contributions Refresh, Open Space Contributions Schedule (HillPDA, 2025).*
- o *Merri-bek Open Space Apportionment Methodology (Mesh, 2025).*

Supplementary Exhibition

No changes are proposed to the amendment, including the exhibited contribution rate. The purpose of the supplementary exhibition is to make additional material available in response to the Interim Panel Report.

Strategic assessment of the amendment

Why is the amendment required?

The OSS sets out Merri-bek City Council's vision, objectives, and directions on how to plan, deliver, and maintain open space in Merri-bek and informs the council's long-term budget planning for its open space portfolio. This includes the collection of public open space contributions to facilitate public open space projects to manage the increasing need for more open spaces and infrastructure to service the resident and worker population growth.

The OSS includes actions for updating the planning scheme with fit-for-purpose public open space contribution rates.

The strategic work done to determine the updated public open space contribution rates is provided in a technical report, known as the *Merri-bek Public Open Space Contributions Refresh, Open Space Contributions Schedule (HillPDA, 2025)*. This report underpins the proposed rate and highlights:

- The Subdivision Act 1988 enables councils to obtain a public open space contribution when land is subdivided. This Act also gives relevant considerations.
- Clause 53.01 of the planning scheme is the tool to use to specify a contribution rate.
- Methods to use when determining a contribution rate.

The report references an apportionment method to determine the portion of the public open space project cost that can be allocated to the resident and worker population growth for the proposed contribution rate. Information about this method is in a report, known as the *Merri-bek Open Space Apportionment Methodology (Mesh 2025)*.

Supplementary Exhibition

The following additional material supports the proposed contribution rate and is available for the supplementary exhibition in accordance with the Interim Panel Report:

- a) *Public Open Space Land Acquisition Cost Review (HillPDA, 2024)*: This report determined the land acquisition contingency cost for use in the Open Space Projects List. It checked whether Council's land cost estimates are reasonable for budgeting and for the purposes of the Open Space Projects List, and by extension of this, the proposed public open space contribution rate. The report recommends a 27% land cost contingency.
- b) *Open Space Strategy Projects List (Veris, 2026)*: This document lists the public open space projects Council intends to deliver. The projects are sourced from the *Merri-bek Open Space Strategy Technical Report (Mesh, 2025)*, which is a background document in the Merri-bek Planning Scheme at Clause 19.02-6L. This Veris document includes project costs, the apportionment of costs and shows that the land acquisition projects include the 27% land cost

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contingency.

- c) Public Open Space Land Acquisition Costs Review (Westlink, 2026): This report reviews the recommended 27% land cost contingency. It does this by collecting and analysing land acquisition data from other councils. The report finds that the 27% contingency is appropriate.

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

The amendment will implement the following objectives of planning in Victoria set out in section 4(1) of the *Planning and Environment Act 1987*, by providing:

- (a) To provide for the fair, orderly, economic and sustainable use, and development of the land.**

The amendment achieves this objective by implementing the OSS for the city's updated public open space contribution rates for land development. Technical and expert analysis informed the updated rates.

- (c) To secure a pleasant, efficient, and safe working, living and recreational environment for all Victoria and visitors to Victoria.**

The amendment achieves this objective by enabling land developers to appropriately contribute to the city's changing open space network, by making an open space contribution when land development is proposed.

- (f) To facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d), and (e).**

The amendment achieves this objective by introducing updated public open space contribution rates to guide decision-making for Merri-bek's public open space network, consistent with state, and regional planning policy. The amendment also does this by:

- Collecting contributions for public open space, based on the need created by the new development.
- Enabling certainty and consistency for requiring public open space contributions.
- Enabling development to contribute towards needs of the changing population.

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

Environmental Effects

The amendment provides the opportunity for new public open space to be delivered and the ability to upgrade existing open space. Open space is aesthetically pleasing. It can minimise the impacts of climate change and increase opportunities for active travel. Public open space can also include areas of high-value vegetation that can be conserved and provide new open space links to improve habitat corridors.

Social Effects

The amendment will provide a strong benefit for the community through the provision of new public open space and the upgrade of existing open space. Public open space provides a range of social and community benefits by increasing social interaction, improving physical and mental health and providing for sporting pursuits and recreation.

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Economic Effects

The amendment will result in more accurate financial resources to fund public open space projects. It will also provide certainty to developers, allowing improved cost planning and a more equitable means of distributing costs.

Does the amendment address relevant bushfire risk?

The amendment does not relate to land within a designated bushfire area.

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

The amendment is consistent with the *Ministerial Direction - the Form and Content of Planning Schemes* under Section 7(5) of the *Planning and Environment Act 1987*. The content has been drafted in line with this direction.

The amendment has been prepared following the strategic considerations set out in *Ministerial Direction No. 11, Strategic Assessment of Amendment* made under Section 12 of the *Planning and Environment Act 1987*. The amendment is consistent with this direction, which ensures a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces.

The amendment also complies with *Ministerial Direction No. 9 - Metropolitan Strategy*, which requires that planning scheme amendments have regard to *Plan Melbourne 2017-2050*. All changes to the Merri-bek Planning Scheme are consistent with the following directions and policies of *Plan Melbourne 2017-2050*, including:

- Outcome 5: Inclusive, vibrant and healthy neighbourhoods - Melbourne is a city of inclusive, vibrant and healthy neighbourhoods.

Key directions include delivering local parks and green neighbourhoods in collaboration with communities.

The amendment supports this direction by enabling the appropriate collection of public open space contributions to implement the OSS for the city's changing open space network. Collected contributions will support the city's changing network to cater for all and support long-term local living. In this way, a mix of diverse and multi-functional open spaces will be enabled by a more resilient and safer network.

- Outcome 6: Melbourne is a sustainable and resilient city.

Key directions include making Melbourne cooler and greener and protecting and restoring natural habitats.

The amendment supports these directions by enabling updated public open space contribution rates to implement the OSS for an open space network that is adaptive, cooling, and healthy. This includes enhancing and conserving natural habitats and biodiversity within the network.

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

The amendment supports the following pillars of the Plan for Victoria:

- Pillar 2: Accessible Jobs and Services. The amendment is enabling this pillar by improving the Council's ability to facilitate 'services and community facilities' by helping to fund a changing public open space network that supports healthy and productive lives.
- Pillar 3: Great Places, Suburbs and Towns. The amendment is enabling this pillar by improving the Council's ability to facilitate 'great open space' by helping to fund a changing public open space network that is suitable and close to home for Merri-bek residents.

The amendment supports the following clauses of the Planning Policy Framework:

- Clause 12: Environmental and Landscape Values, particularly the objective in Clause 12.05-2S for Landscapes, which is 'to protect and enhance significant landscapes and open spaces that contribute to the character, identity and sustainable environments.'

The amendment supports this objective by enabling appropriate developer contributions, so the city's changing open space network and its infrastructure can better contribute to the character, identity and sustainable environments.

- Clause 15: Built Environment, particularly the objective in Clause 15.01-3S for Subdivision Design, which aims to 'ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods' and Clause 15.01-04S for Healthy Neighbourhoods, which aims to 'achieve neighbourhoods that foster healthy and active living and community wellbeing'.

The amendment supports these objectives by enabling appropriate development contributions, so the city's changing open space network and its infrastructure can enable a mix of diverse open spaces that help to foster a healthy lifestyle and achieve community benefits from well-designed neighbourhoods.

- Clause 19: Community Infrastructure, particularly the objective in Clause 19.02-6S for Open Space, which aims to 'establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community.'

The amendment supports this objective by enabling appropriate developer contributions, so the city's changing open space network and its infrastructure can address any provision gaps.

How does the amendment support or implement the Municipal Planning Strategy?

The amendment supports Clause 02.03-8 (Infrastructure) of the Municipal Planning Strategy, which gives strategic direction for the city's evolving public open space network. This Clause has been recently updated via a separate amendment to implement the OSS's policy intent, known as Amendment C231mbek. This includes acknowledging the council will use public open space contributions to purchase and develop:

- New and improved open spaces.
- The city's open space network and its infrastructure.

Amendment C231mbek has also updated the Open Space Framework Plan at Clause 02-04, to ensure an updated framework of gap areas is identified for new open space. It has also introduced

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the OSS as a background document into the Merri-bek Planning Scheme, along with a technical report that identifies the city's public open space needs.

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

The Schedule to Clause 53.01 is specifically provided in the Victorian Planning Provisions to allow planning authorities to establish open space contribution rates appropriate for their local circumstances. It is the most appropriate tool to guide decision-making in determining where land and financial contributions should be sought.

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

The amendment was prepared in consultation with the Department of Transport and Planning. The views of any relevant agency will be sought during the exhibition of the amendment.

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

This amendment does not have any significant impacts on the objectives and decision-making principles set out in the *Transport Integration Act 2010*.

Does the amendment have regard to the principles set out in the Yarra River Protection (Wilip-gin Birrarung murrn) Act 2017 in relation to Yarra River land, the use or development of which may affect Yarra River land?

This amendment has regard to the principles specified in Part 2 of the *Yarra River Protection (Wilip-gin Birrarung murrn) Act 2017* by enabling the collection of developer contributions that support changing public open space needs for:

- Decision making that supports public health and wellbeing.
- Protected environments and sustainable development.
- Environmental, social and cultural benefits.
- Recreational and management benefits.

Resource and administrative costs

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

The amendment will not have a significant impact on the resource and administrative costs of the responsible authority, as there is a process in place to gather public open space contributions under Clause 53.01 of the Merri-bek Planning Scheme.

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7.5 NOTICE OF INTENTION TO DECLARE A SPECIAL CHARGE SCHEME (2027-2032) - CENTRAL COBURG SHOPPING PRECINCT

Director Place and Environment, Pene Winslade

City Design and Economy

Officer Recommendation

That Council:

1. Notes the letter from Central Coburg Business Association Inc (CCBA) at Attachment 1 requesting the renewal of the Central Coburg Shopping Precinct Special Charge Scheme (Scheme) for the Central Coburg Shopping Precinct (Precinct).
2. Notes the affected properties in the Precinct (being those rateable properties listed in Attachment 2 to this Report).
3. Resolves to commence the statutory process under the *Local Government Act 1989* (Act) to declare a renewed Scheme for the Precinct:
 - a) for the period of 1 July 2027 to 30 June 2032;
 - b) for the purpose of defraying expenses for promotional, advertising, marketing, business development and other activities associated with the encouragement of commerce, retail and professional activity and employment in the Precinct; and which may include the appointment of a part-time Association Manager;
 - c) estimated to raise an amount of \$224,138.96 in the first year, increasing by approximately 1 per cent in each remaining year.
4. Undertakes public consultation in respect of the proposed declaration as required by sections 161, 161A, 161B and 223 of the Act, including by:
 - a) publishing a public notice by 19 September 2026 pursuant to sections 163(1A) and 163B (3) of the Act in the form proposed at Attachment 3 on Council's website and in 'The Age' newspaper;
 - b) sending letters to the owners and occupiers of the properties within three (3) business days of the publication of the public notice, providing copies of the public notice, in accordance with section 163(1C) of the Act, and an estimate of the special charge payable;
 - c) keeping a copy of the Proposed Declaration of a Special Charge in the form proposed at Attachment 4 available for public inspection at the Coburg Civic Centre and the Coburg Library from 19 September 2026 for at least 28 days; and
 - d) receiving written submissions under s 163A and 223 of the Act, and written objections under section 163B of the Act, for a period of 28 days after the publication of the public notice.
5. Sets the date for the meeting at which Council will consider whether to declare the Scheme for 14 April 2027.
6. Advises CCBA of the matters specified in paragraphs 1 to 5 of this resolution.
7. Appoints Councillorsandto a Hearing of Submissions Committee, established by Council under section 223(1)(b)(i), of the *Local Government Act 1989*, to hear any persons who in their written submissions under section 223 have requested they be heard in support of their submissions. Should the Chair not be available, the Committee may elect an Acting Chair from amongst the appointed members.

8. Authorises the Chief Executive Officer to set the time, date and place of the meeting of the Hearing of Submissions Committee to hear submissions in relation to Council's intention to declare a Special Charge Scheme for the Central Coburg Shopping Precinct.
9. Authorises the Chief Executive Officer, or her delegate to carry out any and all other administrative procedures necessary to enable Council to carry out its functions under sections 163(1A), (1B) and (1C), 163A, 163B and 223 of the *Local Government Act 1989*.

REPORT

Executive Summary

On 12 June 2026 Council received a written request from Central Coburg Business Association (CCBA) (**Attachment 1**) to begin the statutory process to renew the special charge scheme for the Central Coburg Shopping Precinct (**Precinct**) currently in place and which has been in place since the late 1990s.

The current Central Coburg Shopping Precinct Special Charge Scheme (**Scheme**) commenced on 1 October 2017 and will conclude on 30 June 2027.

The purpose of the renewed Scheme would be to continue to defray the promotional, advertising, marketing and business development expenses associated with the encouragement of commerce, retail, professional activity and the creation of employment in the Precinct.

This report highlights the achievements of the current Scheme, sets out the statutory process for the renewal of the Scheme and the proposed financial contributions to the Scheme, and identifies any associated risks.

This report seeks Council's endorsement to commence the statutory process and give public notice of its intention to declare the Scheme.

The statutory process involves inviting submissions from property owners and occupiers, in favour of or objecting to the proposed renewal of the Scheme. Any submitters may be heard by a Hearing of Submissions Committee. This report also requests that Council establish a Hearing of Submissions Committee.

Previous Council Decisions

Declaration of the Central Coburg Shopping Precinct Special Charge Scheme – 14 September 2022

Following Council's declaration, the current Scheme commenced on 1 October 2022 and will end on 30 June 2027, raising an amount of \$1,020,320.03 over the four years and nine months of the Scheme.

1. Policy Context

Merri-bek Council Plan 2025-2029

The Council Plan (2025-2029) includes a vision, corresponding themes and strategies to achieve a vibrant community with a thriving economy. It seeks to achieve this through actions to develop and support attractive and inviting activity centres and supporting local shops and traders.

The Council Plan (2025-2029) includes a vision to create a vibrant community with a thriving economy and culture. It states this will be achieved by:

- Developing busy shopping and activity centres that are attractive, green and inviting.

- Attracting new businesses and encouraging investment to create more jobs in Merri-bek.
- Supporting local shops and traders making it easier for them to do business and succeed.

The Strategic Objective of the Council Plan's Theme 4 - Thriving Economy and Culture is to achieve a lively and inclusive Merri-bek where the economy supports local business and industry growth, celebrates artistic and creative expression, and connects the community through vibrant cultural experiences.

An identified strategy under Theme 4 is to strengthen the local economy through great business programs and support for traders that help build business resilience.

The Council Plan also includes Initiatives and Priorities to:

- 4.3 Revitalise local shopping precincts by beautifying streetscapes, activating local community events, removing graffiti, installing public art, and improving amenity to create beautiful, accessible centres.
- 4.4 Strengthen the local economy with great business programs and actively supporting business and trader networks and associations to support small businesses and stimulate economic and community development.

To support implementation of the Council Plan, Council's Action Plan 2026-2027 includes an Action to:

- 63 Deliver the Merri-bek Economic Development Action Plan (EDAP) -Year 3 Actions.

Merri-bek Economic Development Action Plan (EDAP) 2024-2027

Merri-bek EDAP Theme 5: Activity Centres and Commercial and Industrial Precincts, includes the following objectives:

- To create activity centres that are great places to visit, work and run a business;
- To increase the visitation and spending at local shopping strips; and
- To encourage new business investment in key, local commercial and industrial precincts.

The relevant priorities and associated actions include:

- 5.3 Support Merri-bek's trader associations to increase economic activity.

Action: Oversee the Special Charge Schemes in Central Coburg (2022-2027) and Sydney Road Brunswick (2023-2028) precincts and support trader associations to operate, capacity build and promote their retail centres to improve and increase economic performance.

Action: Commence preparatory work (Y2) and undertake engagement and other statutory processes (Y3) required to seek renewal of the Coburg Special Charge Scheme by 1 July 2027.

- 5.5 Support the ongoing efforts to improve the amenity and appearance of Sydney Road Brunswick and Coburg

Action: Work collaboratively with internal Council teams, traders' associations and traders to support 'Love Sydney Road' efforts to improve the amenity and appearance of commercial precincts, including street cleaning, graffiti removal, signage and shop front and verandah presentation, in Sydney Road Brunswick and Coburg precincts.

Revenue and Rating Plan (2025-2029)

In relation to special charge schemes, Council's Revenue and Rating Plan (2025 – 2029) states:

Council has applied special rate/charge schemes to two commercial activity centres, Coburg and Brunswick. The purpose of these schemes is to ensure the future prosperity and viability of commercial centres across the municipality, and the special rates/charges are raised to assist Council in conjunction with business associations to carry out promotional, marketing and business development activities within commercial activity centres.

2. Background

Vibrant, healthy shopping strips play an important part in the culture and economy of Merri-bek. The many community benefits include:

- Creation of local jobs;
- Meeting residents' food and living needs through providing a range of goods and services;
- Improving community wellbeing through providing vibrant spaces that encourage the community to meet, socialise and shop;
- Supporting visitation to Merri-bek through offering vibrant and welcoming places; and
- Social inclusion.

The establishment of a special charge scheme is governed by provisions in the *Local Government Act 1989 (Act)*. These provisions remain in force alongside provisions in the *Local Government Act 2020*.

Section 163 of the *Act* provides that Council may declare a special rate, a special charge or a combination of both for the purposes of defraying expenses in relation to the performance of a function of the Council, if Council considers that the performance of the function will be of special benefit to the persons required to pay the special rate or special charge (or combined special rate and special charge).

The *Act* allows Council to levy a special rate or charge or a combination of both on properties within a defined geographic area, if Council considers that those properties will receive a 'special benefit' from the expenditure of the funds to be raised by the special rate or charge (or combined special rate and special charge). It is likewise proper for Council, given its role under the *Act*, to perform functions which seek to encourage and promote employment and commerce within the municipality.

A special rate or charge scheme enables retail shopping strips, the business associations which represent its members and the businesses which operate within them to strategically plan, market, and manage their promotional activities as a collective group.

Central Coburg and Sydney Road Brunswick are currently the only two shopping precincts in Merri-bek that benefit from an existing special charge scheme.

A special charge scheme has successfully operated in Central Coburg since 1997. The current Scheme ends on 30 June 2027 and is being considered for renewal from 1 July 2027 to 30 June 2032.

3. Issues

The current Scheme has operated from 1 October 2022 and will end on 30 June 2027. A special charge scheme usually has a duration of 5 years, however pandemic related disruptions delayed its commencement, resulting in a term of four years and nine months.

Over the life of the current Scheme, the funds collected have been provided to CCBA for marketing, promotion and business development purposes. At the conclusion of the current Scheme, CCBA will have received a total of \$1,020,320.03 over the four-year, nine-month period of the Scheme.

Table 1 outlines CCBA initiatives, activities and achievements undertaken to expend the funds provided to them by the current Scheme.

Table 1. CCBA initiatives and achievements (2022-2027)

Campaign	Activity
Leveraged festivals and special events to increase visitation, customer spend and dwell time	Festivals and special events • Christmas • Ramadan and Eid • Lunar New Year • Easter • Halloween • Mother's Day Activities included • Community lunches • Music in the Mall performer programming • Roving entertainers • Shopfront window paintings • Festive decorations • Hosted monthly food tours • Guided history tours • Spring plant market • Coburg night market stalls • School holiday activities
COVID recovery support	Tailored communications, signposting of support and promotional activity to support businesses rebuilding trade after easing of restrictions
Digital campaigns	• Ongoing social media presence with improved engagement metrics • International Kebab Day and other food focussed online promotions • Regular email newsletter to residents and visitors promoting events, new businesses, special offers and precinct news • Partnerships with influencers and media outlets to reach wider audiences and encourage visitation • Video content highlighting trader stories and local highlights
Precinct beautification	• Colourful bin wraps, seasonal flags and banners • Five murals (incl a major two storey high mural at the Precinct's southern gateway), artwork and 'I Love Coburg' trader story photos, engaging local artists to reflect colour and diversity of the precinct • Monthly graffiti removal from private assets • Branded stickers and tote bags

Campaign	Activity
	Cooperation and support to Council helping to secure a \$153,000 state government Multicultural Business Precinct Revitalisation Program grant
Safety	- Worked in partnership with Council and Victoria Police to deliver safety forums - Regular direct advocacy to State Government and Victoria Police on safety and amenity
Business communication and support	- Regular trader newsletters (digital and print, hand delivered) to share news, opportunities and business tips - One on one tailored marketing support to businesses on request - Regular engagement with and advocacy to Council and other agencies on behalf of traders in the Precinct
Gift card program	Established a Central Coburg gift card, to return spend to traders in the Precinct

CCBA request to renew the Scheme

On 12 June 2026, Council received a written request from CCBA to begin the statutory process to renew the Scheme for a further five-year period from 1 July 2027 to 30 June 2032.

CCBA's request to renew the Scheme was supported by its Central Coburg Business Association Five Year Strategic Business Plan 2027-2032 (**Business Plan**) (**Attachment 5**) outlining the proposed activities to be undertaken across the period of the proposed Scheme.

The Business Plan identifies a marketing framework for the proposed Scheme and will guide the actions of CCBA. The marketing strategies incorporate a community emphasis and will focus on the following:

- Deliver an annual calendar of precinct wide events and activations including family friendly, multicultural and school holiday activities in key locations but not limited to the Victoria Street Mall and after its completion in late 2029, the new library piazza;
- Coordinate seasonal campaigns and events for Eid, Easter, winter, spring and the end-of-year Christmas festive season, to support different business clusters;
- Build on existing exposure at events such as the Coburg Night market, spring plant market and community lunches, as well as the introduction of new formats that align with the evolving precinct and public spaces;
- Support trader led activations such as late-night shopping, instore workshops and tastings under a shared Central Coburg brand;
- Work with Council and partners to activate the new civic spaces once completed, ensuring they distribute foot traffic throughout the precinct;
- Develop annual marketing campaigns showcasing Central Coburg's strengths including gold and jewellery, fresh and specialist foods, Middle Eastern cuisines, family friendly services and civic assets;
- Maintain and enhance the Central Coburg website and business directory;

- Maintain and enhance Central Coburg's social media presence, including creating engaging social media content, email marketing campaigns, digital storytelling in combination with traditional media to reach direct target segments, residents, workers, visitors and destination shoppers;
- Explore and implement approaches to welcome and engage new residents, especially those in new apartment developments; and
- Coordinate collaborative campaigns highlighting different clusters (i.e., jewellery week, fresh food season, family friendly Coburg, evening experiences, health and wellbeing providers, professional services, etc.).

Consultation to gauge business support for a future Scheme

To gauge support for renewal of the Scheme, CCBA undertook extensive engagement with businesses operating within the current Special Charge boundary.

Engagement activities included direct email communications and one-on-one visits with businesses. CCBA engaged with businesses operating across all 222 properties located within the existing Special Charge area. Through these discussions, CCBA explained its role, how the funds are expended and discussed the renewal process. Each business was provided with a flyer summarising achievements under the current Scheme.

Overall, 115 businesses (over 51% of businesses in the Precinct) indicated support for the renewal of the Scheme, achieving the level of support required under Council's Special Rate/Special Charge Scheme Policy 2024-2033 for Council to consider a request to commence or renew a Special Charge Scheme.

Details of the proposed Scheme

The proposed Scheme will apply to 279 rateable properties within the Special Charge Area boundary which are used, or reasonably capable of being used, for commercial, retail or professional purposes.

The external Special Charge Area boundary has changed slightly from the previous Scheme due to a property ceasing to exist. This has resulted in a slight reduction in the extent of the Special Charge Area compared to the current Scheme.

Other changes to the list of rateable properties in the Precinct have occurred due to property subdivisions, consolidations, historical property assessments and other property matters.

Overall, these changes result in the net reduction of three properties.

The proposed Central Coburg Shopping Precinct Special Charge Scheme Property Boundary Map is at **Attachment 6**.

The land and the properties to be included in the proposed Scheme are described in the following street addresses and are more particularly set out in Central Coburg Shopping Precinct Special Charge Scheme Property Addresses at **Attachment 2**.

- 327 – 509 (inclusive) and 322 - 502 (inclusive) Sydney Road, Coburg
- 94 –124 (inclusive) and 81B – 91A, 95 – 121, and 129 – 133 (all inclusive) Bell Street, Coburg
- 2 – 8 (inclusive) and 1 – 15 (inclusive) and 21 – 25 (inclusive) Munro Street, Coburg
- 1 – 7 (inclusive) Harding Street, Coburg
- All properties in Louisa Street, Coburg
- 1 – 17 (inclusive) and 1/12 – 4/12 (inclusive) Victoria Street, Coburg
- All properties in Waterfield Street, Coburg.

Proposed property financial contributions

The proposed Scheme is modelled to raise an amount of \$1,143,333.96 over the five-year period.

This amount has been calculated by applying a one percent (1.0%) annual increase to the amount collected in the first year and each subsequent year of the Scheme, based on the amount approved for collection in the final financial year (2026-27) of the current Scheme.

The Special Charge will be assessed and levied based on the capital improved value of each property included in the Scheme as at 1 July 2026 (CIV). Each property's tiered benefit classification will remain unchanged for the duration of the Scheme. The special charge will be calculated as follows:

For the first year of the Scheme (1 July 2027 to 30 June 2028), the following amounts are specified as being payable by those properties in the following tiered benefit classifications to raise an amount of \$224,138.96 (i.e. one percent (1.0%) more than the amount raised in the final year of the current Scheme):

Tier 1 (CIV \$0 - \$239,000.99) 10 properties each pay \$304.90;

Tier 2 (CIV \$240,000 - \$359,000.99) 31 properties each pay \$407.63;

Tier 3 (CIV \$360,000 - \$849,999.99) 113 properties each pay \$479.44;

Tier 4 (CIV \$850,000 - \$1,149,999.99) 36 properties each pay \$674.98;

Tier 5 (CIV \$1,150,000 - \$2,099,999.99) 67 properties each pay \$1,267.76; and

Tier 6 (CIV \$2,100,000 plus) 23 properties each pay \$2,049.20.

For the second, third, fourth and fifth years of the Scheme, the Special Charge payable by the properties in each of the above tiered benefit classifications will be based on a yearly increase of one percent (i.e. 1.0% per annum) on the respective amounts payable by the properties in that tier in the immediately preceding year.

Scheme funding agreement

CCBA will be required to enter into a formal funding agreement with Council for the duration of the Scheme. The funding agreement will include the specific purposes for which the funds can be spent. CCBA will plan and report quarterly spending against the funding agreement requirements to Council. Council will pay CCBA a quarter of the total raised annually based on the receipt of acceptable quarterly advance planning and acquittal reporting.

Recommending the Scheme

In recommending the Scheme to Council, it is considered that the paying businesses in the Scheme area will receive a relevant 'special benefit', being a benefit that is greater than, or additional to, the benefits which persons who are not required to pay the Special Charge will receive. Further details of those benefits are set out in the Proposed Declaration of the Central Coburg Special Charge Scheme (at **Attachment 4**).

Directly and indirectly, it is considered that a renewal of the Scheme will enhance the viability of the Shopping Precinct as a commercial and retail precinct through increased economic activity. A renewed Scheme will enable and or assist in:

- Continuing the promotion of the Precinct as a vibrant and diverse Coburg shopping strip;
- Supporting traders to develop and grow their individual businesses;
- Increasing the lettable value of the properties in the Precinct;
- Improving the visual amenity of the Precinct;

- Increasing foot traffic in the Precinct;
- Encouraging increased customer spending in the Precinct; and
- Supporting local job creation.

Community impact

Coburg continues to evolve through new residential and commercial development across the wider area. Central Coburg is also on the cusp of significant change through the 'Coburg is Here' concept, creating new opportunities for traders, residents and visitors.

The continuation of the Scheme, overseen by CCBA, will support the ongoing promotion of the Precinct, encourage visitation and consumer confidence, and enable CCBA to activate new spaces and capitalise on the opportunities created by ongoing development.

CCBA's activities also complement Council's 'Love Sydney Road' program and other similar initiatives, which aims to enhance the shopping strip and strengthen its appeal as a destination.

A vibrant and active shopping precinct supports local businesses, strengthens the local economy and increases local job opportunities, and, overall, contributes to improved community health and wellbeing.

Climate emergency and environmental sustainability implications

The matters outlined in this report have no direct climate emergency or environmental sustainability implications.

Economic sustainability implications

CCBA and Council will preference local businesses for paid and outsourced services conducted as part of the Scheme.

Legal and risk considerations

The statutory process to renew and administer the Scheme is governed by sections 154, 163 – 166, 185 and 223 of the *Act*.

Addressing potential risk of renewing the Scheme

The continued development and viability of the Precinct as one of Merri-bek's Major Activity Centres will benefit from a unified approach to marketing and promotion conducted by a managed group that has experience and understands the diversity of the businesses and their customers. The delivery of a regular, concentrated and targeted level of promotion is over and above Council's normal and 'standard' services.

To the extent that the proposed renewal of the Scheme gives rise to any risks to Council, Council officers consider that those risks have been satisfactorily addressed through the following measures:

- Legal advice has been sought to ensure compliance with statutory requirements;
- CCBA will be required to enter into a formal funding agreement with Council for the duration of the Scheme, which will sit under the ongoing authority and direction of Council and include the specific purposes for which the funds can be spent;
- CCBA will be required to submit annual marketing and budget plans, as well as quarterly financial and activity planning and reporting documentation to Council;
- The funds derived from the Scheme will be paid per quarter and reliant on Council approving the CCBA quarterly planning and reporting;

- Distribution of Scheme funds will occur quarterly and is conditional on Council's approval of the CCBA's quarterly planning and reporting.
- Council's Special Rate/Special Charge Scheme Policy provides for payments to be withheld, or even for the funding agreement to be terminated, if the business association (in this case, CCBA) fails to meet funding agreement terms (e.g. reporting requirements are not met or Scheme objectives are not being satisfactorily delivered).
- CCBA will be required to be and remain an incorporated entity throughout the life of the Scheme and to act in accordance with the Associations Incorporation Reform Act 2012;
- Council officers will monitor the implementation of the CCBA Five Year Strategic Business Plan 2027-2032 which will guide the expenditure of the Scheme funds;
- CCBA will act under Council's direction in relation to the expenditure of the funds. Council reserves all discretions relevant to the proceeds of the Special Charge; and
- Section 164 of the Act enables Council to separately discontinue the Scheme if there is any inappropriate expenditure by CCBA.

Potential risks of not renewing the Scheme

If the Scheme is not renewed, there is a risk that businesses will expect Council to undertake functions currently delivered by the CCBA. This may result in an increased financial and resource burden on Council to deliver precinct promotion, maintenance, business engagement, activation and trader liaison activities currently coordinated by CCBA. There may also be reputational impacts for Council.

If Council does not assume these functions, the Precinct may experience:

- Reduced support for traders and residents;
- Reduced customer awareness and visitation;
- Loss of precinct advocacy and representation;
- Reduced trader confidence and potential business relocation;
- Weakened Council-Precinct partnerships and collaborative programs;
- Cessation of business support services, and graffiti removal from private assets impacting amenity; and
- Loss of established marketing and promotional assets, including digital channels.

Human Rights consideration

The implications of this report have been assessed in accordance with the requirements of the Charter of Human Rights and Responsibilities.

4. Community consultation and engagement

Council officers have developed an ongoing relationship with CCBA through the implementation of the current and previous Schemes. Council officers have also worked closely with CCBA throughout the pre-intention to declare stage of this proposed renewal of the Scheme.

CCBA is responsible for securing support for the renewal of the Scheme and communicating the benefits of the renewal to property and business owners.

CCBA engaged with businesses operating across all 222 properties located within the existing Special Charge area. If Council commences the statutory process to renew the Scheme, the *Act* sets out the statutory consultation process which will include:

- Letters sent by registered mail notifying of the intent to declare the Scheme to all affected property owners and occupiers;
- A Public Notice inviting submissions and objections will be published on Council's website and in The Age newspaper and be included in the CCBA newsletter and on its website;
- A Public Notice will be available for inspection at Coburg Civic Centre and Coburg Library; and
- A Hearing of Submissions Committee will hear any persons who in their written submission have requested to be heard.

Council has advised affected businesses and property owners in writing that CCBA has formally written to Council to request renewal of the Scheme and that this matter will be considered by Council at its meeting on 9 September 2026.

Council's Economic Development Unit has consulted with the following internal staff:

- Financial Accounting Coordinator and Team Leader Revenue Services have assisted with determining the Special Charge amounts associated with the renewal of the Scheme;
- Unit Manager Community Engagement and Public Participation was consulted to determine the notification and consultation processes;
- Unit Manager Governance and Risk was consulted in relation to setting up a Hearing of Submissions Committee; and
- Legal Services Officer.

Affected persons rights and interests

Before making a decision that affects a person's rights, Council must identify whose rights may be directly affected and provide an opportunity for that person (or persons) to convey those views regarding the effect on their rights and consider those views. The consultation process outlined above will ensure that affected persons rights and interests will be considered when Council makes its decision about whether to declare the Special Charge Scheme.

Communications

A schedule of future communication activities is outlined above.

5. Officer Declaration of Conflict of Interest

Council officers involved in the preparation of this report have no conflict of interest in this matter.

6. Financial and Resources Implications

The administration of the Scheme requires dedicated Council officer time and input from several internal teams such as Revenue Services, Finance and Economic Development.

The Scheme will be implemented and managed using funds and resources from the existing budgets of the Economic Development, Revenue Services and Finance teams.

As with all rates and Council charges; in the instance of non-payment, Council's Rates Hardship Policy will apply.

Rate assessments to be consolidated and made historic in the August 2026 supplementary valuation and which it is known will not exist thereafter, have been excluded from the Special Charge Scheme.

Over the five-year duration of the Scheme, some property assessments may become historical or outdated because of subdivision or redevelopment. These changes cannot be reflected in the Scheme until the next renewal. Any resulting shortfall is met by Council. However, work has been undertaken to minimise the financial impact on Council, and each Scheme renewal provides an opportunity to review and update property assessments; thereby limiting the duration of any resulting shortfall.

7. Implementation

Dates	Implementation Plan
10 September 2026	CCBA will be advised of Council's resolution.
From 19 September 2026	- Publication of the Public Notice (Attachment 3) in The Age newspaper, on Council's website, and through CCBA's newsletter. - Council's website will provide information on accessing translation and interpreting services through Council's Language Link service.
21 September 2026	Council letter to property owners (Attachment 7) providing further detail of their individual Scheme contributions and providing a copy of the Public Notice, including information in the letter about how to access translation and interpreting services through Council's Language Link service.
Mid-September – End-October 2026	- Council acknowledgement in writing to any property owner or business that makes a written submission or an objection. - Submitters and objectors advised in writing of Hearing of Submissions Committee date once confirmed.
February/March 2027 – exact date to be confirmed	Submissions and objections heard by the Hearing of Submissions Committee.
14 April 2027	- Council meeting to consider whether to Declare a renewal of the Special Charge Scheme for the Central Coburg Shopping Precinct. - Within 30 days of Council's declaration, affected persons can lodge an appeal with VCAT under section 185 of the <i>Act</i> and exercise any rights under section 185AA of the <i>Act</i>.
If Council resolves to declare the Scheme, the following will occur:	
15 April 2027	CCBA will be advised of Council's decision.
21 April 2027	The affected property and business owners, and those who lodged a submission or objection, will be sent advice by mail of Council's decision to renew the Scheme.
By 30 June 2027	Council enters into a funding agreement with CCBA, which will commence on 1 July 2027.
1 July 2027	New Scheme commences and will end on 30 June 2032.

Attachment/s

- 1 CCBA_Request for Renewal of the Central Coburg Special Charge 2027-2032 D26/261886

2	Proposed Central Coburg Shopping Precinct Special Charge Scheme 2027-2032 - Rateable Scheme Property Addresses	D26/360404
3	Public Notice – Notice of intention to declare a Special Charge Scheme (2027-2032) Central Coburg Shopping Precinct	D26/360442
4	Proposed declaration of Special Charge Scheme for the Central Coburg Shopping	D26/362110
5	Central Coburg Business Association Strategic Business Plan 2027-2032	D26/261889
6	Central Coburg Shopping Precinct Special Charge Scheme Property Boundary Map - 76552	D26/318598
7	Letter - Notice Of Intention To Declare & Public Notice	D26/361999



REF: CCBA_Special Charge Renewal (2027-2032)

12 June 2026

Sue Vujcevic
Acting Chief Executive Officer
Merri-bek City Council
90 Bell Street
Coburg VIC 3058

RE: REQUEST FOR THE RENEWAL OF THE CENTRAL COBURG SPECIAL CHARGE (1 JULY 2027-30 JUNE 2032)

Dear Sue,

On behalf of the Central Coburg Business Association Inc. (CCBA), and pursuant to a resolution of the Committee of Management, we are pleased to submit this formal request for the renewal of the Central Coburg Special Charge for a further five-year period commencing 1 July 2027 and concluding 30 June 2032.

In support of this request, we are pleased to provide the following information for Council's consideration:

- Central Coburg Business Association Business Plan 2027–2032;
- Greetings from Coburg information flyer
- Consultation and Business Engagement Summary;
- Proposed Revenue Schedule; and
- Boundary and Property Information.

The Association confirms that CCBA remains an active incorporated association representing businesses within the Central Coburg Activity Centre.

The Association is governed by an elected Committee of Management comprising seven local business and property owners who are contributors to the Central Coburg Special Charge. The Committee reflects a cross-section of business and property interests within the precinct and actively participates in the governance, strategic direction and delivery of Association activities. The Committee meets regularly throughout the year and provides oversight of the Association's operations, finances, advocacy, marketing and strategic priorities. The Committee unanimously supports the renewal of the Central Coburg Special Charge and the submission of this proposal to Merri-bek City Council.

The Association further confirms its willingness to enter into a Funding Agreement with Merri-bek City Council for the duration of the proposed Special Charge period and to comply with all associated governance, reporting, accountability and performance requirements.

CENTRAL COBURG BUSINESS ASSOCIATION
ABN 92 194 251 079

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centralcoburg.com.au



REF: CCBA_Special Charge Renewal (2027-2032)

BACKGROUND

Since its incorporation in 1997, the Central Coburg Business Association has represented and supported businesses within the Central Coburg Activity Centre. Working in partnership with businesses, property owners, Merri-bek City Council and other stakeholders, the Association has sought to strengthen the local economy, promote the precinct and advocate on matters affecting business growth, investment and visitation.

Through the collective investment enabled by the Central Coburg Special Charge, the Association has worked continuously to promote the precinct, support local businesses and establish a recognised consumer brand for Central Coburg. Over almost three decades, the Association has helped position Central Coburg as one of Melbourne's most distinctive multicultural activity centres and an important destination for retail, hospitality, professional services, jewellery and cultural experiences. Today, Central Coburg continues to be celebrated by residents and visitors alike and remains an important contributor to the economic, social and cultural life of Merri-bek.

The Association also acknowledges a significant transition during the current Special Charge period. In 2024, the long-serving Manager (Ray Jacobs) of Central Coburg retired following more than six years in the role. Following a recruitment process undertaken by the Committee of Management, a new Manager (Rania Fayad) was appointed in late 2024 and has continued to build upon the strong foundations established over previous years while maintaining continuity of service and support for businesses throughout the precinct.

OUTCOMES DELIVERED DURING CURRENT SPECIAL CHARGE PERIOD (2022-2027)

During the current Special Charge period, the Association has delivered a range of measurable outcomes for the benefit of businesses, property owners and the broader community.

These outcomes include growing Central Coburg's digital audience to more than 9,200 Instagram followers and 7,600 Facebook followers, building an email database exceeding 3,100 subscribers, delivering more than 40 food tours introducing new customers to local businesses, commissioning five large-scale murals across the precinct, facilitating trader storytelling initiatives involving more than 75 businesses, and assisting in securing more than \$153,000 in external funding towards precinct improvements.

Detailed information regarding these outcomes is contained within the attached *Greetings from Coburg* Information Flyer.

SPECIAL BENEFIT

The Association submits that the activities funded through the Central Coburg Special Charge provide a clear and direct special benefit to those liable to pay the charge.

These benefits include coordinated marketing and promotion of the precinct, increased visitation and customer expenditure, business advocacy, precinct activation, enhanced precinct presentation, business development initiatives and the continued strengthening of the Central Coburg brand. Collectively, these activities support business performance, improve the attractiveness of the precinct and contribute to economic activity within the Special Charge area.

The attached Business Plan 2027–2032 sets out the Association's strategic objectives, marketing priorities, business development initiatives, advocacy activities, activation

CENTRAL COBURG BUSINESS ASSOCIATION
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REF: CCBA_Special Charge Renewal (2027-2032)

programs and performance measures for the proposed Special Charge period. The Association submits that the Business Plan demonstrates the ongoing special benefit to contributors and provides an appropriate framework to guide delivery of the Special Charge over the next five years.

RATIONALE FOR RENEWAL

The Association believes renewal of the Special Charge is essential to ensure Central Coburg remains competitive within Melbourne's retail, hospitality, professional services and jewellery industries.

Ongoing investment in marketing, business support, advocacy, events and place activation is increasingly important as the precinct experiences significant residential growth, major infrastructure investment and evolving consumer expectations.

As Central Coburg continues to establish itself as a destination for multicultural food, shopping and jewellery, the Special Charge provides the mechanism through which businesses and property owners can collectively invest in the future success of the precinct.

Renewal will ensure the precinct remains well positioned to capitalise on emerging opportunities while continuing to strengthen its reputation as one of Melbourne's most distinctive multicultural activity centres.

BUSINESS ENGAGEMENT

Between April and June 2026, the Association undertook an extensive engagement program with businesses operating within the Central Coburg Special Charge area regarding the proposed renewal.

Engagement activities included direct email communications and one-on-one visits with businesses throughout the precinct. Engagement was undertaken using the current property information supplied by Council's Rates Department and in accordance with Council's Special Rate/Charge Scheme Policy.

The Association engaged with businesses operating across all 222 properties located within the existing Special Charge area.

At the time of this submission, feedback supporting renewal has been received from businesses operating from 115 properties within the precinct, exceeding the 51 per cent threshold identified within Council's policy framework for progressing a Special Charge renewal proposal.

The engagement process also provided an opportunity to meet with new business operators who have commenced trading within Central Coburg since the commencement of the current Special Charge period and who may not have previously been familiar with the purpose or operation of the Special Charge.

Through these discussions, the Association was able to explain the role of the Central Coburg Business Association, outline how Special Charge funds are invested on behalf of contributors, discuss the renewal process undertaken every five years and provide businesses with the attached *Greetings from Coburg* Information Flyer summarising outcomes delivered during the current period.

CENTRAL COBURG BUSINESS ASSOCIATION
ABN 92 194 251 079

info@centralcoburg.com.au
centralcoburg.com.au



REF: CCBA_Special Charge Renewal (2027-2032)

The Association was committed to ensuring that all businesses were afforded the same opportunity to understand the proposed renewal, regardless of their length of tenure within the precinct or prior involvement with the Association.

For some businesses, particularly long-standing traders who were already familiar with the work of the Association and the benefits delivered through the Special Charge, discussions were relatively brief. For others, particularly newer businesses, more detailed discussions were required to explain the purpose of the Special Charge, how contributions are calculated, how funds are invested within the precinct and the role of the Association.

The Association welcomed these discussions and dedicated the time necessary to ensure businesses were able to make an informed assessment of the proposal. For a number of businesses, engagement occurred over multiple meetings and follow-up visits, allowing additional questions to be addressed and supporting materials to be reviewed in greater detail. In some instances, businesses requested four or more separate discussions before they felt sufficiently informed about the proposal and its implications.

Importantly, the Association sought to provide all businesses with equitable access to information and engagement opportunities. Whether a business had recently opened or had operated within Central Coburg for more than twenty-five years, the Association sought to ensure all businesses had the opportunity to ask questions, receive information and participate meaningfully in discussions regarding the future of the precinct.

Throughout the engagement process, businesses were encouraged to provide feedback regarding both the proposed renewal and broader issues affecting the precinct. The Association found that many of the concerns raised related to matters such as safety, amenity, cleaning, maintenance, parking and the presentation of public spaces.

Importantly, these issues were raised by businesses that expressed support for renewal as well as by those that expressed reservations or opposition. The Association therefore considers this feedback to be reflective of broader precinct challenges rather than solely matters associated with the proposed Special Charge.

While many of these issues fall outside the direct scope of activities funded through the Special Charge and are primarily the responsibility of Council, government agencies or other stakeholders, the feedback has provided valuable insight into the priorities of businesses operating within Central Coburg.

The Association views this feedback as an important component of its advocacy role and will continue to work collaboratively with Council, Victoria Police and other relevant agencies to advocate on behalf of businesses and seek positive outcomes for the precinct. Where issues fall within the Association's sphere of influence, the feedback has informed the development of the proposed Business Plan and future priorities for the next Special Charge period.

The Association acknowledges that the engagement undertaken with businesses forms part of the preliminary renewal process and is distinct from Council's formal statutory consultation requirements.

Throughout the engagement process, businesses were advised that, should Council resolve to proceed with the proposed renewal, Merri-bek City Council would undertake formal consultation with all affected ratepayers and occupiers in accordance with legislative

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REF: CCBA_Special Charge Renewal (2027-2032)

requirements and Council policy. Businesses were informed that property owners and occupiers would have the opportunity to formally support, object to, or make submissions regarding the proposed Special Charge as part of that process.

The Association supports this approach as an important component of good governance and transparent decision-making. Detailed records of engagement activities, business visits and stakeholder feedback have been maintained and can be provided to Council upon request.

PROPOSED RENEWAL**Intention to Renew**

The Central Coburg Business Association formally seeks renewal of the Central Coburg Special Charge for the period:

1 July 2027 to 30 June 2032

The proposed Special Charge will retain the existing tiered contribution structure based on Capital Improved Value (CIV), with a 1 per cent increase applied annually throughout the proposed Special Charge period.

Geographic Boundary

The proposed geographic boundary will remain unchanged and will be identical to the current Special Charge area.

During preliminary investigations, the Association explored the potential inclusion of five businesses located north of Bell Street and Sydney Road. Following consultation with those businesses, it was determined that inclusion would provide limited benefit and accordingly no boundary amendment is proposed.

The Association also notes that the property at 511–517 Sydney Road, currently undergoing redevelopment, will cease to exist in its present form as a rateable property. Based upon advice received from Council's Rates Department, replacement assessments will not be established prior to commencement of the proposed renewal period. Accordingly, this property has been excluded from the proposed calculations.

Revenue to be Raised

The proposed Special Charge will maintain the existing tiered contribution structure based on Capital Improved Value (CIV), with a 1 per cent increase applied annually throughout the proposed period.

The proposed annual amounts to be raised are:

Financial Year Amount Raised	
2027/28	\$224,138.95
2028/29	\$226,380.34
2029/30	\$228,644.14
2030/31	\$230,929.58
2031/32	\$233,239.89

Total Revenue Raised (2027–2032): \$1,143,332.90

CENTRAL COBURG BUSINESS ASSOCIATION
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REF: CCBA_Special Charge Renewal (2027-2032)

Detailed property distributions, tier calculations and revenue modelling will continue to be refined in consultation with Council officers during development of the proposed Special Charge.

The Central Coburg Business Association respectfully submits that the Central Coburg Special Charge has delivered substantial and measurable benefits since its establishment in 1997 and remains a critical mechanism for supporting the continued growth, promotion and economic prosperity of the precinct.

The Committee of Management believes the proposal represents a reasonable, accountable and strategically important investment in the future of Central Coburg and respectfully requests that Council commence the necessary processes to facilitate renewal of the Central Coburg Special Charge for the period 1 July 2027 to 30 June 2032.

The Association appreciates Council's ongoing support and recognises the important role Council plays in ensuring the Special Charge process is undertaken transparently, equitably and in accordance with legislative requirements. CCBA looks forward to continuing its collaborative partnership with Merri-bek City Council throughout the renewal process.

Regards,



Caspar Zika
President
Central Coburg Business Association Inc.
For and on behalf of the Committee of Management

CENTRAL COBURG BUSINESS ASSOCIATION
ABN 92 194 251 079

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Attachment 2. Central Coburg Shopping Precinct Special Charge 2027-2032 - Rateable Scheme Property Addresses

CCBA Special Charge Scheme - Rateable Properties Listing 279
Properties

Address

1 Harding Street COBURG VIC 3058
1 Victoria Street COBURG VIC 3058
1/114 Bell Street COBURG VIC 3058
1/12 Victoria Street COBURG VIC 3058
1/1A-1B Munro Street COBURG VIC 3058
1/398 Sydney Road COBURG VIC 3058
1/399A Sydney Road COBURG VIC 3058
1/415-417 Sydney Road COBURG VIC 3058
1/435-437 Sydney Road COBURG VIC 3058
1/441-449 Sydney Road COBURG VIC 3058
1/468 Sydney Road COBURG VIC 3058
1/471-475 Sydney Road COBURG VIC 3058
1/51 Waterfield Street COBURG VIC 3058
1/7 Munro Street COBURG VIC 3058
1/95 Bell Street COBURG VIC 3058
10/441-449 Sydney Road COBURG VIC 3058
10/471-475 Sydney Road COBURG VIC 3058
100 Bell Street COBURG VIC 3058
101/368 Sydney Road COBURG VIC 3058
101/398 Sydney Road COBURG VIC 3058
102 Bell Street COBURG VIC 3058
102/398 Sydney Road COBURG VIC 3058
104 Bell Street COBURG VIC 3058
106 Bell Street COBURG VIC 3058
107-121 Bell Street COBURG VIC 3058
108 Bell Street COBURG VIC 3058
11 Munro Street COBURG VIC 3058
11 Victoria Street COBURG VIC 3058
11/441-449 Sydney Road COBURG VIC 3058
11/471-475 Sydney Road COBURG VIC 3058
110 Bell Street COBURG VIC 3058
112 Bell Street COBURG VIC 3058
116 Bell Street COBURG VIC 3058
12/441-449 Sydney Road COBURG VIC 3058
12/471-475 Sydney Road COBURG VIC 3058
124 Bell Street COBURG VIC 3058
129 Bell Street COBURG VIC 3058
13 Victoria Street COBURG VIC 3058
13/441-449 Sydney Road COBURG VIC 3058

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133 Bell Street COBURG VIC 3058
14/441-449 Sydney Road COBURG VIC 3058
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15 Munro Street COBURG
15 Victoria Street COBURG VIC 3058
15/471-475 Sydney Road COBURG VIC 3058
16/471-475 Sydney Road COBURG VIC 3058
17 Victoria Street COBURG VIC 3058
17/441-449 Sydney Road COBURG VIC 3058
17/471-475 Sydney Road COBURG VIC 3058
18/441-449 Sydney Road COBURG VIC 3058
19/441-449 Sydney Road COBURG VIC 3058
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1A Louisa Street COBURG VIC 3058
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1C Louisa Street COBURG VIC 3058
2 Munro Street COBURG VIC 3058
2/1 Munro Street COBURG VIC 3058
2/114 Bell Street COBURG VIC 3058
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2/399A Sydney Road COBURG VIC 3058
2/435-437 Sydney Road COBURG VIC 3058
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2/51 Waterfield Street COBURG VIC 3058
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338-342 Sydney Road COBURG VIC 3058
3-4/114 Bell Street COBURG VIC 3058
341-345 Sydney Road COBURG VIC 3058
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55 Waterfield Street COBURG VIC 3058
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7/95 Bell Street COBURG VIC 3058
8 Munro Street COBURG VIC 3058
8/441-449 Sydney Road COBURG VIC 3058
8/95 Bell Street COBURG VIC 3058
81B Bell Street COBURG VIC 3058
83-85 Bell Street COBURG VIC 3058
85A BELL STREET COBURG 3058
87 Bell Street COBURG VIC 3058
89 Bell Street COBURG VIC 3058
9 Victoria Street COBURG VIC 3058
91 Bell Street COBURG VIC 3058
94 Bell Street COBURG VIC 3058
96 Bell Street COBURG VIC 3058
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98 Bell Street COBURG VIC 3058
99-105 Bell Street COBURG VIC 3058
Level 1 366 Sydney Road COBURG VIC 3058
Level 1 377-379 Sydney Road, COBURG VIC 3058
Rear 387-389 Sydney Road COBURG VIC 3058
Shop 1/95 Bell Street COBURG VIC 3058
Shop 10/95 Bell Street COBURG VIC 3058
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Shop 6/95 Bell Street COBURG VIC 3058
Shop 7/95 Bell Street COBURG VIC 3058
Shop 8/95 Bell Street COBURG VIC 3058
Shop 9/95 Bell Street COBURG VIC 3058
Shop4/95 Bell Street COBURG VIC 3058
Upstairs 11 Munro Street, COBURG VIC 3058

**PUBLIC NOTICE – NOTICE OF INTENTION TO DECLARE A SPECIAL CHARGE SCHEME FOR THE
CENTRAL COBURG SHOPPING PRECINCT**

In accordance with a resolution of Merri-bek City Council (**Council**) made at its meeting on 9 September 2026, notice is given that, at its meeting to be held on 14 April 2027, it is Council's intention to declare a special charge (**Scheme**) under section 163(1) of the *Local Government 1989 (Act)* for the purposes of defraying expenses to be incurred by the Council in (administratively only and subject always to the approval, direction and control of the Council) providing funds to the incorporated body known and operating as Central Coburg Business Association Inc (**CCBA**), such funds to be used for the purposes of defraying promotional, advertising, marketing and business development expenses as approved by Council and agreed to between Council and CCBA, all of which are associated with the encouragement of commerce, retail and professional activity and employment in the Central Coburg Shopping Precinct (**Precinct**).

The special charge will be assessed based on geographic criteria, having regard to the location and ownership or occupation of those rateable properties in the Precinct which are used, or reasonably capable of being used, for commercial (including retail and professional) purposes, together with their respective tiered benefit classifications, which are set out below.

The Special Charge is to be declared, and will remain in force, for the period commencing 1 July 2027 and ending on 30 June 2032.

During the period of the Scheme, a total amount of \$1,143,333.96 is expected to be levied.

The land and the properties in relation to which the Scheme is to be declared is all the land and properties described in the following street addresses:

- 327 – 509 (inclusive) and 322 – 502 (inclusive) Sydney Road, Coburg;
- 94 – 124 (inclusive) and 81B – 91A, 95 – 121, and 129 – 133 (all inclusive) Bell Street, Coburg;
- 2 – 8 (inclusive) and 1 – 15 (inclusive) and 21 – 25 (inclusive) Munro Street, Coburg;
- 1 – 7 (inclusive) Harding Street, Coburg;
- All properties in Louisa Street, Coburg;
- 1 – 17 (inclusive) and 1/12 – 4/12 (inclusive) Victoria Street, Coburg; and
- All properties in Waterfield Street, Coburg.

The special charge will be assessed and levied according to the capital improved value of each property included in the Scheme as at 1 July 2026 (**CIV**). Each property's tiered benefit classification will remain unchanged for the duration of the Scheme.

For the first year of the Scheme (being for the period 1 July 2027 to 30 June 2028), the following amounts are specified as being payable by those properties in the following tiered benefit classifications (in order to raise a pro rata amount of \$224,138.96):

- Tier 1 (CIV \$0 - \$239,000.99) 10 properties each pay \$304.90;
- Tier 2 (CIV \$240,000 - \$359,000.99) 31 properties each pay \$407.63;
- Tier 3 (CIV \$360,000 - \$849,999.99) 113 properties each pay \$479.44;
- Tier 4 (CIV \$850,000 - \$1,149,999.99) 36 properties each pay \$674.98;

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- Tier 5 (CIV \$1,150,000 - \$2,099,999.99) 67 properties each pay \$1,267.09; and
- Tier 6 (CIV \$2,100,000 plus) 22 properties each pay \$2,049.20.

For the second, third, fourth and fifth years of the Scheme, the Special Charge payable in respect of the properties in each of the above tiered benefit classifications will be based on an increase of one percent on the respective amounts payable in the immediate preceding year.

The properties included in the Scheme will otherwise be subject to general revaluations and supplementary valuations on the same cycle as Council general rates and charges.

The Special Charge will be levied by Council sending a notice to the persons who are liable to pay the Special Charge which will require that the Special Charge must be paid in the following manner:

- By one annual payment to be paid in full by the due date fixed by the Council in the notice which will be a date not less than 30 days after the issue of the notice; or
- By four instalments to be paid by the dates which are fixed by the Council in the notice.

Council will consider cases of financial or other hardship and may consider other payment options for the Special Charge. There will be no incentives given for payment of the Special Charge before the due dates for payment.

Should Council declare the proposed Special Charge at its meeting of 14 April 2027, it must levy the Special Charge within 12 month of that declaration. Should the Special Charge not be levied within that time, the proposed declaration will expire.

Copies of the proposed declaration of the Special Charge and a detailed plan of the Scheme area will be published on Council's website and are available for inspection at the Coburg Civic Centre, 90 Bell Street and the Coburg Library, corner of Victoria and Louisa Streets, Coburg, during normal business hours for a period of at least 28 days after the publication of this notice.

Any person may make a submission to Council under sections 163A and 223 of the Act.

In addition, any person who will be required to pay the Special Charge to be imposed by the proposed declaration, whether an owner or an occupier of a property included in the Scheme, has the right to object to the proposed declaration, and may also make a written objection to the Council under 163B of the Act. An occupier is entitled to exercise the right of objection if they submit documentary evidence with the objection that shows it is a condition of the lease under which the person is an occupier that the occupier is to pay the Special Charge.

Written submissions to be submitted to Council under section 223 of the Act and/or written objections to be lodged with Council under section 163B of the Act must be received by Council by **5pm on Monday 26 October 2026**.

Submissions and/or objections must be in writing and addressed to:

Manager City Design and Economy
Merri-bek City Council
Locked Bag 10
Brunswick VIC 3056

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or via email: business@merri-bek.vic.gov.au

Any person who has made a written submission under section 223 of the Act is entitled to request, in their submission, to be heard in support of their written submission in person or represented by a person specified in the submission before the Council (or a Committee of Council appointed by Council) under section 223 of the Act, the day, time and place of which will be advised in writing.

Any person making a written submission under section 223 of the Act is advised that Council is not required to make available for public inspection submissions received in accordance with section 223 of the Act. Accordingly, all submissions and personal information in submissions will be handled as authorised or required by law, including under the *Privacy and Data Protection Act 2014*.

Council will consider any written submissions and take into account any objections in accordance with sections 163A, 163B and 223 of the Act.

Any person requiring further information concerning the proposed declaration of the Special Charge or the Scheme should in the first instance contact the Economic Development team on 8311 4131 or email business@merri-bek.vic.gov.au

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**Proposed Declaration of Special Charge Scheme for the Central Coburg Shopping
Precinct**

Merri-bek City Council (**Council**) proposes to:

1. Declare a special charge scheme (**Scheme**) under section 163(1) of the *Local Government Act 1989* (**Act**) for the purpose of defraying expenses to be incurred by Council in providing funds to Central Coburg Business Association Inc (**CCBA**). Those funds, subject at all times to the approval, direction and control of Council, are to be used for promotional, advertising, marketing, business development and other activities associated with the encouragement of commerce, retail and professional activity and employment in the Central Coburg Shopping Precinct (**Precinct**); and which may include the appointment of a part-time Association Manager.
2. Declare that the criteria which form the basis of the proposed declaration of the Scheme are the ownership of rateable land used, or reasonably capable of being used, for commercial (including retail and professional) purposes, which rateable land is situated within the geographical area described in paragraphs 6 and 7 of this Proposed Declaration.
3. Advise that in declaring the Scheme, Council is performing functions and exercising powers in relation to the peace, order and good government of its municipal district and, in particular, the encouragement of commerce, retail activity and employment opportunities within the area for which the proposed Special Charge is to be declared.
4. Declare the Scheme is to remain in force for a period of five years, commencing on 1 July 2027 and ending on 30 June 2032.
5. Declare that the total funds to be collected by way of the Scheme amount to \$1,143,333.96, the full amount of which is to be levied under the Scheme over a five-year period.
6. Declare that the area in respect of which the Scheme is declared is all of the land referred to and known as the 'Central Coburg Shopping Precinct', as identified and shown on the plan set out in **Schedule 1** to this proposed declaration.
7. Declare that the land in respect of which the Scheme is declared is all that rateable land described in the listing of rateable properties set out in Schedule 2 to this proposed declaration.
8. Declare and assess the Scheme in accordance with the amounts set out alongside each property in **Schedule 2** to this proposed declaration (being Schedule 2). The special charge will be assessed and levied according to the capital improved value of each property included in the Scheme as at 1 July 2026 (**CIV**) to determine each property's 'tiered benefit classification'. Each property's tiered benefit classification will remain unchanged for the duration of the Scheme, regardless of any changes to CIV in subsequent years. The amounts payable in each tiered benefit classification in each year of the Scheme are:

- For the first year of the Scheme (1 July 2027 to 30 June 2028), the following amounts are payable by those properties in the corresponding tiered benefit classifications:
 - Tier 1 (CIV \$0 - \$239,000.99) 10 properties each pay \$304.90;
 - Tier 2 (CIV \$240,000 - \$359,000.99) 31 properties each pay \$407.63;
 - Tier 3 (CIV \$360,000 - \$849,999.99) 113 properties each pay \$479.44;
 - Tier 4 (CIV \$850,000 - \$1,149,999.99) 36 properties each pay \$674.98;
 - Tier 5 (CIV \$1,150,000 - \$2,099,999.99) 67 properties each pay \$1,267.09;
and
 - Tier 6 (CIV \$2,100,000 plus) 22 properties each pay \$2,049.20.
- For the second year of the Scheme (1 July 2028 to 30 June 2029), the following amounts are specified as being payable by those properties in the following tiered benefit classifications:
 - Tier 1 (CIV \$0 - \$239,000.99) 10 properties each pay \$307.95;
 - Tier 2 (CIV \$240,000 - \$359,000.99) 31 properties each pay \$411.71;
 - Tier 3 (CIV \$360,000 - \$849,999.99) 113 properties each pay \$484.23;
 - Tier 4 (CIV \$850,000 - \$1,149,999.99) 36 properties each pay \$681.73;
 - Tier 5 (CIV \$1,150,000 - \$2,099,999.99) 67 properties each pay \$1,279.76;
and
 - Tier 6 (CIV \$2,100,000 plus) 22 properties each pay \$2,069.69.
- For the third year of the Scheme (1 July 2029 to 30 June 2030), the following amounts are specified as being payable by those properties in the following tiered benefit classifications:
 - Tier 1 (CIV \$0 - \$239,000.99) 10 properties each pay \$311.03;
 - Tier 2 (CIV \$240,000 - \$359,000.99) 31 properties each pay \$415.82;
 - Tier 3 (CIV \$360,000 - \$849,999.99) 113 properties each pay \$489.08;
 - Tier 4 (CIV \$850,000 - \$1,149,999.99) 36 properties each pay \$688.55;
 - Tier 5 (CIV \$1,150,000 - \$2,099,999.99) 67 properties each pay \$1,292.56;
and
 - Tier 6 (CIV \$2,100,000 plus) 22 properties each pay \$2,090.39.
- For the fourth year of the Scheme (1 July 2030 to 30 June 2031), the following amounts are specified as being payable by those properties in the following tiered benefit classifications:
 - Tier 1 (CIV \$0 - \$239,000.99) 10 properties each pay \$314.14;
 - Tier 2 (CIV \$240,000 - \$359,000.99) 31 properties each pay \$419.98;
 - Tier 3 (CIV \$360,000 - \$849,999.99) 113 properties each pay \$493.97;

- Tier 4 (CIV \$850,000 - \$1,149,999.99) 36 properties each pay \$695.43;
- Tier 5 (CIV \$1,150,000 - \$2,099,999.99) 67 properties each pay \$1,305.48;
and
- Tier 6 (CIV \$2,100,000 plus) 22 properties each pay \$2,111.29.
- For the fifth year of the Scheme (1 July 2031 to 30 June 2032), the following amounts are specified as being payable by those properties in the following tiered benefit classifications:
 - Tier 1 (CIV \$0 - \$239,000.99) 10 properties each pay \$317.28;
 - Tier 2 (CIV \$240,000 - \$359,000.99) 31 properties each pay \$424.18;
 - Tier 3 (CIV \$360,000 - \$849,999.99) 113 properties each pay \$498.91;
 - Tier 4 (CIV \$850,000 - \$1,149,999.99) 36 properties each pay \$702.39;
 - Tier 5 (CIV \$1,150,000 - \$2,099,999.99) 67 properties each pay \$1,318.54;
and
 - Tier 6 (CIV \$2,100,000 plus) 22 properties each pay \$2,132.41.

The amounts payable in the second, third, fourth and fifth years of the Scheme are calculated by applying an increase of one percent on the respective amounts payable by the properties in the immediately preceding year.

9. Declare that the special charge will be levied by sending a notice of levy annually to the person who is liable to pay the special charge, which will require the special charge to be paid in the following manner:

- (a) By one annual payment to be paid in full by the due date fixed by Council in the notice, which will be a date not less than 30 days after the date of issue of the notice; or
- (b) By four instalments, to be paid by the dates which are fixed by Council in the notice.

10. Note that Council will consider cases of financial and other hardship and may consider other payment options for the special charge.

11. Declare that no incentives will be given for payment of the special charge before the due date for payment.

12. Confirm that Council considers that there will be a special benefit to the persons required to pay the special charge because there will be a benefit to those persons that is over and above, or greater than, the benefit that is available to persons who are not subject to the Scheme and directly and indirectly as a result of the expenditure proposed by the Scheme, the viability of the Shopping Precinct as a business, commercial and retail area, and the value and the use, occupation and enjoyment of the properties and the businesses included in the

Special Charge Scheme area will be maintained or enhanced through increased economic activity.

13. Confirm that, for the purposes of having determined the total amount of the special charge to be levied under the Scheme, Council has determined for the purposes of sections 163(2)(a), (2A) and (2B) of the Act that the estimated proportion of the total benefits of the Scheme to which the performance of the function and the exercise of the power relates (including all special benefits and community benefits) that will accrue as special benefits to all of the persons who are liable to pay the special charge is a ratio of 1:1 (or 100%). This is on the basis that, in the opinion of Council, all of the services and activities to be provided from the expenditure of the funds raised by the Scheme are marketing, promotion and advertising related and will accordingly only benefit those properties and businesses included in the Scheme that are used, or reasonably capable of being used for commercial (including retail and professional) purposes.

14. Advises, that if the special charge under the Scheme is not levied to each person liable to pay it within 12 months of after the date on which this declaration is made, this declaration will expire.

Schedule 1 to the Proposed Declaration of Special Charge Scheme

Central Coburg Shopping Precinct
Special Charge Scheme 2027-2032
Property Boundary Map



Schedule 2 to the Proposed Declaration of Central Coburg Special Charge Scheme

LISTING OF RATEABLE PROPERTIES AND AMOUNTS PAYABLE BY SPECIAL CHARGE CONTRIBUTORS

Assessment No.	Property Address	Year (Based on CV)	Year 1 2027/28	Year 2 2028/29	Year 3 2029/30	Year 4 2030/31	Year 5 2031/32
125243	1 Baring Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
124373	1 Victoria Street COBURG VIC 3058	2	\$ 407.63	\$ 411.71	\$ 415.82	\$ 419.98	\$ 424.18
105020	1/114 Bell Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
124254	1/12 Victoria Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
125732	1/1A 18 Munro Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
179803	1/39B Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
189018	1/399A Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
171235	1/415-437 Sydney Road COBURG VIC 3058	4	\$ 674.98	\$ 681.73	\$ 688.55	\$ 695.43	\$ 702.39
138716	1/435-437 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138749	1/441-449 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
181492	1/468 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138714	1/471-475 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
124236	1/51 Waterfield Street COBURG VIC 3058	4	\$ 674.98	\$ 681.73	\$ 688.55	\$ 695.43	\$ 702.39
125723	1/7 Munro Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
129789	1/95 Bell Street COBURG VIC 3058	3	\$ 304.90	\$ 307.95	\$ 311.03	\$ 314.14	\$ 317.28
138740	10/441-449 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138705	10/471-475 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
129580	100 Bell Street COBURG VIC 3058	4	\$ 674.98	\$ 681.73	\$ 688.55	\$ 695.43	\$ 702.39
195150	101/368 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.16	\$ 1,305.48	\$ 1,318.54
180105	101/398 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
129581	102 Bell Street COBURG VIC 3058	4	\$ 674.98	\$ 681.73	\$ 688.55	\$ 695.43	\$ 702.39
180106	102/398 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
129582	104 Bell Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
129584	106 Bell Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
129769	107-121 Bell Street COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.16	\$ 1,305.48	\$ 1,318.54
129585	108 Bell Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
125722	11 Munro Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
124367	11 Victoria Street COBURG VIC 3058	2	\$ 407.63	\$ 411.71	\$ 415.82	\$ 419.98	\$ 424.18
138739	11/441-449 Sydney Road COBURG VIC 3058	2	\$ 407.63	\$ 411.71	\$ 415.82	\$ 419.98	\$ 424.18
138704	11/471-475 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
129586	110 Bell Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
129588	112 Bell Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
129595	116 Bell Street COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.16	\$ 1,305.48	\$ 1,318.54
138738	12/441-449 Sydney Road COBURG VIC 3058	3	\$ 304.90	\$ 307.95	\$ 311.03	\$ 314.14	\$ 317.28
138702	12/471-475 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
129596	124 Bell Street COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.16	\$ 1,305.48	\$ 1,318.54
129763	129 Bell Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
124366	13 Victoria Street COBURG VIC 3058	2	\$ 407.63	\$ 411.71	\$ 415.82	\$ 419.98	\$ 424.18
138717	13/441-449 Sydney Road COBURG VIC 3058	2	\$ 407.63	\$ 411.71	\$ 415.82	\$ 419.98	\$ 424.18
138701	13/471-475 Sydney Road COBURG VIC 3058	2	\$ 407.63	\$ 411.71	\$ 415.82	\$ 419.98	\$ 424.18
129762	131 Bell Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
129761	133 Bell Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138716	14/441-449 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138700	14/471-475 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
205318	15 Munro Street COBURG	6	\$ 2,049.20	\$ 2,069.69	\$ 2,090.19	\$ 2,111.29	\$ 2,132.41
124365	15 Victoria Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138699	15/471-475 Sydney Road COBURG VIC 3058	2	\$ 407.63	\$ 411.71	\$ 415.82	\$ 419.98	\$ 424.18

Assessment No.	Property Address	Time (based on CV)	Year 1 2027/28	Year 2 2028/29	Year 3 2029/30	Year 4 2030/31	Year 5 2031/32
138096	16/471-475 Sydney Road COBURG VIC 3058	3	\$ 479.64	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138098	17 Victoria Street COBURG VIC 3058	2	\$ 407.63	\$ 413.71	\$ 415.82	\$ 419.98	\$ 424.18
138733	17/441-449 Sydney Road COBURG VIC 3058	3	\$ 479.64	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138897	17/471-475 Sydney Road COBURG VIC 3058	3	\$ 479.64	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138732	18/441-449 Sydney Road COBURG VIC 3058	3	\$ 479.64	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138731	19/441-449 Sydney Road COBURG VIC 3058	3	\$ 406.90	\$ 307.95	\$ 311.03	\$ 314.14	\$ 317.28
138894	19/471-475 Sydney Road COBURG VIC 3058	2	\$ 407.63	\$ 413.71	\$ 415.82	\$ 419.98	\$ 424.18
169529	1A Louisa Street COBURG VIC 3058	5	\$ 2,267.09	\$ 2,279.76	\$ 2,292.16	\$ 2,305.48	\$ 2,318.54
169530	1B Louisa Street COBURG VIC 3058	5	\$ 2,267.09	\$ 2,279.76	\$ 2,292.16	\$ 2,305.48	\$ 2,318.54
169531	1C Louisa Street COBURG VIC 3058	6	\$ 2,049.20	\$ 2,069.69	\$ 2,090.39	\$ 2,111.29	\$ 2,132.41
125518	2 Munro Street COBURG VIC 3058	3	\$ 479.64	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
125731	2/1 Munro Street COBURG VIC 3058	3	\$ 479.64	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
165021	2/314 Bell Street COBURG VIC 3058	2	\$ 407.63	\$ 413.71	\$ 415.82	\$ 419.98	\$ 424.18
124215	2/32 Victoria Street COBURG VIC 3058	3	\$ 479.64	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
179802	2/398 Sydney Road COBURG VIC 3058	2	\$ 407.63	\$ 413.71	\$ 415.82	\$ 419.98	\$ 424.18
189819	2/398A Sydney Road COBURG VIC 3058	3	\$ 479.64	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138755	2/435-437 Sydney Road COBURG VIC 3058	3	\$ 479.64	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138748	2/441-449 Sydney Road COBURG VIC 3058	3	\$ 479.64	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138733	2/471-475 Sydney Road COBURG VIC 3058	3	\$ 479.64	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
124235	2/51 Waterfield Street COBURG VIC 3058	3	\$ 479.64	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
125725	2/7 Munro Street COBURG VIC 3058	3	\$ 479.64	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
129786	2/95 Bell Street COBURG VIC 3058	1	\$ 304.90	\$ 307.95	\$ 311.03	\$ 314.14	\$ 317.28
138693	20/471-475 Sydney Road COBURG VIC 3058	1	\$ 304.90	\$ 307.95	\$ 311.03	\$ 314.14	\$ 317.28
180107	201/398 Sydney Road COBURG VIC 3058	3	\$ 479.64	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
180208	202/398 Sydney Road COBURG VIC 3058	3	\$ 479.64	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138692	21/471-475 Sydney Road COBURG VIC 3058	1	\$ 304.90	\$ 307.95	\$ 311.03	\$ 314.14	\$ 317.28
125715	21-25 Munro Street COBURG VIC 3058	5	\$ 2,267.09	\$ 2,279.76	\$ 2,292.16	\$ 2,305.48	\$ 2,318.54
138691	22/471-475 Sydney Road COBURG VIC 3058	2	\$ 407.63	\$ 413.71	\$ 415.82	\$ 419.98	\$ 424.18
138690	23/471-475 Sydney Road COBURG VIC 3058	2	\$ 407.63	\$ 413.71	\$ 415.82	\$ 419.98	\$ 424.18
138688	24/471-475 Sydney Road COBURG VIC 3058	2	\$ 407.63	\$ 413.71	\$ 415.82	\$ 419.98	\$ 424.18
138689	24A/471-475 Sydney Road COBURG VIC 3058	2	\$ 407.63	\$ 413.71	\$ 415.82	\$ 419.98	\$ 424.18
138687	25/471-475 Sydney Road COBURG VIC 3058	3	\$ 479.64	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138686	26/471-475 Sydney Road COBURG VIC 3058	3	\$ 479.64	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
125517	2A Munro Street COBURG VIC 3058	3	\$ 479.64	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
129785	2A/95 Bell Street COBURG VIC 3058	2	\$ 407.63	\$ 413.71	\$ 415.82	\$ 419.98	\$ 424.18
125242	3 Harding Street COBURG VIC 3058	4	\$ 674.98	\$ 683.73	\$ 688.55	\$ 695.43	\$ 702.39
124220	3 Louisa Street COBURG VIC 3058	6	\$ 2,049.20	\$ 2,069.69	\$ 2,090.39	\$ 2,111.29	\$ 2,132.41
204696	3 Munro Street COBURG VIC 3058	4	\$ 674.98	\$ 683.73	\$ 688.55	\$ 695.43	\$ 702.39
124371	3 Victoria Street COBURG VIC 3058	3	\$ 479.64	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
124256	3/32 Victoria Street COBURG VIC 3058	2	\$ 407.63	\$ 413.71	\$ 415.82	\$ 419.98	\$ 424.18
138754	3/435-437 Sydney Road COBURG VIC 3058	3	\$ 479.64	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138747	3/441-449 Sydney Road COBURG VIC 3058	3	\$ 479.64	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
124234	3/51 Waterfield Street COBURG VIC 3058	4	\$ 674.98	\$ 683.73	\$ 688.55	\$ 695.43	\$ 702.39
125726	3/7 Munro Street COBURG VIC 3058	3	\$ 479.64	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
129784	3/95 Bell Street COBURG VIC 3058	1	\$ 304.90	\$ 307.95	\$ 311.03	\$ 314.14	\$ 317.28
180109	301/398 Sydney Road COBURG VIC 3058	2	\$ 407.63	\$ 413.71	\$ 415.82	\$ 419.98	\$ 424.18
180110	302/398 Sydney Road COBURG VIC 3058	2	\$ 407.63	\$ 413.71	\$ 415.82	\$ 419.98	\$ 424.18
138291	322-324 Sydney Road COBURG VIC 3058	6	\$ 2,049.20	\$ 2,069.69	\$ 2,090.39	\$ 2,111.29	\$ 2,132.41
138858	327-333 Sydney Road COBURG VIC 3058	6	\$ 2,049.20	\$ 2,069.69	\$ 2,090.39	\$ 2,111.29	\$ 2,132.41

Assessment No.	Property Address	Time (based on CV)	Year 1 2027/28	Year 2 2028/29	Year 3 2029/30	Year 4 2030/31	Year 5 2031/32
138294	328 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138295	330 Sydney Road COBURG VIC 3058	4	\$ 674.98	\$ 681.73	\$ 688.55	\$ 695.43	\$ 702.39
138296	332 Sydney Road COBURG VIC 3058	4	\$ 674.98	\$ 681.73	\$ 688.55	\$ 695.43	\$ 702.39
138297	334 Sydney Road COBURG VIC 3058	4	\$ 674.98	\$ 681.73	\$ 688.55	\$ 695.43	\$ 702.39
138298	336 Sydney Road COBURG VIC 3058	4	\$ 674.98	\$ 681.73	\$ 688.55	\$ 695.43	\$ 702.39
138299	338-342 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
175559	3-4/124 Bell Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138816	341-345 Sydney Road COBURG VIC 3058	6	\$ 2,049.20	\$ 2,069.69	\$ 2,090.39	\$ 2,111.29	\$ 2,132.41
138300	344-346 Sydney Road COBURG VIC 3058	4	\$ 674.98	\$ 681.73	\$ 688.55	\$ 695.43	\$ 702.39
138854	347-351 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138302	348 Sydney Road COBURG VIC 3058	4	\$ 674.98	\$ 681.73	\$ 688.55	\$ 695.43	\$ 702.39
138303	350 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138306	352 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138304	352A Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138810	353 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138307	354 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138849	355-355 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138308	356 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138310	358 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138312	360 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138314	362 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138315	364 Sydney Road COBURG VIC 3058	4	\$ 674.98	\$ 681.73	\$ 688.55	\$ 695.43	\$ 702.39
138318	368 Sydney Road COBURG VIC 3058	4	\$ 674.98	\$ 681.73	\$ 688.55	\$ 695.43	\$ 702.39
138848	369 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138320	370 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138846	371 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138322	372 Sydney Road COBURG VIC 3058	4	\$ 674.98	\$ 681.73	\$ 688.55	\$ 695.43	\$ 702.39
138845	373 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138324	374A Sydney Road COBURG VIC 3058	4	\$ 674.98	\$ 681.73	\$ 688.55	\$ 695.43	\$ 702.39
138844	375 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138325	376-380 Sydney Road COBURG VIC 3058	6	\$ 2,049.20	\$ 2,069.69	\$ 2,090.39	\$ 2,111.29	\$ 2,132.41
138843	377-379 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138841	381 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138326	382-384 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138840	383 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138839	385 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138329	386 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138837	387 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138330	388 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138836	389 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
173505	390 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138834	391 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
173506	392 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
173507	392A Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138832	393 Sydney Road COBURG VIC 3058	4	\$ 674.98	\$ 681.73	\$ 688.55	\$ 695.43	\$ 702.39
171288	394 Sydney Road COBURG VIC 3058	4	\$ 674.98	\$ 681.73	\$ 688.55	\$ 695.43	\$ 702.39
138831	395 Sydney Road COBURG VIC 3058	4	\$ 674.98	\$ 681.73	\$ 688.55	\$ 695.43	\$ 702.39
138335	396 Sydney Road COBURG VIC 3058	6	\$ 2,049.20	\$ 2,069.69	\$ 2,090.39	\$ 2,111.29	\$ 2,132.41
138830	397 Sydney Road COBURG VIC 3058	4	\$ 674.98	\$ 681.73	\$ 688.55	\$ 695.43	\$ 702.39

Assessment No.	Property Address	Time (based on CV)	Year 1 2027/28	Year 2 2028/29	Year 3 2029/30	Year 4 2030/31	Year 5 2031/32
180817	399 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
124372	3A Victoria Street COBURG VIC 3058	5	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
125529	4 Munnings Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
124257	4/12 Victoria Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138753	4/435-437 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138746	4/441-449 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138711	4/471-475 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
124233	4/51 Waterfield Street COBURG VIC 3058	4	\$ 674.98	\$ 681.73	\$ 688.55	\$ 695.43	\$ 702.39
129783	4/95 Bell Street COBURG VIC 3058	2	\$ 407.63	\$ 413.71	\$ 419.82	\$ 425.98	\$ 432.18
138338	400 Sydney Road COBURG VIC 3058	4	\$ 674.98	\$ 681.73	\$ 688.55	\$ 695.43	\$ 702.39
138827	401 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
180111	401/398 Sydney Road COBURG VIC 3058	2	\$ 407.63	\$ 413.71	\$ 419.82	\$ 425.98	\$ 432.18
180112	402/398 Sydney Road COBURG VIC 3058	2	\$ 407.63	\$ 413.71	\$ 419.82	\$ 425.98	\$ 432.18
138339	402-404 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138340	406-408 Sydney Road COBURG VIC 3058	6	\$ 2,049.20	\$ 2,069.69	\$ 2,090.39	\$ 2,111.29	\$ 2,132.41
138814	407 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138815	407A Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
195619	409-413 Sydney Road COBURG VIC 3058	6	\$ 2,049.20	\$ 2,069.69	\$ 2,090.39	\$ 2,111.29	\$ 2,132.41
138341	412 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138343	414 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138345	416 Sydney Road COBURG VIC 3058	6	\$ 2,049.20	\$ 2,069.69	\$ 2,090.39	\$ 2,111.29	\$ 2,132.41
138346	418 Sydney Road COBURG VIC 3058	4	\$ 674.98	\$ 681.73	\$ 688.55	\$ 695.43	\$ 702.39
173001	419 Sydney Road COBURG VIC 3058	6	\$ 2,049.20	\$ 2,069.69	\$ 2,090.39	\$ 2,111.29	\$ 2,132.41
171233	421 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138347	422 Sydney Road COBURG VIC 3058	6	\$ 2,049.20	\$ 2,069.69	\$ 2,090.39	\$ 2,111.29	\$ 2,132.41
171234	423 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138350	424 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138765	425 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138763	425A Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138351	426 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138762	427 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138352	428 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138761	429 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138353	430 Sydney Road COBURG VIC 3058	6	\$ 2,049.20	\$ 2,069.69	\$ 2,090.39	\$ 2,111.29	\$ 2,132.41
138760	431 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138354	432 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138759	433 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138355	434 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138358	436 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138359	438 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138360	440 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138361	442 Sydney Road COBURG VIC 3058	4	\$ 674.98	\$ 681.73	\$ 688.55	\$ 695.43	\$ 702.39
138363	444-446 Sydney Road COBURG VIC 3058	6	\$ 2,049.20	\$ 2,069.69	\$ 2,090.39	\$ 2,111.29	\$ 2,132.41
138364	450 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138728	451 Sydney Road COBURG VIC 3058	6	\$ 2,049.20	\$ 2,069.69	\$ 2,090.39	\$ 2,111.29	\$ 2,132.41
138729	451A Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138730	451B Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138365	452 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
183881	453 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91

Assessment No.	Property Address	Time (based on CV)	Year 1 2027/28	Year 2 2028/29	Year 3 2029/30	Year 4 2030/31	Year 5 2031/32
138346	454 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138347	456-458 Sydney Road COBURG VIC 3058	6	\$ 2,049.20	\$ 2,069.69	\$ 2,090.39	\$ 2,111.29	\$ 2,132.41
138723	457 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138722	459 Sydney Road COBURG VIC 3058	2	\$ 407.63	\$ 413.71	\$ 419.82	\$ 425.98	\$ 432.18
138348	460 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138349	462-484 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138729	465 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
181491	466-488 Sydney Road COBURG VIC 3058	4	\$ 674.98	\$ 681.73	\$ 688.55	\$ 695.43	\$ 702.39
138727	469 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138373	470 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
184419	472 Sydney Road COBURG VIC 3058	4	\$ 674.98	\$ 681.73	\$ 688.55	\$ 695.43	\$ 702.39
138375	474 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138376	476 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138685	477 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138682	479 Sydney Road COBURG VIC 3058	4	\$ 674.98	\$ 681.73	\$ 688.55	\$ 695.43	\$ 702.39
138681	481-483 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138378	482-484 Sydney Road COBURG VIC 3058	6	\$ 2,049.20	\$ 2,069.69	\$ 2,090.39	\$ 2,111.29	\$ 2,132.41
138679	485 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138678	485A Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138379	486-488 Sydney Road COBURG VIC 3058	6	\$ 2,049.20	\$ 2,069.69	\$ 2,090.39	\$ 2,111.29	\$ 2,132.41
138677	487 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138676	489 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138384	490 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138675	491 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138586	492 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
184113	493 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
184114	495 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138673	497 Sydney Road COBURG VIC 3058	6	\$ 2,049.20	\$ 2,069.69	\$ 2,090.39	\$ 2,111.29	\$ 2,132.41
138672	499 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
125519	4A Munro Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
186887	5 Harding Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
125728	5 Munro Street COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
164978	5/114 Bell Street COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138752	5/435-437 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138745	5/441-449 Sydney Road COBURG VIC 3058	2	\$ 407.63	\$ 413.71	\$ 419.82	\$ 425.98	\$ 432.18
138720	5/471-475 Sydney Road COBURG VIC 3058	2	\$ 407.63	\$ 413.71	\$ 419.82	\$ 425.98	\$ 432.18
138388	502 Sydney Road COBURG VIC 3058	6	\$ 2,049.20	\$ 2,069.69	\$ 2,090.39	\$ 2,111.29	\$ 2,132.41
138671	503 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138670	505 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
138669	507 Sydney Road COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.56	\$ 1,305.48	\$ 1,318.54
165979	509 Sydney Road COBURG VIC 3058	4	\$ 674.98	\$ 681.73	\$ 688.55	\$ 695.43	\$ 702.39
124230	55 Waterfield Street COBURG VIC 3058	4	\$ 674.98	\$ 681.73	\$ 688.55	\$ 695.43	\$ 702.39
124229	57 Waterfield Street COBURG VIC 3058	4	\$ 674.98	\$ 681.73	\$ 688.55	\$ 695.43	\$ 702.39
124228	59 Waterfield Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
125521	6 Munro Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138758	6/435-437 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138744	6/441-449 Sydney Road COBURG VIC 3058	2	\$ 407.63	\$ 413.71	\$ 419.82	\$ 425.98	\$ 432.18
138709	6/471-475 Sydney Road COBURG VIC 3058	2	\$ 407.63	\$ 413.71	\$ 419.82	\$ 425.98	\$ 432.18
124232	6/51 Waterfield Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91

Assessment No.	Property Address	Time (based on CV)	Year 1 2027/28	Year 2 2028/29	Year 3 2029/30	Year 4 2030/31	Year 5 2031/32
129779	6/95 Bell Street COBURG VIC 3058	3	\$ 304.90	\$ 307.95	\$ 311.03	\$ 314.14	\$ 317.28
124217	61 Waterfield Street COBURG VIC 3058	4	\$ 674.98	\$ 683.73	\$ 688.55	\$ 695.43	\$ 702.39
124236	63 Waterfield Street COBURG VIC 3058	4	\$ 674.98	\$ 683.73	\$ 688.55	\$ 695.43	\$ 702.39
125522	6A Munro Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
168888	7 Harding Street COBURG VIC 3058	4	\$ 674.98	\$ 683.73	\$ 688.55	\$ 695.43	\$ 702.39
134368	7 Victoria Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138743	7/441-449 Sydney Road COBURG VIC 3058	2	\$ 407.63	\$ 411.71	\$ 415.82	\$ 419.98	\$ 424.18
138708	7/471-475 Sydney Road COBURG VIC 3058	2	\$ 407.63	\$ 411.71	\$ 415.82	\$ 419.98	\$ 424.18
129776	7/95 Bell Street COBURG VIC 3058	3	\$ 304.90	\$ 307.95	\$ 311.03	\$ 314.14	\$ 317.28
125523	8 Munro Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138742	8/441-449 Sydney Road COBURG VIC 3058	2	\$ 407.63	\$ 411.71	\$ 415.82	\$ 419.98	\$ 424.18
129775	8/95 Bell Street COBURG VIC 3058	3	\$ 304.90	\$ 307.95	\$ 311.03	\$ 314.14	\$ 317.28
129801	81B Bell Street COBURG VIC 3058	2	\$ 407.63	\$ 411.71	\$ 415.82	\$ 419.98	\$ 424.18
129798	83-85 Bell Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
129797	85A Bell Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
129795	87 Bell Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
129794	89 Bell Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
124368	9 Victoria Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
129793	91 Bell Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
129576	94 Bell Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
129577	96 Bell Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
129770	97 Bell Street COBURG VIC 3058	4	\$ 674.98	\$ 683.73	\$ 688.55	\$ 695.43	\$ 702.39
129578	98 Bell Street COBURG VIC 3058	5	\$ 1,267.09	\$ 1,279.76	\$ 1,292.16	\$ 1,305.48	\$ 1,318.54
169886	99-105 Bell Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
138326	Level 1 366 Sydney Road COBURG VIC 3058	6	\$ 2,049.20	\$ 2,069.69	\$ 2,090.39	\$ 2,111.29	\$ 2,132.41
138842	Level 1 377-379 Sydney Road COBURG VIC 3058	4	\$ 674.98	\$ 683.73	\$ 688.55	\$ 695.43	\$ 702.39
138838	Rear 387-389 Sydney Road COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
129788	Shop 1/95 Bell Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
129771	Shop 10/95 Bell Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
129780	Shop 5/95 Bell Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
129778	Shop 6/95 Bell Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
129777	Shop 7/95 Bell Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
129774	Shop 8/95 Bell Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
129773	Shop 9/95 Bell Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
129782	Shop 4/95 Bell Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
125721	Upstairs 11 Munro Street COBURG VIC 3058	3	\$ 479.44	\$ 484.23	\$ 489.08	\$ 493.97	\$ 498.91
Totals			\$ 224,138.96	\$ 226,380.35	\$ 228,644.15	\$ 230,930.59	\$ 233,239.90
							\$ 1,143,333.96



CENTRAL COBURG BUSINESS ASSOCIATION
Five Year Strategic Business Plan
2027-2032

Prepared by: Central Coburg Business Association
March 2026

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1. Executive summary

The Central Coburg Business Association (CCBA) Strategic Business Plan 2027–2032 outlines how collective marketing, business development, place activation and advocacy will be delivered over the next five years to support businesses operating within the Central Coburg Shopping Precinct. The CCBA exists to collectively market and promote Central Coburg so that businesses and property owners receive clear commercial benefits that they could not achieve on their own, in line with the purposes set out in Council's Special Charge resolution.

Merri-bek City Council's previous Sept 2022 resolution states that funds raised by the Special Charge:

"are to be used for the purposes of promotional, advertising, marketing, business development and other incidental expenses as approved by Council and agreed to from time to time between Council and CCBA, all of which are associated with the encouragement of commerce, retail, hospitality and professional activity, and employment in the Coburg Shopping Precinct."

The 2022 - 2027 Scheme (1 October 2022–30 June 2027) collected \$1,020,320.03 over four years and nine months. Over a full five-year renewal period, a slightly greater amount will again be directed into Central Coburg's marketing, promotion, and business development activities.

A summary of Central Coburg's achievements over the past five years:

- A sustained calendar of precinct-wide events and activations (Spring plant market, Easter and Christmas programs, children's activities, community lunches, Coburg night market, live performances and roaming entertainment) that generated increased visitation and dwell time.
- A growing professional digital presence with 9,300+ Instagram followers, 7,700+ Facebook followers and 4,000+ email subscribers, supported by themed digital campaigns, influencer and media partnerships and trader story-telling.
- Regular graffiti removal and visual improvements, including murals, window art, colourful bin wraps, flags and banners, to keep the precinct feeling clean, safe and welcoming.
- A Central Coburg gift card program to keep more spend circulating among local businesses.
- Structured business communication and support via quarterly trader newsletters, one-on-one assistance and opportunities for training and collaboration.
- Regular vacancy audits and retail/services composition analysis, business surveys and social media KPI reporting to Council.
- Strong and consistent advocacy on behalf of traders on matters such as parking, access, safety, cleanliness, major development and funding, including engagement with local and

State Government, Victoria Police and participation in roundtables with the Premier of Victoria.

Over 2027–2032, it is anticipated that the evolution and transformation of Central Coburg will pick up speed – as both private and public investment contributes to significant transformation.

Privately led, and already or soon to be approved, housing and health investments in the surrounding area, including by Assemble, at Pentridge, and the proposed Coburg Health Hub will contribute hundreds of new homes, new health facilities and drive rapid change in the short to medium term.

Meanwhile, Council's "Coburg is Here" concept will see a major new library and central piazza delivered by late 2029; and the commencement of an approximately 20-year program of development involving hundreds of new homes, expanded commercial floorspace, six new public open spaces and upgraded streets and laneways. This will all happen in the context of the State Government's recently announced Activity Centres policy, which has included Coburg as a focus for increased housing densities and development.

Together, these private and public investments will bring thousands more residents, workers and visitors into the precinct. However, these developments will also involve several years of construction disruption that must be actively managed to protect and grow local trade.

The CCBA's Strategic Business Plan responds to this context through five directions:

1. **Marketing, advertising and promotion** - integrated campaigns that promote Central Coburg, its strengths and its traders across print and digital channels.
2. **Events and activation** - a coordinated calendar of events, activities and experiences that drive visitation, dwell time and spend.
3. **Business development and business mix** - support for existing businesses and insights to encourage a balanced, resilient mix of uses across key clusters.
4. **Place experience** - ongoing improvements to the look, feel and functionality of the precinct, including regular graffiti removal and visual enhancements.
5. **Advocacy, partnerships and governance** - strong representation of trader interests, leveraged partnerships and accountable, transparent management of Special Charge funds.

Through these directions, the CCBA will:

- Increase visitation, spend and loyalty across key business clusters (gold and jewellery; fresh and specialist food; Middle Eastern cuisine and products; allied health -and professional services).

- Help businesses respond to a larger, more diverse and more polarised income profile in the catchment (both constrained and high-spending segments).
- Strengthen Central Coburg's competitive position against centres such as Brunswick, Preston and Moonee Ponds and destinations like Pentridge and even Northland.
- Enhance presentation and customer experience, reinforcing a safe, welcoming and attractive environment.
- Advocate for business interests on access and parking, safety, amenity and major developments such as "Coburg is Here", the residential pipeline and Pentridge-related activity.
- Maintain strong governance and regularly quarterly reporting to Council in line with the Funding Agreement, including KPI reporting, vacancy and composition analysis, business surveys and social media metrics.

This Plan provides Council, businesses and property owners with a clear business case for renewing the Special Charge for 2027–2032 and a robust framework for how those funds will be expended to deliver special benefits to those who pay.

Renewal of the Special Charge will ensure that Central Coburg continues to benefit from coordinated marketing, activation, business development and advocacy that individual businesses could not deliver alone.

2. Introduction and background

2.1 Purpose of the Plan

This Strategic Business Plan has been prepared by Central Coburg Business Association Inc. to:

- Guide the use of Central Coburg Special Charge and Council contribution funds from 1 July 2027 to 30 June 2032.
- Provide a shared vision and clear strategic directions for Central Coburg's marketing, business development, activation and advocacy.
- Document the economic, demographic and place-making context that underpins the need for a coordinated, trader-funded program.
- Demonstrate to Council and Special Charge payers how the charge will deliver special benefits aligned with the purposes set out in the Council resolution.

It is a strategic tool that sets direction and priorities for the five-year period, while allowing annual marketing plans and budgets to respond to emerging opportunities, challenges and project timing.

2.2 Central Coburg and the CCBA

Central Coburg is a Major Activity Centre and the civic, commercial and community heart of Coburg and Merri-bek. It is characterised by:

- A fresh food and specialist food cluster centred around Louisa Street car parks, Coburg Market, supermarkets and specialty grocers.
- A morning coffee and lunch cluster around Victoria Street Mall and adjacent streets.
- A recently emerged and strong gold and jewellery cluster, primarily along Sydney Road between Munro and Bell Streets.
- An emerging evening economy cluster on Sydney Road around the pedestrian lights near Victoria Street Mall and at the top end of Sydney Road, near Bell Street
- A wide range of professional, health and community services and civic institutions.
- Excellent public transport access, including trains, trams and buses; as well as direct access to major (at times, congested) arterial roads – Bell Street and Sydney Road.

It sits within a rapidly changing corridor that includes Pace 3058, Assemble and Nightingale developments on Sydney Road, Pentridge's residential and retail components, and The Avenue Coburg (former TAFE site). Together these projects are adding over 1,000 new dwellings within a short distance of the precinct, bringing opportunities and competition within the next two to three years. 'Coburg is Here' envisages further residential development beyond that timeframe.

The Central Coburg Business Association Inc. represents businesses and property owners within the Central Coburg Shopping Precinct and exists to:

- Generate and manage collective marketing, promotion, advertising and business development activities on behalf of businesses within the precinct.
- Engage with business owners and operators to represent their interests and work with them for the collective benefit of Central Coburg.
- Develop positive relationships with key stakeholders who impact and influence the role and function of the precinct.
- Engage in such other activities as may benefit the local community and local economy.

The CCBA operates as an incorporated association with a volunteer Committee of Management and contracted roles for service delivery. CCBA is regulated by Consumer Affairs Victoria and the Australian Taxation Office and submits annual reports to both agencies.

2.3 The Special Charge

The Central Coburg Shopping Precinct Special Charge is a Council-administered mechanism, in line with provisions in the *Local Government Act 1989*, that raises funds from properties within defined precinct boundaries (the Special Charge Scheme area). The Central Coburg Shopping Precinct Special Charge Scheme area includes land used, or reasonably capable of being used, for retail, commercial, leisure, tourism, entertainment, light industrial or professional purposes in parts of:

- Sydney Road (311–517 and 322–502 inclusive).
- Bell Street (94–124 and 81B–133 inclusive).
- Munro Street (2–8 and 1–25 inclusive).
- All properties in Louisa Street, Victoria Street and Waterfield Street.

Refer to precinct diagram Appendix C.¹

The purpose of the funds raised by the Special Charge is:

"to be used for the purposes of promotional, advertising, marketing, business development and other incidental expenses as approved by Council and agreed to from time to time between Council and CCBA, all of which are associated with the encouragement of commerce, retail, hospitality and professional activity, and employment in the Coburg Shopping Precinct."

¹ Appendix C – Central Coburg Shopping Precinct Special Charge Scheme Boundary Map. Note that the map is for the current scheme area.

The Special Charge is generally declared for a period of five years. At the end of each term, Council and the CCBA undertake a review and renewal process, including preparation of a Strategic Business Plan and engagement with affected businesses and property owners.

3. Governance and management

3.1 Committee of Management

The CCBA is governed by a volunteer Committee of Management elected annually at the Association's Annual General Meeting. Committee members are drawn from charge-paying businesses and/or property owners.

The Committee is responsible for:

- Setting the strategic direction for the Association.
- Approving the annual work plan and budget.
- Overseeing the performance of contracted roles and service providers.
- Ensuring compliance with the Funding Agreement, incorporation requirements and reporting obligations.
- Representing members' interests in discussions with Council, State Government, Victoria Police and other stakeholders.

Office-bearer roles usually include President, Vice-President, Treasurer and Secretary, supported by general committee members.

3.2 Management model and contracted roles

The CCBA does not employ staff. It engages independent contractors to deliver its program.

The Association currently contracts:

- A Precinct Manager for 15 hours per week.
- A Social Media and Marketing Coordinator for 20 hours per week.

These consultancy arrangements may be reviewed over the life of the Plan, subject to budget, performance and program needs, as well as in consultation with Council in line with requirements set down in the Funding Agreement.

3.3 Funding agreement and accountability

Before each Special Charge period begins, the CCBA enters into a (usually, a single five year) Funding Agreement with Council. This agreement includes:

- The amount to be collected by Council, and transferred to CCBA, annually.
- The purposes for which Special Charge funds may be used.
- Governance, personnel, contracting, reporting and accountability requirements.
- Payment schedules and invoicing requirements.
- Performance and review expectations.
- Provisions by which and how the Special Charge Funding Agreement might cease prior to the initially agreed term for the Agreement.

It further requires that CCBA will:

- Prepare an Annual Marketing Plan and Annual Budget that map activities and initiatives to the Key Performance Indicators (KPIs) set out in the Funding Agreement.
- Provide Quarterly Activities and Budget Reports, Quarterly Income and Expenditure Reports and Annual KPI Achievement Reports as required.
- Maintain proper accounting records, audited financial statements and necessary insurances.
- Induct and train new Committee members so they understand the Funding Agreement, governance responsibilities and reporting requirements.

Council will disburse Special Charge funds when these obligations are met and is responsible for ensuring funds are expended in accordance with the purposes for which the Scheme was declared.

This all occurs in line with Council's CEO Authorised 'Special Rate/Special Charge Scheme Policy – Marketing, Management and Business Development' (24 September 2024).

4. Achievements since 2022 – what the Special Charge has delivered

Since 1 October 2022, the Central Coburg Special Charge has enabled the CCBA to deliver a consistent program of marketing, activation, business support and advocacy that individual businesses could not have funded or coordinated on their own. This section highlights key initiatives and outcomes.

4.1 Events and activations

CCBA has delivered a range of precinct-wide and targeted events that bring people into Central Coburg, create reasons to visit more often, disperse visitors through the precinct, and support different business types:

- **Covid recovery support** - tailored communications, signposting of support and promotional activity to help businesses rebuild trade after restrictions.
- **Spring plant market** - a seasonal activation that draws families and gardeners into the centre, supporting food, specialty retail and services.
- **Kids' activities** - regular school-holiday programs and children's activities that encourage daytime visitation by families and increase dwell time in the precinct.
- **Festive activities** - festive programming around Chinese New Year, Eid, Easter and Christmas, including decorations, themed entertainment and in-centre promotions that support food, gift and family-oriented businesses and reinforce Central Coburg as a convenient and lively place to shop during key periods.
- **Community lunches** - shared meals and community-building events that encourage local residents to connect with the precinct and its businesses.
- **Coburg night market stall** – promotion of Central Coburg to thousands of local residents and visitors via a stall at Coburg Night Market.
- **Roaming entertainment and live performances** - musicians, performers and roaming entertainers scheduled across key trading periods to add atmosphere and encourage passers-by to stop and stay longer. Roving entertainers celebrate key seasonal activities such as Halloween, Easter and Christmas.
- **Food tours** – monthly tours for locals and visitors that increase exposure to the precinct and help familiarise residents, especially new residents with Coburg's food and beverage offer.
- **Guided history tours** – that introduce residents, visitors and local businesses to Coburg's heritage, character and stories, helping people connect with the precinct, better understand

its identity, and ultimately, resulting in increased customer affiliation, visitation, dwell time and spend over the longer term.

These activities have been programmed to spread benefit across the year and across different clusters (fresh food, hospitality, services and retail), rather than relying on a single flagship event.

4.2 Marketing, digital campaigns and audience growth

The Special Charge has funded a sustained, professional marketing and digital program that promotes Central Coburg as a destination and tells the stories of its businesses and the human stories of those traders behind the business.

Digital campaigns

CCBA has run a variety of digital campaigns to promote Central Coburg online, including:

- Themed campaigns such as International Kebab Day and other food-focused promotions that highlight Coburg's unique culinary offer.
- Regular email newsletters to local residents and visitors, promoting events, new businesses, special offers and precinct news.
- Partnerships with influencers and media outlets to reach wider audiences and encourage people to discover Coburg.
- Ongoing video content that tells the stories of Coburg traders and highlights what makes the precinct distinctive and special.

These campaigns help people discover Central Coburg online, build a stronger reputation for the precinct and encourage more people to visit and shop locally.

Social media and email marketing

The CCBA's social and email audiences have grown steadily through consistent, planned activity:

- More than 9,300 followers on Instagram, up 3,200 since 2022
- More than 7,700 followers on Facebook, up 2,900 since 2022
- Over 4,000 email marketing subscribers up 3,200 since 2022.
- Over 61,000 active website users.
- 17 original trader reels produced.
- 9 influencer campaigns delivered

CCBA shares local content, community stories and business features in clear, engaging ways and uses paid advertising to extend reach when appropriate. Posts are actively liked, commented on and shared, demonstrating that when CCBA promotes local businesses, there is an engaged customer base that is paying attention. This significantly strengthens all other marketing work throughout the year.

4.3 Improving the look and feel of the precinct

Special Charge funds have supported a program of visual and place-making improvements that enhance the customer experience:

- Colourful bin wraps, seasonal flags and banners that reinforce Central Coburg's identity.
- Window paintings and curated displays that animate shopfronts and promote seasonal celebrations.
- Murals, artwork and I Love Coburg trader story installations, delivered in partnership with local artists to reflect the character and diversity of Coburg.
- Regular graffiti removal – CCBA coordinates monthly graffiti removal from private shop fronts that are not cleaned by Council and reports issues promptly so that public infrastructure in laneways and other public areas remain clean, safe and welcoming.
- Over 18 local artists contracted to produce Coburg work.
- 5 large-scale murals completed.
- 171 windows painted for Christmas or Ramadan.
- Over 1,200 pieces of Coburg merchandise created, distributed or sold.

These improvements make the area more attractive and interesting for customers and more enjoyable for people who live and work in the precinct, reinforcing a sense of pride and place.

4.4 Business communication and support

The CCBA uses Special Charge resources to improve communication and support for local businesses:

- 27 trader newsletters, digitally and in print (hand delivered), to explain upcoming activities, share small business tips and highlight important dates.
- Direct support from the Precinct Manager and Social Media and Marketing Coordinator to help businesses participate in campaigns and events and improve their own marketing.

This regular communication helps ensure that businesses understand what the Special Charge is funding and how they can benefit from and contribute to precinct-wide initiatives.

4.5 Gift card program

The Special Charge has enabled the CCBA to establish and promote a Central Coburg gift card program. This has:

- Created a simple, flexible way for people and organisations to spend locally.
- Directed spend across a range of participating businesses rather than a single chain or centre.
- Returned over \$7,700 to traders through gift card giveaways.

The program keeps more dollars circulating within Central Coburg and promotes a "shop local" message at key times of the year.

4.6 Insights, vacancy and composition reporting

CCBA has strengthened its data and reporting:

- Conducting annual vacancy audits that provide detailed reports on vacancy rates by street and space type, with commentary on patterns and trends in Central Coburg's retail and services offer.
- Preparing annual retail and services composition reports, outlining changes in business types, new openings and closures and observations about business mix and investment.
- Undertaking precinct-wide business surveys to gather trader views on CCBA's program and emerging needs and using the results to inform annual marketing plans and budgets (Appendix A²).

These insights help CCBA inform development of its marketing, promotion and business development strategies and target resources where they will have the most impact.

4.7 Advocacy and partnerships

Since 2022, the Association has:

- Provided input on development proposals and major projects that may impact or benefit Central Coburg, so that trader perspectives are considered early.
- Raised issues and opportunities related to the business environment, including safety, amenity, cleaning and enforcement, with Council, Victoria Police and other authorities.
- Advocated on safety and amenity to local and State Government and Victoria Police, ensuring trader concerns are heard.
- Advocated regularly on parking, access and loading arrangements to ensure businesses remain convenient and attractive for customers and suppliers.
- Participated in roundtables with the Premier of Victoria and other stakeholders to represent Central Coburg businesses in discussions about safety and the local environment.
- Proactively contributed to securing State Government funding in conjunction with Merri-bek City Council of over \$153,000 under a Multicultural Business Precinct Revitalisation Program, to deliver additional activities and improvements beyond the Special Charge.

This advocacy ensures that anything which impacts or provides opportunities for businesses is actively monitored and responded to in conjunction with traders and on their behalf.

² Appendix A – Summary of Business Survey Findings

5. Central Coburg: economic and community profile

5.1 Economic profile

Coburg suburb, which encompasses the Central Coburg Shopping Precinct, is one of Merri-bek's key employment hubs.

In 2024, Coburg Activity Centre, which extends beyond the borders of the Central Coburg Special Charge area, supported 5,258 jobs, representing around 10% of total jobs in Merri-bek and confirming its role as the municipality's second-largest employment hub. The precinct has experienced strong economic and employment growth over the last ten years, with total jobs increasing 9.9% from 2019 to 2024, or by 474 jobs, faster than the Merri-bek average.

The wider precinct's economy is anchored by:

- Health care and social assistance - 1,297 jobs, \$113 million in value added, 24.7% of total employment.
- Public administration and safety - 835 jobs, \$112 million in value added.
- Retail trade - 771 jobs, \$59 million in value added.

Key specialisations relative to Greater Melbourne include food retailing, with a location quotient of 3.3, and medical and other health care services, with a location quotient of 1.8.

Coburg's consumer spending profile reinforces this strength, showing that Specialised and Luxury Goods is the strongest spend category in the suburb (see Appendix B)². This category includes jewellery and a range of specialty goods, and its prominence reflects the importance of Coburg's gold and jewellery cluster as well as its broader specialist retail offer.

This all confirms Central Coburg's ongoing role as an engine for local jobs and economic activity, with a substantial and increasing daytime workforce market supporting demand for food and beverage, convenience retail, health and personal services, and professional support services.

5.2 Community profile and growth

Coburg suburb had a population of 26,574 at the 2021 Census, with a median age of 37, and a gender balance of 48.4% male and 51.6% female. The population is estimated to have risen to 28,816 by 2024. Merri-bek's population is forecast to grow from around 186,500 in 2024 to 256,000 by 2051, or by around 75,000 people, with Brunswick and Coburg areas expected to accommodate a significant share of this growth.

Household data shows a mix that supports demand for family, professional and smaller-household offers:

Household type	Coburg (2021)
Couples with children	13.9%
Couples without children	21.5%
One parent families	10.7%
Lone person households	28.6%

(Source: ABS Census 2021)

² Appendix B – Coburg economic baseline

Coburg has a polarised income profile compared with Merri-bek overall:

- Median total personal income - \$894/week.
- Median weekly household income - \$2,065.
- Median monthly mortgage - \$2,167.
- Median weekly rent - \$430.

This reflects higher proportions of both very low-income and very high-income residents, and relatively fewer middle income earners, creating both constraints and a mix of value and premium opportunities for businesses.

Coburg's cultural profile also remains important. The proportion of Australian-born residents is 67%, up from 62% in 2016, indicating the area is becoming more settled while still retaining a strong multicultural character. This suggests a need to actively promote Coburg's diverse trader mix to newer and potentially less multiculturally engaged residents.

Major residential projects within around 1 km that are completed, under construction or approved include Pace 3058, Assemble, Nightingale Umarkoo Wayl, Cascade Square at Pentridge, 81A Bell Street and The Avenue Coburg. Together these projects are expected to add around 1,000 to 1,500 dwellings by and during the 2027–2032 period.

These developments are expected to add new households and residents with socio-demographic and income characteristics similar to the existing communities, although there may be a tendency for new residents to be younger and to have higher discretionary spending. CCBA will closely monitor incoming demographics to understand and capitalise on the opportunity that these new households represent to Central Coburg traders in coming years.

5.3 Implications for businesses

Coburg's profile points to:

- **Larger local customer base** and greater total spending potential from population growth.
- **Daytime workforce demand** from 5,258 jobs in the Activity Centre as well as local residents who regularly work from home.
- **Polarised incomes** requiring offers for both constrained budgets and premium segments.
- **Settling cultural mix** – promote diverse trader strengths to newer residents.
- **Competition from Pentridge** – leverage proximity while reinforcing Central Coburg's unique clusters.
- **Online/delivery opportunity** – encourage “buy local even when online” for food and specialised goods.

The Strategic Business Plan responds through targeted marketing, activation and advocacy.

6. Major projects, risks and opportunities

In addition to the significant amount of private-sector led residential development recently completed, approved or under construction, several other major projects are on the horizon and relevant to Central Coburg.

Merri-bek City Council's "Coburg is Here"

This program sets out a long-term redevelopment concept for central Coburg, primarily on Council-owned land and a small number of adjacent parcels. Key elements include:

- A new library and central piazza at the heart of the centre.
- Six new public open spaces, including plazas, pocket parks and linear spaces.
- New streets and laneways that improve pedestrian and vehicle circulation.
- Approximately 1,000 new apartments and townhouses.
- Expanded retail and office floorspace, increasing commercial activity and jobs.
- Retain around 900 car parks in three locations within the precinct.

At the time of writing (March 2026), only Stage One has a clear time frame for delivery, and Council information available suggests that the Library and Piazza are scheduled for completion by late 2029. Consultation materials shared in late 2025 indicated that the other elements of the plan would be delivered under four subsequent stages (i.e. Stages 2 – 5). Therefore, it is possible, and even likely, that Stages 3 to 5 may only be delivered after the far horizon for this Strategic Business Plan.

These projects will, over time, create a more attractive, functional and popular centre. However, they will also entail several years of construction, commencing with the Library and Piazza project, with potential impacts on amenity, access, parking, visibility and perceptions.

These changes will significantly reshape how people move through and use Central Coburg. The new library and piazza is also highly likely to increase visitation to Central Coburg approximately halfway through the plan period. A coordinated marketing, activation and advocacy program will be essential to maintain visibility, protect business turnover during construction, capitalise on community interest in the project, and ensure existing and future businesses benefit from the increased visitation, population and public investment.

Pentridge and Coburg Health Hub

Alongside this, Pentridge's ongoing development as a mixed-use destination creates both an opportunity (to leverage visitation and cross-promotion) and a threat (if it draws trade away

without a clear differentiating offer from Central Coburg). Similarly, investments in recent years in Gaffney Street, North Coburg, have added new supermarkets (e.g. Coles, Sacca's Fine Foods) that are potential competitors to Central Coburg.

The Coburg Health Hub (planning permission granted March 2026) will likely see the addition of a 120-bed hospital, 126 aged care facility; 100 children childcare centre; 100+ dwellings, over 7,000 square metres of office space / medical tenancies during the timeframes of this Plan, further increasing visitation to the wider area.

Conclusion

Key risks and opportunities likely to eventuate during the Plan period (2027 – 2032) include:

- **Risk: construction disruption** – noise, changes in access, temporary loss of parking and changed movement patterns during works.
- **Risk: competition** – from Pentridge (and other newer centres – e.g. in Gaffney St, North Coburg), which may be perceived as more convenient or "new".
- **Opportunity: upgraded public realm** – new library and piazza as platforms for events and branding.
- **Opportunity: more residents, visitors and workers** – increased local demand for everyday needs, services, hospitality and experiences.
- **Opportunity: stronger identity** – the chance to refine Central Coburg's brand around its clusters, authenticity and civic heart role.

The CCBA's program is designed to help businesses capitalise on opportunities while mitigating risks through communication, marketing and advocacy.

7. SWOT analysis

Strengths

- Prime civic and commercial centre for Merri-bek.
- Strong transport access (central location on major arterial cross roads, complemented by train, tram, bus).
- Well-established gold and jewellery, fresh food and Middle Eastern cuisine and product clusters.
- Much loved, centrally located, and highly patronised Victoria Mall with strong café culture
- Diverse mix of retail, hospitality, professional and health services.
- Recognised local identity and authentic, multicultural character.
- Active trader association, CCBA, with a strong track record of events, marketing, business development and advocacy.
- Low shop front vacancy rates, in comparison to sections of Brunswick and Brunswick East

Weaknesses

- Evening economy is still emerging and uneven across the precinct.
- Gaps in offers for young families and some high-spending segments.
- Variable trader engagement and understanding of CCBA's role.
- Limited resourcing relative to the scale and complexity of upcoming change.
- Inconsistent branding and wayfinding across some parts of the centre and to other nearby activity nodes – e.g. Pentridge; Merri-bek (Coburg) Civic Centre complex.

Opportunities

- Significant residential growth in and around Central Coburg and along Sydney Road.
- Significant growth expected in key demographics that are likely to seek out retail and hospitality experiences in settings that Central Coburg is primed to offer
- To influence, change and improve perceptions of Central Coburg, especially as new businesses establish in the precinct.
- "Coburg is Here" public realm and civic upgrades (library, piazza, parks, streets), together with new Coburg Health Hub nearby, encouraging increased visitation to the precinct once both operational.

- Pentridge as a complementary destination that can feed visitation if Central Coburg's strengths are clearly promoted.
- Growth in online and delivery platforms as a way to extend the reach of local businesses and encourage "buy local, even when online".
- Increased demand for authentic, local experiences and multicultural food, retail and events.

Threats

- Prolonged construction disruption deterring customers if not managed and mitigated.
- Intensifying competition from other centres (Brunswick, Preston, Moonee Ponds, North Coburg) and large shopping centre formats.
- Economic uncertainty and cost pressures on small businesses and consumers.
- Risk that new residents and workers do not fully discover or understand the breadth of Central Coburg's offer.

This SWOT informs the strategic directions and actions in the remainder of the Plan.

8. Vision, purpose and strategic directions

Vision

Central Coburg is a vibrant, inclusive and commercially successful main street and civic heart of Merri-bek, offering a distinctive multicultural shopping, dining and services experience for locals and visitors, day and night.

Purpose

The CCBA exists to collectively market and promote Central Coburg so that businesses and property owners receive clear commercial benefits that they could not achieve on their own, in line with the purposes set out in Council's Special Charge resolution.

Strategic directions

Strategic direction	Focus
Marketing, advertising and promotion	Promote Central Coburg and drive visitation
Events and activation	Deliver a year-round calendar of experiences
Business development and business mix	Support resilient businesses and a balanced mix
Streetscape, amenity and place experience	Improve presentation and place experience
Advocacy, partnerships and governance	Represent traders and leverage opportunities

9. Strategic directions and key actions

9.1 Marketing, advertising and promotion

Objective

Increase customer awareness, visitation, dispersal, and spend by promoting Central Coburg and all its businesses through integrated, data-driven marketing.

Key actions 2027–2032

- Maintain and enhance the Central Coburg website and business directory as the primary online hub for the precinct.
- Develop annual marketing campaigns that showcase Central Coburg's strengths – including gold and jewellery, fresh and specialist food, Middle Eastern cuisine, family-friendly services and civic assets.
- Use a mix of organic and paid social media, email marketing, digital storytelling and traditional media to reach target segments (local residents, workers, visitors and destination shoppers).
- Explore and implement approaches to welcome and engage new residents, especially those moving into large apartment buildings in Central Coburg's customer catchment area.
- Coordinate collaborative campaigns that highlight clusters (e.g. jewellery week, fresh food season, family-friendly Coburg, evening experiences, health and well-being providers, professional services).
- Use campaign results and social media metrics to refine messaging, timing and channels each year.

Measures of success

- Growth in website visits and directory clicks.
- Growth and engagement in social media followers and email subscribers.
- Participation of businesses in campaigns.
- Feedback from traders and customers on visibility and messaging.

9.2 Events and activation

Objective

Deliver a coordinated calendar of events and activations that drive visitation, dwell time and spend across the year and across business clusters.

Key actions 2027–2032

- Deliver an annual calendar of precinct-wide events and activations, including family-friendly, multicultural and school-holiday activities in key locations including but not limited to Victoria Street Mall and, after its completion in late 2029, the new library piazza.
- Coordinate seasonal campaigns and events for Eid, Easter, winter, spring and the end-of-year period that support different business clusters.
- Build on existing events (e.g. a stand at the Coburg night market, Spring plant market, community lunches) and introduce new formats that align with the evolving precinct and public spaces.
- Support trader-led activations (e.g. late-night shopping, in-store workshops, tastings) under a shared Central Coburg brand.
- Work with Council and partners to activate the new civic spaces once delivered, ensuring they help distribute foot traffic throughout the precinct.

Measures of success

- Number and variety of events and activations delivered annually.
- Estimated attendance and participating businesses per event.
- Trader feedback, including anecdotal and collected via surveys, on impact and return.
- Evidence of increased activity during key activation periods (where data is available).

9.3 Business development and business mix

Objective

Support existing businesses to undertake and review their business planning, adapt to changing market trends. Use data to inform a resilient, balanced business mix that matches community needs and enables them and their business to thrive.

Key actions 2027–2032

- Offer practical workshops and information sessions each year on digital marketing, experience retailing and hospitality, customer experience, visual merchandising, financial literacy and resilience.
- Provide one-on-one support from the Association Manager for businesses seeking tailored advice or connections.
- Share information about grants, programs and resources from Council, State Government and other agencies.
- Undertake annual vacancy audits and retail/services composition reports and use the findings to target marketing, activation, business development and advocacy efforts.
- Conduct precinct-wide business surveys at least twice during the Scheme period to understand trader views and emerging needs, refine approaches to marketing and promotional activity; and report findings to Council.
- Provide trader feedback and insights to Council and property owners to help inform tenancy decisions and place planning.

Measures of success

- Participation in training and one-on-one support.
- Trends in vacancies and composition over time (where data is available).
- Uptake of external programs and grants promoted via CCBA.
- Business survey results showing awareness and perceived value of CCBA initiatives.

9.4 Place experience

Objective

Enhance the presentation, cleanliness and functionality of Central Coburg so it remains welcoming, safe and enjoyable for customers, workers and residents to experience.

Key actions 2027–2032

- Ensure promotion is focused on a 'Coburg is open for business' message during delivery of major infrastructure improvements delivered as part of the Coburg is Here project.
- Maintain a proactive approach to presentation through monthly graffiti removal, rapid reporting of maintenance issues and promotion of tidy, well-presented shopfronts.
- Deliver small-scale place-making initiatives such as banners, murals, window art, planter boxes and festive decorations, including in partnership with Council where possible, as well as other stakeholders.
- Explore low-cost activation of vacant or under-used spaces with temporary uses, creative installations or community displays that enhance and maintain vibrancy.
- Integrate branding and wayfinding elements that reinforce Central Coburg's identity and help people navigate easily between key destinations.

Measures of success

- Number of place-making and beautification initiatives delivered or supported.
- Trader and customer feedback on amenity and safety.
- Visibility of graffiti and maintenance issues over time.
- Inclusion of trader feedback in detailed design and staging for major projects.

9.5 Advocacy, partnerships and governance

Objective

Ensure traders have a strong voice in decisions affecting Central Coburg, leverage partnerships and funding and maintain a well-governed, accountable Association.

Key actions 2027–2032

- Establish and maintain regular liaison with Merri-bek City Council project teams for “Coburg is Here” and other major works, including scheduled briefings and feedback loops.
- Advocate on behalf of businesses for practical parking, loading and access arrangements, as well as broader business environment issues such as safety, amenity and cleaning.
- Monitor policy, planning and economic changes that may impact or create opportunities for Central Coburg businesses and respond with timely advocacy and communication.
- Build and maintain relationships with State Government, Victoria Police, community organisations, Pentridge, Sydney Road Brunswick Association, and other stakeholders to identify joint projects and funding opportunities.
- Seek grants and sponsorship, to supplement Special Charge funds, for events, activation and business development.
- Maintain strong governance practices, including timely financial reporting, audits, AGMs, conflict-of-interest management and annual performance reviews for contracted roles, as required by Consumer Affairs Victoria, the Australian Taxation Office and to satisfy the conditions in the Association’s multi-year Funding Agreement with Council.

Measures of success

- Number and outcomes of advocacy actions taken.
- Trader feedback on representation and communication.
- Amount of external funding or in-kind support secured.
- On-time delivery of funding agreement reporting and governance requirements.

10. Implementation, budget and review

Final and precise budget allocations will be determined through the Special Charge declaration process and the annual marketing plan development and budgeting processes. This will be undertaken by the Committee of Management, in consultation with Merri-bek City Council.

10.1 Budget framework

Indicatively, the CCBA expects to allocate funds broadly as follows:

- 35–45%: Marketing, advertising, promotions, events and digital activities (including a contracted Social Media & Marketing Coordinator).
- 5–10%: Business development and training.
- 5–10%: Streetscape and place-making initiatives.
- 5–10%: Contingency and co-funding for grants and pilots (aligned to marketing, business development and streetscape and place-making activities).
- 25–35%: Association management, administration and governance (including a contracted Association Manager).

This allocation may be adjusted over time to respond to opportunities and challenges but will remain consistent with the agreed purposes of the Special Charge.

10.2 Annual work plans

Each year, the Committee and Manager will prepare an Annual Marketing Plan and Annual Budget that:

- Translate this Strategic Business Plan into marketing activities and specific projects; with clear budgets, timelines and responsibilities.
- Identify how planned activities and projects support the purposes of the Special Charge and deliver special benefits to levy payers.
- Map activities and projects to Funding Agreement Key Performance Indicators (KPIs).
- Align with known timing of Council projects, private development and external opportunities.

These documents will be submitted to Council in accordance with the Funding Agreement and will guide quarterly work and reporting.

10.3 Monitoring, evaluation and review

CCBA will monitor performance using:

- Funding Agreement KPIs, including vacancy and composition metrics, business surveys, events/activations, trader communication and social media metrics.
- Participation in campaigns, activations and training.
- Digital engagement metrics (web, social, email).
- Vacancy audits and retail composition analysis (to identify trends in vacancies and business mix).
- Trader feedback via surveys (Appendix A⁴), and social media KPIs will be reported regularly to Council alongside quarterly activity reports and budget updates. Annual KPI achievement reports will summarise progress against the Strategic Business Plan.
- Timely completion of governance and reporting obligations.

It is noted that Merri-bek City Council will continue to provide CCBA with an annual assessment 'score card', together with any recommendations, based on the Association's performance against the KPIs and other deliverables and achievements.

A mid-term review (around the third year of the 2027–2032 period) will assess progress, identify any necessary adjustments and inform subsequent Annual Marketing Plans. A full review will be undertaken in the final year to inform the next Strategic Business Plan and any future Special Charge renewal.

⁴ Appendix A – Summary of Business Survey Findings

Appendices

Appendix A

Summary of Business Survey Findings

CENTRAL COBURG BUSINESS ASSOCIATION Business Survey 2026

Research & Engagement Report

Reporting Period: 2026 Survey (Planning for 1 July 2026 – 30 June 2027)

1. Executive Summary

The Central Coburg Business Association (CCBA) conducted a Business Survey in early 2026 to inform development of its 2026/27 Plan (1 July 2026 – 30 June 2027).

Total responses received: 37 (13.1% response rate from 282 businesses contacted).

This report documents the research objectives, methodology, findings and governance considerations for Committee and Council reference.

2. Research Objectives

- Inform CCBA's 2026/27 operational and marketing plan
- Identify priority areas for events, activations and promotion
- Assess trading conditions and business confidence
- Capture sentiment regarding precinct conditions and safety
- Inform governance and engagement structures

3. Methodology

- Email distribution (2 rounds) to 282 businesses
- Hard copy distribution across the precinct
- In-person collection of completed surveys
- Hard copy distribution included identification of each business's nearest CCBA Committee representative
- Participation was voluntary and responses were self-reported
- Data is reported descriptively and in aggregate form

4. Response Profile

4.1 Respondent Type

Chart 1: Respondent Type Distribution



The majority identified as tenants (78.4%), with smaller proportions identifying as landlords (5.4%) or both (16.2%).

4.2 Business Type

Chart 2: Business Type Distribution



Responses span retail, hospitality, services, health and community-based businesses.

4.3 Business Size

Chart 3: Business Size Distribution

Q5: Including yourself, how many employees do you currently have?

37 responses



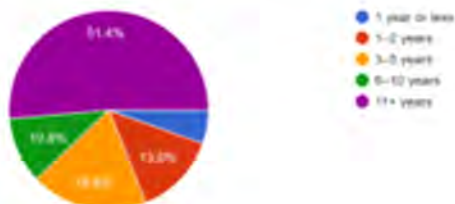
The majority operate small businesses employing five staff or fewer.

4.4 Business Tenure

Chart 4: Business Tenure Distribution

Q7: How long have you been operating your business in Central Coburg?

37 responses



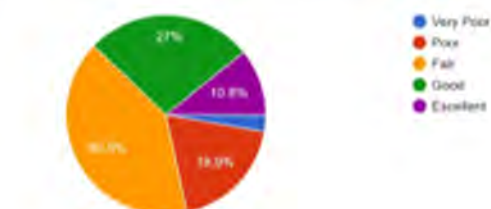
Responses include both newer and long-established businesses.

5. Business Conditions

5.1 Sales Performance

Chart 5: Sales Performance Distribution

Q6. How is your business currently performing in terms of sales?
37 responses



Most respondents reported Fair or Good trading conditions.

5.2 12-Month Confidence

Chart 6: Business Confidence Distribution

Q8. Looking ahead, how confident do you feel about your business over the next 12 months?
36 responses



Just over half reported being Confident or Very Confident in the next 12 months.

5.3 Lease Extension Outlook

Chart 7: Lease Confidence Distribution

Q9. How would you rate the likelihood of extending your lease in the future (if applicable)?
54 responses



A majority of tenant and dual-role respondents indicated confidence in lease continuation.

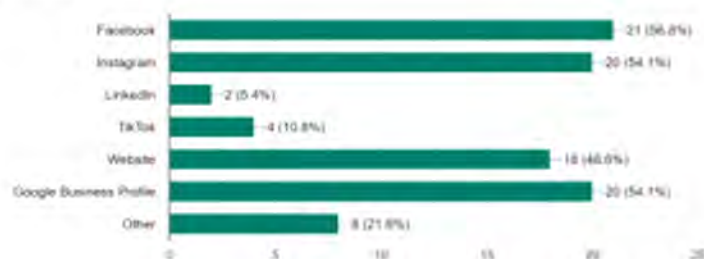
6. Marketing & Promotion

6.1 Marketing Channels Used

Chart 8: Marketing Channels Used

Q10. Which channels do you currently use to promote your business?

37 responses



Digital platforms were most frequently selected.

6.2 Online Sales Activity

Chart 9: Online Sales Channels

Q11. Do you sell products or services online?

37 responses



More than half of respondents indicated no online sales activity.

6.3 Other Promotional Channels

Chart 10: Other Promotional Channels

Q12. Aside from digital channels, do you promote your business in other ways?

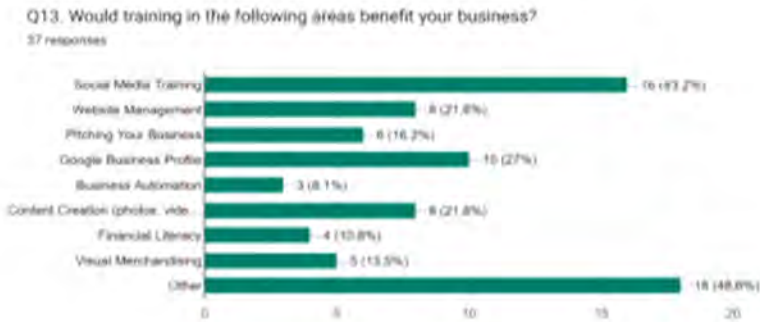
37 responses



Traditional promotional methods continue to be used alongside digital channels.

7. Business Capability & Training

Chart 11: Learning & Development Needs



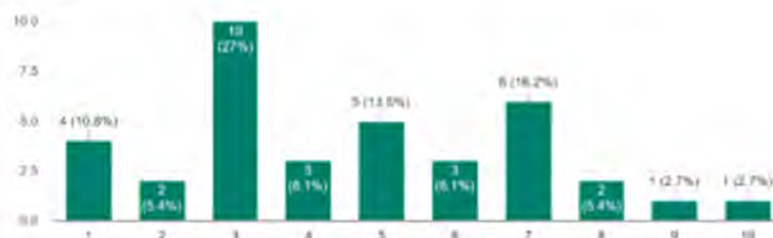
Social media and Google Business Profile support were most frequently identified.

8. Precinct Conditions & Safety

Chart 12: Safety Rating Distribution

Average Safety Rating: 4.64 out of 10

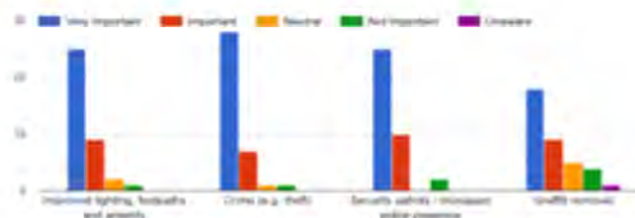
Q14. Overall, how safe do you and your staff feel while working in Central Coburg?
37 responses

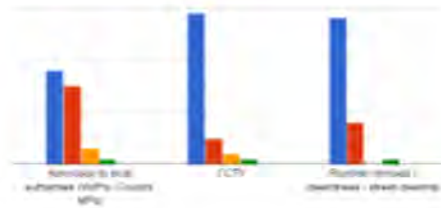


The average rating indicates moderate concern regarding safety.

Chart 13: Precinct Issues Importance Matrix

Q15. How important are the following issues in Central Coburg?



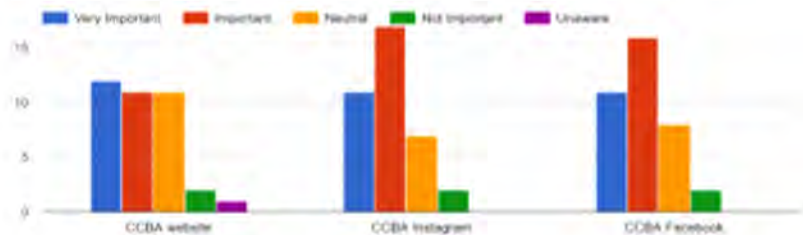


Crime, lighting, security presence and cleanliness were frequently rated Important or Very Important.

9. CCBA Marketing & Activation Priorities

Chart 14: CCBA Marketing Channels Importance

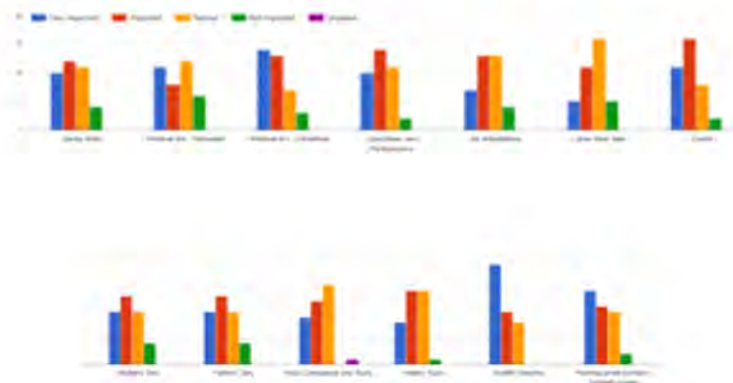
Q17. How important are the following CCBA activities to your business?



Results indicate varying perceived importance across channels.

Chart 15: Events & Activations Priority Ranking

© 1998 Blackwell Science Ltd *Journal of Internal Medicine* 243: 105–112



Live music, seasonal and food-related activations received strong support.

10. Customer Access & Experience

Chart 16: Customer Travel Modes

Q20. How do most of your customers travel to your business?

37 responses



Car access was most frequently identified.

Chart 17: Parking Importance Distribution

Q21. How important is convenient parking (within approx. 20 metres)?

37 responses

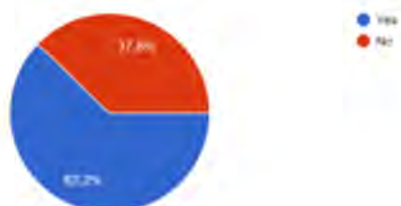


97% rated parking as Important or Very Important.

11. Community & Engagement

Chart 18: CCBA Awareness Levels

Q23. Did you know CCBA is a volunteer-led organisation?
37 responses



A majority indicated awareness that CCBA is volunteer-led.

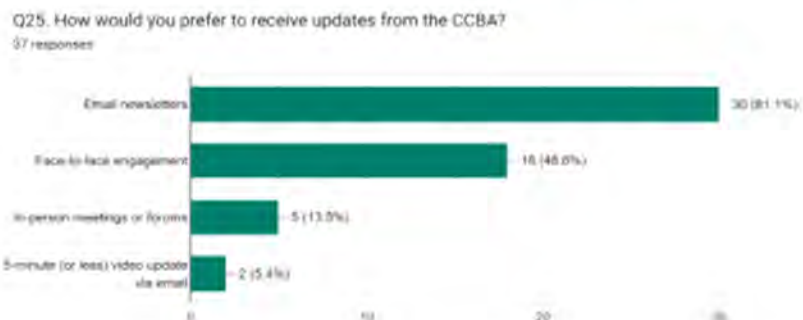
Chart 19: Interest in Contributing

Q24. Would you be interested in contributing to the CCBA?
37 responses



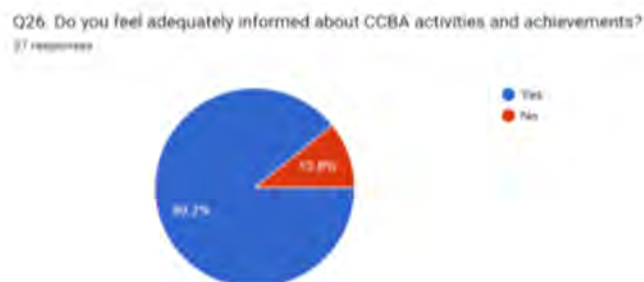
Some respondents expressed interest in involvement opportunities.

Chart 20: Preferred Communication Methods



Email newsletters were most frequently selected.

Chart 21: Information Adequacy



Responses were mixed regarding feeling adequately informed.

Chart 22: Business Connectivity Levels

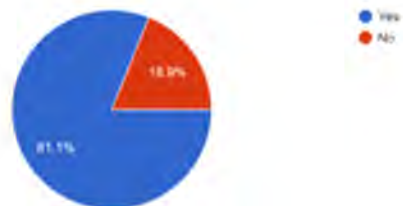
Q28. How connected do you feel to other businesses in Central Coburg?
37 responses



Most respondents reported being somewhat connected.

Chart 23: Support for Community Initiatives

Q29. Would you support initiatives to strengthen the business community?
37 responses



A majority indicated support for strengthening the business community.

12. General Feedback

Open-ended responses referenced safety, cleanliness, visitation and redevelopment impacts. All qualitative responses are retained on file.

13. Governance & Engagement Findings

Operational engagement is delivered by part-time contracted roles.

Survey distribution included identification of nearest Committee representatives, increasing governance visibility and informal engagement opportunities.

14. Limitations

- Results reflect 37 voluntary responses
- Findings are descriptive and not statistically representative
- Responses are self-reported

15. Application of Findings

- 2026/27 Marketing Plan
- Events & Activation Calendar
- Business Capability Initiatives
- Precinct Focus Priorities
- Governance Engagement Structure

This report is submitted to the CCBA Committee for consideration in finalising the 2026/27 Plan and provided to Council for information.

Appendix B

Coburg economic baseline

Purpose

This appendix summarises the key economic baseline data for Coburg that supports Section 5 of the Strategic Business Plan. The material is drawn from the Coburg economic baseline report prepared for Merri-bek City Council.

Coburg Activity Centre scale

- 850 businesses
- 5,238 jobs
- \$574 million gross value added (FY2023-24)

Coburg 3058 in-store spending (FY2024-25)

- **Total:** \$440.8 million (2nd highest suburb in Merri-bek)
- **Top spending categories:**
 1. Specialised and luxury goods
 2. Professional services
 3. Grocery stores and supermarkets
 4. Dining and entertainment

Visitor expenditure

Approximately 75% of total in-store spending in Coburg 3058 comes from visitors (ca. 23% from elsewhere in Merri-bek; ca. 52% from outside Merri-bek).

Resident spending patterns

Coburg residents spend more than three times as much outside Coburg as they do within the suburb, and more than four times as much online.

Data source

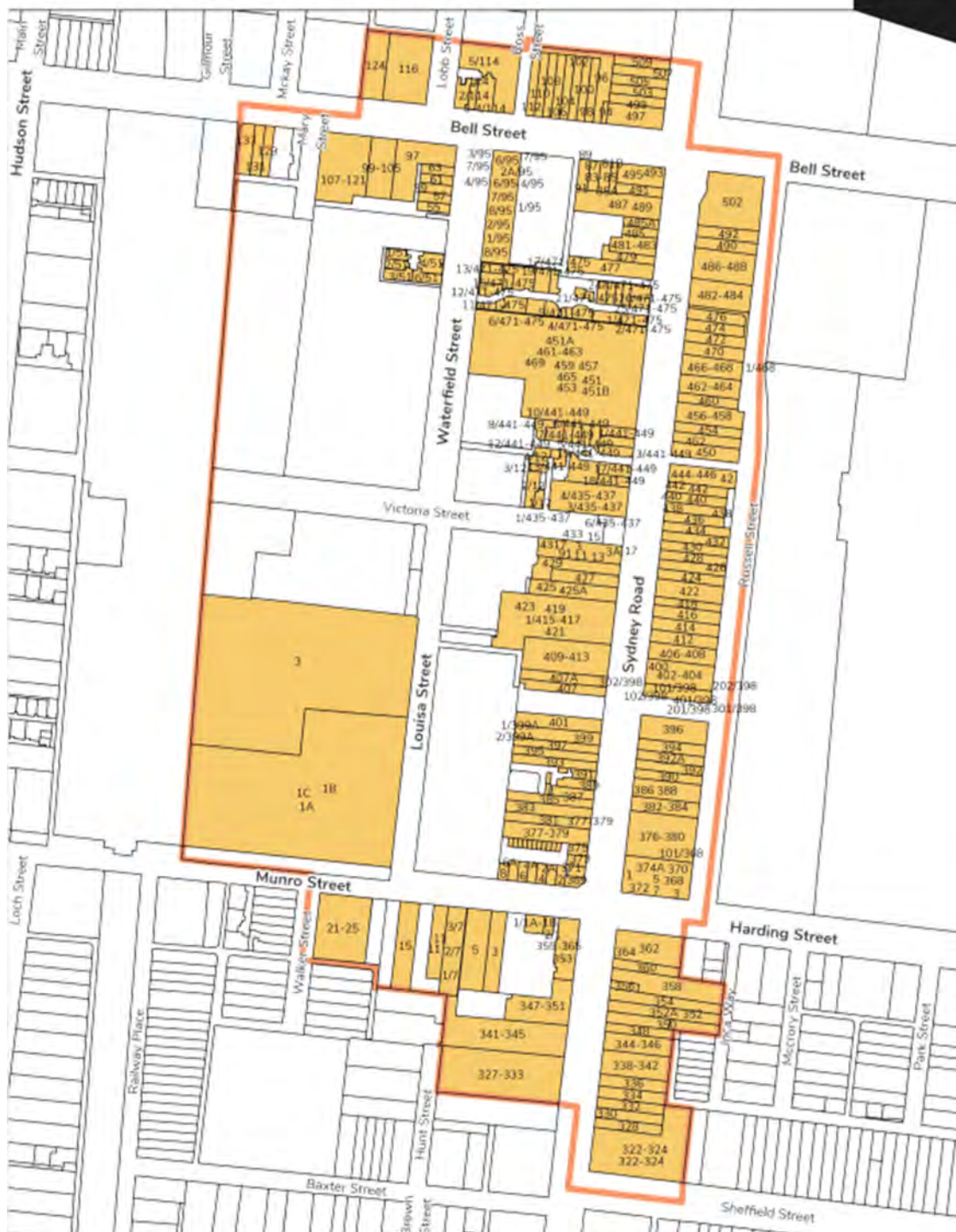
Spendmapp (Geografia Pty Ltd via Merri-bek City Council), FY2024-25.

Appendix C

Central Coburg Shopping Precinct Special Charge Scheme Boundary Map



**Central Coburg Shopping Precinct
Special Charge Scheme 2027-2032
Property Boundary Map**





DOC: D26/361999

Tel: 8311 4131

18 September 2026

Name

Address 1

Address 2

Address 3

Dear Sir/Madam

NOTICE OF INTENTION TO DECLARE A SPECIAL CHARGE SCHEME FOR CENTRAL COBURG SHOPPING PRECINCT 2027-2032

Property Address: [To be inserted]

Further to previous correspondence dated 13 August 2026, I am writing to update you on the proposed renewal process of the Central Coburg Shopping Precinct Special Charge Scheme.

Details of the Scheme

The Scheme was first introduced in 1997 and has been successfully renewed ever since. The current Scheme commenced on 1 October 2022 and will end on 30 June 2027. On 12 June 2026, Merri-bek City Council (**Council**) received a letter from Central Coburg Business Association Inc (**CCBA**) requesting that Council begin the statutory process to renew the special charge scheme (**Scheme**) for the Central Coburg Shopping Precinct (**Precinct**). Following that request, Council has considered the matter, and has now decided to commence the statutory process to declare the proposed Scheme [2027 – 2032].

In accordance with a resolution of Council made at its meeting on 9 September 2026, notice is given that, at its meeting to be held on 14 April 2027, Council intends to declare a special charge under section 163(1) of the Local Government Act 1989 (**Act**) for the purposes of defraying promotional, advertising, marketing and business development expenses, all of which are associated with the encouragement of commerce, retail, professional activity and employment in the Precinct.

The Scheme is to be declared, and will remain in force, for a five-year period commencing on 1 July 2027 and concluding on 30 June 2032. The first rating period for the Scheme will be the 2027-2028 rating period.

Speak with us in your language		For more information visit merri-bek.vic.gov.au/your-language	
Per maggiori informazioni nella tua lingua, chiama il numero 9280 1911	اپس زبان میں مزید جاننے کے لیے 9280 1917 پر کال کریں۔	如需了解更多您语言版本的信息, 请致电 9280 0750	अपनी भाषा में अधिक जानने के लिए 9280 1918 पर कॉल करें
Για να μάθετε περισσότερα στην γλώσσα σας, καλέστε το 9280 1912	तपाईंको भाषामा थप जानकारी लागि 9280 1910 मा कल गर्नुहोस्	Para saber más en tu idioma llama al 9280 1916	To speak with us in a language not listed here, please call 9280 1919
لمعرفة المزيد بلغتك، اتصل 9280 1913 بالرقم	Kendi dilinizde daha fazla bilgi edinmek için 9280 1914 'ü arayın	Để tìm hiểu thêm bằng ngôn ngữ của bạn, hãy gọi 9280 1915	

Copies of the proposed declaration of the Scheme and a detailed plan of the Scheme area, are available for inspection at:

- Coburg Civic Centre, 90 Bell Street, Coburg; and
- Coburg Library, Louisa Street, Coburg.

These documents may be viewed during normal business hours for a period of at least 28 days after the publication of the 'Notice of Intention to Declare a Special Charge for the Central Coburg Shopping Precinct' and will be published on Council's website, included in the CCBA newsletter and The Age newspaper on Saturday 19 September 2026.

A copy of the as-published Public Notice is **attached** to this letter.

Declared Area

The proposed Scheme (2027 – 2032) will impact 279 properties and the proposed Scheme boundary remains relatively unchanged from the current Scheme.

The land and properties in relation to which the Scheme is to be declared is all the land and properties described in the following street addresses:

- 327 – 509 (inclusive) and 322 – 502 (inclusive) Sydney Road, Coburg;
- 94 – 124 (inclusive) and 81B – 91A, 95 – 121, and 129 – 133 (all inclusive) Bell Street, Coburg;
- 2 – 8 (inclusive) and 1 – 15 (inclusive) and 21 – 25 (inclusive) Munro Street, Coburg;
- 1 – 7 (inclusive) Harding Street, Coburg;
- All properties in Louisa Street, Coburg;
- 1 – 17 (inclusive) and 1/12 – 4/12 (inclusive) Victoria Street, Coburg; and
- All properties in Waterfield Street, Coburg.

Manner of assessment

The proposed Scheme is modelled to raise an amount of \$1,143,333.96 over the five-year period.

The Special Charge will be assessed and levied based on the capital improved value (**CV**) of each property included in the Scheme as at 1 July 2026 (**CV**). Each property's tiered benefit classification will remain unchanged for the duration of the Scheme. Different fixed amounts are payable depending on the tier each property is allocated.

For the first year of the Scheme (1 October 2027 to 30 June 2028), the following amounts are specified as being payable by those properties in the following tiered benefit classifications (in order to raise a pro rata amount of \$224,138.96):

- Tier 1 (CV \$0 - \$239,000.99) 10 properties each pay \$304.90;
- Tier 2 (CV \$240,000 - \$359,000.99) 31 properties each pay \$407.63;
- Tier 3 (CV \$360,000 - \$849,999.99) 113 properties each pay \$479.44;
- Tier 4 (CV \$850,000 - \$1,149,999.99) 36 properties each pay \$674.98;
- Tier 5 (CV \$1,150,000 - \$2,099,999.99) 67 properties each pay \$1,267.09; and
- Tier 6 (CV \$2,100,000 plus) 22 properties each pay \$2,049.20.

For the second, third, fourth and fifth years of the Scheme, the special charge payable by the properties in each of the above tiered benefit classifications will be based on an increase of one percent on the respective amounts payable by the properties in the immediate preceding year.

[10316645/54206204_1]

Your liability under the Scheme

If the proposed Scheme is implemented, the levy contribution for the first rating period of the Scheme (1 July 2027 – 30 June 2028) based on the property details below has been calculated as follows:

Property Address	(To be inserted)
Assessment Number	(To be inserted)
Capital Improved Value as at 1 July 2026	(To be inserted)
Tier	(To be inserted)
Contribution	(To be inserted)

Written Submissions

Any person affected by the proposed declaration may make a written submission and/or objection to Council by **5pm Monday 26 October 2026** addressed to:

Manager City Design and Economy
Merri-bek City Council
Locked Bag 10
Brunswick VIC 3056

or via email: business@merri-bek.vic.gov.au

For enquiries about the proposed renewal of the Scheme, please contact the Economic Development Team on 8311 4131 or email business@merri-bek.vic.gov.au.

Yours sincerely,

Caden McCarthy

Manager City Design and Economy

Encl. Copy of Public Notice.

[10316645/54205204_1]

7.6 RESPONSE TO NOTICE OF MOTION - SHORT STAY ACCOMMODATION

Director Place and Environment, Pene Winslade
City Design and Economy

Officer Recommendation

That Council:

1. Notes that the Victorian Government is investigating potential planning reforms to provide councils with powers to regulate short stay accommodation.
2. Notes the feedback provided by Council Officers to the Department of Transport and Planning (DTP) on proposed planning reforms for short stay accommodation.
3. Supports continued engagement with DTP, ongoing monitoring of the impacts of short stay accommodation in Merri-bek, and advocacy for a practical and effective regulatory framework.
4. Notes that the actions arising from the Notice of Motion - Short Stay Accommodation, resolved by Council on 14 August 2024, have been completed.

REPORT

Executive Summary

This report responds to the 14 August 2024 Notice of Motion on Short Stay Accommodation and provides an update on the actions arising from that resolution and the Victorian Government's short stay accommodation reforms.

Since the Notice of Motion in 2024, the Victorian Government has progressed several initiatives relating to short stay accommodation, which is accommodation booked for a continuous period of less than 28 days. These reforms include:

- The introduction of the *Short Stay Levy Act 2024*, which imposes a statewide 7.5 per cent levy on bookings for short stay accommodation.
- Changes to the *Owners Corporations Act 2006* to strengthen the management of disruptive behaviour associated with short stay accommodation.
- Ongoing investigation of planning system reforms that may provide councils with powers to regulate short stay accommodation.

Current data indicates that short stay accommodation represents a relatively small proportion of Merri-bek's housing stock, accounting for 0.77 per cent of private dwellings, with 7.7 listings per 1,000 dwellings compared with 33 across comparable inner-city councils (Yarra, Port Phillip and Stonnington).

In this context and having considered the viability of available local regulatory mechanisms, the Victorian Government's planning reform process provides the most appropriate opportunity to consider the regulation of short stay accommodation.

Accordingly, it is recommended that Council continue to engage with the Department Transport and Planning (DTP), monitor local impacts and advocate for a practical and effective regulatory framework.

Previous Council Decisions

Council has considered short stay accommodation on several occasions since July 2023.

Notice of Motion – Short Stay Accommodation – 14 August 2024

That Council:

1. *Writes again to the Minister for Government Services, Gabrielle Williams MP, noting our earlier request for further detail about the proposed legislative changes in respect to short stay accommodation, observing that significant time has elapsed since the announcement of the measure and expressing concern about the efficacy of the proposed action, if it does not include an annual cap on the number of days a property can be rented on a short-term basis.*
2. *Writes to the Minister for Planning raising the important issue of the proliferation of short-stay accommodation and its impact on housing supply in light of the current housing crisis and seeking the Minister's advice and views on the appropriateness of the planning system to address this issue and of any plans to do so as part of the Government's planning reform agenda, as well as advice on any other suggested mechanisms for how State and/or Local Government can regulate the extent to which dwellings are being rented out as short-stay accommodation.*
3. *Notes the success other jurisdictions have had in shifting properties back to long-term housing by installing caps on the number of days they can be available for short stay.*
4. *Notes the advice provided in the report to the February 2024 Council meeting about the inability to pursue a local law on the basis of the impending legislation and receives a report once more detail is known about the legislation. The report should consider what options there are, particularly in relation to the ability for a local law to impose an annual cap on the number of days a property can be listed as short-stay accommodation and include any advice received from the Minister for Planning.*

Short-stay Accommodation – 14 February 2024

That Council:

1. *Writes to the Minister for Government Services, Gabrielle Williams MP, to ask for clarification on the legislative changes on local government powers arising from the introduction of a Short-stay Levy.*
2. *Supports Recommendation 34 of the State Parliamentary Inquiry into the rental and housing affordability crisis for the Victorian Government to introduce legislation to establish a mandatory code of conduct for the short-stay rental accommodation industry.*
3. *Works with the Municipal Association of Victoria and other local governments to advocate for regulation to allow a cap on the total number of days per year a property can be used for short-stay accommodation.*
4. *Writes to all major short-stay accommodation platform providers to request detailed information on the numbers and operation of the short-stay accommodation market in Merri-bek.*

Short-stay Accommodation – Estimates and Options – 13 September 2023

That Council:

1. *Notes this report as an overview of the complex set of issues around short stay accommodation; its prevalence; its impact on the long-term rental market and regulatory responses in other Victorian municipalities and some interstate areas.*
2. *Notes the advocacy that the Municipal Association of Victoria has undertaken in relation to regulation of short-stay accommodation and the advocacy and action that Council has undertaken in relation to affordable housing delivery.*

3. *Supports in principle levying a fee and applying a cap on the total number of days per year a property can be used for short stay accommodation and receives a further report by February 2024 which updates Council on planning and regulatory policy reform related to housing and based on this reform, outlines any options and legal barriers in relation to a local law for short stay accommodation.*

Notice of Motion – Consideration of Airbnb and Short stay Accommodation Tax – 12 July 2023

That Council receives a report to the September 2023 Council meeting that considers:

1. *The best available estimate of the number and availability of short-stay properties relative to the number of owner-occupied and rented dwellings in Merri-bek.*
2. *The ability of Council to limit the number and availability of short-stay accommodation in Merri-bek using powers available to Council.*
3. *The ability of Council to impose financial costs to short stay accommodation providers, in the form of levies, fines and/or charges, using powers available to council. The examples of Warrnambool, Bass Coast Shire, Frankston and Mornington Peninsula Councils could be drawn upon.*
4. *The viability of options to effect positive change through policy or strategic advocacy.*

1. Policy Context

Victorian Government

Victorian planning strategies

The Victorian Government's *Housing Statement* (2023) sets out a range of actions to address housing supply and affordability, including measures targeting short stay accommodation. As part of the Statement, the Government committed to introducing a levy on short stay accommodation bookings, with revenue to be directed to Homes Victoria to support social and affordable housing.

Relevant legislation

The *Short Stay Levy Act 2024* came into effect on 1 January 2025 and introduced a statewide 7.5 per cent levy on bookings for short stay accommodation of less than 28 consecutive days. The levy is collected by booking platforms or hosts.

The regulation of short stay accommodation within owners corporation developments has also evolved through amendments to the Owners Corporations Act 2006. The *Owners Corporations Amendment (Short-stay Accommodation) Act 2018* introduced measures to address damage and disruption caused by unruly parties in apartment buildings. Further amendments, effective from 1 January 2025, enabled owners corporations to prohibit short stay accommodation in certain circumstances and strengthened enforcement by making owners and guests jointly and severally liable for damage to common property and related penalties.

Accordingly, short stay accommodation is currently regulated primarily through taxation and owners corporation legislation, rather than through *the Planning and Environment Act 1987*.

Merri-bek City Council

Council Plan and Community Vision 2025-29

This report supports the Council Plan 2025–29 by supporting Council's objectives to promote affordable, quality and sustainable housing, support community wellbeing, and ensure growth is well managed through consideration of an appropriate regulatory framework for short stay accommodation.

Merri-bek's General Local Law 2018

Merri-bek's *General Local Law 2018* primarily regulates matters relating to public safety, neighbourhood amenity, nuisance, noise, waste management and the condition of private property. While some provisions may assist in addressing nuisance and amenity impacts associated with individual short stay accommodation properties, the Local Law does not regulate the use of dwellings for short stay accommodation.

Council is currently reviewing the *Merri-bek City Council General Local Law 2018*. Following Phase 1 community consultation in early 2026, which did not identify short stay accommodation as a community concern, a draft Local Law is being prepared for Council's consideration in late 2026.

Merri-bek Planning Scheme

The Merri-bek Planning Scheme does not contain specific policy relating to short stay accommodation. However, the Municipal Planning Strategy provides relevant strategic direction through Clause 02.03-1 (Settlement), Clause 02.03-3 (Environmental Risks and Amenity) and Clause 02.03-5 (Housing), which collectively support sustainable housing growth, housing diversity and the protection of residential amenity.

2. Background

Merri-bek short stay accommodation

Current data identifies 603 active short stay accommodation listings, representing approximately 0.77 per cent of Merri-bek's 78,226 private dwellings. Of these listings, 63.5 per cent are entire home lettings and 36.5 per cent are private room arrangements. The highest concentrations of listings are in:

- Brunswick: 214 listings.
- Brunswick East: 126 listings.
- Coburg: 61 listings.

Across all listings, the average occupancy rate is 63.2 per cent, equivalent to approximately 231 booked nights per year. Comparison with other inner-city councils indicates that short stay accommodation is substantially less prevalent in Merri-bek than in comparable municipalities. Merri-bek has 7.7 listings per 1,000 dwellings, compared with an average of 33 listings per 1,000 dwellings across the Cities of Melbourne, Port Phillip, Yarra and Stonnington.

Response to Notice of Motion – Short Stay Accommodation

The following section responds to each item of the Notice of Motion resolved by Council on 14 August 2024.

Item 1 – Correspondence to the Minister for Government Services

In accordance with Council's resolution, Council wrote to the Minister for Government Services in September 2024 seeking further information regarding the proposed Short Stay Levy and the Victorian Government's commitment to provide councils with powers to regulate short stay accommodation. Council also expressed concern regarding the effectiveness of the proposed reforms if they did not include mechanisms such as an annual cap on the number of days a dwelling could be used for short stay accommodation.

The Minister referred Council's correspondence to the Treasurer. A response was received in February 2025 advising that the *Short Stay Levy Act 2024* had received Royal Assent, introducing a 7.5 per cent levy on bookings of less than 28 days.

The response also confirmed the Victorian Government's intention to introduce planning system reforms that would provide councils with opt-in powers to regulate short stay accommodation.

Item 2 – Correspondence to the Minister for Planning

Council wrote to the Minister for Planning in September 2024 seeking advice regarding the appropriateness of the planning system as a regulatory tool and requested information on any other mechanisms that may assist State or local government in regulating short stay accommodation.

The response confirmed that the Victorian Government had committed to providing councils with powers to regulate short stay accommodation through the planning system and that the Department of Transport and Planning (DTP) had been tasked with developing options to implement this commitment.

Item 3 – Annual caps on short stay accommodation

The Notice of Motion noted examples from other jurisdictions that have implemented short stay caps. This issue was reflected in Council's feedback to DTP on proposed planning reforms. Council's feedback identified annual caps on non-hosted short stay accommodation as a potential measure that may warrant consideration as part of any future State-led regulatory framework for managing impacts on housing supply.

Item 4 – Advice on the regulation of short stay accommodation

The actions arising from Items 1–3 of the 14 August 2024 Notice of Motion have now been completed. Item 4 seeks advice on the available regulatory mechanisms for short stay accommodation, including the potential role of local law in the context of the Victorian Government's proposed planning reforms. The following section summarises the proposed planning reforms and the rationale for continued engagement and advocacy by Council.

3. Issues

Victorian Government reform

A significant amount of work has already been undertaken by the Victorian Government to regulate short stay accommodation, including the introduction of the Short Stay Levy Act 2024 and amendments to the Owners Corporations Act 2006 to strengthen the management of disruptive behaviour. This reduces the need for separate local measures regarding safety and amenity.

The outstanding element of the Victorian Government's reform agenda is planning reform that may provide councils with greater powers to regulate short stay accommodation in the municipality.

Planning reform

DTP commenced consultation with councils on planning options in early 2026, with Council officers providing high-level feedback based on local data and operational experience and attending a DTP workshop in May 2026.

The final form of the planning reforms, including the scope of any new powers and arrangements for implementation, compliance and enforcement, has not yet been determined.

A state-wide approach could provide a consistent framework across councils and enable any new controls to be implemented through the statutory planning system. It would also provide a more appropriate mechanism for regulating the use of dwellings for short stay accommodation than existing local regulatory mechanisms.

However, the effectiveness of any planning controls will depend on access to reliable data, including a mandatory registration system or centralised database accessible to councils, to support implementation, compliance monitoring and enforcement. As part of its engagement with DTP, Council officers have advocated for the framework to consider annual limits for non-hosted entire home accommodation, while applying different requirements to hosted accommodation where the host remains on the premises during the guest's stay.

Current data indicates that short stay accommodation represents a relatively small proportion of Merri-bek's housing stock and is concentrated in a limited number of suburbs. This local evidence should continue to inform Council's advocacy as the State considers the appropriate scope and application of any future planning controls.

Local regulatory mechanisms

Local law

A Local Law may assist in addressing demonstrated amenity and safety impacts associated with individual short stay accommodation properties. However, its purpose is to address impacts associated with a property, rather than regulate the broader use of dwellings for short stay accommodation. It can therefore respond to issues such as repeated nuisance or anti-social behaviour affecting neighbouring residents.

A more restrictive approach, such as an annual cap on the number of nights a property may be used for short stay accommodation, would be difficult to enforce. Effective enforcement would require reliable booking and occupancy data that is not readily available to Council, making compliance monitoring difficult and resource intensive. The City of Melbourne similarly paused consideration of an annual cap following the Victorian Government's announcement of the Short Stay Levy.

The current review of the *General Local Law 2018* provides an opportunity to consider whether amendments relating to short stay accommodation are appropriate as part of the draft Local Law. However, a Local Law is not considered an appropriate mechanism for broader regulation of short stay accommodation, including an annual cap.

Differential rates

A differential rating approach applies different rates to types of properties. However, there are significant legal and practical challenges associated with applying a differential rate to short stay accommodation properties.

In September 2024, Council investigated a differential rate for residential property investors and found that there was significant uncertainty as to whether such a differential rate could be lawfully applied and whether it would exceed Council's powers under the *Local Government Act 1989*. Similar legal issues are likely to arise if Council sought to apply a differential rate to short stay accommodation properties.

There are also practical challenges in identifying and monitoring properties used for short stay accommodation, as reliable information on property use is not readily available to Council. Further investigation would likely require significant resources and cost, with limited prospect of achieving a lawful and effective outcome. Accordingly, differential rating is not considered to be a practical or effective mechanism for regulating short stay accommodation in Merri-bek.

Recommended approach

The Victorian Government is actively developing a planning framework that may provide councils with greater powers to regulate short stay accommodation. In light of this work, Council should continue to engage with DTP, monitor the local impacts of short stay accommodation and advocate for a practical, evidence-based and enforceable State regulatory framework.

Council does not recommend pursuing a separate local regulatory regime, including an annual cap through a Local Law or differential rating, while the State's planning reforms are being developed.

Community impact

While short stay accommodation represents a relatively small proportion of Merri-bek's housing stock, it may have implications for housing availability and affordability. The recommendations support Council's ongoing advocacy, monitoring and engagement with the Victorian Government as it develops a regulatory framework.

Climate emergency and environmental sustainability implications

There are no climate emergency implications associated with this report.

Economic sustainability implications

Short stay accommodation supports Merri-bek's visitor economy by providing a range of accommodation options for international, interstate and regional visitors. This aligns with *Council's Economic Development Action Plan 2024–2027*, which supports the visitor economy and local businesses. The recommendations in this report do not have any direct economic sustainability implications.

Legal and risk considerations

The Victorian Government is developing planning reforms for short stay accommodation, with the final framework yet to be determined. The recommendations in this report do not present legal risks; however, a separate local law framework or annual cap may create implementation and enforcement challenges and may be inconsistent with future State reforms.

Human Rights consideration

The implications of this report have been assessed in accordance with the requirements of the Charter of Human Rights and Responsibilities.

4. Community consultation and engagement

The review of the *Merri-bek City Council General Local Law 2018* is currently underway. Phase 1 community consultation was undertaken from 8 April to 6 May 2026. A total of 138 submissions were received. No submissions identified short stay accommodation as a community concern.

The outcomes of Phase 1 community consultation will be publicly reported in late 2026 as part of the Local Law Review 2026 process.

Affected persons rights and interests

Before making a decision that affects a person's rights, Council must identify whose rights may be directly affected and provide an opportunity for that person (or persons) to convey those views regarding the effect on their rights and consider those views. The recommendations in this report do not directly affect the rights or interests of any identifiable person or group.

5. Officer Declaration of Conflict of Interest

Council officers involved in the preparation of this report have no conflict of interest in this matter.

6. Financial and resources implications

There are no direct financial implications arising from the recommendations in this report. Engagement with the DTP, advocacy relating to the Victorian Government's reforms and monitoring the impacts of short stay accommodation will be undertaken within existing operational resources. Any future resource implications will be considered once the final regulatory framework is known.

7. Implementation

Council will continue to monitor the impacts of short stay accommodation, engage with DTP as reforms progress, and advocate for an effective and practical regulatory framework.

Attachment/s

There are no attachments for this report.

7.7 SUMMER SPORT ALLOCATIONS 2026/2027

Director Community Eamonn Fennessy

Community Wellbeing

Officer Recommendation

That Council:

1. Allocates sports grounds and pavilions for the 2026/2027 summer season to the clubs shown in Attachment 1 to this report.
2. Authorises the Director Community to make any necessary changes to the allocation of facilities for the 2026/2027 summer season if required and to inform Council of any changes.
3. Notes any club owing ground and pavilion fees from previous seasons, or owing any other debt to Council, will be informed that no ground allocation will be granted until payment is made, or a payment plan has been agreed to.
4. Notes current junior and female participation levels at sports clubs contained within this 2026/2027 Summer Sports Ground Tenancy Allocations Report.

REPORT

Executive Summary

Council is committed to providing the community with sporting and recreational facilities and opportunities to encourage physical activity and improve community health and wellbeing outcomes. Council's Allocation and Use of Sporting Facilities, Grounds and Pavilions Policy 2025 (the Policy) provides a framework for the annual and seasonal allocation of sporting grounds and pavilions to clubs through a tenancy agreement.

In line with the Policy, facilities are allocated to clubs with sound governance structures, open membership for men, women and juniors, and a demonstrated commitment to social responsibility, including participation in club development programs. Eleven (11) summer seasonal tenancy applications were received from clubs and all requests can be accommodated. This report also provides an update on progress of each club's junior and female participation levels. Several clubs are still in the process of submitting their compliance documentation which is required prior to receiving their summer 2026/2027 sports ground seasonal allocation.

Previous Council Decisions

Summer Sporting Allocations 2025/26 – 10 September 2025

That Council:

1. *Allocates sports grounds and pavilions for the 2025/2026 summer season to the clubs shown in Attachment 1 to this report. Minutes of the Council Meeting held on 10 September 2025 (D25/466069)*
2. *Authorises the Director Community to make any necessary changes to the allocation of facilities for the 2025/2026 summer season if required and to inform Council of any changes.*
3. *Notes any club owing ground and pavilion fees from previous seasons, or owing any other debt to Council, will be informed that no ground allocation will be granted until payment is made, or a payment plan has been agreed to.*
4. *Notes current junior and female participation levels at sports clubs contained within this 2025/2026 Summer Sports Ground Tenancy Allocations Report.*

1. Policy Context

The Merri-bek City Council Allocation and Use of Sporting Facilities, Grounds and Pavilions Policy (the Policy), together with the Sporting Facilities, Grounds and Pavilions User Guide (the User Guide) provide a framework for the allocation for Council's sports facilities and outline the terms and conditions of use.

Council's Sport and Active Recreation Strategy 2020 and Open Space Strategy guide the planning, provision and management of facilities and places that support community sport and participation.

2. Background

Council adopted a revised Allocation and Use of Sporting Facilities, Grounds, and Pavilions Policy in December 2023. The revision of the Policy, together with the User Guide, outlines the terms and conditions of use for Council's sports facilities.

For facilities to be allocated to clubs, they are required to:

- Have sound governance structures
- Provide open membership for men, women and juniors
- Demonstrate a commitment to social responsibility
- Participate in club development programs

The Policy also contains conditions for leasing and allocation of Council facilities to clubs whose membership provide the following in their respective sporting codes:

- At least one junior team/side
- At least one female team/side
- Registered sport association development programs
- Female representation on club committee and/or board

Priority leasing and allocation of facilities will be given to clubs that:

- Are inclusive of people with disabilities, and actively support juniors, females and people from culturally and linguistically diverse backgrounds (CALD) to participate in recreation
- Demonstrated participation by Merri-bek residents
- Comply with all previous occupancy requirements
- Completed approved capital work projects to the satisfaction of Council

The revised Policy now also provides concessions to clubs who ensure equitable scheduling of training for all participants and/or obtaining 50 per cent or above representation of women, girls, or gender diverse people on Committee Leadership roles. Clubs providing sport, recreation and physical activity opportunities must develop and demonstrate policies, strategies and active programs that increase the participation, general health and wellbeing of juniors, girls and women.

3. Issues

Community impact and Capacity of Merri-bek's sporting grounds

Tenancy and allocation applications are considered firstly in relation to the capacity of Merri-bek's sporting grounds, and secondly with respect to the club's compliance to the Policy.

Council's Cricket facilities consist of the following number of fields:

- 13 turf table wicket sports fields

- 15 synthetic wicket sports fields

Each ground will have a different capacity for use, which is dependent on the sporting code played, age groups, team sizes, Sporting Associations competition schedule, season/weather, soil profile, grass type, irrigation and drainage. Cricket also has the added aspect of turf wickets, with each turf table varying in how many wickets can be used and prepared for competitions.

Summer clubs consist of mostly cricket, as well as one Baseball Club, and one Ultimate Frisbee Club. The main capacity restrictions and concerns are:

- Turf wicket matches on Saturdays
- Friday night junior synthetic matches.

Other usage can be accommodated; however, these two specific slots (Friday Nights and Saturday) are at capacity.

Considerations leading into the 2026/2027 summer season

Changeover/Maintenance

Every year, post winter season, grounds and turf wickets need to be prepared for the summer season. The grounds need to be seeded, turf replacement, aeration, scarification, oversewing, top-dressing, and turf wickets prepared.

Turf wicket preparation is particularly important as it will dictate when cricket clubs can start playing their first matches of the season. This preparation typically requires 6 weeks; however, AFL finals can occasionally shorten this timeline meaning that some clubs are not able to play their first couple of matches at their home ground.

During this transition period, scheduling maintenance at optimal times (August/September) is challenging due to access and resources. As a result, tasks such as topdressing the ovals must be distributed throughout the remainder of the year, which may not be ideal for cricket activities as it could affect training and matches.

Sportsground projects

This summer, there will be no major projects affecting cricket grounds or clubs. All projects undertaken in 2025/26 season have been completed and clubs are able to return to their previous year's facilities. These grounds include:

- Allard Park Reserve
- Cole Reserve North Ground
- Oak Park North Ground

Notable Trends for future strategies

Turf wicket capacity and demand

The availability of turf wickets for senior men's matches on Saturdays has reached full capacity. However, there are still clubs interested in fielding an additional turf team or transitioning from synthetic to turf wickets. Council currently is not building or providing any additional turf wickets, due to the high cost of both development and maintenance. It is also preferable to maintain a balance between turf and synthetic wickets to support junior and community level cricket.

Further to the seasonal allocations received by clubs, two clubs have requested additional turf grounds for games which include:

- East Coburg Cricket Club – half share of turf wicket for Saturdays due to growth.
- Oak Park St Francis de Sales Cricket Club – half share of turf wicket for Saturdays due to growth.

These requests can only be granted if other clubs do not field the number of teams already indicated in their seasonal application.

It should be noted that there will continue to be demand for more sides on turf in future seasons and council currently can't meet these demands.

Friday Night Synthetic Pitches

Junior cricket competitions continue to evolve away from Saturday AM to Friday night competitions across all age groups as the preferred and most popular time. We are at full capacity with Synthetic ground offerings this summer with Wallace Reserve West, Fleming Park and Shore Reserve Synthetics all being now fully utilised on Friday nights to accommodate this trend and demand.

Brunswick Cricket Club secured a Cricket Victoria grant to add a synthetic cricket pitch on Holbrook Reserve. This will allow for both turf and synthetic cricket to be played at this ground. This project in consultation with the summer and winter clubs will likely be completed after the commencement of cricket season.

Sporting Ground and Pavilion Allocation Policy - Summer 2026/2027

A list of the 11 clubs applying for a summer 2026/2027 sports ground and pavilion allocation is listed in Attachment 1 along with the participation levels of genders in juniors and seniors, including numbers of teams each club has. The data is requested as part of each club's tenancy application prior to season starting.

For the upcoming 2026/2027 summer season, there is one Cricket Club who have not registered a female or junior team with their associated competition. Council Officers are working with the club to increase their participation with the assistance of Cricket Victoria. Actual team and player registrations will be confirmed by cricket associations prior to the commencement of the season.

If this club does not manage to register either a junior or women's team, they will be advised their allocation will not be granted and they will be registered as a casual booking and officers will continue to work with the club to build the women and girls program.

Council Officers have been in touch with other clubs who have identified that they may be struggling to maintain a junior or female team for the 2026/2027 season. Clubs and Council officers have been working closely with Cricket Victoria to support these clubs. Cricket Victoria is supporting clubs to run the 'Blast program' through local schools to encourage players and have clubs that are aligned to run programs over the coming months. Officers will work closely with these clubs over the coming season and into the next season, to support clubs to sustain juniors and female teams.

Upgraded sports allocation booking system

Council is upgrading its existing online booking system, IMS Reserves Manager, to provide greater transparency, accessibility and information for the community regarding the use of Council's sports grounds.

From October 2026, the upgraded public-facing system will be available for the community to view. It will provide information about scheduled activities and ground allocations, allowing residents and community members to see what activities are taking place on Council's sports grounds and when. The upgraded system will also provide an avenue for community members to submit queries regarding ground use and bookings. This will make information about sports ground allocations more accessible and improve transparency around how Council-managed grounds are being used.

Climate emergency and environmental sustainability implications

The Merri-bek Sports Grounds Management and Maintenance Policy aims to provide guidance to Council staff, user groups and the community so that sports grounds can be sustainably managed to ensure appropriate use, quality and service levels.

The ability of Council to provide safe playing grounds of a suitable quality for competition levels, and to maintain acceptable quality of playing surfaces is an important factor to consider. The type of use, age of users and intensity of use, level of competition and compatibility between the varieties of users is a major factor in Council being able to provide sport grounds which meet acceptable standards.

The management of each sports facility is also discussed regularly with clubs, to educate and facilitate the appropriate use of each sports field, pavilion, and other sports infrastructure (e.g. sports field lighting, training nets/facilities and turf wickets). Clubs play an integral role in reactive management of these facilities, with routine checks for safe playing surfaces, and mitigating risks for shared community use.

Sports field usage capacity is defined as the number of hours of use that a surface can sustain before it deteriorates to a point where short-term recovery is not achievable. Sports grounds have been classified into three broad categories with each type having an estimated usage capacity.

The usage capacities are the potential maximum hours of use which includes match play, training and casual use and may be modified by weather conditions, type of sport played, time of year, surface conditions (cover, turf-type, compaction etc.) and the level of maintenance.

In practice the actual usage of many sports grounds often exceeds the recommended usage capacity due to the ever-increasing demand for sports facilities. However, the surface quality of these sports grounds will continuously be monitored and cannot be guaranteed should recommended usage hours be exceeded.

Economic sustainability implications

The clubs and associations applying for summer allocations are non-for-profit organisations, predominantly operated by volunteers. Clubs and associations are often experiencing volunteer fatigue, where the work of many falls on a few. The burnout of volunteers is a regular occurrence, impacting the information, skills and knowledge needed to maintain club operations. Council officers will continue to work with clubs who have identified the lack of volunteers as an issue in ensuring their club is viable.

Legal and risk considerations

The governance audit ensured clubs maintained their incorporation, as State Sporting Association insurance policies would deny indemnity to clubs that have allowed their incorporation to lapse putting Council at risk to cover injury claims. In relation to the Synthetic Cricket Wickets, these have all been audited and are compliant within Cricket Victoria and AFL recommended guidelines.

Human Rights Consideration

The implications of this report have been assessed in accordance with the requirements of the Charter of Human Rights and Responsibilities

Access to sport and physical activity reflects Sections 12 and 18 of the Human Rights Charter which relate to freedom of movement and taking part in public life.

4. Community consultation and engagement

Summer applications opened 15th July 2026 and closed on 12th August 2026. During this time, Council officers liaised regularly with clubs and associations providing advice and guidance on the application process, availability of facilities and grounds and answered questions from club committee members.

While all summer clubs have submitted their applications, registrations for players and teams have not yet been finalised by the relevant leagues and associations. State Sporting Associations and local leagues are responsible for managing the competitions Merri-bek clubs enter. Officers work closely with their staff to monitor team numbers, player registrations, and competition conditions.

For the summer allocations 2026/2027, the following state sporting bodies will be consulted to confirm participation numbers for the season:

- Cricket Victoria
- Softball Victoria
- Ultimate Victoria

To ensure Council can provide appropriate facilities, regular communication and consultation occurs internally to ensure suitability of facilities and grounds to meet competition standards. Supporting this, clubs communicate frequently with Council officers about their needs, and this is monitored as the season approaches.

Affected persons rights and interests

Before making a decision that affects a person's rights, Council must identify whose rights may be directly affected and provide an opportunity for that person (or persons) to convey those views regarding the effect on their rights and consider those views.

All ensuing actions will be progressed in a manner that does not adversely affect individual rights and interests.

Communications

- All clubs and associations will be notified of the Council resolution within 14 days.
- Summer allocations will be approved for each club or association via IMS Reserves Manager as soon as the Policy and application compliance is confirmed.
- Ground allocations will be available to view via IMS Reserves Manager and may change based on the seasonal requirements for ground usage (e.g., preseason, in season fixtures, finals).

5. Officer Declaration of Conflict of Interest

Council officers involved in the preparation of this report have no conflict of interest in this matter.

6. Financial and Resources Implications

The estimated fees and charges income for the 2026/2027 summer sports ground and pavilion allocations is \$110,000.

Outstanding fees

Council officers monitor the payment of fees, and clubs with outstanding debts are advised that these debts could affect future ground allocations. All clubs with outstanding debts receive in writing a request to finalise payment. Relevant State Sporting Associations are also advised.

Two clubs have outstanding debts one Club are on a payment plan with \$3,024.79 remaining to be finalised by 15 March 2027 for fees and charges for the 2023/24 season. The other has an amount of \$7,027.50 annual winter fees and charges for 2026/27 season, that will be paid before the beginning of the upcoming summer season.

7. Implementation

Officers will work with clubs to ensure any outstanding documentation is received and outstanding fees are paid prior to allocation confirmation. Once adopted, clubs will receive written notification of their allocation within 14 days. Officers will continue to actively support clubs who are struggling with the requirements of the Policy to develop strategies and actions to establish female and junior teams.

Attachment/s

- 1 Summer sports ground allocations 2026-2027 D26/372690

Club	WARD	Venues to be allocated		Allocation of Sporting Facilities, Grounds and Pavilion Policy compliance								Females on Committee	Documentation required for allocation*	Affiliated Association		
		Training ground/s	Match ground/s	Junior development program	Male Juniors		Female Juniors		Male Seniors		Female Seniors					
					Players	Teams	Players	Teams	Players	Teams	Players		Teams			
SUMMER ALLOCATIONS																
				Totals	449	75	221	16	750	53	162	13				
Brunswick Cricket Club	South	Gillon Oval Clifton Park West Holbrook Reserve	Gillon Oval Holbrook Reserve Allard Park Clifton Park West Fleming Park Rupert Wallace Reserve West Shore Reserve	Junior Blasters	207	23	19	1	149	8	15	1	YES	To be provided by 30 September	VSDCA VTCA NWMCA MCA MAACA	
Coburg Cricket Club	North East	City Oval	City Oval Hallam Reserve Parker Reserve East & West	Junior Blasters	150	11	27	1	85	6	30	2	YES	To be provided by 30 September	VSDCA NWMCA VCA WCCC	
East Coburg Cricket Club	North East	Brearley Reserve	Brearley Reserve Jackson Reserve Rayner Reserve	Junior Blasters	37	4	7	1	88	5	9	1	YES	To be provided by 30 September	VTCA NWMCA	
Glenroy Cricket Club	North West	Sewell Reserve	Sewell Reserve JP Fawkner East Cole Reserve	Junior Blasters	50	2	8	0	70	5	15	1	YES	To be provided by 30 September	VTCA NWMCA	
Haig Fawkner Cricket Club	North West	Mutton Reserve East and West	Mutton Reserve East Mutton Reserve West	Junior Blasters	100	7	40	3	50	4	8	1	YES	To be provided by 30 September	VTCA NWMCA NMCA	
Moreland Sports Club - Brunswick Ultimate Disc Society	South	Allard Park	Allard Park	N/A	N/A	N/A	N/A	N/A	40	4	20	2	YES	To be provided by 30 September	UV AFDA	
Oak Park St Francis de Sales Cricket Club	North West	JP Fawkner Reserve East & West	JP Fawkner East JP Fawkner West Rayner Reserve	Junior Blasters	95	7	10	1	40	4	20	2	YES	To be provided by 30 September	VTCA NWMCA	
Pascoe Vale Central Cricket Club	North West	Oak Park Reserve North & South	Oak Park Reserve North Oak Park Reserve South Fleming Park	Junior Blasters	51	5	11	1	73	5	18	1	YES	To be provided by 30 September	VTCA NWMCA NMCA	
Pascoe Vale Hadfield Cricket Club	North West	Raeburn Reserve Martin Reserve	Raeburn Reserve Martin Reserve ATC Cook Reserve Rayner Reserve	Junior Blasters	86	6	49	4	45	4	12	1	YES	To be provided by 30 September	VTCA NWMCA	
Pascoe Vale United Cricket Club	North West	ATC Cook Reserve	ATC Cook Reserve	Junior Blasters	1	0	0	0	34	2	0	0	YES	To be provided by 30 September	NWMCA	
West Coburg St Andrews Cricket Club	North East	Cole Reserve South Shore Reserve Morris Reserve	Cole Reserve South Cole Reserve North Morris Reserve Shore Reserve	Junior Blasters	80	6	50	4	76	6	15	1	YES	To be provided by 30 September	VTCA NWMCA	

7.8 GOVERNANCE REPORT - SEPTEMBER 2026 - CYCLICAL REPORT

Director Business Transformation, Sue Vujcevic

Governance and Strategy

Officer Recommendation

That Council:

1. Notes the summary of minutes from the Advisory Committee at Attachment 1 to this report:
 - a) First Peoples Advisory Committee held 23 July 2026
 - b) Health, Wellbeing and Social Inclusion Advisory Committee held 29 July 2026
 - c) Environmental Sustainability and Climate Resilience Advisory Committee held 4 August 2026
 - d) Friends of Aileu Community Committee meeting held 11 August 2026
 - e) Arts Advisory Committee meeting held on 18 August 2026.
2. Endorses the recommendation of the Arts Advisory Committee meeting held 18 August 2026 and in accordance with the Art Acquisition and Collection Development Policy, approves the purchase of the following artwork for the Merri-bek Art Collection:
 - a) ENOKi, *I Am Flesh & Blood*, 2026 polyester thread on calico
 - b) Bundit Puangthong, *The House of Herbs and No Single*, 2023 oil on board.
3. Notes the Records of Meetings, at Attachment 2 to this report.
4. Notes responses to questions taken on notice during Public Question Time at the 12 August 2026 Council meeting, provided as Attachment 3 to this report.

REPORT

Executive Summary

The Governance report is prepared as a monthly standing report to Council, this report includes:

- A summary of the minutes of Advisory Committees and Groups.
- The Arts Advisory Committee's recommendation in accordance with the Art Acquisition and Collection Development Policy, Council approves the purchase of the following artwork for the Merri-bek Art Collection:
 - o ENOKi, *I Am Flesh & Blood*, 2026 polyester thread on calico
 - o Bundit Puangthong, *The House of Herbs and No Single*, 2023 oil on board.
- Records of Meetings, with a recommendation that Council notes the records.
- Response to a Public Question Time item taken on notice at the 12 August 2026 Council meeting, with a recommendation that Council notes the response.

Previous Council Decisions

Nil.

1. Policy Context

The *Local Government Act 2020* (the Act) and the Governance Rules set out the requirements for keeping and reporting records of meetings held under the auspices of Council.

Council's Governance Rules contains provisions which enable the Chairperson to take a question On Notice, with a considered written response being provided to the questioner, in circumstances including where the question requires information that is either not available or accessible at the time of that meeting, or where the time allowed for Public Question Time has elapsed.

2. Background

The Governance Report is prepared as a monthly report to Council to provide a single reporting platform for a range of statutory compliance, transparency, and governance related matters.

In accordance with best practice principles and good governance practice, and to ensure compliance with the requirements of the Act, this report incorporates matters including reporting of Advisory Committees, records of meetings held under the auspice of Council, items relating to the delegation of Council powers and duties, and policy and strategy reporting.

3. Issues

Advisory Committee minutes

A summary of the minutes of the following Advisory Committees is provided at **Attachment 1** for Council's information:

- a) First Peoples Advisory Committee held 23 July 2026
- b) Health, Wellbeing and Social Inclusion Advisory Committee held 29 July 2026
- c) Environmental Sustainability and Climate Resilience Advisory Committee held 4 August 2026
- d) Friends of Aileu Community Committee meeting held 11 August 2026
- e) Arts Advisory Committee meeting held on 18 August 2026.

The Health, Wellbeing and Social Inclusion Advisory Committee minutes contain a recommendation to explore opportunities for remuneration of community members who volunteer their time to assist with Council-related activities such as community engagement.

The Arts Advisory Committee's minutes contain a recommendation in accordance with the Art Acquisition and Collection Development Policy, that Council approves the purchase of the following artwork for the Merri-bek Art Collection:

- ENOKi, *I Am Flesh & Blood*, 2026 polyester thread on calico
- Bundit Puangthong, *The House of Herbs and No Single*, 2023 oil on board.

Records of Meetings held under the auspice of Council

Records of matters discussed at meetings organised or hosted by Merri-bek that involve Councillors and Council officers are kept in accordance with the Governance Rules.

Meeting records must include meeting attendees, including organisations represented by external presenters; the title of matters discussed; and any conflicts of interest disclosed and whether the declarant of a conflict of interest recused themselves from the meeting.

Some examples include Councillor Briefings, meetings with residents/developers/clients/organisations/Government departments/statutory authorities and consultations.

Records of Meetings received since the previous Council Meeting are presented at **Attachment 2** as follows:

- Councillor Briefing – 10 August 2026
- Councillor Briefing – 17 August 2026
- Planning Briefing – 24 August 2026
- Central Coburg Oversight Committee - 26 August 2026
- Councillor Briefing – 31 August 2026.

Responses to Questions taken On Notice at Council meetings

At Council Meetings, questions are taken On Notice during Public Question Time, where persons submitting questions are not in attendance or where the maximum allowable time for public questions has elapsed.

Questions taken On Notice are provided with a written response following the meeting for which they are submitted and reported to Council at the next practicable meeting. The questions are recorded in the meeting minutes.

The response to a question taken On Notice at **Attachment 3** to this report relate to a question from 12 August 2026 Council meeting regarding Data centres.

Climate emergency and environmental sustainability implications

There are no climate emergency implications associated with this report.

Human Rights Consideration

The implications of this report have been assessed in accordance with the requirements of the Charter of Human Rights and Responsibilities and this report does not contravene or limit any of the 20 fundamental human rights as set out in the Charter.

4. Community consultation and engagement

Advisory committees provide a valuable communication and consultation link between the organisation, Councillors, Council and the community.

Affected persons rights and interests

This report and its recommended decision does not affect any person's rights.

5. Officer Declaration of Conflict of Interest

Council officers involved in the preparation of this report have no conflict of interest in the matters listed.

6. Financial and Resources Implications

There are no financial implications associated with this report.

7. Implementation

Governance activity, including reports of Committees to Council, Records of Meetings and Community Question Time items will continue to be reported to Council monthly.

Attachment/s

1	Reports from Advisory Committees to Council - September 2026	D26/382659
2	Records of Meetings - September 2026	D26/390049
3	Responses to Questions Taken On Notice - Governance Report - September 2026	D26/392183

FIRST PEOPLES ADVISORY COMMITTEE - 23 JULY 2026

A report of the First Peoples Advisory Committee meeting held on 23 July 2026 are provided for Council's information.

Meeting Attendees:

- Co-Chairs: Nayuka Hood and Councillor Sue Bolton
- Members present: Cr Councillor Sue Bolton, Nayuka Hood; Denice Joseph (ACES), Kim Kruger (Ballert Mooroop Merri Biik Corporation), Gary Murray; Bob Williams, Aunty Julianne Axford; Aunty Gail Smith;
- Staff: Chirstina Grayland, Emma Samson, Raquel Birch, Petr Svoboda (Minutes)
- Apologies: Hope Kuchel

Key Items Discussed

- The committee discussed how Merri-bek's Human Rights Policy and the future new First Peoples Strategy can better support First Peoples rights, self-determination and meaningful participation in Council decision making. Members emphasised the need to move beyond symbolic commitments and address issues raised through community feedback, including employment, racism, housing and inclusion.
- Members highlighted the importance of accountability and evidence in measuring progress. The committee members asked for data on First Peoples employment outcomes and requested a detailed employment audit and ongoing reporting to better track progress and inform future actions.
- The committee supported establishing a working group of committee members, community members and council officers to guide development of the First Peoples Strategy and provide input into the Human Rights Policy, with a focus on embedding long term organisational change, truth telling and stronger leadership across Council.
- The committee discussed Municipal Association of Victoria project Council is part of which aims to understand and respond to community views about Treaty. Members emphasised the importance of respectful community education about Treaty and supported opportunities for individual feedback to be provided directly to officers.
- The committee noted Council's decision to join the Wurundjeri Woi-wurrung native title process as a party in order to stay informed as the process progresses. Members supported Council's involvement and highlighted the importance of keeping the committee updated, recognising the significance of both native title and Treaty in advancing recognition and self-determination for First Peoples.

Disclosures of Conflict of Interest

No conflict of interest was disclosed at the meeting.

Committee Recommendation

There were no recommendations from the committee to Council.

Attachment/s

There are no attachments for this report.

HEALTH, WELLBEING AND SOCIAL INCLUSION ADVISORY COMMITTEE - 29 JULY 2026

A report of the Health, Wellbeing and Social Inclusion Advisory Committee meeting held on 29 July 2026 is provided for Council's information.

Meeting attendees

Committee members:

- Jennifer Perlstein, Joshua Briers, Shazia Syed, Cassie Zurek, Ha Nguyen, Rupe Kahlon, Jackie Everers (HolStep Health), Katie O'Bryan, Tasneem Chopra OAM, Claire Cassar, Faisal Nawaz, Natalie Anderson (Ethnic Communities Council of Victoria), Lanet Kiare Bel Schenk (Welcoming Cities)

Apologies:

- Councillors Svensson and Theodosios
Councillor Svensson delegated responsibility for the chairing of the Health, Wellbeing, and Social Inclusion Advisory Committee meeting on the 29 July to Committee Member Jennifer Perlstein.

Council Officers:

- Christina Grayland and Emma Sampson

Key Items Discussed

- Overview of recruitment process and diversity of Council Advisory Committees and Reference Groups to ensure representation of diverse communities in Merri-bek.
- Update from Officers on Councils current Anti-racism, social cohesion and diversity focus.
- Refreshing the Merri-bek Festivals Program – importance of focus in the north of Merri-bek and the time and resourcing for festivals discussed.
- Committee catch up to be scheduled in August.
- De Chene reserve testing – Update from Council that testing was completed and the garden is now reopened to the public. Council is working with the group on an agreement.
- Human Rights Policy – presentation of engagement findings and proposed key parts of new policy were presented.
- Committee shared that the proposed policy responded well to engagement feedback and provided a strong framework for Council to address human rights.
- Committee strongly endorsed the addition of the fourth goal – Reducing all forms of discrimination and violence so everyone in our community feels respected and safe.
- Requested further analysis of data to inform actions.
- Recognition for the involvement of committee members who took part in engagement activities and discussion of support for this engagement (see recommendation).

Disclosures of Conflict of Interest

No conflict of interest was disclosed at the meeting.

Committee Recommendation

There were no recommendations from the committee to Council.

Attachment/s

There are no attachments for this report.

**ENVIRONMENTAL SUSTAINABILITY AND CLIMATE RESILIENCE
ADVISORY COMMITTEE - 4 AUGUST 2026**

A report of the Environmental Sustainability and Climate Resilience Advisory Committee meeting held on 4 August 2026 are provided for Council's information.

Meeting attendees

Committee members:

- Asif Mohammed Zaman
- Bibek Aryal
- Em Flood
- Nerida Jolley
- Pia Wrafter
- Rachel Bucknall
- Safieh Soleimannejad
- Samantha Green (Acting Chair)
- Simon Christopher Kerr
- Valerie Kay

Apologies:

- Cr Dr Jay Iwasaki
- Grace Mitchell
- Luis Bogliolo
- Nicholas Harris

Council Officers:

- Donna Luckman, Zero Carbon Campaigns Lead
- Michaela Skett, Sustainable Communities Unit Manager
- Victoria Hart, Sustainability and Climate Manager
- Richard Tolliday, Open Space and Environment Manager
- Lee Tozzi, Food Systems Officer

Key Items Discussed

- Merri-bek's Open Space strategies and programs – improving climate resilience through increasing tree canopy cover, more 'parks close to home', climate-ready plant selection and more.
- Merri-bek Community Food Alliance – increasing community food resilience through collaboration on a voucher program and affordable local food markets.

Disclosures of Conflict of Interest

No conflict of interest was disclosed at the meeting.

Committee Recommendation

There were no recommendations from the committee to Council.

Attachment/s

There are no attachments for this report.

FRIENDS OF AILEU COMMUNITY COMMITTEE - 11 AUGUST 2026

A report of the Friends of Aileu Community Committee meeting held on 11 August 2026 are provided for Council's information.

Meeting attendees

Committee members:

- Glenyys Romanes, Anne Jungwirth and Richard Brown

Apologies:

- Cr Adam Pulford (Merri-bek)
- Cr Jarrod Bell and Cr Naim Kurt (Hume)

Council Officers:

- Christopher Adams and Antoninho dos Santos

Guests (Aileu Resource and Training Centre)

- Joaninho dos Reis, and online Natalia Ximenes

Key Items Discussed

- Financial summary June-July 2026 - noted
- Aileu Resource and Training Centre programs and projects - noted
- Joaninho dos Reis, friendship and study tour, with Friends of Aileu, Merri-bek and Hume, 4 to 22 August 2026 - noted
- Ongoing, recent and upcoming events and activities, including:
 - The Trivia Quiz fundraiser for the Cr Andy Ingham, Aileu Scholarship Program, Tuesday 27 October, 7-10pm Coburg Town Hall**
 - Tickets: \$65 / \$35 <https://events.humanitix.com/friends-of-aileu-trivia-quiz-2026>
- Possible 2027 activities: The meeting discussed options and decided:
 - Not to proceed with a formal dinner and speaker for 4 May 2027, but to instead concentrate on one or more fundraising activities
 - To further consider at the October meeting:
 - Fundraising events for 2027
 - A possible Council / Friends of Aileu Delegation for 20 May 2027 25th anniversary of Timor-Leste Restoration of Independence
 - Other options for recognising and celebrating the anniversary of Timor-Leste's Restoration of Independence in solidarity with Aileu and Timor-Leste
- The meeting endorsed:
 - The proposal to establish the *Friends of Timor-Leste MyFund* with the Inner North Community Foundation, in partnership with the Friends of Baucau and the Timorese Association in Victoria (TAV)
 - In principle the draft MOU (Friends of Aileu, Friends of Baucau and Timorese Association in Victoria), delegating the Committees Project Reference Group to finalise the MOU once TAV has provided its detailed input.

Disclosures of Conflict of Interest

No conflict of Interest was declared.

Committee Recommendation

There were no recommendations from the committee to Council.

Attachment/s

There are no attachments for this report.

ARTS ADVISORY COMMITTEE - 18 AUGUST 2026

A report of the Arts Advisory Committee meeting held on 18 August 2026 are provided for Council's information.

Meeting attendees

Committee members:

- Akilananth Wickneswaran
- Courtney Coombs
- Elyse Goldfinch
- Jade Hadfield
- Jason Hamilton
- Jim Rimmer
- Mitch Jones
- Nishtha Banavalikar
- Siobhan Motherway
- Toby Benador
- Neisau Tuidraki

Apologies:

- Jade Hadfield
- Nishtha Banavalikar
- Elyse Goldfinch

Council Officers:

- Lisa Dempster, Manager Cultural Development
- Amber Stuart, Unit Manager Arts and Culture

Key Items Discussed

- Arts budget updates
- Art collection acquisition recommendations of works by ENOKI and Bundit Puangthong
- Festivals program refresh consultation results
- Upcoming events

Disclosures of Conflict of Interest

No conflict of interest was disclosed at the meeting.

Committee Recommendation

The Council endorse the recommendation of the Arts Advisory Committee meeting held 18 August 2026 and in accordance with the Art Acquisition and Collection Development Policy, approves the purchase of the following artwork for the Merri-bek Art Collection:

1. ENOKI, *I Am Flesh & Blood*, 2026 polyester thread on calico
2. Bundit Puangthong, *The House of Herbs and No Single*, 2023 oil on board

Attachment/s

- | | | |
|---|--|------------|
| 1 | Arts and Culture - Merri-bek Art Collection - Acquisition Rationale - ENOKi Final for Council | D26/386802 |
| 2 | Arts and Culture - Merri-bek Art Collection - Acquisition Rationale - Bundit Puangthong Final for Council 2026 | D26/386811 |

2026-27 Merri-bek Art Collection Acquisition Rationale

ENOKI

Artist name	ENOKI (Dja Dja Wurrung and Yorta Yorta)
Year of birth	
Location of artist	Naarm, (Melbourne), Australia
	
Artwork title	<i>I Am Flesh & Blood</i>
Year	2026
Medium	Tattooed hand-stitched kangaroo leather, wax thread
Edition	N/A
Dimensions (height x width x depth in centimetres)	186 x 150 cm (irreg.)
Exhibition history	Camp Stove, curated by Kate ten Buuren (Taungurung), Craft Victoria, Melbourne, 4 July to 29 August 2026
Provenance (if applicable)	
Condition	Excellent
Storage and conservation requirements	A custom archival box that should be stored flat.
Price (GST inclusive)	\$5,200
Is GST applicable?	Yes
Vendor	The artist c/- Craft Victoria

Recommendation and Collection Relevance

It is recommended that *I Am Flesh & Blood* (2026) be acquired for the Merri-bek Art Collection.

ENOKI (they/them) is a proud Dja Dja Wurrung and Yorta Yorta artist who lives and creates on Wurundjeri Country in Naarm (Melbourne). Working across many different mediums, from digital art to tattooing, their vibrant practice explores intersections of Queer identity, spirituality and contemporary pop culture.

The artist's recent solo exhibition at Counihan Gallery presented paintings and drawings that extended their digital art into a material and object-based practice, a direction that is further developed in the proposed acquisition.

This acquisition aligns strongly with the Merri-bek Art Collection Policy 2024–2029. It would strengthen the Collection by adding a significant contemporary work by a First Peoples artist that would increase representation of Blak and Queer perspectives and experiences.

Selection criteria

A work that:

- Shows a distinctive and verifiable connection with the City of Merri-bek, such as being a work of art by an artist who has lived, worked, exhibited or contributed to the creative culture of Merri-bek.
- Engages with important social, cultural or environmental issues.
- Enhances the status and diversity of the Merri-bek Art Collection

Artwork significance

I Am Flesh & Blood marks an important development in ENOKI's practice. While they are well known for their digital and multimedia art, this work extends their practice into physical materials, combining kangaroo pelt, hand-stitching and tattooing.

The work draws on the cultural significance of animal-skin cloaks, which have long been used by First Peoples to carry stories of identity, belonging and lived experience. ENOKI's approach is also connected to their grandmother, Aunty Nola Kerr, whose innovative use of a poker burner for mark-making on kangaroo skins influenced the methods used in the widespread revival of possum skin cloaks in southeast Australia (Couzens and Darroch, 2012, p. 65).

Continuing this cultural practice, ENOKI uses tattooing as their form of mark-making. As they explain, 'in day-to-day, we don't walk around with our stories on our back anymore, but we wear them on our skin'. Tattooing also has significance as a form of Queer expression and gender affirmation. The imagery worn on Queer bodies can allow individuals to express and present different masculine and feminine aspects of themselves.

Bringing together cultural knowledge, personal experience and current forms of artistic practice, *I Am Flesh & Blood* connects cultural knowledge and practices to self-expression, body marking and Queer identity. Acquiring the work would support an important contemporary First Peoples artist and strengthen the Collection's inclusion of Blak and Queer voices.

Artist biography

ENOKi (they/them) is a proud Dja Dja Wurrung and Yorta Yorta non-binary artist based on Wurundjeri Country (Naarm). Working as a multimedia artist with a focus on digital media, their practice explores themes of Blackness and Queer identity. Their work is shaped by '80s, '90s, and early 2000s art, alongside rap, hip-hop, and pop culture, while also drawing on comic books, vintage animation, and native flora and fauna.

They are known locally for their First People's RISING art tram design, My Auntie Once Told Me, and internationally for their work with Apple in which they created the 2023 world Pride Campaign and, more recently, designs to celebrate Apple's 50th anniversary, which were projected on the Sydney Opera House. They also designed Mob In Fashion's 2024 Back In Blak runway carpet for Melbourne Fashion Festival.

References

- Kate ten Buuren (Taungurung), 'cooking with gas', exhibition text, Camp Stove, Craft Victoria, 4 July to 29 August 2026
- [Camp Stove | Craft Victoria](#)
- [ENOKi | Solid Lines](#)

2025-26 Merri-bek Art Collection Acquisition Rationale

Bundit Puangthong

Artist name	Bundit Puangthong
Year of birth	1969
Location of artist	born in Thailand, arrived in Australia 2000. Lives and works in Melbourne.
	
Artwork title	Skinless
Year	2023
Medium	Acrylic paint on plywood
Edition	N/A
Dimensions (height x width x depth in centimetres)	43 x 33 cm (framed in Victorian Ash tray frame)
Exhibition history	- Edwina Corlette Gallery, Deep Water, 27 Nov – 14 Dec 2024 - Edwina Corlette Gallery, One Part of the Story, 2 – 16 Dec 2023 - @14 Langridge (14 Langridge St, Collingwood), One Part of the Story, presented by Edwina Corlette, 8 – 13 Nov 2023
Provenance (if applicable)	Directly from the artist
Condition	Excellent
Storage and conservation requirements	Framed artwork with no special storage or conservation requirements
Price (GST inclusive)	\$3,000 each. Two paintings can be purchased for \$5,000. Four paintings for \$9,500
Is GST applicable?	No
Vendor	Bundit Puangthong

Artist name	Bundit Puangthong
Year of birth	1969
Location of artist	born in Thailand, arrived in Australia 2000. Lives and works in Melbourne
	
Artwork title	No Single
Year	2023
Medium	Acrylic paint on plywood
Edition	N/A
Dimensions (height x width x depth in centimetres)	43 x 33 cm (framed in Victorian Ash tray frame)
Exhibition history	- Edwina Corlette Gallery, Deep Water, 27 Nov – 14 Dec 2024 - Edwina Corlette Gallery, One Part of the Story, 2 – 16 Dec 2023 - @14 Langridge (14 Langridge St, Collingwood), One Part of the Story, presented by Edwina Corlette, 8 – 13 Nov 2023
Provenance (if applicable)	Directly from the artist
Condition	Excellent
Storage and conservation requirements	Framed artwork with no special storage or conservation requirements
Price (GST inclusive)	\$3,000 each. Two paintings can be purchased for \$5,000. Four paintings for \$9,500
Is GST applicable?	No
Vendor	Bundit Puangthong

Artist name	Bundit Puangthong
Year of birth	1969
Location of artist	born in Thailand, arrived in Australia 2000. Lives and works in Melbourne
	
Artwork title	The Crocodile that Never Found
Year	2023
Medium	Acrylic paint on plywood
Edition	N/A
Dimensions (height x width x depth in centimetres)	43 x 33 cm (framed in Victorian Ash tray frame)
Exhibition history	- Edwina Corlette Gallery, Deep Water, 27 Nov – 14 Dec 2024 - Edwina Corlette Gallery, One Part of the Story, 2 – 16 Dec 2023 - @14 Langridge (14 Langridge St, Collingwood), One Part of the Story, presented by Edwina Corlette, 8 – 13 Nov 2023
Provenance (if applicable)	Directly from the artist
Condition	Excellent
Storage and conservation requirements	Framed artwork with no special storage or conservation requirements
Price (GST inclusive)	\$3,000 each. Two paintings can be purchased for \$5,000. Four paintings for \$9,500
Is GST applicable?	No
Vendor	Bundit Puangthong

Artist name	Bundit Puangthong
Year of birth	1969
Location of artist	born in Thailand, arrived in Australia 2000. Lives and works in Melbourne
	
Artwork title	The House of Herbs
Year	2023
Medium	Acrylic paint on plywood
Edition	N/A
Dimensions (height x width x depth in centimetres)	43 x 33 cm (framed in Victorian Ash tray frame)
Exhibition history	- Edwina Corlette Gallery, Deep Water, 27 Nov – 14 Dec 2024 - Edwina Corlette Gallery, One Part of the Story, 2 – 16 Dec 2023 - @14 Langridge (14 Langridge St, Collingwood), One Part of the Story, presented by Edwina Corlette, 8 – 13 Nov 2023
Provenance (if applicable)	Directly from the artist
Condition	Excellent
Storage and conservation requirements	Framed artwork with no special storage or conservation requirements
Price (GST inclusive)	\$3,000 each. Two paintings can be purchased for \$5,000. Four paintings for \$9,500
Is GST applicable?	No
Vendor	Bundit Puangthong

Recommendation and Collection Relevance

It is recommended that **two of the four works** by Bundit Puangthong be acquired as a focussed representation of this series for the Merri-bek Art Collection.

Bundit is a Merri-bek-based artist with a long and ongoing connection to the area. He has lived and worked locally for more than 20 years, contributing to the creative community as both an artist and frame maker. He is represented in the Collection through a collaborative work with fellow Thai artist Vipoo Srivilasa; however, this would be the first acquisition of his individual work.

The artist's practice and the proposed acquisitions align strongly with key acquisition criteria for the Collection. Bundit has a strong connection to Merri-bek, and the proposed works engage with social and cultural themes that reflect personal perspectives on migration and cross-cultural life.

Combining traditional Thai painting techniques with influences drawn from Pop and street art, Bundit has developed a distinctive visual language that would make an important addition to the Collection and strengthen its representation of current contemporary art.

The proposed works also present a rare opportunity to acquire smaller-scale works by the artist, whose practice typically focuses on larger formats, making them particularly well suited to the Collection's storage and display requirements.

Selection criteria

The proposed acquisitions meet the following key acquisition criteria that form the Merri-bek Art Collection Policy 2024–2029.

A work that:

- Shows a distinctive and verifiable connection with the City of Merri-bek, such as being a work of art by an artist who has lived, worked, exhibited or contributed to the creative culture of Merri-bek.
- Engages with important social, cultural or environmental issues
- Enhances the status and diversity of the Merri-bek Art Collection
- Demonstrates innovation or reflects current trends within a broader context of contemporary Australian art.

Artwork significance

In this series of works, the artist shares personal stories about his upbringing in Thailand, from village and family life to everyday cultural differences.

The House of Herbs reflects on his grandmother's home as a place of care, healing and safety, linking artistic practice to intergenerational knowledge.

Skinless depicts a snake that frequented the village, recalling the unease and attentiveness its unpredictable presence brought to daily life.

The Crocodile that Never Found recalls a cautionary village tale used to warn children away from the river, particularly regarding pets that might attract crocodiles.

No Single takes a humorous approach to cultural difference through the everyday contrast between Western-style and squat toilets.

Together, the works explore memory, family history and cultural inheritance through metaphor, humour, and storytelling. They demonstrate Bundit's distinctive approach to painting, reworking personal and cultural experiences into layered narratives of identity and belonging. The acquisition would strengthen the Collection's representation of culturally diverse perspectives and recognise the contribution of a long-term Merri-bek artist to the local creative community.

Artist biography

Bundit Puangthong is a Thailand-born, Melbourne-based contemporary painter whose practice explores the in-between space of living across two cultures. Drawing on a family lineage of temple arts practitioners and early training in traditional temple painting, his work is grounded in personal and cultural memory, often described as a visual diary made up of interconnected 'chapters'.

Undertaking initial studies at the Academy of Arts, Nakorn Si Thammarat, Thailand, in 1989, he was awarded a Bachelor of Fine Arts from Chiang Mai University, Thailand, in 1995; a Diploma of Visual Arts, Northern Melbourne Institute of TAFE (NMIT), in 2003; a Bachelor of Visual Arts (Honours) from the Australian Academy of Design, Charles Stuart University, in 2004; and a Master of Visual Arts from the Victorian College of the Arts, Melbourne, in 2005.

Bundit regularly exhibits his work at Edwina Corlette Gallery, Brisbane, and in 2025 he undertook a major commission for the State Library Victoria exhibition, *Creative Acts: Artists and Their Inspirations*. He has been a finalist in several significant Australian art prizes, including the Sunshine Coast Art Prize at Caloundra Regional Gallery, the Arthur Guy Painting Prize at Bendigo Art Gallery, and the Geelong Art Prize at Geelong Gallery (all 2021).

References

'Bundit Puangthong', Edwina Corlette Gallery, <https://edwinacorlette.com/artists/bundit-puangthong#-bio>

'Bundit Puangthong', State Library Victoria, <https://www.slv.vic.gov.au/stories/monograph-bundit-puangthong>

Record of Meeting

Meeting: Councillor Briefing

Date: 10 August 2026

Meeting time: 6.00pm – 6.30pm



This Record is kept in accordance with the Governance Rules adopted by Council.

Rule 9.1 provides that a record of the matters discussed at all **Hearing of Submission Meetings**, **Advisory Committee Meetings** and **Councillor Briefings** organised or hosted by Council will be kept.

The record will include the attendees at the meeting, including the organisations represented by external presenters, the title of matters discussed and any conflicts of interest disclosed and whether the person with the conflict of interest left the meeting.

Attendees		
Councillors	Cr Nat Abboud, Mayor	Cr Liz Irvin
	Cr Jay Iwasaki	Cr Chris Miles
	Cr Helen Politis	Cr Ella Svensson
	Cr Katherine Theodosios	
Apologies	Cr Oscar Yildiz JP	Cr Adam Pulford
	Cr Helen Davidson, Deputy Mayor	Cr Sue Bolton
Council Staff (name and position)	Kate McCaughey, Chief Executive Officer Yvonne Callanan, Acting Director Business Transformation Greg Rodwell, Director City Infrastructure Eamonn Fennessy, Director Community Pene Winslade, Director Place and Environment	
External participants	Nil.	

Items discussed		Conflict disclosed by, general or material and the nature	Left meeting
1	Council meeting agenda	Nil	N/A

Name and title of Council officer completing record: Yvonne Callanan, Acting Director Business Transformation.

This form is kept in accordance with the Information Privacy Principles and Merri-bek City Council's Privacy Policy and practices as stated on Merri-bek's [website](#).

Record of Meeting

Meeting: Councillor Briefing

Date: 17 August 2026

Meeting time: 6.00pm – 8.00pm



This Record is kept in accordance with the Governance Rules adopted by Council.

Rule 9.1 provides that a record of the matters discussed at all **Hearing of Submission Meetings, Advisory Committee Meetings and Councillor Briefings** organised or hosted by Council will be kept.

The record will include the attendees at the meeting, including the organisations represented by external presenters, the title of matters discussed and any conflicts of interest disclosed and whether the person with the conflict of interest left the meeting.

Attendees	
Councillors	Cr Nat Abboud, Mayor Cr Liz Irvin Cr Ella Svensson Cr Chris Miles Cr Jay Iwasaki Cr Katherine Theodosis Cr Helen Politis Cr Helen Davidson, Deputy Mayor Cr Sue Bolton
Apologies	Cr Oscar Yildiz JP Cr Adam Pulford
Council Staff (name and position)	Kate McCaughey, Chief Executive Officer Sue Vujcevic, Director Business Transformation Greg Rodwell, Director City Infrastructure Eamonn Fennessy, Director Community Pene Winslade, Director Place and Environment Evi Janse de Jonge, Active Transport Officer Matthew Diemer, Acting Unit Manager Transport Planning Caden McCarthy, Manager City Design and Economy Jemma Wightman, Chief Financial Officer Kim Critchley, Unit Manager Aquatic and Leisure Services Christina Grayland, Acting Manager Community Wellbeing
External participants	Nil.

Items discussed		Conflict disclosed by, general or material and the nature	Left meeting
1	Harding-Munro Streetscape Improvements Project	-	-
2	Sale of properties under section 181 of the Local Government Act 1989	-	-
3	Outdoor Pool Operating Hours (Fawcner Leisure Centre NOM and PVOP NOM response in part)	-	-

This form is kept in accordance with the Information Privacy Principles and Merri-bek City Council's Privacy Policy and practices as stated on Merri-bek's [website](#).

Items discussed		Conflict disclosed by, general or material and the nature	Left meeting
4	Coburg Health Hub – verbal update	-	-
5	Organisation updates	-	-

Name and title of Council officer completing record: Sue Vujcevic, Director Business Transformation.

This form is kept in accordance with the Information Privacy Principles and Merri-bek City Council's Privacy Policy and practices as stated on Merri-bek's [website](#).

Record of Meeting

Meeting: Planning Briefing

Date: 24/08/2026

Meeting time: 6.00pm



This Record is kept in accordance with the Governance Rules adopted by Council.

Rule 9.1 provides that a record of the matters discussed at all **Hearing of Submission Meetings, Advisory Committee Meetings and Councillor Briefings** organised or hosted by Council will be kept.

The record will include the attendees at the meeting, including the organisations represented by external presenters, the title of matters discussed and any conflicts of interest disclosed and whether the person with the conflict of interest left the meeting.

Attendees	
Councillors	Cr Nat Abboud, Mayor Cr Sue Bolton Cr Jay Iwasaki Cr Helen Politis Cr Helen Davidson, Deputy Mayor Cr Liz Irvin Cr Chris Miles Cr Ella Svensson
Apologies	Cr Oscar Yildiz JP Cr Katherine Theodosios Cr Adam Pulford (on leave)
Council Staff	Kate McCaughey, CEO Pene Winslade, Director Place and Environment Mark Hughes, Unit Manager Urban Planning Vita Galante, Planning Coordinator
External participants	None

Items discussed (list topics discuss, excluding welcome & next meeting)		Conflict disclosed by, general or material and the nature	Left meeting
1	City Development Activity Report	None	
2	East Brunswick Village Development Plan – MPS/2013/979/J – 131 Nicholson Street, Brunswick East	1 Cr Nat Abboud, Mayor 2. General 3. Nature of the conflict: Own a business in EBV 1 Cr Liz Irvin 2. General 3. Nature of the conflict: Lives in EBV	Yes 6:28pm Yes 6:28pm
3	Brunswick Market Site, 46, 50 & 52 Breese Street, Brunswick	None	

This form is kept in accordance with the Information Privacy Principles and Merri-bek City Council's Privacy Policy and practices as stated on Merri-bek's [website](#).

Items discussed (list topics discuss, excluding welcome & next meeting)		Conflict disclosed by, general or material and the nature	Left meeting
4	932 Sydney Road Coburg North	None	

Name and title of Council officer completing record: Mark Hughes, Unit Manager Urban Planning

This form is kept in accordance with the Information Privacy Principles and Merri-bek City Council's Privacy Policy and practices as stated on Merri-bek's [website](#).

Record of Meeting

Meeting: Central Coburg Oversight Committee

Date: 26 August 2026

Meeting time: 4:00pm



This Record is kept in accordance with the Governance Rules adopted by Council.

Rule 9.1 provides that a record of the matters discussed at all **Hearing of Submission Meetings, Advisory Committee Meetings and Councillor Briefings** organised or hosted by Council will be kept.

The record will include the attendees at the meeting, including the organisations represented by external presenters, the title of matters discussed and any conflicts of interest disclosed and whether the person with the conflict of interest left the meeting.

Attendees	
Councillors	Cr Nat Abboud, Mayor Cr Jay Iwasaki Cr Liz Irvin Cr Helen Politis
Apologies	Cr Chris Miles
Council Staff (name and position)	Kate McCaughy, CEO Pene Winslade, Director Place and Environment Eamonn Fennessy, Director Community Central Coburg Project Manager – Lachlan McGowan Central Coburg Design and Delivery Lead – Bec Fitzgerald
External participants	Nil

Items discussed	Conflict disclosed by, general or material and the nature	Left meeting
1 Precinct Implementation Roadmap	Nil	
2 Waterfield West make good works	Nil	

Name and title of Council officer completing record: Lachlan McGowan, Central Coburg Project Manager

This form is kept in accordance with the Information Privacy Principles and Merri-bek City Council's Privacy Policy and practices as stated on Merri-bek's [website](#).

Record of Meeting

Meeting: Councillor Briefing

Date: 31 August 2026

Meeting time: 6.00pm – 8.00pm



This Record is kept in accordance with the Governance Rules adopted by Council.

Rule 9.1 provides that a record of the matters discussed at all **Hearing of Submission Meetings, Advisory Committee Meetings and Councillor Briefings** organised or hosted by Council will be kept.

The record will include the attendees at the meeting, including the organisations represented by external presenters, the title of matters discussed and any conflicts of interest disclosed and whether the person with the conflict of interest left the meeting.

Attendees	
Councillors	Cr Nat Abboud, Mayor Cr Jay Iwasaki Cr Helen Politis Cr Ella Svensson Cr Helen Davidson, Deputy Mayor Cr Liz Irvin Cr Chris Miles
Apologies	Cr Oscar Yildiz JP Cr Sue Bolton Cr Adam Pulford Cr Katherine Theodosios
Council Staff (name and position)	Kate McCaughey, Chief Executive Officer Sue Vujcevic, Director Business Transformation Greg Rodwell, Director City Infrastructure Eamonn Fennessy, Director Community Pene Winslade, Director Place and Environment Alayna Chapman, Unit Manager Strategic Planning Caden McCarthy, Manager City Design and Economy Jemma Wightman, Chief Financial Officer Julia Hardiman, Unit Manager Urban Design Anna Morath, Unit Manager Community Engagement and Public Participation Stefan Grun, Manager Customer, Communications and Engagement Victoria Hart, Manager Sustainability and Climate
External participants	Nil

Items discussed		Conflict disclosed by, general or material and the nature	Left meeting
1	Amendment C235mbek – Update to the Public Open Space Contribution Rate	-	-
2	30 June 2026 Financial Results	-	-
3	Places for People Streetscape Concept for Community Engagement - Post Office Place	-	-

This form is kept in accordance with the Information Privacy Principles and Merri-bek City Council's Privacy Policy and practices as stated on Merri-bek's [website](#).

Items discussed		Conflict disclosed by, general or material and the nature	Left meeting
4	Community Satisfaction Survey	-	-
5	Park Close to Home 568 Sydney Road - Concept for Community Engagement	-	-
6	State Election Kerbside Waste Update	-	-
7	Short Stay Accommodation	-	-
7	M9 Report – Investing in Growth: Funding Essential Infrastructure	-	-
8	CERES Funding Agreement	-	-

Name and title of Council officer completing record: Sue Vujcevic, Director Business Transformation

This form is kept in accordance with the Information Privacy Principles and Merri-bek City Council's Privacy Policy and practices as stated on Merri-bek's [website](#).



XRef: D26/361584
Doc. No. D26/371630
Enq: Victoria Hart
Tel: 9240 1111

Mr Nicholas Doring



Dear Mr Doring

PUBLIC QUESTION TIME ON NOTICE RESPONSE FROM AUGUST 2026 COUNCIL MEETING

I write to you in response to three questions you took to the 12 August Council meeting. Thank you for your interest in community engagement and public participation. Responses to your questions are set out below.

Question 1: Do you believe there is a need for a moratorium regarding new data centres. Why is one not included in the submission?

The M9 submission focuses on ensuring that the rapid growth of data centres is supported by a much stronger policy, planning and regulatory framework from federal and state governments. This includes greater community involvement in decision-making, appropriate assessment of energy and water use and carbon impacts, and better management of impacts on local amenity and infrastructure.

As an alliance of nine councils, the M9 submission represents an agreed collective position. Its focus is therefore, on ensuring that new data centre development occurs in appropriate locations and is subject to clear and robust requirements.

Question 2: Is this the first joint submission by M9?

M9 regularly works collectively on submissions and advocacy where issues affect the nine inner Melbourne councils. Previous joint submissions have covered matters including local government sustainability and funding, climate resilience, planning and housing.

Question 3: How significant is the threat of new data centres to communities?

It is likely to really depend on the context. The rapid growth of data centres can present potentially significant issues for communities, particularly because large facilities can have substantial electricity and water requirements and can create local land use, infrastructure and amenity impacts.

Speak with us in your language		For more information visit merri-bek.vic.gov.au/your-language	
Per maggiori informazioni nella tua lingua, chiama il numero 9280 1911	اپنی زبان میں مزید جاننے کے لیے 9280 1917 پر کال کریں۔	如需了解更多语言版本的信息, 请致电 9280 0750	अन्य भाषा में अधिक जानने के लिए 9280 1918 पर कॉल करें
Tia va pōhēte rapōhōtēpa oti yāwōōa oac, wāhōtē to 9280 1912	तपाईंको भषामा थाप वाक्यको लागि, 9280 1910 मा कल गर्नुहोस्	Para saber más en tu idioma llama al 9280 1916	To speak with us in a language not listed here, please call 9280 1919
لمعرفة المزيد بلغتك، اتصل بالرقم 9280 1913	Kendi dilinizde daha fazla bilgi edinmek için 9280 1914 'ü arayın	Để tìm hiểu thêm bằng ngôn ngữ của bạn, hãy gọi 9280 1915	

However, the nature and extent of these impacts will depend on the scale, location, design and operation of individual facilities. The challenge is to ensure the growth of this important digital infrastructure is appropriately planned and managed so that impacts on communities, infrastructure and the environment are minimised.

The purpose of the M9 advocacy is therefore, not to oppose data centres in principle, but to ensure governments have appropriate frameworks in place so that their cumulative impacts are understood, communities have a meaningful voice in decisions, and environmental and local impacts are properly managed.

Thanks again for your questions and interest. If you require any further information, please don't hesitate to contact Victoria Hart, Manager Sustainability and Climate on 9240 1111.

Yours sincerely



Pene Winslade
DIRECTOR PLACE AND ENVIRONMENT

01 /09 / 2026

7.9 PROCUREMENT EXEMPTION: EXE-2026-29: ADDRESSED MAIL - AUSTRALIA POST

Director Business Transformation, Sue Vujcevic

Information Technology

Officer Recommendation

That Council:

1. Authorises a maximum expenditure of \$1,226,569 (excluding GST) with Australia Post under Procurement Exemption EXE-2026-29 for Addressed Mail Services, for a term of three (3) years from 1 October 2026, ending 30 September 2029 for addressed mail services.
2. Authorises the Chief Executive Officer to do all things necessary to complete any required documentation.

REPORT

Executive Summary

Council generates large volumes of addressed postal mail, some of which is processed using a digital mail solution and some of which is processed by Australia Post. The primary use of Australia Post relates to the issuing the annual and quarterly rates notices to the 90,000 properties within Merri-bek, which cannot be sent using the digital mail solution due to other contract arrangements.

Section 4.8.1 of Council's Procurement Policy allows for an exemption from tendering where there is sole supplier of the service. As Australia Post does not contract for addressed mail services alone, procurement exemption EXE-2026-29 is proposed for a period of three (3) years from 1 October 2026.

The purpose of this report is to obtain Council approval for a maximum allowable spend of \$1,226,569 for EXE-2026-29 for Addressed Mail Services.

Previous Council Decisions

Procurement Exemption: EXE-2023-471 – Addressed Mail Services – 13 September 2023

That Council:

1. *Authorises the estimated expenditure of \$1,548,277 (excluding GST) with Australia Post under procurement exemption EXE-2023-471 without a contract for three (3) years from 1 October 2023, ending 30 September 2026 for addressed mail services.*
2. *Authorises the Chief Executive Officer to do all things necessary to complete any required documentation.*
3. *Notes that the recommendation to engage Australia Post does not comply with Council's commitment to "excluding from future contracts, tenders or business dealings any companies involved in the Adani mine and associated rail infrastructure projects; and will be excluding from future contracts, tenders or business dealings from any companies involved in developing new coal mines" as set out in Council's approved Procurement Policy 2021-2025.*

1. Policy Context

This report is in keeping with Council's commitment to accountability and sound financial management. It also addresses the requirement under Section 109(1) of the *Local Government Act 2020* which requires Council to conduct a public tender for goods, services and works where once-off or ongoing cumulative spend over the life of the contract is expected to exceed \$350,000 (incl GST) as well as the policy commitments contained in the Procurement Policy 2026. The Procurement Policy allows for exemption from tendering for situations where there is sole supplier available.

2. Background

Council generates a large volume of postal mail which includes rate notices to the 90,000 properties within Merri-bek, parking permits, parking infringements, aged and community newsletters, animal registrations, and planning notifications.

Historically all of Council's addressed mail was processed by Australia Post, however over the past few years Council has increasingly utilised a digital mail service. Digital mail solutions utilise Australia Post for the delivery of mail, as Australia Post has a statutory monopoly for this service under the Australian Postal Corporation Act 1989. Digital mail services automate the printing, addressing, folding and submission of mail to Australia Post for subsequent delivery to the addressee.

3. Issues

Exemption under 4.8.1 of the policy

Discussions with Australia Post to establish a contract were not successful, as the vendor advised they do not enter contracts for addressed mail services solely.

As Australia Post will not contract for addressed mail services, a procurement exemption is sought from Council for the next three years for estimated usage worth \$1,226,569 (excl GST). Section 4.8.1 of the Procurement Policy allows an exemption from tendering where there is only one supplier available.

Human Rights Consideration

The implications of this report have been assessed in accordance with the requirements of the Charter of Human Rights and Responsibilities and no issues were identified.

4. Consultation / Recommendation from Management

All relevant areas were consulted in the creation of this report, including the Finance, Records and Procurement teams.

5. Declaration of Conflict of Interest

Council officers involved in the preparation of this report have no conflict of interest in this matter.

6. Financial and Resources Implications

The exact cost to Council is dependent upon the volume of postal mail required. Council officers are seeing a slight downward trend in physical rates notices each year, as some ratepayers are opting in to receive these digitally. While we are seeing a decrease in quantity, the anticipated expenditure has allowed for an increase in pricing as per historical annual increases. Latest price increase approved to occur 1 September 2026 will raise the cost of ordinary letters from \$1.70 to \$1.85, an increase of 9.1%.

Subsequent increases are expected but the timing and value cannot be quantified. Provision for a 10% increase per annum should be sufficient for the three-year period under consideration.

Expenditure with Australia Post for usage during the 2025-26 financial year was \$336,877 (excl. GST).

The proposed expenditure for a new three (3) term from 1 July 2026 to 30 September 2029 is estimated to be \$1,226,569 (excl. GST) as per the following table:

Item	Base Amount Excl GST	Estimated Growth	Estimated Amount Excl GST
Addressed Mail Services 2026-27	\$336,877	10%	\$370,565
Addressed Mail Services 2027-28	\$370,565	10%	\$407,621
Addressed Mail Services 2028-29	\$407,621	10%	\$448,383
Three-Year Total			\$1,226,569

All expenditure relating to this contract is within annual budget allocations.

7. Implementation and Timeline

Subject to Council's decision, Australia Post will be utilised for addressed mail services using the three (3) year procurement exemption (EXE-2026-29) up to a value of \$1,226,569 (excl. GST).

Attachment/s

There are no attachments for this report.

7.10 CONTRACT AWARD: RFT-2025-53 - CONSTRUCTION OF DE CHENE RESERVE PAVILION: GENDER INCLUSIVE CHANGEROOMS

Director City Infrastructure, Greg Rodwell

Capital Works Planning and Delivery

Officer Recommendation

That Council:

1. Awards the **Contract RFT-2025-53** for the **construction of De Chene Reserve Pavilion: Gender Inclusive Changerooms** to **Harris HMC Interiors (VIC) Pty Ltd** for a fixed lump sum amount of \$2,149,059.00 (excluding GST) plus a provisional sum of \$410,000.00 (excluding GST), totaling \$2,559,059.00 (excluding GST), and otherwise subject to and in accordance with paragraph 2 of this Resolution:
2. Authorises the Chief Executive Officer to:
 - a) Negotiate and finalise the terms of the Contract between Council and the Contractor provided that the terms specified in paragraph 1 of this Resolution shall not be altered without a further Resolution of Council;
 - b) Ensure that, other than terms referred to in paragraph 1 of this Resolution, the terms of the Contract are acceptable to the Chief Executive Officer; and
 - c) Advise all tenderers of Council's decision in relation to the Contract (conditional on acceptance of the Contract by the Contractor in accordance with the terms of this resolution).
3. Refers Contract RFT-2025-53 budget shortfall of \$101,367 to the first quarterly budget review.

REPORT

Executive Summary

This report seeks Council approval to award Contract RFT-2025-53 - De Chene Reserve Pavilion: Gender Inclusive Changerooms to the preferred contractor Harris HMC Interiors (VIC) Pty Ltd.

The De Chene Pavilion Changeroom project aligns with Council Plan 2025–2029 to focus on Healthy and Inclusive Communities and its commitment to accessible, safe and welcoming community facilities. The provision of gender-inclusive and female-friendly changerooms supports Council's long-standing commitment to gender equity and increasing participation by women and girls in sport, consistent with the Active Women and Girls Strategy, Sport and Active Recreation Strategy and Allocation and Use of Sporting Facilities, Grounds and Pavilions Policy. The project will provide inclusive, accessible and fit-for-purpose infrastructure that supports increased participation and diverse community use.

Eight (8) conforming tenders were received and assessed in accordance with Council's Procurement Policy against weighted evaluation criteria including cost, capability, capacity, methodology, program and sustainability considerations.

Following the tender evaluation process, Harris HMC Interiors (VIC) Pty Ltd, who have a strong track record of delivering comparable sports pavilions and public building projects with local government clients, has been identified as the preferred contractor.

The contract award results in a budget shortfall of approximately \$101,367 to the project budget which will be referred to in the quarterly forecast process.

The tender complies with section 109(1) of the *Local Government Act 2020*.

Previous Council Decisions

There have been no previous Council decisions in relation to this specific project.

1. Policy Context

This report is in keeping with Council's commitment to accountability and sound financial management. It also addresses the requirement under section 109(1) of the *Local Government Act 2020* which requires Council to adhere to its Procurement Policy when entering into contracts for the purchasing of goods or services, or the carrying out of works. Council adopted the Procurement Policy on 11 June 2025 which sets the threshold for conducting a public tender for goods, services and works where once-off or ongoing cumulative spend over the life of the contract is expected to exceed \$350,000 (incl GST).

2. Background

The existing De Chene Reserve sports pavilion is no longer fit for purpose due to significant growth in the home club's membership and the increasing popularity of soccer in the local community. Its facilities do not meet Football Victoria's guidelines for a Community Competition Level (Seniors) sporting facility to accommodate the club's playing standards.

Following an intensive design stage, Council issued an open tender for the following construction works and services:

- A building extension to the existing De Chene Reserve Pavilion to accommodate new changerooms with amenities, a public toilet, and storage facilities;
- Refurbishment of the existing pavilion to upgrade the existing changerooms, amenities, toilets, umpires room, and First Aid room;
- New decking to link between the 2 buildings;
- New Accessible carparking, bike parking, bin enclosure;
- Minor landscaping;
- Rehabilitation of the existing De Chene Reserve carpark; and
- Upgrade the existing staircase from the carpark and install new concrete hardstand between the staircase to the pavilion's main entry to improve safety and accessibility.

The concept design was finalised and approved by the key stakeholder on 21 August 2025.

The tender was released on 6 June 2026 with submissions closing on 21 July 2026. Eight conforming tenders were received and assessed as conforming. Two included qualifications to Council's proposed contract terms; these were assessed as minor and did not affect conformity.

Community Impact

The sports pavilion upgrade will align the facility with competitive playing level standards that align with the soccer club's league, incorporate current environmental sustainability practices, while also meeting the needs of the surrounding community who frequent the Reserve and its facilities.

A new accessible public toilet is also included in the proposed scope of works.

Public Tender

A request for tender was released on 6 June 2026 and closed on 21 July 2026 with eight (8) tenders received

Tenderers Name	ABN
----------------	-----

ATG Project & Property Solutions Pty Ltd	94 160 517 493
Circon Constructions Pty Ltd	44 113 265 044
City Living Property Services	19 095 891 366
Harris HMC	77 130 177 614
ICM Construction	75 624 251 707
Never Stop Group Pty Ltd	97 611 283 759
Pirotta Services Commercial	89 613 111 818
The Building Club Pty Ltd	45 641 307 753

Tender Evaluation

The conforming tender submissions were evaluated in accordance with Council's Procurement Policy, at the time of tendering.

The following is a breakdown of the Evaluation Criteria applicable to this procurement project.

Criteria	Weighting
Cost	40%
Capability of the tenderer to provide the works	15%
Capacity of the tenderer to provide the goods and/or services and/or works	15%
Methodology & Task Appreciation	10%
Tender Program / Works Program	10%
Social Sustainability	3%
Economic Sustainability	3%
Environmental Sustainability	4%
Total	100%

The membership of the tender evaluation panel was as follows.

Title and/or company	Project Manager / Generalist or Nominated Speciality	Full Voting / Advisory Member
Senior Project Manager	Project Manager (Chair)	Full
Senior Project Manager	Project Manager	Full
Acting Unit Manager Recreation Services	Generalist	Full
Head of Building Projects	Generalist	Advisory
Sustainable Buildings Officer	Generalist	Advisory
Procurement Partner	Procurement	Advisory
Consultant Building Designer	Nominated Speciality – Architectural / Design services	Advisory
Consultant Quantity Surveyor	Nominated Speciality – Cost Consultant	Advisory

Further details of tender evaluation are shown in the Tender Recommendation Report (**Confidential Attachment 1**).

3. Issues

Collaboration

Note that section 109(2) of the *Local Government Act 2020* requires that any report to the Council that recommends entering into a procurement agreement must include information in relation to any opportunities for collaboration with other councils or public bodies which may be available.

Under this contract there are no opportunities to collaborate with other Councils or public bodies because it is a local stand-alone construction project with specific timing requirements.

Interviews

Following the moderation meeting, in-person interviews were conducted with the top three (3) ranked tenderers on 14 August 2026 at Council's Civic Centre to confirm their capacity and capability to deliver the project.

The discussions focused on the proposed site management plan and methodology, construction program, resource commitments and experience of the project team, risk assessments, and the contractor's ability to propose strategies to avoid or mitigate damage to the existing sports oval grounds.

The preferred contractor provided the most satisfactory responses to all matters raised, giving the evaluation panel confidence in their ability to deliver the project in accordance with the proposed program, budget, and considered methodology.

Social / Environmental / Local Implications

The recommended tenderer demonstrated a strong commitment to delivering positive social, environmental and local participation outcomes through the project, supported by measurable initiatives, targets and demonstrated sustainability practices through the following practices and initiatives:

- Their on-going co-partnerships with a range of social, environmental and economic programs to enhance employment opportunities for women in the construction industry, as well as providing support to combat youth homelessness through their partnerships in the Lysander Women in Construction, NextGen Trades, and Kids Under Cover programs.
- Supports community initiatives through sourcing supplies and services from social and environmental conscious suppliers.
- Implementing a robust recycling and reuse program in their projects and within their daily operations.
- Committing to prioritising local suppliers of materials and services from within the Northern Councils Alliance (NCA) where practicable for this project.

Human Rights Consideration

The implications of this report have been assessed in accordance with the requirements of the Charter of Human Rights and Responsibilities.

4. Consultation / Recommendation from Management

Council's Building Projects Unit, as the leading service unit for this tender process, undertook rigorous internal and external stakeholder engagement to inform the design development and implementation approach. The engagement process was designed to ensure the proposed outcomes were fit for purpose by reflecting stakeholder expectations, community needs, and project objectives.

Other engagement activities also included:

- Consultation across internal Council departments and external stakeholders.
- Consultation on the concept design and proposed implementation approach with the key stakeholders including the Juventus soccer club and adjacent schools.

- An active Merri-bek Conversations project webpage, which was maintained throughout the project to provide updates on project progress, consultation opportunities, key milestones and outcomes. The page also invites community members to ask questions and provide feedback.
- An upcoming letter-drop to the surrounding neighbourhood to inform them of the upcoming construction works.

Feedback received through these engagement activities was considered in the development and refinement of the final concept design and implementation approach.

5. Declaration of Conflict of Interest

Council Officers, external consultants and all other parties involved in the preparation of this report have no conflict of interest in this matter.

6. Financial and Resources Implications

Description	Allocated budget amount (exc GST)	Project costs	Net (Allocated budget minus expected project costs)
2026-27 Budget (<i>De Chene carparking access & improvements</i>)	\$250,000		
2026-27 Full Year Revised Budget (<i>De Chene gender inclusive changerooms</i>)	\$2,331,656		
2025-26 Carry forward adjustment	(\$18,964)		
Other anticipated costs (outside this contract)*		\$105,000	
<i>Recommended fixed lump sum amount RFT-2025-53 De Chene Reserve Pavilion: Gender Inclusive Changerooms (including Tender Option1)</i>		\$ 2,149,059	
<i>Recommended Provisional Sum amount RFT-2025-53 De Chene Reserve Pavilion: Gender Inclusive Changerooms</i>		\$410,000	
Total	\$2,562,692	\$2,664,059	-\$101,367.00

The above table shows the remaining project budget (excluding any expenditure incurred in prior years). The budget shortfall of \$101,367.00 will be referred to the first quarterly budget review.

*Other anticipated costs include remaining design and authority charges (gas, water and electricity connections).

In some cases, there will be contract variations required due to latent conditions outside of Council's and Contractor's control. In these instances, the delegated Council representative will have the authority to approve variations in accordance with Council's delegations and procurement requirements.

7. Implementation and Timeline

It is proposed that the Chief Executive Officer be authorised to do all things necessary to execute the contract/s and any other required documentation.

The contracts will commence as soon as possible following Council endorsement.

Expected commencement date of the construction contract is 25th September 2026, and expected completion date (practical completion) is 18 March 2027.

Attachment/s

- 1** RFT-2025-53 - Tender Recommendation Report - De Chene Reserve Pavilion Upgrade D26/368294

Pursuant to section 3(1)(g(ii)) of the Local Government Act 2020 this attachment has been designated as confidential because it relates to private commercial information, being information provided by a business, commercial or financial undertaking that if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage.

7.11 CONTRACT AWARD: RFT-2026-3 - MCDONALD RESERVE - HOCKEY PITCH AND SPORTS LIGHTING WORKS

Director City Infrastructure, Greg Rodwell

Capital Works Planning and Delivery

Officer Recommendation

That Council:

1. Awards the contract RFT-2026-3 for **McDonald Reserve – Hockey Pitch and Sports Lighting works** (the **Contract**), to Polytan Asia Pacific Pty Ltd (the **Contractor**) for a maximum fixed lump sum amount of \$3,243,036.70 (excluding GST) plus a provisional sum(s) of \$450,000.00 (excluding GST), totaling \$3,693,036.70 (excluding GST) and otherwise subject to and in accordance with point 2 of this resolution:
2. Authorises the Chief Executive Officer to:
 - a) Negotiate and finalise the terms of the Contract between Council and the Contractor provided that the terms specified in paragraph 1 of this Resolution shall not be altered without a further Resolution of Council;
 - b) Ensure that, other than terms referred to in paragraph 1 of this Resolution, the terms of the Contract are acceptable to the Chief Executive Officer; and
 - c) Advise all tenderers of Council's decision in relation to the Contract (conditional on acceptance of the contract by the Contractor in accordance with the terms of this resolution).
3. Thanks, the Victorian State Government for its support and contribution to this project for the amount of \$468,038.

REPORT

Executive Summary

This report seeks Council approval to award contract RFT-2026-3 McDonald Reserve – Hockey Pitch and Sports Lighting works to the preferred contractor Polytan Asia Pacific Pty Ltd.

The McDonald Reserve Hockey Pitch and Sports Lighting Works forms part of Council's commitment to improving community sporting infrastructure and addressing increased demand for hockey facilities within Merri-bek. The project will deliver a new competition-ready synthetic hockey pitch at McDonald Reserve, together with sports lighting, irrigation, spectator shelter, equipment storage and associated civil works. The upgrade is intended to increase hockey capacity, improve the quality and functionality of the reserve and provide a fit-for-purpose sporting facility for ongoing community use.

Eleven conforming tenders were received and assessed in accordance with Council's Procurement Policy against weighted evaluation criteria including cost, capability, capacity, methodology, program and sustainability considerations.

Following the tender evaluation process, Polytan Asia Pacific Pty Ltd has been identified as the preferred contractor, who has a strong track record of completing comparable sports field upgrade projects for local government clients.

The tender complies with section 109(1) of the *Local Government Act 2020*.

Previous Council Decisions

Hockey Feasibility Study Update - McDonald Reserve – 12 February 2025

That Council:

1. *Endorses the current design for sporting, active recreation and transport options at McDonald Reserve (Attachment 1) for public exhibition during February and March 2025.*
2. *Notes the community engagement which has taken place to date regarding designing sporting facilities at McDonald Reserve (Attachment 2) and thanks the community for their feedback.*
3. *Refers the \$3.5 million required to deliver Stage 1 of the project to the 2025/26 Council budget process for consideration.*
4. *Notes indicative costs to deliver Stage 2 of the project are upwards of \$10 million for further consideration in future budgets.*
5. *Assess all proposed surfaces, including tennis courts, through the Sports Surfaces Policy.*
6. *Take steps to increase tree canopy cover and use permeable surfaces as part of parking design to reduce urban heat island effect from carparks.*
7. *Requests a further report to Council in April 2025, incorporating the final design, potential staging options and any additional budget implications that arise following public exhibition.*

1. Policy Context

This report is in keeping with Council's commitment to accountability and sound financial management. It also addresses the requirement under section 109(1) of the *Local Government Act 2020* which requires Council to adhere to its Procurement Policy when entering into contracts for the purchasing of goods or services, or the carrying out of works. Council adopted the Procurement Policy on 11 June 2025 which sets the threshold for conducting a public tender for goods, services and works where once-off or ongoing cumulative spend over the life of the contract is expected to exceed \$350,000 (incl GST).

2. Background

The McDonald Reserve Hockey Pitch and Sports Lighting Works will deliver a new competition-ready synthetic hockey field at McDonald Reserve, Coburg, to increase local hockey capacity and support growing demand for the sport within Merri-bek.

The tender scope includes:

- Construction of a new synthetic hockey field, including pavement, shock-pad, turf and line marking.
- Bulk earthworks, subgrade preparation and stormwater drainage.
- New sports lighting and associated electrical infrastructure, including works within the school grounds.
- New fencing, gates, retractable netting and hockey equipment.
- Irrigation works to surrounding natural turf areas.
- Spectator shelter, equipment storage and associated civil works.

The detailed designs were finalised and approved by key internal and external stakeholders.

The project will provide a new purpose-built hockey facility, increasing local playing capacity and improving access to quality sporting infrastructure for clubs and the broader community. Stage 2 design works the pavilion, tennis courts and parking solutions including a transport impact assessment is happening now within the 2026/27 financial year.

The tender was released on 12 June 2026, with submissions closing on 8 July 2026. Eleven conforming tenders were received.

Tenderer Name	ABN
AS Lodge Tennis Courts	69 436 856 079
Constructive Group Pty Ltd	40 102 865 074
Contek Constructions Pty Ltd	80 060 505 099
Global Turf Projects Pty Ltd	53 608 443 670
Polytan Asia Pacific Pty Ltd	90 111 057 606
Quantum Civil Pty Ltd	41 653 806 430
RMS Groundworks Pty Ltd	73 606 867 127
Bild Sports Pty Ltd (Turf One)	15 659 410 778
Tiger Turf Australia Pty Ltd	65 055 247 722
Tuff Group Holdings Pty Ltd	63 134 718 433
Victorian Sports Group Pty Ltd	13 167 480 748

The conforming tender submissions were evaluated in accordance with Council's Procurement Policy, at the time of tendering.

The following is a breakdown of the Evaluation Criteria applicable to this procurement project.

Criteria	Weighting
Cost	40%
Capability of the tenderer to provide the works	25%
Capacity of the tenderer to provide the works	15%
Methodology and task appreciation	10%
Social Sustainability	3%
Economic Sustainability	3%
Environmental Sustainability	4%
Total	100%

The membership of the tender evaluation panel was as follows.

Title and/or company	Project Manager/ Generalist or Nominated Speciality	Full Voting / Advisory Member
Project Manager	Project Manager (Chair)	Full
Sport and Recreation Strategic Planning Lead	Generalist	Full
Senior Project Manager	Generalist	Full
Head of Building Projects	Generalist	Advisory
Sustainable Building Officer	Generalist	Advisory
Senior Procurement Partner	Procurement	Advisory

Further details of tender evaluation are shown in the Tender Recommendation Report (**Confidential Attachment 1**).

3. Issues

Collaboration

Note that section 109(2) of the *Local Government Act 2020* requires that any report to the Council that recommends entering into a procurement agreement must include information in relation to any opportunities for collaboration with other councils or public bodies which may be available.

Under this contract there are no opportunities to collaborate with other Councils or public bodies because it is a local stand-alone construction project with specific timing requirements.

Interviews

A post-tender clarification meeting was conducted with the preferred tenderer on 20 August 2026 via Microsoft Teams to close out outstanding clarification matters and confirm its understanding of the project requirements. The discussion covered the construction program, service authority allowances, traffic management, geotechnical requirements, proprietary and Design & Construct items, tree protection, school interface works, the proposed synthetic turf system and key commercial qualifications. The tenderer provided satisfactory responses to the matters raised, confirmed its confidence in delivering the project in accordance with the submitted program, and addressed the outstanding issues to the satisfaction of the evaluation panel.

Social / Environmental / Local Implications

The recommended tenderer demonstrated strong social, environmental and local economic outcomes, with clear project-specific commitments supported by established organisational sustainability practices.

Key commitments for this project include:

- **Victorian economic participation:** approximately 99.82% of the total project value will be sourced or supplied through Victorian-based materials, equipment, staffing and labour, with only 0.18% sourced from interstate.
- **Local employment:** additional labour hire, where required, will be sourced through providers within the Merri-bek municipality, subject to licensing requirements.
- **Recycled construction materials:** the works will incorporate approximately 40 tonnes of 100% recycled tyre rubber, 3,000 tonnes of 100% recycled Class 2 aggregate, and 41 tonnes of recycled asphalt product.
- **Local circular economy:** recycled tyre rubber for the shock pad will be sourced from Broadmeadows, supporting local recycling and diversion of end-of-life tyres from landfill.
- **Sustainable synthetic surface:** the proposed Australian-made Poligras H2Oz GT surface (PFAs free) incorporates bio-based material derived from sugar cane, reducing reliance on conventional fossil fuel-based raw materials. The design also includes infrastructure to manage micro plastics within the field surface area.
- **End-of-life recycling:** synthetic surface components are intended to be recyclable at the end of their 10+ year service life and reused in products such as bollards, decking, pallets and storage products.

- **Construction waste management:** construction waste will be separated to maximise reuse and recycling, including recovery of pallets, steel and packaging, with opportunities for suitable surplus materials to be reused within the community.
- **Indigenous and social procurement:** preference will be given, where value for money is demonstrated, to Indigenous-owned suppliers and subcontractors, with Indigenous subcontractors required to be registered with Supply Nation.

Overall, the submission provides measurable local economic and environmental commitments for the McDonald Reserve project, supported by demonstrated experience in local sourcing, recycled material use, waste diversion and circular economy practices.

Human Rights Consideration

The implications of this report have been assessed in accordance with the requirements of the Charter of Human Rights and Responsibilities.

Stage 2

The project is also currently progressing through Stage 2 design, which is committed within the 2026/27 financial year. Stage 2 involves the design development of the sports pavilion, tennis courts and associated parking solutions, together with a Transport Impact Assessment to assess traffic, access, parking and transport requirements associated with the facility.

Stage 2 is currently unfunded. Any subsequent construction works would be subject to future consideration by Council and funding through the relevant Council budget process, as well as consideration of potential funding contributions or grant opportunities from the Victorian and Australian Governments and other relevant funding partners.

4. Consultation / Recommendation from Management

Extensive stakeholder and community engagement was undertaken as part of the broader McDonald Reserve redevelopment, with the current project focused specifically on delivery of Stage 1 – the new hockey pitch, associated infrastructure and sports lighting.

Engagement activities included:

- The project commenced in 2021 following Brunswick Hockey Club's request for a second synthetic hockey pitch. Following feasibility assessment, McDonald Reserve was identified as the preferred site in 2022, with further site investigations undertaken in 2023.
- The broader reserve concept was developed in consultation with Brunswick Hockey Club, East Coburg Tennis Club, Brunswick Juventus Football Club, Brunswick Cricket Club and Coburg High School to respond to current and future sporting and site needs.
- The community consultation was undertaken in 2024, including notification to approximately 500 local residents, 188 contributions through Conversations Merri-bek, a community pop-up attended by approximately 200 people, and further engagement at the Coburg Farmers Market.
- The Stage 1 detailed design for the hockey pitch and sports lighting was subsequently developed in consultation with Brunswick Hockey Club and relevant stakeholders, with required technical and statutory approvals sought and feedback incorporated into the final design and tender documentation.
- Ongoing consultation with relevant Council departments, specialist consultants, service authorities and site stakeholders informed the detailed design, approvals and proposed construction approach.

- Project information letters were distributed to surrounding residents in April 2026 to advise of the Stage 1 project and upcoming works.
- A live Merri-bek Conversations project webpage has been maintained to provide project information, updates and key milestones.
- Officers consulted with Climate Action Merri-bek on the surface material to ensure best case results for environmental performance.

Stakeholder and community input received throughout the broader reserve planning and Stage 1 design process was considered in finalising the hockey pitch and sports lighting works now progressing to construction.

5. Declaration of Conflict of Interest

Council Officers, external consultants and all other parties involved in the preparation of this report have no conflict of interest in this matter.

6. Financial and Resources Implications

Description	Allocated budget amount (exc. GST)	Project costs (exc. GST)	Net (allocated budget minus expected project costs)
2026-27 Forecast (Final carry forward from 2025-26)	\$3,379,478.70		
2027-28 Budget (Victorian State Government grant)	\$468,038.00		
Recommended fixed lump sum amount RFT-2026-3-McDonald Reserve – Hockey Pitch and Sports Lighting works		\$3,243,036.70	
Recommended Provisional Sum amount RFT-2026-3-McDonald Reserve – Hockey Pitch and Sports Lighting works		\$450,000.00	
Other anticipated costs (outside this contract)*		\$154,480.00	
Total	\$3,847,516.70	\$3,847,516.70	\$0

The above table shows the remaining project budget (excluding any expenditure incurred in 2025-2026).

**Other anticipated costs include remaining design and authority charges (water and electricity connections).*

In some cases, there will be contract variations required due to latent conditions outside of Council's and Contractor's control. In these instances, the delegated Council representative will have the authority to approve variations in accordance with Council's delegations and procurement requirements.

7. Implementation and Timeline

It is proposed that the Chief Executive Officer be authorised to do all things necessary to execute the contract/s and any other required documentation.

The contracts will commence as soon as possible following Council endorsement.

Works on site are planned to commence in late September 2026. Weather permitting, the ground is expected to be available for use by May 2027.

Attachment/s

- 1 RFT-2026-3 -McDonald Reserve - Hockey Pitch and Sports Lighting Works - Tender Recommendation Report D26/367898

Pursuant to section 3(1)(g(ii)) of the Local Government Act 2020 this attachment has been designated as confidential because it relates to private commercial information, being information provided by a business, commercial or financial undertaking that if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage.

8. NOTICES OF MOTION

8.1 MORATORIUM ON DATA CENTRE DEVELOPMENTS

Cr Sue Bolton

Motion

That Council:

1. Calls on the Victorian Government to:
 - a) Implement an immediate moratorium on approvals of new data centres, expansions of existing data centres and construction of new data centres until a Victorian Parliamentary Joint Select Committee Inquiry into Data Centres has been completed and a Victorian Data Centre Planning and Sustainability Framework is developed and enacted with enforceable regulations.
 - b) The Inquiry should include comprehensive public hearings and invite evidence from scientific experts, community organisations, Traditional Owners, local residents, local governments, industry representatives and relevant government agencies to consider the cumulative, environmental, social and economic impacts (including the impact on electricity and water bills) of data centres and recommend an appropriate regulatory framework and other initiatives identified through the inquiry process.
 - c) Develop a Statewide Data Centre Community Benefit Framework requiring major data centre developments to deliver measurable benefits to host communities.
 - d) Establish a dedicated Victorian planning policy for data centres that includes:
 - Preferred locations based on infrastructure capacity, renewable energy availability and land use compatibility;
 - Assessment of cumulative impacts on energy, water, transport and community infrastructure;
 - Minimum sustainability and resource-efficiency standards; and
 - Public reporting on energy consumption, water use, emissions and renewable energy sourcing.
 - e) Require proponents of major data centre developments to enter into Community Benefit Agreements that may include investment in:
 - Local infrastructure and public realm improvements;
 - Renewable energy, climate resilience and circular economy initiatives;
 - Local employment, apprenticeships and workforce development programs, and
 - Environmental and neighbourhood enhancement projects.
 - f) Establish transparent consultation requirements to ensure councils and local communities are meaningfully engaged in the assessment of major data centre proposals.
 - g) Ensure local government representation in the development of the Victorian framework and any future state-led assessment or approval processes.
2. Communicates the call for a moratorium on approvals of new data centres, expansions of existing data centres and construction of new data centres to the federal government.

1. Background

Cr Bolton's background:

Four Victorian councils – Hume, Brimbank, Maribyrnong and Melton councils – have passed unanimous motions calling for a moratorium on approvals of new data centres and for a public inquiry into the data centre industry in order to develop safeguards.

More councils are likely to pass motions for a moratorium as applications for mega data centres appear in different communities.

But mega AI data centres don't just impact on the local communities that they might be situated in. People are becoming aware that all of Victoria will be impacted by the mega data centres, even if they don't live anywhere near one.

Awareness is building about the enormous amounts of electricity and water that mega AI data centres use to cool down their equipment. There is a growing call for a pause on the largely unregulated growth of the data centre industry to enable a public inquiry and enforceable safeguards to be established.

There is also a need to understand the cumulative impact if all of the data centres that are seeking approval get built.

A recent report from Australian Energy Market Operator has assessed the energy demands of 225 known data centre projects. It expects that these data centres will consume almost as much power in 2036 as all households in New South Wales and Victoria do today.

Climate groups have become alarmed that any gains that have been made with the shift to renewable energy will be wiped out by all of these mega AI data centres.

We still don't have public information about the cumulative impact of all of these data centres on Victoria's water supply. But we do know that mega data centres use vast amounts of water.

Will the data centres use up so much electricity and water that electricity and water bills increase? The experience of data centres in other countries is that electricity and water bills increase.

Data centres need enormous numbers of licensed electricians and specialist electrotechnology workers to operate.

The National Electrical and Communications Association has raised the alarm that the enormous numbers of electricians required for data centres, means that Victoria could face a shortage of electricians that could slow down housing, energy and infrastructure projects

We need to pause the approval of new data centres, expansions of data centres and construction of data centres to enable a public inquiry to develop an understanding of enforceable regulations to safeguard the community.

2. Policy Context

Officer's comments:

Data centres are a rapidly emerging issue for communities in Australia. To date there have been no planning permit applications in Merri-bek. The potential impact of data centres on amenity, climate and services means they are of interest to many councils.

As a member of the M9 group of Councils, Merri-bek will be party to a joint submission to the federal government on data centres. That submission will cover topics of mutual concern to the M9 Councils, including calling for:

- Establishment of clear national and state policy frameworks for data centre development
- Clear planning assessment criteria that specifically address data centres

- Stronger assessment requirements for cumulative impacts
- Enhanced transparency and public consultation for major proposals

From a Merri-bek perspective, an interest in the environmental and amenity impacts of data centres aligns with three of the Council Plan 2025-29 themes, actions within our Climate Emergency Action Plan 2025-2030 relating to reducing community emissions and supporting the renewable energy transition, Integrated Water Management Strategy, Climate Risk Strategy and the Merri-bek Planning Scheme.

3. Financial implications

Officer's comments:

Advocacy letters can be prepared without the need for additional budget.

4. Resources implications

Officer's comments:

Advocacy letters can be written within existing staffing resources.

8.2 URGENT SAFETY UPGRADE OF BOUNDARY ROAD AND SUSSEX STREET INTERSECTION, PASCOE VALE

Cr Chris Miles

Motion

That Council:

1. Writes to The Hon. Paul Hamer MP, Minister for Roads and Road Safety, requesting that the intersection of Boundary Road and Sussex Street, Pascoe Vale, be upgraded as a matter of urgency.
2. Notes and acknowledges the advocacy work of Natase Jovic in seeking to make the Boundary Road and Sussex Street intersection safer for all.

1. Background

Cr Miles's background:

The Boundary Road and Sussex Street intersection is an unusual and increasingly dangerous intersection for local drivers and pedestrians. It is one of the most accident-prone intersections in the north of Merri-bek and that urgent action is required to improve safety for all road users.

It is one of only a few intersections in Merri-bek where the left-hand lane cannot be used to travel straight through. Despite this, drivers are regularly using the left-turn lane to continue straight ahead, often at speed, passing vehicles that are waiting to turn right from Boundary Road into Sussex Street towards Hadfield.

This creates a dangerous situation for vehicles travelling in the opposite direction and waiting to turn right into Sussex Street towards Gaffney Street. There have been numerous collisions and an increasing number of near misses at this intersection, which is a serious concern for the local community.

The unusual lane configuration can create confusion for drivers and make the intersection particularly challenging to navigate safely.

2. Policy Context

Officer's comments:

Councils transport strategy *Moving Around Merri-bek* includes safety as a core value and includes the following key objectives;

1. Create streets where everyone feels safe, and
2. Reduce the frequency and severity of crashes on our roads.

Boundary road is an arterial road managed by the Department of Transport and Planning as the responsible road authority. The community have reported concerns about a high volume of near misses with high vehicle speeds and erratic driver behaviour causing serious concerns at this intersection. The intersection has also been reported as particularly unsafe for vulnerable road users, including pedestrians and bikes, due to the hostility of traffic at this intersection.

3. Financial Implications

Officer's comments:

This motion can be delivered within existing council budget.

4. Resources Implications

Officer's comments:

Council Officers will complete this action using existing available resources in the Transport Planning Unit.

8.3 IMPROVING BUS SERVICES

Cr Nat Abboud

Motion

That Council:

1. Notes the importance of improved bus services for local residents and visitors to our municipality.
2. Incorporates the findings of the reports to its advocacy priorities.
3. Shares the Victorian Auditor-General's Office (Improving Bus Services June 2026), Infrastructure Victoria (Fast, Frequent, Fair August 2025), and Movement and Place (Metropolitan Melbourne Public Transport Analysis April 2026) with local candidates and Members of Parliament.

1. Background

Cr Abboud's background:

An efficient and reliable network of bus services is critical to helping people move around Merri-bek. Yet bus services that fail to meet community needs continue to be a barrier to higher public transport use in our community. Recent reports conducted on behalf of the Victorian Auditor-General's Office, Infrastructure Victoria and the Metropolitan Transport Forum have detailed a range of evidence-based measures that would improve bus patronage and provide valuable mobility services.

Improvements to our bus network that improve frequencies, connectivity and reliability of these services are well-recognised and required to meet the needs of our growing population. Merri-bek's advocacy to state government includes requests for basic service upgrades to the bus network including: extending operating hours, improving timetable integration, and providing higher frequency services, particularly at peak periods.

2. Policy context

Officer's comments:

Council's transport strategy *Moving Around Merri-bek* outlines councils core advocacy items to the Victorian Government relating to bus services in Merri-bek;

- Reform the bus network in Merri-bek in line with the principles in Victoria's Bus Plan.
- Deliver on the current Bus Reform project for the North-West region.
- Focus on improving east-west bus services.
- Improve bus services in Fawkner and the Newlands area of Coburg North.
- Increase service frequencies and timetable duration.
- Increase bus priority on arterial roads and at intersections.

The motion is consistent with current advocacy efforts and is aligned to the *Moving Around Merri-bek* Strategy. Council officers continue to advocate for bus service improvements in line with Merri-bek's advocacy priorities for improving the bus network and our transport strategy.

3. Financial Implications

The actions proposed can be delivered within the approved council budget.

4. Resources Implications

The motion can be delivered using existing council resources.