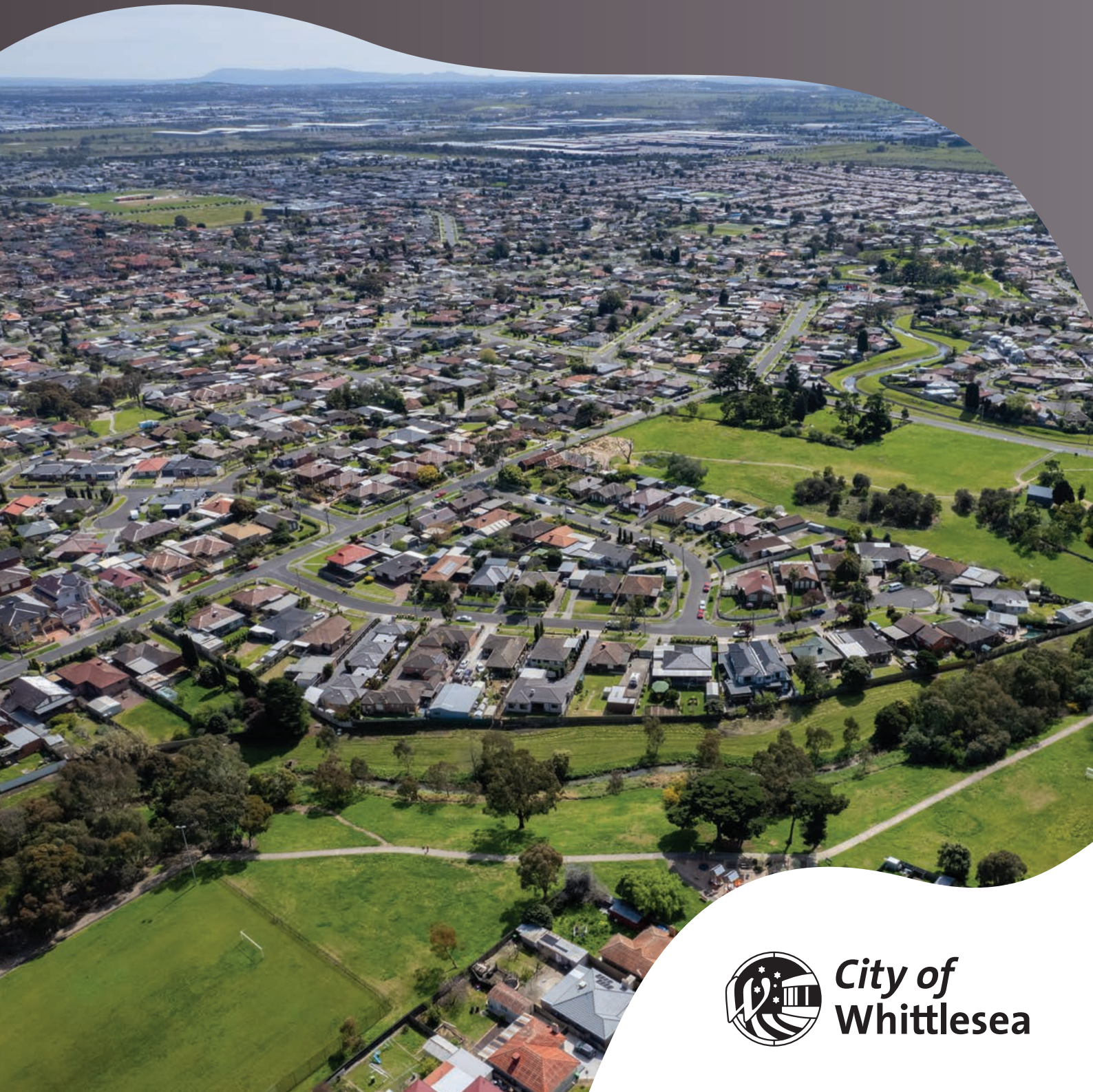


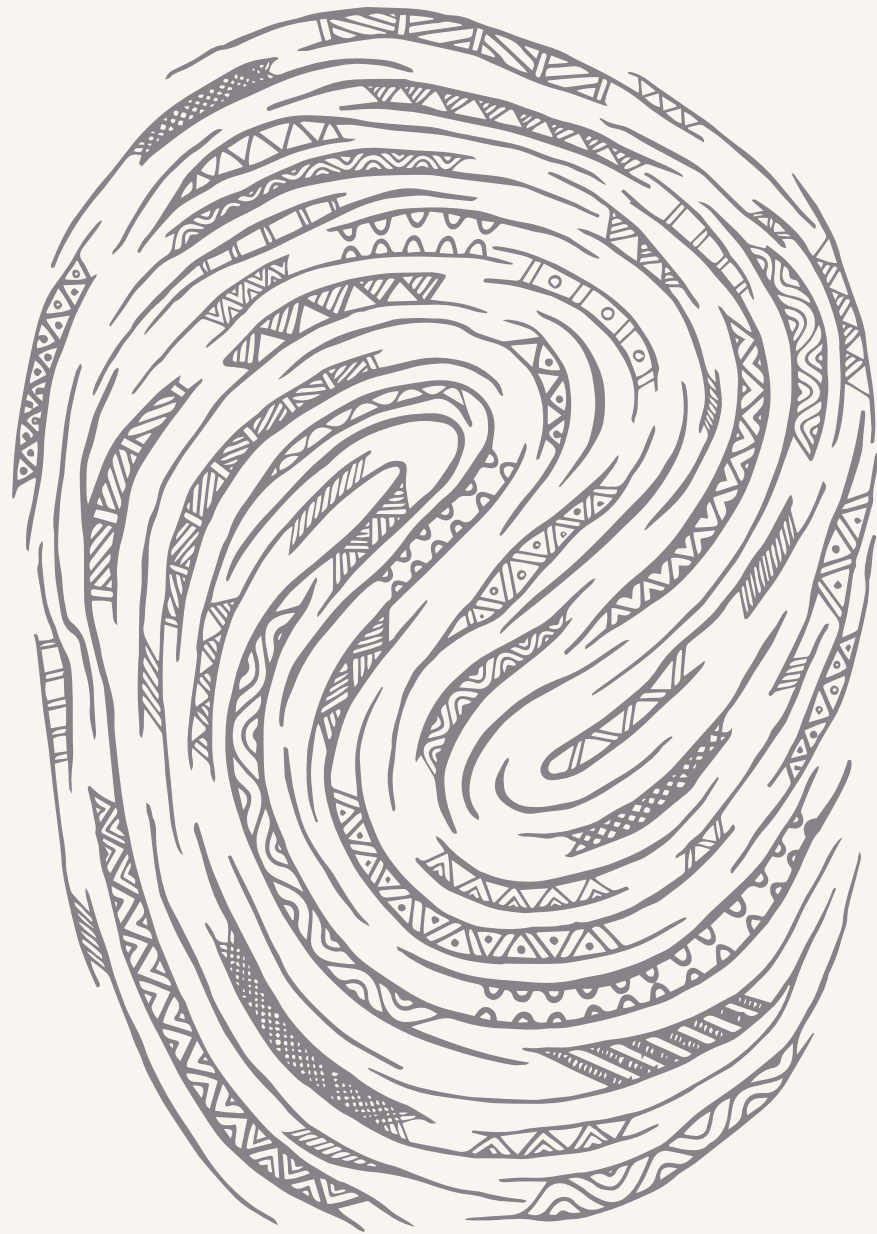
City of Whittlesea

# Strategic Property and Land Plan 2025–2030

*Planning Council's property and land portfolio to meet present and future priorities*



**City of  
Whittlesea**



Artwork © Mandy Nicholson, 2017

## Acknowledgement

We recognise the rich Aboriginal heritage of this country and acknowledge the Wurundjeri Willum Clan and Taungurung People as the Traditional Owners of lands within the City of Whittlesea.

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# About the Strategic Property and Land Plan

The City of Whittlesea is one of the fastest-growing municipalities in Australia. As a local government organisation, Council plays a pivotal role in the everyday lives of 257,000 people. By 2040, the municipality is expected to grow to 355,000 people.<sup>1</sup>

Council has a significant number of land and property assets, which will be referred to as Council's property and land portfolio.

Council's property and land portfolio, assembled over many decades, requires a defined and consistent approach to ensure it continues to meet the needs of a rapidly growing community. Managing these assets, including land and buildings owned, leased, or managed by Council, with a clear strategic focus is essential to supporting long-term community priorities.

The Strategic Property and Land Plan (the Plan) identifies principles and objectives that guide how Council property will be managed, allocated, transacted and developed.

The Plan is informed by demographic and population forecast analysis, government policies, the current state of infrastructure and community needs for facilities and services. The Plan has been prepared to:

- **Engage the community:** helping residents understand how Council makes decisions about buying, selling, leasing or developing property assets based on long-term community needs and priorities.
- **Optimise assets:** ensuring that Council's land and buildings are being used efficiently and effectively, supporting Council services and maximising community benefit.
- **Demonstrate alignment with Council plans:** supporting the delivery of strategic documents like the Community Plan, Long-Term Community Infrastructure Plan, Asset Plan, Affordable Housing Plan and the broader Integrated Planning Framework.
- **Support financial sustainability:** ensuring sound financial management by aligning property decisions with budgets, long-term financial plans, capital works programs and revenue generation opportunities.

The Plan outlines a clear framework to support informed decision-making across the functions of acquisition, divestment, leasing and licensing and strategic development of land and buildings. It centres on assessing current and future needs and aligning assets with strategic priorities. It promotes innovation and flexibility, financial sustainability, ensuring regulatory compliance, and maximising community benefit.

The Plan will support Council to address challenges associated with:

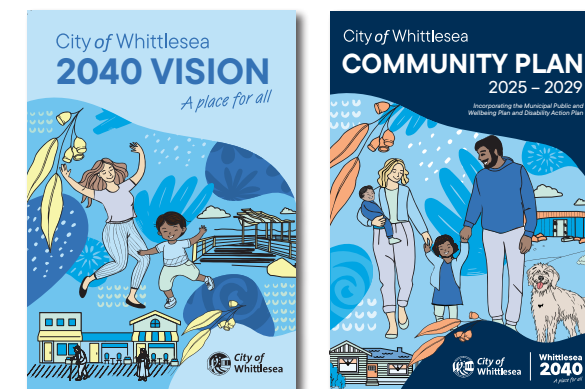
- **Ageing and deteriorating buildings:** older buildings that are no longer fit for purpose, are worn out and may need repair or replacement.
- **Making the most of buildings and spaces:** focusing on areas that may only have one user, underused spaces and places meant for only one activity.
- **Financial challenges:** costs to maintain buildings and property is often higher than the income generated, creating a financial gap. Pressure is intensified by cost shifting, funding limits and rising expenses.

To effectively manage our property and land portfolio, Council will focus its work within three key directions. These directions provide a framework for planning, decision-making and resource allocation.

# How we developed the Plan

## Integrated Planning Framework

The City of Whittlesea has an Integrated Planning Framework designed to align Council's strategic direction with community needs, ensuring a bold, inspirational, and sustainable future. The Strategic Property and Land Plan is a 'level 3' document under this framework, supporting the delivery of the 'High Performing Organisation' strategy.



### Level 1: Whittlesea 2040: A place for all

At level 1, Council's long-term community vision Whittlesea 2040: A place for all, includes the requirement to deliver a financially sustainable, uniting approach to managing Council properties and land to optimise community outcomes. The Community Plan 2025-2029 details relevant strategic priorities to deliver property projects and deliver long-term financial sustainability.



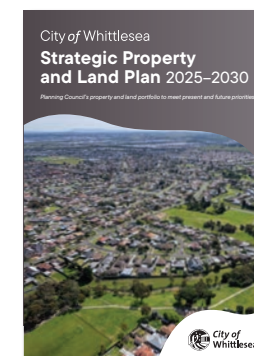
### Level 2: High Performing Organisation Strategy

At level 2, there are five strategies that support the long-term community vision. The High Performing Organisation Strategy outlines Council's goals to become a high performing organisation, consistently achieving exceptional results and leading the sector in productivity, innovation, customer experience and other key performance indicators. The property and land portfolio falls under the 'finance and assets' key focus area within this strategy.



### Level 3: Strategic Property and Land Plan

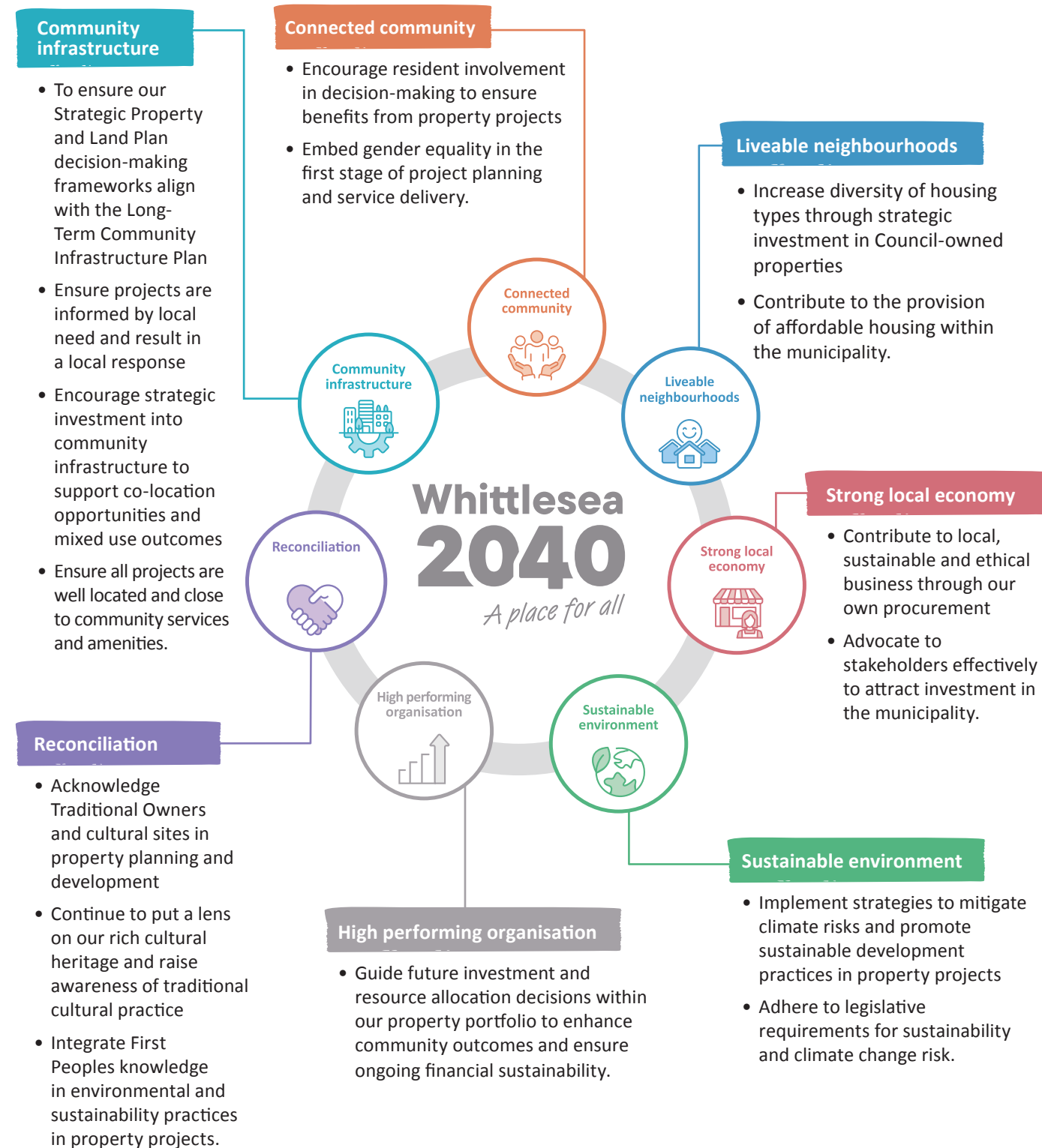
At level 3, this plan outlines how Council is planning for a fit-for-purpose property and land portfolio that supports Council services, maximises community benefit and ensures ongoing financial sustainability.



<sup>1</sup> Population projections for City of Whittlesea from .id, 2024

## How the Strategic Property and Land Plan aligns with other strategies

The Plan aligns with the City of Whittlesea's Community Vision as outlined in Whittlesea 2040: A place for all. It also aligns and should be read in conjunction with the Long-Term Financial Plan, the Asset Plan and the Affordable Housing Plan 2025-2030. It upholds intergenerational equity; balancing investment across the property and land portfolio for the current generation while also preserving resources, opportunities and assets that allow future generations to thrive.



## The City of Whittlesea

The City of Whittlesea, located in Melbourne's north, is one of the city's largest and fastest-growing areas. Covering 489 square kilometres, it has a population of almost 257,000<sup>2</sup> people, which has nearly doubled in the past 20 years. A city in its own right, with a thriving and growing economic base, it includes rural areas to the north, the emerging neighbourhoods and suburbs in greenfield areas, and established suburbs to the south.

More than 60 per cent of the municipality is Green Wedge land, which includes protected rural areas like parks, forests, and farmland.<sup>3</sup> About 70 per cent of the city is rural, with the remaining 30 per cent being urban.<sup>4</sup> The municipality has a diverse range of land uses, ranging from farmland and natural reserves to established neighbourhoods, new housing developments, shopping centres, employment precincts and industrial zones.

### Whittlesea's urban area consists of:

- Bundoora (shared with the City of Darebin and City of Banyule)
- Doreen (shared with Shire of Nillumbik)
- Epping
- Epping North
- Lalor
- Mernda
- Mill Park
- South Morang
- Thomastown
- Whittlesea township.

### Whittlesea's rural area consists of:

- Beveridge (shared with Shire of Mitchell)
- Donnybrook
- Eden Park
- Humevale
- Kinglake West
- Wollert
- Woodstock
- Yan Yean (shared with the Shire of Nillumbik).



<sup>2</sup> Population projections for City of Whittlesea from .id 2024

<sup>3</sup> City of Whittlesea, Green Wedge Management Plan 2023-2033

<sup>4</sup> City of Whittlesea, suburbs and geography, 2025

# Council's property and land portfolio

Council owns more than 2,000 properties and manages a high volume of buildings, land and infrastructure across the municipality. Much of our land is classified as a reserve, meaning it will remain public space, such as parks or community spaces, now and in the future.

These properties help Council build strong, inclusive communities by supporting service delivery and creating vibrant and connected spaces for residents and visitors. They are valuable assets that support the achievement of Council's long-term strategic goals.

To ensure these assets continue to provide maximum benefit to residents and the community, they need to be proactively planned and managed.

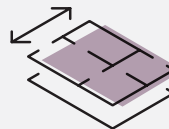
The current portfolio includes land and buildings that are used for:

- direct service delivery, such as maternal and child health services
- indirect service delivery, such as leases for community groups
- recreation, sport and leisure pursuits
- commercial activity
- passive open space
- environmental management
- car parking.

## Key portfolio facts



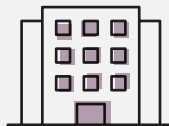
**2278**  
properties<sup>5</sup>



**2112**  
hectares<sup>6</sup>



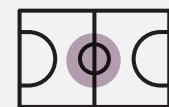
**93.6%**  
of our land is  
reserved for  
public use<sup>7</sup>



**190**  
Council  
buildings<sup>8</sup>



**90**  
properties  
leased<sup>9</sup>



**181**  
sporting courts/  
fields<sup>10</sup>

<sup>5</sup> City of Whittlesea, Geospatial Services Team, 2025

<sup>6</sup> City of Whittlesea, Geospatial Services Team, 2025

<sup>7</sup> City of Whittlesea, Geospatial Services Team, 2025

<sup>8</sup> City of Whittlesea, Asset Plan 2025-2035

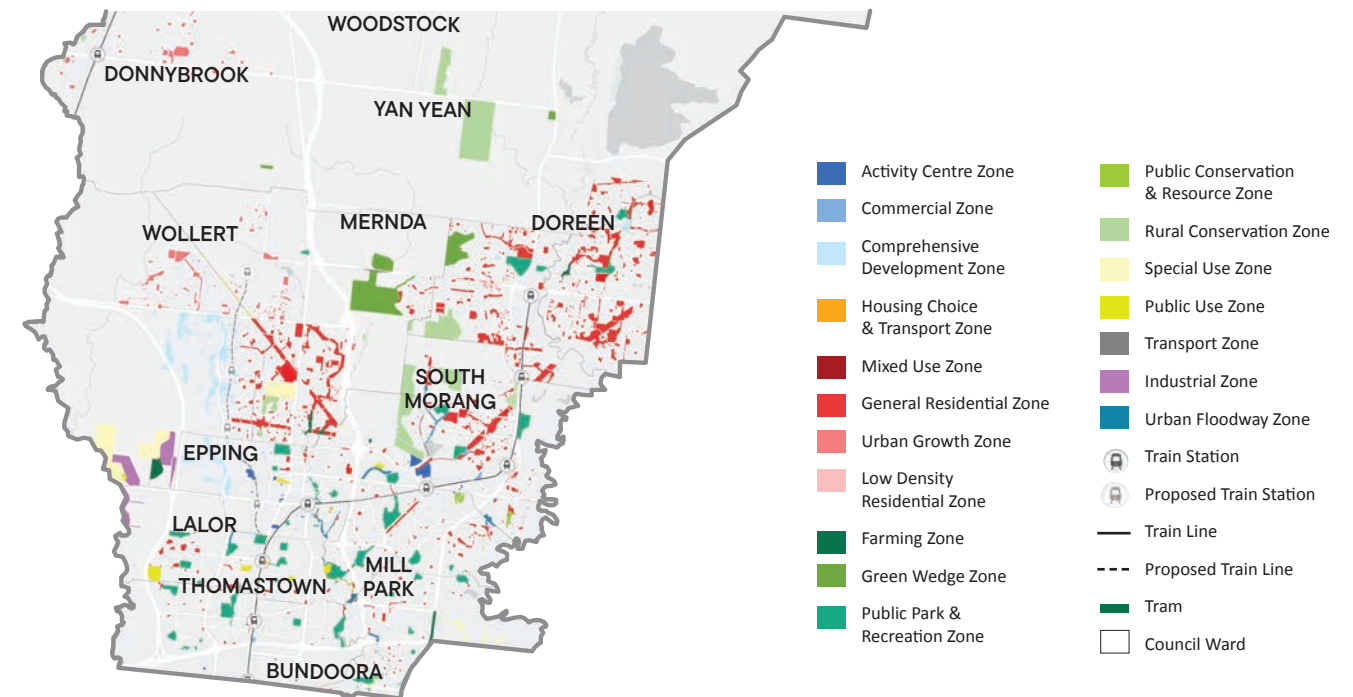
<sup>9</sup> City of Whittlesea, Strategic Property Team, 2025

<sup>10</sup> City of Whittlesea, Asset Plan 2025-2035

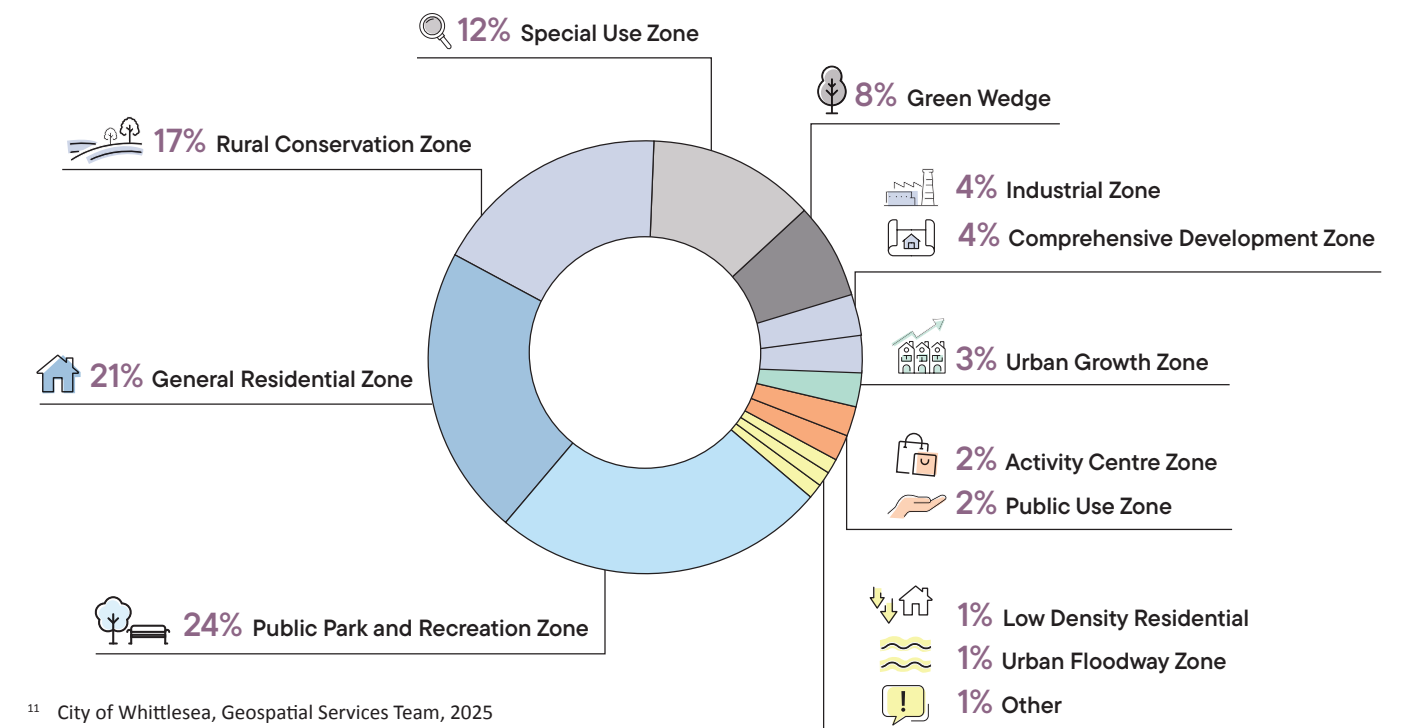
# Overview of Council-owned land

The following graphs show how Council's land is zoned across the municipality. A significant proportion of our land is classified under the Public Park and Recreation Zone, reflecting Council's extensive open space network reserved for community recreation.

## Council's property and land portfolio



## How is Council's land zoned?<sup>11</sup>



<sup>11</sup> City of Whittlesea, Geospatial Services Team, 2025

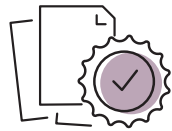
# Guiding principles

Council has developed six guiding principles to be applied to all decision making across the property and land portfolio. These are:



## Maximise community benefit:

Prioritise property use and decisions that maximise public value and benefit.



## Strategic alignment:

Align property decisions to assist in the delivery of the Community Plan, Long-Term Financial Plan, Asset Plan and service delivery objectives.



## Financial sustainability:

Ensure property decisions contribute to the long-term financial health of the organisation. Consider lifecycle costs, maintenance liabilities and revenue potential.



## Innovation and flexibility:

Encourage innovative and adaptive models such as new technologies, construction methods or commercial structures to achieve property outcomes. Ensure plans and designs remain flexible to adapt to future challenges or changes in community needs over time.



## Good governance:

Apply a consistent, transparent process for each of the property functions. Engage the community and stakeholders at the right time and ensure all legislative requirements are met. Ensure expert probity advice is obtained as required.



## Environmental sustainability:

Ensure property decisions support long term-environmental health by minimising resource use, reducing emissions, and promoting sustainable development practices.



# Property functions

Council decisions relating to property often require timely assessments and streamlined processes to support informed decision making.

As the community grows and priorities evolve, the ability to respond quickly and strategically becomes increasingly important. This includes having accurate and up-to-date information on property assets, clearly defined criteria for evaluating opportunities, and efficient internal processes that facilitate good decision making.

While a structured approach is essential, there must also be flexibility to adapt particularly in response to pressing needs or unique opportunities that deliver strong community benefit.

Property matters vary in scale and complexity, however all of Council's property and portfolio management responsibilities are governed by legislative requirements and statutory processes.

Council has identified four key property functions that the Strategic Property and Land Plan will address. Grouping property functions provides a framework to guide strategic decision making and streamline policies and processes that relate to each function.



Acquisition



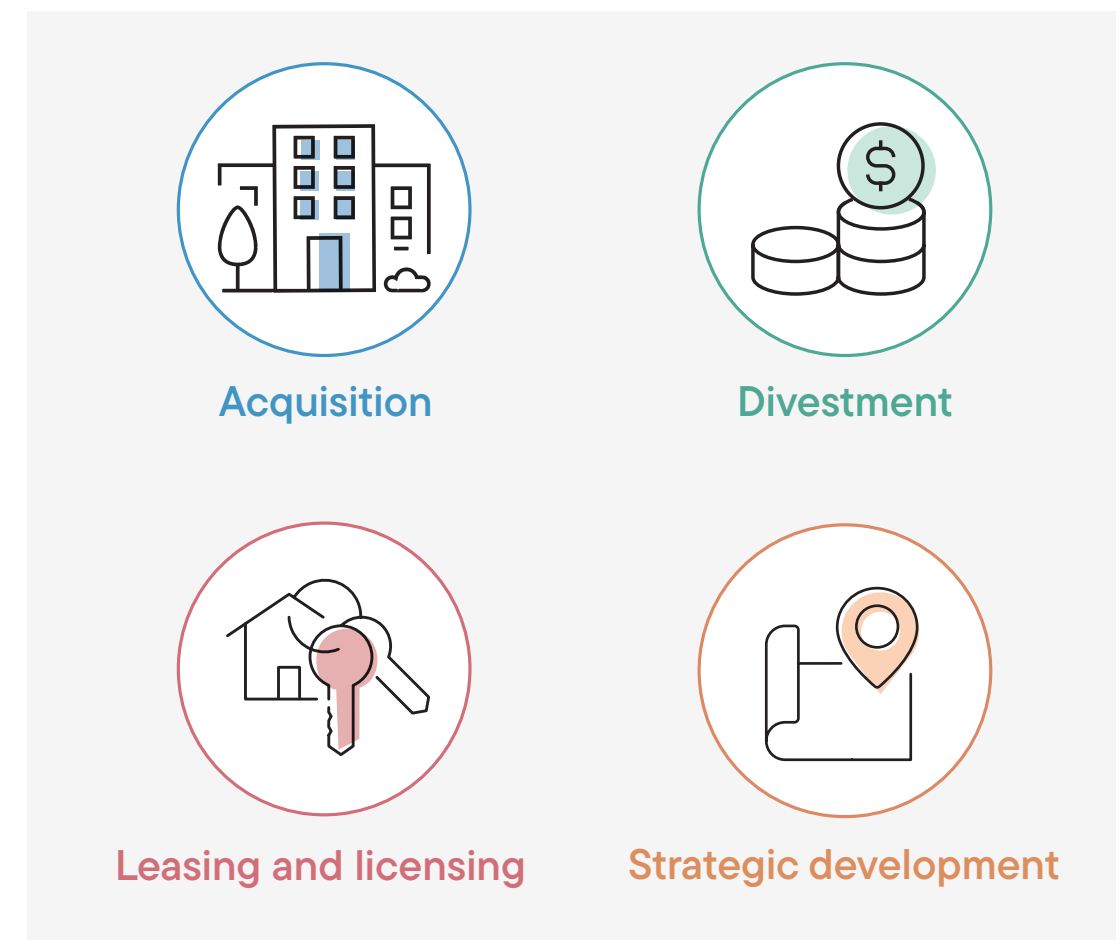
Divestment



Leasing and licensing



Strategic development





# Acquisition

## Overview

Acquisition is the process of gaining ownership, control, rights or an interest in property through purchase, vesting, transfer or exchange. Under Section 112 of the *Local Government Act 2020*, Council may purchase or acquire land if it is required for Council purposes. Any purchase or acquisition by Council must be undertaken in accordance with Council's community engagement policy.

Council acquires land or property for a range of reasons, including delivering community infrastructure and services, addressing service gaps such as open space, or enabling strategic outcomes like affordable housing.

Acquiring property can be costly and has the potential to carry significant risk. The process is resource intensive and requires a dedicated budget to conduct due diligence and investigations to inform decision making and mitigate risk where possible.

The decision-making process has been designed with this in mind, to ensure that Council has the right information at the right time to ensure that all acquisitions respond to Council's vision and guiding property principles.

## Objectives

The following objectives apply to proposed Council property acquisitions:

- the acquisition is for a clear and demonstrated service need or for a strategic purpose
- the acquisition has been appropriately assessed as the most suitable option to deliver the service or outcome
- the acquisition has been appropriately assessed for risk and complexity
- the acquisition demonstrates value for money and/or financial sustainability
- the acquisition aligns with the Strategic Property and Land Plan's guiding principles.

## Process overview

The following acquisition process provides a clear and consistent framework to guide Council in identifying assessing, and securing property assets that support current and future community needs.

1

### Potential acquisition identified

A potential acquisition might be considered based on:

- a need for more community space e.g. open space (service gap identification)
- it supports an existing project's goal or objective
- an opportunity is presented to Council from the market.

Once a potential acquisition is identified, it is evaluated by looking at:

- how well it aligns with the Strategic Property and Land Plan's guiding principles
- whether it meets the objectives for acquisition
- alignment with approved plans under the Integrated Planning Framework
- any motions or resolutions previously passed by Council.

2

### Strategic assessment

During this stage, further details about the proposed acquisition are gathered to support a strategic assessment. The proposal is then reviewed through a decision-making framework for acquisition.

Based on this assessment, a recommendation is formed to either abandon the acquisition opportunity or to proceed to the next phase of the acquisition process.

3

### Acquisition

Where a property has been recommended for acquisition, Council will undertake a number of steps to acquire the site. These may include:

- undertaking due diligence, including soil investigations to determine if any contamination is present, building condition assessments and a valuation
- if the due diligence investigation is satisfactory, the decision to acquire will proceed to a Council Meeting for decision, followed by a community engagement process if required
- Council then negotiates and buys the property through a contract of sale.

All proposed acquisitions will be assessed against the following decision-making criteria:

#### Criteria 1

Is there a demonstrated current/future service or community need?



#### Criteria 2

Has an assessment of available options (including leasing) been undertaken?



#### Criteria 3

Is there funding availability and/or an approved funding source?



#### Criteria 4

Has a risk assessment been undertaken and appropriate mitigations been identified?



#### Criteria 5

Have potential benefits and disbenefits been identified?



#### Criteria 6

Does the proposal align with the Strategic Property and Land Plan's guiding principles?



No Unsure Yes



# Divestment

## Overview

In a local government context, property divestment refers to the process of disposing of or selling land owned by Council. This may include land, buildings or infrastructure. Section 114 of the *Local Government Act 2020* outlines restrictions on Council’s power to sell or exchange land. Under the Act, Council’s must publish a notice of intention to do so, undertake a community engagement process and obtain a valuation before divesting land.

Furthermore, a thorough assessment of the property’s current and future use needs to be completed before a decision to sell is made. This ensures that the property is not required to deliver a community service or strategic outcome now, or into the future.

Where a property has been identified as no longer delivering a community need or providing benefit to the community and Council, then a divestment process may be undertaken. This may involve the full or partial sale of a property, with partial divestment likely to be the more common approach in the local government context, particularly where only part of a site is no longer needed.

The decision-making process has been designed with this in mind, ensuring that any property that has been identified for potential divestment has been thoroughly assessed to declare it surplus to current and future community requirements before proceeding. This will ensure that all divestments respond to Council’s vision and guiding property principles.

## Objectives

The following objectives apply to proposed Council property divestment:

- the divestment aligns with service delivery needs, Council policies, and strategies
- the divestment improves asset utilisation
- the divestment unlocks capital for reinvestment
- the divestment facilitates urban renewal or development
- the divestment complies with risk management and regulatory requirements.



## Process overview

The following divestment process provides a structured approach for Council to assess and responsibly dispose of property assets that are no longer required to support community needs or strategic objectives.

1

### Potential divestment identified

Properties (or parts of properties) might be considered for divestment based on:

- a strategic review of Council’s property and land portfolio
- outcomes from strategic planning
- service planning needs
- proposals initiated by the market
- other opportunities in the property market.

Once a potential divestment is identified, it is evaluated by looking at:

- how well it aligns with the Plan’s guiding principles
- whether it meets the objectives for divestment
- alignment with approved plans under the Integrated Planning Framework
- any motions or resolutions previously passed by Council.

2

### Strategic assessment

During this stage, further details about the proposed divestment are gathered to undertake a strategic assessment. The proposal is then reviewed against a decision-making framework for divestment.

Based on this assessment, a recommendation is made to either abandon the proposed divestment or proceed to the next phase of the divestment process.

3

### Divestment

Where a property has been recommended for divestment, Council then prepares to sell the land. This may include a number of steps, including:

- undertaking due diligence, including obtaining a valuation
- an internal review before going to Council for approval
- public notification of Council’s intent to sell, with an invitation for community feedback
- further decisions by Council to set the reserve and authorise signatories, following community engagement and statutory processes
- engage an agent to conduct land surveys and prepare any contracts or legal paperwork to facilitate the divestment.

All proposed divestment will be assessed against the following decision-making criteria:

#### Criteria 1

Is there a demonstrated current/future service or community need?

#### Criteria 2

Has an assessment of options (including leasing) been undertaken?

#### Criteria 3

Has a risk assessment been undertaken and appropriate mitigations been identified?

#### Criteria 4

Have potential benefits and disbenefits been identified?

#### Criteria 5

Has the value, timing and regulatory compliance of the divestment been assessed?

#### Criteria 6

Does the proposal align with the Strategic Property and Land Plan’s guiding principles?

No ● Unsure ● Yes ●



# Leasing and licensing

## Overview

Leases and licences are agreements used by Council to administer the occupation of Council-owned and managed land and facilities by community groups, businesses and other organisations.

Section 115 of the *Local Government Act 2020* outlines a Council's power to lease land. Under the Act, Council is restricted to leasing any land to a maximum term of 50 years and has obligations to notify the community of proposals to lease which meet particular thresholds. Notifications may be undertaken by either publishing each proposal in the budget or undertaking a community engagement process in accordance with Council's Community Engagement Policy.

A lease is an agreement which grants the tenant exclusive possession of land or property for a specified period of time in return for rent. This means the tenant has the right to exclude others, including the landlord, from the premises during the lease term, subject to the terms of the lease. A lease creates an interest in land and is typically protected by property law, which can provide the tenant with stronger rights, such as security of tenure.

A licence is a personal, revocable permission that allows a licensee to use land or property without granting exclusive possession. It does not create an interest in land and is governed by contract law rather than property law. A licence can often be terminated more easily than a lease and does not offer the licensee the same legal protections. It is commonly used in situations like short-term accommodations or shared spaces.

The decision-making process for determining tenancy terms follows a structured framework to ensure that community needs and benefits are clear. It outlines a fair process to establish rents that accord with the use and correspond to the organisation's status.

## Objectives

The following objectives apply to proposed leasing or licensing of Council land:

- the lease or licence aligns with Council policies and values
- the lease or licence maximises financial or social return and encourages broader use of facilities
- the lease or licence ensures organisational capacity to meet occupancy costs and upkeep obligations
- the lease or licence strengthens the link between agreements and service delivery
- the lease or licence supports compliance, risk mitigation, and effective reporting.



## Process overview

The following lease and licence process establishes a clear framework for the management, use and occupation of Council-owned or managed properties, ensuring they support community outcomes while aligning with strategic and operational priorities.

1

### Potential tenure identified

Properties for occupation can be identified through:

- reviews and assessment of Council-owned land
- vacancy or end of tenancy
- proposal initiated by the market (including purchases)
- other opportunities in the property market.

Once a potential lease or licence is identified, it is evaluated by looking at:

- how well it aligns with the plan's guiding principles
- whether it meets the objectives for leasing and licensing
- alignment with approved plans under the Integrated Planning Framework
- any motions or resolutions previously passed by Council.

2

### Strategic assessment

During this stage, further details about the potential agreement are gathered to support a strategic assessment. The proposal is then reviewed against the decision-making framework for leasing and licensing.

Based on this assessment, a recommendation is made to either abandon the proposed agreement or proceed to the next phase of the leasing and licensing process.

3

### Lease or licence

Where a property has been recommended for leasing or licensing, Council will then prepare to enter into an agreement. This process is guided by Council's Lease and Licence Policy and may include several key steps:

- Council undertakes any due diligence, including an assessment of eligibility, fit and tenant categorisation
- the proposal to lease or license the property will follow the 'statutory notice of intention to lease' and community engagement process
- the final decision to enter into a lease or licence will be made by Council or under delegated authority.

All leases and licences will be assessed against the following decision-making criteria:

#### Criteria 1

Is there a demonstrated current/future service or community need?



#### Criteria 2

Has an assessment of options been undertaken? Is this the most suitable outcome?



#### Criteria 3

Has a risk assessment been undertaken and appropriate mitigations been identified?



#### Criteria 4

Have potential benefits and disbenefits been identified?



#### Criteria 5

Has the value, timing and regulatory compliance of the lease or licence been assessed?



#### Criteria 6

Has an evaluation of costs been undertaken?



#### Criteria 7

Does the proposal align with the Strategic Property and Land Plan's guiding principles?

No Unsure Yes



# Strategic development

## Overview

Council may undertake strategic development of its land to enable the supply of new housing, community infrastructure and support economic activity. Council involvement in these developments may take the form of facilitator, developer or partner (with third parties and not-for-profit organisations).

Strategic development projects are more than just construction projects. They allow Council to shape places, respond to local needs, such as affordable housing, and unlock long-term social, environmental and financial value from land and assets. Council-led projects often become a legacies which quality standards are benchmarked against.

Through a considered approach to our strategic development projects, Council can be a catalyst for change, set a standard that influences private sector development and attracts investment to the municipality.

### Types of projects

Council's strategic development projects will be shaped by a range of objectives, from facilitating the delivery of quality homes to generating long-term revenue streams. All projects are expected to meet core objectives of quality design, sustainability, and financial accountability. However, the approach may vary in emphasis depending on strategic goals. Council undertakes a range of project types, each designed to support different priorities and strategic goals across the municipality. These project types are:

- **Balanced projects:** these projects are designed to achieve strong performance across all priorities, community benefit, quality design, sustainability and financial performance. They represent council's core delivery model.
- **Pilot projects:** innovation-led projects that trial new construction techniques, sustainability standards or delivery models. They support continuous improvement and help shape future policy and practice.
- **Revenue generation projects:** where appropriate, Council may undertake developments with a focus on income generation to support reinvestment into affordable housing, community services or local infrastructure.
- **Urban regeneration projects:** these projects are often strategic land assembly projects where strategic acquisition and development enhances or provides a catalyst for economic, social and environmental uplift.

## Objectives

The following objectives apply to proposed strategic development projects:

- the strategic development project prioritises community benefit
- the strategic development project delivers quality design
- the strategic development project demonstrates environmental responsibility
- the strategic development project ensures financial sustainability
- the strategic development project proactively engages the community.



# Strategic development process overview

The following strategic development process provides a framework for planning and delivering projects on Council-owned or managed land that creates long-term value, supports community priorities and aligns with the city's broader strategic objectives.

1

## Potential strategic development opportunity identified

Properties (or parts of properties) might be considered for strategic development based on:

- reviews or assessments of Council-owned land
- outcomes from strategic planning
- proposal initiated by the market.

Once a potential strategic development site is identified, it is evaluated by looking at:

- how well it aligns with the Plan's guiding principles
- whether it meets the objectives for divestment
- alignment with approved plans under the Integrated Planning Framework
- any motions or resolutions previously passed by Council.

2

## Strategic assessment

During this stage, further details about the proposed project are gathered to undertake a strategic assessment. The proposal is then reviewed against a decision-making framework for investment.

During this phase, Council may also conduct preliminary investigations to test the project development potential and feasibility. These investigations may include:

- site specific due diligence
- concept designs
- investigations into the provision of affordable housing in alignment with the Affordable Housing Plan
- project schedule
- cost investigations
- market analysis
- delivery model analysis
- financial feasibility analysis.

A recommendation is then formed to either abandon the proposed project or proceed to the next phase of the strategic development process.

All strategic development projects will be assessed against the following decision-making criteria:

### Criteria 1

Is there a demonstrated current/future service or community need?

### Criteria 2

Has the strategic goal for the project been assessed?

### Criteria 3

Is the project well located close to services, amenities and public transport?

### Criteria 4

Has a risk assessment been undertaken and appropriate mitigations been identified?

### Criteria 5

Have potential benefits and disbenefits been identified?

### Criteria 6

Has the value, timing and regulatory compliance of the project been assessed?

### Criteria 7

Has an evaluation of costs been undertaken?

### Criteria 8

Does the project align with the Strategic Property and Land Plan's guiding principles?

No ● Unsure ● Yes ●

3

## Delivery

Where a property has been recommended for strategic development, a business case is prepared and community engagement occurs to ensure the community have a say on the proposed development. Once this is completed, project delivery can occur which may include:

- community consultation on proposal
- detailed design
- statutory planning process (planning application)
- procurement
- construction.



# Key directions

To effectively manage the property and land portfolio, Council will focus its work within three key directions. These directions provide a framework for planning, decision making and resource allocation. By working within these defined focus areas, Council will ensure that its property and land is managed efficiently, transparently and in a way that delivers lasting value to the community.



## Key direction 1: Optimising Council property for community benefit and financial sustainability

Align property activities with community needs in a financially sustainable way. Activities include:

- collaborating across council to ensure service planning aligns with community service delivery needs, land use and property assets
- developing spatial mapping and property data analysis tools to inform property decisions
- supporting the provision of affordable housing in alignment with the Affordable Housing Plan 2025-2030
- identifying a pipeline of high-impact projects in alignment with the Strategic Property and Land Plan.



## Key direction 2: Reinforcing governance, transparency and compliance

Ensure high standards of probity, risk management and regulatory compliance are maintained across all property functions. Activities include:

- maintaining comprehensive property management policies, alongside clear criteria and decision-making frameworks
- maintaining strict probity, clear delegations, compliance and reporting mechanisms for property matters.



## Key direction 3: Enabling sustainable and innovative property development

Use Council property and land to enable sustainable growth, showcase quality design, unlock value and support long-term infrastructure planning. Activities include:

- pursuing strategic development projects on Council-owned land including consolidation and co-location of community services, housing developments, mixed-use developments and utilisation of air rights over car parks
- developing innovative delivery models within our property functions
- integrating sustainability, quality design, climate resilience and smart technologies into property development and management
- explore large-scale partnerships and investment models (such as public private partnerships, point ventures, development agreements and land lease arrangements) to deliver long-term, strategic outcomes and maximise community benefit.



## Legislative framework

Property-related matters are governed by a range of relevant legislation, which may be updated or amended from time to time. Key decisions for property projects, made by Council in its corporate capacity, must be undertaken in accordance with the following acts and legislation.

- *Associations Incorporations (Reform) Act 2012*
- *Building Act 1993*
- *Children's Services Act 1998*
- *Code of Practice for Telecommunications Facilities in Victoria 2004*
- *Competition and Consumer Act 2010*
- *Crown Land (Reserves) Act 1978*
- *Environmental Protection Act 2010*
- *Health Act 1958*
- *Land Acquisition and Compensation Act 1986*
- *Land Act 1958*
- *Local Government (General) Regulations 2015*
- *Local Government Act 1958 (VIC)*
- *Local Government Act 2020*
- *Native Title Act (1993)*
- *Occupational Health & Safety Act 2004*
- *Planning and Environment Act 1987*
- *Property Law Act 1958*
- *Residential Tenancies Act 1997*
- *Retail Leases Act 2003*
- *Road Management Act 2004*
- *Sale of Land Act 1962*
- *Subdivision Act 1988*
- *Telecommunications Act 1997 (Cth)*
- *Transfer of Land Act 1958*
- *Telecommunications (Low Impact Facilities) Determination 1997*
- *Telecommunications Act 1997 (Cth)*
- *Telecommunications Code of Practice 1997 (Cth)*
- *Valuation of Land Act 1960*
- *Wrongs Act 1958*

Council strategies and plans are critical to the success of this project, ensuring that it aligns with the long-term vision Whittlesea 2040: A place for all and the five main goals. The below strategies have a direct relationship with the Plan:

- Affordable Housing Plan 2025-2030
- Asset Plan and Asset Management Plans
- Community Plan 2025-2029
- Community Plan Action Plan 2024-2025
- Community Building Strategy – better together
- Connected Communities Strategy 2023-2033
- Financial Plan 2021-2031
- High Performing Organisation Strategy 2023-2028
- Housing Diversity Strategy 2013-2033
- Liveable Neighborhoods Strategy 2023-2033
- Long-Term Community Infrastructure Plan 2024-2033
- Open Space Plan
- Strong Local Economy Strategy
- Whittlesea 2040: A place for all



### Probity

Probity is critical in property projects to ensure transparency, accountability and public trust. This is especially important when Council is acting in both its corporate capacity and as the responsible authority, where the potential for real or perceived conflicts of interest is heightened. Where appropriate, Council seeks independent probity advice to support fair, impartial, and well-governed decision making.





#### **COUNCIL OFFICES**

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#### **Opening hours**

Monday – Friday, 8.30am–5pm

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#### **Opening hours**

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National Relay Service 133 677  
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