

Darebin DCP: Audit Report and Management of Unspent Funds



Final

Darebin City Council
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Independent insight.



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SGS Economics and Planning Pty Ltd
ACN 007 437 729
www.sgsep.com.au
Offices in Canberra, Hobart, Melbourne and Sydney

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1 INTRODUCTION

The City of Darebin (Darebin) had a municipal-wide Development Contributions Plan (DCP) in place from 2004 to fund part of the capital cost of scheduled infrastructure. The DCP was one of the first municipal wide DCP's implemented in Victoria. It had a 10 year timeframe, and collections ceased in July 2014. SGS has been commissioned by the City of Darebin to undertake an audit of this DCP, to ascertain the quantum of 'unspent funds' from the DCP and to provide advice on management of excess funds collected.

This Report discusses findings of the audit, and recommends a mechanism to expend the excess funds.

1.1 Scope of SGS Review

SGS has undertaken an independent audit of the 2004-2014 DCP. Data provided by Darebin and ANA Infrastructure on project cost, project delivery, estimated collections, development trends and projections, project catchments and collection of contributions were reviewed as part of the audit. The inputs were used to recalculate DCP contributions and projected collections (refer to Appendix).

The audit indicates that Darebin has collected more contributions than anticipated under this DCP. Owing partly to the non-delivery of some projects and partly to the fact that development activity over the past 10 years has been much stronger than originally forecast, the Council has a significant pool of unexpended funds generated by the old DCP. The excess funds need to be expended in order to comply with Section 46Q of the Planning and Environment Act 1987. The Council's legal team has provided advice in relation to the definition of 'unspent levies' and SGS calculated the amounts attributed to each of the 227 charge areas in line with this advice (discussed in Section 3).

This audit report comprises the following sections:

- **Section 2:** Reviews the Darebin Development Contributions Plan 2004-2014;
- **Section 3:** Findings from the DCP audit and financial analysis are discussed;
- **Section 4:** Options for unspent funds are discussed; and
- **Appendix.**

2 DAREBIN DEVELOPMENT CONTRIBUTIONS PLAN

2.1 Overview of Darebin DCP 2004-2014

Development contributions are payments (or in-kind works) provided by developers towards the supply of new infrastructure to support new development. A DCP is a key mechanism used by local governments to collect these contributions.

The Darebin DCP 2004 was one of the first municipal wide DCP's implemented in Victoria. It had a 10 year timeframe, and collections ceased in July 2014. 879 infrastructure projects worth over \$64 million from Darebin Capital Works Program (CWP) were included in this DCP.

TABLE 1. SUMMARY OF INFRASTRUCTURE PROJECTS

Infrastructure Type	No. of Projects	Project Cost*
Roads	719	\$43,736,055
Transport	23	\$1,513,314
Drains	81	\$9,631,699
Open Space	36	\$1,051,104
Buildings	17	\$8,352,547
Feasibility Studies	3	\$79,623
Total	879	\$64,364,342

*Total project cost attributable to the DCP area

Source: City of Darebin Development Contributions Plan

A detailed project list and costings are included in Table 6.2 in the Appendix.

The relevant policies and strategic documents supporting the projects in the DCP are:

- Darebin Drainage Study (DDS);
- Integrated Transport Plan (ITP);
- Open Space Strategy (OSS);
- Street Tree Program (STP);
- Parks Master Plan (PMP); and
- Green Streets Strategy (GSS).

Charge areas are sub-areas of the DCP area that have different contributions or charging requirements. The charge area framework adopted for this DCP was based on ABS Census Collection Districts (CCDs), and the DCP area was divided into 227 charge areas (Figure 1).

equivalent number of dwellings (for example 19sqm of retail equals 1 dwellings). Based on the development projections, an increase of 10,978 demand units was anticipated throughout the DCP area.

Using the cost apportionment methodology, contribution rates were calculated for the charge areas. While the contribution rates varied significantly across the charge areas (ranging from \$42.40 to \$3,976.87), the average contribution amount was \$851 per demand unit. The contributions reflect projects serving each area, as well as existing and projected development in the areas. A summary of the contribution rates are included in Table 6.1 in the Appendix.

Project costs and contributions were calculated using 2003 prices. In line with best practice at the time, an indexation method was included in the DCP (Section 3.7) to reflect changes in pricing.

3 DCP AUDIT AND FINANCIAL ANALYSIS

An independent audit of the DCP was undertaken by SGS using the project data provided by Darebin. Results of the DCP audit and financial analysis are summarised below. The audit suggests numerous factors have resulted in Council collecting excess funds under the Darebin DCP 2004-2014. These include: higher than anticipated development growth across the City, external funding for some projects delivered by DCP and non-completion of some projects in the DCP.

3.1 Project delivery

879 infrastructure projects with an estimated cost of \$64 million were included in the DCP. As shown in Table 2 below, all projects were not completed by the Development Agency (Darebin). The majority of the infrastructure items not delivered were Roads projects.

TABLE 2. INFRASTRUCTURE DELIVERY

Infrastructure Type	Projects delivered		Projects not delivered		Total Projects	
	Number of Projects	Projected cost*	Number of Projects	Projected cost*	Number of Projects	Projected cost*
Roads	567	\$35,324,266	152	\$8,411,810	719	\$43,736,076
Transport	23	\$1,513,314	0	\$0	23	\$1,513,314
Drains	27	\$3,548,156	54	\$6,083,543	81	\$9,631,700
Open Space	36	\$1,051,104	0	\$0	36	\$1,051,104
Buildings	17	\$8,352,547	0	\$0	17	\$8,352,547
Feasibility Studies	3	\$79,623	0	\$0	3	\$79,623
Total	673	\$49,869,011	206	\$14,495,353	879	\$64,364,364

*Total project cost attributable to the DCP area

Source: City of Darebin, ANA Infrastructure

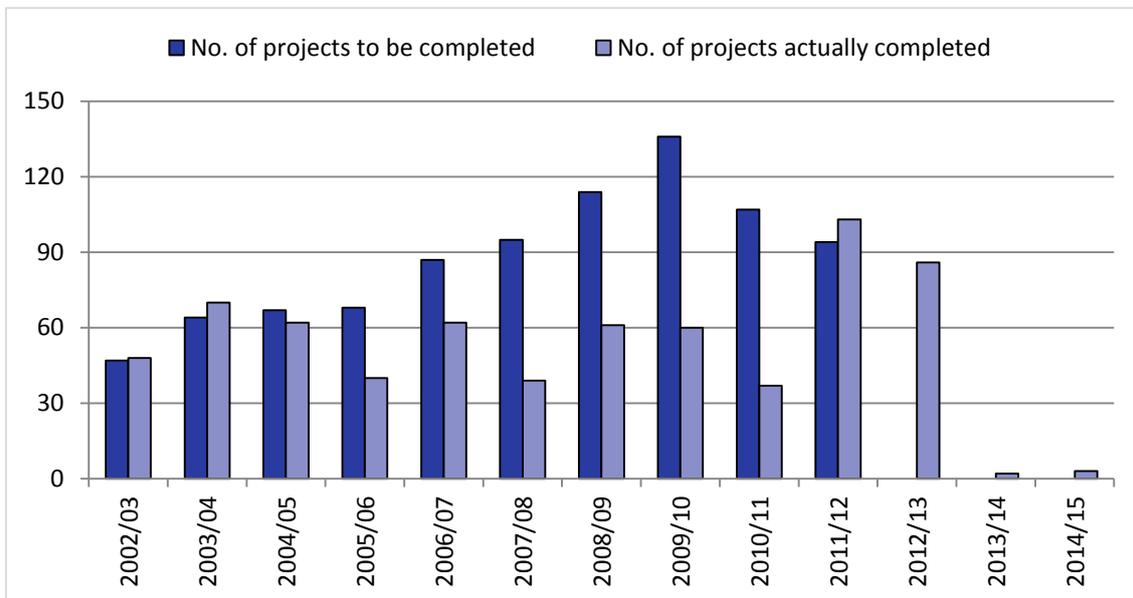
Once investigated there was largely a quite legitimate reason for the non-delivery of projects. Darebin could not deliver all the projects for the following reasons:

- **Introduction of new legislation** changed Council's approach to the management of some assets such as roads and footpaths. Therefore some items from this infrastructure category could not be completed to the specifications stated in the original DCP.
- **Assets also deteriorated slower than forecasted**, therefore some projects were not required. For example a road project was include for \$X million in year 5, upon inspection at that time it was evident the road did not need to be reconstructed, hence the project was not completed.
- **Development growth in the DCP area was uneven**, with many charge areas growing more strongly than forecast, and some experiencing low/no growth. The Council had to reprioritise its infrastructure investment strategy and deliver projects in line with observed development trends. Some projects were not required as demand did not eventuate, whereas a number of projects not included/funded via DCPs were delivered in areas which experienced high growth.

For projects completed, the actual timing of delivery for some items was different to what was initially planned.

Figure 2 presents the projected and actual timing of project delivery. Table 3 provides additional details regarding the reasons for non-delivered projects.

FIGURE 2 TIMING OF INFRASTRUCTURE DELIVERY



Source: City of Darebin

TABLE 3. ISSUES WITH PROJECT DELIVERY

Infrastructure Type	Issues with project delivery
Roads	<ul style="list-style-type: none"> – Difficulty in accurately estimating road works ten years in advance – Rate of asset deterioration did not occur as forecasted, reasons include changing traffic patterns impacting road usage. – Extensive drought occurred and then broke over DCP period – most of the roads in Darebin are constructed on top of highly reactive clay soils which expand and contract seasonally or with rain events. – Introduction of the Road Management Act 2004 changed the Council’s approach to footpath renewal works. Programming of capital works for footpaths moved from the replacement of long sections of footpath to a more network based approach where only the individual bays that are presenting hazards were replaced.
Drains	<ul style="list-style-type: none"> – Overestimation of available budget for drainage works. – Works priority changed from previous drainage study following storm events (e.g. large storm in Fairfield). – Original drainage study was a desktop analysis, further, detailed on-site analysis resulted in works either not being required, addressed for less than the estimate or requiring more significant works than originally forecasted.

Source: City of Darebin

The cost of delivering projects included in the DCP was also higher than estimated; projects that were completed actually cost about \$77 million, as compared to \$50 million stated in the DCP (Table 2). Even though Darebin has incurred higher costs for projects it has delivered under the DCP, it is not entitled to recover these costs through development contributions. The Council bears the risk of budget overruns, and the higher than anticipated expenditure should be funded from other revenue sources.

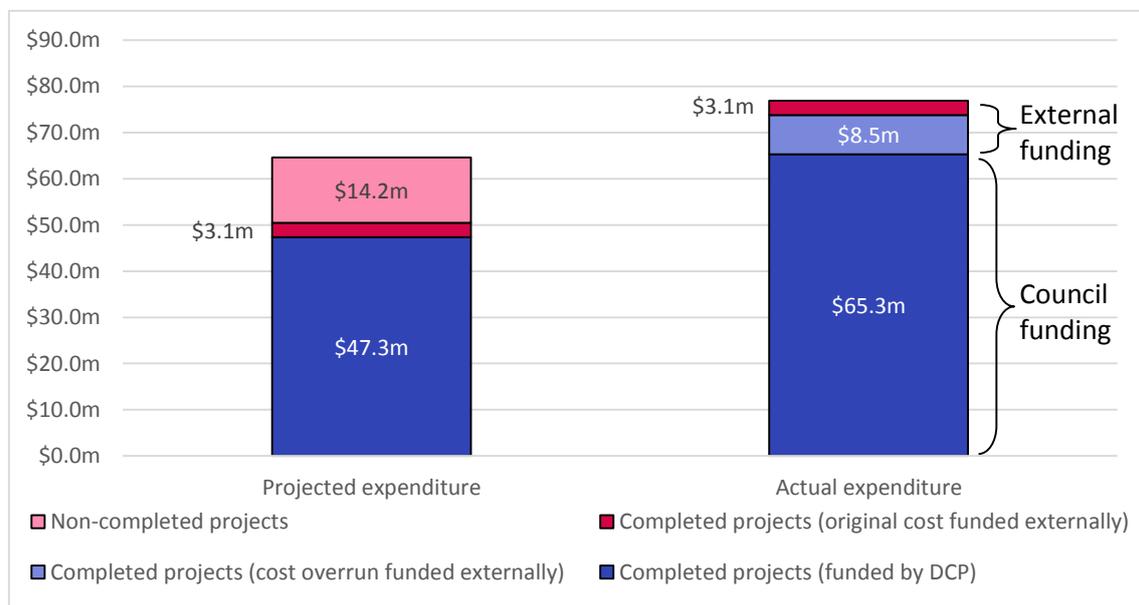
It must be noted that during the DCP period, Darebin also delivered other capital projects which were not funded via development contributions to address the uneven and higher than anticipated growth.

External funding

When preparing the DCP, Darebin did not expect to receive external funding for some projects in the DCP. Therefore external funds were not accounted for when calculating the contribution rates. However in reality, Council received \$12.9 million in funding via grants and Federal government’s Road to Recovery Program for 70 completed projects. The external funding largely helped Council mitigate the higher cost of infrastructure items included in the plan. However, \$3.1m (across 22 projects) were not legitimate as it contributed to the originally budgeted project cost. SGS has accounted for the external funding when calculating unspent levies (discussed further in the following Section).

Figure 3 provides a summary of the projected and actual costs infrastructure delivery.

FIGURE 3 COST OF PROJECT DELIVERY



Source: SGS, City of Darebin

Key findings from the audit of infrastructure projects in the DCP are summarised below.

- \$17.3 million worth of projected projects were not completed, or their original budgeted cost was funded (partly) from external sources. **Contributions towards these projects will need to be returned.**
- Of the projects actually completed Darebin spent significantly more than originally budgeted (\$73.8m vs \$47.3m), more than the total amount projected for ALL completed and non-completed projects (\$64.6m), a small portion of this overspend was sourced from external sources (\$8.5m).
- Darebin was able to provide legitimate reasons for the non-completion of projects; however a Planning Scheme amendment was not undertaken to reflect the change in project priorities in the DCP.
- Darebin also completed numerous other projects which were not identified in the original DCP to deal with the significant growth over the period.

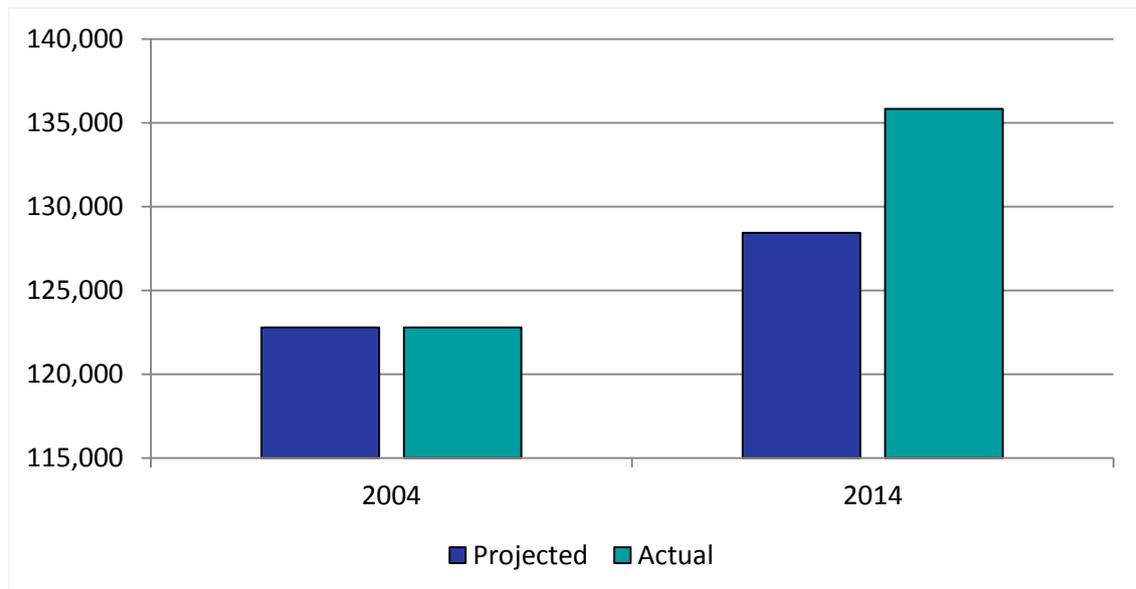
3.2 DCP collections

Development forecasts

Melbourne has experienced significant population and dwelling growth over the past decade. The City of Darebin has accommodated its fair share of growth over this period, with actual development exceeding forecasts in the DCP. The 2004 DCP was based on conservative estimates of residential, non-residential and institutional development growth.

According to the development forecasts in the DCP, a net increase of about 10,978 demand units was anticipated in the City across all development types. These developments would be liable for contributions based on the charge areas they are located in (as discussed in Section 2, the contributions vary significantly across the charge areas). However, Darebin experienced an overall increase of 13,458 demand units during the DCP period. Actual growth also varied across the different areas, with 156 charge areas experiencing higher than anticipated development and 71 charge areas experienced lower development. The legislation states that Darebin will need to return over collection of funds from areas that experienced higher than anticipated development, while they will need to cover the under collection from those that experienced lower than anticipated development.

FIGURE 4 DEVELOPMENT TRENDS



Source: SGS, City of Darebin, ANA Infrastructure

Refer to the Appendix Table 6.4 ¹ for estimates of demand units by each charge area.

Significantly higher growth also meant Council had to bring forward infrastructure delivery and/or provide alternate projects with increased capacity to meet the higher demand. These projects could potentially be funded via this DCP, however as they were not included in project list Darebin had to fund these works from alternate revenue sources.

¹ Some inconsistencies in demand unit calculations (negative growth rates) have been identified in the DCP audit. The original and corrected data on demand unit projections are included in Table 6.4

Collections

Darebin experienced higher growth during the DCP period. This resulted in excess contributions being collected. Council has collected \$8,196,721 in development contributions across all the charge areas. This amount is significantly higher than initially anticipated (the actual cost contribution attributable to development was \$4,899,033²).

Indexation of levies

The contribution rates for all charge area are as set out in Table 6.1 of the Appendix. These charges are calculated in 2003 prices. The DCP planning scheme stated that charges would be indexed (Section 3.7 – Adjustment for inflation). However, Council did not administer the DCP as stated in the incorporated document to the planning scheme, and the contribution amounts were not indexed. Parties liable for charges effectively received a discount as charges calculated in 2003 prices were held constant till 2014.

3.3 Unspent funds

As evident from analysis in aforementioned sections, a range of factors have contributed to the collection of excess funds under this DCP. Non-completion of some projects as well as higher than anticipated growth has resulted in windfall collections in the DCP reserve account. The Collecting Agency (Darebin) must expend these funds to achieve legislative compliance with Section 46Q of the Planning and Environment Act 1987.

The criteria used to determine the amount of unspent funds is consistent with advice from the Councils legal team. Using the project data, SGS calculated unspent funds in each charge area by:

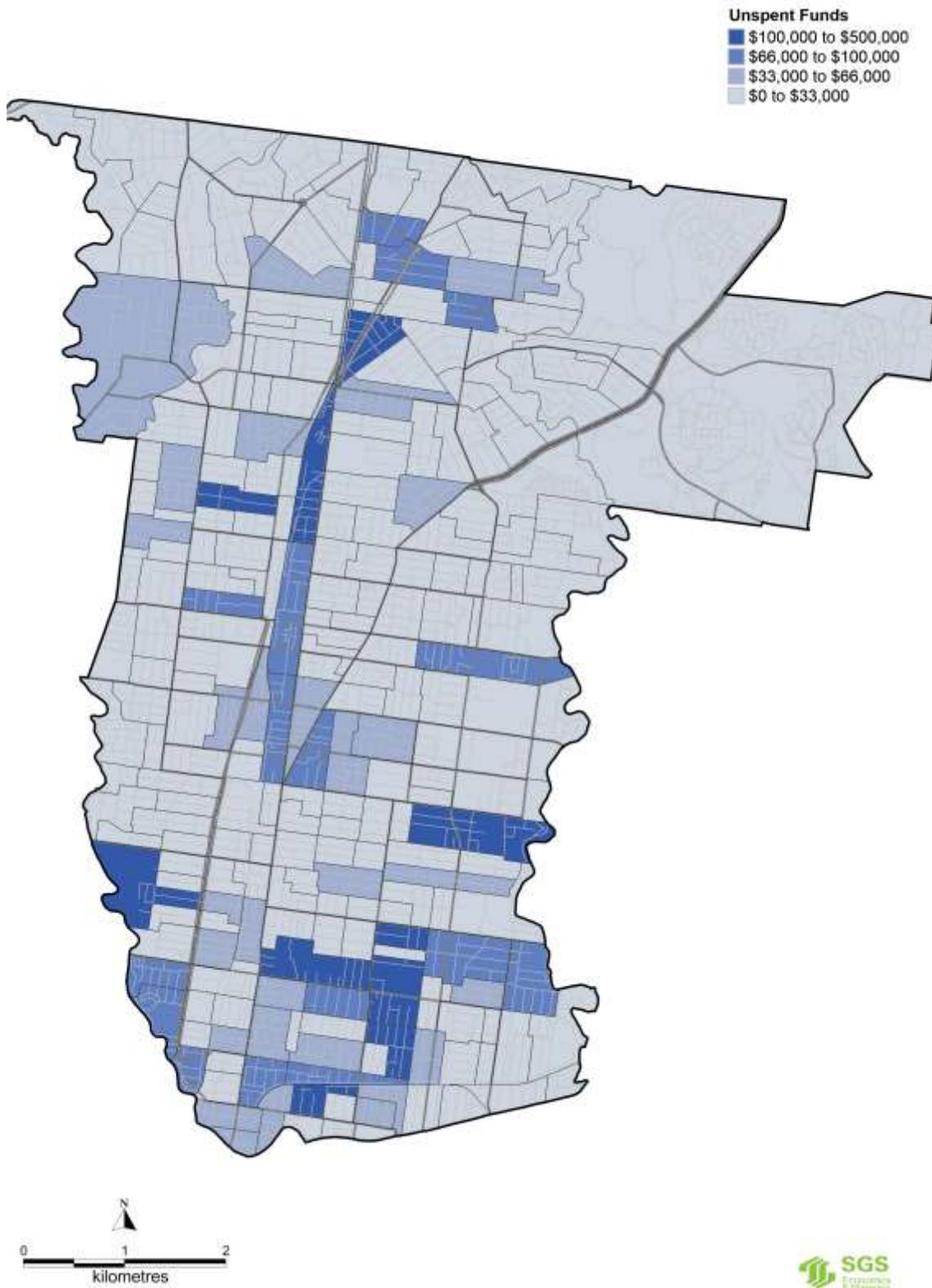
- Calculating the projected cost contribution for each infrastructure item attributable to development;
- Distributing the contribution for each project to charge areas in the main catchment area (MCA) based on projected demand units;
- Subtracting the sum of contributions attributable to each charge area from the actual levy collections in each charge area.

External funds were also accounted for when calculating unspent funds. Grants from State and Federal government have helped the Council manage the higher than anticipated cost of infrastructure delivery. For projects which received external funding, it is deemed that Council has collected excess funds only when the actual cost of project delivery is lower than the cost stated in the DCP.

Using this approach, the excess or unspent funds collected under Darebin DCP 2004-2014 is \$5,804,203. The results show that excess collections are unevenly distributed across the charge areas (refer to the Table 6.3 and 6.5 in the Appendix). Excess funds vary significantly, ranging from \$47 to \$405,410. Only 10 charge areas have unspent funds over \$100,000 attributed to them.

² Based on SGS estimates, the contribution attributable to development total \$4,899,533. This figure has been used for analysis presented in Table 4.

FIGURE 5 UNSPENT FUNDS



Source: SGS

Interest on unspent funds

Interest received on unspent funds has been calculated as \$680,861. The interest amount is not attributed to each of the charge areas, but is calculated on the total unspent funds collected during the life of the DCP. The interest amount must be included in the amount that must be refunded to comply with Section 46Q. The following assumptions have been made in calculating the interest amount:

- Interest was based on average annualised cash rate as published by the RBA
- The balance of funds (unspent funds) = Total Invoiced – Invoiced but not paid – Spent funds
- Interest amount was calculated on the balance of funds
- Excluded the effect of compound interest on the balance of funds
- Interest on unspent funds calculated up to February 2015

This method results in a net interest amount of \$680,861 on the balance of funds (unspent funds). Refer to Table 5 in Appendix for further details.

Therefore the total amount of unspent funds (including net interest) is \$6,485,064.

3.4 SGS independent assessment of DCP

SGS found from its independent audit a number of areas where issues were found which impact on the final state of the DCP. There was not one issues rather a range of compounding factors which resulted in this final outcome. These issue can broadly be split into three categories:

- **Conceptual framework:** The Darebin DCP was very complex and overly precise which made its implementation and administration cumbersome.
- **Calculation of charges:** Issues were found in the calculation of the original charges which resulted in an under estimation of the contributions, and hence leading to an over collection and overspend on projects. These included; negative demand units; no indexation; other computation errors.
- **Administration of DCP:** The DCP was not consistently monitored and reviewed during the periods. Had this been done effectively amendments could have been used to address changes to the project list and/or demand projections.

To start with, the DCP had 227 charge areas, with contributions varying significantly between the areas. Higher than anticipated growth resulted in cash flow exceeding forecasts. Darebin, as the Development Agency had to reprioritise its infrastructure delivery to support this growth and meet community expectations.

Indexation of contribution rates did not occur as stated in the incorporated DCP document. This effectively means Council was short-changed as levies were held constant in 2003 prices throughout the DCP period.

More effective DCP monitoring, including a periodic review of the DCP, should have been undertaken which would have highlighted issues with project delivery including budget overruns and non-completion of projects. This process would also allow Council to add (or substitute) projects to the DCP, especially in areas with higher than anticipated growth. External funding received for projects via State and Federal grants could have also been accounted for when undertaking this review.

The audit process has unveiled a number of issues in the design of the DCP. Errors in the classification of projects were identified. The infrastructure category of projects (e.g. Roads, Community facilities) are a key input in the modelling framework. Incorrect project classifications were used to calculate the infrastructure charges per demand unit and the cost contributions attributable to development.

4 OPTIONS FOR UNSPENT FUNDS

Section 46Q of the Planning and Environment Act 1987 provides for a municipal council to reallocate funds collected under a development contribution plan that have not been expended within the timeframe of the plan. The timeframe for the Darebin DCP expired in July 2014, and the excess collections during the DCP period must be expended to achieve legislative compliance. Council has two options to regularise expenditure of excess DCP funds:

- Option 1: return unspent funds to land owners who contributed;
- Option 2: reallocate unspent funds to alternate works and facilities.

4.1 Option 1: Refund unspent funds to land owners

Council is obliged to refund \$6,485,064 unspent funds from undelivered and externally funded items from the DCP to land owners. The refund amount will vary across the charge areas, in line with the amount of excess collections from each area. Refunds will only be issued in charge areas that that unspent funds attributed to them, and to owners in those charge areas that originally contributed.

This would amount to (on average) a very small refund per demand unit (dwelling) and be extremely onerous to implement as thousands of refunds would need to be issued. In addition, in many cases the original contributor (who was charged) may not be the current owner. However, it can be assumed that this additional cost was passed onto the current owners through higher prices.

Ultimately this option would not provide a significant positive benefit for the community and would not be consistent with the original 'intent' of the DCP.

4.2 Option 2: Reallocate unspent funds to alternate project/s

Unspent funds collected from 225 of 227 charge areas vary significantly (ranging from \$47 to \$405,410). Council can propose 225 or more small projects serving the individual charge areas from which the funds were collected.

Similar to Option 1, this would be extremely difficult to implement and would be unlikely to result in a significant positive benefit for the community.

Alternatively, excess funds collected during the 2004-14 DCP present an opportunity to contribute toward an iconic project of municipal-wide significance and benefit, such as the Darebin High Ball Stadium. This approach will yield efficiency in procurement and result in better outcomes for all residents. The project involves the construction of a multipurpose sports complex to meet a municipal wide demand and will benefit all charge areas where excess funds were collected.

4.3 Preferred way forward

Given the excess collections vary significantly between the charge areas, identifying and delivering smaller projects as compensation is not feasible. The DCP will be simplified if excess funds from the 2004-2014 scheme can be directed towards a single iconic project of municipal wide significance. Therefore construction of the Darebin High Ball Stadium is the preferred option.

Project description

The Major Regional Leisure Facilities Report (MRLFR) has formally identified the need for an indoor/outdoor multipurpose sports complex to meet a municipal wide demand in Darebin. The Darebin High Ball Stadium project will involve construction of an indoor and outdoor multi-sports stadium. The facility will service the whole municipality and act as a hub for high ball sports including netball, basketball, volleyball, badminton and indoor tennis. The combined indoor/outdoor multi-purpose sporting facility will consist of:

- Three court indoor stadium;
- Four outdoor courts;
- Retractable stadium seating;
- Car parking ; and
- Lighting (outdoor courts and car park).

Refer to the High Ball Stadium Report and the Major Regional Leisure Facilities Report in the Appendix for further information.

Need for the facility

Currently Darebin has only one publicly accessible three court multi-purpose stadium at the Reservoir Secondary College, which is not meeting the current needs of the community. Majority of residents are required to travel out of the LGA to participate in high ball sports due to the lack of facilities and infrastructure. Council currently has no indoor sports courts in the southern half of the municipality. This provision does not meet the current or projected future leisure needs of Darebin.

With the Darebin population quickly approaching 150,000 people and projected to grow by an additional 25 per cent over the next 20 years, it is imperative that Council provides high quality sport and recreation facilities that promote the health, wellbeing and vitality of residents. Background studies undertaken by Council's Leisure Services team (the Outdoor Multi-Court Feasibility Study (OMCFS) - December 2014, the Major Regional Leisure Facilities Report (MRLFR) - July 2014 and other scoping exercises) conclude that the current provision of court-sport facilities in Darebin is inadequate to meet current and future demands of the community. These studies identify that there are a large number of key stakeholders, primarily within the south of the LGA, who are in desperate need of additional sporting facilities. It is anticipated that development of the Darebin High Ball Stadium will improve local recreation opportunities in Darebin, and will encourage and grow participation in physical activity.

It is assumed that due to the age profile of the Darebin area, participation in sporting activities will increase in line with the predicted population increases over the next 20 years and demographic profile. Based on discussions with key stakeholders, Netball Victoria and Basketball Victoria and recommendations from a review of existing facilities, it has been identified that there is a potential need in the long term for up to 8 courts for a municipal level facility. In the short term, the immediate need could be satisfied with the provision of two to four courts for a local level facility. The provision of a regional level facility would see the need for between six to 12 indoor / outdoor courts.

Facility size and scale (officer recommendation)

Council officers recommend the construction of a high ball multi-court facility incorporating a three to four indoor court stadium, four outdoor courts (with space provision to allow the future development of up four additional courts), associated car parking and ancillary facilities. A facility of this scale will allow the City of Darebin to cater for current and future predicted demand for the facility.

Nexus

The Darebin High Ball Stadium is an iconic project which will attract visitation from all parts of the City. As the scale of the project provides a municipal wide benefit, the 'nexus' between the facility provided and prospect of usage from contributors is established. Of the 227 charge areas, unspent funds are attributed to 225 charge areas. As the project has a municipal wide catchment, all users who contributed to excess funds will derive a benefit.

It can be argued that the facility will only be used by residents, and therefore non-residential development (such as retail and commercial developments) that contributed to the excess funds may not receive significant benefit. However, it has been judged that such a facility which enhances amenity and makes Darebin 'a better place to live' will attract greater development and visitation to the area. This will create flow on-effects and provide a stimulus to commercial activity in the DCP area.

Project cost and timeframes

The total project (including contingencies) is estimated at \$12,404,810. The project has a relatively short timeframe, with construction commencing in December 2016 and completing by 2020.

TABLE 4 PROJECT COST ESTIMATES

3 Court Stadium & 4 External Netball Courts

Item	No. of Courts	Area m2	Cost	Comments
Stadium	3	3,963	\$ 6,232,310	Allows for mid range quality building fixtures, fittings, ESD and materials. Stadium includes retractable seating.
Outdoor Courts	4	3,400		
Pavilion	1	300	\$ 1,292,000	
External works & services			\$ 1,925,500	
Retractable seating			\$420,000	
Contingencies, professional fees and allowances			\$2,535,000	
Total			\$ 12,404,810	

Source: Darebin High Ball Stadium Project Options Report

Options for management models for proposed facility

Leisure Management Solutions (LMS) currently manage the Northcote Golf Course. There is potential for LMS to also take on the management of the new proposed multi-court facility. This would enable efficiencies in management as the golf course is located directly adjacent to the proposed location of the facility.

Darebin City Council may explore a partnership with Moreland City Council for maintenance and management of this facility. This would be an innovative example of cross-Council working and generate financial efficiencies through a pooling of Council resources.

5 APPENDIX

Refer to attached spreadsheet for data tables to be included in this Appendix.

TABLE 5 INTEREST ON UNSPENT FUNDS

Year	Community	Drainage	Parkland	Roads	Grand Total	Invoiced not paid	Available Funds	Spent Funds	Balance of fund	Avg Cash Rate	Deemed Interest
2003								-\$ 675,131.00	-\$ 675,131.00	4.75%	\$ -
2004								-\$ 363,486.00	-\$ 1,038,617.00	5.06%	\$ -
2005	\$ 59,969.95	\$ 34,142.55	\$ 2,854.58	\$ 192,948.28	\$ 289,915.36	-\$ 49,163.30	\$ 240,752.06	-\$ 321,110.00	-\$ 1,118,974.94	5.33%	\$ -
2006	\$ 94,328.23	\$ 138,563.43	\$ 7,785.72	\$ 442,395.79	\$ 683,073.17	-\$ 115,834.27	\$ 567,238.90	-\$ 333,851.00	-\$ 885,587.04	5.54%	\$ -
2007	\$ 132,337.41	\$ 107,569.18	\$ 18,323.75	\$ 420,285.29	\$ 678,515.63	-\$ 115,061.41	\$ 563,454.22	-\$ 199,939.00	-\$ 522,071.82	6.10%	\$ -
2008	\$ 130,145.20	\$ 149,415.10	\$ 14,080.36	\$ 661,789.69	\$ 955,430.35	-\$ 162,020.09	\$ 793,410.26	-\$ 302,238.00	-\$ 30,899.56	6.83%	\$ -
2009	\$ 141,908.04	\$ 125,175.99	\$ 16,440.15	\$ 587,723.17	\$ 881,247.35	-\$ 149,440.27	\$ 731,807.08	-\$ 212,920.00	\$ 487,987.52	4.73%	\$ 23,081.81
2010	\$ 179,295.71	\$ 245,197.40	\$ 10,418.90	\$ 743,072.77	\$ 1,177,984.78	-\$ 199,760.45	\$ 978,224.33	-\$ 269,159.00	\$ 1,197,052.85	3.67%	\$ 43,931.84
2011	\$ 228,775.16	\$ 206,792.21	\$ 19,510.23	\$ 1,058,136.32	\$ 1,513,213.92	-\$ 256,607.98	\$ 1,256,605.94	-\$ 149,939.00	\$ 2,303,719.79	4.67%	\$ 107,583.71
2012	\$ 189,811.14	\$ 241,424.22	\$ 12,316.07	\$ 606,191.69	\$ 1,049,743.12	-\$ 178,013.47	\$ 871,729.65	-\$ 223,917.00	\$ 2,951,532.44	4.63%	\$ 136,655.95
2013	\$ 211,479.92	\$ 167,432.02	\$ 17,908.68	\$ 869,479.11	\$ 1,266,299.73	-\$ 214,736.73	\$ 1,051,563.00	-\$ 135,553.00	\$ 3,867,542.44	3.13%	\$ 121,054.08
2014	\$ 200,503.96	\$ 306,969.99	\$ 14,075.88	\$ 853,577.82	\$ 1,375,127.65	-\$ 233,191.57	\$ 1,141,936.08	-\$ 15,992.00	\$ 4,993,486.52	2.52%	\$ 125,835.86
2015	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-\$ 22,651.00	\$ 4,970,835.52	2.47%	\$ 122,717.50
	\$ 1,568,554.72	\$ 1,722,682.09	\$ 133,714.32	\$ 6,445,599.93	\$ 9,870,551.06	-\$ 1,673,829.54	\$ 8,196,721.52	-\$ 3,225,886.00			\$ 680,860.76

Source: City of Darebin

High Ball Stadium Report

Major Regional Leisure Facilities Report

Contact us

CANBERRA

Level 6, 39 London Circuit
Canberra ACT 2601

+61 2 6263 5940
sgsact@sgsep.com.au

HOBART

Unit 2, 5 King Street
Bellerive TAS 7018

+61 (0)439 941 934
sgstas@sgsep.com.au

MELBOURNE

Level 5, 171 La Trobe Street
Melbourne VIC 3000

+61 3 8616 0331
sgsvic@sgsep.com.au

SYDNEY

209/50 Holt Street
Surry Hills NSW 2010

+61 2 8307 0121
sgsnsw@sgsep.com.au

