

Agenda

Council Meeting

Monday 27 October 2025, 7:00 pm

Dandenong Civic Centre, 225 Lonsdale Street,
Dandenong, Victoria 3175

greaterdandenong.vic.gov.au



Council Meeting Details

At the time of printing this Agenda, the Council Meeting to be held on Monday 27 October 2025, will be open to the public to attend in person but will be subject to venue seating capacity. This will be a hybrid meeting consisting of Councillors attending in person and remotely.

If we are unable to accommodate you indoors, you will still be able to watch the webcast live on the Urban Screen in Harmony Square. To view the webcast and stay informed about the status of Council Meetings please visit Council's [website](#).

The Civic Centre basement carpark will be opened to all members of the public during library opening hours. Any parking in this area will be subject to availability and time limits as notified by any signage posted.

Your Councillors

[Mayor Jim Memeti](#)

[Cr Bob Milkovic](#)

[Deputy Mayor Sophaneth \(Sophie\) Tan](#)

[Cr Sean O'Reilly](#)

[Cr Phillip Danh](#)

[Cr Loi Truong](#)

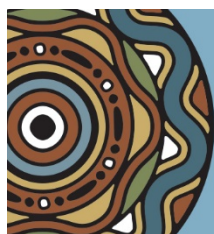
[Cr Isabella Do](#)

[Cr Melinda Yim](#)

[Cr Lana Formoso](#)

[Cr Rhonda Garad](#)

[Cr Alice Phuong Le](#)



We acknowledge the Traditional Owners and Custodians of this land, the Bunurong People, and pay respect to their Elders past and present.

We recognise and respect their continuing connections to climate, Culture, Country and waters.



(03) 8571 1000



council@cgd.vic.gov.au



greaterdandenong.vic.gov.au



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TIS: 13 14 50



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Bunurong Country

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COUNCIL OBLIGATIONS AND AGENDA REPORTS

Council has several obligations in relation to its Community Vision, Council Plan, Instruments of Legislation and Council policy. These are summarily considered in each Agenda report and further details are added as required. The obligations are as follows:

Community Vision 2040 ([Community Vision | Greater Dandenong Council](#))

After consultation with the Greater Dandenong community on what kind of future they wanted for themselves and our city, the Greater Dandenong People's Panel developed a new Community Vision for 2040:

*The City of Greater Dandenong is a home to all.
It's a city where you can enjoy and embrace life through celebration and equal opportunity.
We harmonise the community by valuing multiculturalism and the individual.
Our community is healthy, vibrant, innovative and creative.
Our growing city is committed to environmental sustainability.
Welcome to our exciting and peaceful community.*

Reports in this Agenda will identify when any of the above principles are relevant.

The Council Plan 2025-29 ([Council Plan 2025-29 | Greater Dandenong Council](#))

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. The Council Plan has the following key strategic objectives:

- *A socially connected, safe and healthy city*
- *A city that respects and celebrates diversity, our history and the arts*
- *A city of accessible, vibrant centres and places*
- *A green city committed to a sustainable future*
- *A city that supports business, entrepreneurship, quality education and employment outcomes*
- *A Council that demonstrates leadership, responsible use of public resources, and a commitment to investing in the community.*

Reports in this Agenda will identify when any of the above principles are relevant.

The Overarching Governance Principles of the Local Government Act 2020

Section 9 of the *Local Government Act 2020* states that a Council must in the performance of its role give effect to the overarching governance principles. These are:

- a) Council decisions are to be made and actions taken in accordance with the relevant law;
- b) priority is to be given to achieving the best outcomes for the municipal community, including future generations;
- c) the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted;
- d) the municipal community is to be engaged in strategic planning and strategic decision making;
- e) innovation and continuous improvement are to be pursued;
- f) collaboration with other Councils and Governments and statutory bodies is to be sought;
- g) the ongoing financial viability of the Council is to be ensured;
- h) regional, state and national plans and policies are to be taken into account in strategic planning and decision making;
- i) the transparency of Council decisions, actions and information is to be ensured.

Also, in giving effect to the overarching governance principles above, a Council must take into account the following supporting principles:

- a) the community engagement principles (section 56);
- b) the public transparency principles (section 58);
- c) the strategic planning principles (section 89);
- d) the financial management principles (section 101);
- e) the service performance principles (section 106).

Reports in this Agenda will identify when any of the above principles are relevant.



The Gender Equality Act 2020

The *Gender Equality Act 2020* came into operation on 31 March 2021 and requires councils to take positive action towards achieving workplace gender equality and to promote gender equality in their policies, programs and services. The objects of the Act are as follows:

- a) to promote, encourage and facilitate the achievement of gender equality and improvement in the status of women; and
- b) to support the identification and elimination of systemic causes of gender inequality in policy, programs and delivery of services in workplaces and communities; and
- c) to recognise that gender inequality may be compounded by other forms of disadvantage or discrimination that a person may experience on the basis of Aboriginality, age, disability, ethnicity, gender identity, race, religion, sexual orientation and other attributes; and
- d) to redress disadvantage, address stigma, stereotyping, prejudice and violence, and accommodate persons of different genders by way of structural change; and
- e) to enhance economic and social participation by persons of different genders; and
- f) to further promote the right to equality set out in the Victorian Charter of Human Rights and Responsibilities and the Convention on the Elimination of All Forms of Discrimination against Women.

Council is obligated to think about how its programs and services affect different people and different communities and how we can avoid reinforcing unintentional inequalities. Reports authors must consider the requirements of the *Gender Equality Act 2020* and Council's Diversity, Access and Equity Policy when asking Council to consider or review any issues which have a direct or significant impact on members of the Greater Dandenong community.

Victorian Charter of Human Rights and Responsibilities

Council, Councillors and members of Council staff are a public authority under the *Charter of Human Rights and Responsibilities Act 2006* and, as such, are all responsible to act in accordance with the *Victorian Charter of Human Rights and Responsibilities 2006* (the Charter). The Charter is founded on the following principles:

- human rights are essential in a democratic and inclusive society that respects the rule of law, human dignity, equality and freedom;
- human rights belong to all people without discrimination, and the diversity of the people of Victoria enhances our community;
- human rights come with responsibilities and must be exercised in a way that respects the human rights of others;
- human rights have a special importance for the Aboriginal people of Victoria, as descendants of Australia's first people, with their diverse spiritual, social, cultural and economic relationship with their traditional lands and waters.

Given this municipality's diversity and inclusiveness, when developing or preparing a report for Council consideration, report authors are required to ensure their report is consistent with the standards set by the Charter.



Consideration of Climate Change and Sustainability

One of the overarching governance principles of the *Local Government Act 2020* is that the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.

In January 2020, this Council joined a growing number of cities around Australia and declared a “Climate and Ecological Emergency” and committed this Council to emergency action on climate change. Council has developed a Climate Change Emergency Strategy and Action Plan 2020-30 to help the City of Greater Dandenong become a resilient, net zero carbon emission city with an active community prepared for the challenges of changing climate.

When developing or preparing a report for Council consideration, report authors are required to consider what impacts their issue has on Council's Declaration on a Climate and Ecological Emergency, Council's Climate Change Emergency Strategy and the requirements of the *Local Government Act 2020* in relation to the overarching principle on climate change and sustainability.

Related Council Policies, Strategies or Frameworks

Report authors will consider how their report aligns with existing Council policies, strategies, frameworks or other documents, how they may affect the decision of this report or are relevant to this process.



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1 MEETING OPENING

1.1 OPENING OF MEETING BY CHAIR

1.2 ATTENDANCE



1.3 ACKNOWLEDGEMENT OF TRADITIONAL CUSTODIANS OF LAND

Those who wish to stand for the acknowledgement to country are welcome to do so.

We acknowledge the Traditional Custodians of this land, the Bunurong People, and pay respect to their Elders past and present.

We recognise and respect their continuing connections to climate, Culture, Country and waters and we also pay our respect and acknowledge all Aboriginal and Torres Strait Islander peoples and their Elders present here today, in acknowledging their journey.

1.4 OFFERING OF PRAYER, REFLECTION OR AFFIRMATION

As part of Council's commitment to recognising the cultural and spiritual diversity of our community, the prayer, reflection or affirmation this evening will be offered by Anita Davine, a member of the Greater Dandenong Interfaith Network.



1.5 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

Meeting of Council held 13 October 2025.

Recommendation

That the Minutes of the Meeting of Council held 13 October 2025 be confirmed.

1.6 DISCLOSURES OF INTEREST

Any interest that a Councillor or staff member has deemed to be significant and has disclosed as either a material or general interest is now considered to be a conflict of interest. Conflict of Interest legislation is detailed in Division 2 – Conflicts of Interest: sections 126, 127, 128, 129 & 130 of the *Local Government Act 2020*. This legislation can be obtained by contacting the Greater Dandenong Governance Unit on 8571 5216 or by accessing the Victorian Legislation and Parliamentary Documents website at www.legislation.vic.gov.au.

If a Councillor discloses any interest in an item discussed at any Council Meeting (whether they attend or not) they must:

1. complete a disclosure of interest form prior to the meeting;
2. advise the chairperson of the interest immediately before the particular item is considered (if attending the meeting); and
3. leave the chamber while the item is being discussed and during any vote taken (if attending the meeting).

The Councillor will be advised to return to the chamber or meeting room immediately after the item has been considered and the vote is complete.



2 OFFICERS REPORTS - PART 1

2.1 DOCUMENTS FOR SEALING

2.1.1 Documents for Sealing

Responsible Officer: Manager Governance, Legal & Risk
Attachments: Nil

Officer Recommendation

That the listed documents be signed and sealed.

Executive Summary

1. Under the *Local Government Act 2020*, each Council is a body corporate and a legal entity in its own right. Each Council must therefore have a common seal (like any corporate entity) that is an official sanction of that Council. Sealing a document makes it an official document of Council as a corporate body. Documents that require sealing include agreements, contracts, leases or any other contractual or legally binding document that binds Council to another party.

Item Summary

2. There is one item being presented to Council's meeting of 27 October 2025 for signing and sealing as follows:
 - A letter of recognition to Cr Jim Memeti for 20 years of service to the Greater Dandenong City Council and its community.



2.2 PETITIONS AND JOINT LETTERS

2.2.1 Petitions and Joint Letters

Responsible Officer: Manager Governance, Legal & Risk
Attachments: 1. Petitions & Joint Letters [2.2.1.1 - 2 pages]

Officer Recommendation

That this report and its attachment be received and noted.

Executive Summary

1. Council receives a number of petitions and joint letters on a regular basis that deal with a variety of issues which have an impact upon the City.
2. Issues raised by petitions and joint letters will be investigated and reported back to Council if required.
3. A table containing all details relevant to current petitions and joint letters is provided in Attachment 1. It includes:
 - a) the full text of any petitions or joint letters received;
 - b) petitions or joint letters still being considered for Council response as pending a final response along with the date they were received; and
 - c) the final complete response to any outstanding petition or joint letter previously tabled along with the full text of the original petition or joint letter and the date it was responded to.

Petitions and Joint Letters Tabled

4. Council received no new petitions and no joint letters prior to the Council Meeting of 27 October 2025.

Note: Where relevant, a summary of the progress of ongoing change.org petitions and any other relevant petitions/joint letters/submissions will be provided in the attachment to this report.

Date Received	Petition Text (Prayer)	No. of Petitioners	Status	Responsible Officer Response
1/09/2025	Petition · Call to save 43 Dandenong Oasis pool trees - Dandenong, Australia · Change.org Last week August 25, 2025 -Greater Dandenong councillors were informed that as part of the construction of the new Dandenong Wellbeing centre they are going to cut down 43 mature trees on this site. This is the first time council officers have mentioned that trees would be cut down as part of the project and none of this information has been shared publicly, despite the site of the new Dandenong Wellbeing Centre being originally chosen to protect trees on site. In particular, there has been no public disclosure as to which trees will be cut down and why. PETITION That Council delay the destruction of the 43 mature trees on the Dandenong Wellbeing Centre Project site until there has been full disclosure about the location and health of the trees, why they now need to be removed and there has been community consultation on their removal.	110 on paper copy received + 107 as at 16/09/25 176 as at 23/10/25	In Progress	Responsible Officer: Executive Director City Futures
1/09/2025	Petition · Demand Action: Clean Up Springvale's Streets for All - Springvale South, Australia · Change.org Springvale, VIC, Australia is a vibrant suburb known for its delicious cuisine and lively atmosphere. However, the escalating problem of litter, syringes, and homelessness is not only tarnishing the area's image but also affecting the safety and well-being of its residents and visitors. We cannot allow Springvale to suffer from neglect when places like Toorak present a sharp contrast with their clean and safe environment. It's time for the council to step up and restore the pride of Springvale. The streets of Springvale, especially those around the bustling market areas, are often strewn with rubbish and syringes/drugs, posing real hazards to both locals and tourists. This situation is not only unsightly but also unsafe, deterring visitors and	85 as at 8/09/25 87 as at 8/10/25 87 as at 14/10/25	Completed	Responsible Officer: Executive Director Community Strengthening Outcome letter sent 9/10/2025 to head petitioner.

Date Received	Petition Text (Prayer)	No. of Petitioners	Status	Responsible Officer Response
	damaging local businesses. To create a welcoming and pleasant environment, the council must take decisive action. Immediate and effective measures need to be implemented to address this issue. Regular cleaning schedules should be enhanced, and more waste disposal facilities should be installed. Importantly, a comprehensive strategy is needed to tackle the root causes of the litter problem, including more support and services for the homeless community, offering them alternatives and assistance. Safety is paramount, and a long-term plan must be established to ensure the streets remain clean and safe. This includes more frequent patrols and better lighting in darker areas to ensure public safety at all times. Moreover, local businesses can be encouraged to participate in community cleanliness drives, ensuring that their areas are maintained and attractive to customers. Every resident of Springvale deserves to live in a clean and secure environment. A concerted effort from the council, local businesses, and the community is necessary to make this vision a reality. Let's not wait for things to worsen. Urge the council to take immediate action by signing this petition. Together, we can make Springvale a wonderful place for everyone to enjoy.			



2.3 STATUTORY PLANNING APPLICATIONS

2.3.1 Planning Delegated Decisions Issued – September 2025

Responsible Officer: Executive Director City Futures

Attachments: 1. Planning Delegated Decisions Issued – September 2025.pdf [2.3.1.1 - 12 pages]

Officer Recommendation

That Council RECEIVES and NOTES the listed items pertaining to the exercise of delegation by Council officers as outlined in Attachment 1 to this report.

Executive Summary

1. This report provides Council with an update on the exercise of delegation by Council officers.
2. It provides a listing of Town Planning applications that were either decided or closed under delegation or withdrawn by applicants in September 2025.
3. It should be noted that where permits and notices of decision to grant permits have been issued, these applications have been assessed as being generally consistent with the Greater Dandenong Planning Scheme and Council's policies.
4. Application numbers with a PLA#, PLN#.01 or similar, are applications making amendments to previously approved planning permits.
5. The annotation 'SPEAR' (Streamlined Planning through Electronic Applications and Referrals) identifies where an application has been submitted electronically. SPEAR allows users to process planning permits and subdivision applications online.

Planning Delegated Decisions Issued from 1/09/2025 to 30/09/2025

City of Greater Dandenong

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLA25/0010	PlnAppAmd	No	2 Liege Avenue NOBLE PARK VIC 3174	Nobelius Land Surveyors Pty Ltd	AMENDMENT TO: Development of the land for five (5) dwellings (four double storey dwellings and one single storey dwelling to the rear) and subdivision of the land into five (5) lots (PLN22/0535)	Amend endorsed plans	Delegate	AmendPerm	11/09/2025	Yarraman
PLA25/0017	PlnAppAmd	No	42 Hutton Street DANDENONG VIC 3175	Urban Arch Design	AMENDMENT TO: Use of the land as a Place of Assembly and reduction in car parking DECLARED AREA (PLN20/0484)	No response to further information request	Delegate	Lapsed	22/09/2025	Dandenong
PLA25/0020	PlnAppAmd	No	77-79 Princes Highway DANDENONG SOUTH VIC 3175	CMV Truck and Bus	AMENDMENT TO: Use of the site for Motor Vehicle Sales (Truck and Bus Sales) and Motor Repairs (Service Centre); Construct buildings and works; and creation of access to a road in a Road Zone Category 1 (1998/628)	Amend conditions and endorsed plans	Delegate	AmendPerm	25/09/2025	Dandenong
PLA25/0023	PlnAppAmd	No	12 Blissington Street SPRINGVALE VIC 3171	Anita and Michael Woods Pty Ltd	AMENDMENT TO: Development of the land for one double-storey dwelling to the rear of an existing single-storey dwelling with alterations and additions to the existing dwelling (PLN22/0405)	Amend endorsed plans	Delegate	AmendPerm	15/09/2025	Springvale North
PLA25/0029	PlnAppAmd	No	329 Gladstone Road DANDENONG NORTH VIC 3175	Alta Architecture Pty Ltd	AMENDMENT TO: To display two (2) business identification floodlit signs and one (1) non-illuminated business identification sign (PLN23/0534)	Amend endorsed plans	Delegate	AmendPerm	04/09/2025	Dandenong North

ATT 2.3.1.1 Planning Delegated Decisions Issued – September 2025.pdf

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLA25/0037	PlnAppAmd	No	6 Rose Avenue DANDENONG NORTH VIC 3175	Architekton Ltd	AMENDMENT TO: Development of the land for one (1) double storey dwelling to the rear of an existing single storey dwelling and alterations to the existing dwelling (PLN22/0383)	Amend endorsed plans	Delegate	AmendPerm	24/09/2025	Noble Park North
PLA25/0045	PlnAppAmd	No	29 Ingrid Street DANDENONG VIC 3175	N Perviz	AMENDMENT TO: Development of the land for one (1) double-storey dwelling on a lot less than 300 square metres (PLN23/0029)	Amend endorsed plans	Delegate	NOD	22/09/2025	Cleeland
PLA25/0208	PlnAppAmd	No	304-322 Frankston Dandenong Road DANDENONG SOUTH VIC 3175	Town Planning & Co. Pty Ltd	AMENDMENT TO: Buildings and works (Extension to existing Industrial building, sheds and associated works) and a waiver of one (1) bicycle space (PLN24/0357)	Amend endorsed plans	Delegate	AmendPerm	29/09/2025	Dandenong
PLA25/0210	PlnAppAmd	No	468 Cheltenham Road KEYSBOROUGH VIC 3173	S Kinder	AMENDMENT TO: The use and development of the land for a convenience restaurant, a reduction of the car parking requirement for a convenience restaurant, and the display of promotion signage and internally illuminated signage	Amend endorsed plans	Delegate	AmendPerm	30/09/2025	Keysborough South
PLA25/0211	PlnAppAmd	No	43 Bloomfield Road NOBLE PARK VIC 3174	E Rizvic	AMENDMENT TO: Development of the land for one (1) double storey dwelling to the rear of an existing dwelling and to construct and carry out works to the existing dwelling (PLN23/0320)	Amend endorsed plans	Applicant	Withdrawn	05/09/2025	Noble Park

ATT 2.3.1.1 Planning Delegated Decisions Issued – September 2025.pdf

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLA25/0213	PlnAppAmd	No	260 Frankston Dandenong Road DANDENONG SOUTH VIC 3175	McDonald's Australia Limited	AMENDMENT TO: Use and development of the land for a Convenience Restaurant, development of the land for a Service Station, creation and alteration of access to a Transport Road Zone 2 and to display internally business identification signage including one (1) internally illuminated electronic pylon sign and one (1) internally illuminated pole sign (PLN21/0657)	Amend permit conditions and endorsed plans	Delegate	AmendPerm	09/09/2025	Dandenong
PLA25/0222	PlnAppAmd	No	132 Herbert Street DANDENONG VIC 3175	SA Shahadat	AMENDMENT TO: Development of the land for a double-storey dwelling to the rear of an existing dwelling and alterations and additions to the existing dwelling (PLN20/0579)	Amend endorsed plans	Applicant	Withdrawn	19/09/2025	Cleeland
PLA25/0229	PlnAppAmd	No	23 Jellicoe Street NOBLE PARK VIC 3174	L V Noble Pty Ltd	AMENDMENT TO: Development of a single storey dwelling and alterations and additions to an existing dwelling (PLN23/0265)	Delete permit condition	Delegate	AmendPerm	19/09/2025	Yarraman
PLN22/0570	PlnApp	No	13 Parkmore Road KEYSBOROUGH VIC 3173	Architekton Ltd	Development of the land for three (3) double storey dwellings	Neighbourhood Residential 1 Zone, 804sqm	Delegate	PlanPermit	22/09/2025	Keysborough
PLN24/0166	PlnApp	No	41-45 Hydrive Close DANDENONG SOUTH VIC 3175	Slattery Auctions Victoria Pty Ltd	Use of the land for motor vehicle, boat, or caravan sales, and a retail premises	Industrial 1 Zone	Delegate	PlanPermit	24/09/2025	Dandenong

ATT 2.3.1.1 Planning Delegated Decisions Issued – September 2025.pdf

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN24/0191	PlnApp	No	130 McMahrens Road BANGHOLME VIC 3175	D Elliott	To construct an outbuilding within 100m from a waterway, wetlands or designated flood plain	Green Wedge 1 Zone	Delegate	PlanPermit	19/09/2025	Keysborough South
PLN24/0255	PlnApp	No	17 Kimberly Road DANDENONG SOUTH VIC 3175	F Xu	Development of the land for an extension to a warehouse building	Proposal fails to provide adequate car parking on site in accordance with Clause 52.06	Delegate	Refusal	01/09/2025	Dandenong
PLN24/0265	PlnApp	No	8 Kallay Street DANDENONG NORTH VIC 3175	PC Patel	Development of the land for two dwellings (comprising of one (1) double storey dwelling and one (1) single storey dwelling to the rear)	Neighbourhood Residential 1 Zone, 641sqm	Delegate	NOD	11/09/2025	Cleeland
PLN24/0364	PlnApp	No	37 Exner Drive DANDENONG NORTH VIC 3175	Mimar Design Pty Ltd	Development of the land for two (2) double storey dwellings	Neighbourhood Residential 1 Zone, 727sqm	Delegate	PlanPermit	17/09/2025	Dandenong North
PLN24/0396	PlnApp	No	98 Westall Road SPRINGVALE VIC 3171	SJ Westall Pty Ltd	Subdivision of the land into two (2) lots adjacent to a road in a Transport Zone 2 SPEAR	Commercial	Delegate	PlanPermit	22/09/2025	Springvale Central
PLN24/0426	PlnApp	No	60 Jesson Crescent DANDENONG VIC 3175	Westurban Group	Development of the land for three (3) double-storey dwellings and construct buildings and works within a Land Subject to Inundation Overlay	General Residential 1 Zone, 680sqm	Delegate	PlanPermit	08/09/2025	Cleeland

ATT 2.3.1.1 Planning Delegated Decisions Issued – September 2025.pdf

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN24/0441	PlnApp	No	40-42 Cyber Loop DANDENONG SOUTH VIC 3175	Athale Group Management Pty Ltd	Use of the land for a restricted recreation facility (badminton centre)	The proposal is inconsistent with Clause 13.07-1S, Clause 17.02-2S, Clause 21.04-3 and fails to meet the purpose of Clause 34.02 and Clause 52.06, Clause 52.34 and Clause 65	Delegate	Refusal	01/09/2025	Dandenong
PLN24/0453	PlnApp	No	12 Webb Avenue SPRINGVALE VIC 3171	Blueprint Pty Ltd	Development of the land for two (2) double storey dwellings	General Residential 1 Zone, 648sqm	Delegate	PlanPermit	12/09/2025	Springvale North
PLN24/0503	PlnApp	No	1255-1257 Heatherton Road NOBLE PARK VIC 3174	T Pham	Development of the land for three (3) double storey dwellings and alteration of access to a road in a Transport Zone 2	General Residential 1 Zone, 1031sqm	Delegate	PlanPermit	29/09/2025	Yarraman
PLN25/0081	PlnApp	No	1/5-11 Nullawil Street SPRINGVALE VIC 3171	Bayside Town Planning Pty Ltd	Use and development of the land for a food and drink premises	The proposal fails to satisfy relevant State Planning Policy Framework strategies, policies and objective, including Clause 13.05-1S (Noise Management); Clause 15 (Built Environment and Heritage); Clause 17.02-1S (Business) and Clause 17.02-2S (Out-of-Centre Development). Fails to meet objectives of Clause 21.05 (Built Form) and Clause 21.04 (Land Use)	Delegate	Refusal	25/09/2025	Springvale North
PLN25/0094	PlnApp	No	2 Virginia Street SPRINGVALE VIC 3171	KMT Design Pty Ltd	Development of the land for one double storey dwelling to the rear of an existing single storey dwelling, alterations to the existing dwelling, and to construct a fence which is more than 1.5m above ground level.	No response to further information request	Delegate	Lapsed	05/09/2025	Springvale North

ATT 2.3.1.1 Planning Delegated Decisions Issued – September 2025.pdf

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN25/0096	PlnApp	No	2/10 Attenborough Street DANDENONG VIC 3175	Peter Illiadis	Use of the land for Materials Recycling (processing of used cooking oil)	Industrial 1 Zone	Delegate	PlanPermit	29/09/2025	Dandenong
PLN25/0108	PlnApp	No	1 Trevethic Road SPRINGVALE VIC 3171	ABS Design & Construction Services	Development of the land for four (4) double storey dwellings	General Residential 3 Zone, 829sqm	Delegate	PlanPermit	15/09/2025	Springvale North
PLN25/0115	PlnApp	No	245 Cheltenham Road KEYSBOROUGH VIC 3173	AR Hov	The removal of easements E-3 and E-4 on LP83993, and the creation of easements E-1 and E-2 SPEAR	Residential	Delegate	PlanPermit	25/09/2025	Keysborough
PLN25/0123	PlnApp	No	32-44 Rodeo Drive DANDENONG SOUTH VIC 3175	Davis Naismith & McGovern	To develop the land for a warehouse and a reduction in the car parking requirement under Clause 52.06 of the Greater Dandenong Planning Scheme	Industrial 1 Zone	Delegate	PlanPermit	29/09/2025	Dandenong
PLN25/0129	PlnApp	No	907A Princes Highway SPRINGVALE VIC 3171	The Silver Arc	Use of the land for car sales and the display of business identification signage	Industrial 1 Zone	Delegate	PlanPermit	30/09/2025	Springvale North
PLN25/0136	PlnApp	No	28 Flynn Street SPRINGVALE VIC 3171	Abacus Designs and Planning	Use and development of the land for a child care centre, and a reduction in the car parking requirements of Clause 52.06, and to display business identification signage	No response to further information request	Delegate	Lapsed	09/09/2025	Springvale North

ATT 2.3.1.1 Planning Delegated Decisions Issued – September 2025.pdf

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN25/0143	PlnApp	No	1/13-15 Heart Street DANDENONG VIC 3175	K Shahab	Use of the land for industry (motor repairs) and retail premises (motor vehicle sales) DECLARED AREA	Comprehensive Development Zone	Applicant	Withdrawn	09/09/2025	Dandenong
PLN25/0154	PlnAppVic	Yes	42 Healey Road DANDENONG SOUTH VIC 3175	Trusteel Fabrications	Buildings and Works for a loading bay canopy VICSMART	Industrial 1 Zone	Delegate	PlanPermit	03/09/2025	Dandenong
PLN25/0168	PlnApp	No	1480-1492 Heatherton Road DANDENONG VIC 3175	Monash Health	Use of the land for a Medical Centre	General Residential 1 Zone, proposed medical centre	Delegate	PlanPermit	11/09/2025	Cleeland
PLN25/0172	PlnApp	No	5 Ian Street NOBLE PARK VIC 3174	C Luak	Use of the land for Place of Assembly	No response to further information request	Delegate	Lapsed	12/09/2025	Yarraman
PLN25/0173	PlnApp	No	50-54 Lonsdale Street DANDENONG VIC 3175	Oakbury Pty Ltd	Use and development of the land for Food and Drink (Food Trucks), alteration of access to a Transport Zone 2 and display internally illuminated business identification and directional signage	Industrial 1 Zone	Delegate	PlanPermit	25/09/2025	Dandenong
PLN25/0198	PlnApp	No	348-350 Princes Highway NOBLE PARK NORTH VIC 3174	Harnest Constructions	The construction of five (5) single storey dwellings and alteration of access to a road in a Transport Zone 2	General Residential 1 Zone, 1095sqm	Delegate	PlanPermit	29/09/2025	Noble Park North

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Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN25/0210	PlnApp	No	1/453-455 Hammond Road DANDENONG SOUTH VIC 3175	Davis Naismith & McGovern Pty Ltd	To construct a building or construct or carry out works in association with an existing industrial use	Industrial 1 Zone	Delegate	PlanPermit	30/09/2025	Dandenong
PLN25/0214	PlnApp	No	17 Colonsay Road SPRINGVALE VIC 3171	DE Nguyen	Subdivision of the land into three (3) lots SPEAR	No response to further information request	Delegate	Lapsed	08/09/2025	Springvale Central
PLN25/0216	PlnApp	No	1/18 Forster Street NOBLE PARK VIC 3174	T Zerv, A Sfindilis	Subdivision of the land into two (2) lots SPEAR	Residential	Delegate	PlanPermit	22/09/2025	Springvale Central
PLN25/0231	PlnAppVic	Yes	1 Clow Street DANDENONG VIC 3175	S Sheikh	Development of the land for a take away food premises DECLARED AREA (VICSMART)	The proposal presents an underdevelopment, the proposal fails to meet objectives of Clause21.05 (Built Form), Clause 15.01-1S (Urban design and 15.01-2S (Building design). The proposal fails to meet the decision guidelines of Clause 59.04-2.	Delegate	Refusal	17/09/2025	Dandenong
PLN25/0233	PlnApp	No	7 Bess Court DANDENONG VIC 3175	Archiscape Consulting Pty Ltd	Development of the land for two (2) double storey dwellings	No response to further information request	Delegate	Lapsed	11/09/2025	Cleeland

ATT 2.3.1.1 Planning Delegated Decisions Issued – September 2025.pdf

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN25/0239	PlnApp	No	J C Mills Reserve - Pool 190-202 Cleeland Street DANDENONG VIC 3175	City of Greater Dandenong	Removal of native vegetation	Public Park and Recreation Zone	Delegate	PlanPermit	03/09/2025	Cleeland
PLN25/0259	PlnApp	No	37 Osborne Avenue SPRINGVALE VIC 3171	MG Land Surveyors	Subdivision of the land into four (4) lots SPEAR	Residential	Delegate	PlanPermit	24/09/2025	Springvale North
PLN25/0266	PlnApp	No	25 Bloomfield Road NOBLE PARK VIC 3174	Nilsson Noel & Holmes (Surveyors) Pty Ltd	Subdivision of the land into three (3) lots SPEAR	Residential	Delegate	PlanPermit	19/09/2025	Noble Park
PLN25/0267	PlnApp	No	1/268 Corrigan Road NOBLE PARK VIC 3174	360 Land Solutions	Subdivision of the land into three (3) lots SPEAR	Residential	Delegate	PlanPermit	25/09/2025	Springvale South
PLN25/0268	PlnAppVic	Yes	69 Osborne Avenue SPRINGVALE VIC 3171	KMT Building Group Pty Ltd	Reduction in car parking requirements VICSMART	No response to further information request	Delegate	Lapsed	11/09/2025	Springvale North
PLN25/0269	PlnAppVic	Yes	23 Red Brush Drive KEYSBOROUGH VIC 3173	A Chen	Construct or extend one dwelling on a lot less than 300 square metres VICSMART	General Residential Zone 2, 266sqm	Delegate	PlanPermit	22/09/2025	Keysborough South

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Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN25/0270	PlnAppVic	Yes	14-16 Elliott Road DANDENONG SOUTH VIC 3175	Alpha Engineering & Construction	Buildings and Works (Concrete Moulds) VICSMART	Industrial 1 Zone	Delegate	PlanPermit	25/09/2025	Dandenong
PLN25/0287	PlnApp	No	54 Chandler Road NOBLE PARK VIC 3174	Stockwood Building Group	Subdivision of the land into five (5) lots SPEAR	Residential	Delegate	PlanPermit	25/09/2025	Yarraman
PLN25/0288	PlnApp	No	Dandenong Market 16-46 Cleeland Street DANDENONG VIC 3175	R Pujar	Display business identification signage and internally illuminated business identification signage DECLARED AREA	Comprehensive Development 2 Zone	Delegate	PlanPermit	24/09/2025	Cleeland
PLN25/0291	PlnAppVic	Yes	4/273 Frankston Dandenong Road DANDENONG SOUTH VIC 3175	Stephen D'Andrea Pty Ltd	Buildings and Works (Office Extension) VICSMART	Industrial 1 Zone	Delegate	PlanPermit	15/09/2025	Dandenong
PLN25/0300	PlnApp	No	16 Birdwood Avenue DANDENONG VIC 3175	HHB Gamage	Subdivision of the land into two (2) lots SPEAR	Residential	Delegate	PlanPermit	23/09/2025	Dandenong
PLN25/0303	PlnAppVic	Yes	1/3 Oldmeadow Street DANDENONG NORTH VIC 3175	CLR Surveys	Subdivision of the land into two (2) lots SPEAR (VICSMART)	Residential	Delegate	PlanPermit	05/09/2025	Cleeland

ATT 2.3.1.1 Planning Delegated Decisions Issued – September 2025.pdf

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN25/0317	PlnAppVic	Yes	90 Princess Avenue SPRINGVALE VIC 3171	TC Trang	Subdivision of the land into two (2) lots SPEAR (VICSMART)	Residential	Delegate	PlanPermit	05/09/2025	Springvale Central
PLN25/0327	PlnAppVic	Yes	76 Menzies Avenue DANDENONG NORTH VIC 3175	Greater Melbourne Surveyors Pty Ltd	Subdivision of the land into two (2) lots SPEAR	Residential	Delegate	PlanPermit	02/09/2025	Cleeland
PLN25/0328	PlnAppVic	Yes	96-108 Greens Road DANDENONG SOUTH VIC 3175	Penrite Holdings Pty Ltd	Buildings and Works (Canopy) VICSMART	Industrial 1 Zone	Delegate	PlanPermit	11/09/2025	Dandenong
PLN25/0330	PlnAppVic	Yes	43 Emerald Drive SPRINGVALE VIC 3171	Rod Gill Land Surveyors	Subdivision of the land into two (2) lots SPEAR (VICSMART)	Residential	Delegate	PlanPermit	18/09/2025	Springvale Central
PLN25/0337	PlnAppVic	Yes	17 Regent Avenue SPRINGVALE VIC 3171	A Lay, S Lay, D Eric	Subdivision of the land into two (2) lots SPEAR (VICSMART)	Residential	Delegate	PlanPermit	11/09/2025	Springvale North
PLN25/0354	PlnApp	No	2A Besley Street DANDENONG VIC 3175	Rossmoyne Group Pty Ltd	Buildings and Works (Rooming house)	General Residential 1 Zone, 596sqm	Applicant	Withdrawn	17/09/2025	Dandenong

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
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3 PUBLIC QUESTION TIME

Question Time at Council meetings provides an opportunity for members of the public in the gallery to address questions to the Councillors, Delegates and/or officers of the Greater Dandenong City Council. Questions must comply with s. 4.5.8 of Council's Governance Rules.

QUESTIONS FROM THE GALLERY

Questions are limited to a maximum of three (3) questions per individual. Where time constraints deem it likely that not all questions can be answered within the time allowed for Question Time, the Mayor at his/her discretion may determine only the first question may be presented verbally with others deferred to be managed in the same manner as public questions not verbally presented.

Priority will be given to questions that relate to items on the Council Agenda for that meeting. Questions including any preamble should not exceed 300 words.

- a) All such questions must be received in writing on the prescribed form or as provided for on Council's website and at Ordinary meetings of Council. Where there are more than three (3) questions received from any one individual person, the Chief Executive Officer will determine the three (3) questions to be considered at the meeting.
- b) All such questions must clearly note a request to verbally present the question and must be received by the Chief Executive Officer or other person authorised for this purpose by the Chief Executive Officer no later than:
 - i) the commencement time (7.00pm) of the Ordinary meeting if questions are submitted in person; or
 - ii) noon on the day of the Ordinary meeting if questions are submitted by electronic medium.
- c) A question can only be presented to the meeting if the Chairperson and/or Chief Executive Officer has determined that the question:
 - i) does not relate to a matter of the type described in section 3(1) of the *Local Government Act 2020* (confidential information);
 - ii) does not relate to a matter in respect of which Council or a Delegated Committee has no power to act;
 - iii) is not defamatory, indecent, abusive or objectionable in language or substance, and is not asked to embarrass a Councillor, Delegated Member or Council officer; and
 - iv) is not repetitive of a question already asked or answered (whether at the same or an earlier meeting).
- d) If the Chairperson and/or Chief Executive Officer has determined that the question may not be presented to the Council Meeting or Delegated Committee, then the Chairperson and/or Chief Executive Officer:
 - i) must advise the Meeting accordingly; and
 - ii) will make the question available to Councillors or Members upon request.
 - iii) The Chairperson shall call on members of the gallery who have submitted an accepted question to ask their question verbally if they wish.
- e) The Chairperson, Chief Executive Officer or delegate may then direct that question to be answered by a nominated Councillor or member of Council staff.



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- f) No debate on, or discussion of, a question or an answer will be permitted other than for the purposes of clarification.
 - g) A Councillor, Delegated Committee Member or member of Council staff nominated to answer a question may:
 - i) seek clarification of the question from the person who submitted it;
 - ii) seek the assistance of another person in answering the question; and
 - iii) defer answering the question, so that the answer may be researched and a written response be provided within ten (10) working days following the Meeting (the question thereby being taken on notice).
 - h) Question time for verbal presentations is limited in duration to not more than twenty (20) minutes. If it appears likely that this time is to be exceeded then a resolution from Council will be required to extend that time if it is deemed appropriate to complete this item.
 - i) The text of each question asked and the response will be recorded in the minutes of the Meeting.



4 OFFICERS REPORTS - PART 2

4.1 POLICY AND STRATEGY

4.1.1 Glass Bin Implementation Overview

Responsible Officer: Executive Director City Futures
Attachments: 1. Kerbside Reform Planning Glass Service Implementation Plan CBS Report [4.1.1.1 - 11 pages]

Officer Recommendation

That Council APPROVES the proposed plan to implement the kerbside glass bin service in Greater Dandenong, including the following:

- a. The project plan timeframes;
- b. The recommended option for servicing multi-unit developments (MUDs);
- c. The collection frequency and bin size;
- d. The use of a Council led procurement process for the supply and delivery of the glass bins, the potential consolidation of all of Council's kerbside collection and processing contracts, and procurement timeframes;
- e. The use of the waste charge to fund the program; and
- f. The principles of the communications and engagement plan.

Executive Summary

1. The Victorian Government's Circular Economy Policy 2020 under the Circular Economy (Waste Reduction and Recycling) Act 2021 has legislated that a glass service needs to be provided by all Councils by 1 July 2027.
2. Greater Dandenong does not currently provide a separate glass service and therefore a planned approach for the introduction of the glass bin service by this timeframe has been prepared.
3. This report outlines a proposed project plan to implement the kerbside glass bin service. The key considerations for the plan include the number of households to receive the glass bin, bin collection frequency, service delivery options for single unit dwellings (SUDs) and multi-unit dwellings (MUDs), the procurement process, financial implications regarding the annual household waste charge, and communications and engagement.
4. This report presents options for consideration by Council for the procurement of the glass bin service and Council's waste contracts, the glass service provision options for MUDs, and the financial implications.



Background

5. In 2020 the Victorian Government released the “Recycling Victoria: a new economy” policy also called the Circular Economy Policy (CE Policy) which outlines the ten-year action plan to establish a circular economy in Victoria.
6. Kerbside reform is a key action of the CE Policy, requiring all Victorian Councils to provide a glass service by 1 July 2027.
7. Greater Dandenong does not provide a separate glass service and therefore needs to develop a planned approach for the introduction of the glass bin service by 1 July 2027.
8. The CE Policy’s kerbside reforms are legislated and will be regulated by Recycling Victoria (RV) via regulations and a service standard made under Part 5, Division 1 of the Circular Economy (Waste Reduction and Recycling) Act 2021 (the CE Act).
9. More broadly, the kerbside reform is part of the CE Policy’s ten-year action plan which requires Councils to:
 - Standardise bin lid colours (red - garbage, yellow – co-mingled recycling, lime green - food and garden organics and purple - glass recycling).
 - Standardise bin content e.g., what material goes into which bin across Victoria.
 - Provide all households access to a glass service by 1 July 2027.
 - Provide all households access to a food and garden waste service by 2030.
10. The three (3) key reasons for the separation of glass from the existing co-mingled recycling bin service are:
 - to improve recycling outcomes;
 - reduce landfill disposal costs; and
 - increase the value of recyclables.
11. When glass is placed in co-mingled recycling bins, it often breaks and contaminates other materials like paper and cardboard, reducing the quality and value of all the materials. Poor quality recycling materials results in materials being sent to landfill which attracts higher disposal fees, as well as adverse environmental impacts. Removing glass from co-mingled recycling also allows for a greater compaction rate in the recycling trucks, allowing the trucks to fit more materials into their collection loads and improving recycling collection efficiencies.
12. In Greater Dandenong, glass containers account for approximately thirty percent (30%) of kerbside recycling bin content. By removing glass from the co-mingled recycling service, it is anticipated that Council will reduce its recycling processing fees.
13. One of the key actions of CE Policy’s ten-year action plan was the introduction of the Container Deposit Scheme (CDS) which was introduced in 2023. The CDS offers a 10-cent refund for every eligible drink container returned, including cans, bottles, and cartons. The primary purpose of the scheme is to reduce litter, increase recycling, and lower litter clean-up costs for Councils.



14. The CDS helps recover and recycle beverage containers often consumed away from home or littered. However, a constraint of the CDS is that only certain glass containers are eligible to be collected through this scheme.
15. Implementing the separate glass household kerbside collection in conjunction with the CDS will deliver combined benefits, as both schemes aim to achieve better recycling outcomes.
16. The co-benefit of collecting glass separately through the glass household kerbside bin is the convenience of separating the glass jars and bottles at home and transforming the recycled glass into better quality products.
17. To comply with the kerbside reform requirements, Council is required to provide a glass bin to all residential properties that currently receive Council's kerbside waste services, including, Single-Unit Dwellings (SUDs) and Multi-Unit Dwellings (MUDs).
18. Multi-Unit Dwellings (MUDs) often face challenges with bin storage and presentation, therefore the proposed service standards under the CE policy also supports the option of a shared bin arrangement or drop off service for MUDs.
19. In developing a planned approach for the introduction of the glass bin service, Council officers have attended information sessions run by DEECA and RV and corresponded with other Councils who are in the process of planning and delivering the service. Officers have discussed bin sizes, frequency, service model options for the MUDs, and procurement options with Frankston, Hobsons Bay, Merri-Bek, Casey, and Melton City Councils to gain an understanding of their glass service implementation plan and associated learning. Key findings from these discussions are in the attached report (Attachment 1).
20. Based on the policy framework and research, a proposed plan has been prepared which is outlined in the Key Issues and Discussion section below.

Key Issues and Discussion

21. To achieve the State Government's legislated requirement to plan, procure and deliver a separate glass service for Greater Dandenong by 1 July 2027, a planned approach has been prepared for endorsement.
22. There are nine (9) key considerations that are informing the glass service project, which are discussed further below.
 - Project Plan
 - Number of households to receive the Glass Bin Service
 - Proposed service delivery options for Multi-Unit Dwellings (MUDs)
 - Bin collection frequency & bin size
 - Procurement – Glass Bin Service
 - Procurement - Potential option of aligning CGD's waste contracts with the glass service
 - Procurement – Proposed timeline
 - Financial Implications – Annual glass service delivery cost, and
 - Communications and Engagement.



Project Plan

23. Based on the research, information and discussions with relevant stakeholders, a detailed project plan for the glass service has been developed.
24. To comply with the July 2027 timeframe, Table 1 below provides a high-level overview of the project plan to implement the glass service. While the timelines below are indicative, there is flexibility built in should one milestone run over the target date. A detailed project plan is included in the Attachment 1 report.

Table 1: Proposed glass service project plan

Item	Milestone	Target Date
Phase 1- Preparation Phase		
1.	Plan presented to Councillor Briefing Session	15 September 2025
2.	Plan presented to Council meeting for adoption	27 October 2025
Phase 2- Procurement Phase		
3.	Procurement of bins (supply and delivery)	November 2025 - April 2026
4.	Procurement for glass collection service	November 2025 - April 2026
5.	Procurement for glass processing service	April - August 2026
Phase 3- Implementation Phase		
6.	Glass bin supply and deliver	January - March 2027
7.	Rollout of bins to all households	April - May 2027
8.	Commencement of glass collection	1 July 2027
9.	Communications and Engagement A comprehensive glass bin education campaign will run in conjunction with Phase 3.	January – July 2027
	As the glass service becomes operational after July 2027, council officers will assess the service performance and tailor a glass education campaign to suit the community's requirements.	July 2027 onwards

Number of households to receive the glass bin service

25. To comply with the kerbside reform requirements, all households currently receiving Council's kerbside waste services will be provided with a glass collection service, which will be via the provision of a 120L glass bin. Dwellings currently serviced by a private waste collection are not required to be provided with a glass bin service from Council. As per Table 2 below, an approximate tenement number of 56,000 dwellings will receive the service, which includes Single-Unit Dwellings (SUDs) and Multi-Unit Dwellings (MUDs).

**Table 2: Number of households to receive a glass bin service**

Greater Dandenong household information	Approximate tenement numbers
Total number of households within the municipality (all households including those serviced by a private waste collection service)	58,000
Households to receive a glass bin service <i>(Household waste and recycling services provided by a private waste service are outside the scope of the proposed kerbside reforms regulations)</i>	56,000
Glass Bin Size (volume)	Standard 120L, Purple-lidded bin

26. Single-Unit Dwellings (SUDs) will receive individual bins.

27. Due to the complexity of servicing Multi-Unit Dwellings (MUDs) with additional bins, the number of bins provided to service the MUDs is discussed below.

Proposed Glass Service Delivery Options for MUDs

28. For Multi-Unit Dwellings (MUDs), three service options as outlined in Table 3 below have been assessed to address access, logistical and storage challenges.

29. For the MUDs, Option C is the officers' preferred approach for the reasons summarised in and below Table 3.

30. Council Officers will work directly with Owners Corporations to assess site-specific needs.

Table 3: Glass service provision options for MUDs

Option A	Option B	Option C (Preferred)
Standard Service	Shared Service	Combination Service (Standard/ Shared Service)
Number of glass bins One 120L glass bin provided to every unit.	Number of glass bins Owners' corporations to advise on appropriate number of shared bins for each multi-unit dwelling site.	Number of glass bins Owner's corporations to advise: • If individual bins are practical. • If not, shared bin arrangements need to be implemented.
Storage Bins will be stored at each property. For sites with limited space for bin storage and presentation, this option may not be suitable.	Storage Shared glass recycling bins are to be stored in a common area accessible to all residents.	Storage Standard service- bins stored at the property. Shared service- bins stored in common areas.



31. There are potential advantages and disadvantages of all three options.

- Option A (Standard Service) ensures each household is provided with a separate glass bin service. This approach provides a consistent approach with SUDs kerbside services. However, it may not be suitable for MUDs with limited space for bin storage and presentation.
- Option B (Shared Service) allows owners corporations to determine the appropriate number of shared bins for each MUD site. This option will ensure sites with limited storage and presentation space can get access to a glass bin service. However, shared bins can lead to bin contamination and misuse of bins, and confusion over who is responsible for placing the bins out for collection.
- Option C (Combination Service) is the preferred option due to its flexible approach by combining individual and shared bin arrangements. MUDs with sufficient bin storage space will be provided with an individual bin. MUDs with limited storage and presentation space will be on a shared bin arrangement. This option allows the service to be tailored to site-specific needs.

Bin Collection Frequency & Bin Size

32. Based on research and discussions with Councils which have implemented a glass bin service, a collection cycle of every four (4) weeks is an optimal frequency for the glass bin service.
33. Glass bins are manufactured in two sizes, 80L and 120L, with no price difference between the two volumes. Recognising that glass generation rates may vary across households, Council will provide a standard 120L glass bin to all residents receiving a Council waste service to ensure the service meets diverse household needs.
34. Officers are investigating options to ensure that no more than two (2) bins are presented per household each week for kerbside collection.

Procurement – Glass Bin Service

35. To implement the glass kerbside reform, Council will need to enter various contracts to allow for the following three glass services:
- Glass Bin Procurement (Supply and Delivery)
 - Glass Collection Services
 - Glass Processing Services
36. Table 4 below outlines the two options for the procurement of glass bins (supply & delivery).

**Table 4: Options for Glass Bin Procurement (Supply and Delivery)**

Service Type	Option A	Option B (Preferred)
Bin Procurement (Supply and Delivery)	Procurement Panel Existing vendor panels through: Municipal Association of Victoria (MAV) Procurement Australia	Tender via council's own procurement process This tender approach has been undertaken by other councils, including Hobsons Bay, Frankston, Casey, Merri-Bek and Melton City Council.

37. **Option B** is Council officers' preferred approach to procure the glass bin service. Tendering via Council's own procurement process allows for the following:

- greater control and flexibility of the tender process
- ability to tailor the contracts and specifications
- opportunity to encourage suppliers not listed on the procurement panels to submit a response
- public tender to allow for competition and a panel evaluation on the preferred contractor.

38. Table 5 below outlines the glass collection and processing services procurement approach.

Table 5: Glass bin collection and processing services procurement arrangements

Service Type	Procurement Method
Glass Collection Service	Tender via Council's own procurement process
Glass Processing Service	Tender via Council's own procurement process

Procurement - Potential Option of Aligning CGD's Waste Contracts with the Glass Service

39. Council currently has two separate waste contracts, both of which are due for renewal in 2026 and 2027. These are:

- kerbside waste collection contract: JJ Richards (September 2027); and
- recycling processing contract: Re.Group Dandenong South (February 2026). This contract includes a variation clause for 2 x 12-month possible extension options.

40. As such, there is a potential procurement option for Council to go out to public tender to consolidate its kerbside waste collection and recycling processing contracts, which include glass, in 2026 and enter into new contract agreements with waste service providers.

41. The benefit of this potential option is the renewal and consolidation of these major waste services into new contracts with competitive market prices and new terms of agreement. This would also ensure there are no variations to current contracts, thus allowing a transparent and open tender process to occur.

42. Officers recommend that Council investigate the opportunities to consolidate these contracts through this procurement process.



Procurement – Proposed Timeline

43. To meet the July 2027 timeframe, Table 6 below outlines the proposed procurement process and timelines.
44. There is anticipated to be a long lead in time for the manufacturing and delivery of the bins, hence this procurement process has built in an extended time for this consideration.

Table 6: Procurement Timeline

Item	Milestone	Target Date
1	Contract initiation and development of Request for Tender (RFT) documents- 1. Glass Bin Supply and Delivery 2. Kerbside Waste Services Collection Contract	November- December 2025
2	Finalise RFT documents with Procurement Team- 1. Glass Bin Supply and Delivery 2. Kerbside Waste Services Collection Contract	January 2026
3	Public Tender open to market for four weeks- 1. Glass Bin Supply and Delivery 2. Kerbside Waste Services Collection Contract	February- March 2026
4	Award of Contract: 1. Glass Bin Supply and Delivery 2. Kerbside Waste Collection Contract	March- April 2026
5	Develop RFT documents with Procurement Team- • Glass & Recycling Processing Service	April- May 2026
6	Public Tender open to market for four weeks- • Glass & Recycling Processing Service	June- July 2026
7	Award of Contract: • Glass & Recycling Processing Service	July- August 2026

Financial Implications – Annual Glass Service Delivery Cost

45. It is anticipated that implementing the glass bin service will cost approximately estimated cost of \$13 million over the first seven (7) years of service. This estimate includes the costs associated with bin supply and delivery, collection of glass bin, and processing of glass. To account for potential cost increases, particularly in bin manufacturing and delivery, a contingency has been applied to the annual service delivery costs.
46. The anticipated cost of service over seven (7) year period is based on currently available information and may be subject to change following the completion of the procurement process.
47. There may be future savings to Council such as reduced gate fees and contamination charges etc. However, it is not currently possible to confirm if this will be the case, so no potential savings have been included to estimate cost of service.



48. The cost of providing the glass service can be, and is recommended to be, funded through the waste charge. This would result in an additional amount added to the waste charge paid by rate payers each year. It is currently anticipated that this would equate to an average estimated increase of approximately \$13 per household per year. It is recommended that the preferred distribution option be identified and agreed following the procurement process.
49. Officers understand that all other Council's that have implemented this service, or in the process of doing so, have utilised the waste charge to fund this.

Communications and Engagement

50. Officers are working to develop a detailed education campaign related to the glass bin service. The Communications and Engagement Plan will focus on building community understanding of kerbside service changes, collection frequency schedules, and changes in their recycling bin systems through clear and regular communication.
51. A comprehensive glass bin education campaign will be undertaken prior to the delivery of the glass bins. Council officers aim to run an intensive community education campaign between January 2027- July 2027.
52. Prior to the commencement of the intensive campaign, it is intended that a 'soft launch' will occur in 2026 with information regarding the program being promoted in a digital form, and Council News etc.
53. As the glass service becomes operational after July 2027, Council officers will assess the service performance and tailor a glass education campaign to suit the community's requirements.
54. Table 7 below provides a high-level outline of the initial communications and engagement plan and indicative budget.
55. A high-level communications plan is also included in the attached report (Attachment 1).

Table 7: Communications Plan

Communications Method	Potential Activities	Indicative budget
Digital	social media posts, website content, media release etc	\$0
Print media	Information Flyers for all households receiving the glass service – e.g. what goes in the glass bin and collection frequency	\$50,000
Face-to-Face Engagement	pop-up stalls, community presentations, events etc	\$20,000
Miscellaneous	e.g. printing posters, generating videos etc.	\$10,000
Indicative campaign budget		\$80,000



Governance Compliance

Human Resource Implications

56. A two (2) year contract role - Project Officer Kerbside Waste Reform has been included in the 2025/26 and 2026/27 budget to assist with the delivery and community engagement on the new glass service.

Financial/Asset Resource Implications

Operating Budget Implications

57. The financial implications associated with this report include an anticipated estimated cost of approximately \$13,000,000.00 over seven (7) years to deliver the glass service. The annual household waste charge can be used to fund the delivery of the glass service. This figure may change subject to the outcome of the procurement processes.

Asset Implications

58. This item does not affect any existing assets.

Legal/Risk Implications

59. The CE Policy's kerbside reforms are legislated and will be regulated by Recycling Victoria (RV) via regulations and a service standard made under the Circular Economy (Waste Reduction and Recycling) Act 2021 (the CE Act).

60. Recycling Victoria has advised Council officers that there are penalties under the CE Act for non-compliance with the legislated kerbside reforms. The penalty unit for non-compliance will vary against the CE Act as well as the provisions of other legislation under the Local Government Act 2020.

61. There are legal and reputational risks with non-compliance.

Environmental Implications

62. There are no environmental implications relevant to this report.

Community Consultation

63. Community engagement and education will be an important part of the kerbside glass bin service. This will be undertaken in conjunction with the delivery of the glass bin service. Refer to the Table 8 Communications and Engagement Plan in this report.

Links to Community Vision, Council Plan, Strategy, Notice of Motion

64. This report is consistent with the following principles in the Community Vision 2040:

- Sustainable environment.

65. This report is consistent with the following strategic objectives from the Council Plan 2025-29:

- A green city committed to a sustainable future.



Legislative and Policy Obligations

66. This report has considered Council's legislative and policy obligations (where applicable) as outlined in the Report Considerations section detailed in the front of this Agenda. The applicable obligations considered and applied are:

- The Overarching Governance Principles of the *Local Government Act* 2020.
- Climate Change and Sustainability.
- Related Council Policies, Strategies or Frameworks.

Kerbside Waste Reforms- Glass Service Implementation Plan

Introduction

Council recognises the role we play in efficient waste management to support our growing community and to protect our environment. Guided by the Council Plan 2025-2029, Council Annual Plan 2024-25, Sustainability Strategy 2016–2030, Climate Emergency Strategy and Action Plan 2020-30 and Waste and Litter Strategy 2015-20, Council is committed to providing best-practice kerbside collection services that align with our vision for a greener, more sustainable future.

Waste recovery and recycling is a key part of waste management that provides environmental and economic benefits for our community and responds to issues like climate change.

To meet the waste and recycling needs of our growing community and to comply with legislative requirements set under the Victorian Government's Recycling Victoria policy, officers have developed a Kerbside Glass Service Implementation Plan to deliver a kerbside glass bin service to all households who receive a Council waste service in Greater Dandenong by 1 July 2027.

Victorian kerbside waste reforms require all Councils to implement a four-stream waste and recycling system for all households by 1 July 2027. The four-streams include:

- General rubbish (red lidded bin)
- Mixed recycling (yellow lidded bin)
- Food and garden waste (lime green lidded bin)
- Glass recycling (purple lidded bin)

Currently, Greater Dandenong provides three kerbside services: general rubbish, mixed recycling, and an optional food and garden waste service. A separate glass recycling service is not yet available to our residents.

To support a smooth transition to the kerbside glass bin service, this report discusses seven (7) key considerations to inform and implement the glass service in Greater Dandenong. Key discussions highlighted below are:

1. Legislative and Policy Context
2. Benefits of the Kerbside Glass Bin Service, including:
 - 2.1 New glass recycling system to provide better outcomes
 - 2.2 Benefits of kerbside glass bin service
 - 2.3 Combined benefits of Container Deposit Scheme and Kerbside Glass Bin Service
3. Glass Service Implementation- Project Plan, including:
 - 3.1 Service details for separate glass bin
 - 3.2 Glass bin volume and collection frequency
 - 3.3 Proposed glass bin options (single-use dwellings and multi-unit dwellings)
4. Procurement options for glass service, including:
 - 4.1 Potential option of aligning council's waste contracts with the glass service
 - 4.2 Proposed procurement timeline
5. Financial implications of glass service, including:
 - 5.1 Annual glass service delivery cost
6. Communications and Engagement Plan
7. Key learnings from other Councils

1. Legislative and Policy Context

In 2020 the Victorian Government released the circular economy policy- *Recycling Victoria: a new economy (CE Policy)* and a ten-year action plan to establish a circular economy. The kerbside transition reform is part of the ten-year action plan that proposes Councils to:

- Standardise bin lid colours (red garbage lid, yellow co-mingled recycling, lime green Food Organics and Garden Organics- FOGO and purple lid for glass recycling).
- Standardise bin content e.g., what material goes into which bin across Victoria.
- Provide all households access to a glass service by 2027.
- Provide all households access to a Food and Garden waste service by 2030.

The mandatory kerbside reforms set under the CE policy will be regulated by Recycling Victoria (RV) via regulations and a service standard made under the *Circular Economy (Waste Reduction and Recycling) Act 2021* (the CE Act). The introduction of a dedicated glass recycling service is a key requirement under Part 5, Division 1 of the CE Act, which mandates that all councils provide four separate municipal waste and recycling services- general rubbish, mixed recycling, glass recycling, and food and garden organics by 1 July 2027.

If the glass bin service is not rolled out by 1 July 2027, RV has the authority to penalise Councils for not complying with the mandatory service standards.

The separate kerbside glass service has already been implemented by several Victorian Councils including Hobsons Bay City Council, Frankston City Council, City of Yarra Council and City of Whittlesea. Both the City of Casey and Melton City Council recently announced that they will introduce a glass service in 2026/27.

2. Benefits of the Kerbside Glass Bin Service

2.1 New glass processing system provides better recycling outcomes.

In the current recycling system glass is collected in mixed recycling bins (Figure 1) which often breaks. Glass fragments can stick to other materials, particularly paper and cardboard, contaminating them. This degrades the quality and value of recycling materials, and contaminated items are often sent to landfill.

The new system (Figure 1) will ensure that glass is collected separately and does not contaminate other recyclables. In the new system, glass collected through the kerbside glass bin will be sent to a licensed processing facility called a Glass Beneficiation Plant (GBP). At a GBP, glass will be turned into cullet and glass fines. Glass cullet will be used for bottle-to-bottle manufacturing, and glass fines will be turned into lower grade construction and road material products.

Currently there are only two glass recycling facilities in Victoria, known as beneficiation plants, that sort and clean mixed glass products. These plants are operated by:

- Visy Glass Beneficiation Plant- Laverton
- Re.Group- Dandenong South

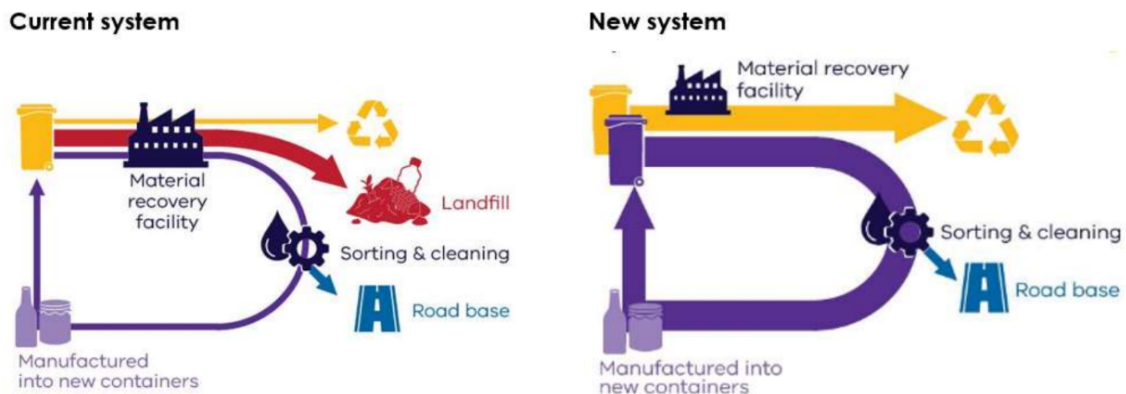


Figure 1 Current and New Recycling System for Glass Recycling

2.2 A kerbside glass bin service offers several benefits, including, but not limited to:

- higher quality glass for reuse and recycling
- less landfill- better for the environment
- higher value or more circular use of the material (e.g., bottle manufacturing)
- reduced contamination of kerbside paper and cardboard in the kerbside recycling
- reduced costs to council due to the following reasons:
 - a) Opportunity for savings by lower recycling processing fee: In Dandenong, glass containers account for approximately 30% of kerbside recycling bin content. By removing glass from co-mingled recycling, Council stands to reduce the recycling processing fee by 30%.
 - b) Reduced contamination penalties: Keeping glass out of mixed recycling reduces the contamination in the recycling service which in turn reduces penalties associated with mixed recycling contamination. Data from Councils which has introduced the glass service shows a reduction in contamination penalties.
 - c) Logistics / truck movements and associated cost: Glass bin will improve transport efficiencies with the mixed recycling truck able to fit more load due to the increased compaction rate of mixed recyclables.

2.3 Combined benefits of the Container Deposit Scheme and Glass Bin Service

One of the key actions of the CE Policy's ten-year action plan was the introduction of the Container Deposit Scheme (CDS). Introduced in 2023, the scheme offers a 10-cent refund for every eligible drink container returned, including cans, bottles, and cartons. The primary purpose of the CDS is to reduce litter, increase recycling, and lower litter clean-up costs for councils.

Implementing a separate kerbside glass bin service alongside the CDS offers combined benefits. While both initiatives aim to improve recycling outcomes, the CDS primarily targets beverage containers often consumed away from home or littered. The CDS also covers only specific types of glass bottles for recycling.

The kerbside glass bin service addresses this gap by allowing households to conveniently separate glass jars and bottles at home. The glass bin will also ensure most glass containers and jars ineligible for CDS collection are also turned into higher-value recycled products.

3. Glass Service Implementation- Project Plan

Based on the research, information and discussions with relevant stakeholders, a detailed project plan for the glass service has been developed. As per Victorian kerbside reforms, all households should have access to a kerbside glass bin service by July 2027.

To comply with the July 2027 timeframe, Table 1 provides a high-level project plan for the implementation of the glass bin service. While the timelines below are indicative, there is flexibility to revise these timelines.

Table 1: Proposed Glass Service Project Plan

Item	Milestone	Target Date
Phase 1- Preparation Phase		
1.	Plan presented to Council Briefing Session	15 September 2025
2.	Plan presented to Council Meeting for Adoption	27 October 2025
Phase 2- Procurement Phase		
3.	Procurement for Glass Bins (Supply and Delivery)	November 2025 - April 2026
4.	Procurement for Glass Collection Service	November 2025 - April 2026
5.	Procurement for Glass Processing Service	April - August 2026
Phase 3- Implementation Phase		
6.	Glass Bin Supply and Deliver	January - March 2027
7.	Rollout of Glass Bins to Households	April - May 2027
8.	Commencement of Glass Collection	1 July 2027
9.	Communications and Engagement A comprehensive glass bin education campaign will run in conjunction with Phase-3.	January- July 2027
	As the glass service becomes operational after July 2027, council officers will assess the service performance and tailor a glass education campaign to suit the community's requirements.	July 2027 onwards

3.1 Service details for separate glass bin

In Greater Dandenong, approximately 56,000 tenements are serviced through Council's kerbside waste services. This includes households in single-unit dwellings (SUDs) and multi-unit dwellings (MUDs).

In some residential settings, kerbside waste services are delivered through a private waste collection contractor. Household waste and recycling services provided by a private collection are outside the scope of the proposed regulations set under the CE Policy and are not included in the glass service implementation plan.

Table 2 indicates an approximate number of households in Greater Dandenong and an approximate number of households to receive a glass bin service.

Table 2 Number of households to receive a glass bin service

Glass Service Implementation Plan

Greater Dandenong household information	Approximate Tenement numbers
Total number of households within the council (all households including those serviced by a private waste collection service)	58,000
Households to receive a glass bin service	56,000

3.2 Glass bin volume and collection frequency

In Greater Dandenong, glass accounts for approximately 30% of mixed recycling bins. An estimated 3,500 tonnes of glass is collected each month in the kerbside recycling service. Therefore, the Council is estimating to recover a low yield of glass from a separate glass bin service.

Councils which have implemented the glass bin service have similar glass generation rates as Greater Dandenong. Hence, based on research and discussion with Councils which have implemented the service, a collection cycle of every 4 weeks is an optimal frequency for the glass bin service.

Officers are investigating options to ensure that no more than two (2) bins are presented per household each week for kerbside collection.

Glass bins are manufactured in two sizes, 80L and 120L, with no price difference between the two volumes. Recognising that glass generation rates may vary across households, Council will provide a standard 120L glass bin to all residents receiving a council waste service to ensure the service meets diverse household needs.

3.3 Proposed Glass Bin Options (Single-Use Dwellings and Multi-Unit Dwellings)

To comply with the kerbside reform requirements, it will be required by Council to provide a glass bin to all residential properties including Single-Unit Dwellings (SUDs) and Multi-Unit Dwellings (MUDs). MUDs serviced through a private waste collection contractor are outside the scope of proposed service standards under the CE Policy and are not included in the glass service implementation plan.

MUDs often face challenges with bin storage and presentation; therefore, the proposed service standards under the CE policy supports a shared bin arrangement or drop off service for MUDs.

Three service options as outlined in Table 3 below have been developed to address bin access and storage challenges. Option C is the officers preferred approach for the reasons summarised below Table 3.

To support MUDs, officers will work directly with owners' corporations to assess site-specific needs.

Table 3 Glass bin service options for MUDs

Option A	Option B	Option C (Preferred)
Standard Service	Shared Service	Combination Service (Standard/ Shared)
Number of Bins: 1x 120L per units	Number of Bins: Owners' corporations to advise on the number bins required under shared arrangement per site.	Number of Bins: Owner's corporations to advise if: • Individual bins are practical. • If not, shared bin arrangements to be implemented.
Storage: Bins stored at the property	Storage: Common shared areas	Storage: • Standard service: bins stored at the property • Shared service: bins stored in common areas

There are potential advantages and disadvantages of all three options.

- Option A (Standard Service) ensures each household is provided with a separate glass bin service. This approach provides a consistent approach with SUDs kerbside services. However, it may not be suitable for MUDs with limited space for bin storage and presentation.
- Option B (Shared Service) allows owners corporations to determine the appropriate number of shared bins for each MUD site. This option will ensure sites with limited storage and presentation space can get access to a glass bin service. However, shared bins can lead to bin contamination and misuse of bins, and confusion over who is responsible for placing the bins out for collection.
- Option C (Combination Service) is the preferred option due to its flexible approach by combining individual and shared bin arrangements. MUDs with sufficient bin storage space will be provided with an individual bin. MUDs with limited storage and presentation space will be on a shared bin arrangement. This option allows the service to be tailored to site-specific needs.

4. Procurement Options for Glass Bin Service

To implement the glass kerbside reform, Council will need to enter various contracts to allow for the following three glass services:

- Glass Bin Procurement (Supply and Delivery)
- Glass Collection Services
- Glass Processing Services

Table 4 outlines the two options to procure glass bins for consideration.

Table 4 Options for Glass Bin Procurement (Supply and Delivery)

Service Type	Option A	Option B (Preferred)
Bin Procurement (Supply and Delivery)	Procurement Panel Existing vendor panels through: Municipal Association of Victoria (MAV) Procurement Australia	Tender via council's own procurement process

Option B is officers preferred approach to procure the glass bin service. Tendering via Council's own procurement process allows for the following:

- greater control and flexibility of the tender process
- ability to tailor the contracts and specifications
- opportunity to encourage suppliers not listed on the procurement panels to submit a response

This tender approach to procure the bins has been undertaken by other Councils, including Hobsons Bay, Frankston, Casey, Merri-Bek and Melton City Council.

Council will need to undertake our own procurement process for glass collection and glass processing service.

4.1 Procurement - Potential Option of Aligning Council's Waste Contracts with the Glass Service

Council currently has two separate waste contracts, both of which are due for renewal in 2026 and 2027.

- kerbside waste collection contract: JJ Richards (September 2027); and
- recycling processing contract: Re.Group Dandenong South (February 2026). This contract includes a variation clause for 2 x 12-month possible extension options.

This potential procurement option would allow Council to go out to public tender for all three services (e.g. supply and delivery of glass bins, collection of glass bin, and processing of glass) in 2026 and enter into new contract agreements with waste service providers.

The benefit of this potential option is the renewal and consolidation of these major waste services; kerbside waste, recycling processing and glass collection and processing services into new contracts with competitive market prices and new terms of agreement. This would also ensure there no variations to existing contracts, thus allowing a transparent and open tender process to occur.

4.2 Procurement – Proposed Timeline

To meet the July 2027 timeframe, Table 5 below outlines the proposed procurement process and timelines.

There is anticipated to be long lead in times for the manufacturing and delivery of the bins, hence this procurement process has built in an extended time for this consideration.

Table 5 Procurement Timelines

Item	Milestone	Target Date
1	Contract initiation and development of Request for Tender (RFT) documents- 1. Glass Bin Supply and Delivery 2. Kerbside Waste Services Collection Contract	November- December 2025
2	Finalise RFT documents with Procurement Team- 1. Glass Bin Supply and Delivery 2. Kerbside Waste Services Collection Contract	January 2026
3	Public Tender open to market for four weeks- 1. Glass Bin Supply and Delivery 2. Kerbside Waste Services Collection Contract	February- March 2026
4	Award of Contract: 1. Glass Bin Supply and Delivery 2. Kerbside Waste Collection Contract	March- April 2026
5	Develop RFT documents with Procurement Team- - Glass & Recycling Processing Service	April- May 2026
6	Public Tender open to market for four weeks- - Glass & Recycling Processing Service	June- July 2026
7	Award of Contract: - Glass & Recycling Processing Service	July- August 2026

5. Financial Implications- Glass Service

5.1 Annual Glass Service Delivery Cost

It is anticipated that implementing the glass bin service will cost approximately \$13 million over the first seven (7) years of service. This estimate includes the costs associated with bin supply and delivery, collection of glass bin, and processing of glass. To account for potential cost increases, particularly in bin manufacturing and delivery, a ten percent (10%) contingency has been applied to the annual service delivery costs.

The anticipated cost of service over seven (7) year period is based on currently available information and may be subject to change following the completion of the procurement process.

While there may be future savings to Council such as reduced gate fees and contamination charges etc. However, it is not currently possible to confirm if this will be the case, so no potential savings have been included to estimate cost of service.

Glass Service Implementation Plan

The cost of providing the glass service can be, and is recommended to be, funded through the waste charge. This would result in an additional amount added to the waste charge paid by rate payers each year. It is currently anticipated that this would equate to an average increase of approximately \$13 per household per year. It is recommended that the preferred distribution option be identified and agreed following the procurement process.

Officers understand that all other Council's that have implemented this service, or in the process of doing so, have utilised the waste charge to fund this.

6. Communication and Engagement Plan- Glass Service

Officers are working with Media and Communications team to develop a detailed education campaign related to glass bin service.

Community engagement and education will be an important part of the kerbside glass bin service. A comprehensive glass bin education campaign will be undertaken prior to the delivery of glass bins. Officers aim to run an intensive community education campaign between January 2027- July 2027. Prior to this campaign, it is intended that a 'soft launch' will occur in 2026 with information regarding the program being promoted in digital form, and Council News etc.

With a communications plan, we aim to achieve the following:

- Widespread awareness and community understanding of the service changes, including, but are not limited to, when the service will be rolled out, why Council is bringing this service change, collection frequency schedules and changes in their recycling bin systems through clear and regular communications.
- Inform councillors of the service change and what impacts it will have on their ward waste collection services.
- Build community awareness and acceptance of the four-bin service through clear communication of the benefits of kerbside reforms.
- To minimise contamination in the four waste streams, through clear communication on what goes in each bin.
- Ensure the plan reaches our target audience, which is all residents with a Council waste service, including ratepayers, people living in a single unit dwelling and multi-unit dwelling, culturally and linguistically diverse (CALD) community members, renters.

Table 6 below provides a high-level outline of the initial communications and engagement plan and indicative budget.

Table 6 Communication and Engagement activities and tentative budget

Communications Method	Potential Activities	Indicative budget
Digital	social media posts, website content, media release etc	\$0
Print media	Information Flyers for all households receiving the glass service- e.g. what goes in the glass bin and collection frequency	\$50,000
Face-to-Face Engagement	pop-up stalls, community presentations, events etc	\$20,000
Miscellaneous	e.g. printing posters, generating videos etc.	\$10,000

Indicative campaign budget	\$80,000
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7. General feedback from other Councils

To inform the development of Greater Dandenong glass bin service, officers engaged with Frankston, Hobsons Bay, Merri-Bek, Casey, and Melton City Councils to discuss key aspects of their implementation plans. These discussions covered bin sizes, collection frequency, service models for multi-unit dwellings (MUDs), and procurement approaches.

The insights gained have helped shape our understanding of best practice glass service. A summary of key findings is provided in Appendix A.

Conclusion

To comply with the Victorian Government’s Recycling Victoria policy and proposed regulations set under Circular Economy Act 2021, Council is required to provide a four- bin system (including rubbish, recycling, glass, and food and garden waste bin) to all households in Greater Dandenong by 1 July 2027. As the glass bin service is currently not available to the residents, Council officers have developed a detailed Kerbside Glass Service Implementation Plan to guide this transition and ensure all households receiving a waste service in Greater Dandenong are provided with a separate glass bin service by July 2027.

This report presents the key considerations to inform the implementation of the glass bin service. These include the legislative and policy context, benefits of a separate glass service, proposed service delivery options for both single and multi-unit dwellings, bin volume and collection frequency, procurement processes related to glass bin supply and delivery, collection of glass bin, and the processing of glass, financial implications related to annual glass service delivery cost. A high-level communications and engagement plan is developed to support the community with this service change. Key learnings from the discussion with other councils helped shape proposed glass service implementation plan.

The report also outlines key considerations, including:

- Service delivery options for multi-unit dwellings
- Procurement processes for glass bins
- Financial impacts of glass bin service

Overall, the report provides a comprehensive project plan for delivering a separate glass bin service to all households in Greater Dandenong by July

Appendix A- Other council glass service details

Council	Bin Size	Bin collection frequency	Procurement options		
			Bin Procurement	Glass Collection	Glass Processing
Merri-Bek City Council	SUDs- 120L (individual bins) MUDs No storage issue: 120L (individual bins) Storage issue: 120L (shared bins) No storage space: Drop-off points	Once a month	Tender via council procurement process	Contract variation of existing collection contract. Recommended giving collection contractor 18 months to arrange extra trucks for collection.	Contract variation of existing processing contract. Glass processed through Visy Laverton.
Hobsons Bay City Council	SUDs- 120L (individual bins) MUDs No storage issue: 120L (individual bins) Storage issue: 120L (shared bins)	Once a month	Supply, delivery and rollout through MASTAC.		
City of Casey	Bin size to be determined. Option between 80L and 120L. May create a shared bin system for some townhouses and retirement villages	Once a month	Tender via council procurement process. Supply, delivery, and roll-out through MASTAC as they are standardising bin lids, mandating FOGO along with glass reforms.	TBD	Recycling processing contract went to market in 2025, newly signed contract has a clause around glass processing.
Melton City Council	SUDs- 120L bin	Once a month	Tender via council procurement process	Tender via council procurement process. Bundled bin procurement and collection contract in one Tender	Will go out to tender, as they renewed contract last year with no room for variation.
Frankston City Council	SUDs- 80L (individual bins) MUDs No storage issue: 80L (individual bins) Storage issue: 120L (shared bins)	Once a month	Tender via council procurement process	Contract variation of existing collection contract.	Contract variation of existing processing contract. Glass processed through Re.Group Dandenong South



4.1.2 Sustainability Advisory Committee - Revised Terms of Reference

Responsible Officer:	Executive Director City Futures
Attachments:	1. Draft Sustainability Advisory Committee - Terms of Reference August 2025 [4.1.2.1 - 19 pages]

Officer Recommendation

That Council:

1. **ADOPTS the revised Sustainability Advisory Committee (SAC) Terms of Reference, per Attachment 1; and**
2. **NOTES the subsequent undertaking of an Expression of Interest (EOI) process to appoint committee members.**

Executive Summary

1. The SAC will provide a formal mechanism to engage with members of the community interested in sustainability issues, initiatives, policies, and strategies. The SAC has been inactive since all member terms expired in November 2023. This provided officers time to review the Terms of Reference and ensure the committee aligns with Council objectives.
2. The key change proposed to the SAC via the Terms of Reference is to alter the number and purpose of the committee meetings.
3. If adopted, a request for EOI will be undertaken for new committee members in late 2025.

Background

4. The SAC was established in 2017 following Council's adoption of the Greater Dandenong Sustainability Strategy 2016-30. The purpose of the SAC was to assist Council's efforts to deliver the Sustainability Strategy and demonstrate how community participation can help individuals mitigate and adapt to the effects of climate change.
5. The SAC actively engaged community members with an interest in sustainability and Council decision making. The SAC has previously provided advice on a variety of climate, environment and sustainability strategies and policies, and acted as a knowledge sharing space to inform members of latest trends and technologies.
6. The SAC ran for seven (7) years, before all member terms expired in November 2023. This gave Council officers an opportunity to review the Terms of Reference and functions of the SAC to reflect on its contribution and relevance for Council in the future. As such the SAC is proposed to be established with a renewed focus and objective.
7. The review of the Terms of Reference has been informed by feedback from previous members, the Council Plan 2025-29 objectives, the various sustainability, and climate objectives of Council, and other existing Council committees.



8. The SAC provides a formal mechanism for Council to consult with key stakeholders and passionate community members, seek specialist advice and enable community participation in targeted sustainability issues, initiatives, policies, and strategies.
9. The objectives of the SAC align with the Council Plan 2025-29 of a *green city committed to a sustainable future* by seeking to champion, advocate and promote sustainability throughout the City of Greater Dandenong, as well as the sustainability achievements of Council and the broader community.
10. The proposed format of the SAC will enable Council officers to build a positive rapport with interested community members and proactively engage on topics of sustainability. It is also intended the SAC will seek opportunities to champion sustainability in the community and promote Council's achievements.
11. The report seeks support for the revised Terms of Reference and subsequent undertaking of an EOI process to appoint new committee members.

Key Issues and Discussion

12. Two key changes are proposed for the SAC via the Terms of Reference, being the focus and number of committee meetings. Previously the SAC met 'up to five (5) times per year' to discuss sustainability topics generally. Working groups were also formed on occasion for specific projects or consultations (noting that limited outcomes were achieved from these working groups).
13. The first change proposed is to shift to a targeted, issues-based approach for each meeting. The intent of this is to have a particular project/ policy/ activity etc. that the committee will provide feedback on to assist in advancing a specific Council matter.
14. The second change proposed is to meet 'a minimum of two times each year'. These two meetings will align with Council budget and reporting cycles in May and October and better enable a targeted discussion on specific issues. Additional meetings may then be scheduled as required to seek feedback on specific projects or consultations.
15. These changes enable the SAC to have greater focus, with more meaningful engagement and discussion at each meeting. This is achieved by ensuring additional meetings are scheduled to align with specific projects or consultations of relevance to the SAC.
16. The make-up of the SAC is proposed to reflect the previous structure and if supported would be made up of:
 - 1 (one) Councillor Representative – appointed at Council's Annual Statutory Meeting.
 - Up to 2 (two) Council Officers – from the City Futures Directorate appointed by the Executive Director – City Futures.
 - Up to 6 (six) Community Representatives – appointed by resolution of Council.
17. Community representatives are required to have skills and knowledge and/or community experience relevant to sustainability and climate change. Membership to the SAC is voluntary and subject to a selection process.
18. It is anticipated that members will be required to commit a minimum of one (1) hour per month to the activities of the SAC on average, and that each member will attend at least two (2) of the scheduled meetings each year.
19. The EOI process for new members will begin in November 2025 and will involve promotion by way of social media, Council News and directly through community groups. The application review process, including interviews will take place in December. The new members would then be inducted in preparation of the SAC's first meeting in early 2026.



Governance Compliance

Human Resource Implications (consider Workforce Planning and Service Statements)

- 20. This item affects 2x EFT approximately 4 (four) hours per month while the SAC is active.
- 21. Resources required for this item can be absorbed within the current arrangement of the Sustainability Planning unit.

Financial/Asset Resource Implications (consider Service Statements, Budget, Long Term Financial Strategy and Asset Plan)

Operating Budget Implications

- 22. It is expected the SAC will incur a cost of approximately \$2,000 to advertise EOI in the 2025-26 financial year. This cost can be absorbed by the Strategic and Environmental Planning budget.

Asset Implications

- 23. This item does not affect any existing assets.

Legal/Risk Implications

- 24. There is a risk that confidential information shared during these committee meetings could be shared with external parties including media sources.
- 25. The Terms of Reference (ToR) includes a clause prohibiting the sharing of confidential information with external parties, including media sources unless specifically authorised by a Council Representative.
- 26. The ToR enables Council to cease the membership of any committee member found in breach of this clause.

Environmental Implications

- 27. There are no environmental implications relevant to this report.
- 28. The SAC will enable active and passionate community members an opportunity to engage with Council on sustainability matters. It will also enable Council an opportunity to hear and learn from our community with an active interest in sustainability.

Gender Impact Assessment

- 29. The SAC will be open to all genders, ages, and backgrounds. The EOI process will provide equal opportunity to all genders to apply by promoting the opportunity to a variety of networks across Greater Dandenong.
- 30. Promotional materials will be presented in clear, gender inclusive language that is accessible for all.
- 31. The recruitment process will aim to be representative of the Greater Dandenong community.
- 32. In action, the committee members will create a safe space for all by creating an inclusive environment where everyone feels valued, safe, and comfortable to share and engage.



Links to Integrated Planning Framework

33. This report is consistent with the following tier of the Integrated Planning Framework:

- ☐ Tier 1 – Council Plan and Municipal Public Health and Wellbeing Plan
- ☐ Tier 2 – Annual Plan, Long Term Financial Plan, Asset Plan, Workforce Plan
- ☐ Tier 3 – Priority Strategies, Mandated Documents, Strategic Land Use Plans, Asset and Infrastructure Documents
- ☒ Tier 4 – Supporting Plans, Discretionary Policies, Procedures and other Guidelines

Links to Community Vision and Council Plan

34. This report is consistent with the following principles in the Community Vision 2040:

- Sustainable environment.

35. This report is consistent with the following strategic objectives from the Council Plan 2025-29:

- A green city committed to a sustainable future.

Legislative and Policy Obligations

36. This report has considered Council's legislative and policy obligations (where applicable) as outlined in the Report Considerations section detailed in the front of this Agenda. The applicable obligations considered and applied are:

- The Overarching Governance Principles of the *Local Government Act 2020*.
- The *Gender Equality Act 2020*.
- *Victorian Charter of Human Rights and Responsibilities 2006*.
- Climate Change and Sustainability.
- Related Council Policies, Strategies or Frameworks:
 - Climate Emergency Strategy 2020-30
 - Sustainability Strategy 2016-30 (Refresh 2022)

Sustainability Advisory Committee Terms of Reference (Draft)

Date Adopted: TBA
Review Date: TBA 2027



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1. Purpose

To provide a formal mechanism for Council to consult with key stakeholders, seek specialist advice and enable community participation in sustainability issues, initiatives, policies and strategies.

Establishment of the Sustainability Advisory Committee aligns with the Greater Dandenong Council Plan 2025-29 and the objectives of Council's Community Engagement Policy and Framework and contributes to Council's strong commitment to engaging the community in a genuine and meaningful way by bringing together local knowledge, expertise and stakeholders to support Council's decision making process.

2. Objectives

The objectives of the Sustainability Advisory Committee are to:

- bring community perspectives to Council decision making process.
- promote and support Council's roles through engagement and advocacy
- assist Council to identify, articulate and respond appropriately to community needs and emerging issues.
- provide community feedback on specific Council projects, policies, plans, programs, initiatives and activities relating to sustainability that benefit the community.
- create a positive and productive relationship between Council and the community to enable sustainability projects, initiatives and activities to be undertaken the most efficient and effectively manner possible.
- identify and share emerging trends and provide specialised knowledge on issues relevant to the Greater Dandenong community that may impact Council's ability to achieve its sustainability outcomes in a timely and effective manner.
- champion, advocate and promote sustainability throughout the City of Greater Dandenong, as well as the sustainability achievements of Council and the broader community.
- provide Council with balanced advice and support on sustainability matters relevant to the Greater Dandenong community.
- promote and support Council to foster meaningful partnerships between community groups, business and other levels of government.
- support Council by engaging and building capacity of community stakeholders to promote climate mitigation and adaptation.

3. Term of Appointment

During the establishment, to ensure future continuity of the Committee, half of the members will be appointed for an initial term of two (2) years, and the other half of the members will be appointed for an initial term of three (3) years.

Following the establishment of the committee, individual members will hold office for a term of two (2) years. At the conclusion of their term members may re-apply for membership but may only be appointed for three (3) consecutive terms as part of their tenor before retiring, unless otherwise resolved by Council.

Requirements for re-appointment of Advisory Committee Members will follow the same selection process as set out in this Terms of Reference.

An individual who has held membership for three (3) consecutive terms must take a twelve (12) month break before being eligible for re-appointment.

Terms of Reference are to be endorsed at an Ordinary Meeting of Council.

4. Role of Advisory Committee

The role of the Sustainability Advisory Committee is to provide community feedback on specific sustainability related projects, initiatives and activities and promote sustainability throughout the municipality. The committee will provide Council with appropriate advice and recommendations on matters relevant to the Terms of Reference in order to assist in the facilitation of informed and effective decision-making.

5. Councillor Representatives

The nominated Councillor Representative to the Sustainability Advisory Committee will:

- be appointed by Council at the Annual Statutory Meeting of Council.
- act in accordance with Council's Code of Conduct – Councillors
- actively participate in Advisory Committee Meetings
- facilitate communication between the Committee and Council
- champion, advocate and promote sustainability and the work of the committee
- promote strategic partnerships in the sustainability sector

6. Chairperson

The role of the Chairperson is to:

- ensure all meetings are conducted in accordance with Council's Governance Rule
- act in accordance with Council's Code of Conduct – Staff
- liaise with Council's Team Leader – Sustainability Planning and administrative support officer for the purpose of Agenda and Minute preparation.
- obtain consensus from all Advisory Committee members when developing recommendations to Council.
- foster a positive working relationship amongst all Advisory Committee members
- ensure all members are given equal opportunity to participate in Advisory Committee discussions
- keep members informed of developments and activities between meetings
- present recommendations and feedback to Council as required
- ensure representation of the interests and views of the local community rather than individual interests
- ensure sustainability and the work of the Advisory Committee is championed, advocated and promoted
- ensure strategic partnerships in the sustainability sector are promoted

- provide input, guidance and support to Council on relevant sustainability and environmental matters

The Chairperson shall be an external non-council member elected by the Advisory Committee.

The term of the Chair will be a twelve (12) month period at which point in time the Advisory Committee will elect and appoint another Chairperson.

In the absence of the Chairperson from a meeting, the meeting will appoint an appropriate acting Chairperson.

If a vacancy arises for the position of Chairperson less than six months prior to the end of committee's term, the Advisory Committee may appoint an acting Chairperson until a new Advisory Committee is appointed.

7. Council Officer Representative

The Role of the Council Officer representative with voting rights is to:

- liaise with the Chairperson and Council's administrative support officer for the purpose of Agenda and Minute preparation.
- foster a positive working relationship amongst Advisory Committee members and Council
- keep members informed of developments and activities between meetings
- present recommendations and feedback to Council as required
- advise the Advisory Committee on the progress or outcomes of matters before Council
- actively participate in Advisory Committee Meetings
- act in accordance with Council's Code of Conduct - Staff
- champion, advocate and promote sustainability and the work of the committee
- promote strategic partnerships in the sustainability sector

8. Committee Member Responsibilities

Specific responsibilities of the Sustainability Advisory Committee are to:

- prepare for, attend, actively participate and be punctual to meetings
- annually evaluate the performance and review the Committee's priorities for the following year
- represent the interests and views of the local community rather than individual interests

- champion, advocate and promote sustainability and the work of the Advisory Committee
- promote strategic partnerships in the sustainability sector
- provide input, guidance and support to Council on relevant sustainability and environmental matters

Conflicts of Interest

Any matter deemed by a member to represent a Conflict of Interest shall be reported to the Chairperson either prior to a meeting or before the specific item is discussed. Disclosure must include the nature of the relevant interest.

A member who has a direct or indirect conflict of interest (ie. interest by close association, financial interest, conflicting duty, personal gain or loss) regarding an item to be considered or discussed by the Advisory Committee, must leave the meeting and remain absent until the conclusion of the discussion.

The conflict of interest, including the nature of the interest will be recorded in the meeting minutes including the time the member left the meeting and the time they re-joined the meeting.

If a community member nominates for Local, State or Federal elections, they must stand down from their position from the time they declare they have nominated until the results of the election are announced. If a member is Elected, they will be required to resign from their current position on the Advisory Committee.

Media Protocols

All Advisory Committee members must act in accordance with Council's Media Policy and refer all media enquiries to Council's Media and Communication Department for a response. Content discussed in the Advisory Committee meetings must not be shared or discussed with external parties or any media representatives, except where specifically authorised by a Council Officer representative of the Advisory Committee.

The Mayor of the day remains the spokesperson for all Council activities. Advisory Committee members are not to represent the Committee or Council to the media or on social media, unless approved by the Manager Media and Communications.

Members or the Committee cannot make public statements on behalf of Council.

Terms and Conditions

All members of the Sustainability Advisory Committee will be required to accept and sign the agreed Terms and Conditions as part of their membership.

Disclosure of Personal Details

In accordance with Council's Transparency Policy, members name, qualifications and current committee position will be listed on Council's website.

Code of conduct

All members of the Sustainability Advisory Committee will be required to abide by Council's Code of Conduct - Staff (which includes volunteers).

Authority Constraints

The Sustainability Advisory Committee has no authority to:

- Make decisions on behalf of Council, or direct Council in its decision making
- Expend money on behalf of Council
- Commit Council to any arrangements
- Consider any matter outside its area of reference
- Direct Council Officers in the performance of their duties.

9. Membership and appointment of Community Representatives

Membership

The Membership will comprise of:

- Up to 1 (one) Councillor Representative – appointed at Council's Annual Statutory Meeting
- Up to 2 (two) Council Officers – from City Futures Directorate appointed by the Executive Director - City Futures
- Up to 6 (six) Community Representatives – appointed by resolution of Council.

Elected representatives of government are not eligible.

Community Representatives are required to have skills and knowledge and/or community experience relevant to the purpose of the Advisory Committee.

All Advisory Committee Members are required to hold a current valid Working with Children Check.

Membership is of a voluntary nature, therefore there is no payment for membership.

Appointment of Community Representatives

Community Representatives will be appointed by Resolution of Council following recommendation by a Selection Panel.

Community Representative Memberships are voluntary roles.

Community Members will be representative of Council's diverse and multicultural community including local groups, agencies, businesses, schools and local residents, and should have a strong interest and/or knowledge in sustainability.

All members must be over 18 years of age. Young people, aged 18-25 years old, will be encouraged to participate.

Appointment of Community Organisational/Group Representatives

Where Council seeks membership from a specific community organisation or group, the organisation or group may nominate their preferred representative by providing written advice to Council.

Resignation, Removal and Vacancies

Members of the Sustainability Advisory Committee may resign from their position on the committee at any time by providing written notice to the Chairperson of their intention to resign.

Council reserves the right to remove members from their Advisory Committee positions when there is a demonstrated failure to meet the obligations outlined in the Terms of Reference.

Should a vacancy arise for a community representative, during the tenure of the Committee, the vacancy shall be addressed through the formation of a Selection Panel and the Selection Process set out in the Terms of Reference.

Vacancies of organisational or group representatives will be filled by direct nomination of the relevant organisation or group.

If a vacancy arises less than six months prior to the end of committee's term, the committee may resolve to leave the vacancy unfilled for the interim.

The term for any member appointed part way through the tenure of the Sustainability Advisory Committee shall expire in line with the other members of the Advisory Committee.

If Council receives a request for membership in addition to the appointed members, such a request will only be considered if a vacancy exists or Council resolves otherwise.

Induction

New members will be required to undergo an induction process as soon as possible after their appointment to the Committee to ensure they are familiar with relevant Council documents, process and operating requirements, including but not limited to:

- Overview of Council
- Council Plan 2025-29
- Community Plan 2030
- Budget Process
- Reporting Requirements
- Community Engagement Policy and Framework
- Transparency Policy
- Conflicts of Interest
- Privacy and Personal Data Policy
- Victoria Charter of Human Rights and Responsibilities
- Media Policy
- Appropriate Workplace Behaviours Policy
- Diversity, Access and Equity Policy
- Code of Conduct – Staff
- Governance Rules
- Council's sustainability related strategies

Co-opted Members and Non-Member Attendance

The Advisory Group may invite suitably skilled persons (either professional or community based) to join the group in an advisory capacity for a specific purpose and period of time.

Relevant senior officers from across Council Departments may be invited to attend the Advisory Committee to provide advice and input as needed to assist the Committee in their deliberations.

Co-opt members, invited community members and invited council officers do not have any voting rights and do not form part of the quorum.

10. Selection Criteria for Community Members

Community representatives of the Sustainability Advisory Committee must be able to demonstrate the following skills, competencies, interests and experience relevant to the purpose of the Advisory Committee:

- an understanding of local and global environmental, social and economic sustainability issues

- an understanding and commitment to the key community priorities and community objectives in Council's strategies as they relate to sustainability and the environment.
- an interest in local community development, including an understanding of its social, cultural, linguistic environment and economic influences
- be aware of the activities, interest and concerns of the local community
- broad community networks and linkages
- an ability to cooperate with others and work as a team
- capacity to embrace diversity and equal opportunity
- willingness to provide advice and guidance to Council regarding trends and opportunities in community engagement, community development or programs and services within the municipality
- an understanding of the priorities as identified in the Council Plan 2025-29
- ability to prepare for and actively participate in scheduled meetings in a positive, fair and unbiased manner
- capacity to act in the best interest of the community at all times and look beyond personal concerns and individual interests
- capacity to commit to the Advisory Committee for the required duration and attend the majority of scheduled meetings
- willingness to celebrate the success and achievements of the Advisory Committee
- either reside, volunteer, work or do business in Greater Dandenong

11. Community Representation Selection Process

Community representatives will be called for by advertising in the local media and on Council's website and other suitable forums.

Suitably qualified and experienced community representatives may be invited to nominate.

A nomination form must be completed by interested representatives and all nominations must be submitted by the published due date prior to being assessed against the Criteria for Community Members.

Officers may seek further information from nominees or their referees as part of the selection process.

A recommendation regarding preferred nominees for the Sustainability Advisory Committee will be prepared for the consideration and endorsement at an Ordinary Meeting of Council.

Successful Nominees will be formally notified by Council in writing as soon as practical after Council endorsement.

Membership of the Sustainability Advisory Committee is a voluntary position.

12. Community Member Selection Panel

The selection panel will comprise:

- Manager Strategic and Environmental Planning
- Team Leader – Sustainability Planning
- Coordinator Open Space Planning and Sustainability / Team Leader Open Space Planning
- Cultural Heritage Program Officer

Once the Sustainability Advisory Committee has been appointed, the selection panel will be disbanded.

13. Voting Rights and Decision Making

It is preferable that recommendations of the Sustainability Advisory Committee are made by consensus however there may be circumstances where a matter is decided by a vote.

Quorum

The quorum for the Advisory Committee must be half plus one, which is the majority of the number of Committee Members with voting rights.

If a quorum is not present within 15 mins of the schedule start of the meeting the meeting must reconvene at a suitable time.

A quorum must be maintained for voting purposes.

Voting

Each member is entitled to one (1) vote. The Chairperson may exercise a casting vote should this be necessary.

Votes shall be taken by a show of hands and recorded in the minutes of the meeting.

Councillors, Council Officers and guest(s) who are not members of the committee are not entitled to vote.

Procedural Matters

The ruling of the Chairperson is final in regard to all procedural matters.

Council's Governance Rules will be used as a guide for the conduct of all meetings.

14. Scheduled Meetings and Participation

The Sustainability Advisory Committee will meet to discuss relevant Council matters relating to sustainability and climate change as required. A minimum of 2 (two) meetings per year will occur. The Advisory Committee will meet to provide advice or share knowledge on projects as the need arises. Additional meetings may be scheduled as agreed by the Committee.

It is intended that each meeting shall not exceed one and a half (1.5) hours in duration. If a meeting is to extend beyond this time a vote shall be taken by show of hands to decide if the meeting shall continue or be reconvened at another time.

Under special circumstances a meeting may be cancelled, re-scheduled or extended.

All meetings shall be held at a central Council venue or in a virtual environment as required.

It is anticipated that members will be required to commit a minimum of one (1) hour per month to the activities of the Advisory Committee.

It is expected that each member of the Sustainability Advisory Committee will attend at least two (2) of scheduled meetings each year.

15. Administration and Reporting of Minutes and Recommendations to Council

Administration Support and Distribution of Agendas and Minutes

The management of the Advisory Committee will be overseen by the Team Leader – Sustainability Planning.

Administration support will be provided by Council's Strategic and Environmental Planning Department to assist the Advisory Committee to function efficiently and effectively, including but not limited to servicing all scheduled Advisory Committee meetings and the timely preparation and distribution Agendas and Minutes.

All Committee Members are able to submit an Agenda item in accordance with the Terms of Reference.

Agenda items must be submitted to Council's Council Officer Representative with Voting Rights no less than ten (10) days prior to the finalisation and distribution of the agenda.

The Chairperson in consultation with the Council Officer Representative with voting rights will be responsible for coordinating the preparation and distribution of Agendas.

Agendas will be made available to Committee Members no less than five (5) working days prior to a scheduled committee meeting.

Minutes will be distributed in a timely manner to all members to ensure accuracy prior to formal endorsement by the Committee at a subsequent meeting.

The minutes of meetings where a quorum is present must be routinely reported to an Ordinary Meeting of Council for noting.

Additional advice and/or recommendations by the committee may also be provided to Council through Infosum or a scheduled Councillor Briefing Session where appropriate.

Attendance and Record of Meetings

All attendance, apologies, conflicts of interests, recommendations and outcomes will be recorded in the Minutes of all meetings held where a quorum is present.

In the event that a member cannot attend, an apology must be received. Future participation of a member may be reviewed for non-attendance of two consecutive meetings without an apology.

Advisory Committee members will be expected to demonstrate their commitment and due diligence by the preparation for, attendance at and active participation in Advisory Committee meetings.

16. Working Groups

Working Groups of the Advisory Committee may be established at the discretion of the Sustainability Advisory Committee.

Working Groups may be developed to implement particular actions or roles of the Advisory Committee. The establishment of a working group will be conducted under specific objectives and/or expected outcomes and timelines, which will be determined by the Advisory Committee.

The Advisory Committee will determine the role, responsibility and resourcing of working groups. It will retain the ability to conclude a working group or the group's formal relationship with the Advisory Committee at its discretion and/or at the achievement of its objectives.

17. Reporting and Requirements

The minutes of meetings where a quorum is present must be routinely reported to an Ordinary Meeting of Council for noting.

Periodic progress reports on the activities and outcomes of the Advisory Committee will be reported to a Councillor Briefing Meeting or via the Councillor's weekly newsletter (Infosum).

Additional advice and/or recommendations by the committee may also be provided to Council through Infosum or a scheduled Councillor Briefing Session where appropriate.

Recommendations made by the Advisory Committee require consideration and endorsement by Council before being acted upon.

18. Confidentiality

Information discussed, received, used or created by the Sustainability Advisory Committee is deemed confidential and must not be disclosed to any person or third party who is not a member of the committee.

Any member who discloses information that they know or should reasonably know to be confidential will be found in breach of the Terms of Reference and Council's Code of Conduct Staff.

A breach of the Code of Conduct Staff may result in disciplinary action and in certain instances dismissal. *Refer to section 20 of these Terms of Reference*

The Sustainability Advisory Committee must act in accordance with Council's Transparency Policy and the Public Transparency Principles as outlined in the Local Government Act 2020.

All Advisory Committee members must refer all media enquiries about the business of the Advisory Committee to Council's Media and Communication Department for a response. Generally, the Mayor is the spokesperson for Council. Content discussed in the Advisory Committee meetings must not be shared or discussed with external parties or any media representatives, except where specifically authorised by a Council Officer representative of the Advisory Committee.

Councillor Representative should comply with the Councillor Media Policy. Officers should comply with the relevant Social Media Policy.

19. Freedom of Information

All documents produced by or relating to the Advisory Committee that are not publicly available or deemed confidential are subject to the *Freedom of Information Act 1982*.

20. Breaches

The City of Greater Dandenong by resolution of Council may terminate a committee member's appointment for breaching the Terms of Reference set out in this document and/or Council's Code of Conduct – Staff/Councillor.

All members of the Sustainability Advisory Committee will be required to accept and sign the Terms and Conditions statement.

21. Evaluation and Review

A review of the Advisory Committee will be initially undertaken twelve (12) months after the first meeting, then every two (2) years as required to ensure the purpose, membership and operations of the committee remain effective and in line with Council objectives.

Appropriate changes to the purpose and outcomes of the Committee and amendments to the Terms of Reference maybe made as part of the review process.

The Sustainability Advisory Committee Terms of Reference will be reviewed prior to the appointment of a new committee by the Strategic and Environmental Planning Department and re-endorsed at an Ordinary Meeting of Council, unless otherwise advised by Council.

Disbanding of Committee

Council has the right to conclude the Advisory Committee by resolution of Council at any time if it is found that the Committee is no longer beneficial to the needs of the Community.

22. Contact

Heidi Blundy (she/her)
Team Leader – Sustainability Planning
City of Greater Dandenong
225 Lonsdale Street, Dandenong
PO Box 200
Dandenong 3175

Tel: 8571 1000
council@cgd.vic.gov.au

DRAFT

Terms and Conditions

I agree to:

- ✓ Attend the Sustainability Advisory Committee meetings and provide apologies in advance where attendance is not possible.
- ✓ Act in an advisory capacity by disseminating authorised information within the community and to provide insight and advice to inform decision making.
- ✓ Respect the ideas and beliefs of all members and provide an atmosphere where all members feel comfortable to participate.
- ✓ Contribute in a positive way to finding solutions to issues or concerns.
- ✓ At all times act in good faith, with honesty and integrity and apply the skills and expertise I possess with diligence and care.
- ✓ Represent the views of my organisation, interest group or community and not individual views at odds with my organisation or group.
- ✓ Notify Council of any potential conflict of interest that may arise with respect to my participation on the Sustainability Advisory Committee.
- ✓ Allow my comments from the meetings to be noted in the written and recorded minutes.
- ✓ Allow Council to promote my participation in the Sustainability Advisory Committee in order to facilitate community feedback and participation.
- ✓ Not disseminate confidential or personal information that is discussed at the Sustainability Advisory Committee meetings as advised by the Sustainability Advisory Committee chair.
- ✓ Act in accordance with Council's Media Policy and not make any media comment on behalf of Council or the Sustainability Advisory Committee unless approved by the Media and Communications Department
- ✓ Adhere to the relevant Council Policies and Guidelines.

Signed: _____

Name: _____ Date: _____



4.2 OTHER

4.2.1 Greater Dandenong Planning Scheme Planning Policy Framework Translation

Responsible Officer: Executive Director City Futures

Attachments:

1. Existing and Proposed Planning Policy Framework Structure [4.2.1.1 - 1 page]
2. Greater Dandenong Planning Scheme Planning Policy Framework [4.2.1.2 - 195 pages]

Officer Recommendation

That Council **SUPPORTS** the Planning Policy Framework (PPF) provided as Attachment 2, subject to the following changes:

- the expiry clause removed from Clause 15.01-1L 'Urban Design in commercial and industrial areas', and
- the built form controls of Clause 15.01-1L converted into a Design & Development Overlay (DDO) through the PPF project.

Executive Summary

1. On 31 July 2018, Amendment VC148 introduced a new integrated Planning Policy Framework (PPF) to the Victorian Planning Provisions and all planning schemes in Victoria. The PPF changes the appearance of the planning scheme, making it more user friendly through the relocation of local clauses to be grouped with relevant state and regional policy. This change does not amend any statutory powers or the planning scheme strategic direction or intent.
2. Following the gazettal of Amendment VC148 the Greater Dandenong Planning Scheme has now been translated into the new integrated draft PPF. Council officers have worked in partnership with the Department of Transport and Planning (DTP) to undertake this work.
3. The PPF Translation project was initiated and led by DTP. It is a policy neutral translation, and Planning Scheme Amendment C230gdan will be undertaken and determined by the Minister for Planning via Section 20 (4) of the Planning and Environment Act 1987 to introduce this into the Greater Dandenong Planning Scheme.
4. In summary the majority of the existing Municipal Strategic Statement (MSS) and local policies of the Greater Dandenong Planning Scheme have been translated into the new draft PPF. Council officers recommend any outstanding issues are reconsidered further by DTP before finalising Planning Scheme Amendment C230gdan.



Background

5. On 31 July 2018, Amendment VC148 introduced a new integrated Planning Policy Framework (PPF) to the Victorian Planning Provisions and all planning schemes in Victoria. The PPF was introduced to:
 - Strengthen planning policy.
 - Better align and integrate state and local planning policy.
 - Make policy easier to navigate and use.
 - Ensure that policy is consistent and concise.
 - Simplify the review and update of policy.
6. The translation is a state government project managed by DTP.
7. Attachment 1 outlines the existing structure of the policy framework within the Greater Dandenong Planning Scheme and provides an overview of the proposed PPF structure.

Existing structure of the planning scheme

8. The State Planning Policy Framework (SPPF) contains statewide policies that address strategic issues of state importance. This section has been renamed to the Planning Policy Framework.
 - The Local Planning Policy Framework (LPPF) contains the Municipal Strategic Statement (MSS) and local planning policies. This framework presents a vision for its community and other stakeholders and identifies long term directions for land use and development in the municipality.

Proposed structure

- The translation renames the Municipal Strategic Statement (MSS) to the Municipal Planning Strategy (MPS).
 - The state planning policies and local planning policies have then been grouped together into Planning Policy Framework (PPF). The PPF is set out in the following themes: settlement, environment and landscape values, environmental risks and amenity, natural resource management, built environment and heritage, housing, economic development, transport and infrastructure.
 - Under each of these themes there are state, regional and local policies related to the theme.
9. The translation started with the replacement of the State Planning Policy Framework (SPPF) and continued to replace Local Planning Policy Framework (LPPF) in each planning scheme in Victoria.
 10. The LPPF of the Greater Dandenong Planning Scheme has been translated by DTP via a policy neutral translation. This means that all existing policy within the existing LPPF (including the MSS) that meets the planning scheme rules for the PPF translation project has been translated into the new PPF format. As the translation is policy neutral no new policy content can be introduced.
 11. An initial meeting was held between DTP and Council officers in March 2020 however a first draft of the Greater Dandenong PPF wasn't provided until February 2021.
 12. Council officers have been working with state government representatives since February 2021 to integrate the Greater Dandenong LPPF with the PPF. It has been a protracted, comprehensive and thorough process.
 13. A comprehensive process was developed to ensure a policy neutral and positive translation of the Greater Dandenong Planning Scheme LPPF.



14. A vision was developed to support the project, as follows:

- *The project will result in a thorough, integrated and defensible PPF within the Greater Dandenong Planning Scheme. It will facilitate good planning outcomes that achieve the values and relevant policy outcomes that are important to Council and expected by the community.*

15. The following objectives were developed to support the project:

- To integrate the LPPF with the PPF.
- To identify and carry forward all valued parts of the existing LPPF (including MSS) into the new Municipal Planning Scheme (MPS) and PPF Structure.
- To ensure that the Greater Dandenong Planning Scheme facilitates good and proper planning decisions and outcomes.
- To ensure a policy neutral translation whereby no relevant policy important to Council and expected by the community is lost in the translation process.

16. All documentation and versions received from DTP over the past four years have been thoroughly reviewed and tested by the project team and other relevant Council officers.

17. Internal consultation has been fundamental and ongoing with a range of departments including Statutory Planning, Transport and Civil Development, Business Development and Investment (Place Making and Revitalisation) and Sustainability Planning.

18. An important and key element of the process has been working closely with Statutory Planning. Representatives from the Statutory Planning team have reviewed all the documentation and tested the proposed PPF with a range of relevant planning applications.

19. Other key inputs to the process have included:

- Working with DTP and other stakeholders to ensure Clause 22.09 – ‘Residential Development & Neighbourhood Character’ is appropriately retained in the PPF.
- Working with representatives from Kingston City Council on Clause 22.01 - ‘Chain of Parks’.
- Working with representatives from City of Maroondah and ConnectEast on Clause 22.12- ‘Eastlink – Buildings, Works and Signage’.

20. All existing maps in the MSS and local policies have been reviewed as part of the process. The majority of the local policy maps have been updated to colour (previously maps within planning scheme had limited colour use) and with updated references to ensure all mapping is clear and up to date.

21. As part of the PPF Translation process consequential changes have been made to clauses as required to ensure all clauses within the Greater Dandenong Planning Scheme are up to date and refer to the latest policy references. This has included:

- Updates to schedules in Clauses 30 - Zones and 40 - Overlays to ensure references to clause numbers and titles are accurate and remove any references to outdated clause numbers.
- Updates to Clauses within 70 - Operational Provision including 72.04, 72.08, 74.01 and 74.02 to reflect the new format requirements and ensure all policy references are up to date.

22. DTP have now provided the final version of the new integrated draft Greater Dandenong PPF. This version provided as Attachment 2, will be included into the Greater Dandenong Planning Scheme by DTP via Planning Scheme Amendment C230gdan.



23. Whilst the majority of officer recommendations have been incorporated there is one issue that remains outstanding and is discussed in the Key Issues and Discussion section below.

Key Issues and Discussion

24. As a result of the extensive work undertaken by officers at Council and DTP, the majority of issues have been successfully resolved, and officers are of the view that the existing policies in the Greater Dandenong Planning Scheme have been retained in the appropriate form.
25. However, the key issue that remains is the expiry clauses for Clause 15.01-1L 'Urban design in commercial and industrial areas'.
26. In addition, a key consideration of this project is to ensure that it is a policy neutral translation. These matters are discussed in detail below.

Policy neutral translation

27. The PPF Translation project is a policy neutral translation of the planning scheme. No new policy can be included into the Greater Dandenong Planning Scheme as part of this process.
28. The PPF Translation project has strict rules around what can be translated, where it's translated to and how it is written. For example, content that is incompatible with or duplicates State policy, content that is outdated, ambiguous, matters that are not planning or changed effect cannot be included.
29. Having regard to the rules, Council officers have worked closely with DTP to identify and carry forward all valued parts of the existing LPPF into the new PPF structure and to ensure a policy neutral translation whereby no relevant policy important to Council is lost in the translation process.
30. This has meant that some policy wording has not been translated exactly for example where it repeats state planning policy. Another example is the use of the word strongly. The word "strongly" has been used to promote or discourage preferred outcomes which address significant issues for a municipality. Through the translation process, "strongly" has been removed.
31. These rules have been applied to all planning schemes in Victoria.

Expiry Clauses

32. DTP had originally proposed to apply an expiry clause on five additional policies whereby they would expire within three years following the gazettal date of the PPF translation. Council officers have worked closely with DTP to have these expiry clauses removed. The final draft PPF received from DTP includes an expiry clause on one policy:
33. Clause 15.01-1L 'Urban design in commercial and industrial areas'.
34. An expiry has been included on Clause 15.01-1L 'Urban design in commercial and industrial areas' (currently Clause 22.03 'Urban design in commercial and industrial areas') as DTP have outlined that the built form controls within the policy guidelines cannot be included in the PPF and are better placed in a Design and Development Overlay (DDO).



35. Whilst this policy is an older policy it still provides relevant and important guidance. By including a three year expiry clause, it will require Council to review this policy and prepare a future planning scheme amendment. Officers acknowledge DTP's comments and will work to translate this into a DDO, however are of the view that this work should have been done via consequential changes of the PPF project as it is a policy neutral translation. By including an expiry clause rather than undertaking the work as part of this project, it will result in a resourcing and financial impost on Council.

Governance Compliance

Human Resource Implications (consider Workforce Planning and Service Statements)

36. This item has impacted on human resources within the Strategic Planning team, and other teams across Council however, has been able to be managed within existing resources.

Financial/Asset Resource Implications (consider Service Statements, Budget, Long Term Financial Strategy and Asset Plan)

Operating Budget Implications

37. There are no financial implications associated with this report.

Asset Implications

38. This item does not affect any existing assets.

Legal/Risk Implications

39. There are no legal / risk implications relevant to this report.

Environmental Implications

40. There are no environmental implications relevant to this report.

Community Consultation

41. The PPF Translation project was initiated and led by DTP. As it is a policy neutral translation, and the Planning Scheme Amendment C230gdan will be undertaken and determined by the Minister for Planning via Section 20 (4) of the Planning and Environment Act 1987 there was no requirement or opportunity for community consultation.

Links to Community Vision, Council Plan, Strategy, Notice of Motion

42. This report is consistent with the following principles in the Community Vision 2040:
- Sustainable environment.
43. This report is consistent with the following strategic objectives from the Council Plan 2025-29:
- A socially connected, safe and healthy city.
 - A city that respects and celebrates diversity, our history and the arts.
 - A city of accessible, vibrant centres and places.
 - A green city committed to a sustainable future.
 - A city that supports business, entrepreneurship, quality education and employment outcomes.



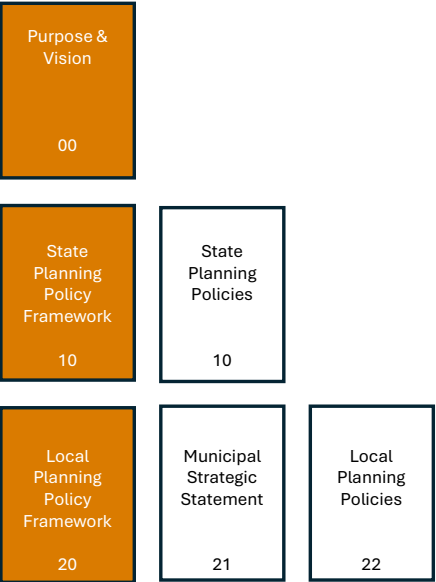
Legislative and Policy Obligations

44. This report has considered Council's legislative and policy obligations (where applicable) as outlined in the Report Considerations section detailed in the front of this Agenda. The applicable obligations considered and applied are:

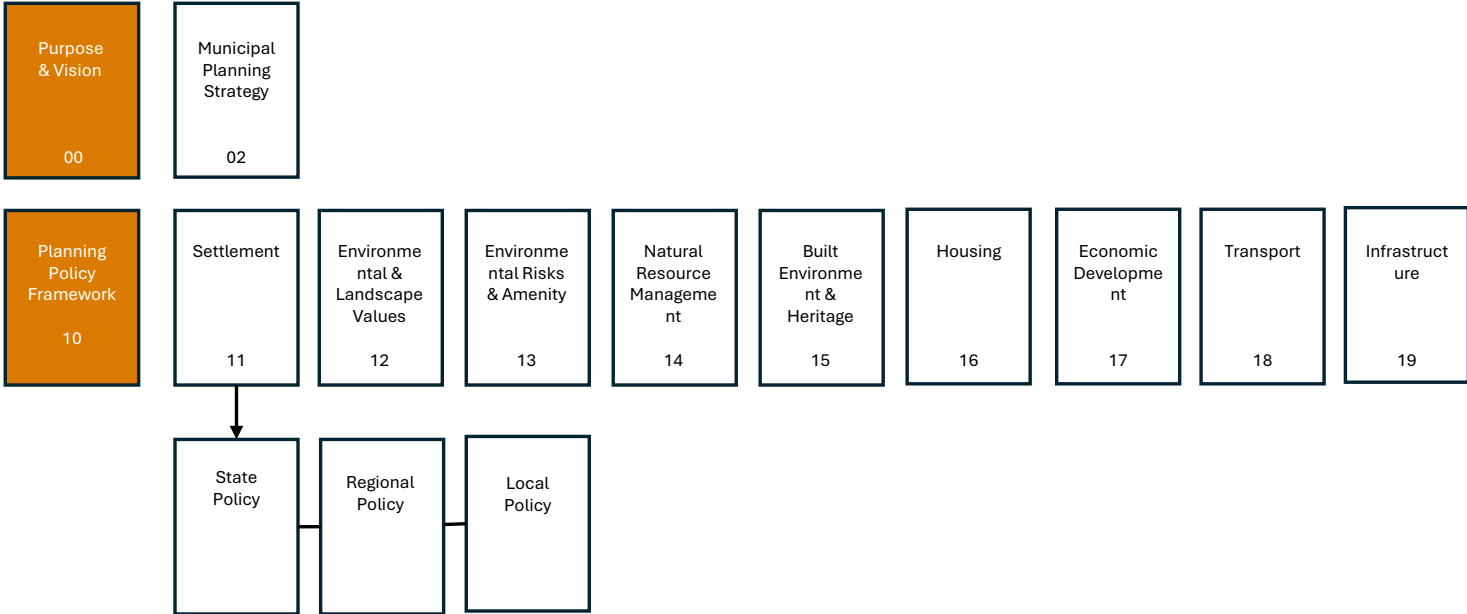
- Related Council Policies, Strategies or Frameworks.

Attachment 1 – Existing and Proposed Planning Policy Framework Structure

Existing



PPF Translated



Attachment 2 Greater Dandenong Planning Scheme Planning Policy Framework

GREATER DANDENONG PLANNING SCHEME

02

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Proposed C230gdan

MUNICIPAL PLANNING STRATEGY

Place new ordinance text here.

GREATER DANDENONG PLANNING SCHEME

02.01

Proposed C230gdan

CONTEXT

The City of Greater Dandenong covers an area of 129.6 square kilometres within the Southern Region of Metropolitan Melbourne. The neighbouring municipal areas include the Cities of Casey, Frankston, Kingston, Monash and Knox.

The Greater Dandenong Green Wedge is located in the middle of the broader South East Green Wedge and features land uses of strategic importance to the wider metropolitan area, including:

- The Eastern Treatment Plant.
- Areas of landscape and environmental significance.
- Areas with potential for waste-water recycling.
- Designated odour and safety buffers near the Dandenong South industrial area.
- Locations with productive agricultural potential.

The resident population of Greater Dandenong is over 160,000 (Victoria in Future, 2019). Greater Dandenong is the most culturally diverse locality in Victoria, with residents from over 150 different birthplaces.

At the doorstep of the magnificent Dandenong Ranges, Greater Dandenong has extensive areas of open space and includes areas of significant ecological value, wetlands and remnant woodlands and grassland communities. The creeks and waterways that traverse the city, together with many areas of Aboriginal, historical and ecological significance, afford the city a composition of diverse environments. Ongoing planning for the Dandenong Creek floodplain is shared with adjacent municipalities and Melbourne Water.

In Greater Dandenong the activity centre hierarchy consists of the Metropolitan Activity Centre (known as Central Dandenong), three Major Activity Centres and a wide range of Neighbourhood Activity Centres. Central Dandenong is the regional transport hub and principal service centre to the South Eastern Growth Corridor. Successive large-scale infrastructure and urban renewal projects are transforming the city.

Older residential areas generally comprise detached houses on 'quarter acre' blocks. In the non-urban areas to the south there are older farm houses and large dwellings in rural-residential lots.

Greater Dandenong is a premier industrial region with exporting strengths in manufacturing, wholesale trade and transport and storage. Greater Dandenong businesses provide a high number of jobs, with the employment sector largely orientated towards manufacturing occupations.

Key transport infrastructure, facilities and services located within Greater Dandenong also service the adjoining municipalities. Extensive transport networks link Greater Dandenong with the rapidly expanding south-east region, providing access to central Melbourne and ports.

GREATER DANDENONG PLANNING SCHEME

02.02

Proposed C230gdan

VISION

Council's vision for Greater Dandenong is:

A nationally and internationally competitive city; a pre-eminent industrial centre for Melbourne's south-east with a significant high-tech/knowledge industrial component; a centre for government, multi-national investment and employment; vibrant commercial and retail sector and a state of the art inter-modal transport interchange for south eastern Victoria.

A municipality where central Dandenong functions as the sustainable economic heart of the City for retail, commercial and residential development complemented by a number of activities, where a range of high quality, appropriate, well-designed affordable medium to high density housing exists in harmony with a thriving retail and commercial sector and where sustainable modes of transport are highly accessible resulting in significantly less journeys by car.

A municipality where, housing diversity and choice is promoted in its various attractive neighbourhoods.

A city renowned for its inclusiveness and admired for its cosmopolitan and multicultural lifestyle; a city where a range of arts activities are promoted and different cultures are celebrated as much as tradition and history are celebrated.

A city whose green wedge provides a green, spacious relief from the surrounding urban development and supports a range of activities including agriculture, water treatment, recreation, education, and rural living that are carefully located and designed to respect the important environmental, cultural heritage, water management, landscape, and amenity values and functions of the region.

A healthy community that embraces a sense of pride and belonging and works together to achieve an economically, socially and environmentally sustainable future.

A well balanced satisfied community, which has easy and equitable access to services important to people's everyday life.

GREATER DANDENONG PLANNING SCHEME

02.03 STRATEGIC DIRECTIONS

 Proposed C230gdan Place new ordinance text here.

02.03-1 Settlement

 Proposed C230gdan Greater Dandenong's population is expected to continue to rise, placing pressure on transport networks, infrastructure, services and public open space.

The expected increase in older residents will raise the demand for services, smaller infill dwellings and retirement accommodation, co-located with community facilities, services and recreational facilities within activity centres.

It is anticipated that younger families will move into new developments in the municipality, requiring timely consideration of the availability and distribution of these facilities.

Beyond the municipality, the Casey – Cardinia growth area is expected to accommodate a significantly larger population by 2030. Consequences of this for Greater Dandenong are likely to include:

- Increased pressure on the regional road network.
- Increased use of the railway system through Greater Dandenong.
- Increased access to employment opportunities in Greater Dandenong.
- Increased use of the open space and recreational facilities in Greater Dandenong.
- Opportunities for business links between Greater Dandenong businesses and the growth area.

URBAN RENEWAL – CENTRAL DANDENONG

The 'Revitalising Central Dandenong' project provides the principal focus for urban renewal within the City and attracts significant investment from both public and private sources.

Dandenong Metropolitan Activity Centre is one of Victoria's largest retail and commercial centres. It serves the growing south-east region of metropolitan Melbourne, as a government services hub and major interchange for significant transport services. The construction of EastLink has reinforced its very high accessibility.

Strategic directions for **urban renewal in Central Dandenong** are to:

- Showcase Central Dandenong as a preferred destination for quality services, housing, commercial, retail and entertainment activities
- Become more diverse, with integrated land uses, including higher-density residential development as a central component.
- Facilitate more compact development and consolidation of land uses and activities with a focus on the 400m (5 minute walk) radius centre on Dandenong Transit Interchange and Town Hall.
- Create a strong link along the 'Spine of Consolidation' connecting the Dandenong Transit Interchange, Dandenong Town Hall and Dandenong Market.
- Redesign movement networks and activate street frontages to enhance and prioritise the pedestrian environment and offer high levels of public realm amenity within the Core of the centre.
- Enhance and improve links between existing retail destinations.
- Facilitate developments that contribute towards the long term vision for the centre, rather than those that undermine the achievement of mixed land uses, consolidation and higher densities.

ACTIVITY CENTRES

Greater Dandenong is well served by the existing activity centre hierarchy.

GREATER DANDENONG PLANNING SCHEME

Council is committed to further developing all municipal activity centres. Springvale has one of the highest concentration of Asian retail outlets in eastern Melbourne. The other major activity centres in Keysborough-Parkmore and Noble Park also reflect the city's vibrant cosmopolitan mix. There are 43 neighbourhood activity centres within the municipality, varying widely in size, zoning and level of commercial activity. There is a need to ensure that these centres are appealing places for people to live, work, shop and visit. Neighbourhood activity centres make an important contribution to local service provision, vibrant local economies and provide employment opportunities for the community.

There is a need for a balance between economic development, a vibrant and diverse community and a sustainable living environment. Locating new housing near and within activity centres, supporting higher density residential development at upper levels of mixed-use buildings, and locating commercial uses in all major and neighbourhood activity centres will improve the economic viability and sustainability of those centres.

Strategic directions for **activity centres** are to:

- Promote Springvale Major Activity Centre as the principal metropolitan focus for Asian commercial and retail facilities.
- Consolidate and broaden Springvale Major Activity Centre's cultural base and expand it's vibrant economy and residential market.
- Promote and expand Noble Park and Keysborough-Parkmore Major Activity Centres as significant suburban mixed use centres.
- Promote neighbourhood activity centres as mixed use urban villages where old and new use and development harmonise forming a strong backdrop for active community life.
- Strengthen neighbourhood activity centres to sustain convenient shopping options within walking distance of most residential areas.

GREATER DANDENONG GREEN WEDGE

The Greater Dandenong Green Wedge is located between industrial and residential areas.

The Eastern Treatment Plant, treating approximately half of Melbourne's waste water, is both a major constraint for future development and also a significant component of the current economic role of the Greater Dandenong Green Wedge. Other significant urban infrastructure assets, including gas and water pipelines and electricity lines, also transect the green wedge.

Land banking and speculation in the Greater Dandenong Green Wedge has resulted in large areas of land being under-utilised.

Current land practices have directly impacted upon water quality in the Dandenong Creek catchment and the lower Dandenong Creek catchment is considered to be in moderate to poor condition. There has also been a loss of significant vegetation and in particular River Red Gums.

The enhancement of waterways and drainage corridors to provide for an array of permanent and seasonally flooded wetlands would provide for biodiversity enhancement. Increased areas of native vegetation would also provide opportunities for more common indigenous fauna species which are locally endangered.

Strategic directions for the **green wedge** are to:

- Reinforce the green wedge as a 'Green Space' between urban growth corridors.

02.03-2

Proposed C230gdan

Environmental and landscape values

Greater Dandenong's open space includes bushland areas, parks, reserves, roadside and railway corridors and undeveloped areas, many of which provide habitat for significant biodiversity. The City has several areas of significant ecological value including wetlands and remnant woodlands and grasslands communities.

GREATER DANDENONG PLANNING SCHEME

Major open space areas and the Dandenong Wetlands showcase natural bushland and wetland habitats. Greaves and Ross Reserves have significant areas of remnant vegetation.

The River Red Gum is an important tree species with historic value as a local native species used extensively in the past by both Aboriginal people and European settlers. The vast majority of indigenous biodiversity has been significantly depleted. The remaining scattered trees and other remnant vegetation are of local conservation significance.

The five main waterways in Greater Dandenong are important for their conservation, regional drainage, flood management and water quality functions. The Eastern Treatment Plant is a major water body and core area of habitat for waterbirds in the south-eastern suburbs of Melbourne.

The Greater Dandenong Green Wedge provides a broad area of open space that acts as a stepping stone for mobile fauna and remnant habitat for aquatic species.

The green wedge landscape has the potential to be threatened by new development and built form which does not respond positively to the local characteristics of the area. The siting and design of built form elements such as fencing, car parking, signage, lighting and vegetation can also compromise the character of the green wedge landscape.

The challenge is to effectively manage Greater Dandenong's natural assets.

Strategic directions for **environmental and landscape values** are to:

- Promote ecologically sustainable development.
- Protect and improve the habitat, vegetation, soil, water and visual qualities of waterways and wetlands.
- Protect and enhance the ecological values of the green wedge and improve connectivity.
- Protect and reinforce the rural landscape in Greater Dandenong's Green Wedge.

02.03-3

Proposed C230gdan

Environmental risks and amenity

FLOODPLAINS AND SOIL DEGRADATION

The Dandenong Creek flood plain plays a vital role in controlling the flood waters of Dandenong Creek. It also plays an increasingly important role in stormwater treatment, conservation of wetlands and billabongs, remnant habitat areas and provides an opportunity for re-vegetation in open space areas and passive recreation.

A large proportion of the Greater Dandenong Green Wedge is former swamp land. The area is generally low lying and flat, making drainage of the area slow. Dandenong Creek and its tributaries have been substantially altered for drainage and flood mitigation purposes.

Strategic directions for **floodplains and soil degradation** are to:

- Manage risks associated with potential soil and water contamination
- Improve flood and inundation management.

LAND USE COMPATIBILITY

Local retail centres can act as a focus for local communities. Entertainment and associated uses are important in maintaining local cultural vitality but need to be managed to avoid adverse impacts for residents, and inadequate provision of car parking.

Industry also needs to manage the challenge of noise pollution, air pollution and reducing other adverse impacts on the environment – including ground water.

The Southern Industrial Precinct in Dandenong South accommodates industries that require significant buffers from sensitive uses. As one of few State Significant industrial precincts within Victoria the challenge is to protect this precinct for its intended purpose and to carefully manage the interface with adjoining areas.

GREATER DANDENONG PLANNING SCHEME

Given the diverse nature of existing land uses in the Greater Dandenong Green Wedge there is a relatively low level of land use conflict. The Willow Lodge Mobile Home Village accounts for the largest concentration of residents in the green wedge. It is important that existing buffers are enforced and maintained, and efforts are made to minimise odour and noise pollution in the adjoining industrial areas.

Strategic directions for **land use compatibility** are to:

- Reduce impacts related to air, water and noise pollution.
- Protect the amenity of residential areas adjacent to particular uses and protect particular uses from residential development.
- Ensure industrial uses do not adversely impact on the amenity and safety of surrounding land uses and the environment.
- Ensure new uses and development do not adversely impact on existing land uses or compromise the establishment of preferred land uses in the green wedge.

02.03-4

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Proposed C230gdan

Natural resource management

AGRICULTURE

A substantial portion of the green wedge is used for agricultural purposes. Agriculture is a desirable industry for the Greater Dandenong Green Wedge as it contributes to the economic activity of the area, with easy access to consumers and suppliers in the region.

Strategic directions for **agriculture** are to:

- Support the expansion and diversification of agricultural activity in the green wedge.

WATER

Where poor water quality issues arise in the creeks it also is noted that these issues are common to many of Melbourne's urban streams.

The Eastern Treatment Plant within the green wedge is a critical infrastructure resource being one of two major plants which treat Melbourne's wastewater.

Strategic directions for **water** are to:

- Enhance the role and function of the Greater Dandenong Green Wedge as a water management asset

02.03-5

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Proposed C230gdan

Built environment and heritage

DESIGN

With diverse cultural groups that call Greater Dandenong home, there are distinct precincts that are emerging, characterised by buildings with flat unarticulated facades, prominent balconies, limited setbacks, and limited or no landscaping.

Innovative urban design solutions will promote the creation of inclusive and welcoming public spaces. Creating community 'connectedness' and improving safety in public places will foster a sense of belonging.

The quality of urban design in major and neighbourhood activity centres is important to the economic viability of the centres and contributes significantly to the overall image and appearance of the municipality.

New developments need to encourage walkability, provide clear directions to community services and facilities such as local shops. Providing walking and cycling access to recreation opportunities such as open space areas will promote healthy lifestyles.

GREATER DANDENONG PLANNING SCHEME

Due to the absence of prominent natural landmarks, specific ‘Gateway’ locations have been identified at high exposure points of entry to, or transitions within, the municipality. The sites provide opportunities to enhance local character, improve perceptions of the city, and encourage wider visitation.

Gateways, landmarks and corner buildings provide orientation for visitors to a centre and contribute to its sense of place. Improvements to ground level public realm areas in activity centres as attractive, people-orientated open spaces, provide for positive interfaces with ground level private spaces.

Signs have an important role in the built environment. Managing the visual impact of signs in Dandenong’s large commercial and industrial areas poses a challenge. There are ongoing commercial pressures to erect more major promotion signs in close proximity to the many arterial roads and freeways criss-crossing Greater Dandenong. Signs in and adjacent to residential areas also need to be managed to avoid adverse impacts on amenity.

Strategic directions for design are to:

- Improve prosperity and contribute to employment growth, by creating attractive places and facilitating cared for natural and heritage areas.
- Improve the visual amenity and image of Greater Dandenong particularly the public realm
- Encourage good urban design to improve safety and amenity.
- Create environments that are welcoming, inclusive and make a positive contribution to the health and wellbeing of Greater Dandenong’s diverse communities.
- Respect and improve residential environments.
- Facilitate quality building design and architecture
- Ensure that design of the built environment supports accessibility and healthy living.
- Enhance the multi-cultural identity of the municipality, as reflected in the city’s built form, signage and urban design.
- Ensure that new built form and public realm works contribute to the role of identified gateway locations throughout the municipality.
- Ensure a coordinated approach to sign design, positioning and display in a manner that is attractive and appropriate to respective commercial, industrial or residential areas and along road corridors.
- Reinforce the green wedge as a ‘break’ in built form development

ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT

Supporting higher density forms of development in areas with excellent accessibility and closer to activity centres and transport nodes will reduce dependence on the car thereby significantly reducing greenhouse gas emissions.

Council supports the design and construction of new developments that incorporate best practice environmentally sustainable design standards to create a green city committed to a sustainable future.

Strategic directions for **environmentally sustainable development** are to:

- Encourage all development to achieve best practice environmentally sustainable outcomes.

RESIDENTIAL DEVELOPMENT AND NEIGHBOURHOOD CHARACTER

To manage the evolution of residential neighbourhood character throughout Greater Dandenong into the future, increases in housing density must be balanced by adequate provision of open space, good urban design and improvements to the public realm.

GREATER DANDENONG PLANNING SCHEME

It is important to set out clear design principles to achieve quality design and amenity outcomes for new residential development, while respecting the valued characteristics of housing form and density within the existing residential neighbourhoods. Streetscapes within Greater Dandenong's established areas contain a limited range of tree species of varied size, age and condition, reflecting changes as the city has urbanised to accommodate a growing population.

The emerging residential area in Keysborough brings a challenge in managing the urban/non-urban transition. Council's 'green vision' is for the public realm to deliver a range of beneficial environmental, landscape and recreation outcomes with more intensive forms of development being supported in private space within that green environment.

The identification of three 'Future Change Areas', and clear directions with regard to preferred density, building types and design elements appropriate to the particular character areas, will facilitate the achievement of attractive and sustainable built form in residential neighbourhoods.

Substantial change areas have been identified as suitable to undergo a relatively high level of change because of their location close to services and public transport. These areas are generally located adjacent to Central Dandenong, Springvale and Noble Park Major Activity Centres. Change in these areas will be managed to establish the future built form, rather than to maintain existing character, while providing a positive contribution to the streetscape and public realm.

Incremental change areas generally include those areas developed between 1950s and 1960s further from activity centres than the Substantial Change Areas. These areas comprise the majority of Greater Dandenong's residential neighbourhoods. These areas are suitable to accommodate low and medium density housing because of their location, being further away from activity centres but reasonably close to services.

Limited change areas generally include more recently developed residential areas located at significant distances from the Princes Highway, the railway corridor and Dandenong, Springvale and Noble Park Major Activity Centres. These areas are suitable for low density housing, primarily because they lack the location and/or access advantages compared to other areas that are closer to activity centres and public transport nodes. Change in these areas will be managed to respect the existing neighbourhood character.

Residential development across the municipality should feature appropriate setbacks and private open space areas with high quality landscaping, including the planting of canopy trees, to protect the amenity of adjoining dwellings and to contribute to the landscape character in all areas.

Strategic directions for **residential development and neighbourhood character** are to:

- Allow for increased residential densities without compromising the valued characteristics of the area.
- Promote the development of attractive neighbourhoods that contribute to a sense of place and community.
- Ensure that new residential development is consistent with the identified future character and preferred built form envisaged for the three Future Change Areas.
- Encourage new residential development that provides adequate space for the planting and the long term viability and safe retention of canopy trees.

HERITAGE

Greater Dandenong is home to a wide range of Aboriginal and post-European settlement historical assets.

The local foothills, woodlands and grassy meadows along major waterways such as Dandenong Creek and on elevated sand dunes are particularly important where a range of intact subsurface remains of Aboriginal cultural heritage sites have been found. The most visible reminder of the Aboriginal past is a broad band of scarred trees running between Keysborough and Lyndhurst, possibly the largest concentration of such sites in Victoria along with other evidence of Aboriginal culture.

GREATER DANDENONG PLANNING SCHEME

Sections of the Greater Dandenong Green Wedge comprise land within the northern and eastern margins of the former Carrum Carrum Swamp. Due to the less intense development, the area contains significant cultural heritage values and one of the most sensitive archaeological areas within the Melbourne region.

The township of Dandenong developed where regional roads crossed the Dandenong Creek. Scattered stands of river red gums still give a sense of the majestic forests that once covered the land. Some farm landscapes along Thompson Road reflect the agrarian heritage of the city.

In addition, Greater Dandenong features a number of residential, community, commercial and industrial buildings and sites of local heritage significance.

It is important to prevent the incremental loss of valued heritage places by their replacement with infill development or poorly designed additions and alterations.

Strategic directions for **heritage** are to:

- Protect sites of significant cultural and heritage value and those elements which contribute to the significance of heritage places.
- Identify, protect and promote existing heritage values in the green wedge.

02.03-6 Housing

Proposed C230gdan

There is considerable diversity within Greater Dandenong's housing stock. Areas of newer housing are located in the north-east and central-southern areas with in-fill development occurring across the municipality. Higher density housing is generally located in proximity to railway stations and major shopping centres, in particular Central Dandenong. In the non-urban areas to the south, housing ranges from modest to large dwellings on rural-residential lots.

Greater Dandenong has a pre-dominance of single detached dwellings. The highest concentrations of multi-dwelling developments have occurred around the Central Dandenong, Springvale and Noble Park Major Activity Centres.

Many new households will need to be accommodated across the municipality. Supporting urban consolidation by providing new housing in existing areas close to activity centres will reduce the need for residents to travel as far to work, shop or take part in other activities.

Council is committed to actively encouraging multi-storey, higher-density residential development within Central Dandenong and the Springvale and Noble Park Major Activity Centres, as a component of the mixed-use function of those centres. Likewise, Transit Oriented Development will be a key principle to increasing sustainability. With the potential influx of younger families anticipated in activity centres, greater diversity in housing provision to meet the needs of these households will be required.

The popularity of Springvale as a vibrant multicultural retail and business centre provides an opportunity to support additional housing that responds to both local needs and the changing demographics of Melbourne. This will include smaller apartments, shop-top housing and larger detached dwellings. Recognising the cultural diversity of the population and encouraging housing diversity will create opportunities to meet the housing needs of the diverse community.

As the City of Greater Dandenong's population ages more housing and supported accommodation catering for older age groups will be needed. This will include higher density housing, which will need careful management.

Strategic directions for **housing** are to:

- Allow for increased residential densities in appropriate locations and provide for diverse housing needs.
- Encourage and facilitate a wide range of housing types and styles which increase diversity and cater for the changing needs of households.
- Optimise residential consolidation around activity centres and transport nodes.

GREATER DANDENONG PLANNING SCHEME

- Improve access to affordable and appropriate housing.
- Provide for the orderly development of new residential areas, including appropriate forms of higher density housing within existing activity centres.

02.03-7

Proposed C230gdan

Economic development

Greater Dandenong has a broad and robust economic base in the industrial/commercial/retail sector. Dandenong's vital role in the development of the south eastern region – Victoria's economic engine room – attracts significant investment. The 'Revitalising Central Dandenong' project is helping to reinforce Dandenong Metropolitan Activity Centre as an economic hub and enhance its status as the regional commercial and retail centre.

EMPLOYMENT

Within the metropolitan Melbourne area, Greater Dandenong is recognised for providing jobs in manufacturing, storage, road transport and wholesale trade.

Greater Dandenong's retail, commercial, industrial and entertainment uses provide a range of jobs. Strengthening these assets will attract visitors from outside the municipality and improve employment opportunities. With suitable promotion, they could realise increased economic benefits for the City.

A prosperous local industrial economy not only provides local employment opportunities but also reduces the need for long journeys to work and transport pollution with positive ramifications for the environment. There is a need for improved employment and training opportunities tailored to accommodate the abilities and needs of the local residents.

Greater Dandenong's economic success is also affected by community perception of the industrial and commercial image of the City. Promoting urban design to improve the visual amenity and public realm of all commercial and industrial areas, particularly along main roads and at gateways will facilitate more economic activity.

COMMERCE

Central Dandenong is one of the largest retail and commercial centres in metropolitan Melbourne. With substantial supply of commercial floor space, the Dandenong Metropolitan Activity Centre, fulfils a regional role with a large catchment beyond the municipal boundaries. Central Dandenong contains regional office facilities as well as extensive retail areas.

Springvale is recognised as a popular dining destination in Melbourne's south east. Central Dandenong and the Springvale, Noble Park and Keysborough-Parkmore Major Activity Centres are the four major retail precincts in the City of Greater Dandenong.

There are more than 40 neighbourhood activity centres within the municipality that vary widely in size and commercial activity. These centres are identified on the Strategic Retail / Commercial Framework Plan as large neighbourhood centres, neighbourhood centres, large local shop nodes and local shop nodes.

While acknowledging the entertainment role of gaming venues, Council needs to ensure a balance between the entertainment value/economic benefits and minimise their adverse social impacts.

INDUSTRY

The industrial sector in Greater Dandenong is the mainstay of its economy, providing jobs and investment opportunities locally and within the wider south eastern region. Industry in Dandenong reflects its history and is integral to its diverse social and economic character.

Greater Dandenong has significant areas of industrially zoned land close to major freight and passenger transport routes and the road and rail transport network. Industry ranges from small-scale light industries in older established areas, to newer, general industrial estates, with large allotments

GREATER DANDENONG PLANNING SCHEME

and purpose-built factories. Greater Dandenong's large industrial areas house some key national and international organisations. New 'high tech' industry is steadily replacing the traditional heavy industry.

Greater Dandenong is the only area in South East Melbourne reserved for heavy industries requiring extensive buffer zones. The Southern Industrial Precinct in Dandenong South is one of the locations within Victoria where industries that require significant buffers from sensitive uses can operate. It includes a diverse range of industries, among them, food processing establishments licensed for export, as well as chemical and general industries.

To ensure the availability of land in this strategic location for its primary purpose, land within the precinct needs to be protected against the encroachment of those industrial activities which do not require significant buffers from sensitive land uses.

Industrial areas need to provide a safe environment and facilities for people to cycle or walk to their work place. There should be substantial greenery, parks and gardens for congregation and recreation as well as street trees for shade.

The efficient use of energy and resources and reductions in waste generation will benefit businesses and the environment.

Another key challenge for Greater Dandenong is demand for bulky goods retailing. Take up of industrial land for this form of development will jeopardise industrial development.

Strategic directions for **economic development** are to:

- Facilitate employment and investment in the key economic areas of the municipality.
- Stimulate growth of industrial and business opportunities unique to the area.
- Facilitate new development and redevelopment that takes advantage of existing infrastructure and locational benefits of the City's industrial areas.
- Protect land in industrial zones for industrial activity.
- Encourage industrial development to make efficient use of energy and resources and reduce waste.

02.03-8 Transport

Proposed C230gdan

Rapid growth in the Casey-Cardinia growth corridor is generating additional traffic into and through Greater Dandenong. The impacts are felt in congestion, pollution and increased greenhouse gas emissions.

Facilitating economic growth requires a well-planned and flexible transport system to accommodate, new, expanding and changing industries within Greater Dandenong and the wider region.

The significant expansion and enhancement to the transport network traversing the municipality is reinforcing the strategic regional position of Greater Dandenong. The EastLink motorway encompasses high quality contemporary design by providing a continuity of form and experience. Carefully selected landscaping, integrating with local ecology, assists with softening hard edges. Generally, the outer flanks of the motorway corridor are extensively landscaped. Development on land adjoining the motorway corridor has the potential to influence the EastLink design theme, as such buildings, works and signage along the motorway should consider and not conflict with the design aesthetic.

The Dandenong Transit Interchange provides access to the Regional Transport Network. The easy accessibility by train and other modes of public and private transport to the retail and commercial centres of central Dandenong, Springvale and Noble Park helps achieve environmental sustainability. This needs to be maintained and improved by providing facilities and services accessible by bicycle and walking.

GREATER DANDENONG PLANNING SCHEME

While public transport mode share in Greater Dandenong is comparatively high, it accounts for only a limited number of all trips. A lack of public transport in many areas is a significant barrier for people accessing employment, so it is important to ensure accessibility between industrial areas and other employment nodes to public transport.

Transport in Greater Dandenong needs to be planned in an integrated manner that connects and reinforces desired land use patterns, contributes positively to the environment and reduces adverse impacts of some modes of transport by encouraging a shift to more sustainable modes. It is also important the social impacts of all transport modes are considered. A safe, easily accessible and continuous bicycle network needs to be provided. Likewise encouraging walking by upgrading the walking-path network will provide residents with a high level of liveability.

Due to its proximity to the Port of Hastings, Dandenong is a strategic location for an inland freight and logistics precinct. Council supports the development of road and rail transfer facilities, which can encourage increased freight transport by rail, particularly freight access to the port at Hastings.

Support for the long-term viability of transport links to strategic regional infrastructure, such as ports, airports and major industry as well as the local street network and good access to public transport are important to achieve economic efficiency and growth.

Strategic directions for **transport** are to:

- Promote sustainable modes of transport.
- Integrate land use and transport so that development is clustered near transport corridors, with easier pedestrian and cycling access in existing and new street layouts.
- Promote a significant transport mode shift away from car use.
- Protect residential and other sensitive uses from adverse impacts of vehicular traffic or other transport related uses or services.
- Enhance the efficiency of freight movement.
- Enhance the EastLink environs and promote a pleasant and safe driver experience of the motorway.

02.03-9

Proposed C230gdan

Infrastructure

COMMUNITY INFRASTRUCTURE

Dandenong Hospital is a major acute care hospital and important regional health facility.

Major sporting and entertainment facilities include the Sandown Racecourse and Sandown Park, the National Water Sports Centre, Keysborough Golf Club and leisure complexes for indoor sports. There are also large outdoor areas for sporting events, smaller areas for passive recreation, bicycle paths and walking trails.

Cultural facilities including the Dandenong Community Arts Centre and Walker Street Gallery, provide facilities for numerous community cultural groups. The Drum Theatre, The Castle and the Paddy O'Donoghue Centre in Noble Park are major performing arts and community centres in Greater Dandenong.

Springvale Botanical Cemetery and Bunurong Memorial Park serve as regional facilities featuring extensive landscaped gardens.

OPEN SPACE

High quality open spaces and natural areas are vital if Greater Dandenong is to attract visitors, new residents and businesses who are seeking better environments and workplaces.

Greater Dandenong's uneven distribution of open spaces has resulted in there being poor access to this important amenity in parts of the municipality.

GREATER DANDENONG PLANNING SCHEME

Improving access to high quality open spaces for recreation and sporting activities as well as enjoyment of the natural environment will foster social interaction, a higher quality of community life and contribute to the health and wellbeing of residents.

The conversion of land formerly used for sand extraction and landfill into open space is encouraging a range of regional and local recreation opportunities (Chain of Parks – Sandbelt) between the City of Greater Dandenong and City of Kingston.

Improving public open spaces with landscaping, public art and other facilities will give meaning to these places.

Strategic directions for **community infrastructure and open space** are to:

- Recognise and celebrate cultural diversity as a significant strength of Greater Dandenong.
- Promote opportunities for inclusion of all citizens in the social, civic, economic life of our communities.
- Promote access to high quality sports and recreation venues, cultural facilities and community services.
- Facilitate equitable provision and access to open space.
- Provide high quality open spaces and recreation facilities.

DEVELOPMENT INFRASTRUCTURE

Enormous costs are involved in upgrading existing infrastructure and building new infrastructure.

The renewal, and phased elimination of above ground infrastructure will have a positive impact on the visual amenity of the built environment and protect the natural landscape.

Ensuring new developments contribute to the cost of new infrastructure will sustain residential, commercial and industrial development in Greater Dandenong.

Strategic directions for **development infrastructure** are to:

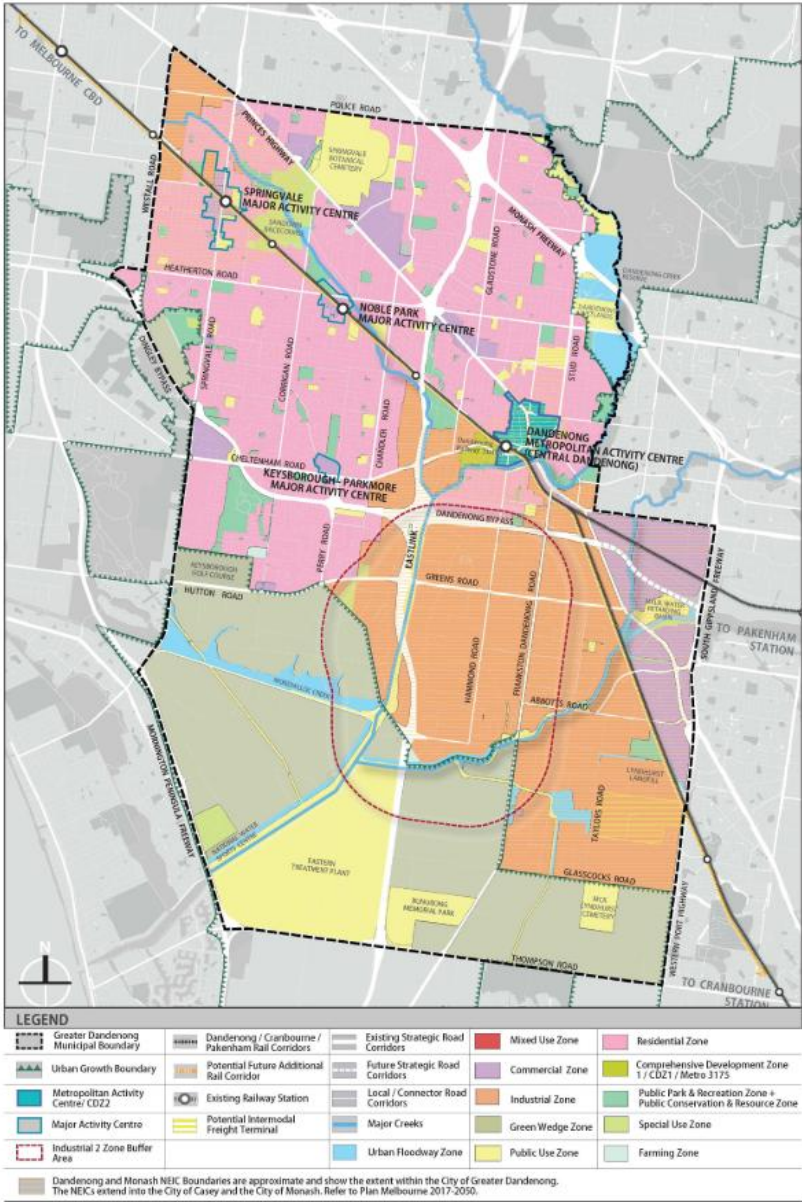
- Minimise the visual impact of physical infrastructure on the built and natural environment.
- Minimise damage to physical infrastructure (including trees) from development.
- Ensure new developments contribute to the provision of infrastructure.

GREATER DANDENONG PLANNING SCHEME

02.04 STRATEGIC FRAMEWORK PLANS

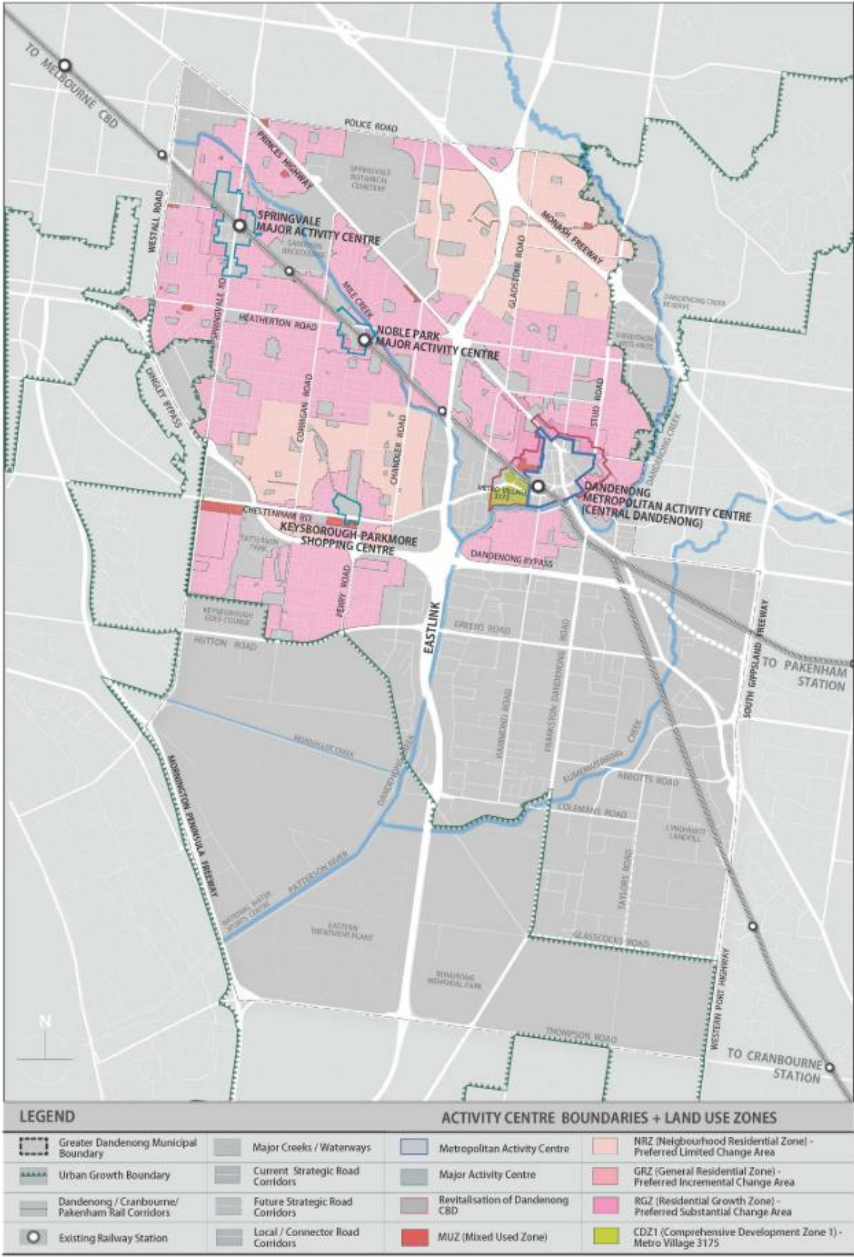
The plans contained in Clause 02.04 are to be read in conjunction with the strategic directions in Clause 02.03.

STRATEGIC FRAMEWORK MAP



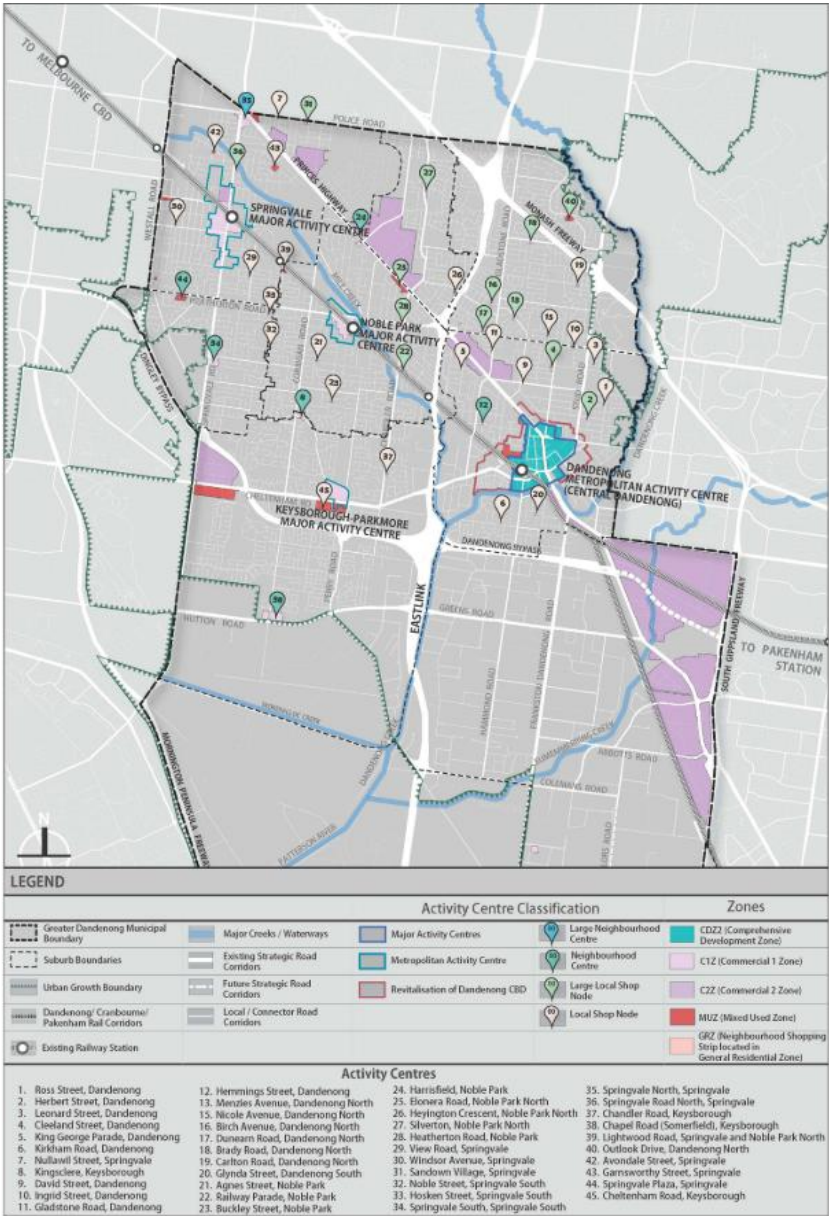
GREATER DANDENONG PLANNING SCHEME

STRATEGIC RESIDENTIAL FRAMEWORK



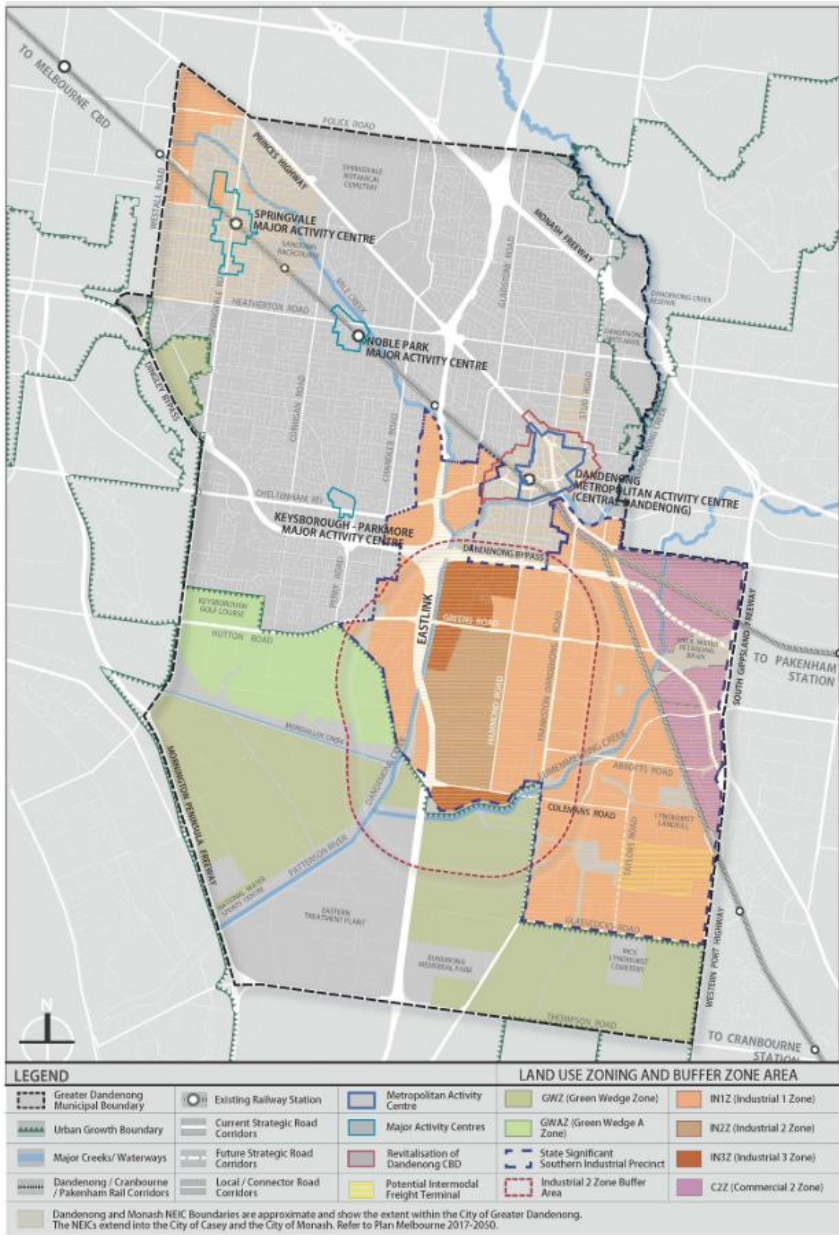
GREATER DANDENONG PLANNING SCHEME

STRATEGIC RETAIL/COMMERCIAL FRAMEWORK



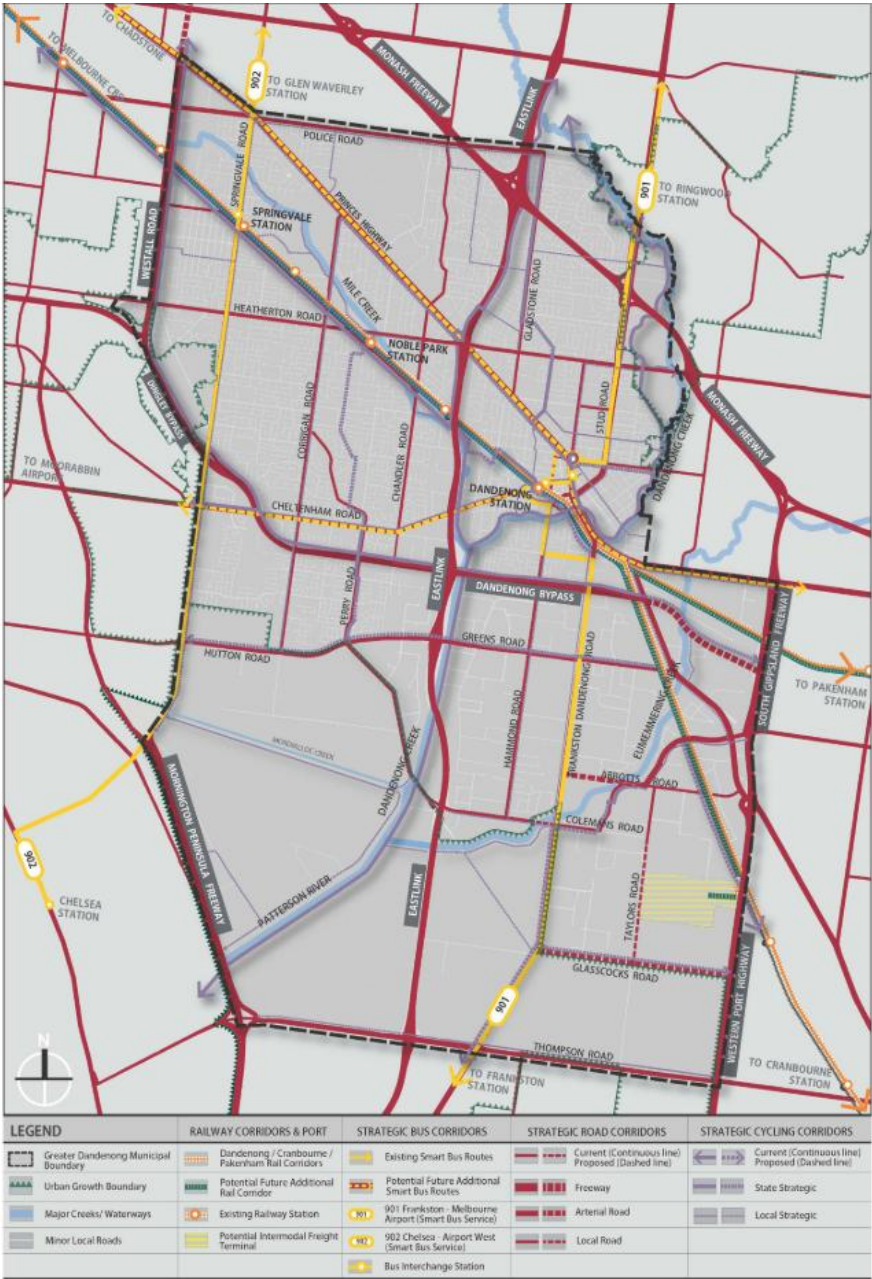
GREATER DANDENONG PLANNING SCHEME

STRATEGIC INDUSTRIAL FRAMEWORK MAP



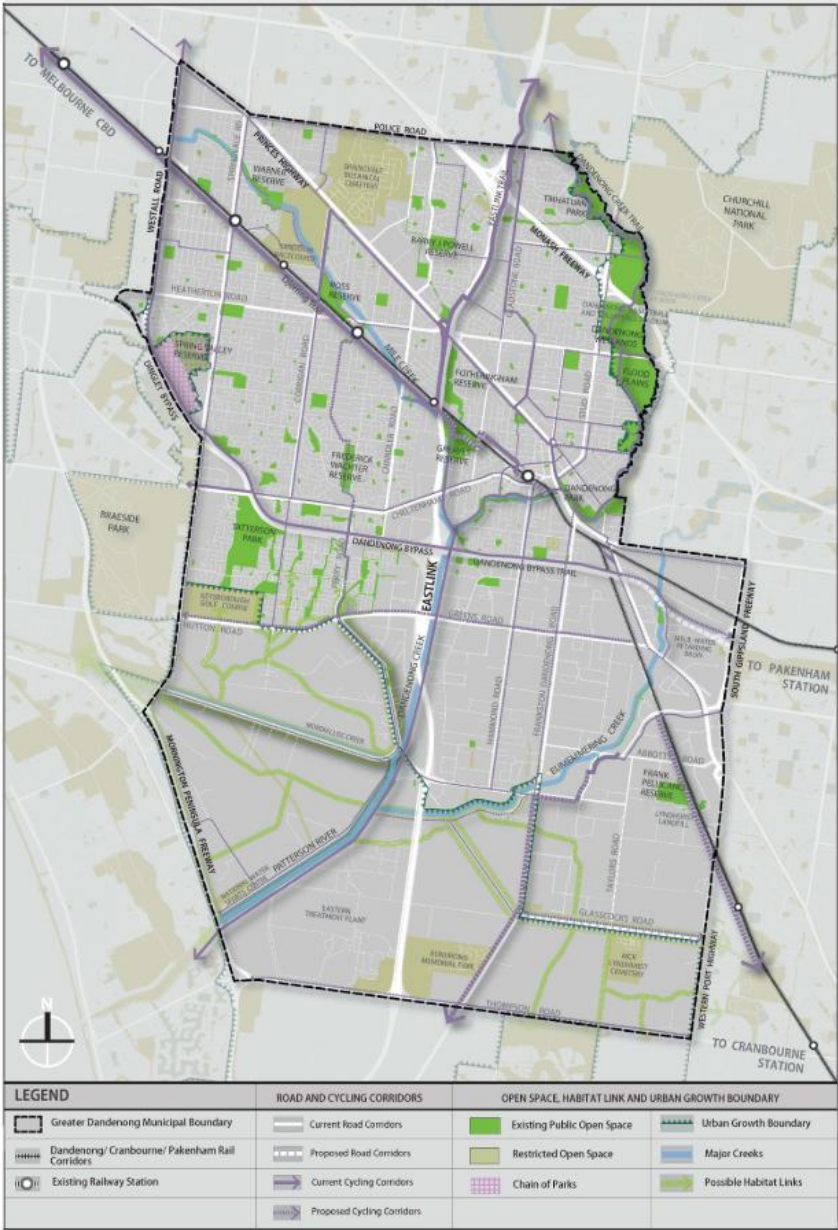
GREATER DANDENONG PLANNING SCHEME

STRATEGIC TRANSPORT FRAMEWORK



GREATER DANDENONG PLANNING SCHEME

STRATEGIC OPEN SPACE FRAMEWORK



GREATER DANDENONG PLANNING SCHEME

STRATEGIC OPEN SPACE AND CONNECTIVITY FRAMEWORK PLAN – GREEN WEDGE



GREATER DANDENONG PLANNING SCHEME

11.01

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VICTORIA

GREATER DANDENONG PLANNING SCHEME**11.01-1S**02/09/2025
VC283**Settlement****Objective**

To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Strategies

Plan for the delivery of 2.24 million homes across Victoria by 2051.

Develop sustainable communities through a settlement framework that:

- Offers a range of housing choices.
- Provides convenient access to jobs, services, infrastructure and community facilities.
- Takes into account regional and municipal contexts and frameworks.

Focus investment and growth in:

- Melbourne Central City.
- Metropolitan Activity Centres and Suburban Rail Loop Precincts in Metropolitan Melbourne.
- Priority Precincts (including the Suburban Rail Loop East Precincts).
- Major regional cities of Ballarat, Bendigo and Geelong.
- Regional cities of Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.

Manage the expansion of settlements by:

- Creating and reinforcing settlement boundaries. Where no settlement boundary is identified, limit the expansion of a settlement to the extent of existing urban zoned land.
- Promoting and capitalising on opportunities for urban renewal and infill redevelopment.
- Limiting urban sprawl and directing growth into existing settlements.
- Ensuring land that may be required for future urban expansion is not compromised.

Provide for growth in population and development of facilities and services across a regional or sub-regional network in accordance with housing targets.

Plan for development and investment opportunities that make best use of existing and planned transport infrastructure.

Coordinate transport, communications and economic linkages between settlements through the identification of servicing priorities.

Strengthen transport links on national networks for the movement of commodities.

Deliver networks of high-quality integrated settlements, suburbs and towns that:

- Are great places with a strong identity and sense of place.
- Are inclusive, prosperous, liveable and sustainable.
- Comprise a form and density that supports healthy, active and sustainable transport.
- Are based around compact existing or planned activity centres to maximise accessibility to facilities and services.
- Concentrate retail, office-based employment, community facilities and services in central locations.

Facilitate environmentally resilient settlements by:

- Integrating the management of water resources into the urban environment in a way that supports water security, public health, environment and amenity outcomes.

GREATER DANDENONG PLANNING SCHEME

- Minimising exposure to natural hazards.
- Contributing to net zero greenhouse gas emissions through renewable energy infrastructure and energy efficient urban layout and urban design.
- Supporting metropolitan and regional climate change adaption and mitigation measures.
- Supporting cooling and greening measures for urban areas.

Policy guidelines

Consider as relevant:

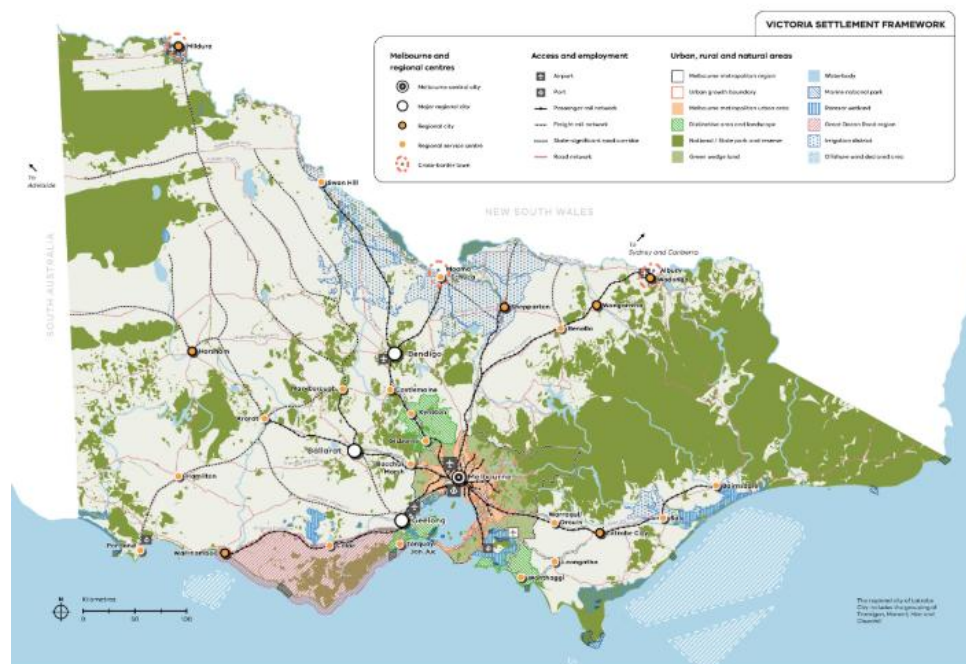
- Any settlement boundary identified in a document incorporated into this planning scheme.

Policy documents

Consider as relevant:

- *Plan for Victoria* (Department of Transport and Planning, 2025)
- *Victoria's housing Statement - The Decade Ahead 2024-2034* (Department of Premier and Cabinet, 2023)

Victoria Settlement Framework Plan



GREATER DANDENONG PLANNING SCHEME

11.01-1R02/09/2025
VC283**Settlement - Metropolitan Melbourne****Strategies**

Maintain a permanent urban growth boundary around Melbourne to create a more consolidated, sustainable city and protect the values of non-urban land.

Focus investment and growth in:

- Melbourne Central City.
- Employment and Innovation Areas.
- Metropolitan Activity Centres.
- Priority Precincts, including Suburban Rail Loop Precincts.
- Activity Centres - Housing Choice and Stations.
- State-Significant Industrial Precincts.
- Transport Gateways.
- Health and Education Precincts.

Facilitate substantial growth and change in employment, health and education precincts to help meet the needs of Melbourne's rapidly growing population.

Develop a series of Priority Precincts that provide for an expanded Melbourne central city to support jobs and housing choice across Metropolitan Melbourne.

Develop Employment and Innovation Areas centred around medical, research and tertiary institutions that foster the development of emerging industries.

Create mixed use neighbourhoods at varying densities, including through the development of urban-renewal precincts and Activity Centres - Housing Choice and Stations.

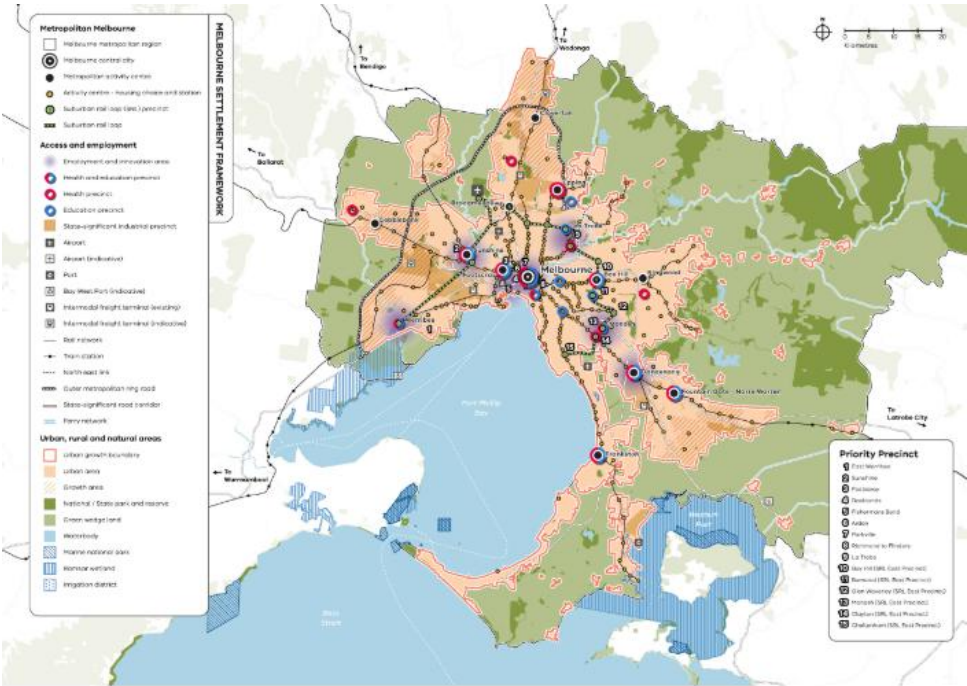
Develop Metropolitan Activity Centres as:

- Higher-order centres providing a diverse range of jobs, activities and housing for catchments well-served by public transport.
- Major locations for service delivery, including of government, health, justice and education services. It also provides many retail and commercial opportunities.

Support a network of activity centres of varying size, role and function.

GREATER DANDENONG PLANNING SCHEME

Melbourne Settlement Framework Plan



GREATER DANDENONG PLANNING SCHEME

11.01-1R

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VC148

Green wedges - Metropolitan Melbourne

Objective

To protect the green wedges of Metropolitan Melbourne from inappropriate development.

Strategies

Promote and encourage the key features and related values of each green wedge area.

Support development in the green wedge that provides for environmental, economic and social benefits.

Consolidate new residential development in existing settlements and in locations where planned services are available and green wedge values are protected.

Plan and protect major state infrastructure and resource assets, such as airports and ports with their associated access corridors, water supply dams, water catchments and waste management and recycling facilities.

Protect important productive agricultural areas such as Werribee South, the Maribyrnong River flats, the Yarra Valley, Westernport and the Mornington Peninsula.

Support existing and potential agribusiness activities, forestry, food production and tourism.

Protect areas of environmental, landscape and scenic value such as biodiversity assets, national and state parks, Ramsar wetlands and coastal areas.

Protect significant resources of stone, sand and other mineral resources for extraction purposes.

Provide opportunities for renewable energy generation.

Policy documents

Consider as relevant:

- *Upper Yarra Valley and Dandenong Ranges Region - Regional Strategy Plan (1996)*

GREATER DANDENONG PLANNING SCHEME

11.01-1L Revitalising Central Dandenong

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Proposed C230gdan

STRATEGIES

- Encourage the development of buildings of five storeys or more in height.
- Locate activities/services and mixed-use development that generates a high number of trips in Central Dandenong as the Metropolitan Activity Centre within the municipality, and commensurate with its strategic regional status in the south-east region.
- Promote and further develop Central Dandenong as the pre-eminent Metropolitan Activity Centre for retail, commercial, entertainment and community services in Melbourne's Southern Metro Region.
- Encourage new uses and major projects with an emphasis on adaptability and innovation.
- Encourage and facilitate clustering of commercial, entertainment and community facilities.
- Encourage redevelopment of existing building stock to improve its use, viability and contribution to the centre.
- Encourage consolidation of land that will facilitate revitalisation of Central Dandenong.
- Strengthen entertainment facilities, drawing on the success and location of the Drum Theatre.
- Facilitate enhancement of educational and community service facilities within and adjacent to Central Dandenong.

11.01-1L Activity Centres - Greater Dandenong

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Proposed C230gdan

STRATEGIES

- Enhance the role, character and identity of Greater Dandenong's major activity centres and neighbourhood activity centres.
- Reinforce Springvale Major Activity Centre as a vibrant multicultural focal point in the region.
- Encourage pedestrian activity and ground floor uses with active frontages.
- Encourage businesses and activities that increase opportunities for social interaction and recreation.
- Discourage non-commercial uses at ground floor level in the core retail areas of activity centres.
- Support activities and festivals that promote greater visitation to all activity centres.
- Create inviting spaces for positive social, cultural and economic activities in all activity centres.
- Ensure the redevelopment of under-utilised sites in neighbourhood activity centres improves the amenity and visual appearance of each centre through quality urban design.
- Encourage opportunities for under-utilised neighbourhood activity centres to be redeveloped for medium-density housing and mixed use developments where strategically justified

11.01-1L Greater Dandenong Green Wedge

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Proposed C230gdan

POLICY APPLICATION

This policy applies to all land within Greater Dandenong's portion of the South East Green Wedge, as identified on the maps to this clause.

STRATEGIES – LAND USE

- Encourage sustainable land use practices.
- Encourage the establishment of niche and specialist agricultural activities in the Greater Dandenong green wedge, particularly those that support food security.

GREATER DANDENONG PLANNING SCHEME

Discourage further land subdivision.

Protect existing agricultural businesses from development that would restrict agricultural practices and activities.

Design development within the Green Wedge to:

- Support vehicles and active transport modes in a safe, efficient and legible manner.
- Respond to any increased intrusion of through traffic on to local roads

STRATEGIES – BUILT FORM AND HERITAGE

Respect landscape values.

Protect and conserve areas of Aboriginal cultural heritage.

Encourage the use of appropriate building materials and finishes, built form, setbacks and landscaping that complements the low scale open character of the area.

Maintain the existing low density character of the area.

Protect Aboriginal Cultural Heritage in the highly archaeologically sensitive sand bodies located in the north-west and east of the Greater Dandenong Green Wedge (refer to Map 2 of this policy).

POLICY GUIDELINES – BUILT FORM AND HERITAGE

Consider as relevant:

- Siting and Design Guidelines for buildings and works as detailed in the *Green Wedge Management Plan* (City of Greater Dandenong, Revised January 2017).
- Designing development to respond to its location within any identified Gateway site, as shown on the map to Clause 15.01-1L (Urban design – Greater Dandenong gateway locations).

STRATEGIES – ENVIRONMENT

Give priority to the protection and management of ecological areas of the highest value.

Discourage removal or destruction of significant vegetation, particularly remnant River Red Gums.

Encourage the creation of an integrated network of public open space, wetlands/billabongs, recreational, conservation and cultural facilities and experiences that link to and through the green wedge.

Encourage the creation, enhancement and protection of open space linkages, including pedestrian and cycle linkages throughout the green wedge.

Support land management processes resulting in a net increase in biodiversity to the area.

Support the re-introduction of indigenous vegetation and improved landscape qualities.

STRATEGIES – WATER

Improve water quality and protect infrastructure assets and private property.

Protect and enhance the drainage and water quality functions of the area.

Encourage drainage improvements and the restoration of wetlands/billabongs.

Encourage agriculture that is suited to the urban fringe and can re-use waste water.

POLICY GUIDELINES – WATER

Consider as relevant:

- Applying appropriate floodplain management measures where relevant.
- Applying minimum distances between waterways and other land uses.

GREATER DANDENONG PLANNING SCHEME

STRATEGIES – GREEN WEDGE PRECINCTS

Clarke Road Precinct

Encourage land uses that are consistent with the ongoing management and monitoring of the former landfill site and minimise impacts on the amenity of adjoining residents and users of the parkland.

The preferred land uses are compatible with nearby public open space and residential uses and provide for a net community benefit, including but not limited to, solar energy facility and other infrastructure, open space and recreation.

Hutton Road North Precinct

Allow for continued operation of the golf course and investigate its transition to an urban residential use.

The preferred land uses are recreation or rural residential living in a park like environment.

Keys Road Precinct

Provide for the ongoing role of the area as rural residential living, while ensuring development is sensitive to the rural, open character of the green wedge and manages drainage impacts.

The preferred land uses are open space, recreation, rural residential and less intensive agricultural uses (such as market garden).

Bangholme Lowlands Precinct

Ensure that new uses are compatible with the operations of the Eastern Treatment Plant and nearby areas, and recognise the constraints caused by flooding.

The preferred land uses are agriculture and other rural uses, open space and recreation.

Eastern Treatment Plant Precinct

Ensure that new uses are compatible with the operations of the Eastern Treatment Plant and nearby industrial uses, and recognise the constraints caused by flooding and encourage rural and agricultural uses.

The preferred land uses are wastewater treatment and provision of recycled water.

Bangholme East Precinct

Ensure that new uses are compatible with the operations of the Eastern Treatment Plant and nearby industrial areas.

The preferred land uses are agriculture and other rural uses, open space and recreation.

Lyndhurst Precinct

Encourage agricultural and other rural uses.

The preferred land uses are agriculture and other rural uses, open space and low scale community, institutional, recreational and tourism related uses.

POLICY GUIDELINES – GREEN WEDGE PRECINCTS

Consider as relevant:

- The Siting and Design Guidelines for buildings and works as detailed in the *Greater Dandenong Green Wedge Management Plan* (Revised, January 2017).

POLICY DOCUMENTS

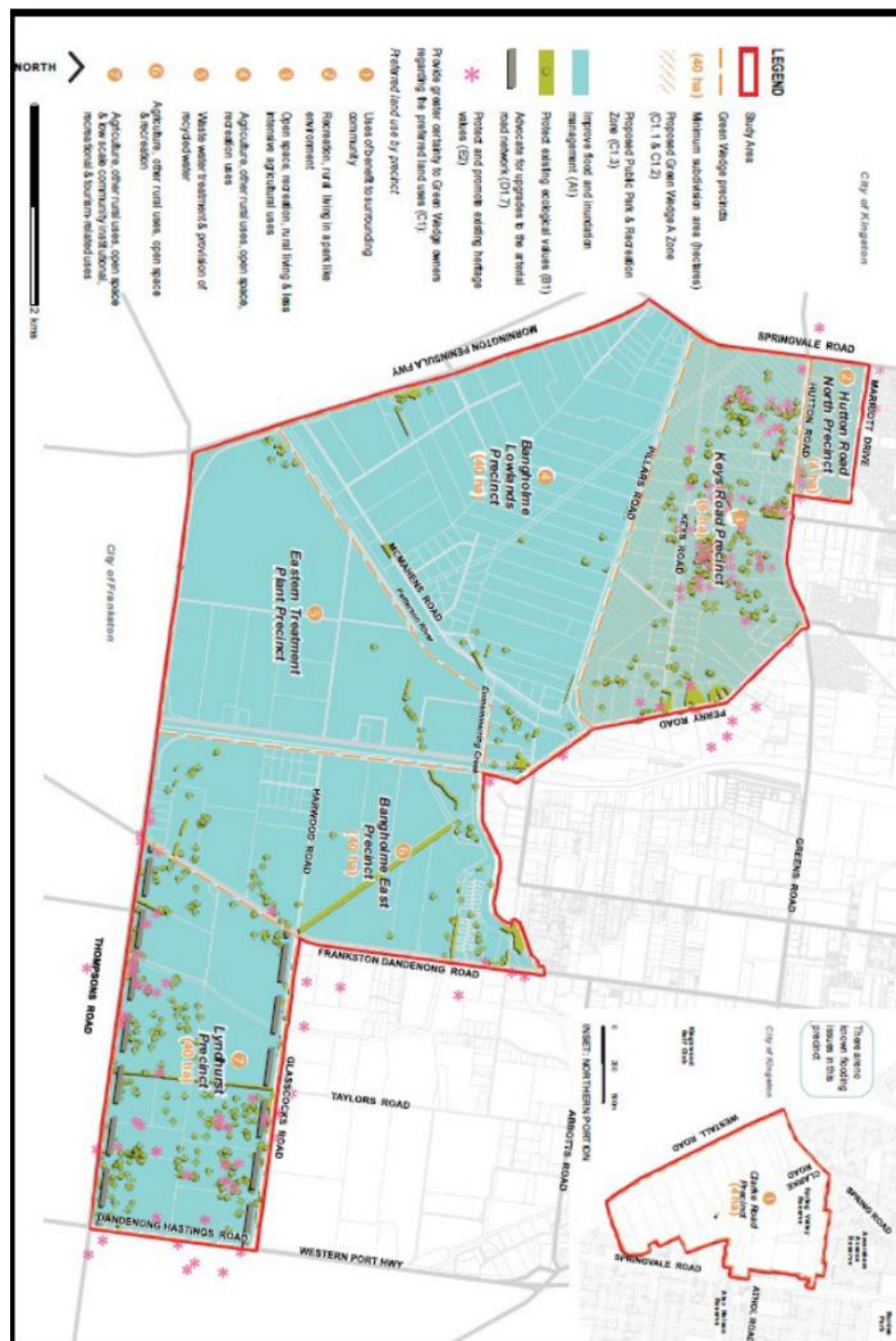
Consider as relevant:

- *City of Greater Dandenong Green Wedge Biodiversity Management Planning Controls: Advice for ongoing protection*, (Biosis, July 2018).

GREATER DANDENONG PLANNING SCHEME

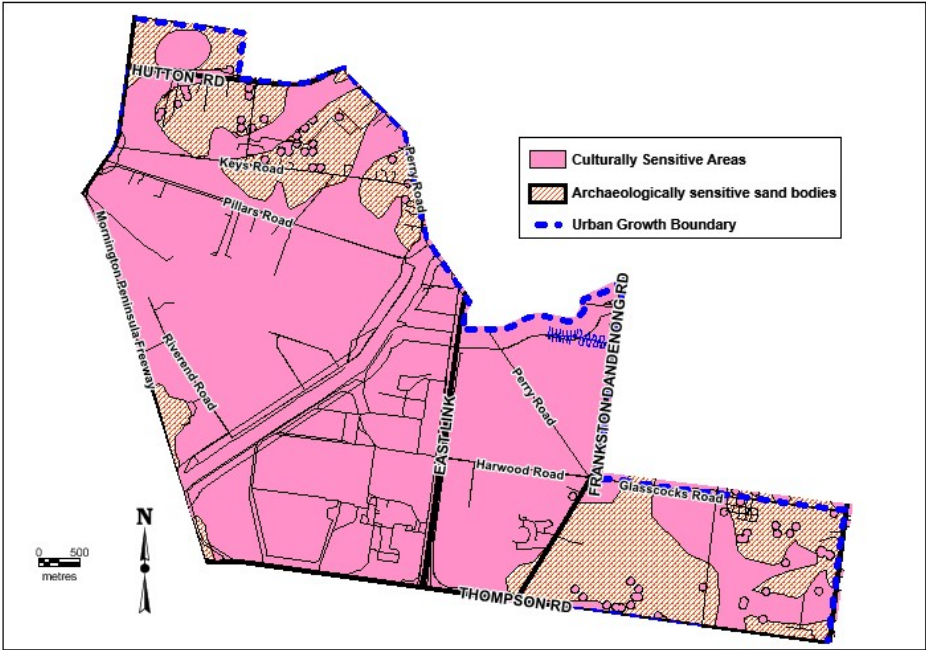
- *Greater Dandenong Green Wedge Management Plan*, (City of Greater Dandenong, Revised January, 2017).
- *City of Greater Dandenong Gateways Strategy*, (December 2011).

MAP 1: GREEN WEDGE PRECINCTS



GREATER DANDENONG PLANNING SCHEME

MAP 2: AREAS OF CULTURAL SENSITIVITY WITHIN THE GREEN WEDGE



GREATER DANDENONG PLANNING SCHEME

11.03

31/07/2018
VC148

PLANNING FOR PLACES

GREATER DANDENONG PLANNING SCHEME

11.03-1S02/09/2025
VC283**Activity centres and precincts****Objective**

To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres with good public transport services.

Strategies

Build up the central activity areas of Major regional cities, Metropolitan activity centres, Priority Precincts, Suburban Rail Loop Precincts and Activity Centres - Housing Choice and Stations as a focus for high-quality development, activity and living that:

- Are a focus for business, shopping, working, leisure and community facilities.
- Provide different types of housing, including forms of higher density housing.
- Are connected by transport.
- Maximise choices in services, employment and social interaction.

Undertake strategic planning for the use and development of land in and around Major regional cities, Metropolitan activity centres, Priority Precincts, Suburban Rail Loop Precincts and Activity Centres - Housing Choice and Stations and their residential catchments.

Encourage a diversity of housing types at higher densities in and around Major regional cities, Metropolitan activity centres, Priority Precincts, Suburban Rail Loop Precincts and Activity Centres - Housing Choice and Stations and their residential catchments.

Reduce the number of private motorised trips by concentrating activities that generate high numbers of (non-freight) trips in highly accessible activity centres.

Improve access by walking, cycling and public transport to services and facilities.

Support the continued growth and diversification of activity centres to give communities access to a wide range of goods and services, provide local employment and support local economies.

Improve the social, economic and environmental performance and amenity of activity centres.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)
- *Precinct Structure Planning Guidelines: New Communities in Victoria* (Victorian Planning Authority, 2021)

GREATER DANDENONG PLANNING SCHEME

11.03-1R

02/09/2025
VC283

Activity centres and precincts - Metropolitan Melbourne

Strategies

Support the development and growth of Metropolitan activity centres and Suburban Rail Loop Precincts by ensuring they:

- Are able to accommodate significant growth for a broad range of land uses.
- Are supported with appropriate infrastructure.
- Are hubs for public transport services.
- Offer good connectivity for a regional catchment.
- Provide high levels of amenity.

Plan the activity centres network to support thriving, productive and sustainable communities through:

- The delivery of new homes to meet housing target at appropriate Activity Centres - Housing Choice and Stations.
- Activity Centres – Housing Choice and Stations as a focus for facilities and services.
- Moderated housing growth at other designated activity centres (those not identified as Activity centres – Housing Choice and Stations or Metropolitan activity centres).

Support new activity centres within convenient walking distance of homes in the design of new subdivisions and in areas where services are not in walking distance.

Locate significant new education, justice, community, administrative and health facilities that attract users from large geographic areas in or on the edge of Metropolitan Activity Centres or activity centres with good public transport.

Locate new small scale education, health and community facilities that meet local needs in or around activity centres.

GREATER DANDENONG PLANNING SCHEME

11.03-1L

Proposed C230gdan

Dandenong Metropolitan Activity Centre (Central Dandenong)

POLICY APPLICATION

This policy applies to all land within the Dandenong Metropolitan Activity Centre and surrounds, as shown on the maps to this clause.

OBJECTIVE – GENERAL

To provide for the revitalisation of the Dandenong Metropolitan Activity Centre, known as Central Dandenong, through the consolidation of a mix of residential, office and service industry, retail, entertainment, hospitality, education, community service and recreation/leisure uses and development.

STRATEGIES – GENERAL

Promote activity and vitality in the public realm.

Improve the form and function of Central Dandenong through high quality and innovative built form and urban design responses.

OBJECTIVE – RESIDENTIAL

To facilitate a growing residential population within Central Dandenong, by providing a range of housing options at higher densities, designed to be accessible for people of all ages and abilities.

STRATEGIES – RESIDENTIAL

Encourage development of higher density housing, incorporating design measures to minimise adverse off-site impacts from non-residential uses.

Encourage greater diversity in housing types.

Provide the most direct and safe access to public transport facilities from dwellings.

Encourage high density apartment developments of 5 storeys or more within Central Dandenong.

Accommodate an increase in resident population in Central Dandenong and its periphery.

Encourage high and medium density housing within the residential periphery to Central Dandenong.

OBJECTIVE – OFFICES AND SERVICE INDUSTRY

To accommodate growth in office-based and service industry activity that strengthens the Dandenong National Employment and Innovation Cluster through the provision of centrally located, fit-for-purpose commercial facilities.

STRATEGIES – OFFICES AND SERVICE INDUSTRY

Increase office and service industry employment in Central Dandenong by encouraging development of new and diverse range of office and service industry facility types ranging from small, individual business offices and professional suites to corporate office complexes (including the revitalisation of underutilised building stock).

Develop active links between Central Dandenong and existing industry in the region, by establishing new satellite operations such as exhibition centres, showrooms, and visitor centres.

Encourage the establishment of an increased number of offices in Central Dandenong to support the administrative needs and provision of government and community service organisations.

OBJECTIVE – ENCLOSED RETAIL

To enhance enclosed retail development sites, including the Dandenong Market, Dandenong Plaza and shopping arcades, through greater integration with commercial activity across Central Dandenong and activation at interfaces with the public realm.

GREATER DANDENONG PLANNING SCHEME

STRATEGIES – ENCLOSED RETAIL

Improve integration of existing and new enclosed shopping centres into the Core, encouraging activated interfaces with open space areas, to enliven the public realm 24 hours a day.

Integrate enclosed retail developments with adjacent street level retailing, malls and arcades, where appropriate.

Integrate new enclosed retail developments positively with the public realm at ground level.

Maintain the existing extent of the retail core by not supporting development within the block bounded by Cleeland, King, Stuart and Clow Streets for retail purposes unless reasonably required for the redevelopment of the Fresh Produce Market.

OBJECTIVE – STREET FRONT RETAIL

To revitalise regionally significant commercial activity within the Core of Central Dandenong, in particular along the Spine of Consolidation, activating retail interfaces with the street.

STRATEGIES – STREET FRONT RETAIL

Consolidate and enhance active street frontage retailing in the Core.

Integrate with adjacent malls and arcades where appropriate.

Provide innovative design and active frontages which contribute to the amenity of the area and create activity in the public realm.

OBJECTIVE – LEARNING AND EDUCATION

To provide for access to learning and education facilities within Central Dandenong.

STRATEGIES – LEARNING AND EDUCATION

Support the enhancement of education facilities within and adjacent to Central Dandenong.

Encourage the location of tertiary, learning and educational facilities within or at the edge of Central Dandenong.

Design tertiary, learning and educational facilities that are located within Central Dandenong to contribute to active street frontages.

Promote a multiple function and community use of educational facilities, which expands these into a socially rich asset base for the city and its residents.

OBJECTIVE – COMMUNITY SERVICES

To provide for the growth of, and easy access to, regionally significant government administration, health and community services.

STRATEGIES – COMMUNITY SERVICES

Support the enhancement of public and private community service facilities, such as administrative, vocational, health, welfare and places of worship, in Central Dandenong and adjacent areas.

Encourage community facilities that support the consolidation of use and development in Central Dandenong.

POLICY GUIDELINE – COMMUNITY SERVICES

Consider as relevant:

- Locating community facilities at ground level within the Core where it can be demonstrated to add to the vision for the Core as set out in the *Central Dandenong Comprehensive Development Plan* (City of Greater Dandenong, July 2025).

GREATER DANDENONG PLANNING SCHEME

OBJECTIVE – RECREATION AND LEISURE

To promote the integration of public open space areas within Central Dandenong, and improve access to open space, recreation and leisure facilities.

To support future development that promotes integration of recreation and leisure in the urban design fabric and that utilises the existing heritage assets.

STRATEGIES – RECREATION AND LEISURE

Facilitate the enhancement of indoor and outdoor recreation and leisure facilities.

Enhance the street environment and associated open space as an integrated part of Central Dandenong and adjacent areas.

Encourage new uses and developments that contribute positively to the visual amenity of Central Dandenong.

Concentrate the location of recreation and entertainment uses with a high potential for detrimental amenity impacts in the area bounded by McCrae, Foster, Pultney and Walker Streets.

Facilitate the enhancement of recreation and leisure facilities in the Dandenong Creek area, as well as John Hemmings Memorial Park, as an integrated part of Central Dandenong and adjacent areas.

Extend Dandenong Park across Foster Street to integrate with the Town Hall area and its associated public spaces.

Facilitate the enhancement of playing fields in the area.

POLICY DOCUMENTS

Consider as relevant:

- *Central Dandenong Comprehensive Development Plan* (City of Greater Dandenong, July 2025)
- *Dandenong Railway Precinct Comprehensive Development Plan* (Tract Consultants, August 2012)
- *Declared Project Area – Central Dandenong* (City of Greater Dandenong, August 2010)
- *Design Controls, Metro 3175 Dandenong – Stages 1 and 2* (VicUrban and dKO, December 2004)

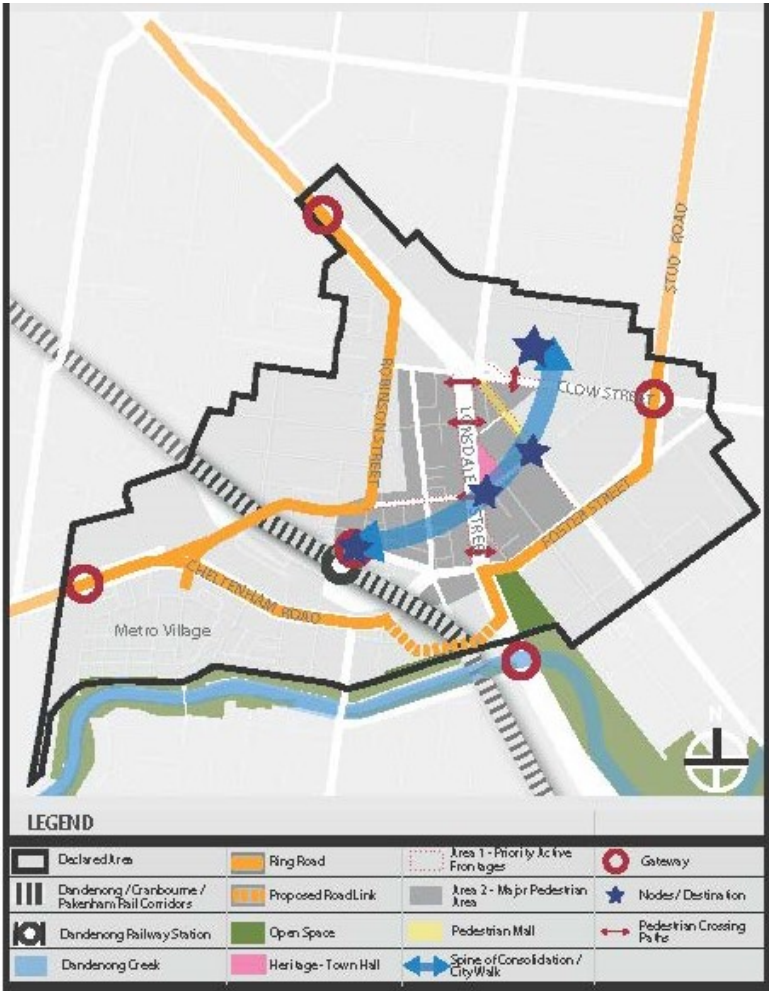
GREATER DANDENONG PLANNING SCHEME

MAP 1: CENTRAL DANDENONG ACTIVITY CENTRE MAP



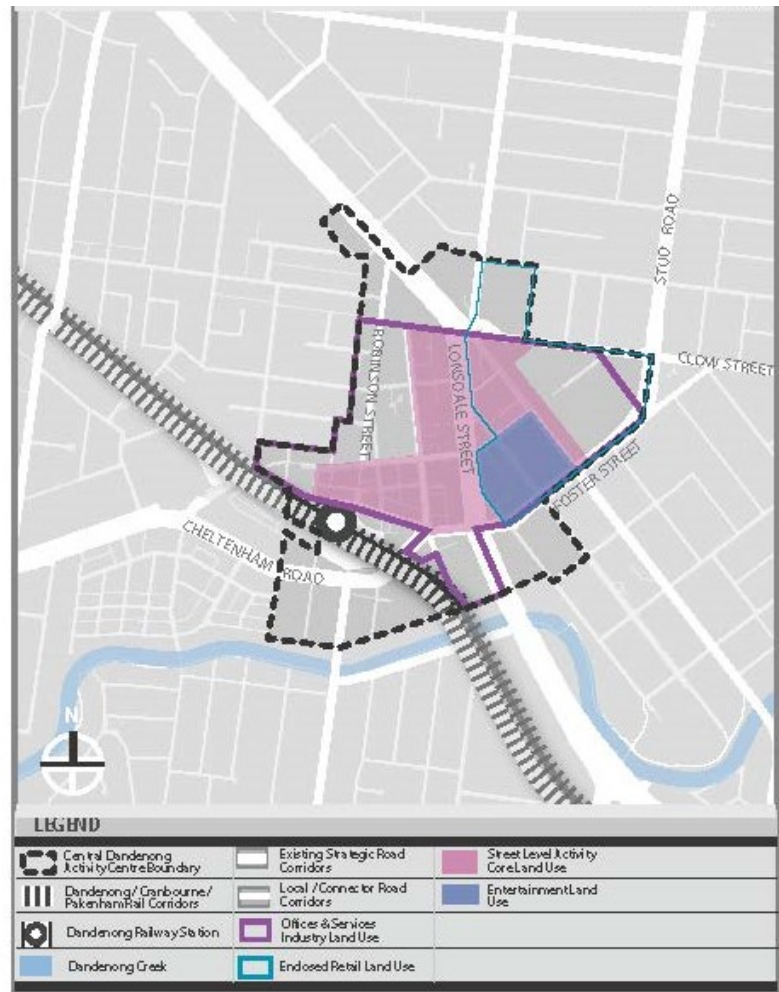
GREATER DANDENONG PLANNING SCHEME

MAP 2: CENTRAL DANDENONG STRATEGIC FRAMEWORK MAP



GREATER DANDENONG PLANNING SCHEME

MAP 3: CENTRAL DANDENONG LAND USE LAYERS MAP



11.03-1L Springvale Major Activity Centre

Proposed C230gdan

POLICY APPLICATION

This policy applies to all land in the Springvale Major Activity Centre as identified in the map titled Springvale Major Activity Centre Urban Design Framework Plan to this Clause and included in Schedule 6 of the Design and Development Overlay.

OBJECTIVE

To support the continued development and expansion of Springvale Major Activity Centre.

STRATEGIES – LAND USE AND ECONOMIC ACTIVITY

Encourage a mix of complementary land uses that supports the future development of the activity centre.

Reinforce the activity centre’s role in encouraging a diverse mix of land uses that include retail, commercial, industrial and residential.

Support the consolidation of sites where development outcomes respect the character of the activity centre and results in the establishment of well designed, mixed-use developments.

GREATER DANDENONG PLANNING SCHEME

Encourage and support the redevelopment of underutilised and key development sites in the activity centre as identified on the Springvale Major Activity Centre Urban Design Framework Plan map to this clause.

Support future investment and encourage the development of key development sites, as identified on the map to this clause, to achieve a mix of residential and commercial uses.

Encourage use and development which strengthens the role of the Asian Food Precinct and promotes a 'night-time' economy within the core commercial, retail and mixed-use precinct.

Encourage use and development that reinforces Springvale Major Activity Centre as a tourism destination.

Encourage development that improves the presentation and amenity of the activity centre.

Encourage streetscape improvements forming a consistent 'brand' for the activity centre.

Encourage the provision of child and family friendly spaces, venues and outdoor areas.

Provide higher density housing options to support the commercial component of the activity centre.

Encourage and support high density housing that is located close to public transport.

Promote development which fosters growth in business, industry and population in the activity centre to support the Monash National Employment and Innovation Cluster (NEIC).

Support and protect commercial and industrial areas as major sources of local employment in the activity centre and facilitate employment growth in the Monash NEIC.

Support the retention of existing industrial and commercial areas for employment growth and the local economy.

Encourage industrial and commercial development in Precincts 10 and 11 (north of Newcomen Road) which enhances the northern entry into the activity centre and improves building address to streets and public spaces.

Encourage the development of purpose-built medical facilities in Precinct 3.

Encourage retail diversity that complements the core retail function of the centre and minimise office uses at ground level.

Support the location of commercial anchors to the southern end of the centre along Springvale Road in Precinct 1.

STRATEGIES – BUILT FORM AND URBAN DESIGN

Encourage the consolidation of key development sites in well designed, mixed-use developments.

Encourage development that reflects the existing fine grain pattern of shop fronts and does not further segment existing land holdings.

Encourage active frontages along key pedestrian routes, open spaces and Springvale Railway station including the bus transport interchange.

Encourage the integration of roof design and forms into overall building façade design, especially in industrial areas (Precincts 10 and 11).

Ensure the design of new built form or modifications to existing buildings are designed and constructed to be site responsive, innovative, utilise materials that minimise glare, can withstand the effects of weathering and incorporate environmentally sustainable design measures.

Improve pedestrian amenity by facilitating and maintaining pedestrian connections and links through mid-block links, laneways and arcades.

Encourage the creation of new pedestrian laneways, widening of existing laneways and footpaths and streetscape improvements.

Encourage development that contributes to upgrading the streetscape, such as the planting of trees and the relocation of power lines underground.

GREATER DANDENONG PLANNING SCHEME

Ensure the external and internal amenity of all new dwellings is considered especially access to daylight and impact of noise and odours.

Encourage new commercial premises to provide well-designed, safe and well-lit car parking.

STRATEGIES – TRANSPORT AND MOVEMENT

Facilitate and encourage new pedestrian connections and mid-block links within the activity centre through the creation of new, and widening of, existing laneways and footpaths.

Facilitate improved transport links between the activity centre and the Monash NEIC.

Encourage and promote the use of off-street car parking (particularly No.8 Balmoral Car Park) to assist with meeting the car parking demand.

Minimise and appropriately locate vehicle crossovers to protect pedestrian amenity and preserve street trees.

Provide pedestrian connectivity through the creation of new pedestrian laneways, widening of existing laneways and footpaths and streetscape improvements.

Ensure new laneways and pedestrian links integrate with the pattern of development of adjacent streets and laneways.

Enhance permeability and connectivity for pedestrians and cyclists within the activity centre and facilitate their priority and safety.

Encourage opportunities for increased pedestrian space and shared urban space within existing road reserves.

Support the development of a continuous cycle route along the rail corridor passing through the activity centre.

STRATEGIES – OPEN SPACE AND PUBLIC REALM

Enhance existing open space and create new open spaces for recreation and leisure opportunities for residents, workers and visitors.

Ensure the development of key development sites facilitate opportunities for new open spaces and widened footpaths which are useable and accessible to the public.

Encourage the integration of buildings with public spaces to reinforce the public realm.

Encourage new development to integrate landscaping with surrounding public spaces.

Encourage the design of development to incorporate landscaping which complements adjoining public realm.

Improve street linkages to open space areas to enable a safe path of travel for pedestrians.

Encourage streetscape improvements including canopy tree planting to soften the built form.

Encourage design treatments along Springvale Road to better define the entrances into the activity centre.

Provide safe landscaped open spaces for residents and visitors to enjoy.

Support public realm initiatives to improve the activity centre's amenity.

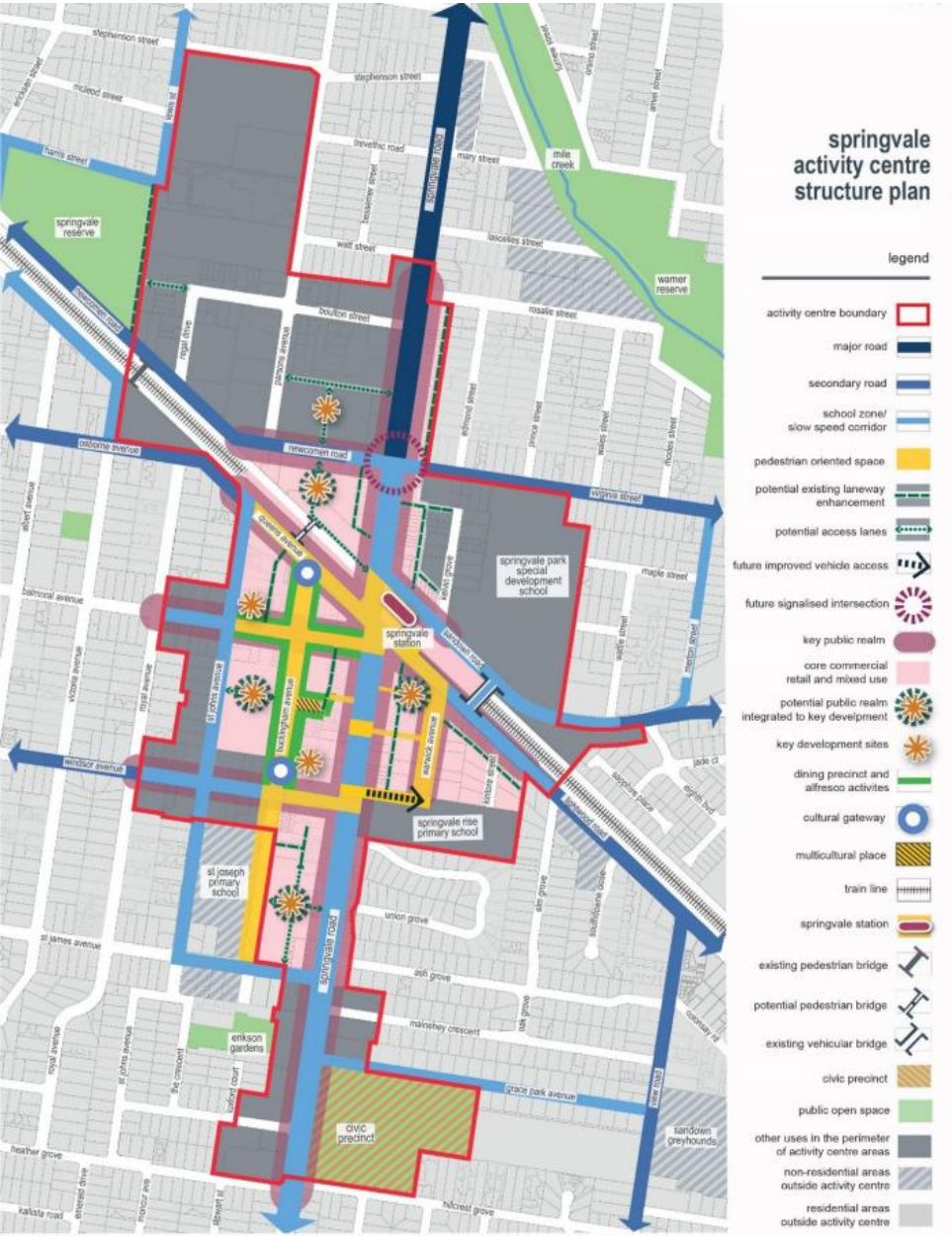
POLICY DOCUMENTS

Consider as relevant:

- *Springvale Activity Centre Structure Plan* (City of Greater Dandenong, July 2017)
- *Springvale Activity Centre Building Heights and Setbacks Study* (Tract Consultants, July 2016)

GREATER DANDENONG PLANNING SCHEME

MAP 1: SPRINGVALE MAJOR ACTIVITY CENTRE URBAN DESIGN FRAMEWORK PLAN



11.03-1L Noble Park Major Activity Centre

Proposed C230gdan

POLICY APPLICATION

This policy applies to land within the Noble Park Major Activity Centre as identified in the map titled Noble Park Major Activity Centre Urban Design Framework Plan to this Clause.

OBJECTIVE

To encourage development that enhances the fine grain, pedestrian scale ‘village’ characteristics of the activity centre.

GREATER DANDENONG PLANNING SCHEME

STRATEGIES

Concentrate higher density development on land south of Heatherton Road in Precinct 2 (Core) and Key Redevelopment Blocks.

Encourage high quality development that supports and facilitates a vibrant, mixed use destination and key hub for commuting, working, retail and leisure.

Improve the quality of and access to public spaces and facilitate the creation of safe, pedestrian oriented streets.

Create an interface between development and the street that results in an activated permeable fine grain streetscape with passive surveillance to the street and public realm.

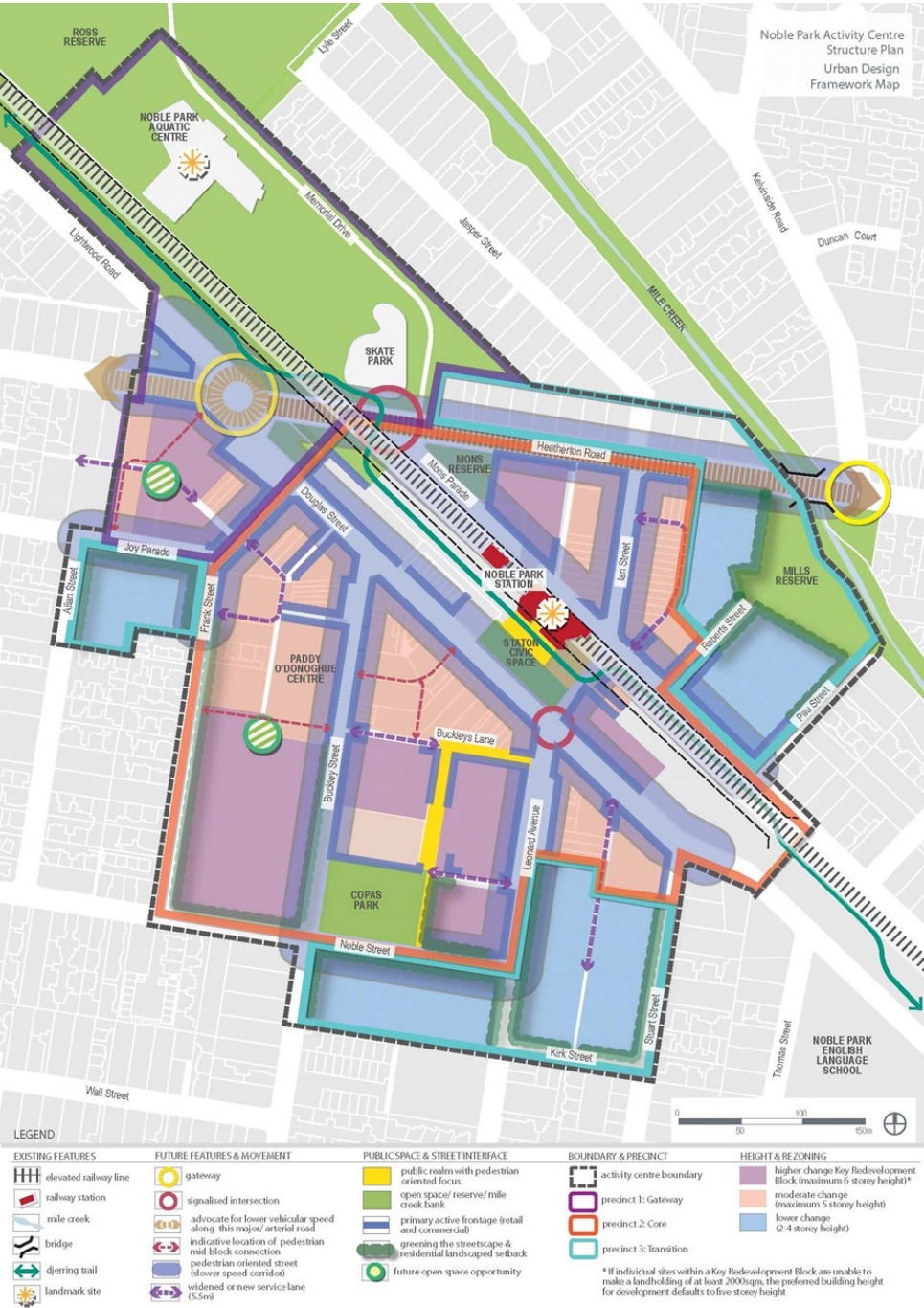
Protect the significant stands of River Red Gums located throughout the activity centre.

POLICY DOCUMENT

Noble Park Major Activity Centre Structure Plan (City of Greater Dandenong, May 2021)

GREATER DANDENONG PLANNING SCHEME

MAP 1: NOBLE PARK MAJOR ACTIVITY CENTRE URBAN DESIGN FRAMEWORK PLAN



11.03-2S
02/09/2025
VC283

Growth areas
Objective

To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas.

GREATER DANDENONG PLANNING SCHEME

Strategies

Concentrate urban expansion into growth areas that are served by high-capacity public transport.

Implement the strategic directions in the growth corridor plans.

Deliver residential densities in the growth areas of Melbourne and Major regional cities of an average of at least:

- 30 dwellings per net developable hectare in locations within walkable distance of existing and proposed activity centres, train stations, major transport routes and public open spaces.
- 20 dwellings per net developable hectare in other growth area locations.

Provide housing diversity and choice through a mix of housing types, particularly in areas suitable for higher residential densities.

Deliver accessible, integrated and adaptable community infrastructure, including a high-quality network of public open space with opportunities for passive and active recreation.

Plan for the timely and adequate provision of public transport and local and regional infrastructure and services, in line with a preferred sequence of land release.

Provide for significant amounts of local employment opportunities and in some areas, provide large scale industrial or other more regional employment generators.

Create a network of mixed-use activity centres that are high quality, well designed and create a sense of place.

Provide a diversity of housing type and distribution.

Retain unique characteristics of established areas impacted by growth.

Protect and manage natural resources and areas of heritage, cultural and environmental significance.

Create well planned, easy to maintain high amenity, environmentally resilient and safe public realms that contribute to a sense of place, support cooling and greening, reduce opportunities for crime, improve perceptions of safety and increase levels of community participation.

Develop and implement plans for growth areas that will:

- Include objectives for each growth area.
- Identify the long term pattern of urban growth.
- Identify the location of broad urban development types, for example activity centre, residential, employment, freight centres and mixed use employment.
- Identify the boundaries of individual communities, landscape values and, as appropriate, the need for discrete urban breaks and how land uses in these breaks will be managed.
- Identify transport networks and options for investigation, such as future railway lines and stations, freight activity centres, freeways and arterial roads.
- Identify the location of open space to be retained for recreation, and/or biodiversity protection and/or flood risk reduction purposes guided and directed by regional biodiversity conservation strategies.
- Show significant waterways as opportunities for creating linear trails, along with areas required to be retained for biodiversity protection and/or flood risk reduction purposes.
- Identify appropriate uses for constrained areas, including quarry buffers.

Develop precinct structure plans consistent with the *Precinct Structure Planning Guidelines: New Communities in Victoria* (Victorian Planning Authority, 2021) to:

- Establish a sense of place and community.
- Create greater housing choice, diversity and affordable places to live.
- Create highly accessible and vibrant activity centres.

GREATER DANDENONG PLANNING SCHEME

- Provide for local employment and business activity.
- Provide better transport choices.
- Respond to climate change and increase environmental sustainability.
- Deliver accessible, integrated and adaptable community infrastructure.
- Deliver 30 per cent tree canopy cover within the public realm and in open spaces (excluding areas dedicated to biodiversity or native vegetation conservation).

Policy documents

Consider as relevant:

- *North Growth Corridor Plan* (Victorian Planning Authority, 2012)
- *West Growth Corridor Plan* (Victorian Planning Authority, 2012)
- *Sunbury Growth Corridor Plan* (Victorian Planning Authority, 2012)
- *South East Growth Corridor Plan* (Victorian Planning Authority, 2012)
- *Precinct Structure Planning Guidelines: New Communities in Victoria* (Victorian Planning Authority, 2021)
- *Ministerial Direction No. 12 – Urban Growth Areas*

GREATER DANDENONG PLANNING SCHEME

11.03-3S

02/09/2025
VC283

Peri-urban areas

Objective

To manage growth in peri-urban areas to protect and enhance their identified valued attributes.

Strategies

Identify and protect areas that are strategically important for the environment, biodiversity, landscape, open space, water, agriculture, energy, recreation, tourism, environment, cultural heritage, infrastructure, extractive and other natural resources.

Enhance the character, identity, attractiveness and amenity of peri-urban towns.

Prevent dispersed settlement and provide for non-urban breaks between urban areas.

Ensure development is linked to the timely and viable provision of physical and social infrastructure.

Improve connections to regional and metropolitan transport services.

GREATER DANDENONG PLANNING SCHEME

11.03-4S

02/09/2025
VC283

Coastal settlement

Objective

To plan for sustainable coastal development.

Strategies

Plan and manage coastal population growth and increased visitation so that impacts do not cause unsustainable use of coastal resources.

Support a network of diverse coastal settlements that provide for a broad range of housing types, economic opportunities and services.

Minimise linear urban sprawl along the coastal edge and ribbon development in rural landscapes.

Protect areas between settlements for non-urban use.

Limit development in identified coastal hazard areas, on ridgelines, primary coastal dune systems, shorelines of estuaries, wetlands and low-lying coastal areas, or where coastal processes may be detrimentally impacted.

Encourage the restructure of old and inappropriate subdivisions to reduce development impacts on the environment.

Ensure a sustainable water supply, stormwater management and sewerage treatment for all development.

Minimise the quantity and enhance the quality of stormwater discharge from new development into the ocean, bays and estuaries.

Prevent the development of new residential canal estates.

Policy documents

Consider as relevant:

- *Marine and Coastal Policy* (Department of Environment, Land, Water and Planning, 2020)
- *Marine and Coastal Strategy* (Department of Environment, Land, Water and Planning, 2022)
- *Siting and Design Guidelines for Structures on the Victorian Coast* (Department of Environment, Land, Water and Planning, 2020)

GREATER DANDENONG PLANNING SCHEME

11.03-5S

30/04/2021
VC185

Distinctive areas and landscapes

Objective

To recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes.

Strategies

Recognise the unique features and special characteristics of these areas and landscapes.

Implement the strategic directions of approved Localised Planning Statements and Statements of Planning Policy.

Integrate policy development, implementation and decision-making for declared areas under Statements of Planning policy.

Recognise the important role these areas play in the state as tourist destinations.

Protect the identified key values and activities of these areas.

Enhance conservation of the environment, including the unique habitats, ecosystems and biodiversity of these areas.

Support use and development where it enhances the valued characteristics of these areas.

Avoid use and development that could undermine the long-term natural or non-urban use of land in these areas.

Protect areas that are important for food production.

Policy documents

Consider as relevant:

- *Bellarine Peninsula Localised Planning Statement* (Victorian Government, 2015)
- *Macedon Ranges Statement of Planning Policy* (Victorian Government, 2019)
- *Mornington Peninsula Localised Planning Statement* (Victorian Government, 2014)
- *Yarra Ranges Localised Planning Statement* (Victorian Government, 2017)

GREATER DANDENONG PLANNING SCHEME

11.03-6S

31/07/2018
VC148

Regional and local places

Objective

To facilitate integrated place-based planning.

Strategies

Integrate relevant planning considerations to provide specific direction for the planning of sites, places, neighbourhoods and towns.

Consider the distinctive characteristics and needs of regional and local places in planning for future land use and development.

GREATER DANDENONG PLANNING SCHEME

12.01

31/07/2018
VC148

BIODIVERSITY

GREATER DANDENONG PLANNING SCHEME

12.01-1S20/03/2023
VC229**Protection of biodiversity****Objective**

To protect and enhance Victoria's biodiversity.

Strategies

Use biodiversity information to identify important areas of biodiversity, including key habitat for rare or threatened species and communities, and strategically valuable biodiversity sites.

Strategically plan for the protection and conservation of Victoria's important areas of biodiversity.

Ensure that decision making takes into account the impacts of land use and development on Victoria's biodiversity, including consideration of:

- Cumulative impacts.
- Fragmentation of habitat.
- The spread of pest plants, animals and pathogens into natural ecosystems.

Avoid impacts of land use and development on important areas of biodiversity.

Consider impacts of any change in land use or development that may affect the biodiversity value of national parks and conservation reserves or nationally and internationally significant sites; including wetlands and wetland wildlife habitat designated under the Convention on Wetlands of International Importance (the Ramsar Convention) and sites utilised by species listed under the Japan-Australia Migratory Birds Agreement (JAMBA), the China-Australia Migratory Birds Agreement (CAMBA), or the Republic of Korea-Australia Migratory Bird Agreement (ROKAMBA).

Assist in the identification, protection and management of important areas of biodiversity.

Assist in the establishment, protection and re-establishment of links between important areas of biodiversity, including through a network of green spaces and large-scale native vegetation corridor projects.

Support land use and development that contributes to protecting and enhancing habitat for indigenous plants and animals in urban areas.

Policy guidelines

Consider as relevant:

- State biodiversity information maintained by the Department of Energy, Environment and Climate Action.

Policy documents

Consider as relevant:

- *Any applicable biodiversity strategies, including the relevant Regional Catchment Strategy (prepared under Part 4 of the Catchment and Land Protection Act 1994)*
- *Biodiversity Conservation Strategy for Melbourne's Growth Corridors* (Department of Environment and Primary Industries, 2013)
- *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017)
- *Protecting Victoria's Environment – Biodiversity 2037* (Department of Environment, Land, Water and Planning, 2017)
- *Victorian Waterway Management Strategy* (Department of Environment and Primary Industries, 2013)

GREATER DANDENONG PLANNING SCHEME

12.01-2S20/03/2023
VC229**Native vegetation management****Objective**

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

Strategies

Ensure decisions that involve, or will lead to, the removal, destruction or lopping of native vegetation, apply the three-step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017):

- Avoid the removal, destruction or lopping of native vegetation.
- Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
- Provide an offset to compensate for the biodiversity impact from the removal, destruction or lopping of native vegetation.

Policy guidelines

Consider as relevant:

- State biodiversity information maintained by the Department of Energy, Environment and Climate Action.

Policy documents

Consider as relevant:

- *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017)
- *Assessor's handbook – applications to remove, destroy or lop native vegetation* (Department of Environment, Land, Water and Planning, 2017)

12.01-1L---/---/---
Proposed C230gdan**Protection of biodiversity – Greater Dandenong green wedge****STRATEGIES**

Encourage the regeneration, repair or creation of wetlands/billabongs and biodiversity habitats.

Encourage use and development that creates or enhances habitat links to increase connectivity in the Greater Dandenong Green Wedge, particularly for aquatic species and mobile canopy-dwelling native species.

Encourage best practice stormwater management practices within and further upstream of the Greater Dandenong Green Wedge.

GREATER DANDENONG PLANNING SCHEME

12.03

31/07/2018
VC148

WATER BODIES AND WETLANDS

GREATER DANDENONG PLANNING SCHEME

12.03-1S16/12/2022
VC201**River and riparian corridors, waterways, lakes, wetlands and billabongs****Objective**

To protect and enhance waterway systems including river and riparian corridors, waterways, lakes, wetlands and billabongs.

Strategies

Protect the environmental, cultural, landscape values of all waterway systems as significant economic, environmental and cultural assets.

Conserve waterway systems and the landscapes and environmental values surrounding them by protecting ecological values, indigenous vegetation, terrestrial and aquatic habitats and encouraging biodiversity.

Sensitively design and site development to maintain and enhance the waterway system and the surrounding landscape setting, environmental assets, and ecological and hydrological systems.

Address the impacts of use and development on drought and flooding events at a catchment and site scale to protect the health and natural function of waterway systems and their surrounding landscape and environment.

Protect geomorphology, bank stability and flood management capacity to strengthen the environmental value and health of waterway systems by:

- Retaining, enhancing and re-establishing indigenous riparian vegetation along waterway systems, ensuring it responds to the bushfire risk of a location.
- Enhancing and re-establishing both terrestrial and aquatic habitats and their linkages along and surrounding waterway systems.
- Limiting earthworks in proximity to waterway systems to minimise alterations to geomorphology, natural drainage, natural flows and water quality.
- Facilitating the restoration of waterway systems through the removal of weeds, invasive species and pests.

Enhance a sense of place and landscape identity by:

- Conserving areas of identified Victorian Aboriginal cultural heritage significance relating to waterway systems.
- Retaining and re-establishing vegetation, including grasslands and canopy trees, surrounding waterway systems to enhance and connect to the landscape setting, ensuring it responds to the bushfire risk of a location.
- Protecting existing topographic features and maintaining a sense of naturalness through sensitive design and siting.

Retain and enhance the recreation and amenity values along waterway systems by:

- Planning for surrounding green spaces as recreation and tourism resources without adversely impacting environmental values and flood management capacity.
- Protecting and enhancing parklands for their economic, social and environmental values.
- Protecting and enhancing public access to waterway systems and surrounding parklands.
- Enhancing existing and providing new green links, pedestrian and cycle connections and open space.
- Discouraging privatisation of spaces that interface with or provide access to waterway systems.
- Avoiding overshadowing of waterway systems, their banks and adjacent public open space.
- Promoting safety by maximising visibility and passive surveillance and providing good connections and access.

GREATER DANDENONG PLANNING SCHEME

Design and site development to maintain and enhance the natural environment of waterway systems by:

- Minimising the visual intrusion of development on the natural landscape views from major roads, bridge crossings, public open space, recreation trails and within waterway systems themselves.
- Ensuring development is visually subordinate to the local landscape setting, including through the use of vegetation to filter views of development.
- Ensuring development adjacent to waterways adopts high quality materials and respectful design and siting.
- Avoiding impeding the natural flow of waterways and future flood events.
- Directing growth to established settlements where water and wastewater can be managed.

Policy guidelines

Consider as relevant:

- Locating earthworks, including dams, a minimum of 30 metres from waterway systems.
- Locating development a minimum of 30 metres from the banks of waterway systems.
- The views of floodplain and waterway managers.
- Any regional catchment strategy and related plans approved under the Catchment and Land Protection Act 1994.

Policy documents

Consider as relevant:

- *Melbourne Water's Guidelines for Approval of Jetties* (Melbourne Water, 2011)
- *Healthy Waterways Strategy* (Melbourne Water, 2018)

GREATER DANDENONG PLANNING SCHEME

12.03-1L **River and riparian corridors, waterways, lakes, wetlands and billabongs - Greater Dandenong**
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Proposed C230gdan

STRATEGIES

Ensure that existing drainage and over land flow corridors within new developments are utilised to create a network of wetlands/billabongs incorporating habitat for indigenous plants and animals and linked open space corridors to filter and improve water quality from urban and rural run-off before entering Port Phillip Bay.

Ensure that development adjacent to open space and along watercourses, addresses but does not dominate, the waterway or open space.

Encourage development to contribute towards the improvement of watercourses and open spaces in their areas, and to integrate landscaping within properties that adjoin public open spaces.

GREATER DANDENONG PLANNING SCHEME

13.03

31/07/2018
VC148

FLOODPLAINS

GREATER DANDENONG PLANNING SCHEME

13.03-1S20/03/2023
VC229**Floodplain management****Objective**

To assist the protection of:

- Life, property and community infrastructure from flood hazard, including coastal inundation, riverine and overland flows.
- The natural flood carrying capacity of rivers, streams and floodways.
- The flood storage function of floodplains and waterways.
- Floodplain areas of environmental significance or of importance to river, wetland or coastal health.

Strategies

Identify land affected by flooding, including land inundated by the 1 in 100 year flood event (1 per cent Annual Exceedance Probability) or as determined by the floodplain management authority in planning schemes.

Avoid intensifying the impact of flooding through inappropriately located use and development.

Plan for the cumulative impacts of use and development on flood behaviour.

Locate emergency and community facilities (including hospitals, ambulance stations, police stations, fire stations, residential aged care facilities, communication facilities, transport facilities, community shelters, child care centres and schools) outside the 1 in 100 year (1 per cent Annual Exceedance Probability) floodplain and, where possible, at levels above the height of the probable maximum flood.

Locate use and development that involve the storage or disposal of environmentally hazardous industrial and agricultural chemicals or wastes and other dangerous goods (including intensive animal industries and sewage treatment plants) outside floodplains unless site design and management is such that potential contact between such substances and floodwaters is prevented, without affecting the flood carrying and flood storage functions of the floodplain.

Ensure land use on floodplains minimises the risk of waterway contamination occurring during floods and floodplains are able to function as temporary storage to moderate peak flows and minimise downstream impacts.

Policy guidelines

Consider as relevant:

- Regional catchment strategies and special area plans approved by the Minister for Environment or Minister for Water.
- Any floodplain management manual or guideline of policy and practice, or catchment management, river health, wetland or floodplain management strategy adopted by the relevant responsible floodplain management authority.
- Any best practice environmental management guidelines for stormwater adopted by the Environment Protection Authority.

Policy documents

Consider as relevant:

- *Victorian Floodplain Management Strategy* (Department of Environment, Land, Water and Planning, 2016)

GREATER DANDENONG PLANNING SCHEME

13.03-1L Floodplains - Greater Dandenong

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Proposed C230gdan

STRATEGY

Support flood mitigation opportunities, including retarding basins and other drainage infrastructure, which reduce flood and inundation in the green wedge.

GREATER DANDENONG PLANNING SCHEME

13.04

31/07/2018
VC148

SOIL DEGRADATION

GREATER DANDENONG PLANNING SCHEME

13.04-1S

04/05/2022
VC210

Contaminated and potentially contaminated land

Objective

To ensure that contaminated and potentially contaminated land is used and developed safely.

Strategies

Ensure contaminated or potentially contaminated land is or will be suitable for the proposed use, prior to the commencement of any use or development.

Protect a sensitive use (residential use, childcare centre, kindergarten, pre-school centre, primary school, even if ancillary to another use), children's playground or secondary school from the effects of contamination.

Facilitate the remediation of contaminated land to make the land suitable for future intended use or development.

Policy guideline

Consider as relevant the potential for contamination to impact the proposed use or development through an assessment that is proportionate to the risk, including:

- An assessment in accordance with the *National Environment Protection (Assessment of Site Contamination) Measure* (National Environment Protection Council, 1999)
- A preliminary risk screen assessment or environmental audit under Part 8.3 of the *Environment Protection Act 2017*.

Policy documents

Consider as relevant:

- *Ministerial Direction No. 1 - Potentially Contaminated Land*
- *National Environment Protection (Assessment of Site Contamination) Measure* (National Environment Protection Council, 1999)

GREATER DANDENONG PLANNING SCHEME

13.04-1L Contaminated and potentially contaminated land – Greater Dandenong

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Proposed C230gdan

STRATEGY

Undertake soil testing on land identified as having the potential to contain Coastal Acid Sulfate Soils prior to any earthworks.

13.04-2S

31/07/2018
VC148

Erosion and landslip

Objective

To protect areas prone to erosion, landslip or other land degradation processes.

Strategies

Identify areas subject to erosion or instability in planning schemes and when considering the use and development of land.

Prevent inappropriate development in unstable areas or areas prone to erosion.

Promote vegetation retention, planting and rehabilitation in areas prone to erosion and land instability.

Policy guidelines

Consider as relevant:

- Any applicable regional catchment strategy.
- Any special area plan approved under the *Catchment and Land Protection Act 1994*.

GREATER DANDENONG PLANNING SCHEME

13.04-3S

31/07/2018
VC148

Salinity

Objective

To minimise the impact of salinity and rising water tables on land uses, buildings and infrastructure in rural and urban areas and areas of environmental significance and reduce salt load in rivers.

Strategies

Identify areas subject to salinity in the preparation of planning schemes and land use planning decisions.

Promote vegetation retention and replanting in aquifer recharge areas contributing to groundwater salinity problems.

Prevent inappropriate development in areas affected by groundwater salinity.

Policy guidelines

Consider as relevant:

- Any applicable regional catchment strategy and any associated implementation plan or strategy (particularly salinity management plans and regional vegetation plans).
- Any special area plan approved under the *Catchment and Land Protection Act 1994*.

Policy documents

Consider as relevant:

- *Salinity Information Kit: Volume 1 - A Local Government Planning Guide for Dryland Salinity* (Department of Conservation and Natural Resources, 1995)

GREATER DANDENONG PLANNING SCHEME

13.07

26/05/2020
VC175

AMENITY, HUMAN HEALTH AND SAFETY

GREATER DANDENONG PLANNING SCHEME

13.07-1S

14/01/2025
VC237

Land use compatibility

Objective

To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.

Strategies

- Ensure that use or development of land is compatible with adjoining and nearby land uses
- Avoid locating incompatible uses in areas that may be impacted by adverse off-site impacts from commercial, industrial and other uses.
- Avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through land use separation, siting, building design and operational measures.
- Protect commercial, industrial and other employment generating uses from encroachment by use or development that would compromise the ability of those uses to function safely and effectively.

Policy documents

Consider as relevant:

- *Separation Distance Guideline* (Environment Protection Authority, August 2024)
- *Landfill Buffer Guideline* (Environment Protection Authority, August 2024)

GREATER DANDENONG PLANNING SCHEME

13.07-1L Land use compatibility – Greater Dandenong

Proposed C230gdan

STRATEGIES

Facilitate responsive design of residential development at the interface with sensitive or particular uses, such as industrial land, creeks, wetlands, parks, open spaces and other urban/non-urban interface areas.

Encourage the incorporation of acoustic attenuation measures in new residential developments on land within the Mixed Use and Commercial Zones to protect occupants from external noise impacts.

Discourage non-residential uses within or adjacent to residential areas, except along main roads, collector roads or on corner sites.

Encourage master plans to be prepared for institutional uses within Keysborough to guide the future land use and development of the sites.

Ensure the design of new residential development within activity centres protects residents from the adverse impacts of commercial operations in the centre in terms of noise, lighting and odours.

Discourage the establishment of industries that rely on visits by heavy vehicles in locations that require the use of roads through residential areas or activity centres.

Encourage industrial developments to incorporate water sensitive urban design.

Ensure that the siting and design of new land uses and development in the green wedge provides adequate protection from the potential off-site impacts of the legitimate operations of the Eastern Treatment Plant and the Southern Industrial Precinct – Dandenong South land in the Industrial 2 Zone.

Ensure that new use and development does not compromise existing or preferred land uses in the green wedge (such as agriculture, recreation, equestrian and sporting activities).

POLICY GUIDELINE

Consider as relevant:

- Incorporating measures that mitigate the impacts of noise, lighting and significant odours.

13.07-2S

26/10/2018
VC152

Major hazard facilities

Objective

To minimise the potential for human and property exposure to risk from incidents that may occur at a major hazard facility and to ensure the ongoing viability of major hazard facilities.

Strategies

Ensure major hazard facilities are sited, designed and operated to minimise risk to surrounding communities and the environment.

Consider the risks associated with increasing the intensity of use and development within the threshold distance of an existing major hazard facility.

Apply appropriate threshold distances from sensitive land uses for new major hazard facilities and between major hazard facilities.

Protect registered or licenced major hazard facilities as defined under Regulation 5 of the Occupational Health and Safety Regulations 2017 from encroachment of sensitive land uses.

GREATER DANDENONG PLANNING SCHEME

13.07-3S

01/07/2025
VC286

Live music

Objective

To encourage, create and protect opportunities for the enjoyment of live music.

Strategies

Identify areas where live music venues are encouraged or where there are clusters of live music venues.

Implement measures to ensure live music venues can co-exist with nearby residential and other noise sensitive land uses.

Policy guidelines

Consider as relevant:

- The social, economic and cultural benefits to the community of:
 - Retaining an existing live music venue.
 - The development of new live music entertainment venues.
 - Clustering live music venues.

GREATER DANDENONG PLANNING SCHEME

14.01

31/07/2018
VC148

AGRICULTURE

GREATER DANDENONG PLANNING SCHEME

14.01-1S20/03/2023
VC229**Protection of agricultural land****Objective**

To protect the state's agricultural base by preserving productive farmland.

Strategies

Identify areas of productive agricultural land, including land for primary production and intensive agriculture.

Consider state, regional and local, issues and characteristics when assessing agricultural quality and productivity.

Avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.

Protect productive farmland that is of strategic significance in the local or regional context.

Protect productive agricultural land from unplanned loss due to permanent changes in land use.

Prevent inappropriately dispersed urban activities in rural areas.

Protect strategically important agricultural and primary production land from incompatible uses.

Limit new housing development in rural areas by:

- Directing housing growth into existing settlements.
- Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses.
- Encouraging consolidation of existing isolated small lots in rural zones.

Identify areas of productive agricultural land by consulting with the Department of Energy, Environment and Climate Action and using available information.

In considering a proposal to use, subdivide or develop agricultural land, consider the:

- Desirability and impacts of removing the land from primary production, given its agricultural productivity.
- Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production.
- Compatibility between the proposed or likely development and the existing use of the surrounding land.
- The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.
- Land capability.

Avoid the subdivision of productive agricultural land from diminishing the long-term productive capacity of the land.

Give priority to the re-structure of inappropriate subdivisions where they exist on productive agricultural land.

Balance the potential off-site effects of a use or development proposal (such as degradation of soil or water quality and land salinisation) against the benefits of the proposal.

GREATER DANDENONG PLANNING SCHEME

14.01-1R

31/07/2018
VC148

Protection of agricultural land - Metropolitan Melbourne

Strategy

Protect agricultural land in Metropolitan Melbourne's green wedges and peri-urban areas to avoid the permanent loss of agricultural land in those locations.

GREATER DANDENONG PLANNING SCHEME

14.01-2S21/09/2018
VC150**Sustainable agricultural land use****Objective**

To encourage sustainable agricultural land use.

Strategies

Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.

Support the development of innovative and sustainable approaches to agricultural and associated rural land use practices.

Support adaptation of the agricultural sector to respond to the potential risks arising from climate change.

Encourage diversification and value-adding of agriculture through effective agricultural production and processing, rural industry and farm-related retailing.

Assist genuine farming enterprises to embrace opportunities and adjust flexibly to market changes.

Support agricultural investment through the protection and enhancement of appropriate infrastructure.

Facilitate ongoing productivity and investment in high value agriculture.

Facilitate the establishment and expansion of cattle feedlots, pig farms, poultry farms and other intensive animal industries in a manner consistent with orderly and proper planning and protection of the environment.

Ensure that the use and development of land for animal keeping or training is appropriately located and does not detrimentally impact the environment, the operation of surrounding land uses and the amenity of the surrounding area.

Policy documents

Consider as relevant:

- *Victorian Code for Cattle Feedlots* (Department of Agriculture, Energy and Minerals, 1995)
- *Victorian Code for Broiler Farms* (Department of Primary Industries, 2009, plus 2018 amendments)
- *Apiary Code of Practice* (Department of Planning and Community Development, 2011)
- *Planning Guidelines for Land Based Aquaculture in Victoria* (Department of Primary Industries, No. 21, 2005)
- *Victorian Low Density Mobile Outdoor Poultry Farm Planning Permit Guidelines* (Department of Economic Development, Jobs, Transport and Resources, June 2018)
- *Victorian Low Density Mobile Outdoor Pig Farm Planning Permit Guidelines* (Department of Economic Development, Jobs, Transport and Resources, June 2018)

GREATER DANDENONG PLANNING SCHEME

14.01-3S

20/03/2023
VC229

Forestry and timber production

Objective

To facilitate the establishment, management and harvesting of plantations and the harvesting of timber from native forests.

Strategies

Identify areas that may be suitably used and developed for plantation timber production.

Promote the establishment of softwood and hardwood plantations on predominantly cleared land, as well as other areas that are subject to or contributing to land and water degradation.

Ensure protection of water quality and soil.

Ensure timber production in native forests is conducted in a sustainable manner.

Conduct timber production (except agroforestry, windbreaks and commercial plantations of 5 hectares or less) in accordance with the *Code of Practice for Timber Production 2014 (as amended 2022)* (Department of Environment, Land, Water and Planning, 2022).

Ensure Victoria's greenhouse sinks are protected and enhanced by controlling land clearing, containing the growth of urban areas and supporting revegetation programs.

Policy documents

Consider as relevant:

- *Code of Practice for Timber Production 2014 (as amended 2022)* (Department of Environment, Land, Water and Planning, 2022)

14.01-1L

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Proposed C230gdan

Agriculture – Greater Dandenong green wedge

STRATEGIES

Discourage further subdivision of lots in the green wedge where agriculture is established and viable.

Encourage, and where possible facilitate, the consolidation of land and leasing in the Greater Dandenong Green Wedge to assist operations needing more land for agricultural viability.

Encourage the establishment of niche and specialised agricultural activities in the green wedge, particularly those that support food security.

Prevent the establishment of industrial activities in the green wedge except where they are directly related to or contribute to agricultural production.

GREATER DANDENONG PLANNING SCHEME

14.02 **WATER**
31/07/2018
VC148

GREATER DANDENONG PLANNING SCHEME

14.02-1S

22/11/2024
VC263

Catchment planning and management

Objective

To assist the protection and restoration of catchments, waterways, estuaries, bays, water bodies, groundwater, and the marine environment.

Strategies

Ensure the continued availability of clean, high-quality drinking water by protecting water catchments and water supply facilities.

Consider the impacts of catchment management on downstream water quality and freshwater, coastal and marine environments.

Retain natural drainage corridors with vegetated buffer zones at least 30 metres wide along each side of a waterway to:

- Maintain the natural drainage function, stream habitat and wildlife corridors and landscape values,
- Minimise erosion of stream banks and verges, and
- Reduce polluted surface runoff from adjacent land uses.

Undertake measures to minimise the quantity and retard the flow of stormwater from developed areas.

Require appropriate measures to filter sediment and wastes from stormwater prior to its discharge into waterways, including the preservation of floodplain or other land for wetlands and retention basins.

Ensure that development at or near waterways provide for the protection and enhancement of the environmental qualities of waterways and their instream uses.

Ensure land use and development minimises nutrient contributions to water bodies and the potential for the development of algal blooms.

Require appropriate measures to restrict sediment discharges from construction sites.

Ensure planning is coordinated with the activities of catchment management authorities.

Ensure that water quality infrastructure is designed to minimise risk of harm to surface waters and groundwater.

Policy guidelines

Consider as relevant:

- Any regional catchment strategy and related plans approved under the *Catchment and Land Protection Act 1994*.
- Any applicable implementation strategy approved by a catchment management authority or waterway management authority.
- Any special area or management plan under the *Heritage Rivers Act 1992*.
- Any action statement or management plan prepared under the *Flora and Fauna Guarantee Act 1988*.

Policy documents

Consider as relevant:

- *Murray River Regional Environmental Plan No 2 (REP2) of New South Wales*
- *Marine and Coastal Policy* (Department of Environment, Land, Water and Planning, 2020)

GREATER DANDENONG PLANNING SCHEME

- *Planning Permit Applications in Special Water Supply Catchment Areas* (Department of Energy, Environment and Climate Action, 2024)
- *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999)

GREATER DANDENONG PLANNING SCHEME

14.02-1L Catchment planning and management – Greater Dandenong

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Proposed C230gdan

STRATEGIES

Ensure transport infrastructure projects in the green wedge are supported by Environmental Management Plans addressing localised impacts on water and environmental resources.

Encourage the installation of on-site water storage infrastructure in the green wedge.

14.02-2S

22/11/2024
VC263

Water quality

Objective

To protect water quality.

Strategies

Protect reservoirs, water mains and local storage facilities from potential contamination.

Ensure that land use activities potentially discharging contaminated runoff or wastes to waterways are sited and managed to minimise such discharges and to protect the quality of surface water and groundwater resources, rivers, streams, wetlands, estuaries and marine environments.

Discourage incompatible land use activities in areas subject to flooding, severe soil degradation, groundwater salinity or geotechnical hazards where the land cannot be sustainably managed to ensure minimum impact on downstream water quality or flow volumes.

Prevent the establishment of incompatible land uses in aquifer recharge or saline discharge areas and in potable water catchments.

Ensure that the siting, design, operation and rehabilitation of landfills avoids impacts on groundwater and surface water.

Avoid detrimental impacts on groundwater resources and minimise risk of harm to human health and the environment from proposed land use or development.

Policy documents

Consider as relevant:

- *Civil Construction, Building and Demolition Guide* (Publication 1834, Environment Protection Authority, November 2020)
- *Environment Reference Standard* (Gazette No. S 245, 26 May 2021)
- *Planning Permit Applications in Special Water Supply Catchment Areas* (Department of Energy, Environment and Climate Action, 2024)

GREATER DANDENONG PLANNING SCHEME

14.02-3S28/10/2022
VC224**Protection of declared irrigation districts****Objective**

To plan and manage for sustainable change within irrigation districts declared under Part 6A of the *Water Act 1989*.

Strategies

Identify and plan for the future needs of communities to adapt and adjust to strategic land use change within an irrigation district.

Ensure the future viability of an irrigation district by preventing non-agricultural use of land in a declared irrigation district where the land is serviced, or was serviced as at 17 September 2019, by rural water corporation irrigation infrastructure, unless the rural water corporation infrastructure has been, or is planned to be, decommissioned.

Ensure non-agricultural land use does not undermine the integrity of irrigation infrastructure and complements existing and future agricultural production.

Ensure land use change within an irrigation district does not negate the potential opportunities for a rural water corporation to make adjustments to the footprint of an irrigation district that are identified under an approved plan or strategy.

Ensure land use change does not limit the ability of future investment in irrigation infrastructure that achieves the intended benefits of minimising water loss, and improved irrigation service efficiency to the farm gate and overall agricultural production.

Policy documents

Consider as relevant:

- *Water for Victoria* (Department of Environment, Land, Water and Planning, 2016)
- *Gippsland Region Sustainable Water Strategy* (Department of Sustainability and Environment, 2011)
- *Western Region Sustainable Water Strategy* (Department of Sustainability and Environment, 2011)
- *Northern Region Sustainable Water Strategy* (Department of Sustainability and Environment, 2009)
- *Central Region Sustainable Water Strategy* (Department of Sustainability and Environment, 2006)
- *Victorian Government White Paper; Securing Our Water Future Together – Our Water, Our Future* (Department of Sustainability and Environment, 2004)

GREATER DANDENONG PLANNING SCHEME

15.01 **BUILT ENVIRONMENT**
31/07/2018
VC148

GREATER DANDENONG PLANNING SCHEME

15.01-1S

02/09/2025
VC283

Urban design

Objective

To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Strategies

Require development to respond to its context in terms of character, cultural identity and heritage, natural features, surrounding landscape and climate.

Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.

Ensure the interface between the private and public realm protects and enhances personal safety.

Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.

Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.

Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.

Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.

Promote good urban design along and abutting transport corridors.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

GREATER DANDENONG PLANNING SCHEME

15.01-1R

31/07/2018
VC148

Urban design - Metropolitan Melbourne

Objective

To create a distinctive and liveable city with quality design and amenity.

Strategies

Support the creation of well-designed places that are memorable, distinctive and liveable.

Integrate place making practices into road space management.

Strengthen Melbourne's network of boulevards.

Create new boulevards in urban-growth areas and selected existing road corridors across Melbourne.

Provide spaces and facilities that encourage and support the growth and development of Melbourne's cultural precincts and creative industries.

GREATER DANDENONG PLANNING SCHEME

15.01-1L Urban design – Greater Dandenong

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Proposed C230gdan

STRATEGIES

- Support the promotion of multi-cultural identity as reflected in the city's built form.
- Encourage new developments which are adjacent to public open spaces to address and complement the open space.
- Promote views of valued landscapes and pleasing vistas from both the private and public realm.
- Encourage planting and landscape themes, which complement and improve the environment.
- Encourage developments to provide for canopy trees.
- Promote the development of activity centres as attractive places for the community.
- Encourage the retention and strengthening of the mix of built environments within and around activity centres to support and sustain their vitality.
- Encourage new developments to establish a landscape setting, which reflects the local and wider landscape character.
- Encourage landscaping that integrates canopy trees with a mix of shrubs and ground covers to complement and integrate with existing or proposed landscaping in public areas.
- Encourage signs in appropriate areas to include English and one other language reflecting the cultural aspect of the locality.
- Ensure major promotion and sky signs along road corridors are appropriately spaced so as not to dominate the overall setting and to minimise impact on viewing corridors/major view lines.
- Encourage buildings or works on land adjacent to the EastLink motorway to be designed in a manner that complements the motorway.
- Ensure signs in residential areas do not dominate the building, the site and the streetscape.

15.01-1L Urban design – Greater Dandenong gateway locations

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Proposed C230gdan

POLICY APPLICATION

This policy applies to applications for use and development of land (including signage) in gateway locations as identified on the map to this clause.

STRATEGIES

- Encourage developments that are designed to uniquely identify the City of Greater Dandenong and improve visual amenity at gateway locations.
- Support the effective, sensitive display of signs in gateway locations.

POLICY GUIDELINES

Consider as relevant:

- Gateway Concept Plans contained within the *City of Greater Dandenong Gateways Strategy* (December 2011).

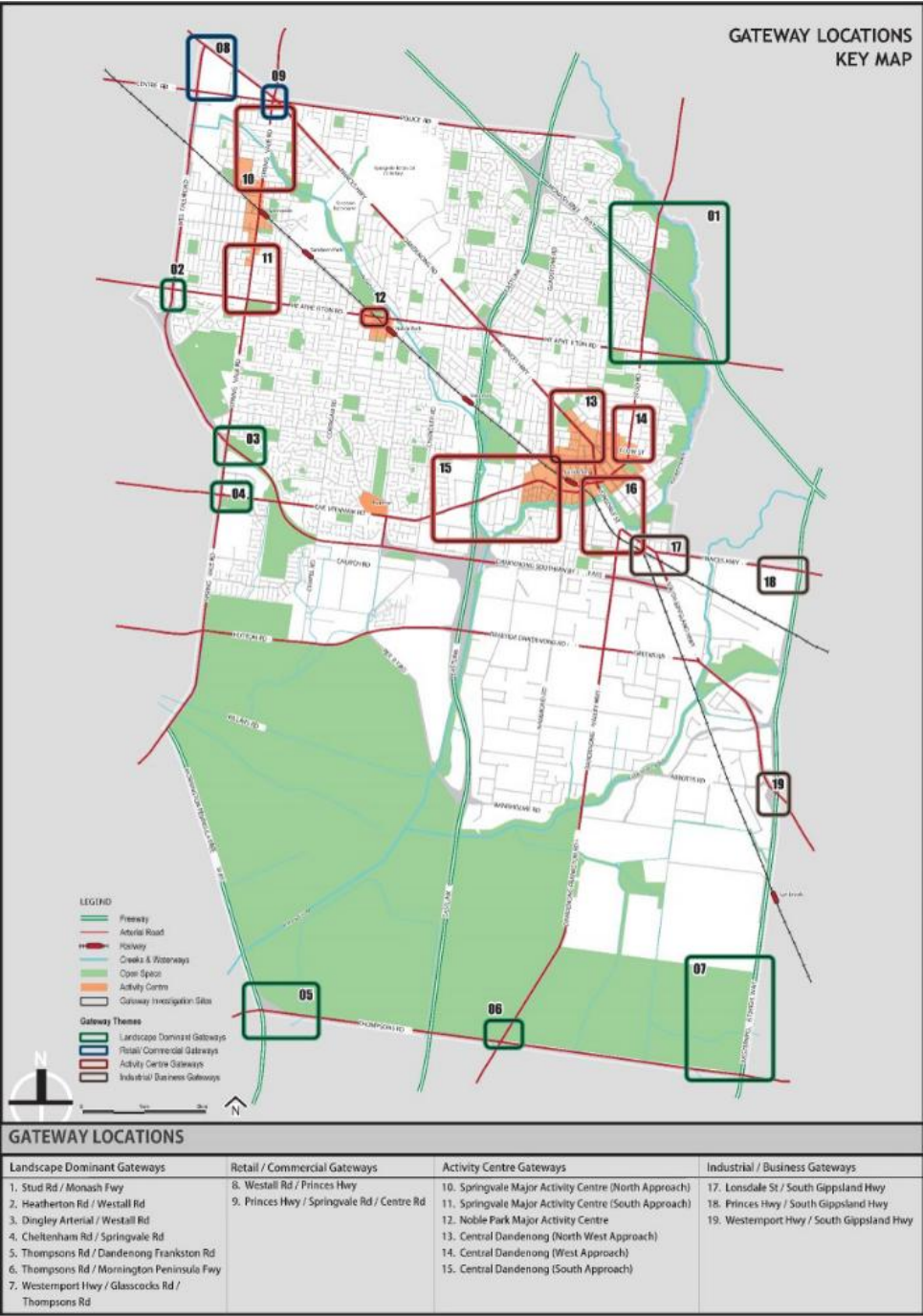
POLICY DOCUMENTS

Consider as relevant:

- *City of Greater Dandenong Gateways Strategy* (December 2011)

GREATER DANDENONG PLANNING SCHEME

MAP 1: GATEWAY LOCATIONS KEY MAP – GREATER DANDENONG



15.01-1L

Signs

Proposed C230gdan

Strategies – General

Encourage signs that make a positive contribution to both the day and night time character of activity centres.

GREATER DANDENONG PLANNING SCHEME

Improve the appearance of identified gateway locations across the municipality through the effective, sensitive display of signs.

Ensure signs are designed to take into account how they will be viewed and read from different modes of travel.

Ensure signs are legible and concise in their presentation.

Ensure signs are designed to eliminate glare.

Integrate signs, where practicable, with existing buildings and structures rather than as stand-alone structures.

Encourage signs on shop windows that are of innovative design to enrich pedestrian visual experience.

Ensure signs in strip shopping centres adjoining residential areas do not face adjoining dwellings.

Encourage signs in languages other than English only if they include a translation into English. A sign should use no more than two different languages, including English.

Ensure signs on heritage buildings or objects are carefully designed to integrate with the architecture of the buildings without obscuring important architectural features and detailing.

Encourage signs on buildings or sites with multiple occupancies, such as industrial estates, business complexes and shopping arcades, to be located at shared or co-located spaces that are preferably at the main entry to the building or site.

POLICY GUIDELINES – GENERAL

Consider as relevant:

- Signs are displayed in a manner such that they:
 - Are at a safe clearance above the footpath (a minimum of 2700mm) and are set back at least 750mm from the kerb line if the signs are located on street-fronting development and protrude from the property boundary.
 - Do not compromise the structural integrity and safety of the host building/structure.
 - Do not impair the effectiveness of the surrounding security and emergency signs.
- Sign design, material selection and structures are carefully chosen to avoid vandalism and to ensure durability and ease of maintenance.

STRATEGIES – STREET-ORIENTED DEVELOPMENT

Ensure sign types and positions are appropriate for any given development having regard to the characteristics of the site, including any buildings on the site and the broader streetscape, and are not unnecessarily repetitive or clutter the frontage.

Any signs on a building that are above the pedestrian awning or verandah are encouraged to be:

- Preferably located on a parapet.
- Limited to one sign per elevation, except for a projecting sign that can be viewed only from an alternative elevation.
- Designed to complement the architecture of the building in terms of style, scale and proportion.
- Designed so as not to dominate the building.

Discourage signs that are located:

- Above the parapet.
- On the roof of a building.
- On top of an awning/verandah.

GREATER DANDENONG PLANNING SCHEME

Display signs that project from the building in a manner that:

- Projects no more than one metre from the building (refer to Figure 2a).
- Has regard to the architectural features of the building.
- Is located at a minimum of 2700mm above the footpath.

Encourage appropriate sign combinations for a single building, preferably the verandah fascia and suspended under verandah combination (refer to Figures 2a and 2b).

Ensure signs on a shop front or mounted on or within windows:

- Are confined to the windows at ground level.
- Do not dominate the shop front nor compete with a business identification sign.
- Do not dominate or obscure the windows.
- Comprise no more than 20 per cent of the shop front inclusive of window glazing (the exception being real estate signs during construction and prior to occupancy).

Ensure signs on the ground floor of a building are placed at only one or two of the following locations (refer to Figure 2a and 2b):

- On the verandah fascia.
- Suspended under the verandah or cantilevered over the footpath (at a minimum of 2700mm above the footpath).
- Above the door.
- In the transom.
- In the display window.

Ensure ground level signs are placed at a minimum separation distance of three metres or consistent with the established streetscape pattern (refer to Figure 3).

Discourage ground level signs from being located on the columns or pilasters between two shop windows (refer to Figure 4).

POLICY GUIDELINES – STREET-ORIENTED DEVELOPMENT

Consider as relevant:

- Street-oriented development is generally characterised by a built form or built environment:
 - With zero or a minimal setback from the street, laneway and side boundaries.
 - That promotes continuity of the frontage between adjacent developments.
 - That facilitates active pedestrian interaction between the building and street.
 - That incorporates other pedestrian-friendly features such as weather protection.
- Guidance about signs proposed for street-oriented display on buildings or sites illustrated in the following diagrams:

Figure 1a: Encouraged sign locations

GREATER DANDENONG PLANNING SCHEME

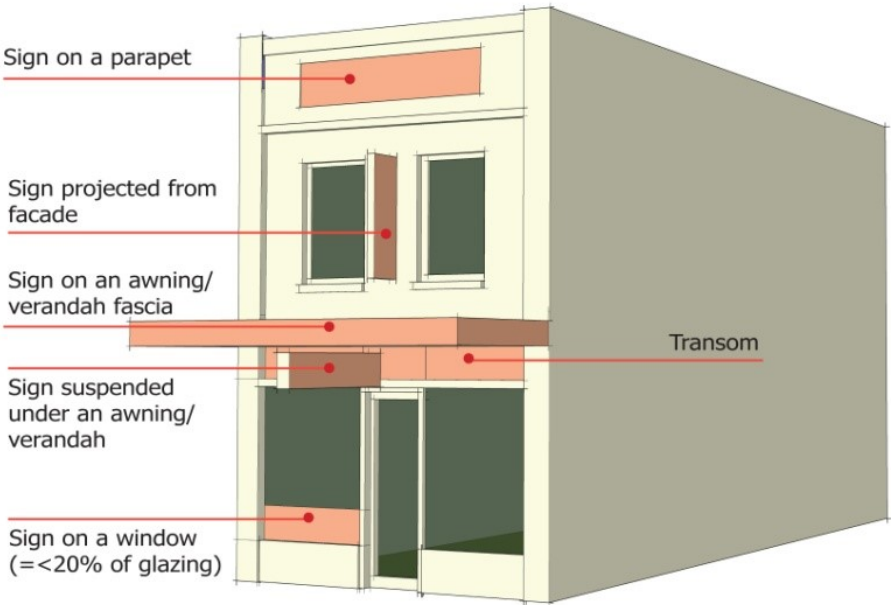


Figure 1b: Discouraged sign locations

GREATER DANDENONG PLANNING SCHEME

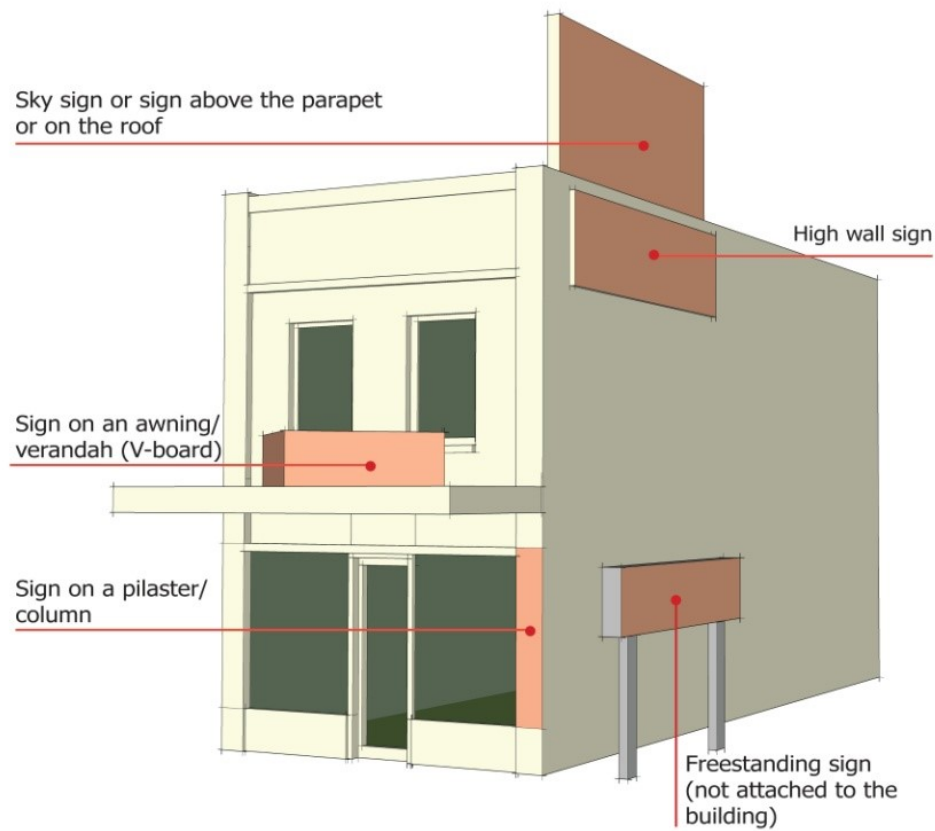


Figure 2a: Appropriate signage arrangements (without verandahs)

GREATER DANDENONG PLANNING SCHEME

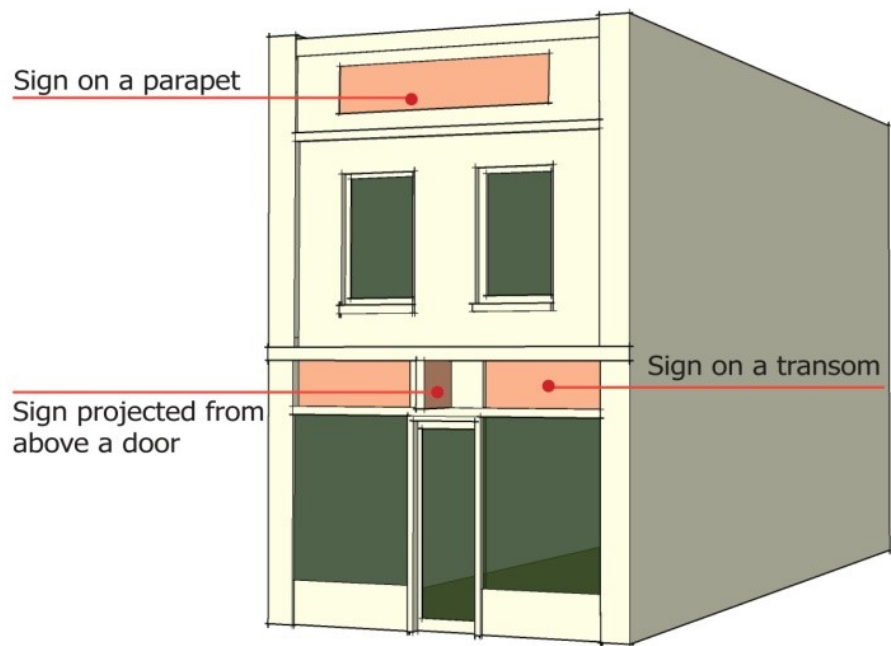


Figure 2b: Appropriate signage arrangements (with verandahs)

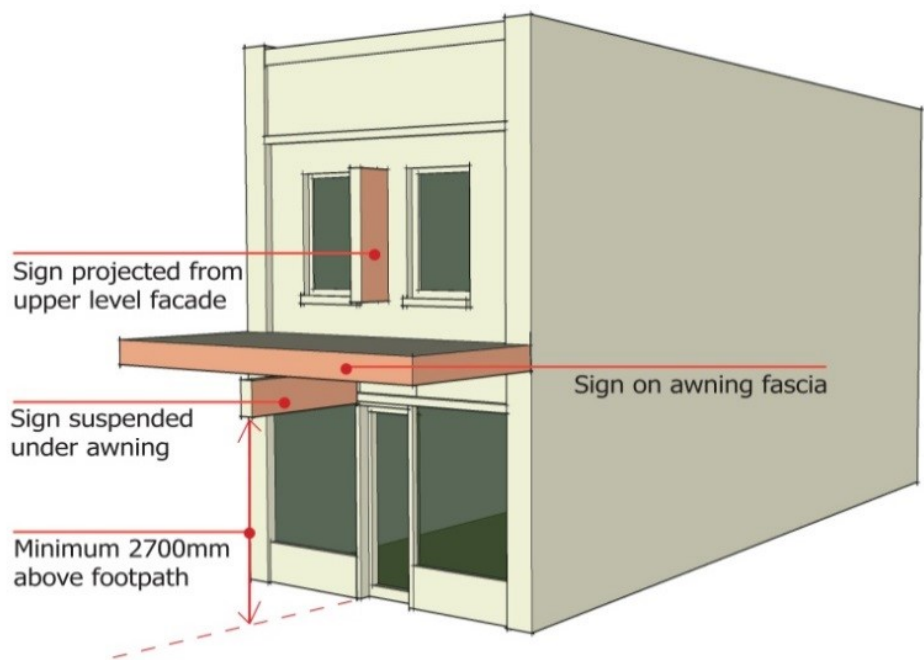
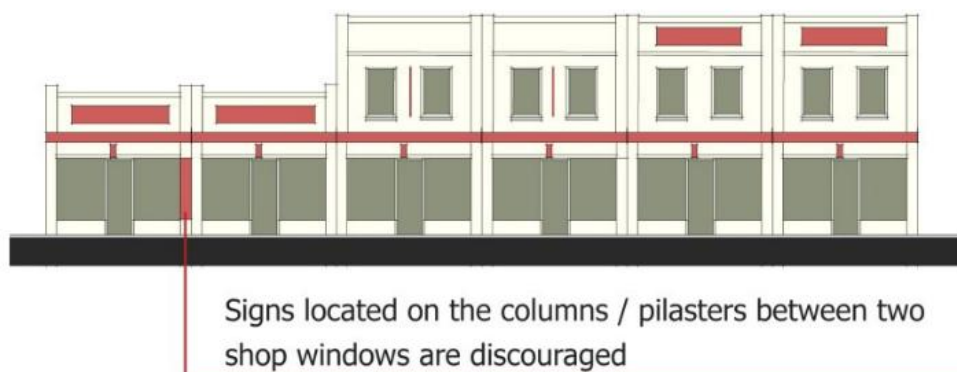


Figure 3: Encouraged sign location spacing under awnings/verandah

GREATER DANDENONG PLANNING SCHEME



Figure 4 Discouraged sign locations – columns/pilasters



STRATEGIES – ILLUMINATED (INCLUDING ANIMATED, ELECTRONIC, FLOODLIT AND INTERNALLY ILLUMINATED SIGNS)

Encourage internally illuminated, non-flashing, neon tubular signs at ground level in activity centres to add vitality to and create a brighter and safer environment.

Encourage illuminated signs in the following locations:

- Suspended under verandahs.
- Cantilevered at a minimum height of 2700mm above the footpath.
- In the display window.

GREATER DANDENONG PLANNING SCHEME

- On the parapet.
- Projecting from the upper façade (preferably vertically oriented).

Discourage illuminated signs (including animated and flashing signs) that:

- Detract from the overall character of the streetscape.
- Reduce the effectiveness of neighbouring signs.
- Detract from the architectural style or the heritage character of the building.
- Have visually obtrusive light fixtures.
- Have exposed cabling/conduit systems and junction boxes.
- Have unreasonable light spill outside the sign area.

STRATEGIES – STAND-ALONE DEVELOPMENTS

Locate signs on a building wall, roof or parapet.

Limit signs not attached to a building to one per premises (for large sites with more than one street frontage provide for a maximum of two signs).

Limit additional signs not attached to a building (more than two) to direction signs placed at strategic locations at a height that is accessible and inclusive of pedestrians, and drivers.

Ensure signs not attached to a building are:

- spaced consistent with the prevailing spacing in the streetscape, if any.
- set back from the street consistent with the prevailing setbacks in the streetscape, if any.

POLICY GUIDELINES – STAND-ALONE DEVELOPMENT

Consider as relevant:

- Stand-alone developments are those that are generally characterised by substantial setbacks from the street/public realm and adjacent developments without continuity to the streetscape and, with large areas of the site often devoted to vehicular access, parking and landscaping to the perimeter of the development.

STRATEGIES – PROMOTION AND MAJOR PROMOTION SIGNS WITHIN 60M TO THE PRINCIPAL ROAD NETWORK OR LAND IN SCHEDULE 1 TO CLAUSE 45.01 PUBLIC ACQUISITION OVERLAY

Discourage promotion signs, major promotion signs and sky signs along freeways.

Ensure that signs displayed on the façade of a building are either a business identification sign or a promotion sign.

Ensure that signs including sky signs are located/sited in industrial/commercial zones only, where it can be demonstrated that signs are spaced at a sufficient distance (minimum one kilometre spacing) to ensure that they do not dominate the overall setting.

Discourage bunting signs.

POLICY GUIDELINES - PROMOTION AND MAJOR PROMOTION SIGNS WITHIN 60M TO THE PRINCIPAL ROAD NETWORK OR LAND IN SCHEDULE 1 TO CLAUSE 45.01 PUBLIC ACQUISITION OVERLAY

Consider as relevant:

City of Greater Dandenong Gateways Strategy, (December 2011).

Approved outdoor advertising site locations on EastLink (ConnectEast, June 2010)

EastLink Advertising Code (Linking Melbourne Authority, November 2010)

GREATER DANDENONG PLANNING SCHEME

STRATEGIES – SIGNS IN RESIDENTIAL AREAS

Ensure signs in residential areas are managed to maintain the visual amenity of the area.

Ensure signs are designed and located in a manner that:

- Does not dominate the building, the site or the streetscape.
- Is limited to one per premises.
- Is within the site, parallel to or perpendicular to the street except on a corner site (refer to figures 5a, 5b, and 5c).

POLICY GUIDELINES – SIGNS IN RESIDENTIAL AREAS

Consider as relevant:

- Encouraging landscaping that softens the visual impact of a sign not attached to a building.
- Discouraging signs above ground floor windows and doorways unless they are to name the building (e.g. Melrose Apartments).
- Guidance about signs proposed for display on buildings or sites in residential areas illustrated in the following diagrams:

Figure 5a- Signs that are encouraged

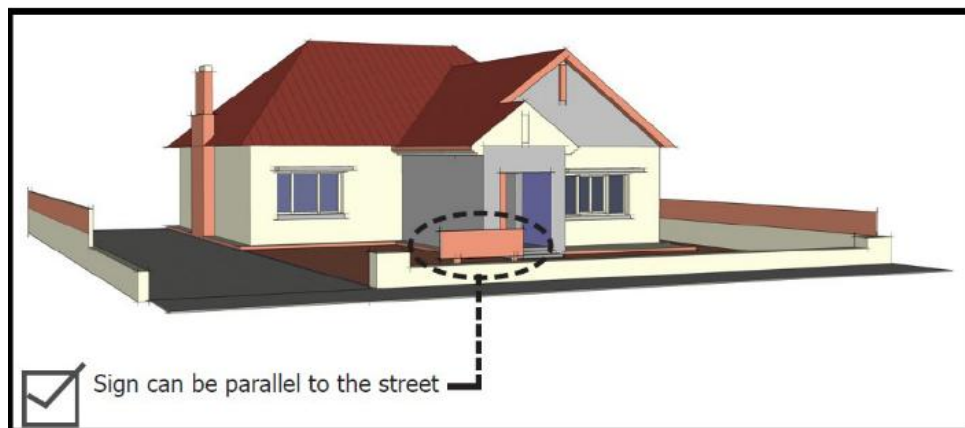


Figure 5b- Signs that are discouraged

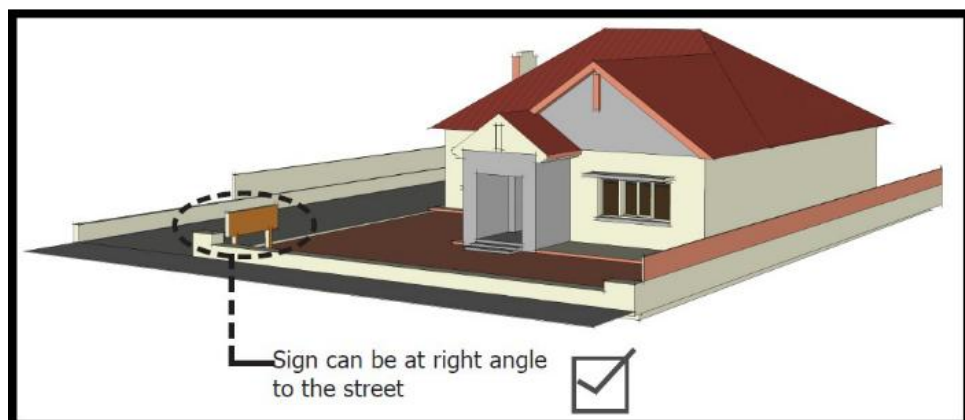
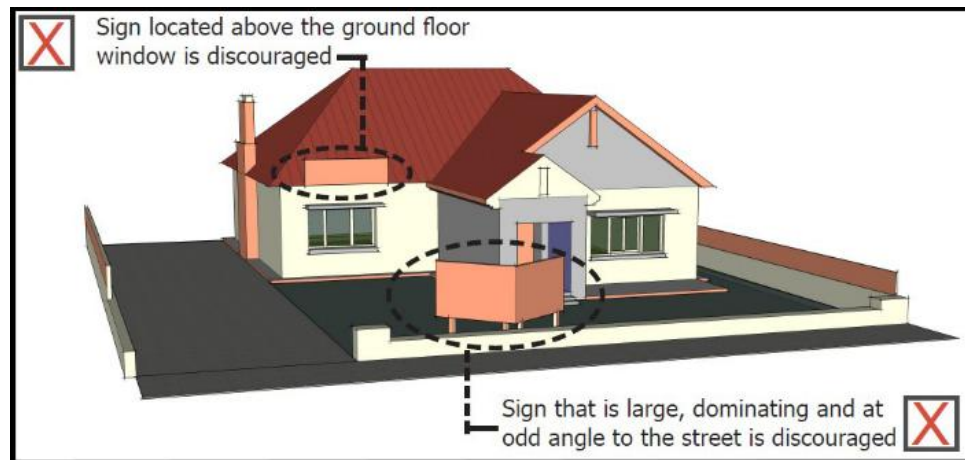


Figure 5c- Signs that are discouraged

GREATER DANDENONG PLANNING SCHEME



POLICY DOCUMENTS

Consider as relevant:

- *City of Greater Dandenong Gateways Strategy*, December 2011
- *Approved outdoor advertising site locations on EastLink* (ConnectEast, June 2010)
- *EastLink Advertising Code* (Linking Melbourne Authority, November 2010)

15.01-1L

Proposed C230gdan

Urban design in activity centres

POLICY APPLICATION

This policy applies to applications for land use and development in all activity centres identified on Strategic Retail/Commercial Framework Plan at Clause 02.04, except Dandenong, Springvale and Noble Park Major Activity Centres where local planning policy otherwise applies.

OBJECTIVE

To ensure the design of buildings and works in each centre respects and promotes the centre's role, function and local identity.

STRATEGIES – DESIGN THEME

Design new buildings and works in each centre to provide a focus for the local community and contribute to the distinctive character and amenity of the activity centre by:

- Using materials and colours that complement the streetscape.
- Reflecting the cultural background of the local community.
- Incorporating local and native trees for the area

STRATEGIES – STREET CONTEXT AND FAÇADE DESIGN

New buildings and works should reflect the local street context by:

- Ensuring that ground level spaces maintain visibility as shop fronts by incorporating clear glazing to the frontage at ground level.
- Complementing the existing streetscape in scale, colour and form ensuring continuity of adjacent setbacks.
- Incorporating facades on corner sites that address both street frontages.

GREATER DANDENONG PLANNING SCHEME

STRATEGIES – BUILDING BULK, HEIGHT AND ALIGNMENT

Ensure that new development and renovation of existing buildings identifies as part of the centre rather than an extension of surrounding residential or other built forms to improve the visual amenity and streetscape of these centres.

In any new multi-storey development, avoid limiting core retail uses (especially food premises) at ground floor level through the under-provision of loading, bin storage, and room for mechanical ventilation systems.

New buildings and works should reinforce the existing street pattern and promote an “urban feel” by generally:

- Extending to the front and side property boundaries, other than where this would not match the dominant setback line.
- Matching the dominant facade height on the street frontage.
- Locating higher towers and buildings back from the frontage and aligning these with the adjacent street pattern.

STRATEGIES – LANDMARKS AND CORNER BUILDINGS

New buildings and works should contribute to the reinforcement of landmarks and the sense of place of a centre by:

- Orientating and designing corner buildings that maximise and define key corner sites and edges to and within the activity centre.
- Incorporating distinctive design elements into corner buildings.
- By considering Gateway locations identified in the Gateway Locations Map contained at Clause 15.01-1L (Urban Design - Gateways).
- Designing landmark qualities into buildings which terminate vistas.
- Respecting vistas to existing landmarks.

STRATEGIES – PEDESTRIAN ENVIRONMENT

Buildings fronting onto footpaths and other public spaces should create an active, safe and visually attractive pedestrian environment by:

- Encourage pedestrian activity and ground floor uses with active frontages.
- Maximising window area and openings onto the street.
- Minimising car park frontages and entries on key pedestrian routes.
- Providing continuous weather protection along key pedestrian routes.
- Providing elements of architectural, artistic and decorative interest in the facade design at pedestrian level.

STRATEGIES – CAR PARKS

Encourage high quality car parking design that contributes to the overall safety and efficiency of the centre.

STRATEGIES – LANDSCAPING

Encourage a high quality landscaped setting for development that contributes to the existing character of the area.

Incorporate soft landscaping that contributes to the amenity and distinctiveness of each centre.

POLICY GUIDELINES

Consider as relevant:

GREATER DANDENONG PLANNING SCHEME

- Car parking areas that assist in the overall functioning, safety and appearance of the centre by:
 - Not intruding onto activities that require footpath frontage.
 - Incorporating frontage landscaping and fencing.
 - Incorporating larger canopy trees (at least one tree to each 10 car spaces) and avoiding large areas of shrubby plants.
 - Incorporating adequate security lighting.
 - Blending the exterior of multi-deck car parks with adjacent streetscapes
- New development that incorporates soft landscaping which contributes to the amenity and distinctiveness of each centre by:
 - Encouraging a high quality landscaped setting for development that contributes to the existing character of the area.
 - Using clean trunk canopy trees, rather than smaller shrubs, to maintain a feeling of openness and safety and to provide a more secure environment.
 - Using trees with a more open or transparent canopy to avoid obscuring shopfronts and signage.
 - Planting in geometric or formal layouts to reinforce the urban character of the centre and the grid layout of the streets.
 - Restricting the use of ground cover plantings in favour of gravel or other permeable materials to identify the distinction between existing roads and the built form.

POLICY DOCUMENTS

Consider as relevant:

- *City of Greater Dandenong Urban Design Strategy* (Mike Scott & Associates et al, 1998)
- *City of Greater Dandenong Neighbourhood Centre Planning Framework* (HillPDA and AECOM, 2016)

15.01-1L

Proposed C230gdan

Urban design in commercial and industrial areas

POLICY APPLICATION

This policy applies to land in a Commercial 2 Zone or an Industrial 1, 2 or 3 Zone shown on the map to this clause.

OBJECTIVES

To improve the appearance of all commercial and industrial areas, and particularly development along main roads and at identified gateway sites.

To provide urban design solutions which respond to the type of road and the speed of the traffic using the road.

STRATEGY – CONTEXT AND SETTING FOR NEW ESTATES

Ensure layouts for new commercial or industrial areas are based on a full site analysis, including: an assessment of:

- The topography and physical features of the site and any elements of cultural or heritage significance.
- Surrounding roads, pedestrian and bicycle paths and public transport.
- Open space, creeks and floodway systems.

GREATER DANDENONG PLANNING SCHEME

- Views from the site.
- The location of utilities.
- Existing and proposed shops and other community facilities.
- Energy efficiency principles.

STRATEGIES – ESTATE AND ROAD LAYOUT

Encourage new commercial or industrial estates that cater for the needs of the particular activities likely to be attracted to the estate.

Encourage the design of new estates to:

- Protect and enhance significant natural systems.
- Avoid layouts which back onto open space and creek reserves.
- Be serviced by sealed roads.
- Actively dissuade heavy traffic from entering residential streets.
- Incorporate a road hierarchy that will accommodate the anticipated traffic volume and vehicle types.
- If possible, incorporate roads with a geometric layout.
- Site substantial landscaping and attractive buildings around the borders.
- Avoid locating smaller factory sites along highly visible main roads.
- Provide small retail centres and open space in larger estates.

STRATEGY – LOT SIZE, SHAPE AND ORIENTATION

Facilitate commercial or industrial subdivisions that:

- Create lots that are relatively regular in shape, where possible.
- Create lots that enable buildings to be sited and aligned for solar efficiency.
- Provide layouts that group areas for small lots with shared parking and access.

STRATEGY – INTERFACE WITH OTHER USES

Encourage the design of new commercial or industrial areas that:

- Are separated from residential neighbourhoods by significant open space or a main road.
- Incorporate buildings that front, rather than back, onto an abutting public open space reserve, creek or floodway.

STRATEGY – ENGINEERING SERVICES

Ensure that lot layout and open space design allows for:

- All services, including electricity supply, to be located underground.
- Road reserves that provide sufficient space for through-traffic, median strips if appropriate, on-street parking, garbage collection services, street tree planting, nature strips and footpaths.
- Stormwater management, such as designs that can incorporate gross pollution traps and wetland filters.

STRATEGIES - BUILT FORM

Design new buildings in a commercial or industrial areas that emphasise the importance of “landmark” and gateway locations where applicable and:

- Complement the scale of nearby buildings.

GREATER DANDENONG PLANNING SCHEME

- Incorporate innovative design approaches.
- Provide clear entrances, interesting facades and detailing.
- Emphasise the importance of “landmark” and gateway sites.
- Incorporate facades that address both streets on corner buildings.
- Locate office components to the front of the building.
- Integrate exterior elements of signage, plumbing, heating and ventilation systems into the building. Roof top services should be located out of sight from the street.

Ensure new buildings, in locations other than on “landmark” and gateway sites, are design to be a maximum of one storey higher than any adjacent building. If the new building abuts a residential site or area, it should be:

- Designed to ensure good sunlight access to any adjacent dwelling and its major area of private open space.
- Set back from the lot boundary a distance not less than half of the height of the proposed building plus 1.5 metres

STRATEGY – SETBACKS

Enhance the streetscape character by reinforcing the street facades of existing buildings by:

- Matching the predominant front setbacks of surrounding buildings if these setbacks are typical, rather than the setback of immediately adjacent buildings if these do not conform to the character of the area.
- Reflecting the setbacks of the residential streetscape if the development fronts a residential street.
- Setting developments well back from creek frontages and remnant indigenous vegetation.

STRATEGY – STORAGE AREAS

Encourage external plant, service yards and bulk storage areas that are confined to the rear of the lot. If this is not possible, the storage area should occupy a maximum of 40 per cent of the lot depth to the side of the building. Landscaping and fencing should be provided to screen side storage areas.

STRATEGIES – FENCING

Encourage proposals that provide for fencing to be integrated into building form, considered in the overall context of the development and the quality and character of the streetscape, and:

- Be set back to or behind the line of the building, so that it is less obtrusive and the building itself becomes part of the security solution, particularly along main roads.
- If possible, not be provided along front boundaries, to avoid the use of front areas for bulk storage. Any front boundary security fencing or fencing adjoining a creek frontage or open space should be “transparent” and unobtrusive.
- Be black poly coated if cyclone mesh fencing is used.

STRATEGIES – LANDSCAPING

Encourage landscaping that is designed as an integral part of any development and assists in creating a unified appearance and in improving the environmental quality of the area.

Avoid landscape areas which are narrow and poorly maintained.

Encourage landscaping that is appropriate to the character of the particular area.

GREATER DANDENONG PLANNING SCHEME

STRATEGIES – BUILT FORM OF BUILDINGS ALONG MAIN ROADS

Facilitate the development of buildings in identified gateway locations and on main roads that contribute to the urban design importance of these locations by demonstrating design excellence.

Encourage new buildings along main roads to contribute significantly to the image of the route by:

- Fronting all buildings onto the route to maintain visual interest, encourage street activity and enhance public safety for pedestrians and cyclists.
- Ensuring that new buildings are in scale with the dominant pattern of the area.
- Matching the dominant setback from the road frontage.
- Using building materials that complement the dominant materials used in the area.
- Using building materials that do not reflect light or glare to the detriment of road users.

STRATEGY – LANDSCAPING AND FRONTAGE SETBACKS ALONG MAIN ROADS

Achieve a high standard of landscape design for frontage setbacks along main roads by:

- Designing the landscaping to complement the theme of the main road.
- Encouraging the use of large canopy trees. Clean trunked canopy trees provide a landscape setting but also enable clear views to the building and associated signage.
- Using shrub material only if screening is required.
- Not locating security or high fencing in the frontage setback, but rather at or behind the building line.
- Locating storage areas behind the building line.
- Minimising car parking in the frontage setback and preferably restricting it to visitor parking.
- Locating large car parks behind the building line.

POLICY GUIDELINES

Consider as relevant:

The following setback and landscaping design standards for sites identified in the map to this clause:

AREA 1

All buildings set back:

- At least 28 metres from a tree reserve or service road along the South Gippsland Highway and Dandenong-Hastings Road (that is, 40 metres from the existing road reserve) and 6 metres from a side boundary.
- At least 10 metres from the frontage to the Pound Road extension, 6 metres from a sideage and 3 metres from a side boundary.
- At least 6 metres from the frontage to any other road and 3 metres from a sideage and side boundary.

A garden strip along the frontage or adjacent to a tree reserve provided as follows:

- At least 20 metres wide along the South Gippsland Highway and Dandenong-Hastings Road.
- At least 10 metres wide along the Pound Road extension.
- At least 6 metres wide along any other road.

AREA 2 - Land generally bounded by Greens Road, Hammond Road, Eastlink and the Eumemmering Creek

GREATER DANDENONG PLANNING SCHEME

All buildings set back at least 9 metres from the frontage and 3 metres from a sideage.

A garden strip at least 3 metres wide along the frontage.

If a sideage setback is required, a garden strip at least 1.8 metres wide along the sideage.

AREA 2 - Balance of land

All buildings and works, including car parking spaces and associated access lanes set back at least 9 metres from land in a Transport Zone, or a Public Acquisition Overlay if the purpose of acquisition is for a road forming part of the Principal Road Network.

This does not apply to:

- Vehicle and pedestrian access ways and landscaping works.
- Land abutting the Princes Highway south of Foster Street.

A garden strip provided as follows:

- At least 9 metres wide along the frontage to a road or road reserve located west of Chandler Road.
- At least 3 metres wide along the frontage to a road or road reserve located east of Chandler Road.
- At least 1.8 metres wide along a sideage

AREA 3 Land on the east side of Frankston-Dandenong Road, south of the railway line and west of the Eumemmering Creek

All buildings set back at least 20 metres from the frontage and 4.5 metres from a sideage to the following roads or road reserves:

- Frankston-Dandenong Road (south of the Dingley Bypass).
- The Dingley Bypass.
- The South Gippsland Freeway.
- Greens Road.
- The South Gippsland Highway (except if the land abuts a service access road).

A garden strip provided as follows:

- At least 20 metres wide along the frontage.
- At least 1.8 metres wide along a sideage.

If the site has a frontage to any other road or service access road of the South Gippsland Highway

All buildings set back at least 6 metres from the frontage and 3 metres from a sideage.

A garden strip provided as follows:

- At least 6 metres wide along the frontage.
- At least 1.8 metres wide along a sideage

AREA 4

Land adjacent to a road or road reserve having a width of 15.2 metres or less:

- All front building setbacks to be at least 9 metres from the front boundary.
- A garden strip at least 9 metres wide provided in the front setback.

Land adjacent to a road or road reserve having a width in excess of 15.2 metres:

- All front building setbacks to be at least 20 metres from the front boundary.
- A garden strip at least 20 metres wide provided in the front setback.

GREATER DANDENONG PLANNING SCHEME

All building side setbacks to a road or road reserve to be at least 4.5 metres from the side boundary with the road or road reserve.

AREA 5

All buildings and works, including car parking spaces and associated access lanes, set back at least 20 metres from Springvale and Cheltenham Roads, 9 metres from the Dandenong Bypass and 6 metres from roads in the estate.

ALL AREAS

- If a landscape area adjoins a car park, a kerb at least 150 millimetres high between the car park and the landscape area.
- The guidelines on landscape plans and landscape maintenance in the *City of Greater Dandenong Landscape Guidelines for Town Planning Applications* (City of Greater Dandenong, October 1998).
- No building or works nearer to the boundary of a residential zone, land used for a hospital or school or land in a Public Acquisition Overlay to be acquired for a hospital or school than the distance obtained with the following formula:
Distance = $H/2 + 1.5\text{m}$ (a garden strip to be provided in the setback area)
where H = Height of building nearest the boundary in metres

Policy documents

Consider as relevant

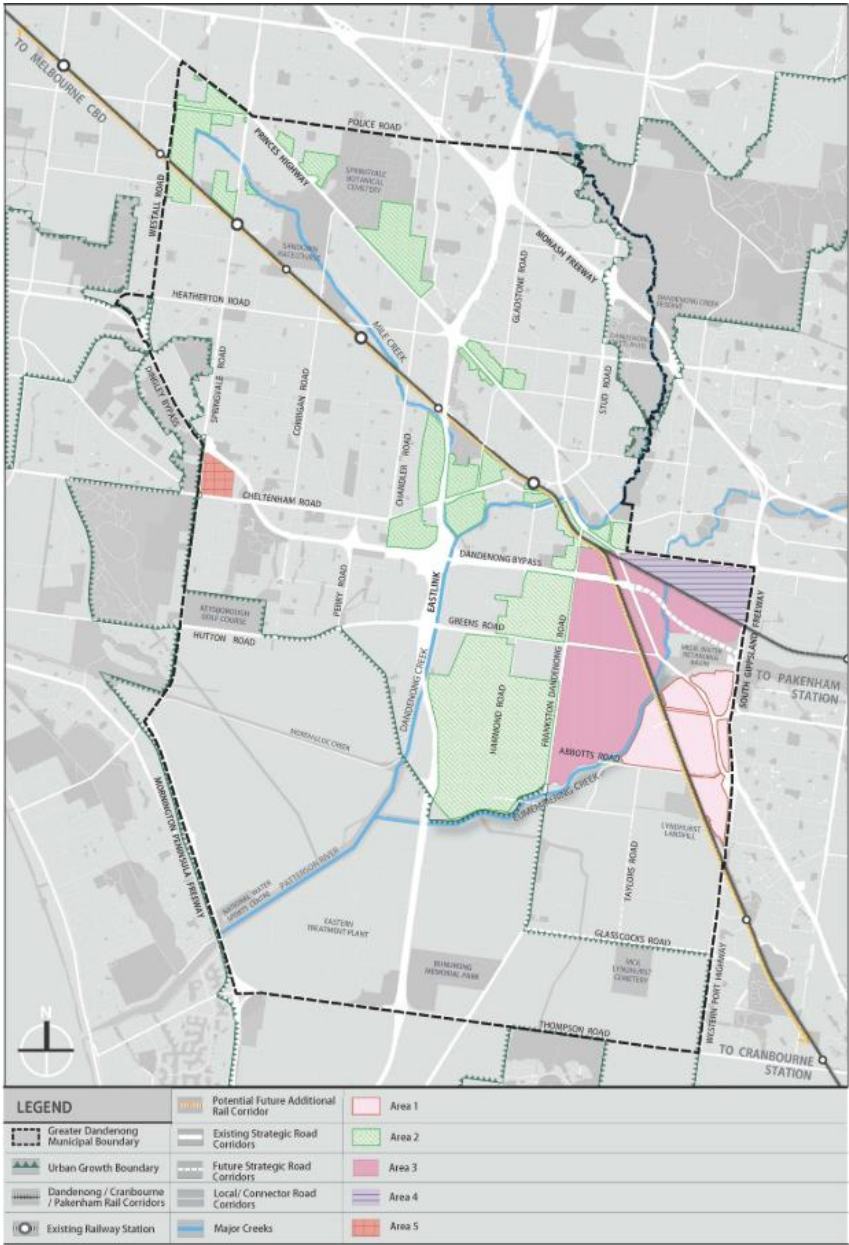
- *City of Greater Dandenong Urban Design Strategy* (Mike Scott & Associates et al, September 1998)
- *City of Greater Dandenong Landscape Guidelines for Town Planning Applications* (City of Greater Dandenong, October 1998)

EXPIRY

This policy will expire three years from the date of gazettal of Amendment C230gdan.

GREATER DANDENONG PLANNING SCHEME

URBAN DESIGN IN COMMERCIAL AND INDUSTRIAL AREAS MAP – GREATER DANDENONG



15.01-2S
01/01/2024
VC250

Building design

Objective

To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

GREATER DANDENONG PLANNING SCHEME

Strategies

Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale, massing and energy performance of new development.

Ensure development responds and contributes to the strategic and cultural context of its location.

Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.

Improve the energy performance of buildings through siting and design measures that encourage:

- Passive design responses that minimise the need for heating, cooling and lighting.
- On-site renewable energy generation and storage technology.
- Use of low embodied energy materials.

Restrict the provision of reticulated natural gas in new dwelling development.

Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste.

Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.

Encourage water efficiency and the use of rainwater, stormwater and recycled water.

Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.

Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.

Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.

Ensure development is designed to protect and enhance valued landmarks, views and vistas.

Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.

Encourage development to retain existing vegetation.

Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)
- *Waste Management and Recycling in Multi-unit Developments* (Sustainability Victoria, 2019)

GREATER DANDENONG PLANNING SCHEME

15.01-2L Building design – Greater Dandenong

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Proposed C230gdan

STRATEGIES

Ensure building design is consistent with the identified future character of an area and fully integrates with surrounding environment.

Encourage high standards of building design and architecture, which allows for flexibility and adaptation in use.

Encourage innovative architecture and building design.

Encourage development to incorporate sustainable design elements that enhance occupant comfort and environmental performance.

Ensure new developments improve streetscapes through generous landscape setbacks and canopy tree planting.

Ensure that private open space areas are well-designed and are of a sufficient size, shape and configuration to best meet private and communal open space needs.

15.01-2L Residential development – Greater Dandenong

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Proposed C230gdan

POLICY APPLICATION

This policy applies to all residential development in a Residential Growth Zone, General Residential Zone and Neighbourhood Residential Zone.

OBJECTIVE

To facilitate high quality, well designed residential development and on-site landscaping.

STRATEGIES

Ensure that residential development uses innovative, responsive and functional siting and design solutions that:

- Achieve high quality internal amenity and private open space outcomes for future residents.
- Make a positive contribution to the streetscape through quality design, contextual responsiveness and visual interest.
- Promote public realm safety by maximising passive surveillance.
- Demonstrate responsiveness to the site, adjoining interfaces, streetscape and landscape context.
- Respect the amenity of adjoining residents and the reasonable development potential of adjoining properties.
- Achieve environmentally sustainable design outcomes.
- Use quality, durable building materials that are integrated into the overall building form and façade.
- Minimise the visual dominance of vehicle accessways and storage facilities, such as garages, car ports and basement entrances.

Encourage the comprehensive redevelopment of sites (including the demolition of existing buildings) where it will facilitate a more positive contribution to the streetscape through exemplary design, except where such buildings are identified as either historically and or socially significant.

POLICY GUIDELINES

Consider as relevant:

GREATER DANDENONG PLANNING SCHEME

- The following design principles, in addition to those specific to each future change area in Clause 15.01-5L (Neighbourhood character – Greater Dandenong).

Design Principles

Safety

To encourage the provision of safer residential neighbourhoods, new development should enable passive surveillance through designs that:

- Incorporate active frontages including ground floor habitable room windows.
- Maximise the number of habitable room windows on all levels of residential buildings that overlook the public realm, streets, laneways, internal access ways and car parking areas.
- Use semi-transparent fences to the street frontage.
- Light communal spaces including main entrances and car parking areas with high mounted sensor-lights.
- Ensure that all main entrances are visible and easily identifiable from the street.
- Locate non-habitable rooms such as bathrooms, away from entrances and street frontage.

Landscaping

Residential development should:

- Provide substantial, high quality on-site landscaping, including screen planting and canopy trees along ground level front and side and rear boundaries.
- Provide substantial, high quality landscaping along vehicular accessways.
- Include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area.
- Planting trees that are common to and perform well in the area.
- Avoid the removal of existing mature trees by incorporating their retention into the site design.
- Use landscaping to soften the appearance of the built form when viewed from the street and to respect the amenity of adjoining properties.
- Ensure that landscaping also addresses the Safety Design Principles.

Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity.

Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.

Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.

Car parking

The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres.

On-site car parking should be:

- Well integrated into the design of the building.
- Hidden from view or appropriately screened where necessary.
- Located to the side or rear of the site so as to not dominate the streetscape and to maximise soft landscaping opportunities at ground level.

Where car parking is located within the front setback it should be:

- Fully located within the site boundary.
- Capable of accommodating a vehicle between a garage or carport and the site boundary.

Developments with basement car parking should consider flooding concerns where applicable.

Setbacks, front boundary and width

Residential developments should:

- Provide a front setback with fence design and height in keeping with the predominant street pattern.
- Maintain the apparent frontage width pattern.

GREATER DANDENONG PLANNING SCHEME

- Provide appropriate side setbacks between buildings to enable screen planting where required, and at least one generous side setback to enable the retention of trees and/or the planting and future growth of trees to maturity.
- Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting.

Private open space

All residential developments should provide good quality, useable private open space for each dwelling directly accessible from the main living area.

Ground level private open space areas should be able to accommodate boundary landscaping, domestic services and outdoor furniture so as to maximise the usability of the space.

Private open space should be positioned to maximise solar access.

Upper floor levels of the same dwelling should avoid encroaching secluded private open space areas to ensure the solar access, useability and amenity of the space is not adversely affected.

Upper level dwellings should avoid encroaching the secluded private open space of a separate lower level dwelling so as to ensure good solar access and amenity for the lower level dwelling.

Bulk & Built Form

All residential developments should respect the dominant façade pattern of the streetscape by:

- Using similarly proportioned roof forms, windows, doors and verandahs; and
- Maintaining the proportion of wall space to windows and door openings.

Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.

The development of new dwellings to the rear of existing retained dwellings is discouraged where:

- The siting of the retained dwelling would not enable an acceptable future site layout for either the proposed or future dwelling.
- The retention of the existing dwelling detracts from the identified future character.

On sites adjacent to identified heritage buildings infill development should respect the adjoining heritage by:

- Not exceeding the height of the neighbouring significant building.
- Minimising the visibility of higher sections of the new building.
- Setting higher sections back at least the depth of one room from the frontage

Site Design

Residential development should:

- Preserve the amenity of adjoining dwellings through responsive site design that considers the privacy, solar access and outlook of adjoining properties.
- Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance.
- Ensure that building height, massing and articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape and reduces the need for screening.
- Provide sufficient setbacks (including the location of basements) to ensure the retention of existing trees and to accommodate the future growth of new trees.
- Provide suitable storage provisions for the management of operational waste.
- Appropriately locate suitable facilities to encourage public transport use, cycling and walking.

Materials & Finishes

Residential development should:

- Use quality, durable building materials and finishes that are designed for residential purposes.
 - Avoid the use of commercial or industrial style building materials and finishes.
 - Avoid using materials such as rendered cement sheeting, unarticulated surfaces and excessive repetitive use of materials.
-

GREATER DANDENONG PLANNING SCHEME

- Use a consistent simple palette of materials, colours, finishes and architectural detailing.
- Maximise the ongoing affordability and sustainability of residential developments through the selection of low maintenance, resource and energy efficient materials and finishes that can be reasonably expected to endure for the life of the building

Domestic services normal to a dwelling and building services

In order to minimise the impact of domestic and building services on the streetscape, adjacent properties, public realm and amenity of future residents, new residential development should:

- Ensure that all domestic and building services are visually integrated into the design of the building and appropriately positioned or screened so as to not be seen from the street or adjoining properties.
- Be designed to avoid the location of domestic and building services:
 - Within secluded private open space areas, including balconies.
 - Where they may have noise impacts on adjoining habitable rooms and secluded private open space areas.

Internal Amenity

Residential development should:

- Ensure that dwelling layouts have connectivity between the main living area and private open space.
 - Be designed to avoid reliance on borrowed light to habitable rooms.
 - Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening.
 - Ensure that dwellings without ground level main living areas are energy efficient, appropriately set back from boundaries, respect the privacy of adjoining dwellings, allow light into habitable rooms and provide suitable private open space areas
-

POLICY DOCUMENTS

Consider as relevant

- *City of Greater Dandenong Neighbourhood Character Study* (Hansen, September 2007)
- *Greater Dandenong Housing Strategy, 2014-2024* (City of Greater Dandenong, 2014)

15.01-2L

Proposed C230gdan

Environmentally sustainable development

POLICY APPLICATION

This policy applies to residential and non-residential development in accordance with the thresholds detailed in this policy.

OBJECTIVE

To achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

STRATEGIES

Achieve best practice environmentally sustainable development that:

- Is consistent with the type and scale of the development.
- Responds to site opportunities and constraints.
- Utilises a combination of methods, processes and locally available technology that demonstrably minimise environmental impacts.
- Encompass the full life of the build.

ENERGY PERFORMANCE

Reduce both energy use and energy peak demand through design measures such as:

GREATER DANDENONG PLANNING SCHEME

- Building orientation.
- Shading to glazed surfaces.
- Optimising glazing to exposed surfaces.
- Inclusion of or space allocation for renewable technologies.

INTEGRATED WATER MANAGEMENT

Reduce total operating potable water use through appropriate design measures such as water efficient fixtures, appliances, equipment, irrigation and landscaping.

Encourage the appropriate use of alternative water sources (including greywater, rainwater and stormwater).

Incorporate best practice water sensitive urban design to improve the quality of stormwater runoff and reduce impacts on water systems and water bodies.

INDOOR ENVIRONMENT QUALITY

Achieve a healthy indoor environment quality, including thermal comfort and access to fresh air and daylight, prioritising passive design over mechanical heating, ventilation, cooling and lighting.

Reduce indoor air pollutants by encouraging use of non-toxic materials.

Minimise noise levels and noise transfer within and between buildings and associated external areas.

TRANSPORT

Design development to promote the use of walking, cycling and public transport, in that order; and minimise car dependency.

Promote the use of low emissions vehicle technologies and supporting infrastructure.

WASTE MANAGEMENT

Promote waste avoidance, reuse and recycling during the design, construction and operation stages of development.

Encourage use of durable and reuseable building materials.

Ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities.

URBAN ECOLOGY

Protect and enhance biodiversity by incorporating natural habitats and planting indigenous vegetation.

Reduce urban heat island effects through building design, landscape design, water sensitive urban design and the retention and provision of canopy and significant trees.

Encourage the provision of space for productive gardens, particularly in larger residential developments.

POLICY GUIDELINES

Consider as relevant the following:

Residential

A Sustainable Design Assessment (including an assessment using BESS, STORM or other methods) for:

GREATER DANDENONG PLANNING SCHEME

- 3 - 9 dwellings.
- A building used for accommodation other than dwellings with a gross floor area between 1000 m² and 2499 m².

A Sustainability Management Plan (including an assessment using BESS/Green star, STORM/MUSIC or other methods) and a Green Travel Plan for:

- 10 or more dwellings.
- A building used for accommodation other than dwellings with a gross floor area of more than 2499 m².

Non-residential

A Sustainable Design Assessment (including an assessment using BESS and STORM/MUSIC or other methods) for:

- A non-residential building with a gross floor area between 1000 m² and 2499 m².

A Sustainability Management Plan (including an assessment using BESS/Green star, STORM/MUSIC or other methods) and a Green Travel Plan for:

- A non-residential building with a gross floor area of more than 2499 m².

Mixed use

Applicable assessments for the residential and non-residential components of the development.

General

Consider as relevant the following tools to support a Sustainable Design Assessment or Sustainability Management Plan:

- Sustainable Design Assessment in the Planning Process (IMAP, 2015)
- Built Environment Sustainability Scorecard 'BESS' (Council Alliance for a Sustainable Built Environment 'CASBE')
- Green Star (Green Building Council of Australia)
- Model for Urban Stormwater Improvement Conceptualisation 'MUSIC' (Melbourne Water)
- Nationwide House Energy Rating Scheme 'NatHERS' (Department of Climate Change and Energy Efficiency)
- Stormwater Treatment Objective - Relative Measure 'STORM' (Melbourne Water)
- Urban Stormwater Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999)
- Waste Management and Recycling in Multi-Unit Developments - Better Practice Guide (Sustainability Victoria, 2018)

COMMENCEMENT

This policy does not apply to applications received by the responsible authority before 18 October 2018.

EXPIRY

This policy will expire when it is superseded by an equivalent provision of the Victoria Planning Provisions.

GREATER DANDENONG PLANNING SCHEME

15.01-3S01/01/2024
VC250**Subdivision design****Objective**

To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

Strategies

In the development of new residential areas and in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by:

- Creating compact neighbourhoods that have walkable distances between activities.
- Developing activity centres in appropriate locations with a mix of uses and services and access to public transport.
- Creating neighbourhood centres that include services to meet day to day needs.
- Creating urban places with a strong sense of place that are functional, safe and attractive.
- Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.
- Creating landscaped streets and a network of open spaces to meet a variety of needs with links to regional parks where possible.
- Protecting and enhancing habitat for native flora and fauna, and providing opportunities for people to experience nature in urban areas.
- Facilitating an urban structure where neighbourhoods are clustered to support larger activity centres served by high quality public transport.
- Reduce car dependency by allowing for:
 - Convenient and safe public transport.
 - Safe and attractive spaces and networks for walking and cycling.
 - Subdivision layouts that allow easy movement within and between neighbourhoods.
 - A convenient and safe road network.
- Minimising exposure of sensitive uses to air and noise pollution from the transport system.
- Being accessible to people with disabilities.
- Creating an urban structure that:
 - Responds to climate related hazards.
 - Incorporates integrated water management, including sustainable irrigation of open space.
 - Minimises peak demand on the electricity network.
 - Supports energy efficiency and solar energy generation through urban layout and lot orientation.
 - Supports waste minimisation and increased resource recovery.
- Providing utilities and services that support the uptake of renewable energy technologies, such as microgrids and energy storage systems, including batteries.
- Providing all-electric lots.

Policy documents

Consider as relevant:

GREATER DANDENONG PLANNING SCHEME

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

GREATER DANDENONG PLANNING SCHEME

15.01-4S

02/09/2025
VC283

Healthy neighbourhoods

Objective

To achieve neighbourhoods that foster healthy and active living and community wellbeing.

Strategies

Design neighbourhoods that foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity by providing:

- Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life.
- Streets with direct, safe and convenient access to destinations.
- Conveniently located public spaces for active recreation and leisure.
- Accessibly located public transport stops.
- Amenities and protection to support physical activity in all weather conditions.

Create 20 minute neighbourhoods, that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from their home.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

GREATER DANDENONG PLANNING SCHEME

15.01-5S

09/10/2020
VC169

Neighbourhood character

Objective

To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Strategies

Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.

Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:

- Pattern of local urban structure and subdivision.
- Underlying natural landscape character and significant vegetation.
- Neighbourhood character values and built form that reflect community identity.

GREATER DANDENONG PLANNING SCHEME

15.01-5L Neighbourhood Character – Greater Dandenong

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Proposed C230gdan

POLICY APPLICATION

This policy applies to all residential development in a Residential Growth Zone, General Residential Zone and Neighbourhood Residential Zone.

OBJECTIVE

To guide the location and design of different types of residential development within Greater Dandenong, while respecting the valued characteristics and identified future character of residential neighbourhoods.

STRATEGIES

Provide a transition in development intensity on sites that adjoin land in a different residential zone, to ensure new development is respectful of surrounding built form.

Encourage consolidation of allotments to increase development potential and achieve improved design outcomes in Substantial Change Areas and Incremental Change Areas.

STRATEGIES – SUBSTANTIAL CHANGE AREAS

Achieve a stepping down in building height and dwelling density from the core of each activity centre to the Incremental Change Areas.

Provide a transition in built form and density at the interface with the surrounding Incremental Change areas.

Encourage well designed, site responsive medium to high density residential developments that make a positive contribution to the streetscape and are visually interesting.

POLICY GUIDELINE – SUBSTANTIAL CHANGE AREAS

Consider as relevant:

- The following design principles for residential developments in substantial change areas:

- **Design principles**

Bulk & Built Form

Building bulk and height can be relatively uniform throughout the depth of sites, where articulated building elevations and well-proportioned ground level setbacks to upper levels are provided at the front, side and rear of buildings to allow for substantial landscaping to soften the built form.

Upper-level tiering may be appropriate in some cases with upper levels recessed from view. Tiered building profiles that result in excessive upper-level setbacks should be avoided.

Separation between upper levels of dwellings on a site is not generally needed, provided the building portrays a high standard of design and does not result in unreasonable amenity impacts.

The bulk and mass of the upper levels of any dwelling should not have an unreasonable adverse impact on the amenity of adjacent residential secluded private open spaces.

Residential development should be well articulated through the use of contrast, texture, variation in forms, materials, openings, colours and the inclusion of vertical design elements.

Site Design

High density residential developments should provide safe and innovative communal open spaces.

STRATEGIES – INCREMENTAL CHANGE AREAS

Provide a transition in built form and density at the interface with the substantial change areas (zoned RGZ) or land in activity centres (zoned C1Z C2Z or C3Z, MUZ or CDZ).

Achieve a transition in built form from incremental change areas to the surrounding limited change areas.

GREATER DANDENONG PLANNING SCHEME

POLICY GUIDELINE – INCREMENTAL CHANGE AREAS

Consider as relevant:

- The following design principles for residential developments in incremental change areas:

Design Principles

Landscaping

Residential development should use landscaping to create a landscaped character, particularly canopy trees in front and rear gardens; and to protect the outlook of adjoining properties.

Setbacks, front boundary and width

Parking, paving and car access within the front boundary setback should be limited in order to maximise the opportunity for soft landscaping and prevent the over dominance of carports and garages in the street.

Private open space

Residential development should provide secluded private open space at the side or rear of each dwelling to avoid the need for excessive screening or high front fencing

Bulk & Built Form

Residential development should:

- ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape;
- be well articulated through the use of contrast, texture, variation in forms, materials and colours;
- locate main living areas generally on the ground level.

Residential development in the GRZ1 (General Residential Areas) and GRZ2 (Dandenong South and Keysborough South) should:

- provide separation between dwellings at the upper level;
- retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space;
- position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot.

Within the GRZ1 and GRZ2 the rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting adjoining private secluded open space.

Two storey dwellings to the rear of a lot in the GRZ1 and GRZ2 may be considered where:

- the visual impact of the building bulk does not adversely affect the identified future character of the area;
- overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties;
- the building bulk does not adversely affect the planting and future growth of canopy trees to maturity;
- sufficient side and rear boundary landscaping can be provided to screen adjoining properties;
- upper storey components are well recessed from adjoining sensitive interfaces.

Separation between upper levels of dwellings on a site in the GRZ3 (Residential Transition Areas) is not generally needed, provided the building portrays a high standard of design and does not result in unreasonable amenity impacts.

STRATEGY – LIMITED CHANGE AREAS

Encourage well-designed, low-density infill developments.

Encourage generous landscaping that makes a significant contribution to the future character of these areas.

POLICY GUIDELINE – LIMITED CHANGE AREAS

Consider as relevant:

- The following design principles for residential developments in limited change areas:

GREATER DANDENONG PLANNING SCHEME

Design principles

Landscaping

Residential development should incorporate substantial landscaping to create a landscaped character, particularly canopy trees in front and rear gardens; and to protect the outlook of adjoining properties.

Car parking

Garages and car parking areas should be located behind buildings, generally hidden from view or recessed so as to not dominate the streetscape.

Setbacks, front boundary and width

Car access, parking and paving within the front setback should be limited in order to maximise the opportunity for soft landscaping

Private open space

Residential development should provide ground level secluded private open space at the side or rear of each dwelling to avoid the need for excessive screening or high front fencing.

Bulk & Built Form

Residential development should:

- ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape;
- provide separation between dwellings at the upper level;
- locate main living areas on the ground level.
- retain spaces of open space at the rear of properties and on ground level to maximise landscaping opportunities and protect private secluded open space;
- position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot.

The rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting the amenity of adjoining private secluded open space.

Two storey dwellings to the rear of a lot may be considered where:

- the visual impact of the building bulk does not adversely affect the identified future character of the area;
- overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties;
- the building bulk does not adversely affect the planting and future growth of canopy trees to maturity;
- sufficient side and rear boundary landscaping can be provided to screen adjoining properties;
- upper storey components are well recessed from adjoining sensitive interfaces.

Residential developments should provide a level of visual interest through the use of contrast, texture and variation of materials.

POLICY DOCUMENTS

Consider as relevant

- *City of Greater Dandenong Neighbourhood Character Study* (Hansen, September 2007)
- *Greater Dandenong Housing Strategy, 2014-2024* (City of Greater Dandenong, 2014)

15.01-6S

31/07/2018
VC148

Design for rural areas

Objective

To ensure development respects valued areas of rural character.

Strategies

Ensure that the siting, scale and appearance of development protects and enhances rural character.

Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.

GREATER DANDENONG PLANNING SCHEME

Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.

15.01-6L Design for green wedge – Greater Dandenong

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Proposed C230gdan

STRATEGIES

Ensure the open, landscape-dominated vistas throughout the Greater Dandenong Green Wedge are maintained and protected.

Ensure new use and development in the green wedge has a low visual impact and respects the rural character of the surroundings.

GREATER DANDENONG PLANNING SCHEME

15.03

31/07/2018
VC148

HERITAGE

GREATER DANDENONG PLANNING SCHEME

15.03-1S

02/09/2025
VC283

Heritage conservation

Objective

To ensure the conservation of places of heritage significance.

Strategies

Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.

Provide for the protection of natural heritage sites and man-made resources.

Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.

Encourage appropriate development that respects places with identified heritage values.

Retain those elements that contribute to the importance of the heritage place.

Encourage the conservation and restoration of contributory elements of a heritage place.

Ensure an appropriate setting and context for heritage places is maintained or enhanced.

Support adaptive reuse of heritage buildings where their use has become redundant.

Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.

Policy guidelines

Consider as relevant:

- The findings and recommendations of the Victorian Heritage Council.

Policy documents

- The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance (Australia ICOMOS Incorporated, 2013).

GREATER DANDENONG PLANNING SCHEME

15.03-2S

31/07/2018
VC148

Aboriginal cultural heritage

Objective

To ensure the protection and conservation of places of Aboriginal cultural heritage significance.

Strategies

Identify, assess and document places of Aboriginal cultural heritage significance, in consultation with relevant Registered Aboriginal Parties, as a basis for their inclusion in the planning scheme.

Provide for the protection and conservation of pre-contact and post-contact Aboriginal cultural heritage places.

Ensure that permit approvals align with the recommendations of any relevant Cultural Heritage Management Plan approved under the *Aboriginal Heritage Act 2006*.

Policy guidelines

Consider as relevant:

- The findings and recommendations of the Aboriginal Heritage Council.
- The findings and recommendations of the Victorian Heritage Council for post-contact Aboriginal heritage places.

Policy documents

Consider as relevant:

- *Aboriginal Heritage Act 2006*

15.03-1L

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Proposed C230gdan

Heritage conservation – Greater Dandenong

STRATEGIES

Encourage landscaping that is compatible with the historic character of the heritage place or precinct.

Ensure that new developments in activity centres respect the significance of heritage places, and contribute to the sense of place, valued character and cultural identity of the centre.

Retain heritage protection for identified post-contact heritage sites in the green wedge.

GREATER DANDENONG PLANNING SCHEME

16.01

31/07/2018
VC148

RESIDENTIAL DEVELOPMENT

GREATER DANDENONG PLANNING SCHEME

16.01-1S02/09/2025
VC283**Housing supply****Objective**

To facilitate well-located, integrated and diverse housing that meets community needs.

Strategies

Plan to accommodate housing targets specified in this clause by ensuring zones and overlays deliver sufficient realisable development capacity.

Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.

Increase the proportion of housing in urban areas with good access to opportunities and services (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.

Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

Identify opportunities for increased residential densities to help consolidate urban areas.

Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.

Encourage the development of well-designed housing that:

- Provides a high level of internal and external amenity.
- Incorporates universal design and adaptable internal dwelling design.

Support opportunities for a range of income groups to choose housing in well-serviced locations.

Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

Policy documents

Consider as relevant:

- *Homes for Victorians - Affordability, Access and Choice* (Victorian Government, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)

Table 1 - Metropolitan Melbourne Housing Targets

	Housing Target	Greenfield Area Target	Established Area Target
Growth Municipalities			
Mitchell	66,000	56,000	10,000
Cardinia	30,000	21,000	9,000
Casey	87,000	58,500	28,500
Hume	79,000	53,500	25,500
Melton	109,000	104,000	5,000
Whittlesea	72,000	43,000	29,000

GREATER DANDENONG PLANNING SCHEME

Wyndham	99,000	74,000	25,000
Inner Melbourne			
Melbourne	119,500	-	119,500
Port Phillip	55,000	-	55,000
Stonnington	50,000	-	50,000
Yarra	44,000	-	44,000
Middle Melbourne			
Banyule	45,500	-	45,500
Bayside	30,000	-	30,000
Boroondara	65,500	-	65,500
Darebin	69,000	-	69,000
Glen Eira	63,500	-	63,500
Hobsons Bay	22,500	-	22,500
Kingston	51,500	-	51,500
Manningham	28,500	-	28,500
Maribyrnong	48,000	-	48,000
Merri-bek	69,000	-	69,000
Monash	69,500	-	69,500
Moonee Valley	47,500	-	47,500
Whitehorse	76,500	-	76,500
Outer Melbourne			
Brimbank	59,500	-	59,500
Frankston	33,000	-	33,000
Greater Dandenong	52,500	-	52,500
Knox	43,000	-	43,000
Maroondah	39,500	-	39,500
Mornington Peninsula	24,000	-	24,000
Nillumbik	6,500	-	6,500
Yarra Ranges	25,000	-	25,000

GREATER DANDENONG PLANNING SCHEME

Table 2 - Regional Victoria Housing Targets

	Housing Target	Greenfield Area Target	Established Area Target
Barwon			
Colac Otway	3,700	-	3,700
Greater Geelong	128,600	51,100	77,500
Queenscliffe	400	-	400
Surf Coast	8,000	-	8,000
Central Highlands			
Ararat	1,000	-	1,000
Ballarat	46,900	18,900	28,000
Golden Plains	12,500	-	12,500
Hepburn	3,150	-	3,150
Moorabool	20,000	-	20,000
Pyrenees	1,300	-	1,300
Gippsland			
Bass Coast	19,250	-	19,250
Baw Baw	25,700	-	25,700
East Gippsland	11,000	-	11,000
Latrobe	13,000	-	13,000
South Gippsland	8,000	-	8,000
Wellington	8,000	-	8,000
Goulburn			
Greater Shepparton	15,250	-	15,250
Mitchell	66,000	56,000	10,000
Moria	4,500	-	4,500
Murrindindi	3,350	-	3,350
Strathbogie	2,400	-	2,400
Great South Coast			
Corangamite	1,400	-	1,400
Glenelg	1,400	-	1,400
Moyne	2,900	-	2,900

GREATER DANDENONG PLANNING SCHEME

Southern Grampians	1,250	-	1,250
Warrnambool	7,200	-	7,200
Loddon Campaspe			
Campaspe	4,500	-	4,500
Central Goldfields	1,700	-	1,700
Greater Bendigo	37,000	11,000	26,000
Loddon	550	-	550
Macedon Ranges	13,200	-	13,200
Mount Alexander	4,500	-	4,500
Mallee			
Buloke	150	-	150
Gannawarra	850	-	850
Mildura	8,500	-	8,500
Swan Hill	2,100	-	2,100
Ovens Murray			
Alpine	1,250	-	1,250
Benalla	1,700	-	1,700
Indigo	3,100	-	3,100
Mansfield	3,900	-	3,900
Towong	550	-	550
Wangaratta	6,000	-	6,000
Wodonga	15,200	-	15,200
Wimmera Southern Mallee			
Hindmarsh	250	-	250
Horsham	3,300	-	3,300
Northern Grampians	750	-	750
West Wimmera	200	-	200
Yarriambiack	300	-	300

GREATER DANDENONG PLANNING SCHEME

16.01-1L Housing supply – Greater Dandenong

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Proposed C230gdan

STRATEGIES

Encourage the conversion of upper floors of shop and office buildings for housing, particularly in activity centres.

Encourage innovative redevelopment and renewal of existing housing stock, including older styled higher-density apartments and multi-dwelling developments.

Encourage well designed medium and higher density housing in areas nominated for substantial change.

Encourage and promote increased densities in the Residential Growth Zone areas, particularly those in proximity to the Dandenong, Springvale and Noble Park Major Activity Centres.

Encourage the redevelopment of sites in respective activity centres that have been identified for refurbished commercial, upper residential and medium to higher density housing.

Encourage the provision of affordable housing in association with larger residential developments.

Encourage the conversion of vacant upper floors of existing buildings (that are used for shops and offices at the lower levels) for housing, particularly in the Dandenong Metropolitan Activity Centre and other major and neighbourhood activity centres.

Facilitate integrated residential and employment development opportunities at the Dandenong Railway Precinct and within existing major activity centres.

Protect the amenity of existing neighbourhoods and significant residential precincts within activity centres from the impact of new commercial development.

Ensure medium-density developments respond to the site and locality and respect the existing or preferred neighbourhood character.

Protect the amenity of major new residential uses from any potential adverse impacts of existing industrial uses.

Ensure major new residential developments are designed such that they are protected from the potential adverse impacts of any existing industrial uses.

Encourage opportunities for under-utilised locations within all major activity centres and neighbourhood activity centres to be redeveloped.

POLICY DOCUMENTS

Consider as relevant

- *Greater Dandenong Housing Strategy, 2014-2024* (City of Greater Dandenong, December 2014)

16.01-1L Future change areas – Greater Dandenong

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Proposed C230gdan

POLICY APPLICATION

This policy applies to all residential development in a Residential Growth Zone, General Residential Zone and Neighbourhood Residential Zone, as shown on the Future Change Areas map to this clause.

OBJECTIVE

To promote a range of housing types to accommodate the future needs of the municipality's changing population.

STRATEGIES – SUBSTANTIAL CHANGE AREAS

Support significant change and increased residential densities in Substantial Change Areas:

GREATER DANDENONG PLANNING SCHEME

- Immediately surrounding the Dandenong Metropolitan Activity Centre, within walking distance from the centre.
- Surrounding the Springvale and Noble Park Major Activity Centres to achieve a transition in built form.

Encourage residential development in the form of apartment and townhouse developments

STRATEGY – INCREMENTAL CHANGE AREAS

Support future housing density at a lower intensity than in Substantial Change Areas, but a higher intensity than in Limited Change Areas.

STRATEGIES – LIMITED CHANGE AREAS

Ensure that housing density will be at a lower intensity than in surrounding Incremental Change Areas.

Encourage residential development in the form of dual occupancies and single detached dwellings.

POLICY GUIDELINES

Consider as relevant:

- **Low density housing** generally means single, detached dwellings on individual blocks. Low density housing is commonly associated with typical suburban residential areas and may include traditional 1 and 2 storey houses, two dwellings on a single lot (dual occupancy) and villa units. Private open space areas are located at ground level.
- **Medium density housing** is where more than one dwelling is constructed on a single lot and each dwelling has its own, separate building footprint on the land. These dwellings commonly share a driveway. In some locations, medium density housing will include 2 and 3 storey units or townhouses, while in other places 1 or 2 storey residential buildings may be the norm. Townhouses can be attached or semi-detached.
- **High density housing** is where more than one new dwelling is constructed and each dwelling does not have its own footprint on the land, rather the units occupy airspace above a common footprint. These dwellings are usually flats or apartments that are part of a mixed-use or broader high density residential development and may include innovative apartment-type housing with upper level secluded private open spaces and living areas. Private open space areas are usually provided as balconies. Such developments typically share facilities, a driveway, as well as staircases and common walls. In most cases, they will have a lift and a semi-basement or basement car parking area.

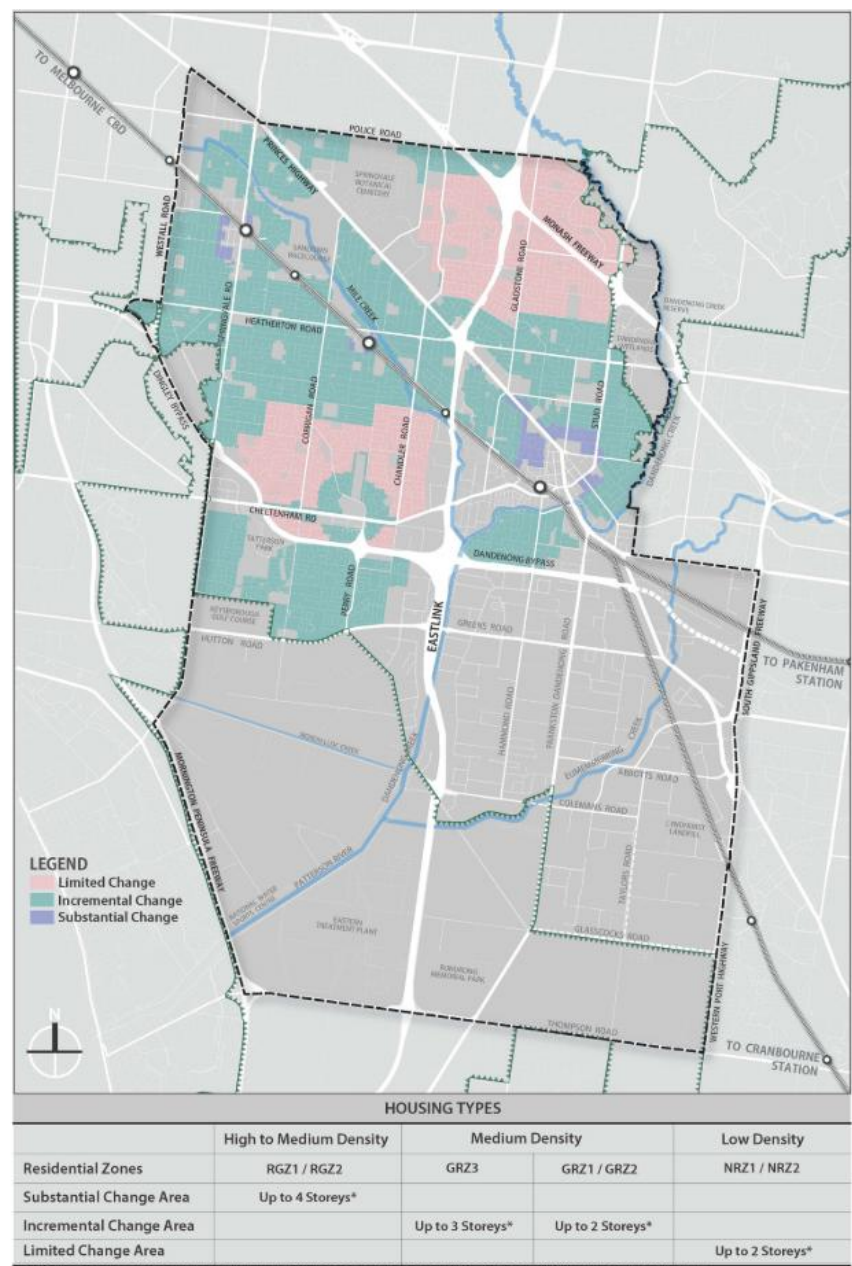
POLICY DOCUMENTS

Consider as relevant

- *City of Greater Dandenong Neighbourhood Character Study* (Hansen, September 2007)
- *Greater Dandenong Housing Strategy, 2014-2024* (City of Greater Dandenong, December 2014)

Future Change Areas Map – Greater Dandenong (including table)

GREATER DANDENONG PLANNING SCHEME



16.01-1R Housing supply - Metropolitan Melbourne

02/09/2025
VC283

Strategies

Create development opportunities to meet housing targets population growth and create a sustainable city by developing housing and mixed use development opportunities in locations that are:

- In and around the Central City.
- Metropolitan activity centres and their residential catchments.
- Priority Precincts, including Suburban Rail Loop East Precincts.
- Activity centres - Housing Choice and Stations.

GREATER DANDENONG PLANNING SCHEME

- Areas for residential growth.
- Areas for greyfield renewal, particularly through opportunities for land consolidation.
- Established areas close to existing services, jobs and public transport.
- Neighbourhood activity centres - especially those with good public transport connections.
- Areas near existing and proposed railway stations that can support transit-oriented development.

Identify areas that offer opportunities for more medium and high density housing near employment and transport in Metropolitan Melbourne.

Provide certainty about the scale of growth by prescribing appropriate height and site coverage provisions for different areas.

Allow for a range of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing.

Create mixed use neighbourhoods at varying densities that offer more choice in housing.

GREATER DANDENONG PLANNING SCHEME

16.01-2S

02/09/2025
VC283

Housing affordability

Objective

To deliver affordable housing in areas with good access to opportunities and services.

Strategies

Improve housing affordability by:

- Ensuring housing supply continues to be sufficient to meet demand.
- Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
- Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.
- Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.

Increase the supply of well-located affordable housing by:

- Facilitating a mix of private, affordable and social housing in suburbs, growth areas, activity centres and urban renewal precincts.
- Ensuring the redevelopment and renewal of public housing stock better meets community needs.

Facilitate the delivery of social housing by identifying surplus government land suitable for housing.

Policy documents

Consider as relevant:

- *Homes for Victorians - Affordability, Access and Choice* (Victorian Government, 2017)

GREATER DANDENONG PLANNING SCHEME

16.01-3S

09/10/2020
VC169

Rural residential development

Objective

To identify land suitable for rural residential development.

Strategies

Manage development in rural areas to protect agriculture and avoid inappropriate rural residential development.

Encourage the consolidation of new housing in existing settlements where investment in physical and community infrastructure and services has already been made.

Demonstrate need and identify locations for rural residential development through a housing and settlement strategy.

Ensure planning for rural residential development avoids or significantly reduces adverse economic, social and environmental impacts by:

- Maintaining the long-term sustainable use and management of existing natural resource attributes in activities including agricultural production, water, mineral and energy resources.
- Protecting existing landscape values and environmental qualities such as water quality, native vegetation, biodiversity and habitat.
- Minimising or avoiding property servicing costs carried by local and state governments.
- Maintaining an adequate buffer distance between rural residential development and animal production.

Ensure land is not zoned for rural residential development if it will encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources.

Discourage development of small lots in rural zones for residential use or other incompatible uses.

Encourage consolidation of existing isolated small lots in rural zones.

Ensure land is only zoned for rural residential development where it:

- Is located close to existing towns and urban centres, but not in areas that will be required for fully serviced urban development.
- Can be supplied with electricity, water and good quality road access.

GREATER DANDENONG PLANNING SCHEME

16.01-4S

04/11/2022
VC226

Community care accommodation

Objective

To facilitate the establishment of community care accommodation and support their location being kept confidential.

Strategies

Planning schemes should not require a planning permit for or prohibit the use of land in a residential area for community care accommodation provided no more than 20 clients are accommodated and the use is funded by, or carried out by or on behalf of, a government department or public authority, including a public authority established for a public purpose under a Commonwealth Act.

Facilitate the confidential establishment of community care accommodation through appropriate permit, notice and review exemptions.

GREATER DANDENONG PLANNING SCHEME

16.01-5S

09/10/2020
VC169

Residential aged care facilities

Objective

To facilitate the development of well-designed and appropriately located residential aged care facilities.

Strategies

Recognise that residential aged care facilities contribute to housing diversity and choice, and are an appropriate use in a residential area.

Recognise that residential aged care facilities are different to dwellings in their purpose and function, and will have a different built form (including height, scale and mass).

Ensure local housing strategies, precinct structure plans and activity centre structure plans provide for residential aged care facilities.

Ensure that residential aged care facilities are located in residential areas, activity centres and urban renewal precincts, close to services and public transport.

Encourage planning for housing that:

- Delivers an adequate supply of land or redevelopment opportunities for residential aged care facilities.
- Enables older people to live in appropriate housing in their local community.

Provide for a mix of housing for older people with appropriate access to care and support services.

Ensure that proposals to establish residential aged care facilities early in the life of a growth area are in locations that will have early access to services and public transport.

Ensure that residential aged care facilities are designed to respond to the site and its context.

Promote a high standard of urban design and architecture in residential aged care facilities.

Policy guidelines

Consider as relevant:

- The Commonwealth Government's Responsible ratios for the provision of aged care places under the *Aged Care Act 1997*.

GREATER DANDENONG PLANNING SCHEME

17.01 **EMPLOYMENT**
31/07/2018
VC148

GREATER DANDENONG PLANNING SCHEME

17.01-1S

31/07/2018
VC148

Diversified economy

Objective

To strengthen and diversify the economy.

Strategies

Protect and strengthen existing and planned employment areas and plan for new employment areas.

Facilitate regional, cross-border and inter-regional relationships to harness emerging economic opportunities.

Facilitate growth in a range of employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region.

Improve access to jobs closer to where people live.

Support rural economies to grow and diversify.

GREATER DANDENONG PLANNING SCHEME

17.01-1L Diversified economy – Greater Dandenong

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Proposed C230gdan

STRATEGIES

Encourage new hi-tech and knowledge industry to be established.

Encourage the establishment of industries that add value to the local industry products, component manufacturers.

Encourage the establishment of industries that create local employment opportunities.

Facilitate improved transport links between the activity centre and the Monash NEIC.

17.01-1R Diversified economy - Metropolitan Melbourne

02/09/2025
VC283

Strategies

Support the Central City to become Australia's largest commercial and residential centre by 2050, by planning for office, retail, residential, education, health, entertainment and cultural activity spaces.

Plan for the redevelopment of Priority Precincts and Urban-Renewal Precincts in and around the Central City to deliver high-quality, distinct and diverse neighbourhoods offering a mix of uses.

Provide a mix of uses within Suburban Rail Loop Precincts and prioritise higher density development.

Avoid development in Suburban Rail Loop Precincts that would impede opportunities for significant future growth.

Facilitate the development of Employment and Innovation Areas by ensuring they:

- Have a high level of amenity to attract businesses and workers.
- Are supported by good public transport services and integrated walking and cycling paths.
- Maximise investment opportunities for the location of knowledge intensive firms and jobs.

Support the employment and servicing role of Health and Education Precincts by:

- Focussing on improving access, particularly public transport access.
- Encouraging co-location of facilities to better utilise existing infrastructure.
- Supporting and facilitating growth of associated businesses and industries.
- Reinforcing their specialised economic functions while also providing opportunities for ancillary retail, commercial, accommodation and supporting services.

Support diverse employment generating uses, including offices, innovation and creative industries in identified areas within regionally significant industrial precincts, where compatible with adjacent uses and well connected to transport networks.

Consider how land use change proposals can respond to local and regional employment demand or identify how it can be accommodated elsewhere.

Plan for industrial land in suitable locations to support employment and investment opportunities.

Facilitate investment in Melbourne's outer areas to increase local access to employment.

GREATER DANDENONG PLANNING SCHEME

17.01-1R
03/03/2023
VC215

Diversified economy - Metropolitan Melbourne - Southern Metro Region

Support the development of higher-order, knowledge-based jobs and businesses in growth areas in mixed use precincts that directly support local economic activity and employment.

GREATER DANDENONG PLANNING SCHEME

17.01-2S

04/10/2018
VC149

Innovation and research

Objective

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

Strategies

Encourage the expansion and development of logistics and communications infrastructure.

Support the development of business clusters.

Support the development of enterprise precincts that build the critical mass of employment in an area, leverage the area's public and private sector economic competitive strengths and assets, and cater to a diversity of employment types and scales.

Promote an accessible, well-connected, high-amenity and collaborative physical environment that is conducive to innovation and to creative activities.

Encourage the provision of infrastructure that helps people to be innovative and creative, learn new skills and start new businesses in locations identified to accommodate employment and economic growth.

Support well-located, appropriate and low-cost premises for not-for-profit or start-up enterprises.

Improve access to community-based information and training through further developing libraries as community learning centres.

GREATER DANDENONG PLANNING SCHEME

17.02

31/07/2018
VC148

COMMERCIAL

GREATER DANDENONG PLANNING SCHEME

17.02-1S

15/03/2024
VC256

Business

Objective

To encourage development that meets the community's needs for retail, entertainment, office and other commercial services.

Strategies

Plan for an adequate supply of commercial land in appropriate locations.

Ensure commercial facilities are aggregated and provide net community benefit in relation to their viability, accessibility and efficient use of infrastructure.

Locate commercial facilities in existing or planned activity centres.

Provide new convenience shopping facilities to provide for the needs of the local population in new residential areas and within, or immediately adjacent to, existing commercial centres.

Provide small scale shopping opportunities that meet the needs of local residents and workers in convenient locations.

Provide outlets of trade-related goods or services directly serving or ancillary to industry that have adequate on-site car parking.

Locate cinema based entertainment facilities within or on the periphery of existing or planned activity centres.

Apply a five year time limit for commencement to any planning permit for a shopping centre or shopping centre expansion of more than 1000 square metres leasable floor area.

Regulate the use and development of land for a sex services premises in commercial and mixed use areas in the same way as for other types of shop.

Ensure that planning for the use and development of land for a sex services premises and home based business is consistent with decriminalisation of sex work and provides for the reduction of discrimination against, and harm to, sex workers.

GREATER DANDENONG PLANNING SCHEME

17.02-1L Business – Greater Dandenong

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Proposed C230gdan

STRATEGIES

Focus major retail, office and entertainment uses of regional significance in Central Dandenong.

Focus major new retail activities in the Springvale, Keysborough-Parkmore and Noble Park Major Activity Centres and in Neighbourhood Activity Centres located throughout the municipality, as identified on the Retail Commercial Framework plan at Clause 02.04.

Encourage additional retail diversity that complements the core retail function of the activity centre.

Encourage office and residential uses in Neighbourhood Activity Centres where the retailing function is declining.

Encourage a mix of complementary land uses that increase an activity centre's commercial variety without compromising its core commercial strengths

17.02-2S Out-of-centre development

31/07/2018
VC148

Objective

To manage out-of-centre development.

Strategies

Discourage proposals for expansion of single use retail, commercial and recreational facilities outside activity centres.

Give preference to locations in or on the border of an activity centre for expansion of single use retail, commercial and recreational facilities.

Discourage large sports and entertainment facilities of metropolitan, state or national significance in out-of-centre locations unless they are on the Principal Public Transport Network and in locations that are highly accessible to their catchment of users.

Ensure that out-of-centre proposals are only considered where the proposed use or development is of net benefit to the community in the region served by the proposal or provides small scale shopping opportunities that meet the needs of local residents and workers in convenient locations.

GREATER DANDENONG PLANNING SCHEME

17.02-2L Out-of-centre development – Greater Dandenong

Proposed C230gdan

STRATEGIES

Encourage the integration of commercial and industrial developments in Commercial 2 Zone areas.

Discourage stand-alone office development on sites within the Commercial 2 Zones that are outside the designated existing or proposed activity centres, gateway and/or corridor sites.

POLICY GUIDELINE

Consider as relevant:

- Providing for the integration of industrial and commercial uses, such that no maximum combined leasable floor area applies within the Commercial 2 Zone areas.

GREATER DANDENONG PLANNING SCHEME

17.03

31/07/2018
VC148

INDUSTRY

GREATER DANDENONG PLANNING SCHEME

17.03-1S

14/01/2025
VC237

Industrial land supply

Objective

To ensure availability of land for industry.

Strategies

Provide an adequate supply of industrial land in appropriate locations including sufficient stocks of large sites for strategic investment.

Identify land for industrial development in urban growth areas where:

- Good access for employees, freight and road transport is available.
- Appropriate buffer areas can be provided between the proposed industrial land and nearby sensitive land uses.

Protect and carefully plan existing industrial areas to, where possible, facilitate further industrial development.

Preserve locally significant industrial land for industrial or employment generating uses, unless long-term demand for these uses can be demonstrably met elsewhere.

Avoid non-industrial land uses that will prejudice the availability of land in identified industrial areas for future industrial use.

Policy documents

Consider as relevant:

- *Separation Distance Guideline* (Environment Protection Authority, August 2024)
- *Landfill Buffer Guideline* (Environment Protection Authority, August 2024)

GREATER DANDENONG PLANNING SCHEME

17.03-1L Industrial land supply – Greater Dandenong

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Proposed C230gdan

STRATEGIES

Provide a diversity of locational opportunities for all types of industrial activity, including those enterprises that combine manufacturing with general office activities.

Protect the supply of industrial land by encouraging retail and office uses to locate in commercial zones.

Discourage restricted retail developments in industrial zones.

Improve the visual amenity of industrial areas in Greater Dandenong.

Encourage existing industries to improve their sites and operating conditions to contribute positively to the amenity of the municipality.

Ensure that there is a well-designed transition between industrial development and streetscapes and/or public reserves with high quality and intense landscaping, incorporating canopy trees within development sites.

Ensure new industrial development includes well designed, well connected and safe pedestrian and cycle paths.

17.03-2S

14/01/2025
VC237

Sustainable industry**Objective**

To facilitate the sustainable operation of industry.

Strategies

Ensure that industrial activities requiring substantial threshold distances are located in the core of industrial areas.

Encourage activities with minimal threshold requirements to locate towards the perimeter of the industrial area.

Minimise inter-industry conflict and encourage like industries to locate within the same area.

Protect industrial activity in industrial zones from the encroachment of commercial, residential and other sensitive uses that would adversely affect industry viability.

Encourage industrial uses that meet appropriate standards of safety and amenity to locate within activity centres.

Support the retention of small-scale industries servicing established urban areas through appropriate zoning.

Provide adequate separation and buffer areas between sensitive uses and offensive or dangerous industries and quarries to ensure that residents are not affected by adverse environmental effects, nuisance or exposure to hazards.

Encourage manufacturing and storage industries that generate significant volumes of freight to locate close to air, rail and road freight terminals.

Policy documents

Consider as relevant:

- *Separation Distance Guideline* (Environment Protection Authority, August 2024)
- *Landfill Buffer Guideline* (Environment Protection Authority, August 2024)

GREATER DANDENONG PLANNING SCHEME

17.03-3S

02/09/2025
VC283

Significant industrial land

Objective

To protect significant industrial land.

Strategies

Protect state significant industrial precincts from incompatible land uses to allow for future growth. State significant industrial precincts include but are not limited to:

- Southern Industrial Precinct - Dandenong South.
- Northern Industrial Precinct - Campbellfield, Somerton and Thomastown.
- Western Industrial Precinct - Laverton North and Derrimut.
- Officer / Pakenham Industrial Precinct.
- Port of Hastings Industrial Precinct.

Ensure sufficient availability of strategically located land for major industrial development, particularly for industries and storage facilities that require significant threshold distances from sensitive or incompatible uses.

Protect heavy industrial areas from inappropriate development and maintain adequate buffer distances from sensitive or incompatible uses.

Policy documents

Consider as relevant:

- *Melbourne Industrial and Commercial Land Use Plan* (Department of Environment, Land, Water and Planning, 2020)
- *Industrial and Commercial Land Classifications* (Department of Transport and Planning, 2025)

GREATER DANDENONG PLANNING SCHEME

17.03-3R
02/09/2025
VC283

Regionally significant industrial land - Metropolitan Melbourne

Strategies

Protect industrial land of regional significance and facilitate continual growth in freight, logistics and manufacturing investment.

Support the transition from manufacturing land uses to other employment uses in strategically identified areas well connected to transport networks, especially in Suburban Rail Loop Precincts.

GREATER DANDENONG PLANNING SCHEME

17.03-3R

02/09/2025
VC283

Regionally significant industrial land - Metropolitan Melbourne - Southern Metro Region

Strategy

Protect industrial land at Clayton South, Moorabbin, Moorabbin Airport, Braeside, Carrum Downs, Seaford, Cranbourne West and Casey Fields South by:

- Retaining existing industrial zoned land predominately for industrial uses.
- Limiting encroachment by incompatible and non-industrial uses that would fragment this land and compromise business growth and operation.

Prioritise higher employment generation within Suburban Rail Loop precincts.

GREATER DANDENONG PLANNING SCHEME

17.03-3L Southern Industrial Precinct – Dandenong South

Proposed C230gdan

STRATEGIES

Locate industries that require buffer distances between 1,000-5,000 metres under Clause 53.10 within the Industrial 2 Zone.

Discourage industrial land uses that do not require significant buffer distances from sensitive land uses in the Industrial 2 Zone.

GREATER DANDENONG PLANNING SCHEME

18.01

09/12/2021
VC204

LAND USE AND TRANSPORT

GREATER DANDENONG PLANNING SCHEME

18.01-1S02/09/2025
VC283**Land use and transport integration****Objective**

To facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport.

Strategies

Plan and develop a transport system that facilitates:

- Social and economic inclusion for all people and builds community wellbeing.
- The best use of existing social and economic infrastructure.
- A reduction in the distances people have to travel to access jobs and services.
- Better access to, and greater mobility within, local communities.
- Network-wide efficiency and coordinated operation.

Plan land use and development to:

- Protect existing transport infrastructure from encroachment or detriment that would impact on the current or future function of the asset.
- Protect transport infrastructure that is in delivery from encroachment or detriment that would impact on the construction or future function of the asset.
- Protect planned transport infrastructure from encroachment or detriment that would impact deliverability or future operation.
- Protect identified potential transport infrastructure from being precluded by land use and development.

Plan land use and development to allow for the ongoing improvement and development of the State Transport System in the short and long term.

Plan movement networks and adjoining land uses to minimise disruption to residential communities and their amenity.

Plan the timely delivery of transport infrastructure and services to support changing land use and associated transport demands.

Plan improvements to public transport, walking and cycling networks to coordinate with the ongoing development and redevelopment of urban areas.

Plan the use of land adjacent to the transport system having regard to the current and future development and operation of the transport system.

Reserve land for strategic transport infrastructure to ensure the transport system can be developed efficiently to meet changing transport demands.

Support urban development that makes jobs and services more accessible:

- In accordance with forecast demand.
- By taking advantage of all available modes of transport.

Protect existing and facilitate new walking and cycling access to public transport.

Locate major government and private sector investments in Major regional cities, Regional Cities and Regional service centres on major transport corridors to maximise the access and mobility of communities.

Design neighbourhoods to:

- Better support active living.
- Increase the share of trips made using sustainable transport modes.

GREATER DANDENONG PLANNING SCHEME

- Respond to the safety needs of all users.

Design the transport system and adjacent areas to achieve visual outcomes that are responsible to local context with particular reference to:

- Landscaping.
- The placement of signs.
- Providing buffer zones and resting places.

Policy documents

Consider as relevant:

- *Movement and Place in Victoria* (Department of Transport, February 2019)
- *Delivering the Goods, Creating Victorian Jobs: Victorian Freight Plan* (Department of Economic Development, Jobs, Transport and Resources, July 2018)

GREATER DANDENONG PLANNING SCHEME

18.01-1L Land use and transport integration – Greater Dandenong

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Proposed C230gdan

STRATEGIES

Encourage higher density and mixed use development within 400m of activity centres and public transport routes.

Facilitate the setting aside of land in Dandenong South to support the development of new stations on the Cranbourne railway line.

Discourage the development of freight and logistics related facilities in locations that require transport to use roads through residential areas.

Discourage industries that are dependent on heavy road transport or high volumes of traffic from locating near residential areas.

18.01-1L EastLink environs

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Proposed C230gdan

POLICY APPLICATION

This policy applies to applications for development (excluding subdivision) on land identified in the policy document Corridor Plans – City of Greater Dandenong (Connect East, August 2022) to this clause.

OBJECTIVE

To encourage a visually attractive interface between the EastLink motorway and adjoining land.

STRATEGIES

Encourage building design and a site layout that maintains the visual amenity of the EastLink motorway.

Provide fencing and landscaping treatments that complements the established urban design treatment of the EastLink motorway.

Design signs to complement the established EastLink urban form.

Design and site development to protect existing viewlines from the EastLink motorway.

Integrate business identification signs into the design of buildings in a manner that reduces their visual impact on the EastLink motorway.

Discourage promotion signs, especially in locations that would pose a safety hazard to motorists traveling on the EastLink motorway.

Discourage signs that promote goods, services, an event or any other matter, not provided, undertaken or sold or for hire on the land or in the building on which the sign is sited.

Discourage major promotion and sky signs, where they will have an adverse visual impact on the landscape and design of the EastLink motorway.

Discourage signs that would contribute to, or result in, a proliferation or repetition of similar signs.

POLICY DOCUMENTS

Consider as relevant:

- *Approved outdoor advertising site locations on EastLink* (ConnectEast, June 2010)
- *EastLink Advertising Code* (Linking Melbourne Authority, November 2010)
- *Corridor Plans – City of Greater Dandenong* (Connect East, August 2022)

GREATER DANDENONG PLANNING SCHEME

18.01-2S02/09/2025
VC283**Transport system****Objective**

To facilitate the efficient, coordinated and reliable movement of people and goods by developing an integrated and efficient transport system.

Strategies

Plan and develop a transport system integrated across all movement networks that:

- Facilitates the efficient, coordinated and reliable movement of people and goods at all times.
- Optimises transport system capacity.
- Improves connectivity and facilitates the growth and development of regional Victoria.
- Improves connectivity between Victoria's Major regional cities, Regional cities, Regional service centres and metropolitan Melbourne.
- Ensures sufficient capacity for the movement of passengers into and out of Victoria at Principal Transport Gateways.
- Improves how goods are moved to local, interstate and overseas markets.
- Maximises access to residential areas, employment, markets, services and recreation.
- Improves local transport options to support 20-minute neighbourhoods in Melbourne's suburbs and Victoria's regional cities and towns.
- Is legible and enables easy access and movement between modes.

Plan movement networks that share the same space to do so in a way that balances the needs of the different users of the transport system.

Plan and develop the State Transport System comprising the:

- Principal Bicycle Network: Existing and future high quality cycling routes that provide access to major destinations and facilitate cycling for transport, sport, recreation and fitness.
- Principal Public Transport Network: Existing and future high quality public transport routes in the Melbourne metropolitan area.
- Regional Rail Network: Existing and future passenger rail routes in regional Victoria.
- Principal Road Network: Declared arterial roads and freeways under the *Road Management Act 2004*.
- Principal Freight Network: Existing and future corridors and precincts where the movement of high volumes of freight are concentrated or of strategic value.
- Principal Transport Gateways: Existing and future ports, airports and interstate terminals that serve as key locations for moving passengers and freight into, out of and around Victoria.

Facilitate delivery of:

- Declared major transport projects and their ancillary projects that are of economic, social or environmental significance to the State of Victoria.
- Transport projects that improve the State Transport System.

Policy documents

Consider as relevant:

- *Movement and Place in Victoria* (Department of Transport, February 2019)

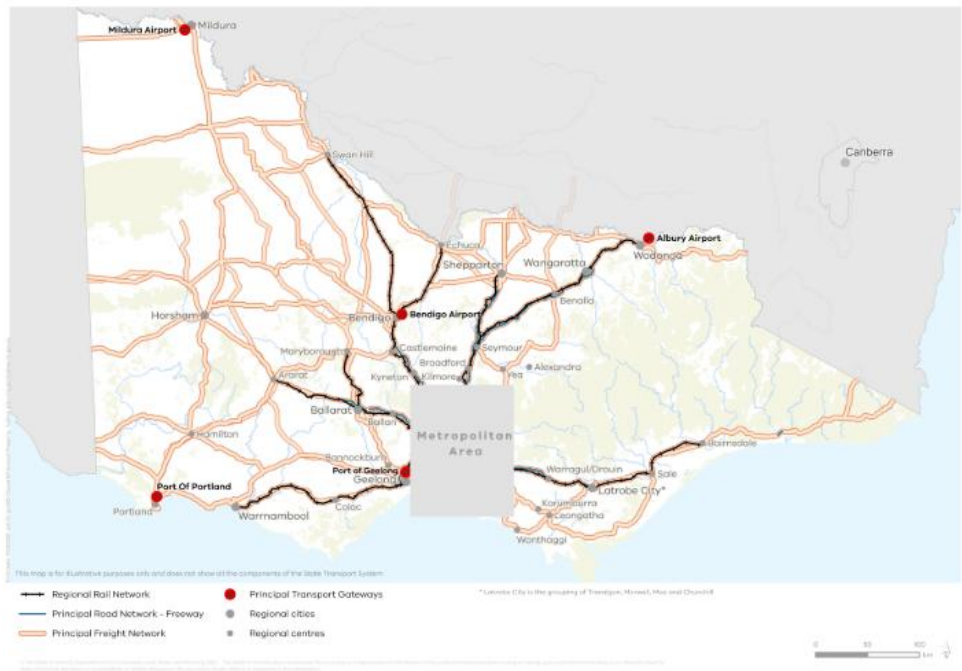
GREATER DANDENONG PLANNING SCHEME

State Transport System – Metropolitan Melbourne Plan



GREATER DANDENONG PLANNING SCHEME

State Transport System – Regional Victoria Plan



GREATER DANDENONG PLANNING SCHEME

18.01-3S

09/12/2021
VC204

Sustainable and safe transport

Objective

To facilitate an environmentally sustainable transport system that is safe and supports health and wellbeing.

Strategies

Plan and develop the transport system to:

- Maximise the efficient use of resources including infrastructure, land, services and energy.
- Prepare for and adapt to climate change impacts.
- Prioritise the use of sustainable personal transport.
- Protect, conserve and improve the natural environment by supporting forms of transport, energy use and transport technologies that have the least environmental impact.
- Avoid, minimise and offset harm to the environment by:
 - Protecting biodiversity.
 - Reducing transport-related greenhouse gas emissions.

Plan the transport system to be safe by:

- Developing safe transport infrastructure.
- Optimising accessibility, emergency access, service and amenity.
- Separating pedestrians, bicycles and motor vehicles, where practicable.
- Reducing the need for cyclists to mix with other road users.
- Supporting road users to make safe choices through design and wayfinding techniques.
- Prioritising transport safety when designing high-speed roads and intersections.

Support forms of transport and energy use that have the greatest benefit for, and least negative impact on, health and wellbeing.

Design the transport system to be accessible to all users.

Design new suburbs to respond to the safety, health and wellbeing needs of all road users.

Design development to promote walking, cycling and the use of public transport, in that order, and minimise car dependency.

Policy documents

Consider as relevant:

- *Victorian Road Safety Strategy 2021-2030* (Department of Transport, 2021)

GREATER DANDENONG PLANNING SCHEME

18.01-3R Sustainable and safe transport - Metropolitan Melbourne

09/12/2021
VC204

Strategies

Improve local travel options for walking and cycling to support 20 minute neighbourhoods.

GREATER DANDENONG PLANNING SCHEME

18.01-3L Sustainable and safe transport – Greater Dandenong

Proposed C230gdan

STRATEGIES

- Ensure that pedestrian linkages are established between principal public transport nodes and activity areas.
- Discourage vehicle cross-overs where they have a significant impact on pedestrian movements.
- Encourage safe and well lit pedestrian linkages within and across activity centres.

GREATER DANDENONG PLANNING SCHEME

18.02 **MOVEMENT NETWORKS**
31/07/2018
VC148

GREATER DANDENONG PLANNING SCHEME

18.02-1S

09/12/2021
VC204

Walking

Objective

To facilitate an efficient and safe walking network and increase the proportion of trips made by walking.

Strategies

Plan and develop walking networks to:

- Provide pedestrian routes that are safe, direct and comfortable to use.
- Enable walking as a part of everyday life.
- Enable people to meet more of their needs locally and rely less on their cars.
- Be accessible to vehicles that use footpaths, including wheelchairs, prams and scooters.
- Accommodate emerging forms of low-emission, low-speed personal transport.

Develop principal pedestrian networks for local areas that link with the transport system.

Provide walking infrastructure in all major transport projects.

Design walking routes to be comfortable by providing shelter from the sun through canopy trees, verandahs and other structures.

Design direct, comfortable and connected walking infrastructure to and between key destinations including activity centres, public transport interchanges, employment areas, urban renewal precincts and major attractions.

Policy documents

Consider as relevant:

- *Guidelines for developing Principal Pedestrian Networks* (Department of Economic Development, Jobs, Transport and Resources, 2015)

GREATER DANDENONG PLANNING SCHEME

18.02-2S02/09/2025
VC283**Cycling****Objective**

To facilitate an efficient and safe bicycle network and increase the proportion of trips made by cycling.

Strategies

Plan and develop cycling networks to:

- Provide routes that are safe, comfortable, low-stress and well connected.
- Enable cycling as a part of everyday life.
- Enable people to meet more of their needs locally by cycling and to rely less on their cars.
- Accommodate emerging forms of low emission, low and moderate speed personal transport.

Protect and develop the Principal Bicycle Network to provide high-quality cycling routes that are direct and connected, to and between key destinations including activity centres, public transport interchanges, employment areas, urban renewal precincts and major attractions.

Develop Strategic Cycling Corridors by:

- Integrating them with stations and major interchanges on the public transport network that serve places of state significance.
- Integrating them with the central city, Employment and Innovation Areas, major activity centres and other destinations of metropolitan or state significance.
- Facilitating safer, lower stress and more direct journeys using a combination of cycleways, cycle paths and shared streets.
- Providing the most direct route practical.
- Designing transport corridors to prioritise cycling links and cyclists.

Protect Strategic Cycling Corridors from encroachment by development and incompatible interface treatments such as cross overs.

Support increased cycling by providing:

- Cycling routes and cycling infrastructure early in new developments and in all major transport projects.
- Cycle parking and related end of trip facilities to meet demand at education, recreation, transport, shopping, commercial, public transport interchanges and community facilities, significant trip generating developments and other major attractions.
- Facilities for cyclists, particularly storage, at public transport interchanges and rail stations.
- Vegetation to shade cycling routes.

Policy documents

Consider as relevant:

- *Principal Bicycle Network* (VicRoads, 2012)
- *Strategic Cycling Corridors* (Department of Transport, 2021)
- *Victorian Cycling Strategy 2018-28* (Transport for Victoria)

GREATER DANDENONG PLANNING SCHEME

18.02-3S09/12/2021
VC204**Public transport****Objective**

To facilitate an efficient and safe public transport network and increase the proportion of trips made by public transport.

Strategies

Plan and develop public transport to:

- Connect activity centres, job-rich areas and outer suburban areas.
- Enable people to not have to rely on cars for personal transport.
- Integrate bus and tram networks and stops and public transport interchanges in new development areas, including key urban renewal precincts and outer-suburban areas.
- Integrate with land use and development in outer suburban and growth areas.

Protect and develop the Principal Public Transport Network and Regional Rail Network to facilitate:

- High quality public transport services that support increased diversity and density of development, particularly at interchanges, activity centres and where Principal Public Transport Network routes intersect.
- Modern commuter-style public transport services that link Melbourne with the regional growth areas of Geelong, Bendigo, Ballarat, Seymour and Traralgon.
- Service improvements to other regional and rural areas.
- A metro-style rail system that provides a very high frequency of service in the Melbourne metropolitan area.
- A new high quality orbital rail (Suburban Rail Loop) through Melbourne's middle suburbs.
- A balance between the rail usage needs of public transport and freight.

Facilitate public transport infrastructure in all major transport projects.

Allocate adequate land and infrastructure to support public transport provision in activity centres, transport interchanges and major commercial, retail and community facilities.

Locate higher density and increased development on or close to the Principal Public Transport Network in a way that does not compromise the efficiency of the Principal Public Transport Network.

Support development that facilitates the delivery and operation of public transport services.

Policy documents

Consider as relevant:

- *Principal Public Transport Network* (State Government of Victoria, 2017)
- *VicTrack Rail Development Interface Guidelines* (VicTrack, 2019)
- *Public Transport Guidelines for Land Use Development* (Department of Transport, 2008)

GREATER DANDENONG PLANNING SCHEME

18.02-3R

09/12/2021
VC204

Principal Public Transport Network

Strategies

Facilitate high-quality public transport access to job-rich areas.

Maximise the use of existing infrastructure and increase the diversity and density of development along the Principal Public Transport Network, particularly at interchanges, activity centres and where principal public transport routes intersect.

Identify and plan for new Principal Public Transport Network routes.

Support the Principal Public Transport Network with a comprehensive network of local public transport.

Plan for local bus services to provide for connections to the Principal Public Transport Network.

Improve the operation of the Principal Public Transport Network by providing for:

- A metro-style rail system.
- Extended tram lines and the establishment of a light rail system.
- Road space management measures including transit lanes, clearways, stops and interchanges.

GREATER DANDENONG PLANNING SCHEME

18.02-4S02/09/2025
VC283**Roads****Objective**

To facilitate an efficient and safe road network that integrates all movement networks and makes best use of existing infrastructure.

Strategies

Plan and develop the road network to:

- Ensure people are safe on and around roads.
- Improve people's perceptions of safety on and around roads.
- Improve road connections for all road users.
- Facilitate the use of public transport, cycling and walking.
- Integrate new and emerging technologies into road design, including the increasing connectivity and automation of vehicles.
- Accommodate the expansion of the High Productivity Freight Vehicle Network, and oversize and overmass vehicles.

Protect and develop the Principal Road Network to:

- Provide high mobility for through traffic and the efficient movement of freight by facilitating adequate movement capacity and speeds.
- Improve cross-town arterial links in outer suburbs and growth areas, including circumferential and radial movement to facilitate access to jobs and services.
- Limit access points to high-volume, high-speed roads by utilising urban design techniques such as service roads and internal connector roads.
- Improve high-capacity on-road public transport.

Develop declared freeways to:

- Link Melbourne with major regional cities, major interstate locations and other key locations important to the economy along major national and state transport corridors.
- Connect and provide access to Principal Transport Gateways and freight-generating areas.
- Improve connections to Employment and Innovation Areas.
- Connect dispersed major residential areas with key destinations and lower density employment areas.
- Avoid private access, except for service centres.

Provide for grade separation at railway crossings, except with the approval of the Minister for Transport and Infrastructure.

Improve Melbourne's distinctive, established boulevards by developing a connected, contemporary network of boulevards within the urban growth boundary.

Design road space to complement land use and meet business and community needs through the provision of wider footpaths, bicycle lanes, transit lanes (for buses and commercial passenger vehicles) and freight routes, in line with the designated role of the road.

Design roads to facilitate the safe movement of people and goods while providing places for people to interact and gather in high pedestrian areas like activity centres, around schools and around community facilities.

Plan an adequate supply of car parking that is designed and located to:

- Protect the role and function of nearby roads.

GREATER DANDENONG PLANNING SCHEME

- Enable the efficient movement and delivery of goods.
- Facilitate the use of public transport.
- Maintain journey times and the reliability of the on-road public transport network.
- Protect residential areas from the effects of road congestion created by on-street parking.
- Enable easy and efficient use.
- Achieve a high standard of urban design.
- Protect the amenity of the locality, including the amenity of pedestrians and other road users.
- Create a safe environment, particularly at night.

Allocate land for car parking considering:

- The existing and potential modes of access including public transport.
- The demand for off-street car parking.
- Road capacity.
- The potential for demand-management of car parking.

Consolidate car parking facilities to improve efficiency.

Design public car parks to incorporate electric charging facilities to support the use of low-emission vehicles.

Policy documents

Consider as relevant:

- *Victorian Road Safety Strategy 2021-2030* (Department of Transport, 2021)
- *Movement and Place in Victoria* (Department of Transport, February 2019)

GREATER DANDENONG PLANNING SCHEME

18.02-4L Roads and car parking – Greater Dandenong

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Proposed C230gdan

STRATEGIES

Ensure that developments, where appropriate, contribute to the supply of shared public car parking in and around activity centres.

Ensure that appropriate traffic management measures are implemented where new land uses and development generate significant volumes of traffic.

18.02-5S

09/12/2021
VC204

Freight**Objective**

To facilitate an efficient, coordinated, safe and sustainable freight and logistics system that enhances Victoria's economic prosperity and liveability.

Strategies

Plan and develop Victoria's freight and logistics system to:

- Support the movement of freight within Victoria's freight and logistics system.
- Improve freight efficiency and capacity.
- Manage negative impacts of freight generating activities on urban amenity, the development of urban areas, and on the efficient operation of movement networks.
- Prioritise new technologies that enhance road and rail safety, optimise the metropolitan road network, better manage congestion and reduce supply chain costs.
- Accommodate High Productivity Freight Vehicles, and oversize and overmass vehicles.
- Increase the capacity of the rail network to carry larger volumes of freight.

Protect and develop the Principal Freight Network, including freight movement corridors and freight places, and Principal Transport Gateways, by:

- Facilitating the movement of high volumes of freight and freight of strategic value.
- Linking areas of production and manufacturing to national and international gateways and export markets.
- Increasing the capacity of Principal Transport Gateways and supporting their use and development as important locations for employment and economic activity.
- Designing the Principal Freight Network to adapt to commodity, market and operating changes.
- Managing encroachment from incompatible land use and development that would undermine its ability to operate.

Support the development of freight and logistics precincts in strategic locations within and adjacent to Principal Transport Gateways and along the Principal Freight Network movement corridors by:

- Allocating land for complementary uses and employment-generating activities, such as distribution and warehousing.
- Reserving and appropriately zoning land for interstate freight terminals to support development that allows for the direct and immediate delivery of goods to market.
- Allocating land to allow high-volume freight customers to locate adjacent to interstate freight terminals, including the Western Interstate Freight Terminal and the Beveridge Interstate Freight Terminal.

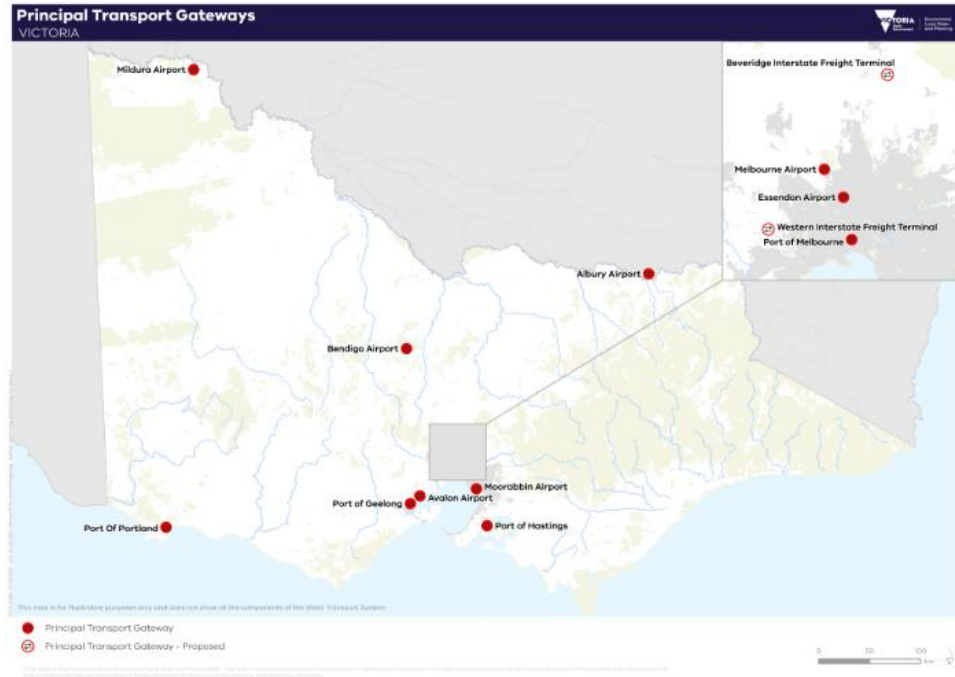
GREATER DANDENONG PLANNING SCHEME

Policy documents

Consider as relevant:

- *Principal Freight Network* (Department of Transport, 2021)
- *Principal Transport Gateways* (Department of Transport, 2021)
- *Delivering the Goods, Creating Victorian Jobs: Victorian Freight Plan* (Department of Economic Development, Jobs, Transport and Resources, July 2018)

Principal Transport Gateways



GREATER DANDENONG PLANNING SCHEME

18.02-5R

09/12/2021
VC204

Freight links - Metropolitan Melbourne

Strategy

Ensure suitable sites are provided for intermodal freight terminals at key locations around Metropolitan Melbourne, particularly for the Beveridge Interstate Freight Terminal and the Western Interstate Freight Terminal.

GREATER DANDENONG PLANNING SCHEME

18.02-5L Freight links – Greater Dandenong

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Proposed C230gdan

STRATEGIES

Support the development of inter-modal (road to rail) transfer facilities that reduce truck traffic.

Support the protection and enhancement of the existing operation and safety of arterial roads for all road users through ongoing management of vehicular access points.

18.02-6S

09/12/2021
VC204

Ports**Planning for ports objective**

To support the effective and competitive operation of Victoria's commercial trading ports at local, national and international levels, and to facilitate their ongoing sustainable operation and development.

Planning for ports strategies

Provide for the ongoing development of ports at Melbourne, Geelong, Hastings and Portland in accordance with approved Port Development Strategies.

Identify and protect key transport corridors linking ports to the broader transport network.

Manage any impacts of a commercial trading port and any related industrial development on nearby sensitive uses to minimise the impact of vibration, light spill, noise and air emissions from port activities.

Planning for port environs objective

To plan for and manage land near commercial trading ports so that development and use are compatible with port operations and provide reasonable amenity expectations.

Planning for port environs strategies

Protect commercial trading ports from encroachment of sensitive and incompatible land uses in the port environs.

Plan for and manage land in the port environs to accommodate uses that depend upon, or gain significant economic advantage from, proximity to the port's operations.

Ensure that industrially zoned land within the environs of a commercial trading port is maintained and continues to support the role of the port as a critical freight and logistics precinct.

Identify and protect key transport corridors linking ports to the broader transport network.

Ensure any new use or development within the environs of a commercial trading port does not prejudice the efficient and curfew-free operations of the port.

Ensure that the use and intensity of development does not expose people to unacceptable health or safety risks and consequences associated with an existing major hazard facility.

Ensure that any use or development within port environs:

- Is consistent with policies for the protection of the environment.
- Takes into account planning for the port.

Policy documents

Consider as relevant:

- *Statement of Planning Policy No 1 - Western Port* (1970-varied 1976)
- *2018 Port Development Strategy* (Port of Hastings Development Authority, December 2018)
- *Port of Geelong Port Development Strategy 2018* (Victorian Regional Channels Authority, 2018)

GREATER DANDENONG PLANNING SCHEME

- *2050 Port Development Strategy, 2020 edition* (Port of Melbourne, 2020)
- *Port of Portland – Port Development Strategy* (Port of Portland, 2019)

GREATER DANDENONG PLANNING SCHEME

18.02-7S18/05/2022
VC218**Airports and airfields****Objective**

To strengthen the role of Victoria's airports and airfields within the state's economic and transport infrastructure, guide their siting and expansion, and safeguard their ongoing, safe and efficient operation.

Strategies

Protect airports and airfields from incompatible land use and development.

Prevent land use or development that poses risks to the safety or efficiency of an airport or airfield, including any of the following risks:

- Building-generated windshear and turbulence.
- Increased risk of wildlife strike.
- Pilot distraction from lighting.
- Intrusion into protected airspace.
- Interference with communication, navigation and surveillance facilities.
- Increased risk to public safety at the end of runways.

Minimise the detrimental effects of aircraft noise when planning for areas around airports and airfields.

Limit the intensification of noise-sensitive land uses, and avoid zoning or overlay changes that allow noise-sensitive land use and development, where ultimate capacity or long-range noise modelling indicates an area is within a 20 Australian Noise Exposure Forecast (ANEF) contour or higher.

Avoid zoning or overlay changes that allow noise-sensitive land uses outside the Urban Growth Boundary, and encourage measures to reduce the impact of aircraft noise in planning for areas within the Urban Growth Boundary, where ultimate capacity or long-range noise modelling indicates an area is within 'number above' contours (N Contours) representing:

- 20 or more daily events greater than 70 dB(A).
- 50 or more daily events of greater than 65 dB(A).
- 100 or more daily events greater than 60 dB(A).
- 6 events or more between the hours of 11pm to 6am greater than 60 dB(A).

Ensure land use and development at airports and airfields contributes to the aviation needs of the state and the efficient and functional operation of the airport or airfield.

Ensure land use and development at airports complements the role of the airport including as listed below:

- Melbourne Airport – major domestic and international airport with no curfew, 24-hour access, freight capability and an adjoining employment precinct.
- Avalon Airport – domestic and international airport with no curfew, 24-hour access, freight capability and an adjoining employment precinct.
- Essendon Fields Airport – a general aviation airport that is an important regional and state aviation asset with specialised functions, including executive charter, emergency aviation services, freight, logistics and an adjoining employment precinct.

GREATER DANDENONG PLANNING SCHEME

- Moorabbin Airport – a general aviation airport that is an important regional and state aviation asset supporting the state's aviation industry and access to regional Victoria.
- Point Cook Airfield – an operating airport complementary to Moorabbin Airport.

Plan for areas around airports and airfields so that land use or development does not prejudice future airport or airfield operations or expansions in accordance with an approved strategy or master plan for that airport or airfield.

Preserve long-term options for a new general aviation airport south-east of metropolitan Melbourne by ensuring urban land use and development does not infringe on possible sites, buffer zones or flight paths.

Avoid the location of new airports and airfields in areas that have greater long-term value to the community for other purposes.

Ensure that in the planning of airports and airfields, land use decisions are integrated, appropriate land use buffers are in place and provision is made for associated businesses that service airports.

Plan the location of airports and airfields, nearby existing and potential development, and the land-based transport system required to serve them, as an integrated operation.

Plan the visual amenity and impact of any land use or development on the approaches to an airport or airfield to be consistent with the status of the airport or airfield.

Policy documents

Consider as relevant:

- *National Airports Safeguarding Framework* (as agreed by Commonwealth, State and Territory Ministers at the meeting of the Standing Council on Transport and Infrastructure on 18 May 2012)
- *Avalon Airport Master Plan* (Avalon Airport Australia Pty Ltd, 2015)
- *Avalon Airport Strategy* (Department of Business and Employment/Aerospace Technologies of Australia, 1993) and its associated Aircraft Noise Exposure Concepts
- *Melbourne Airport Strategy* (Government of Victoria/Federal Airports Corporation, approved 1990) and its associated *Final Environmental Impact Statement*

18.02-7R
20/03/2023
VC229

Melbourne Airport

Strategies

Protect the curfew-free status of Melbourne Airport and ensure any new use or development does not prejudice its operation or optimum usage.

Policy documents

Consider as relevant:

- *Melbourne Airport Master Plan 2022* (Australia Pacific Airports (Melbourne) Pty Ltd)
- *Melbourne Airport Strategy* (Government of Victoria/Federal Airports Corporation, approved 1990) and its associated *Final Environmental Impact Statement*

GREATER DANDENONG PLANNING SCHEME

19.02

31/07/2018
VC148

COMMUNITY INFRASTRUCTURE

GREATER DANDENONG PLANNING SCHEME

19.02-1S

31/07/2018
VC148

Health facilities

Objective

To assist the integration of health facilities with local and regional communities.

Strategies

Facilitate the location of health and health-related facilities (including acute health, aged care, disability services and community care facilities) taking into account demographic trends, the existing and future demand requirements and the integration of services into communities.

Plan public and private developments together, where possible, including some degree of flexibility in use.

Locate hospitals and other large health facilities in designated health precincts and areas highly accessible to public and private transport.

Provide adequate car parking for staff and visitors of health facilities.

GREATER DANDENONG PLANNING SCHEME

19.02-1R

31/07/2018
VC148

Health precincts - Metropolitan Melbourne

Strategies

Facilitate health and community wellbeing precincts through the co-location of:

- Hospitals, allied health services and not-for-profit health providers at the regional level.
- General practitioners, community health facilities, allied health services and not-for-profit health providers at the neighbourhood level.

Create health precincts in new suburbs in or close to town centres.

Ensure health precincts are well serviced by community services.

GREATER DANDENONG PLANNING SCHEME

19.02-2S

29/09/2022
VC222

Education facilities

Objective

To assist the integration of education and early childhood facilities with local and regional communities.

Strategies

Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities.

Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes.

Ensure childcare, kindergarten and primary school and secondary school facilities provide safe vehicular drop-off zones.

Facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities.

Recognise that primary and secondary education facilities are different to dwellings in their purpose and function and can have different built form (including height, scale and mass).

Locate secondary school and tertiary education facilities in designated education precincts and areas that are highly accessible to public transport.

Locate tertiary education facilities within or adjacent to activity centres.

Ensure streets and accessways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access.

Consider the existing and future transport network and transport connectivity.

Develop libraries as community based learning centres.

Co-locate a kindergarten facility with all new Victorian Government primary schools.

GREATER DANDENONG PLANNING SCHEME

19.02-2R Education precincts - Metropolitan Melbourne

31/07/2018
VC148

Strategy

Ensure education precincts are well serviced by community services.

GREATER DANDENONG PLANNING SCHEME

19.02-3S

31/07/2018
VC148

Cultural facilities

Objective

To develop a strong cultural environment and increase access to arts, recreation and other cultural facilities.

Strategies

Encourage a wider range of arts, cultural and entertainment facilities including cinemas, restaurants, nightclubs and live theatres in the Central City and at Metropolitan Activity Centres.

Reinforce the existing major precincts for arts, sports and major events of state wide appeal.

Establish new facilities at locations well served by public transport.

GREATER DANDENONG PLANNING SCHEME

19.02-3R

31/07/2018
VC148

Cultural facilities - Metropolitan Melbourne

Strategies

Maintain and strengthen Melbourne's distinctiveness as a leading cultural and sporting city with world-class facilities.

GREATER DANDENONG PLANNING SCHEME

19.02-4S

31/07/2018
VC148

Social and cultural infrastructure

Objective

To provide fairer distribution of and access to, social and cultural infrastructure.

Strategies

Identify and address gaps and deficiencies in social and cultural infrastructure, including additional regionally significant cultural and sporting facilities.

Encourage the location of social and cultural infrastructure in activity centres.

Ensure social infrastructure is designed to be accessible.

Ensure social infrastructure in growth areas, is delivered early in the development process and in the right locations.

Plan and design community places and buildings so they can adapt as the population changes and different patterns of work and social life emerge.

Support innovative ways to maintain equitable service delivery to settlements that have limited or no capacity for further growth, or that experience population decline.

Identify and protect land for cemeteries and crematoria.

GREATER DANDENONG PLANNING SCHEME

19.02-5S

31/07/2018
VC148

Emergency services

Objective

To ensure suitable locations for police, fire, ambulance and other emergency services.

Strategies

Ensure police, fire, ambulance and other emergency services are provided for in or near activity centres.

Locate emergency services together in newly developing areas.

GREATER DANDENONG PLANNING SCHEME

19.02-6S31/07/2018
VC148**Open space****Objective**

To establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community.

Strategies

Plan for regional and local open space networks for both recreation and conservation of natural and cultural environments.

Ensure that open space networks:

- Are linked, including through the provision of walking and cycling trails.
- Are integrated with open space from abutting subdivisions.
- Incorporate, where possible, links between major parks and activity areas, along waterways and natural drainage corridors, connecting places of natural and cultural interest.
- Maintain public accessibility on public land immediately adjoining waterways and coasts.

Create opportunities to enhance open space networks within and between settlements.

Ensure that land is set aside and developed in residential areas for local recreational use and to create pedestrian and bicycle links to commercial and community facilities.

Ensure that land use and development adjoining regional open space networks, national parks and conservation reserves complements the open space in terms of visual and noise impacts, preservation of vegetation and treatment of waste water to reduce turbidity and pollution.

Improve the quality and distribution of open space and ensure long-term protection.

Protect large regional parks and significant conservation areas.

Ensure land identified as critical to the completion of open space links is transferred for open space purposes.

Ensure that where there is a reduction of open space due to a change in land use or occupation, additional or replacement parkland of equal or greater size and quality is provided.

Ensure that urban open space provides for nature conservation, recreation and play, formal and informal sport, social interaction, opportunities to connect with nature and peace and solitude.

Accommodate community sports facilities in a way that is not detrimental to other park activities.

Ensure open space provision is fair and equitable with the aim of providing access that meets the needs of all members of the community, regardless of age, gender, ability or a person's location.

Develop open space to maintain wildlife corridors and greenhouse sinks.

Provide new parkland in growth areas and in areas that have an undersupply of parkland.

Encourage the preparation of management plans or explicit statements of management objectives for urban parks.

Ensure exclusive occupation of parkland by community organisations is restricted to activities consistent with management objectives of the park to maximise broad community access to open space.

Ensure the provision of buildings and infrastructure is consistent with the management objectives of the park.

Ensure public access is not prevented by developments along stream banks and foreshores.

Ensure public land immediately adjoining waterways and coastlines remains in public ownership.

Plan open space areas for multiple uses, such as community gardens, sports and recreation, active transport routes, wildlife corridors and flood storage basins.

GREATER DANDENONG PLANNING SCHEME

19.02-6R14/04/2025
VC281**Open space - Metropolitan Melbourne****Objective**

To strengthen the integrated metropolitan open space network.

Strategies

Develop a network of local open spaces that are accessible and of high-quality and include opportunities for new local open spaces through planning for urban redevelopment projects.

Ensure major open space corridors are protected and enhanced.

Develop open space networks in growth areas and in the surrounding region of Metropolitan Melbourne, where existing open space is limited and demand is growing, including:

- Cardinia Creek Parklands.
- Cranbourne Regional Park.
- Kororoit Creek Corridor.
- Quarry Hills Regional Park.
- Chain of Parks - Sandbelt.
- Sunbury Regional Park - Jacksons Creek Valley.
- Toolern Creek Regional Park.
- Werribee Township Regional Park.

Create continuous open space links and trails along the:

- Frankston parklands (linking existing parks from Carrum to Mornington).
- Maribyrnong River parklands.
- Merri Creek parklands (extending to Craigieburn).
- Western Coastal parklands (linking Point Gellibrand, Point Cook and Werribee).
- Birrarung (Yarra River) parklands (extending from Warrandyte to the Port Phillip Bay).

Provide long term planning protection to meet demand for future open space along the Plenty Gorge parklands, Yarra Valley parklands, Cardinia Creek parklands, Heatherton/Dingley 'Sandbelt' parklands and Dandenong Valley parklands.

Protect the metropolitan water's edge parklands from intrusion and encroachment of development that impacts on open space and their natural landscape setting.

Continue development of the Birrarung (Yarra River) Inner City reach, identified in clause 12.03-1R Map 1, as a focus for sport, entertainment and leisure.

Support establishing community gardens and productive streetscapes.

Policy documents

Consider as relevant:

- *Open Space for Everyone: Open Space Strategy for Metropolitan Melbourne 2021* (Department of Environment, Land, Water and Planning, 2021)
- *Maribyrnong River – Vision for Recreational and Tourism Development* (Melbourne Parks and Waterways, 1996)
- *Maribyrnong River Valley Design Guidelines* (Department of Planning and Community Development, 2010)

GREATER DANDENONG PLANNING SCHEME

19.02-6L Open space – Greater Dandenong

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Proposed C230gdan

STRATEGIES

Provide for connected public open spaces and waterway systems.

Encourage the provision of linear parks along creeks, drainage and other corridors.

Ensure open spaces:

- Provide facilities that meet the needs of the diverse community.
- Provide for a range of passive, active and structured recreational pursuits.
- Maximise passive surveillance from surrounding residential, commercial and industrial areas to promote community safety.
- Are well-designed and of sufficient size, shape and configuration to meet user needs.

Encourage the protection and enhancement of significant vegetation on properties abutting public open spaces.

Encourage the provision of open space in business and industrial areas.

Ensure major urban development projects incorporate landscaped pedestrian and bicycle paths as links to open space and the broader path and open space network.

Encourage infill developments to provide for access to open space.

POLICY DOCUMENT

Consider as relevant:

- *Greater Dandenong Open Space Strategy 2020-2030* (City of Greater Dandenong, August 2020)
- *Greater Dandenong Open Space Strategy Open Space Contributions Assessment* (Urban Enterprise, December 2020)

19.02-6L Chain of Parks – Sandbelt

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Proposed C230gdan

POLICY APPLICATION

This policy applies to the land identified in the Sandbelt Open Space Project Development Plan (Melbourne Parks and Waterways, May 1994) as shown on the map to this clause.

STRATEGIES

Promote the conversion of rehabilitated extractive industry and landfill sites to open space or other productive uses which are compatible with the Chain of Parks concept.

Support development consistent with the Sandbelt Open Space Project Development Plan providing:

- Areas to be linked by shared pedestrian, bicycle and equestrian trails, and be integrated with adjoining urban areas.
- Trail networks complemented with planting of indigenous vegetation to effect a wildlife corridor through the Sandbelt Open Space Area.
- An indigenous vegetation pattern and character.
- High-quality public and private open space areas which cater for a range of active and passive recreational pursuits and environmental and cultural experiences.

Promote the rehabilitation and conversion of former extractive industry and landfill sites to uses that are compatible with non-urban land, including open space and recreational uses which complement the Chain of Parks project, or commercial and industrial enterprises which make indirect contributions to the Chain of Parks concept for net community benefit.

GREATER DANDENONG PLANNING SCHEME

POLICY DOCUMENT

Consider as relevant:

- Sandbelt Open Space Project Development Plan (Melbourne Parks and Waterways, May 1994)

Chains of Parks – Greater Dandenong Map



GREATER DANDENONG PLANNING SCHEME

19.03

31/07/2018
VC148

DEVELOPMENT INFRASTRUCTURE

GREATER DANDENONG PLANNING SCHEME

19.03-1S

24/01/2020
VC160

Development and infrastructure contributions plans

Objective

To facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans and infrastructure contributions plans.

Strategies

Prepare development contributions plans and infrastructure contributions plans, under the *Planning and Environment Act 1987*, to manage contributions towards infrastructure.

Collect development contributions on the basis of approved development and infrastructure contributions plans.

Require annual reporting by collecting and development agencies to monitor the collection and expenditure of levies and the delivery of infrastructure.

Policy documents

Consider as relevant:

- *Development Contributions Guidelines* (Department of Sustainability and Environment, 2003 -as amended 2007)
- *Infrastructure Contributions Plan Guidelines* (Department of Environment, Land, Water and Planning, November 2019)
- *Ministerial Direction on the Preparation and Content of Development Contribution Plans and Reporting Requirements for Development Contributions Plans*
- *Ministerial Direction on the Preparation and Content of Infrastructure Contribution Plans and Reporting Requirements for Infrastructure Contributions Plans*

GREATER DANDENONG PLANNING SCHEME

19.03-2S

09/10/2020
VC169

Infrastructure design and provision

Objective

To provide timely, efficient and cost-effective development infrastructure that meets the needs of the community.

Strategies

Provide an integrated approach to the planning and engineering design of new subdivision and development.

Integrate developments with infrastructure and services, whether they are in existing suburbs, growth areas or regional towns.

GREATER DANDENONG PLANNING SCHEME

19.03-2L Infrastructure design and provision – Greater Dandenong

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Proposed C230gdan

STRATEGIES

Identify the requirements of infrastructure (land, works and facilities) and put in place funding arrangements with reference to:

- The type and capacity of infrastructure already in place.
- Accepted standards of infrastructure provision.
- The need to improve local air quality and the quality and management of stormwater run-off.

Ensure that the development of communication infrastructure and utilities do not have unreasonably adverse impact on the visual amenity of the built environment, open space and parkland areas and the natural environment.

Encourage the undergrounding of overhead powerlines and cables.

Ensure that developments are designed and sited to minimise damage to physical infrastructure (including trees).

Ensure that buildings and works associated with development minimise the impact on tree roots.

19.03-3S Integrated water management

22/11/2024
VC263

Objective

To sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.

Strategies

Plan and coordinate integrated water management, bringing together stormwater, wastewater, drainage, water supply, water treatment and re-use, to:

- Take into account the catchment context.
- Protect downstream environments, waterways and bays.
- Manage and use potable water efficiently.
- Reduce pressure on Victoria's drinking water supplies.
- Minimise drainage, water or wastewater infrastructure and operational costs.
- Minimise flood risks.
- Provide urban environments that are more resilient to the effects of climate change.

Integrate water into the landscape to facilitate cooling, local habitat improvements and provision of attractive and enjoyable spaces for community use.

Facilitate use of alternative water sources such as rainwater, stormwater, recycled water and run-off from irrigated farmland.

Ensure that development protects and improves the health of water bodies including creeks, rivers, wetlands, estuaries and bays by:

- Minimising stormwater quality and quantity related impacts.
- Filtering sediment and waste from stormwater prior to discharge from a site.
- Managing industrial and commercial toxicants in an appropriate way.
- Requiring appropriate measures to mitigate litter, sediment and other discharges from construction sites.

Manage stormwater quality and quantity through a mix of on-site measures and developer contributions at a scale that will provide greatest net community benefit.

GREATER DANDENONG PLANNING SCHEME

Provide for sewerage at the time of subdivision or ensure lots created by the subdivision are capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot.

Ensure land is set aside for water management infrastructure at the subdivision design stage.

Minimise the potential impacts of water, sewerage and drainage assets on the environment.

Protect significant water, sewerage and drainage assets from encroaching sensitive and incompatible uses.

Protect areas with potential to recycle water for forestry, agriculture or other uses that can use treated effluent of an appropriate quality.

Ensure that the use and development of land identifies and appropriately responds to potential environmental risks, and contributes to maintaining or improving the environmental quality of water and groundwater.

Policy guidelines

Consider as relevant:

- Any applicable Sustainable Water Strategy endorsed under Division 1B of Part 3 of the *Water Act 1989*.

Policy documents

Consider as relevant:

- *Water for Victoria - Water Plan* (Victorian Government, 2016)
- *Environment Reference Standard* (Gazette No. S 245, 26 May 2021)
- *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999)
- *Planning Permit Applications in Special Water Supply Catchment Areas* (Department of Energy, Environment and Climate Action, 2024)
- *Victorian guideline for water recycling* (Publication 1910, Environment Protection Authority, March 2021)
- *Technical information for the Victorian guideline for water recycling* (Publication 1911, Environment Protection Authority, March 2021)

GREATER DANDENONG PLANNING SCHEME

19.03-4S

04/11/2022
VC226

Telecommunications

Objective

To facilitate the orderly development, extension and maintenance of telecommunications infrastructure.

Strategies

Facilitate the upgrading and maintenance of telecommunications facilities.

Ensure that modern telecommunications facilities are widely accessible and that the telecommunications needs of business, domestic, entertainment and community services are met.

Encourage the continued deployment of telecommunications facilities that are easily accessible by:

- Increasing and improving access for all sectors of the community to the telecommunications network.
- Supporting access to transport and other public corridors for the deployment of telecommunications networks in order to encourage infrastructure investment and reduce investor risk.

Ensure a balance between the provision of telecommunications facilities and the need to protect the environment from adverse impacts arising from telecommunications infrastructure.

Co-locate telecommunications facilities wherever practical.

Planning should have regard to national implications of a telecommunications network and the need for consistency in infrastructure design and placement.

GREATER DANDENONG PLANNING SCHEME

19.03-4R

26/10/2018
VC154

Telecommunications - Metropolitan Melbourne

Strategy

Support the provision of high-quality telecommunications infrastructure in Melbourne's employment, urban renewal and growth areas through early planning for fibre-ready facilities and wireless infrastructure.

GREATER DANDENONG PLANNING SCHEME

19.03-5S02/09/2025
VC283**Waste and resource recovery****Objective**

To reduce waste and maximise resource recovery to reduce reliance on landfills and minimise environmental, amenity and public health impacts.

Strategies

Ensure future waste and resource recovery infrastructure needs are identified and planned for to safely and sustainably manage all waste streams and maximise opportunities for resource recovery.

Ensure the long-term viability of waste and resource recovery infrastructure is secured through the use of defined buffer areas that protect against encroachment from incompatible land uses.

Ensure waste and resource recovery facilities are sited, designed, built and operated so as to minimise impacts on surrounding communities and the environment.

Enable waste and resource recovery facilities to be located in proximity to other related facilities and to materials' end-market destinations, to reduce the impacts of waste transportation and improve the economic viability of resource recovery.

Site, design, manage and rehabilitate waste disposal facilities to prevent or minimise contamination of groundwater and surface waters, litter, odour, dust and noise.

Integrate waste and resource recovery infrastructure planning with land use and transport planning.

Encourage technologies that increase recovery and treatment of resources to produce high value, marketable end products.

Encourage development that facilitates sustainable waste and resource recovery, including facilities for Victoria's container deposit scheme.

Policy documents

Consider as relevant:

- *Victorian Recycling Infrastructure Plan* (Department of Energy, Environment and Climate Action, October 2024)
- *Management and Storage of Combustible Recyclable and Waste Materials - Guideline* (Publication 1667, Environment Protection Authority, October 2018)
- *Best Practice Environmental Management Guideline (Siting, Design, Operation and Rehabilitation of Landfills)* (Environment Protection Authority, 2015)
- *Designing, Constructing and Operating Composting Facilities* (Publication 1588, Environment Protection Authority, June 2015)
- *Separation Distance Guideline* (Environment Protection Authority, August 2024)
- *Landfill Buffer Guideline* (Environment Protection Authority, August 2024)
- *Waste Management and Recycling in Multi-unit Developments. Better Practice Guide* (Sustainability Victoria, 2019)
- *Recycling Victoria a New Economy* (DELWP, February 2020)

GREATER DANDENONG PLANNING SCHEME

06/06/2022
C220gdan**SCHEDULE TO CLAUSE 52.28 GAMING****1.0**06/06/2022
C220gdan**Objectives**

None specified.

2.006/06/2022
C220gdan**Prohibition of a gaming machine in a shopping complex**

Installation or use of a gaming machine as specified in Clause 52.28-4 is prohibited on land described in Table 1 below.

Table 1

Name of shopping complex and locality	Land description
Dandenong Plaza, Dandenong	The land affected by Clause 103-5 of the Dandenong Planning Scheme
Parkmore Keysborough Shopping Centre, Keysborough	Plan of consolidation 165692, being land on the northwest corner of Kingsclere Avenue and Cheltenham Rd, Keysborough
Springvale South Shopping Centre, Springvale South	Plan of consolidation 165860, being land on the southeast corner of Athol Rd and Springvale Rd, Springvale South
Springvale Plaza Shopping Centre, Springvale South	Land being RP29235 and lot 2 plan of subdivision 96103, on the south side of Heatherton Rd, Springvale South
The Hub, Dandenong	Land on the northwest corner of the Palm Plaza Mall and Walker St, Dandenong

3.006/06/2022
C220gdan**Prohibition of a gaming machine in a strip shopping centre**

A gaming machine as specified in Clause 52.28-5 is prohibited in all strip shopping centres on land covered by this planning scheme.

4.0--/--/---
Proposed C230gdan**Locations for gaming machines**

Discourage use or development of land for new gaming venues.

5.0--/--/---
Proposed C230gdan**Venues for gaming machines**

Ensure that the existing gaming venues are appropriately managed to minimise their impact on surrounding residential and/or commercial areas.

6.006/06/2022
C220gdan**Application requirements**

None specified.

7.006/06/2022
C220gdan**Decision guidelines**

None specified.



4.2.2 Parking Fees and Charges - Paid Parking Expansion

Responsible Officer: Executive Director City Futures
Attachments: Nil

Officer Recommendation

That Council:

- 1 ENDORSES progression with a project to roll out paid parking to improve the parking experience in locations where this is anticipated to improve parking experience;**
- 2 ENDORSES community engagement in early 2026 to seek business and community input on the process and methodology for implementation;**
- 3 CONSIDERS as part of the 2026-27 Budget / Fees and Charges process, the inclusion of:**
 - 3.1 Introductory parking rates in areas where new paid parking is proposed ; and**
 - 3.2 Dynamic” parking rates for off street car parks so that parking fees within underperforming car parks can be lowered / to encourage utilisation.**
- 4 CONSIDERS, each year, data provided prior to budget processes summarising parking revenue from each area to enable reinvestment locally or allocation of income to reserves for future investment locally;**
- 5 NOTES, each year, that data will be provided monitoring potential additional areas where paid parking could further enhance the parking experience, but that other locations are not suitable at this time;**
- 6 To facilitate the above, APPROVES, the introduction of paid parking schemes in the following locations:**
 - 6.1 Springvale Activity Centre (with reinvestment of revenue locally to the delivery of the Springvale Revitalisation Action Plan);**
 - 6.2 A section of Princes Highway Service Lane between Foster Street and Webster Street, Dandenong (only following conclusion of Webster Street Level Crossing Removal works);**
 - 6.3 A section of Cleeland Street, Stuart Street and the Stuart Street East Car Park near Dandenong Market, Dandenong; and**
 - 6.4 David Street Dandenong (from Cleeland Street to Stud Road), near Dandenong Hospital.**



Executive Summary

1. Paid parking schemes are primarily utilised to improve parking experience and performance in busy areas. These schemes improve parking through increasing turnover, improving parking availability and making it easier and more convenient for customers to visit. Paid parking schemes are rarely utilised as primarily a source of revenue. Indeed, Councils Municipal Parking Strategy and associated policies highlight that within Greater Dandenong, such schemes should only be considered for the purpose of improving parking experience and not for financial gain.
2. Following Councils adoption of its Long Term Financial Plan, a review of a number of core income streams for Council was requested as an exercise to aid financial sustainability and enable ongoing investment by Council in its community. Parking fees and charges and the locations where paid parking is utilised within the municipality have been considered as part of this review.
3. For several years, the City of Greater Dandenong has made minimal changes to parking fees, charges and payment technology. In part this was due to post pandemic recovery and changes in parking demand patterns within the municipality, and in part due to organisational capacity to deliver a high-quality parking payment experience without modernisation of Councils parking meters and payment options (digital payment etc.). The roll out of modern parking meters within Dandenong and introduction of new payment options such as digital payment is occurring in late 2025 and provides a platform from which further improvements to parking experience can be made.
4. A review has been undertaken examining which locations within the municipality meet the parameters typically warranting consideration of paid parking. This looks at metrics such as land use, parking occupancy and turnover, and where users of the area come from.
5. A number of locations reviewed meet the parameters where the installation of paid parking schemes would be anticipated to significantly improve the parking experience for customers and visitors. These locations are:
 - A section of Cleeland Street, Stuart Street and the Stuart Street East Car Park near Dandenong Market
 - A section of Princes Highway Service Lane between Foster Street and Webster Street, Dandenong (only following conclusion of Webster Street Level Crossing Removal works)
 - David Street (from Cleeland Street to Stud Road), near Dandenong Hospital
 - Springvale Activity Centre
6. A number of other locations including Noble Park Activity Centre have also been assessed against these parameters and such schemes are not recommended in these areas due to the risk of detrimental impact on these areas.
7. The methodology for roll out of paid parking schemes can be significantly enhanced through input from local businesses. This can include guidance and suggestions on matters such as the time of year for implementation, incentives / transitional arrangements, and the methodologies used to communicate changes with customers and visitors using Council parking areas. As such, a business focussed community engagement exercise is proposed following any decision to expand paid parking to new areas.
8. While methodology would be guided by the above consultation, an approximate timeframe for implementation of a new paid parking scheme would be 6-9 months. This would provide sufficient time for community engagement and procurement. 1 July 2026 would be a realistic target for introduction of a scheme.



9. While precise fees and charges for any parking areas are set through Councils Budget process, early commitment to managing fees and charges with a focus on improving parking experience and sustainably investing in the community are proposed as part of the decision to expand paid parking to new areas.

Background

Paid parking schemes

10. Paid parking is a tool utilised by parking providers (government and private) to manage parking areas. This tool provides a range of benefits:
- Influence travel behaviour (encourage people to parking in the most suitable locations, not just the most convenient for the individual user),
 - Increase parking turnover (encourage people to only park for the duration they need and not longer, freeing up space for other customers and visitors),
 - Encourage uptake of alternative modes of transport (less relevant out with inner Melbourne currently), and
 - Revenue generation (a secondary consideration as per Council policy).
11. Extensive global and Australian research into the suitability of, and success of, paid parking schemes is available. In appropriate locations, such schemes can significantly boost the local economy, improve places and user experience. Where inappropriately introduced, schemes can drive customers away and harm activity centres.
12. Broadly speaking, the following parameters are those which, if met, result in a successful paid parking scheme:
- Surrounding land use is predominately commercial, retail or services (with little or no residential parking demand);
 - Parking occupancy is high (85%+ for least 4 or more hours in a day);
 - Parking turnover is already promoted through parking restrictions (short term parking areas – 1P and 2P);
 - A significant proportion of parking users are not from the local area (indicating that the location is accessed for the product / experience and not just for convenience);
 - Fees can be introduced in a manner which is understandable and comparable (including in cost) to similar locations (as user expectations are typically more realistic).



Key Issues and Discussion

13. A short discussion on each proposed area for expansion is below.

Dandenong Market Area

14. On Market days, parking occupancy on Cleeland Street and Stuart Street, and the Stuart Street East off Street Car Park is consistently busy enough to warrant ticket parking. While parking restrictions are in place, the availability of parking can be a challenge for customers, despite available parking being present within the area in less popular locations.
15. Surveys and data collected identify more than 85% of patrons are not local residents, indicating that the Dandenong Market is primarily accessed due to the quality of the produce/experience it provides, and not due to convenience only.
16. The expansion of the paid parking scheme around the Dandenong Market would be anticipated to improve customer experience by allowing further influence on parking behaviour (encouraging parking in some spots) and increasing turnover in some locations and therefore the likelihood of finding a parking space.

Dandenong Activity Centre Area – Princes Highway Service Lane south of Foster Street

17. Most of the suitable locations for paid parking in central Dandenong already have paid parking, and this operates effectively – improving turnover. There is one small section of unpaid on street parking where occupancy is consistently high enough to warrant expansion of paid parking. This is the Princes Highway Service Lane, South of Foster Street.
18. Surveys and data collected identify around 80% of users of this parking area are not local residents.
19. The introduction of paid parking in this location would be anticipated to provide similar benefits to the rest of Dandenong Activity Centre.
20. It is noted that due to the Level Crossing Removal Project underway nearby, changes in this location would not be suitable until works had been fully completed.

David Street, Dandenong Hospital

21. Dandenong Hospital currently charges \$11 for an hour parking on site, \$19 for 2 hours. These high costs push parking to surrounding streets. No properties on the section of David Street directly outside the hospital are still residential, with all properties now operating as medical practices etc. supporting the hospital. Data suggests that around 85% of visitors to the hospital precinct come from other municipalities. David Street is busy for long periods of time 7 days per week.
22. David Street includes a large number of disabled parking spaces (due to customer requests as disabled parking is charged within the hospital). Council does not nor intend to charge for parking in disabled parking spaces on street.
23. The introduction of a paid parking scheme on David Street would be anticipated to significantly boost the parking experience in this area through increasing turnover. The ability for visitors to find a parking space would be significantly improved.
24. There would be little scope to extend paid parking into additional streets in this area due to the presence of residential properties.



Springvale Activity Centre

25. Springvale Activity Centre experiences extremely high parking demand during the middle of the day, 7 days per week. The larger private car parks in the area also experience very high demand and charge either \$2 or \$2.50 per hour.
26. An estimated 80% of trips to park in central Springvale are made by people who are not residents of Greater Dandenong but come from further afield. Springvale attracts people from an extremely large catchment (and is genuinely unique in this regard).
27. The parking experience within Springvale generates a significant amount of negative attention from the community, with the ability to find a parking space a major concern for users, and detractor for potential users.
28. The introduction of a paid parking scheme within Springvale Activity Centre would be anticipated to significantly boost the parking experience in this area through increasing turnover, and encouraging longer term users to parking in more suitable locations as opposed to clogging up high turnover locations. The ability for visitors to find a parking space would be significantly improved. In turn, it would be anticipated that within a short time period, the number of customers and visitors accessing the activity centre would increase.
29. While the benefits of paid parking are primarily focussed on the parking experience, it is noted that an initiative in this area, the Springvale Revitalisation Action Plan - a proposed investment plan for improvements to Springvale Activity Centre, is threatened by Councils financial position as outlined in Councils Long Term Financial Plan. Allocating revenue to the implementation of this Plan at around \$1m per year would enable delivery of the plan.

Other Areas

30. Other areas assessed did not meet the necessary parameters to suggest successful implementation of a scheme. For example, Noble Park Activity Centre is primarily visited by locals (90%). This suggests Noble Park is accessed because it is convenient as well as for the product provided. Paid parking in such an area could potentially drive away some customers in this location. As a result, no other areas are recommended for new paid parking schemes at this time.

Introductory Fees

31. In order to realise the full benefit of paid parking schemes, parking fees should be based on benchmarking and surrounding paid parking areas. For instance, this may include setting on street parking fees at rates higher than off street car parks to encourage the use of those car parks. However, introducing new paid parking schemes at higher parking rates can be a more uncomfortable transition.
32. During the early stages of paid parking schemes the primary objectives are to familiarise users with parking options and payment options, ensuring a high quality parking experience. The use of low / introductory parking rates during these periods is recommended.

Dynamic Parking Fees

33. Paid parking schemes in general enable Councils to have far greater control of parking behaviour and to realise significant benefits associated with this. Use of variable / dynamic fees are recommended to realise these benefits. Examples of type of fee structure would be to quickly alter the fees within any off street car parking areas with very low utilisation. This could be half price, or 1st hour free.
34. Such fee mechanisms can be introduced through Councils Budget processes.



Impact on Residential Areas

35. Changes to parking restrictions within Activity Centres and commercial areas can lead to some increased levels of parking within surrounding residential streets. The most commonly displaced parking demand is longer term demand (staff, commuters etc.) as customers and visitors are generally less impacted by short term restrictions or paid parking schemes.
36. Within affected residential streets, Council prioritises parking for residents. This is clearly articulated within Councils Municipal Parking Strategy 2017-2027. Common tools used to protect residents from the impacts of such demands (which could be lack of available parking space for visitors, or increased frequency of illegal parking over driveways) include:
- the installation of timed parking restrictions during the day meaning residents can park overnight and on weekends, but commuters cannot leave cars all day on street
 - the installation of line marked parking areas so parking over and close to driveways is reduced
37. Such tools are frequently used in residential streets within the municipality, and Council officers' welcome approaches from our residents to discuss such issues.

Community Engagement

38. Community engagement on the suitability of locations for paid parking has generally provided limited beneficial input to car park / parking operators considering such schemes (such as Council). Feedback typically suggests large volumes of available free parking is a desired outcome without meaningful input on the methodology to achieve this or how it aligns with a common desired vision for a positive parking experience.
39. However, the methodology for roll out of paid parking schemes can be significantly enhanced through input from local businesses. This can include guidance and suggestions on matters such as the time of year for implementation, incentives / transitional arrangements, and the methodologies used to communicate changes with customers and visitors using Council parking areas. As such, a business focussed community engagement exercise is proposed following any decision to expand paid parking to new areas.
40. The community / business feedback received in relation to other transformative parking projects, such as alterations to parking meters and payment options in Dandenong was invaluable in assisting with the ongoing roll out of that project. A suite of engagement and feedback options including postcard drops, website feedback forms and drop in sessions were utilised for this project and a similar methodology is recommended relating to any expansion of / new paid parking schemes.

Reinvesting revenue locally

41. The benefits of introducing paid parking schemes in appropriate areas are improvements to the parking experience, such as improved parking turnover (more customers), greater ability to find a parking space and greater range of parking options potentially attracting new people to the area. A secondary benefit of such schemes is the generation of some extra revenue.
42. The recommendation of this report is that first and foremost parking fees are set based on achieving the greatest improvements to the parking experience. This generally means low enough to not act as a deterrent to prospective customers, but high enough to facilitate behaviour change and turnover benefits (often in response to behaviour trends or the fees charged by private parking operators in the area). Setting higher fees for the purpose of revenue generation is not recommended within this report and would be contrary to Council policy.



43. Any revenue generated by paid parking schemes should be considered for reinvestment locally. Paid parking schemes, when appropriately installed, are typically introduced in areas where a high proportion of parking demand is not from local residents, and therefore not from rate payers. These customers/visitors, and businesses depending on them, can perceive any revenue generated through paid parking schemes as unfair if allocated in the same manner as general rates / other revenue sources obtained by Council. Reinvestment locally is a recommended option to highlight Councils commitment to these areas.
44. The Springvale Revitalisation Action Plan is an excellent example of a Council plan which provides an opportunity for local reinvestment. The Revitalisation Action Plan was developed alongside local businesses and provides a clear and endorsed opportunity for revenue to be invested in improving Springvale Activity Centre for the same businesses, customers and visitors using paid parking areas. Allocating revenue to the implementation of this Plan at around \$1m per year would give Council significantly elevated ability to commit to the delivery of the Springvale Revitalisation Action Plan.

Governance Compliance

Human Resource Implications (consider Workforce Planning and Service Statements)

45. Existing roles are not affected but the proposal, however if increased application of this model were pursued, additional staff resource would be required.

Financial/Asset Resource Implications (consider Service Statements, Budget, Long Term Financial Strategy and Asset Plan)

Operating Budget Implications

46. Resources generated and required for this item/project are moderate. If adopted, this project would be cost positive and generate revenue for Council.
47. The extent of revenue generated depends on the fees charged, which would not be confirmed until the next Council Budget.

Asset Implications

48. This item relates to a future CIP project that this not currently incorporated in the Asset Plan. Priorities related to the need for this item still need to be determined.

Legal/Risk Implications

49. There are no significant legal / risks associated with this report.

Environmental Implications

50. There are no significant environmental implications relevant to this report.

Community Consultation

51. There has been no community consultation undertaken on this topic to date.
52. Business focussed community engagement is proposed to guide the methodology for implementation should the project progress, as discussed in the report above.



Links to Community Vision, Council Plan, Strategy, Notice of Motion

53. This report is consistent with the following principles of the Community Vision:

- Safe and peaceful community
- Sustainable Environment

54. This report is consistent with the following strategic objectives from the Council Plan 2025-29:

- A socially connected, safe and healthy city
- A city that respects and celebrates diversity, our history and the arts
- A city of accessible, vibrant centres and places
- A green city committed to a sustainable future
- A city that supports business, entrepreneurship, quality education and employment outcomes
- A Council that demonstrates leadership, responsible use of public resources, and a commitment to investing in the community

Legislative and Policy Obligations

55. This report has considered Council's legislative and policy obligations (where applicable) as outlined in the Report Considerations section detailed in the front of this Agenda. The applicable obligations considered and applied are:

- Not Applicable



4.2.3 Take A Swing for Charity Golf Day Event

Responsible Officer: Executive Director City Futures
Executive Director Strategy and Corporate Services

Attachments: Nil

Officer Recommendation

That Council:

1. **NOTES** the Take a Swing for Charity Golf Day event will not proceed for 2026;
2. **APPROVES** the commencement of a feasibility study to further investigate and determine the key aspects of potentially establishing a community foundation for the: City of Greater Dandenong; and
3. **RECEIVES** a further report on community foundation at a future meeting.

Executive Summary

1. The Take a Swing for Charity Golf Day has been a fundraising event in Greater Dandenong since 2009, raising funding for 19 local charities through a partnership between KPJ Group, SEBN, and a committed Committee of Sponsors. Council has provided substantial in-kind support over the years through staff resourcing which are no longer available due to other priorities. A transition approach and partnership for the event coordination were proposed with the Greater Dandenong Chamber of Commerce from 2026, to ensure the long-term sustainability of the event, while continuing our support as a sponsor.
2. Following consultation, the Committee of Sponsors did not support the proposed partnership, citing concerns about volunteer capacity and fundraising viability. As a result, the Committee has determined the 2026 event will not proceed. Council's offer of \$10,000 for an event manager and volunteer support remains available for a 2026 event, and the Chamber has expressed interest in future collaboration with the Committee. Council is also exploring philanthropic funding mechanisms to enable continued support for charitable initiatives.

Background

3. The Take a Swing for Charity Golf Day has been an annual fundraising event in Greater Dandenong since 2009, raising over \$715,000 for 19 local charities. The event was originally established through a partnership between Gelpack Pty Ltd (now KPJ Group) and South East Business Networks (SEBN) and supported by a dedicated Committee of Sponsors. The Golf Day has been supported by corporate sponsors, many of whom have provided continuous sponsorship since its inception.
4. Originally aimed at addressing food insecurity, the event's focus broadened, with funds supporting a wide range of community needs from cold storage and school uniforms to lifting equipment and sensory gardens for people with disabilities.
5. The events success is a result of the strong partnership with local industry and key sponsors including KPJ Group, Grenda Corporation, Macpherson Kelley, Erntec Pty Ltd, Telstra Business Technology Centre, and Booran Motors.



6. Council does not contribute financially to the event but since its inception has provided significant in-kind support through staff resourcing to manage the coordination, administration, promotion and running of the event on the day. This resourcing came from the former Manager SEBN position with support from numerous economic development staff. This level of resourcing is no longer sustainable for Council to provide, and the event would benefit from a dedicated event manager. To ensure the event's sustainability and adequate and appropriate resourcing and coordination, an alternative model for the event was identified.
7. In February 2025 councillors received a briefing on the role of community foundations as philanthropic organisations with the focus on City of Greater Dandenong. This report then provided options about possible approaches to granting, fundraising and governance, should Council decide to proceed.
8. Since then, Council staff have received interest from businesses and community for a philanthropic fund to financially 'give back' to the local community.

Key Issues and Discussion

9. Council proposed a partnership between the Greater Dandenong Chamber of Commerce and the Committee of Sponsors to coordinate and administer the Golf Day event from 2026 and onwards. The proposal included Council providing some financial (\$10,000 for an event manager) and volunteer support to transition the event coordination from 2026.
10. Council facilitated discussions between representatives of the Committee of Sponsors and Chamber to form the partnership noting that Council could continue to support the event as a sponsor but will no longer be responsible for its coordination or administration.
11. The proposed partnership aimed to safeguard the event's sustainability, leverage the Chamber's strong business networks, maintain a visible and valued role for Council in supporting local charities and align with Council's resourcing focus.
12. The Chamber of Commerce agreed to the partnership however representatives of the Committee of Sponsors have declined advising:
 - the 2026 event will not proceed due to insufficient time to ensure the days success. Noting that the event was scheduled for 5 February 2026 (3 weeks earlier than in past years).
 - the proposal for the Chamber to oversee the 2026 and beyond Golf Day event is not supported, due to concerns which include:
 - a. adequate volunteer resources are unlikely to be available without the ongoing involvement of Council, and
 - b. the recipient charity is unlikely to secure sufficient funds to make the event worthwhile, especially given the need to cover event management costs from the proceeds.
13. Council has responded that the offer to assist with volunteer resourcing and funding towards the appointment of an event manager remains in place for a 2026 event.
14. The Chamber has offered the Committee of Sponsors reassurance that the necessary resources for the 2026 event would be provided to ensure the success of the day. The Chamber remains open to exploring future opportunities with the Committee to deliver a charity golf event. Council, subject to its annual budget process, may become a sponsor if future events are held.
15. Council staff are exploring philanthropic funding mechanisms to enable and empower individuals and organisations to financially contribute and support local causes. The objective of the golf day event is to raise funds for a chosen local charity to support a community project/cause.



Governance Compliance

Human Resource Implications (consider Workforce Planning and Service Statements)

16. This item does not impact staff resources with the 2026 event cancelled by the Committee of Sponsors. Should a transition proposal be agreed in future, Business Development and Investment staff resourcing may be impacted at that time.

Financial/Asset Resource Implications (consider Service Statements, Budget, Long Term Financial Strategy and Asset Plan)

Operating Budget Implications

17. It is estimated that approximately \$70,000 will be required to fund the feasibility study stage for establishing a community foundation for City of Greater Dandenong, should Council decide to proceed. If approved and councillors consider it a priority, funding could be considered as part of the mid-year budget.

Asset Implications

18. This item does not affect any existing assets.

Legal/Risk Implications

19. There are no legal / risk implications relevant to this report.

Environmental Implications

20. There are no environmental implications relevant to this report.

Gender Impact Assessment

21. A gender impact assessment is not required.

Community Consultation

22. There was no requirement for community consultation.

Links to Community Vision, Council Plan, Strategy, Notice of Motion

23. This report is consistent with the following principles in the Community Vision 2040:

- Education, training, entrepreneurship and employment opportunities.

24. This report is consistent with the following strategic objectives from the Council Plan 2025-29:

- A city that supports business, entrepreneurship, quality education and employment outcomes.

Legislative and Policy Obligations

25. This report has considered Council's legislative and policy obligations (where applicable) as outlined in the Report Considerations section detailed in the front of this Agenda.



4.2.4 Council Meeting Schedule 2026

Responsible Officer: Executive Director Strategy and Corporate Services

Attachments: 1. Proposed 2026 Meeting Dates
[4.2.4.1 - 3 pages]

Officer Recommendation

That Council:

1. **APPROVES** amending its Council business cycle at its annual meeting on 13 November 2025 to hold one (1) Council Meeting per month as set out in the schedule per Attachment 1; and
2. **APPROVES** amending its Council business cycle for Council Briefing Sessions to a minimum of two (2) per month as set out in the schedule per Attachment 1.

Executive Summary

1. This report proposes options for Council's consideration relating to amendments to the Council business cycle commencing January 2026.
2. In accordance with Council's Governance Rules, Council will adopt its meeting cycle for the period November 2025 to November 2026 at its Annual Meeting on 13 November 2025.
3. Various factors contribute to the proposed changes to the Council business cycle including recent and future State Government initiated changes to the town planning framework, which has led to a significant reduction in applications being considered by Council.
4. In line with the Council Meeting cycle changes, the structure of the Councillor Briefing Sessions schedule will alter to include one session focused on long-term strategic topics for briefing/discussion and one session focused on business proposed to be presented to a forthcoming Council Meeting.
5. Dedicated time will be set aside to accommodate the compulsory professional development of Councillors, as required under the *Local Government Act 2020* and the *Local Government (Governance and Integrity) Regulations 2020*.
6. Since its creation in 1994, Greater Dandenong has conducted Council business on Monday evenings, with a combination of Council Meetings and Councillor Briefing Sessions. In instances where there is a fifth Monday, the practice is generally for no formal Council business to be scheduled on that night.
7. For some time, Council has held two Council Meetings per month as a way of managing the business to be decided in a sustainable way. As recently raised by a number of Councillors, a lesser volume of business coming before Council provides an opportunity to reconsider this business cycle.
8. Further, there is an opportunity to reconsider how other elements of Council business are conducted, especially the Councillor Briefing Sessions, so that matters of a longer-term strategic nature can be briefed and discussed in a dedicated session, separate from matters of a more immediate nature that will be considered at an imminent Council Meeting. Currently these matters are combined into the same session, with immediate matters often taking precedence over the longer-term strategic matters.
9. In addition, the Council business cycle needs to take account of the new legislative requirement for there to be an ongoing professional development program in place for all Councillors.



10. If Monday is a public holiday, it is proposed that Council business move to the Tuesday in that week.
11. Council always retains the right to call an additional Council Meeting to deal with urgent or important matters that fall outside the adopted meeting cycle. This also means that a matter deferred for consideration at a subsequent meeting can be considered at an additional Council Meeting rather than wait for the next scheduled meeting, minimising the impact of the deferral on the decision-making powers of Council.

Other matters for consideration

12. A reduction in the number of Council Meetings may at times result in a larger number of items being presented to the monthly Council Meeting, which may result in a slightly later finish time
13. Community members will continue to have a variety of ways to share their thoughts and raise matters with Council and Councillors, including through public question time at Council Meetings, as outlined in the Governance Rules. One benefit of the proposed change is that public questions about operational matters asked at Council meetings can instead be directed through other channels often leading to quicker responses and resolutions.

Governance Compliance

Human Resource Implications (consider Workforce Planning and Service Statements)

14. This item does not impact existing human resources.

Financial/Asset Resource Implications (consider Service Statements, Budget, Long Term Financial Strategy and Asset Plan)

Operating Budget Implications

15. A reduction in the number of Council Meetings would result in cost savings across staff including technical support staff for the purpose of livestreaming the Council Meetings.

Asset Implications

16. This item does not affect any existing assets.

Legal/Risk Implications

17. There are no legal / risk implications relevant to this report.

Environmental Implications

18. There are no environmental implications relevant to this report.

Community Consultation

19. Community consultation is not required under Council's Community Engagement Policy. A communications plan has been developed to support this proposed change.
20. Local Government Victoria (LGV) is developing the Model Governance Rules for Victorian Councils. These rules aim to promote best practice Council Meeting procedures and are part of broader local government reforms in Victoria. This initiative is guided by recommendations from the Independent Broad-based Anti-corruption Commission (IBAC) following Operation Sardon and aims to improve governance and integrity within the local government sector. It is anticipated that the Model Governance rules will be available in the first half of 2026.
21. It is anticipated that the Model Governance Rules will be available in the first half of 2026 for Council consideration.
22. This report is consistent with the following principles in the Community Vision 2040:
 - Not Applicable



23. This report is consistent with the following strategic objectives from the Council Plan 2025-29:

- Not Applicable

Legislative and Policy Obligations

24. This report has considered Council's legislative and policy obligations (where applicable) as outlined in the Report Considerations section detailed in the front of this Agenda. The applicable obligations considered and applied are:

- Not Applicable

COUNCIL MEETINGS & COUNCILLOR BRIEFING SESSIONS DATES 2025 (after Annual Meeting)			
Week	Meeting Type	Day/Date	Comments
Week 1	Councillor Briefing Session	Monday 17 November 2025	
Week 2	Council Meeting	Monday 24 November 2025	
Week 1	Councillor Briefing Session	Monday 1 December 2025	
Week 2	Council Meeting	Monday 8 December 2025	
Week 1	Councillor Briefing Session/Councillor breakup dinner	Monday 15 December 2025	
COUNCIL MEETINGS & COUNCILLOR BRIEFING SESSIONS DATES 2026			
Week	Meeting Type	Day/Date	Comments
Week 4	Council Meeting	Tuesday 27 January 2026	5pm start for PCM - essential business items only "contracts/items that Council have previously been briefed on"
Week 1	Councillor Briefing Session – Strategic	Monday 2 February 2026	
Week 2	Councillor Briefing Session – Council Meeting Agenda	Monday 9 February 2026	
Week 3	Council Meeting	Monday 16 February 2026	
Week 4	Councillor Briefing Session - Professional Development/Strategic	Monday 23 February 2026	
Week 1	Councillor Briefing Session – Strategic	Monday 2 March 2026	
Week 2	Councillor Briefing Session – Council Meeting Agenda	Tuesday 10 March 2026 *	
Week 3	Council Meeting	Monday 16 March 2026	
Week 4	Councillor Briefing Session - Professional Development/Strategic	Monday 23 March 2026	
Week 5	Councillor Briefing Session – Strategic/Council Meeting Agenda	Monday 30 March 2026	
Week 1	No Council Business proposed pending Budget Briefing requirements	Tuesday 7 April 2026 *	School holidays
Week 2	No Council Business proposed pending Budget Briefing requirements	Monday 13 April 2026	School holidays
Week 3	Council Meeting	Monday 20 April 2026	
Week 4	Special CM for Proposed Budget/LTFP	Monday 27 April 2026	
Week 1	Councillor Briefing Session – Strategic	Monday 4 May 2026	
Week 2	Councillor Briefing Session – Council Meeting Agenda	Monday 11 May 2026	
Week 3	Council Meeting	Monday 18 May 2026	
Week 4	Councillor Briefing Session - Professional Development/Strategic	Monday 25 May 2026	

ATT 4.2.4.1 Proposed 2026 Meeting Dates

Week 1	Councillor Briefing Session – Strategic	Monday 1 June 2026	
Week 2	Councillor Briefing Session – Council Meeting Agenda	Tuesday 9 June 2026 *	
Week 3	Council Meeting	Monday 15 June 2026	
Week 4	Councillor Briefing Session - Professional Development/Strategic	Monday 22 June 2026	
Week 5	Special CM to adopt budget	Monday 29 June 2026	School holidays
Week 1	No Council Business proposed	Monday 6 July 2026	School holidays
Week 2	Councillor Briefing Session – Strategic/Council Meeting Agenda	Monday 13 July 2026	
Week 3	Council Meeting	Monday 20 July 2026	
Week 4	Councillor Briefing Session - Professional Development/Strategic	Monday 27 July 2026	
Week 1	Councillor Briefing Session – Strategic	Monday 3 August 2026	
Week 2	Councillor Briefing Session – Council Meeting Agenda	Monday 10 August 2026	
Week 3	Council Meeting	Monday 17 August 2026	
Week 4	Councillor Briefing Session - Professional Development/Strategic	Monday 24 August 2026	
Week 5	No Council Business proposed	Monday 31 August 2026	
Week 1	Councillor Briefing Session – Strategic/Council Meeting Agenda	Monday 7 September 2026	
Week 2	Council Meeting	Monday 14 September 2026	
Week 3	No Council Business proposed	Monday 21 September 2026	School holidays
Week 4	No Council Business proposed	Monday 28 September 2026	School holidays
Week 1	Councillor Briefing Session – Strategic	Monday 5 October 2026	
Week 2	Councillor Briefing Session – Council Meeting Agenda	Monday 12 October 2026	
Week 3	Council Meeting	Monday 19 October 2026	
Week 4	Councillor Briefing Session - Professional Development/Strategic	Monday 26 October 2026	
Week 1	Councillor Briefing Session – Strategic	Monday 2 November 2026	Melbourne Cup the following day
Week 2	Councillor Briefing Session – Council Meeting Agenda	Monday 9 November 2026	
Week 2	Annual Council Meeting	Thursday 12 November 2026^	
Week 3	Council Meeting	Monday 16 November 2026	
Week 4	Councillor Briefing Session - Professional Development/Strategic	Monday 23 November 2026	
Week 5	No Council Business proposed	Monday 30 November 2026	
Week 1	Councillor Briefing Session – Strategic/Council Meeting Agenda	Monday 7 December 2026	
Week 2	Council Meeting	Monday 14 December 2026	
Week 3	No Council Business proposed	Monday 21 December 2026	School holidays

Key	
Red	Legislatively required, cannot be moved
Purple	School holidays
Blue Background	Council Meeting

DRAFT



4.2.5 List of Registered Correspondence to Mayor and Councillors

Responsible Officer: Manager Governance, Legal & Risk

Attachments: 1. List of Registered Correspondence to Mayor and Councillors [4.2.5.1 - 2 pages]

Officer Recommendation

That the listed items for the period 6 October to 17 October 2025 provided in Attachment 1 to this report be received and noted.

Executive Summary

1. Subsequent to past Council resolutions in relation to the listing of registered incoming correspondence addressed to the Mayor and Councillors, Attachment 1 to this report provides a list of this correspondence for the period 6 October to 17 October 2025.

Objective

CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondences addressed to the Mayor and Councillors received between 06/10/25 & 17/10/25 - for officer action - total = 1

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned
A letter from Moorabool Shire Council regarding the Clean up of Industrial Waste. Additionally, an invitation to the Local Government Illegal Dumping Summit on Thursday 30 October 2025.	6-Oct-25	6-Oct-25	fA363332	Mayor & Councillors Office

NB: Users assigned may have changed by the time of the Council Meeting. Correct at time of report production only.

Objective

CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondences addressed to the Mayor and Councillors received between 06/10/25 & 17/10/25 - for information only - total = 6

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned
An invitation from the Mountain District Darts Association to an event on 25 & 26 October 2025.	3-Oct-25	3-Oct-25	A12466813	Mayor & Councillors Office
An invitation to attend the Mauritian Golden Age Club Christmas lunch on 16 December 2025.	9-Oct-25	9-Oct-25	A12478444	Mayor & Councillors Office
An email from a resident requesting a meeting with the Mayor.	10-Oct-25	10-Oct-25	A12481152	Mayor & Councillors Office
An invitation to the Oyiti Foundation Cup & Multicultural Youth Awards - Events in November 2025.	13-Oct-25	13-Oct-25	A12488413	Mayor & Councillors Office
An invitation to attend the Sri Lanka German Technical Training Institute's Annual Christmas Carol Event in December 2025.	13-Oct-25	13-Oct-25	A12497659	Mayor & Councillors Office
An email detailing the launch of the 2026-27 Country Football and Netball Program.	16-Oct-25	16-Oct-25	A12498920	Mayor & Councillors Office

NB: Users assigned may have changed by the time of the Council Meeting. Correct at time of report production only.



5 NOTICES OF MOTION

5.1 NOTICE OF MOTION NO.13 - ESTABLISHMENT OF A COUNCILLOR WORKING GROUP – INDEPENDENT CULTURE AND SUPPORT ASSESSMENT

Responsible Officer: Executive Director Strategy & Corporate Services
Author: Cr Rhonda Garad

Preamble

1. Recent correspondence to Councillors has raised concerns regarding organisational culture, staff wellbeing, and workplace equity. While unverified, these matters highlight the need for Council to demonstrate sound governance, transparency, and care for the health of its organisational environment.
2. Under the Local Government Act 2020, Councillors have statutory obligations directly relevant to this matter, including:
 - a) **Section 8(2)(b):** to ensure the maintenance of the Council's accountability, transparency and integrity;
 - b) **Section 9(2)(c):** to promote the economic, social and environmental sustainability of the municipality, which includes supporting a healthy and sustainable workforce;
 - c) **Section 106(1):** to ensure the ongoing financial and organisational capacity of the Council, including through effective oversight of staffing structures and workplace practices; and
 - d) **Sections 8(2)(b) and 46(1)(a):** to ensure oversight and accountability in relation to the Chief Executive Officer's statutory duty to maintain a safe and healthy organisational environment, consistent with occupational health and safety principles.
3. In fulfilling these obligations, it is both prudent and consistent with good governance that Council take steps to independently assess and, where appropriate, strengthen organisational culture, fairness and support structures.
4. A **Culture and Support Assessment**, guided by Councillors, would provide an impartial understanding of current organisational conditions, ensure the integrity of internal processes, and support a positive, fair and high-performing workplace.

Motion

That Council:

1. **ACKNOWLEDGES** the importance of maintaining a safe, fair and high-performing organisational culture consistent with the principles of good governance set out in sections 8, 9, 46 and 106 of the Local Government Act 2020.
2. **RESOLVES** to establish a Councillor Working Group to:
 - a. initiate and guide the commissioning of an Independent Culture and Support Assessment of the organisation; and
 - b. ensure the process is transparent, independent, and informed by best-practice methods.



6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS

The principal purpose of this item in the Council Meeting Agenda is for Councillors to report on their attendance, observations or important matters arising from their liaison or representation with groups for which the Councillor has been formally appointed by Council. In accordance with the documented 'protocol' that applies to either liaisons or representatives, Councillors should raise matters of importance during this item. Other matters may also be reported.

If a Councillor chooses to speak, the name of the conference/event and the Councillor will be noted in the Minutes for that meeting. If a Councillor requires additional information on the conference/event to be listed in the Minutes, they must submit it in writing to a Governance staff member by 12.00pm the day following this Council Meeting.

Question time is provided to enable Councillors to address questions to members of Council staff. The guidelines for asking questions at a Council meeting are included in the current Governance Rules.

Councillors have a total of 15 minutes each to report on their attendances at meetings, conferences or events and to ask questions of Council staff.



7 URGENT BUSINESS

No business may be admitted as urgent business unless it:

- a) relates to or arises out of a matter which has arisen since distribution of the Agenda; and
- b) cannot safely or conveniently be deferred until the next ordinary meeting and unless agreed to by a majority of those Councillors present at the meeting.



8 CLOSE OF BUSINESS