

# **AGENDA**

# **ORDINARY COUNCIL MEETING**

MONDAY, 29 JANUARY 2018
Commencing at 7:00 PM

**COUNCIL CHAMBERS**225 Lonsdale Street, Dandenong VIC 3175

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# 1 MEETING OPENING

### 1.1 ATTENDANCE

**Apologies** 

### 1.2 OFFERING OF PRAYER

As part of Council's commitment to recognising the cultural and spiritual diversity of our community, the prayer this evening will be offered by Mrs Agnes Kean from the Spiritual Assembly of the Baha'is, a member of the Greater Dandenong Interfaith Network.

# 1.3 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Ordinary Meeting of Council held 11 December 2017.

#### Recommendation

That the minutes of the Ordinary Meeting of Council held 11 December 2017 be confirmed.

# 1.4 ASSEMBLIES OF COUNCIL

The following assemblies of Council occurred in the period 7 December 2017 to 24 January 2018:

Date	Meeting Type	Councillors Attending	Topics Discussed & Disclosures of Conflict of Interest
7/12/17	Cultural Heritage Advisory Committee	Roz Blades, Matthew Kirwan	- Cultural Heritage Advisory Committee Meeting.
11/12/17	Councillors Briefing Session	Roz Blades, Tim Dark, Matthew Kirwan, Angela Long, Jim Memeti, Sean O'Reilly, Maria Sampey, Heang Tak, Loi Truong	<ul> <li>Smart Manufacturing Event.</li> <li>Metro 3175 Project.</li> <li>Agenda items for the Council Meeting of 11 December 2017.</li> </ul>
22/01/18	Councillor Briefing Session	Roz Blades, Youhorn Chea, Tim Dark (part), Matthew Kirwan, Angela Long, Jim Memeti, Zaynoun Melhem, Sean O'Reilly, Maria Sampey (part), Heang Tak (part), Loi Truong	<ul> <li>Steam Weeding Trial in Playgrounds.</li> <li>Local Government Act Review.</li> <li>Meeting Procedure Local Law (MPLL) Review.</li> <li>Festival Updates.</li> <li>Agenda items for the Council Meeting of 29 January 2018.</li> </ul>

# Recommendation

That the assemblies of Council listed above be noted.

### 1.5 DISCLOSURES OF INTEREST

Any interest that a Councillor or staff member has deemed to be significant and has disclosed as either a direct or an indirect interest is now considered to be a conflict of interest. Conflict of Interest legislation is detailed in sections 77A, 77B, 78, 78A-E & 79 of the Local Government Act 1989. 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:

- complete a disclosure of interest form prior to the meeting.
- advise the chairperson of the interest immediately before the particular item is considered (if attending the meeting).
- 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

### 2.1 DOCUMENTS FOR SEALING

# 2.1.1 Documents for Sealing

File Id: A2683601

Responsible Officer: Director Corporate Services

# **Report Summary**

Under the Victorian Local Government Act, 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.

### **Recommendation Summary**

This report recommends that the listed documents be signed and sealed.

#### 2.1.1 Documents for Sealing (Cont.)

# **Item Summary**

There are four [4] items being presented to Council's meeting of 29 January 2018 for signing and sealing as follows:

- 1. An Instrument of Appointment of Authorised Officer under the provisions of the Local Government Act 1989, Planning and Environment Act 1987, Environment Protection Act 1970, Subdivision Act 1988, Victorian Civil and Administrative Tribunal Act 1998, Sex Work Act 1994, Heritage Act 1995, Land Acquisition and Compensation Act 1986, any Rules, Regulations and other sub-ordinate instruments or delegated legislation (including the Greater Dandenong Planning Scheme) made under the provisions and enactments described; and any By-Law or Local Laws made from time to time. This authorisation enables the following Council Officer to carry out the statutory responsibilities of the above Acts and is subject to policy and delegations previously adopted by Council:
  - Sam Jiang;
- 2. A letter of recognition to Narayan Banerjee, Corporate Services for 10 years of service to the City of Greater Dandenong;
- 3. A letter of recognition to Subi Nathan, Corporate Services for 10 years of service to the City of Greater Dandenong; and
- 4. An amended Instrument of Appointment of Authorised Officer for the appointment of Municipal Building Surveyor and Municipal Fire Prevention Officer effective Wednesday 31 January 2018 under the provisions of the Local Government Act 1989, Building Act 1993, Housing Act 1983, Country Fire Authority Act 1958, Residential Tenancies Act 1997, Environment Protection Act 1970, Summary Offences Act 1966, any Rules, Regulations and other sub-ordinate instruments or delegated legislation made under the provisions and enactments described; and any By-Law or Local Laws made from time to time thereunder. This amended authorisation enables the following Council Officer to carry out the statutory responsibilities of the above Acts and is subject to policy and delegations previously adopted by Council:
  - John Prendergast.

#### Recommendation

That the listed documents be signed and sealed.

### ORDINARY COUNCIL MEETING AGENDA

### 2.2 DOCUMENTS FOR TABLING

# 2.2.1 Documents for Tabling

File Id: qA228025

Responsible Officer: Director Corporate Services

# **Report Summary**

Council receives various documents such as annual reports and minutes of committee meetings that deal with a variety of issues that are relevant to the City.

These reports are tabled at Council Meetings and therefore brought to the attention of Council.

# **Recommendation Summary**

This report recommends that the listed items be received.

# 2.2.1 Documents for Tabling (Cont.)

# **List of Reports**

Author	Title
Brotherhood of St Laurence	Annual Report 2017
Emergency Management Victoria (EMV)	Year in Review 2016-17 & Strategic Action Plan Update #2 2017-2020
Inner Melbourne Action Plan (IMAP)	Annual Report Summary 2016-2017
Life Saving Victoria	Annual Report 2016/17 & Drowning Report 2016/17
Launch Housing	Annual Report 2016-17
Municipal Association of Victoria	Annual Report 2017
Project and Respect	Annual Report 2017
Scouts Victoria	Report to Victoria 2017
South East Community Links	Annual Report 2016/17
Springvale Service for Children	Annual Report 2016-2017
St Vincent de Paul Society	Annual Review 2016-2017
Victorian Association of Forest Industries	Industry Review 2017
Victorian Civil and Administrative Tribunal (VCAT)	Annual Report 2016-17
Victoria's Mental Health Services	Annual Report 2016-2017
SYC Limited	Annual Report 2017

A copy of each report is made available at the Council meeting or by contacting the Governance Unit on telephone 8571 5235.

# Recommendation

That the listed items be received.

#### 2.2.2 Petitions and Joint Letters

File Id: qA228025

Responsible Officer: Director Corporate Services

Attachments: Petitions and Joint Letters

# **Report Summary**

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.

Issues raised by petitions and joint letters will be investigated and reported back to Council if required.

A table containing all details relevant to current petitions and joint letters is provided in Attachment 1. It includes:

- 1. the full text of any petitions or joint letters received;
- 2. petitions or joint letters still being considered for Council response as pending a final response along with the date they were received; and
- 3. 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.

Note: On occasions, submissions are received that are addressed to Councillors which do not qualify as petitions or joint letters under Council's current Meeting Procedure Local Law. These are also tabled.

#### **Petitions and Joint Letters Tabled**

Council received one (1) new petition, online petition updates, no joint letters and no submissions prior to the Council Meeting of 29 January 2018 as follows:

- One (1) additional signature has been recorded through the website Change.org requesting
  Council to establish additional early learning services to meet the growing needs of the community
  in Keysborough by 2018. A summary of the progress of this petition has been provided in the
  attachment to this report. While these are not formal petitions to Council (i.e. they do not meet
  our guidelines), each submission received has been noted and has been forwarded to the
  relevant Council business unit for consideration.
- No additional signatures have been recorded through the website Change.org requesting the Cranbourne Pakenham Loop Train line Extension Includes Koo-Wee-Rup & Phillip Island. A summary of the progress of this petition has been provided in the attachment to this report. While these are not formal petitions to Council (i.e. they do not meet our guidelines), each submission received has been noted and has been forwarded to the relevant Council business unit for consideration.
- No additional signatures have been recorded through the website Change.org requesting Council to begin detailed design of an integrated, intergenerational Keysborough South Community Hub. A summary of the progress of this petition has been provided in the attachment to this report. While these are not formal petitions to Council (i.e. they do not meet our guidelines), each submission received has been noted and has been forwarded to the relevant Council business unit for consideration.
- A new petition from seventeen (17) residents requesting to stop all weekend/after hour events by hire at the Terry O'Connor Centre at Wooranna Park Primary School; and to cease parking for related vehicles in Wondalga Avenue and Gibb Street, Dandenong North. This has been noted and forwarded to the relevant business unit for consideration.

#### Recommendation

That the listed items detailed in Attachment 1, and the current status of each, be received and noted.

### **DOCUMENTS FOR TABLING**

# **PETITIONS AND JOINT LETTERS**

# **ATTACHMENT 1**

# **PETITIONS AND JOINT LETTERS**

PAGES 9 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5309.

Date Received	Petition Text (Prayer)	No of Petitioners	Status	Responsible Officer Response
8 January 2018	Petition – Cover letter Attention: President of the School Council Wooranna Park Primary School	Signed by 17 residents.	New	Tabled at Council Meeting 29 January 2018.
	89-105 Carlton Road Dandenong North Vic 3175			Referred to Planning - Residential Amenity Unit 8 January 2018.
	Dear Sir/Madam,			
	I write to you on behalf of all the residents regarding the nuisance of heavy traffic and excessive noise caused by all the hired/booked activities occurring during weeknights and weekends at the Terry O'Connor Centre.			
	We constantly struggle to get out of our driveways through the heavy traffic of vehicles that park and drive up and down Wondalga Avenue and Gibb Street Dandenong North as access to the Terry O'Connor Centre and that many of us residents have been subject to near incidents through these drivers not abiding by the road law.			
	We are only asking as residents and ratepayers to be able to safely and peacefully live in our own home and street.			
	In support of the above, I enclose a petition, footage and audio of the excessive noise and traffic for your perusal, seeking your attention that appropriate and due consideration is taken for a satisfactory outcome.	E 5		
	Please note that the City of Greater Dandenong Council have also been provided the above material.	-		
	Regards,			10
	and a section			
	Elsa Ventura			

If the details of the attachment are unclear please contact Governance on 8571 5309.

Date Received	Petition Text (Prayer)	No of Petitioners	Status	Responsible Officer Response
14 November			Complete	Director Engineering Services
2017		37 residents		Tabled at CM 27 November 2017
	The residence on Clarendon Drive in the Somerfield Estate, are extremely unhappy about this massive wall that has gone up behind us.			Response emailed 28/11/17
	No consultation or mention was given to the Clarendon Drive residence before the factory was constructed or no mention of wall proposal			Lacknowledge receipt of the Somerfield Estate Neighbourhood Perfition/surhmission received by
	either. It was just built, as residence, we were not given the chance to object against any proposal or plans.			County of Council on the monitoring based on the county of
	Now this has been built the residence want to ensure the following:			Sent to Courier of the restaints bendin.
	<ul> <li>A) The wants covered properly with trees.</li> <li>B) The residence would like a say on what trees are going to be planted, and</li> </ul>			Your submission was presented to the Ordinary Meeting of Council yesterday- 27 November
2	to ensure the spacing between the trees are not too far apart as			Z017. This can be viewed on our website where a copy
	we don't want this wall to be visible.  C) We are also concerned about the redundant road, behind the wall.			of our agendas and minutes of the meetings are
	Residence want to make sure this will not turn into another access road			available to the public. For your mornauon the minutes of last night's meeting will be available
	behind the massive wall for industrial access. Also note there is another access to the industrial park a couple of minutes down the road.			next week however you will find it listed in the
	D) Residence are worried about pollution also from the factory and from		_	agenda under item 2.2.2 Femions and John letters.
	trucks it this is turned into a access road for the factory.  E) Noise pollution, even with the wall, that once the factory is in full			http://www.greaterdandenong.com/document/14
	operation			
	that noise can't be heard.			The submission has been forwarded to my
	Could a meeting take place with the council to answer these questions, and other questions that residence may ask during the meeting			directorate for action. I am working with the City
	Please find the attachments above, which includes this email.			rranning, Design and Amenity directorate also on the matters that have been raised.
	I have sent this on the residents behalf.			In response to your submission you will now be
	Mild regalus, Jacqui			aware that Council has set up an information
				session to be neid with residents on Indrsday 30 November 2017 from 7pm-9pm at the
				South Eastern Masonic Lodge, 270 Hutton
				Road, Keysborough. I hope you are able to
			esti	מונסומי
			DE	Key staff from both the Planning Department and the Open Space Projects team will be
				attending on the night to provide you information

If the details of the attachment are unclear please contact Governance on 8571 5309.

Responsible Officer Response	in response to the matters you have raised in your submission. Staff will also assist you and other residents attending, in answering the questions that you may have. The Mayor and some Councillors will also be in attendance.	Following the information session on Thursday I will respond again in writing to the matters that you have raised in your submission.	Thank you for taking time to write to Council and I hope the information session and my follow up email will provide you with the information you have requested.	Yours sincerely	Julie Reid Director Engineering Services				
Status							*		
No of Petitioners			F					i e	a.
Petition Text (Prayer)									
Date Received									

If the details of the attachment are unclear please contact Governance on 8571 5309.

Date Received	Petition Text (Prayer)	No of Petitioners	Status	Responsible Officer Response
29/11/17	To whom it may concern, As residents of the sanctuary estate of the sanctuary estate we take pride in maintaining our homes the best way we can. The trees that have been planted on our nature strips are making it extremely difficult to do this. We are forever cleaning out our gutters, raking leaves, sticks and bark. Our drains are also becoming blocked due to the debris and have to be cleaned every day. These trees are only going to get bigger with the roots coming towards front fences and damaging them.	98	New	Director Engineering Services  Tabled at CM 11 December 2017
	Another issue has been the lakes. Both lakes have become mosquito infested and both are carrying some sort of disease, which we have been told is duck weed. All the water is brown with the leaves sitting at the top. This makes it very dangerous for children who would think walking on it could be safe.			
	Please have a look at the issues raised and come back to me with a response.			
6/12/17	To whom it may concern, The Dandenong Cranbourne RSL strongly endorses the current proposal to name the Eastlink/Heatherton Rd overpass the "52" Battalion Bridge". The 52" Battalion carried from 1918 the Villers Bretonneux battle honour, and was and is, a very proud part of this proud City's history.	96	New	Tabled at CM 11 December 2017
	The 15th Field Regiment, RAA, and the 52th Battalion both carried the name Dandenong in their regimental titles. Further the naming of the bridge would bookend the Dandenong CBD with the Peace Memorial Bridge over the Dandenong Creek.	£		
	This would also mark in a permanent way the Centenary of the Armistice.			
	The Dandenong Cranbourne RSL, as a committed corporate citizen, and one committed to the ANZAC values, would be prepared to provide significant financial support.	-		
	(This is not a Council Road)			

If the details of the attachment are unclear please contact Governance on 8571 5309.

Date Received	Content	No of Co- Signatures	Status	Officer Response
June 2017	(Via Change.org)  Begin detailed design of an integrated, intergenerational Keysborough South Community Hub.  Keysborough South needs Council to urgently start the detailed design of community hub to meet the needs of all ages and interests in a population of over 10,000 residents and still growing.	Increased from 105 to 111 signatories.	30/06/17	
April 2017	(Via Change.org)  Additional early learning services required for Keysborough by 2018. Residents of Keysborough request that Greater Dandenong Council, deliver on the promise to establish a new maternal and child health centre and kindergarten to meet the growing needs of our community by 2018.	Increased from 90 to 92 signatories.	Complete 28/6/17	
April 2017	(via Change.org) Cranbourne Pakenham Loop Train Line Extension including Koo-Wee-Rup & Phillip Island. Build a 3 platform station to allow a V-line train to connect Phillip Island – Cranbourne & Pakenham – Koo-Wee-Rup – Melbourne City.	Increased from 261 to 1260 signatories.	Complete 23/5/17	

If the details of the attachment are unclear please contact Governance on 8571 5309.

Other/Submissions

# 2.2.2 Petitions and Joint Letters (Cont.)

Officer Response	
Status	1571 5309.
No of Co-Signatures	act Governance on 8
Content	If the details of the attachment are unclear please contact Governance on 8571 5309.
Date Received	

Page 16

Officer Response			
Status			571 5309.
No of Co- Signatures			ct Governance on 84
			if the details of the attachment are unclear please contact Governance on 8571 5309.
Content	·		
Date Received		3	

Other/Submissions

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If the details of the attachment are unclear please contact Governance on 8571 5309.

#### 2.3 CONTRACTS

# 2.3.1 Contract No. 1718-23 Construction of the access road and car park in accordance with the Tatterson Park Masterplan

File Id: qA375181

Responsible Officer: Director Engineering Services

### **Report Summary**

This report outlines the tender process undertaken to select a suitably qualified and experienced contractor for the Construction of the Access Road and Car Park in accordance with the Tatterson Park Masterplan.

# **Recommendation Summary**

This report recommends that Council awards separable portion one (stage one) of Contract 1718-23 to Entracon Civil Pty Ltd for a fixed lump sum price of Two Million One Hundred and Sixty Eight Thousand Six Hundred and Thirty Dollars and Ninety Five cents (\$2,168,630.95) including GST of \$197,148.27.

Council reserves the right to award separable portion two (stage two) of Contract 1718-23 based on the satisfactory completion of stage one works and the success of the 2018/19 CIP bid for stage two works.

This is a Lump Sum Contract and not subject to rise and fall adjustment.

#### Introduction

This contract is for the construction of the access road and car park at Tatterson Park Reserve in Keysborough.

A comprehensive master planning exercise has been undertaken identifying a series of infrastructure improvement works to turn the open space into a regional multipurpose park that provides for a range of active and passive recreation pursuits.

The detailed design and tender package for these construction works have been developed in accordance with the approved master plan. These works will also match in with the lan Tatterson Pavilion project and the Synthetic Soccer Pitch project currently underway at the site.

The detailed design for the access road and carpark has been split into five stages. This tender package sought pricing for stage one and two as separable portions of the same contract.

#### **Tender Process**

This tender was advertised in The Age newspaper and on Council's website on Saturday 23 September 2017 with a closing time and date of 2.00pm Thursday 19 October 2017.

Companies wishing to tender for this project were invited to attend a site briefing session held on Friday 6 October 2017 conducted by the Project Manager and the engaged Civil Engineering and Infrastructure Design Consultant – Argot Consultants. Seven (7) prospective tendering contractors attended the briefing session.

At the close of the tender advertising period submissions were received from five (5) qualified contractors as indicated below:

- 1. All-Waste Solutions Pty Ltd trading as AWS Civil (AWS)
- 2. CDN Constructors Pty Ltd (CDN)
- 3. Contek Constructions Pty Ltd (Contek)
- 4. Entracon Civil Pty Ltd (Entracon)
- 5. Maw Civil Pty Ltd (Maw Civil)

Tenderers were requested to submit a Lump Sum price including a lump sum price breakdown and a Schedule of Rates for variations.

Lump Sum – A lump sum contact or a stipulated sum contract will require that the supplier agree to provide specified services for a stipulated or fixed price.

# **Tender Evaluation**

The tender evaluation panel comprised of the Project Engineer, Coordinator Open Space Projects, Coordinator Civil Projects and Senior Contracts Officer, with Occupational Health and Safety and Environmental Management consultants providing specialist advice.

The tenders were evaluated using Council's Weighted Attributed Value Selection Method.

The advertised evaluation criteria and the allocated weightings for evaluation are as follows:

	Evaluation Criteria	Weighting
1	Price	40%
2	Relevant Experience & Past Performance	25%
3	Project Plan, Program & Methodology	25%
4	Social Procurement	5%
5	Local Industry	5%
6	OHS Management System	Pass/Fail
7	Environmental Management System	Pass/Fail

Each criterion is ranked on a point score between 0 (fail) and 5 (excellent). These rankings are then multiplied by the weighting to give a weighted attribute ranking for each criterion and totalled to give an overall evaluation score for all criteria.

Following the evaluation of the tender submissions received, the comparative point score based on the above criteria is as follows:

# **Separable Portion One (Stage One)**

Tenderer	Price Points	Non-Price Points	OH&S	ENV	Total Score
Entracon Civil Pty Ltd	1.19	2.20	PASS	PASS	3.39
All-Waste Solutions Pty Ltd trading as AWS Civil	1.08	1.51	PASS	PASS	2.59
Contek Constructions Pty Ltd	1.00	1.15	PASS	PASS	2.15
Maw Civil Pty Ltd	0.79	0.85	PASS	PASS	1.64
CDN Constructors Pty Ltd	0.33	0.50	PASS	PASS	0.83

# **Separable Portion Two (Stage Two)**

Tenderer	Price Points	Non-Price Points	OH&S	ENV	Total Score
Entracon Civil Pty Ltd	1.28	2.00	PASS	PASS	3.28
All-Waste Solutions Pty Ltd trading as AWS Civil	1.22	1.51	PASS	PASS	2.73
Contek Constructions Pty Ltd	1.00	1.00	PASS	PASS	2.00
Maw Civil Pty Ltd	0.78	0.75	PASS	PASS	1.53
CDN Constructors Pty Ltd	0.73	0.50	PASS	PASS	1.23

Note 1: The higher the price score – lower the tendered price.

Note 2: The higher the non-price score – represents better capability and capacity to undertake the service.

At the completion of the tender evaluation process described above, the evaluation panel agreed that the tender submission from **Entracon Civil Pty Ltd** would provide the Best Value outcome for Council for both stages one and two.

### **The Company**

Entracon are a multidisciplinary civil construction company specialising in civil works, civil structures and mechanical construction. They maintain accredited quality, occupational health and safety and environmental management systems as well as VicRoads prequalification for road works (R1).

Entracon are one of Council's panel contractors and have completed a number of similar projects as described below. Past projects have been completed to a high standard.

# **Relevant Experience/Track Record**

Entracon have extensive experience working on road and car park projects specifically for local government organisations and private developers. Included with their tender submission was evidence and referee details of relevant road and car park projects including:

Client	Description	Value
City of Greater Dandenong	Carrol Lane Carpark	\$0.8M
	Dandenong Soccer Club Carpark and Access Road	\$0.35M
	Dandenong Market Carpark	\$0.4M
Millar Merrigan	Edithvale Subdivision	\$1.2M
	Carrum Downs Subdivision	\$0.8M
Kingston City Council	Fraser Ave Stage 4 Drainage and Road Reconstruction	\$2.1M
Greater Geelong City Council	Mercer Street Carpark	\$1.3M

# **Financial Implications**

The financial obligation under separable portion one (stage one) of this contract is \$2,168,630.95 inclusive of GST. The approved budget is \$2,200,000.00 inclusive of GST.

The financial obligation under separable portion two (stage two) of this contract is \$840,569.84 inclusive of GST. The 18/19 CIP budget bid for stage two is \$1,100,000.00 inclusive of GST.

### Consultation

During the tender evaluation process and in preparation of this report, relevant Council Officers from City Improvement, Council's Occupational Health & Safety and Environmental Planning were all consulted.

### Conclusion

At the conclusion of the tender evaluation process, the evaluation panel agreed that the tender submission from **Entracon Civil Pty Ltd** represented the Best Value outcome for Council and should be accepted due to:

- 1) Their conforming and lowest priced tender submission.
- 2) Their very good and current relevant experience working with Victorian Local Governments.
- 3) Their level of experience, staff resources.
- 4) Certified Occupational Health and Safety (OH&S) and Environmental Management Systems.

- 2.3.1 Contract No. 1718-23 Construction of the access road and car park in accordance with the Tatterson Park Masterplan (Cont.)
- 5) They are a VicRoads Pre Qualified Contractor R1 Road Construction.

#### Recommendation

#### **That Council:**

- 1. awards separable portion one of Contract No. 1718-23 to Entracon Civil Pty Ltdfor a fixed lump sum price of Two Million, One Hundred and Sixty Eight Thousand, Six Hundred and Thirty Dollars and Ninety Five Cents (\$2,168,630.95) including GST of \$197,148.27.
  - Council reserves the right to award separable portion two (stage two) based on successful completion and performance of stage one works and the success of the 2018/19 CIP bid for stage two works; and
- 2. signs and seals the contract documents when prepared.

File Id: qA379769

Responsible Officer: Director Engineering Services

# **Report Summary**

This report outlines the tender process undertaken to select a suitably qualified and experienced contractor for the installation of a purpose built modular transportable building / early years learning facility at the Yarraman Oaks Primary School in Noble Park.

# **Recommendation Summary**

This report recommends that Council Awards Contract 1718-40 K.L. Modular Systems (Aust) Pty Ltd for a fixed lump sum price of One Million, One Hundred and Sixty Five Thousand, Seven Hundred and Seventy Dollars and Ten Cents (\$1,165,770.10) including GST of \$105,979.10.

# **Background**

The Yarraman Kindergarten, currently located within the Yarraman Centre at 33 Joffre Street, Noble Park was programmed for refurbishment 2016/17. Following a review of the Municipal Wide Early Years Infrastructure Plan by Council Officers, the recommendation was that one integrated hub model, New Early Years Learning Facility (NEYLF) be built at the Yarraman Oaks Primary School, Noble Park

The new facility would house an expanded Yarraman Kindergarten, Maternal Child Health and other community facilities. The Yarraman Oaks Primary School is located approximately 300 metres away from the Yarraman Centre in Liege Avenue, Noble Park.

#### Introduction

This Contract is for the design, construction, installation and commissioning of a purpose built modular transportable building, (NEYLF) to be located at the Yarraman Oaks Primary School in Noble Park. The transportable building option has been chosen due to the success of four similar projects involving the relocation and integration of an (NEYLF) with other local primary schools by Council in 2015-16.

The project will include the following elements:

- Design of a purpose built Modular Transportable Building to accommodate Maternal Child Health (MCH), Allied Health Services and a Kindergarten.
- Construction of the Modular Transportable Building including all stairs, ramps and verandas, two consulting rooms for MCH or Allied Health Services, a double unit Kindergarten (two playrooms) and licensed for 132 places, a Multipurpose Community space for accommodating playgroups, meetings, assessments and therapy purposes, DDA Toilets, Kitchen for use by all service users and an Office space.
- Installation of the Modular Transportable Building at the Yarraman Oaks Primary School site.
- Provision to Council of a building permit for the project and management of the process through to the issuing of the final Certificate.
- Other elements included are the provision of a 30sgm external shed, entry lobby, a veranda/deck.

#### **Tender Process**

This tender was advertised on Saturday 18 November 2017 in the Age Newspaper and closed at 2.00PM on 12 December 2017.

At the close of the tender advertising period submissions were received from (3) three contractors as listed below:

- 1) Arkit Pty Ltd
- 2) Alchemy Construct Pty Ltd
- 3) K.L. Modular Systems (Aust) Pty Ltd

#### **Tender Evaluation**

The evaluation panel comprised of Council's Coordinator Building Projects, Project Manager, Coordinator Children's Services, Maternal and Child Health Nurse Team Leader and The Contracts Officer.

The tenders were evaluated using Council's Weighted Attributed Value Selection Method. The advertised evaluation criteria and the allocated weightings for evaluation are as follows:

	Evaluation Criteria	Weighting
1	Price	45%
2	Relevant Experience and Capability	25%
3	Construction Methodology (incl Program / Timeline)	20%
4	Local Content	5%
5	Social Procurement	5%
6	Occupational Health & Safety Systems (OH&S)	Pass / Fail
7	Environmental Management Systems (EMS)	Pass / Fail

Points were awarded on a scale 0-5 based on the score parameters listed below.

Score	Description
5	Excellent
4	Very Good
3	Good, Better than Average
2	Acceptable
1	Marginally Acceptable (Success Not Assured)
0	Not Acceptable

Each submission was assessed and ranked against all evaluation criteria, to ensure that each tenderer met the standards required for Council contractors.

#### **Social Procurement**

None of the tenderers addressed social procurement in their tender submission and therefore received a score of zero.

The weighted attribute point scores resulting from the assessment are shown in the following table:

Tenderer	Price Points	Non-Price Points	OH&S	EMS	Total Score
K.L. Modular Systems (Aust) Pty Ltd	1.49	1.51	PASS	PASS	3.00
Arkit Pty Ltd	1.13	1.39	FAIL	PASS	2.52
Alchemy Construct Pty Ltd	0.00	0.99	PASS	PASS	0.99

Note 1: The higher the price score – lower the tendered price.

Note 2: The higher the non-price score – represents better capability and capacity to undertake the service.

At the completion of the tender evaluation process described above the Evaluation Panel recommends to Council that the tender submission from **K.L. Modular Systems (Aust) Pty Ltd** would provide the Best Value outcome for Council.

# The Company

KL Modular Systems (Aust) Pty Ltd is a wholly owned Australian company and has been operating since 1987.

KL Modular Systems (Aust) Pty Ltd state that every building they manufacture meets the;

- Building Codes of Australia Regulations,
- Energy Efficiency Part J Sustainable Developments,
- Disabled Code Access AS 1428.1-2009 (Design for access and mobility).

They are a registered with the Building Practitioners Board, are members of the Master Builders Association of Victoria and also are an approved / pre qualified contractor with the Victorian State Government – Construction Supply Register (CSR).

KL Modular Systems (Aust) Pty Ltd have worked in the education sector for more than 25 years manufacturing transportable modular and prefabricated buildings including; educational facilities, multi-purpose facilities, libraries, toilet facilities, sporting pavilions as well as administration centres for schools throughout Australia.

# Relevant Experience/Track Record

KL Modular Systems (Aust) Pty Ltd have designed, manufactured and installed many modular transportable buildings at primary & secondary schools and local governments in and around Melbourne including;

- Construction of an Early Learning/Maternal Child Health Facility for the City of Hume that included community rooms, offices, toilets & veranda etc. Referee comments included responses such as – Standard of work - very good, Overall Comments – personable, responsive, defects fixed, would recommend them.
- 2. The Design, Manufacture, Construction & Installation of a (3) three Transportable Modular Buildings for The City of Greater Dandenong at three separate sites.
  - Referee comments from the Project Manager included responses such as delivered, managed, timely. Standard of work very good, minimal defects. Overall very responsive to any problems.
- 3. Construction of an administration building, veranda, deck, steps and ramps at Alphington Grammar. Referee comments included responses such as project was delivered on time and to specification, high standard of work, very co-operative, highly pleased their performance, would re-engage.
- 4. Construction of a new tennis pavilion (transportable building) including internal fitout. Referee comments included responses such as Project was delivered on time, very high standard of workmanship, no issues regarding health and safety, subcontractors were well managed.

### **Financial Implications**

The resource requirements associated with this report are \$1,165,770.10.

The approved Project Budget is \$1,272,380.00 (excluding GST) consisting of:

- Internal funding by Council of \$622,380.00 (excluding GST);
- External funding commitment by the Department of Education and Early Childhood Development (DEECD) of \$650,000 (excluding GST).

Lump Sum – A lump sum contract or a stipulated sum contract will require that the supplier agree to provide specified services for a stipulated or fixed price.

### Consultation

During the tender evaluation process and in preparation of this report, relevant Council Officers from City Improvement, Family and Children's Services, Council's Occupational Health & Safety and Environmental Planning were all consulted.

#### Conclusion

At the conclusion of the tender evaluation process, the evaluation panel agreed that the tender submission from **K.L. Modular Systems (Aust) Pty Ltd** represented the best value outcome for Council and should be accepted due to:

- 1) Their conforming and lowest priced tender submission.
- 2) Their 3 year defects liability structural warranty.
- 3) Their very good relevant experience completing three very similar projects for the City of Greater Dandenong in 2015/16.
- 4) Their level of experience, staff resources, equipment, management support and supervision capabilities.
- 5) Receiving a pass for both of their Occupational Health and Safety (OH&S) and Environmental Management Systems.
- 6) Receiving a Sound result for the Standard Financial & Performance Assessment (Procurement) Company Check undertaken by Corporate Scorecard.

#### Recommendation

#### **That Council:**

- 1. awards Contract 1718-40 to K.L. Modular Systems (Aust) Pty Ltd for the Installation of a Transportable Building/Early Years Learning Facility at Yarraman Oaks Primary School, Noble Park; for a fixed lump sum price of One Million, One Hundred and Sixty Five Thousand, Seven Hundred and Seventy Dollars and Ten cents (\$1,165,770.10) including GST of \$105,979.10; and
- 2. signs and seals the contact documents when prepared.

# 2.4 STATUTORY PLANNING APPLICATIONS

# 2.4.1 Planning Decisions Issued by Planning Minister's Delegate - November 2017

File Id: qA280444

Responsible Officer: Director City Planning, Design and Amenity

# **Report Summary**

This report provides Council with an update on the exercise of delegation by Planning Minister's delegate.

No decisions were reported for the month of November 2017.

### Recommendation

That the report be noted.

# 2.4.2 Planning Delegated Decisions Issued - November 2017

File Id: qA280

Responsible Officer: Director City Planning, Design and Amenity

Attachments: Planning Delegated Decisions Issued November

2017

# **Report Summary**

This report provides Council with an update on the exercise of delegation by Council officers.

It provides a listing of Town Planning applications that were either decided or closed under delegation or withdrawn by applicants in November 2017.

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 Planning Scheme and Council's policies.

Application numbers with a PLN#.01 or similar, are applications making amendments to previously approved planning permits.

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.

#### Recommendation

That the items be received and noted.

2.4.2 Planning Delegated Decisions Issued - November 2017 (Cont.)

### STATUTORY PLANNING APPLICATIONS

PLANNING DELEGATED DECISIONS ISSUED - NOVEMBER 2017

# **ATTACHMENT 1**

# PLANNING DELEGATED DECISIONS ISSUED NOVEMBER 2017

PAGES 12 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5235.

	_	Planning Delegated [	Decisions Issued fron	lated Decisions Issued from 1/11/2017 to 30/11/2017	2017	City of	City of Greater Dandenong	. Dande	nong
Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN01/0668.02	o Z	115 South Gippsland Highway DANDENONG SOUTH VIC 3175	S. Maloney On behalf of Drive In Corporation P/L	AMENDMENT TO: Drive in Theatre	Amendment to permit to allow demolition of existing cafe and construction of a new cafe	Delegate	AmendPerm	22/11/2017	RedGum
PLN10/0357.01	o Z	47 Wilma Avenue DANDENONG VIC 3175	Zoran Gojkovic	AMENDMENT TO Multi Unit Development x 5 (4 Double & 1 Single Storey to Rear) New	Amend endorsed plans to show obscure glazing instead of screening and deletion of condition 1,7-1,14 and 20 relating to screening	Delegate	AmendPerm 10/11/2017 RedGum	10/11/2017	RedGum
PLN11/0150.01	o Z	1/22 Park Drive DANDENONG SOUTH VIC 3175	Unitex Holdings Pty Ltd	AMENDMENT TO: Industrial Building & Building and Works (Mezzanine Floor and Office) inclusive of three (3) flues	Amend permit preamble to include the installation of three flues and amend conditions relating to car parking to accommodate changes in car park layout.	Delegate	AmendPerm	13/11/2017	RedGum
PLN12/0810.02	o Z	10-12 Isaac Road KEYSBOROUGH VIC 3173	Harry Ram Dip	AMENDMENT TO: Multi Unit development x 4 (1 Existing & 3 New)	Amend permi to allow concrete walkway	Delegate	AmendPerm	09/11/2017	Paperbark
PLN14/0062.02	o Z	171-197 Hammond Road DANDENONG SOUTH VIC 3175	Vaughan Constructions Pty Ltd	AMENDMENT TO Use of site for warehouses, and Buildings and Works (4x warehouse)	Amend permit to allow use of I manufacturing of beverages and amend endorsed plans to change the layout of proposed buildings	Delegate	AmendPerm 06/11/2017 RedGum	06/11/2017	RedGum
PLN14/0683.01	2	14 Webster Street DANDENONG VIC 3175	Ghan Constructions Pty Ltd	AMENDMENT TO Multi Dwelling Development x 3 (Double Storey) New	Proposal fails to comply with Clause 55.04-2 (Walls on Oundanies objective), height of the wall is inconsistent with the neighbourhood character and is visual bulk	Delegate	Refusal	08/11/2017	RedGum
RANTOS			·				1/12/2017	017	

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN15/0402	°Z	45-47 Clarke Road SPRINGVALE SOUTH VIC 3172	Peter Brown Architects Pty Ltd	To construct seven (7) dwellings (six (6) double storey and one (1) single storey)	Proposal fails to comply with Clause 55,03-1 (Front Setback), Clease 55,05-4 (Frivate Open Space) and does not comply with Amendment C182 Clause 22,09-3.1 (Design Principals)	Delegate	Refusal	15/11/2017	Lightwood
PLN15/0587	o Z	22-24 Greens Road DANDENONG SOUTH VIC 3175	Australian Graphics	Signage	Industrial 1 Zone, business identification signage and 1 x 6 metre freestanding pylon sign.	Delegate	PlanPermit	01/11/2017	RedGum
PLN15/0703.01	°Z	58-62 Berends Drive DANDENONG SOUTH VIC 3175	Derek Farrington	AMENDMENT TO Change of Use (Store)	Amend endorsed plans to show a shed	Delegate	AmendPerm	09/11/2017	RedGum
PLN15/0814.01	<u>o</u>	150 Colemans Road DANDENONG SOUTH VIC 3175	BB Design Group	Amendment to Planning Permit PLN15/0814 to allow the use of the land for a food and drink permisses and the development of land for six (6) warehouse huildings and a food and drink premises.	Amend permit to allow changes to the endorsed plants to include updating the layout of the site to include 6 warerbouses with office ancillary	Delegate	AmendPerm	27/11/2017	RedGum
PLN16/0584.01	°Z	29 Gatcum Court NOBLE PARK VIC 3174	Pavel Libert	Amending the plans to show Dwelling 2's first floor moved 1.6 metres closer to the northern (rear) boundary	Amend endorsed plans by reducing overhang over common property and reducing setback to the rear of dwelling two	Delegate	AmendPerm	08/11/2017	Paperbark
PLN16/0622	°Z	203 Gladstone Road DANDENONG NORTH VIC 3175	Yoga A Yogaparan	The use of land for a Home Occupation (to allow no more than two persors who do not live in the dwelling to work in the occupation) and the erection of business identification signage in associated with a Home Occupation	Neighbourhood Residential 1 Applicant Zone, 597.71sqm	Applicant	Withdrawn	08/11/2017	Silverleaf
PLN16/0829.02	2	2-106 Bayliss Road DANDENONG SOUTH VIC 3175	Salta Properties (Lyndhurst) Pty Ltd C Planning & Property Partners Pty Ltd	AMENDMENT TO: Buildings & works for a warehouse, reduction in car parking associated with a warehouse and display of business Identification signage	Amend endorsed plans to relocate warehouse west, relocate warehouse west, andscaping setback increased and car park access altered	Delegate	AmendPerm	27/11/2017	RedGum
EANTOS			2				1/12/2017	2017	

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN16/0872.01	o Z	1/867-875 Princes Highway SPRINGVALE VIC 3171	Smith Property 875 PHS PTY LTD C/o Tom Hamilton - Pro Urban	AMENDMENT TO: Change of Use and Variation to Requirements of Clause SC.14 (Motor Vehicle, Boat and Caravan Sales), Buildings and Works, Advertising Signage, Alteration to Road Access	Amend endorsed plans to have car parking located on the roof and workshop on lower level	Delegate	AmendPerm	08/11/2017	Lightwood
PLN17/0114	o Z	1 Canberra Avenue DANDENONG VIC 3175	Mudher Architects P/L C/- Sarjeet Mudher	The development of land for three (3) double storey dwellings and one (1) single storey dwelling to the rear	General Residential Zone 1. 924.6sqm	Delegate	QON	29/11/2017	RedGum
PLN17/0153	o N	46 St James Avenue SPRINGVALE VIC 3171	Studio A2	Development of the land for three (3) dwellings (two double storey dwellings and one single storey dwelling to the rear) and subdivision of the land into three (3) lots	General Residential 1 Zone, 886.24sqm	Delegate	PlanPermit	10/11/2017	Lightwood
PLN17/0192	o Z	18 Wales Street SPRINGVALE VIC 3171	Thanh Nhu Le	Development of the land for four (4) double storey dwellings	Residential Growth 1 Zone, 708.29sqm	Delegate	PlanPermit	30/11/2017	Lightwood
PLN17/0199	o Z	24 Heather Grove SPRINGVALE VIC 3171	Westurban Group	Construct two (2) double storey dwellings and one (1) single storey dwelling to the rear.	General Residential 1 Zone, 695.94sqm	Delegate	PlanPermit	10/11/2017 Lightwood	Lightwood
PLN17/0236	o Z	3 Nockolds Crescent NOBLE PARK VIC 3174	Nacha Moore Land Surveyors Pty Ltd	Subdivision x 4 (SPEAR)	Residential	Delegate	PlanPermit	09/11/2017	Paperbark
PLN17/0243	o Z	Land 42 Princes Highway DANDENONG VIC 3175	42 Princes Hwy Project Pty Ltd	Development of the land for eight (8) triple storey dwellings and alteration of access to a road in a Road Zone Category 1.	Residential Growth 1 Zone, 864sqm	Delegate	NOD	08/11/2017	RedGum
PLN17/0252	o Z	8 Warbia Street DANDENONG NORTH VIC 3175	Veki Build Pty Ltd	Development of the land for two (2) dwellings comprising one (1) double storey dwelling and one (1) single storey dwelling.	General Residential 1 Zone, 731sqm	Delegate	PlanPermit	06/11/2017	Silverleaf
PLN17/0274	o Z	10-12 Plunkett Road DANDENONG VIC 3175	Rasul Akram Association of Victoria C/- Bill Klemmer & Associates	Use and development of the land for a place of assembly and to display business identification signage	Industrial 1 Zone, proposed community centre, 140 patrons	Delegate	Q 0 V	22/11/2017	RedGum
EANTOS			ю				1/12/2017	2017	

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN17/0298	<u>0</u>	67 Popes Road KEYSBOROUGH VIC 3173	Optus Pty Ltd	Use and development of the land for a Telecommunications Facility	Industrial 1 Zone, 70sqm, telecommunications monopole	Delegate	PlanPermit	01/11/2017	Paperbark
PLN17/0308	o N	12 Whiteside Street SPRINGVALE VIC 3171	Westurban Group	Development of the land for four (4) dwellings (three double storey dwellings and one single storey dwelling to the rear)	General Residential 1 Zone, 824.21sqm	Delegate	QON	20/11/2017	Lightwood
PLN17/0317.01	o Z	15 Hazel Avenue DANDENONG VIC 3175	15 Hazel Avenue DANDENONG Spark Breweries and Distilleries VIC 3175	AMENDMENT TO Use of the land for the purpose of Industry (micro distillery and micro-brewery) with a Note 1 to Clause 52.10 of the Greater Dandenong Planning Scheme	Amend permit preamble to include mirco brewery	Delegate	AmendPerm	21/11/2017	RedGum
PLN17/0319	0 2	5 Campbell Street DANDENONG VIC 3175	JB Property	Development of the land for three (3) double storey dwellings	General Residential 1 Zone, 653sqm	Delegate	PlanPermit	28/11/2017	RedGum
PLN17/0325	<u>0</u>	122 Lightwood Road NOBLE PARK VIC 3174	Dr. Wilson Halim C/- Southern Planning Consultants	Development of the land for eight (8) double storey dwellings	General Residential 1 Zone, 1831 sqm	Delegate	QON	30/11/2017	Lightwood
PLN17/0327.01	o Z	17 Berends Dive DANDENONG SOUTH VIC 3175	Stephen D'Andrea Pty Ltd	AMENDMENT TO Use and Development of the Land for an Industry	Proposal conditions are reasonable and applicable to the proposal due to the majority of the car parking being located on other land than the subject site	Delegate	Refusal	03/11/2017	RedGum
PLN17/0333	0 Z	96 Dunblane Road NOBLE PARK VIC 3174	Ashley Henricus C/- Yohan Abhayaratne	Development of the land for two (2) double storey dwellings and one (1) single storey dwelling	General Residential 1 Zone, 811.58sqm	Delegate	PlanPermit	30/11/2017	Paperbark
PLN17/0338	o Z	9 Penola Court NOBLE PARK NORTH VIC 3174	Blueprint Pty Ltd	Development of the land for two dwellings (a second dwelling (double storey) to the side of an existing dwelling with alterations to the existing dwelling)	Neighbourhood Residential 1 Delegate Zone, 560.32sqm	Delegate	PlanPermit	20/11/2017	Silverleaf
PLN17/0350	<sup>o</sup> Z	26 Ash Grove SPRINGVALE VIC 3171	Harry Gunther	Development of the land for two (2) single storey dwellings	General Residential 1 Zone, 733.23sqm	Delegate	PlanPermit	30/11/2017	RedGum
EANTOS			4				1/12/2017	2017	

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN17/0355	o Z	9 Philip Street DANDENONG NORTH VIC 3175	Aru Design	Development of the land for two (2) dwellings (one double storey dwelling and one single storey dwelling to the rear)	General Residential 1 Zone, 640.98sqm	Delegate	PlanPermit	06/11/2017	RedGum
PLN17/0357	o Z	12 Mons Parade NOBLE PARK VIC 3174	Strait-Line Builders & Drafters Pty Ltd	The construction of three (3) dwellings, two (2) double storey and one (1) single storey to the rear.	Residential Growth 1 Zone, 682.18sqm	Delegate	PlanPermit	01/11/2017	Paperbark
PLN17/0411	o Z	1128 Heatherton Road NOBLE PARK VIC 3174	Noble Park RSL Sub Branch	Develop atterations and additions to the existing RSL building	Commercial 1 Zone, 96sqm, extension to recreation facility	Delegate	PlanPermit	30/11/2017	Paperbark
PLN17/0418	o Z	32 Red Gum Drive DANDENONG SOUTH VIC 3175	ELT Recycling Pty Ltd	To construct works and use the land for transfer station	Industrial 2 Zone, transfer station	Delegate	PlanPermit	22/11/2017	RedGum
PLN17/0419	<u>8</u>	Plaza Shop 104/23-55 McCrae Street DANDENONG VIC 3175	AM Hospitality Pty Ltd	The development of land for external buildings and works, the sale and consumption of liquor and the display of internally illuminated signage	Comprehensive Development 2 Zone, liquor licence	Delegate	PlanPermit	30/11/2017	RedGum
PLN17/0427	o Z	45 Bangholme Road BANGHOLME VIC 3175	Advanced Precast Australia	Buildings and Works (Mezzanine)	No response to further information request	Delegate	Lapsed	13/11/2017	RedGum
PLN17/0428	o Z	1/83 Springvale Road SPRINGVALE VIC 3171	Amy Duong	Development of the land for two (2) double storey dwellings	General Residential 1 Zone, 41 Isqm	Delegate	PlanPermit	09/11/2017	Lightwood
PLN17/0439	o Z	First Floor 228 Thomas Street DANDENONG VIC 3175	New Mashreq Carpets	Signage (Business Identification) DECLARED AREA	Comprehensive Development 2 Zone, business identification sign	Delegate	PlanPermit	30/11/2017	RedGum
PLN17/0460	°Z	48 Hanna Street NOBLE PARK VIC 3174	Bosco Jonson Pty Ltd	Subdivision of land in stages (adjacent to a road in a Road Zone, Category 1), removal of easements and creation of easements	Residential	Delegate	PlanPermit	21/11/2017	Paperbark
EANTOS			5				1/12/2017	2017	

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN17/0467	<u>0</u>	327 Gladstone Road DANDENONG NORTH VIC 3175	Ashdev Pty Ltd	Signage x1	No response to further information request	Delegate	Lapsed	14/11/2017	Silverleaf
PLN17/0474	02	23 Victoria Avenue SPRINGVALE VIC 3171	Clarke Planning Pty Ltd	Development of the land for eight (8) triple storey dwellings.	Residential Growth 1 Zone, 920sqm	Delegate	NOD	27/11/2017	Lightwood
PLN17/0477	o Z	27 Bazalgette Crescent DANDENONG SOUTH VIC 3175	MKM Steel	Buildings and Works (Shed and Extraction Unit)	Industrial 3 Zone, 87sqm, shed and extraction unit	Delegate	PlanPermit	29/11/2017	RedGum
PLN17/0504	o Z	27 Amiel Street SPRINGVALE VIC 3171	Chaule Architect Pty Ltd	Development of the land for three dwellings (two double storey and one single storey)	General Residential 1 Zone, 724.6sqm	Delegate	NOD	22/11/2017	Lightwood
PLN17/0519	9	1288 Heatherton Road NOBLE PARK VIC 3174	RNB Design Solutions	Development and use the land for the purpose of a Child Care Centre and after access to a Road Zone Category 1.	General Residential 1 Zone, 710sqm, Child Care Centre, buildings and works on existing building and access to Road Zone 1	Delegate	PlanPermit	30/11/2017	Paperbark
PLN17/0528	o N	51-95 Greens Road DANDENONG SOUTH VIC 3175	C.S.R. Viridian C/- P.K.M. Constructions	Building Extension (Shed)	Industrial 1 Zone, 37 Isqm, shed extension	Delegate	PlanPermit	23/11/2017	RedGum
PLN17/0542	o Z	1128 Heatherton Road NOBLE PARK VIC 3174	Noble Park RSL Sub Branch INC C.o Gelareh Riahi Round6 Architects	To display two (2) internally illuminated signs	Commercial 1 Zone, Business Identification	Delegate	PlanPermit	10/11/2017	Paperbark
PLN17/0543	o Z	11 Roberta Street DANDENONG VIC 3175	Strait-Line Builders & Drafters Pry Ltd	The development of two (2) dwellings comprising one (1) double storey dwelling at the front of the site and one (1) single storey dwelling at the rear.	Residential Growth 1 Zone, 586.49sqm	Delegate	PlanPermit	10/11/2017	RedGum
PLN17/0554	2	19 Aubum Drive KEYSBOROUGH VIC 3173	Metricon Homes Pty Ltd	Double Storey Dwelling x 1 (New)	General Residential 2 Zone, 283sqm	Delegate	PlanPermit	17/11/2017	RedGum
EANTOS			<b>6</b>				1/12/2017	2017	

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN17/0557	o Z	17-21 Micro Circuit DANDENONG SOUTH VIC 3175	Innovation One Design Group	Buildings and Works (Verandah)	Commercial 2 Zone, 204. 84sqm, verandah/canopy	Applicant	Withdrawn	27/11/2017	RedGum
PLN17/0595	°Z	20 Olivetree Drive KEYSBOROUGH VIC 3173	Metricon Homes Pty Ltd	Buildings and Works (Dwelling)	General Residential 2 Zone, 260sqm	Delegate	PlanPermit	27/11/2017	RedGum
PLN17/0596	o Z	24 Olivetree Drive KEYSBOROUGH VIC 3173	Metricon Homes Pty Ltd	Buildings and Works (Dwelling)	General Residential 2 Zone, 256sqm	Delegate	PlanPermit	29/11/2017	RedGum
PLN17/0597	°Z	9-21 Foster Street DANDENONG VIC 3175	Grenda Holdings Pty Ltd C/- Greg Thompson Reeds Consulting Pty Ltd	Subdivision x 2 SPEAR DECLARED AREA	No response to further information request	Delegate	Lapsed	01/11/2017	RedGum
PLN17/0601	o Z	2/26 Samaria Street DANDENONG NORTH VIC 3175	C/- Chris Kelleher Lowkey Constructions 62 Ian Road MOUNT MARTHA VIC 3934	Buildings and Works (Verandah)	Neighbourhood residential 1 Zone, 16sqm	Delegate	PlanPermit	23/11/2017	Silverleaf
PLN17/0603	o Z	452 Cheltenham Road KEYSBOROUGH VIC 3173	SB&G- 452 Cheltenham Road Keysborough Pty Ltd C/- Johan Moylan	Development of the land for one hundred and fourteen (114) dwellings and alteration of access to a road in a Road Zone Category 1	Mixed Use Zone, 28595sqm	Delegate	PlanPermit	06/11/2017	RedGum
PLN17/0604	°Z	65 Hudson Court KEYSBOROUGH VIC 3173	Quality First Designs Pty Ltd	Buildings and Works (Warehouse)	Industrial 1 Zone, 1651sqm	Delegate	PlanPermit	13/11/2017	RedGum
PLN17/0613	o Z	247 Princes Highway DANDENONG VIC 3175	Hunters and Collectors Auction	Change of Use (Retail)	No response to further information request	Delegate	Lapsed	16/11/2017	RedGum
PLN17/0623	°Z	1517 Heatherton Road DANDENONG NORTH VIC 3175	C/- Salar Rofoo Entire Design and Construction	Multi Dwelling Development x 2 (2 Double Storey) New	No response to further information request	Delegate	Lapsed	13/11/2017	RedGum
EANTOS			7				1/12/2017	2017	

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN17/0626	o Z	32 Rivulet Boulevard SPRINGVALE VIC 3171	Sunrooms Plus Pty Ltd	Buildings and Works (Pergola)	General Residential 1 Zone, 255.50sqm	Applicant	Withdrawn	01/11/2017	Lightwood
PLN17/0637	°Z	110 Indian Drive KEYSBOROUGH VIC 3173	Bradley Aujard Victorian Survey Group Pty Ltd	Subdivision x 19 SPEAR	Industrial	Delegate	PlanPermit	08/11/2017	RedGum
PLN17/0659	°Z	35 Hanleth Avenue SPRINGVALE VIC 3171	Land Management Surveys (Melbourne)	Subdivision x 2 SPEAR	Residential	Delegate	PlanPermit	08/11/2017	Lightwood
PLN17/0660	°Z	104 Jesson Crescent DANDENONG VIC 3175	Subrata & Joyisha Biswas C/o Ms Sue Chiaramonte CRA Survey Pty Ltd	Subdivision x 2 SPEAR	Residential	Delegate	PlanPermit	08/11/2017	RedGum
PLN17/0662	o Z	169-173 Logis Boulevard DANDENONG SOUTH VIC 3175	Dulux Acratex Pty Ltd	Signage	Industrial 3 Zone, Business Identification	Delegate	PlanPermit	10/11/2017	RedGum
PLN17/0672	o Z	29 Brooklyn Avenue DANDENONG VIC 3175	Geniue Food Supplies Pty Ltd	Buildings and Works (Flue)	Industrial 1 Zone, 1m, flue	Delegate	PlanPermit	21/11/2017	RedGum
PLN17/0679	o Z	53 Sandown Road SPRINGVALE VIC 3171	Nobelius Land Surveyors Pty Ltd	Subdivision x4 SPEAR	Residential	Delegate	PlanPermit	20/11/2017	Lightwood
PLN17/0685	o Z	66 Logis Boulevard DANDENONG SOUTH VIC 3175	Mara Super Pty Ltd C/- Mr Darren O'Shea Steve Palmer Surveys Pty Ltd	Subdivision - Industrial - Removal of Easement (SPEAR)	Industrial	Delegate	PlanPermit	15/11/2017	RedGum
PLN17/0689	<sup>O</sup> Z	4 Diggins Court NOBLE PARK VIC 3174	Hamdija & Mirsada Karabegovic Subdivision x 2 SPEAR C/- Scott Loft Realserve Pty Ltd	Subdivision x 2 SPEAR	Residential	Delegate	PlanPermit	28/11/2017 Lightwood	Lightwood
EANTOS			σ.				1/12/2017	2017	

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN17/0690	o Z	1 Goldlang Street DANDENONG VIC 3175	M J Reddie Surveys Pty Ltd	Subdivision x2 SPEAR	Residential	Delegate	PlanPermit	28/11/2017	RedGum
PLN17/0693	<u>0</u>	138 Indian Drive КЕҮSBOROUGH VIС 3173	Kirkpatrick & Webber Pty Ltd	Subdivision x8 SPEAR	Industrial	Delegate	PlanPermit	27/11/2017	RedGum
PLN17/0694	<u>0</u>	34 Sulivan Street SPRINGVALE VIC 3171	Farren Group Pty Ltd	Subdivision x2 SPEAR	Residential	Delegate	PlanPermit	21/11/2017	Lightwood
PLN17/0709	<u>0</u>	18 Olivetree Drive KEYSBOROUGH VIC 3173	Metricon Homes Pty Ltd	Buildings and Works (Dwelling on a lot less than 300sqm)	General Residential 2 Zone, 278sqm	Delegate	PlanPermit	30/11/2017	RedGum
PLN17/0712	Yes	64/22 Dunn Crescent DANDENONG VIC 3175	Bohdan Robert Ferens	Buildings and Works (Gate) VICSMART	Industrial 1 Zone, 16.56sqm, gate	Delegate	PlanPermit	02/11/2017 RedGum	RedGum
PLN17/0715	Yes	241 Perry Road KEYSBOROUGH VIC 3173	Stephen D'Andrea Pty Ltd	Development of the land for a Warehouse VICSMART	Industrial 1 Zone, 721sqm, warehouse	Delegate	PlanPermit	02/11/2017	RedGum
PLN17/0716	Yes	241 Perry Road KEYSBOROUGH VIC 3173	Stephen D'Andrea Pty Ltd	Development of the land for a Warehouse VICSMART	Industrial 1 Zone, 704sqm, warehouse	Delegate	PlanPermit	02/11/2017	RedGum
PLN17/0717	Yes	241 Perry Road KEYSBOROUGH VIC 3173	Stephen D'Andrea Pty Ltd	Development of the land for a Warehouse VICSMART	Industrial 1 Zone, 728sqm, warehouse	Delegate	PlanPermit	02/11/2017	RedGum
PLN17/0719	Yes	241 Perry Road KEYSBOROUGH VIC 3173	Stephen D'Andrea Pty Ltd	Development of the land for a Warehouse VICSMART	Industrial 1 Zone, 725sqm, warehouse	Delegate	PlanPermit	02/11/2017	RedGum
EANTOS			6				1/12/	1/12/2017	

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN17/0720	Yes	241 Perry Road KEYSBOROUGH VIC 3173	Stephen D'Andrea Pty Ltd	Development of the land for two (2) Warehouses VICSMART	Industrial 1 Zone, 639sqm, warehouse x2	Delegate	PlanPermit	02/11/2017	RedGum
PLN17/0721	Yes	241 Perry Road KEYSBOROUGH VIC 3173	Stephen D'Andrea Pty Ltd	Development of the land for a Warehouse VICSMART	Industrial 1 Zone, 738sqm, warehouse	Delegate	PlanPermit	02/11/2017	RedGum
PLN17/0734	Yes	41 Nicholas Drive DANDENONG SOUTH VIC 3175	ANJ Transport Solutions PTY LTD	Buildings and Works (Flue) VICSMART	Industrial 1 Zone, flues x2	Delegate	PlanPermit	02/11/2017	RedGum
PLN17/0739	Yes	605 Thompsons Road LYNDHURST VIC 3975	Stephen D'Andrea Pty Ltd	Buildings and Works (Ancillary Shed) VICSMART	Green Wedge Zone, Road Zone, 294sqm, shed	Delegate	PlanPermit	06/11/2017	RedGum
PLN17/0743	Yes	40 Coomoora Road SPRINGVALE SOUTH VIC 3172	Sammananh Maniphonh	Buildings and Works (Building Alteration) VICSMART	Neighbourhood Residential 1 Zone, 532sqm, building alteration	Delegate	PlanPermit	10/11/2017	Paperbark
PLN17/0767	Yes	115 Langhorne Street DANDENONG VIC 3175	Nobelius Land Surveyors Pty Ltd	Subdivision x 4 SPEAR - VICSMART	Residential	Delegate	PlanPermit	14/11/2017	RedGum
PLN17/0772	Yes	186-194 Princes Highway DANDENONG VIC 3175	Kasper Kuzbicki C/- StrataPNA	Buildings and Works (Office) - VICSMART	Commercial 2 Zone, 68sqm, office	Delegate	PlanPermit	17/11/2017	RedGum
PLN17/0783	Yes	605 Thompsons Road LYNDHURST VIC 3975	Stephen D'Andrea Pry Ltd	Buildings and Works (Water Tank) VICSMART	Green Wedge Zone, Residential Growth 1 Zone, 12sqm, water tank	Delegate	PlanPermit	28/11/2017	RedGum
PLN17/0806	ss,	25-31 Licola Crescent DANDENONG SOUTH VIC 3175	Stephen D'Andrea Pty Ltd	Buildings and Works (Office Extension) VICSMART	Industrial 2 Zone, 29sqm, foyer extension	Delegate	PlanPermit	29/11/2017	RedGum
EANTOS			10				1/12/2017	2017	

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN17/0813	Yes	1/10 Kingswood Crescent NOBLE PARK NORTH VIC 3174	Nobelius Land Surveyors Pty Ltd	Subdivision x2 SPEAR VICSMART	Residential	Delegate	PlanPermit	30/11/2017 Silverleaf	Silverleaf
98									
EANTOS			E				1/12/2017	2017	

## 2.5 POLICY AND STRATEGY

## 2.5.1 Adoption of Sustainable Stormwater Strategy

File Id: A4504781

Responsible Officer: Director Engineering Services

Attachments: Sustainable Stormwater Strategy

## **Report Summary**

The Sustainable Stormwater Strategy outlines a 20-year framework for Council and the community to work together to identify, protect and improve Greater Dandenong's stormwater assets, reduce flood risk, while welcoming sustainable growth and investment within the city. The purpose of this report is to communicate the responses from the community following the public exhibition process, and to recommend the adoption of the strategy.

## **Recommendation Summary**

This report recommends that the Draft Sustainable Stormwater Strategy:

- makes additional reference to the current 2017-21 Council Plan
- be adopted by Council.

## **Background**

The 2013-17 Council Plan included a requirement to develop a Sustainable Stormwater Strategy for the consideration of Council. The previous strategy, the Municipal Drainage Strategy, had provided guidance up until recently, however, a more contemporary strategic document was deemed necessary. As a result, a Draft Sustainable Stormwater Strategy for the City of Greater Dandenong that provides the strategic framework to guide the management of our drainage and waterway assets was prepared. This Draft Sustainable Stormwater Strategy was adopted by Council on 11 July 2016, placed on public exhibition for 28 days and returned back to Council for final deliberation whilst considering the feedback received from the community. Agencies such as Melbourne Water, DELWP, VicRoads and other public utilities were also invited to make submissions in relation to the draft strategy.

## **Proposal**

The Vision of the Strategy is to **Develop and manage the drainage and waterway assets to create** a clean, attractive, safe, resilient and environmentally sustainable City, where current and future generations enjoy a high quality of life.

The Sustainable Stormwater Strategy will outline a 20-year framework for Council and the community to work together to identify, protect and improve Greater Dandenong's stormwater assets, reduce flood risk, while welcoming sustainable growth and investment within the city.

This draft Strategy is structured around five key areas, based on the predominant land use:

- Northern Urban Catchments with specific emphasis on infill development\*
- New Residential Developments
- Industrial and Commercial Zones
- Green Wedge (e.g. Bangholme).
- Parks, Reserves and Waterways

For each of these areas, key strategic objectives and targets have been identified. Implementation of the Strategy will be through a variety of means, both structural (i.e. new assets) and non-structural (e.g. educational campaigns).

The purpose of the Strategy is to provide direction for Council and its key stakeholders, including its strategic partners, to support the delivery of the following objectives within the City of Greater Dandenong:

- 1. Understand, manage and reduce flood risks;
- 2. Understand, manage and mitigate pollution risks;
- 3. Understand community's needs and expectations in respect to stormwater management;
- 4. Engage with residents and local businesses to improve our asset management; and
- 5. Manage and enhance our waterways and parks for the benefit of our community.

<sup>\*</sup> Northern Urban Catchments (that include Northwest, Central and Northeast catchments) comprise largely of established residential areas.

Comprehensive research went into the development of the strategy, including consideration of State Government Policies and Strategies (DELWP), Melbourne Water Strategies and operations, VIC SES's operational documents and the City of Greater Dandenong's Council Plan, Sustainability Strategy and Integrated Water Management Background Report. It is also informed by the previous Municipal Drainage Strategy and the Asset Management Strategy.

It is to be noted that under the previous Municipal Drainage Strategy, Council has undertaken flood modelling across the city. Such modelling has provided the platform upon which flood mitigation options have been undertaken for numerous catchments, including the development of a Stormwater Drainage Infrastructure Plan, in conjunction with Melbourne Water. The new Sustainable Stormwater Strategy continues the substantial progress made by Council on stormwater drainage and flood mitigation projects. Council will continue to advocate with State Government agencies for the undertaking of works to waterways and other assets under the management of the respective agencies.

## Community Plan 'Imagine 2030' and Council Plan 2017-21 – Strategic Objectives, Strategies and Plans

In response to consultation with the Greater Dandenong community on what future they wanted to see for themselves and the City in 2030, the Greater Dandenong Community Plan 'Imagine 2030' was produced. This report is consistent with the following community visions:

## Community Plan 'Imagine 2030'

## People

- Pride Best place best people
- Cultural Diversity Model multicultural community
- Outdoor Activity and Sports Recreation for everyone
- Lifecycle and Social Support The generations supported

## Place

- Sense of Place One city many neighbourhoods
- Safety in Streets and Places Feeling and being safe
- Appearance of Places Places and buildings
- Travel and Transport Easy to get around

#### **Opportunity**

- Education, Learning and Information Knowledge
- Jobs and Business Opportunities Prosperous and affordable

## Council Plan 2017-21

The Council Plan describes the future the Council is working towards, and how Council will achieve this over four years. This report is consistent with the following goals:

#### People

A vibrant, connected and safe community

## <u>Place</u>

- A healthy, liveable and sustainable city
- A city planned for the future

## **Opportunity**

- A diverse and growing economy
- An open and effective Council

The alignment of the Sustainable Stormwater Strategy with the current 2017-21 Council Plan will ensure that suitable drainage infrastructure is provided that supports people and businesses. This will result in a range of quality streetscapes and public places that build pride and enjoyment for our community.

The strategies and plans that contribute to these outcomes are as follows:

- Current Stormwater Drainage Strategy 2009
- Asset Management Strategy
- Stormwater Drainage Asset Management Plan
- Greater Dandenong Sustainability Strategy 2016-30
- Green Wedge Management Plan (revised January 2017)
- Melbourne Water Flood Management Strategy Port Phillip and Westernport
- Council Plan 2017-21

It is understood that the State Government will be undertaking consultation and developing an Integrated Water Management Plan for the Port Phillip and Westernport Catchment. The findings and recommendations contained therein, will be taken into consideration during the periodic review and update of this Sustainable Stormwater Drainage Strategy.

#### **Related Council Policies**

The 2013-17 Council Plan includes a requirement to implement a Sustainable Stormwater Strategy for the planning and management of Council's stormwater drainage infrastructure. The previous strategy, the Municipal Drainage Strategy, had provided guidance up until recently, however, a more contemporary strategic document was deemed necessary to address issues arising from changes in land use and higher density infill development.

Council's Asset Management Policy objectives have been taken into consideration, with the view to enable sustainable asset management for the city's stormwater drainage assets. Council's Design Manual for the Subdivision of Land outlines development standards for the construction of stormwater drainage assets, together with strict guidelines for the assessment of water sensitive design proposals by land developers.

In January 2017, Council has released the Sustainable Design Assessment in the Planning process (SDAPP) guidelines. Its objectives are: **improve the water quality of stormwater run-off.** 

- To achieve best practice stormwater quality outcomes.
- To incorporate the use of water sensitive urban design, including stormwater re-use.
- To reduce the impact of stormwater run-off.
- To improve the water quality of stormwater run-off.
- To achieve best practice stormwater quality outcomes.
- To incorporate the use of water sensitive urban design, including stormwater re-use.

In addition, Council is a strong and financial supporter of the Cooperative Research Centre for Water Sensitive Cities. Council's participation in this national research project, has provided the City of Greater Dandenong with access to key research outputs and how they relate to key transition needs and issues facing practitioners in delivering water sensitive city outcomes.

## **Financial Implications**

The Action Plans will be reviewed annually and their progress reported via Business Units quarterly and annual reporting systems. Where necessary, a budget and resource submission for implementation of key actions identified in the Strategy will be reviewed as part of the Council's annual budget process. The actions recommended for implementation within the immediate timeframe are funded within the current budget. It is expected that long term major investment will be required following the preparation of a long term 20 year stormwater drainage infrastructure development plan.

#### Consultation

On 22 July 2016, community feedback was sought on the draft Greater Dandenong Sustainable Stormwater Strategy, adopted by Council at the meeting held on 11 July 2016 and released for community exhibition for 28 days.

The Sustainable Stormwater Drainage Strategy's key objectives and structure will be reviewed and updated at five yearly intervals.

## **Community Feedback:**

Feedback from the community mostly came in the form of phone calls, seeking background information in relation to the strategy, one written submission and two meetings with interested parties from Keysborough and Bangholme. The feedback received from the community overall was very positive, with many appreciative of the Council's approach to link stormwater drainage and flood management with land use. That is, to take proactive steps to ensure that the stormwater infrastructure can support land use and vice versa.

Written feedback, followed by a meeting with a Keysborough resident, was mostly about the integration of WSUD guidelines within the Sustainable Stormwater Strategy. It was pointed out that the main focus of the Sustainable Stormwater Strategy is to integrate land use with stormwater drainage, whilst incorporating WSUD provisions. In this respect, the Stormwater Sustainable Strategy is supported by Council's flood management and asset management plans, Sustainability Strategy, Sustainable Design Assessment in the Planning process (SDAPP) guidelines, WSUD guidelines to ensure that WSUD's are used where appropriate and flood management projects implemented with devices such as retention systems to mitigate the impact of flooding. Where possible, retention systems are formulated within planning development proposals to maximise the efficiency of legacy drainage installations, whilst allowing land development to occur. This resident and ratepayer was also advised that Council is a strong and financial supporter of the Cooperative Research Centre for Water Sensitive Cities, that has provided the City of Greater Dandenong with access to key research outputs and how they relate to key transition needs and issues facing practitioners in delivering water sensitive city outcomes.

The oral feedback, followed by a meeting with a ratepayer within the Green Wedge Area centred on flood management issues within the Carrum Catchment, and Council's actions to advocate and seek remedial actions from Melbourne Water. It is to be noted that after the February 2011 flood, Council organised for this same ratepayer to meet with Melbourne Water officers, in the presence of Council officers. Since then, various projects have been implemented. Namely, augmentation works by Melbourne Water within Mordialloc Creek on the northern side of the levee alongside Pillars Road, and Council's flood mapping of the Soden Road precinct. This ratepayer was reasonably happy with the Sustainable Stormwater Strategy. In particular, he appreciated the link between land use and stormwater drainage.

Overall, the Sustainable Stormwater Strategy was well received with minimal feedback recommending changes to the draft Sustainable Stormwater Strategy, emphasising the nexus between land use and stormwater infrastructure.

## Conclusion

It is recommended that the Draft Sustainable Stormwater Strategy be adopted by Council.

## Recommendation

That Council adopts the Draft Sustainable Stormwater Strategy with additional reference added to outline the link to the Council Plan 2017-2021.

## **POLICY AND STRATEGY**

## ADOPTION OF SUSTAINABLE STORMWATER STRATEGY

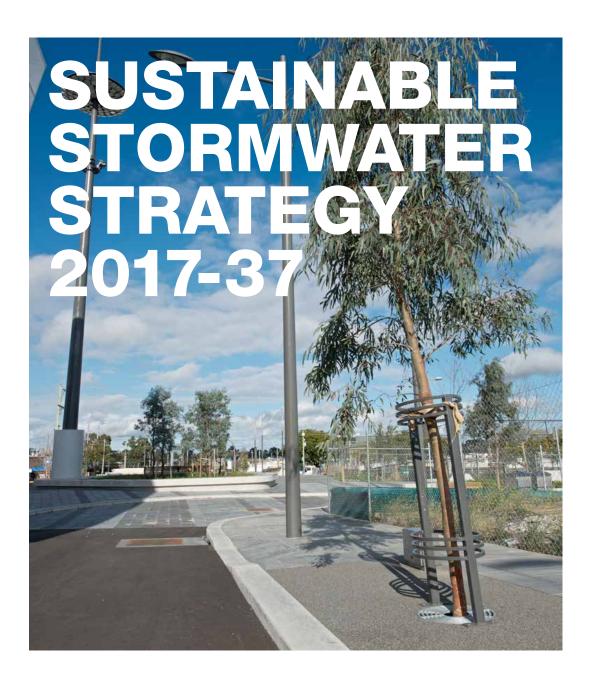
## **ATTACHMENT 1**

## SUSTAINABLE STORMWATER STRATEGY 2017-37

**PAGES 61 (including cover)** 

If the details of the attachment are unclear please contact Governance on 8571 5235.







## 1. INTRODUCTION

In Victoria, the primary objective of a local government, as stated in the Local Government Act 1989, is "to endeavour to achieve the best outcomes for the local community having regard to the long term and cumulative effects of decisions". Council is responsible for the provision, maintenance and renewal of local drainage infrastructure. Council must therefore consider a number of factors – including social, economic, environment and health factors – to meet its drainage responsibilities.

This Sustainable Stormwater Strategy provides a strategic framework and policy direction for the City of Greater Dandenong, having regard to its legislative requirements, the long-term management of its assets and of flood risks. This strategy builds upon the current Council Plan 2013-2017 and existing implementation of policy, whilst providing further targeted directives for consideration in the development of future Council's Annual Plans through the Planning Cycle.

It also aims to continue to develop the City's potential to attract further investment and to improve the civil infrastructure to support projected population growth and future development.

This strategy will be reviewed in 5 years.

## INTRODUCTION

#### Vision

The Greater Dandenong Sustainable Stormwater Strategy has been developed and guided by the following aim and vision:

To develop and manage the drainage and waterways assets to create a clean, attractive, safe, resilient and environmentally sustainable City, where current and future generations enjoy a high quality of life.

#### **Key Objectives**

The purpose of the Strategy is to provide direction for Council and its key stakeholders, including its strategic partners, to support the delivery of the following objectives within the City of Greater Dandenong:

- 1. Understand, manage and reduce flood risks;
- 2. Understand, manage and mitigate
- 3. Understand community's need and expectations in respects to stormwater management;
- 4. Engage with residents and local businesses to improve our asset management; and
- 5. Manage and enhance our waterways and parks for the benefit of our community.

## Structure of the Strategy

The City of Greater Dandenong is one of Melbourne's major growth centres, is a major industrial hub and includes a significant proportion of the Green Wedge. It includes residential areas - new and old - in the suburbs of Dandenong, Springvale, Noble Park, industrial areas in Dandenong South and rural areas in Lyndhurst and Bangholme, As a result, our priorities and the challenge we encounter vary between areas

The Strategy provides an overview of the challenges we encounter across these different areas and how we aim to tackle them. Figure 1 shows the different areas consider as part of the strategy, each with their own set of objectives and actions:

#### THE NORTHERN CATCHMENTS

- areas predominantly residential where our main priority is to protect our community from flood damages (pgs 12-27)

## NEW RESIDENTIAL AREAS -

new residential areas where our main priority is to maintain high amenity features (pgs 30-35)

#### INDUSTRIAL AND COMMERCIAL

ZONES – a mix of older commercial/industrial areas and newer ones in Dandenong South where our main priorities are to protect local businesses from flood damages and minimise pollution (pgs 36-41)

GREEN WEDGE - mostly rural areas where our main priorities are to protect and assist our community during floods and to protect existing ecological values (pgs 42-47)

#### PARKS, RESERVES AND

WATERWAYS - Council's role is to provide community spaces, such as parks, sporting facilities and green open-spaces and, in line with the Council Plan, we aim to maintain parks to a high standard (pgs 48-55)



## Reporting

Key documents that will be used to assist in monitoring and reporting on this strategy and its key actions include:

- 1. Annual Update and Quarterly Reports for the Sustainable Stormwater Strategy
- 2. Annual Business Plan and Updated Council Plan.

Each of these key documents will review, update and report on:

- Identified indicators:
- Progress of key strategic priorities;
- Recommended actions for implementation by responsible **Business Units**

Section 1: Northern Urban Westall Rd Catchments Police Rd Section 2: New Residential Developments Section 3: Industrial & Dandenong Creek Commercial Zones Section 4: Green Wedge Mile Creek Section 5: Parks & Heathertor Yarraman Section 5: Waterways Stud Rd Cheltenham Rd Lower Dandenong Creek Dandenong Bypass South Gippsland Fwy Hutton Rd Greens Rd Mordialloc Eumemmerring Creek Creek Patterson Creek Thompsons Rd

Figure 1 – Areas of the Strategy

## 2. BACKGROUND

In order to provide the best outcomes for its community and meet its obligations under the Local Government Act 1989, Council works with a number of stakeholders and must comply with key legislation

A brief description of the key stakeholders and key legislation are given below.

#### Key stakeholders

The key stakeholder groups of the community who are users of the stormwater drainage network, are affected by it, or influence its management include:

 Council – Council is responsible for carrying out the management functions on local drainage within catchments smaller than 60ha and excluding assets managed privately and by VicRoads.

Under the objectives of the Local Government Act 1989, Council has a duty of care to provide equitable and appropriate services for the community. Council must also ensure that those services are managed efficiently and effectively. Council responsibilities include advocating to both the Commonwealth and Victorian Government agencies to improve and upgrade drainage assets not owned by Council.

Council has developed a number of documents to assist in the discharge of the City of Greater Dandenong's stormwater drainage management duties. These are discussed in on page 7.

As a land use planning authority, Council also needs to ensure appropriate planning controls (e.g. overlays, planning conditions) are placed and enforced, to ensure that all new developments comply with stormwater objectives (quantity and quality management) and/or contributes to a Melbourne Water Drainage Scheme.

2. Melbourne Water - Under the "Statement of Obligations" issues by the Minister for Water under the Water Industry Act 1994, Melbourne Water's obligations include the provision of a "safe and effective system for dealing with storm runoff, a reduced risk of flooding in priority areas and the prevention of inappropriate development in flood-prone areas". As such. Melbourne Water is responsible for waterway and drainage infrastructures in catchments greater than 60ha. Melbourne Water is also responsible for the development of Drainage Schemes in collaboration with Council.

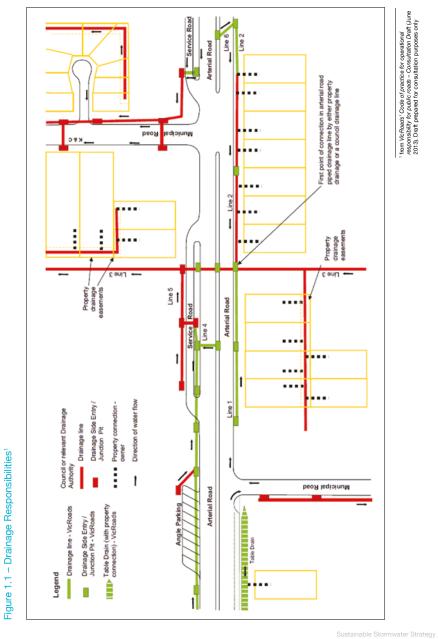
Melbourne Water is also responsible for waterway management in municipal areas. In the case of Greater Dandenong, the waterways include Mile Creek and Dandenong Creek

- 3. VicRoads VicRoads is the coordinating road authority for State roads (freeways and declared arterial roads). Therefore, it is responsible for carrying out the management functions of pits and pipes associated with freeways and declared arterial roads. Demarcation of responsibilities between VicRoads and Council, is illustrated in Figure 1.1.
- 4. Victoria State Emergency Service (VICSES) – VIC SES is the control agency for flood, storm, tsunami and earthquake events in Victoria. They are responsible for managing responses to these emergencies and helping communities to prepare through planning and education. One of its primary responsibilities is to coordinate emergency preparation and response for flood event. VIC SES work in partnership with local councils through their Floodsafe program (http://www.ses.vic.gov.au/ prepare/floodsafe).
- 5. The Department of Environment, Land, Water & Planning (DELWP) – DELWP (formerly the Department of Primary Industries) is responsible, as its name suggests, for water management and the management of a number of reserves across Victoria.

Importantly, DELWP recently released the Draft Floodplain Management Strategy "in response to the flood emergencies that followed record rainfall across Victoria in 2010-2011". The draft strategy indicates that the Victorian Government will focus on flood alleviation and prevention. As a result the funding and implementation of local flood studies are initiatives placed forward by the State government. The City of Greater Dandenong generally supports the vision and objectives of the draft strategy, as this document considers a wider range of flood mitigation measures compared to previous strategy, including nonstructural measures

- 6. The Environment Protection Authority (EPA) is an independent authority that reports to DELWP. Its responsibilities include protecting Victoria's waters and therefore regulating pollution through environmental laws, policies and regulatory controls. This agency will respond to pollution incidents and assist the emergency response during flood events. The City of Greater Dandenong regularly works in collaboration with the EPA, to ensure Council's compliance and enforcement activities deliver better outcomes for the community.
- 7. Residents Private drains should be managed, operated and cared for by private parties. The property owner is responsible for the internal stormwater drains and any section of the private drain outside of their property, until it connects to the legal point of discharge. The property owner is also responsible for the reinstatement of any assets disturbed during the maintenance and repair to private drains, including Council assets such as footpath.

Whilst these private drains may connect to Council's drainage infrastructures, Council is under no statutory duty to inspect, maintain and repair these private drains.



## **BACKGROUND**

#### Legislation

Through infrastructure provision, Council has to comply with various legislative requirements, Standards and Codes of Practice, which determine Council and other stakeholders' responsibilities relative to stormwater management. These include:

- The primary objective of a local government, as stated in the Local Government Act 1989, is "to endeavour to achieve the best outcomes for the local community having regard to the long term and cumulative effects of decisions". As such Council is responsible for the provision, maintenance and renewal of vested drainage infrastructure within catchments smaller than 60ha.
- Victorian Building Act 1993 and Victorian Building Regulations 2006 This Act and associated regulations aim to regulate building work and building standards. Under the regulations (Section 610), Council possesses regulatory power to control private stormwater discharge to the municipal drainage system. The design of every private stormwater drainage system must also be approved by a registered (building practitioner) building surveyor.
- Under the regulations (Section 807), areas liable to flooding are to be incorporated as 'designated special areas' in the municipal district maps. Council may therefore attach conditions, such as minimum finished floor levels, to those areas, to ensure that new developments are considered in light of existing flood risk and overland flowpaths.
- Emergency Management
  Acts The Victorian Emergency
  Management Act 1986 was passed
  to provide for the organisation of
  emergency management in Victoria.
  The City of Greater Dandenong
  Council must prepare and maintain a
  municipal emergency management
  plan under the Emergency
  Management Act 1986. The current
  Municipal Emergency Management
  Plan gives due consideration to flood
  risk and further details are given in on
  page 7.



- Environment Protection Act 1970

   This act enables the Environment Protection Agency (EPA) to work with the community to protect and improve our environment, including our waterways.
- Water Act 1989 This legislative document details the responsibility of residents and land owners in respect to water management, including stormwater management. Under the Act (Section 16) residents and property owners are liable for flow of water arising from their land. Additionally, they have a duty of care not to interfere with reasonable? flow or by negligent conduct interfere with any flow of water onto any land. Council is not however delegated under this Act, and have therefore limited enforcing power.

The Victorian Government is currently reviewing, updating and consolidating the Water Act 1989 and the Water Industry Act 1994. The Exposure draft was released in 2014 and it is aimed that the new Act will come into effect in 2016. Key changes in the Water Bill Exposure Draft that impact on Council include recognition of Council as a drainage authority and the right of Council to extract and re-distribute stormwater from its assets.

#### Planning and Environment Act 1987

- This Act was created to establish a framework for planning the use, development and protection of land in Victoria in the present and longterm interests of all Victorians. The Planning Scheme allows for stronger planning controls in flood-prone areas (e.g. Special Building Overlay, Urban Floodway Zone), to ensure new developments are considered in light of the flood risk and existing overland flow paths.

- Clause 56 of the Victoria Planning Scheme this clause, applicable for residential subdivision only, provides sustainable water management requirements, including the use of best practice water sensitive design techniques to conserve, re-use and recycle water and manage the quality of stormwater runoff. These requirements generally result in the construction of water quality treatment devices such as raingardens and wetlands that are ultimately adopted by Council or Melbourne Water. The clause is not however, applicable to a significant proportion of the development currently occurring in Greater Dandenong, such as multi-unit and infill developments.
- Policies (SEPP) 2003 (amended in 2006) the SEPP sets out environmental quality objectives and indicators to measure whether beneficial uses are being protected. Clause 17 outlines Council's role in 'protecting surface waters through a number of responsibilities, including stormwater, floodplain, drainage and vegetation management [...]'. It may therefore be argued that Council must maintain the function of vested water quality assets such as Gross Pollutant Traps and raingardens to meet its SEEP obligations.

<sup>&</sup>lt;sup>2</sup> Matters to be taken into account into consideration to determine "reasonable flow" are defined in Section 20 of the Water Act 1989.

## Supporting Council documents

This strategy has been developed based on a review of Council's 2009 Municipal Drainage Strategy. This Sustainable Stormwater Strategy has been developed to account for progress made since and to promote an integrated approach to storm water management.

This Strategy is informed by a number of supporting documents, as detailed below:

- Council Plan 2013-2017 The current Council Plan has been developed to guide the current Council over the four years of its elected term. One of the priorities of the current Plan is for an effective planning and management of Council's infrastructure to ensure it is responsive to contemporary environmental conditions (Priority 4.5). Council has developed an Asset Management Policy to achieve this objective.
- 2. Asset Management Policy Council has developed its Asset Management Policy to ensure comprehensive and effective asset management practices are adopted by Council. This policy should be considered as an extension of Council's commitment "to the identification and management of all risks associated with the performance and delivery of council function and services" (Council Risk Management Policy, adopted in January 2015).

The Asset Management Policy is supported by the Asset Management Strategy and the Asset Management Plans, which will ultimately improve Council's asset maintenance and renewal procedures. A drainage specific Asset Management Plan has been developed to document the level of service associated with drainage infrastructure.

The above Asset Management documents consider the life cycle of our assets, life from inception through to disposal. Relevant financial forecasts to maintain the assets in a safe and functional condition subsequently inform Council's long term financial strategy.

3. Long-Term Financial Strategy – Council has limited resources, both in terms of personnel and financially. Long Term Financial Strategy plans for the ongoing financial sustainability of the Council and works to ensure Council assets are maintained in the future. This document provides a blueprint for Council to work from.

The major financial challenge facing Council is funding its asset renewal. Council's assets were largely constructed between the 1960s and 1980s and would need to be replaced over the coming decades. The Long Term Financial Strategy provides a responsible framework that balances the need for more infrastructures funding and sustainable financial management.

- 4. Flood Mapping In partnership with Melbourne Water, Council has undertaken an extensive modelling exercise to assess flood risks in the northern areas of the municipality. The results of this work are discussed in the Northern Urban Catchments section of this document and are ultimately, intended to be included as an overlay into the Greater Dandenong Planning Scheme.
- 5. Flood Operational Documents Through the review and development of Greater Dandenong's Risk Register, flooding has been recognised as one of the communities' highest risks that can affect not only residents, but people that work in or travel throughout the municipality. This risk came into reality in February 2011, during which prolonged rainfall resulted in flash flooding across the municipality. During that month alone, Council received over 700 requests from residents regarding drainage and flood issues.

The Flood Management Plan (FMP) has been developed in response to an identified need to improve collaboration between flood management agencies and follows the recommendation of Victoria Auditor General for Managing stormwater flooding risks in Melbourne. This operational document facilitates the collaboration of the City of Greater Dandenong, Melbourne Water and the Victorian State Emergency Service (VICSES) at a local level to implement the

objectives of MW's Port Phillip and Westernport Region Flood Management and Drainage Strategy (2007). The FMP includes an action plan, which outlines the agreed approach to managing existing, residual and future flood risks within the City of Greater Dandenong.

The Flood Emergency Management Plan (FEMP) developed collaboratively with VIC SES and Melbourne Water, details flood risks within the municipality. The FEMP falls under the Municipal Emergency Management Plan, which considers a wider range of potential risk, including fire and storm. The FEMP documents how Council in partnership with the control agency and other stakeholders will plan, mitigate, prepare, respond to and provide relief to assist the Greater Dandenong community in recovering from flood events.

Whilst the FMP and the FEMP are not public documents, the findings and recommendations of these two documents have been used to inform the **Sustainable Stormwater Strategy**.

In partnership with Melbourne Water, Council has undertaken an extensive modelling exercise to assess flood risks in the northern areas of the municipality.

## **BACKGROUND**

6. Integrated Water Management – Council encourages a sustainable approach to water management and Council is committed to the development of an Integrated Water Management Plan (Council Plan, Priorities 3.2). Whilst it must be recognised that Council is not a Water Corporation (such as South East Water and Melbourne Water), Council is a significant water consumer. Council is therefore well placed to promote a more efficient and sustainable use of drinking water by the community.

With the view of laying the foundation to the Integrated Management Plan, Council has commissioned Alluvium Consulting to undertake a preliminary analysis of the water cycle across the municipality. This project was partially funded by Melbourne Water and overseen by a multi-agency reference group. The resulting water balance is shown in Figure 2 below:

The report also considers the impact of forecast urbanisation and climate change, with future development predicted to be the larger influence on water quality and stormwater infrastructure. The creation of new growth areas and forecast infill development will result in an increase of impervious areas within the municipality, as illustrated in Figure 3. This will increase the total volume of stormwater runoff and pollutants discharging to the waterways, which will result in increased pressure on the existing drainage infrastructure.

Figure 2. Current water balance for City of Greater Dandenong<sup>3</sup>

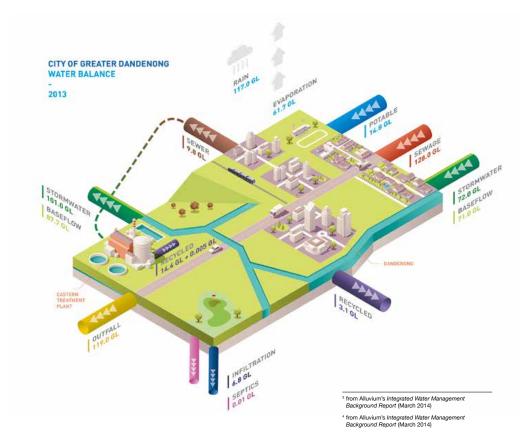


Figure 3. Future forecasts of imperviousness within Greater Dandenong<sup>4</sup> Existing urban development Low urban development scenario (2018) Moderate urban development High urban development scenario (2022) scenario (2031) Fraction Impervious 

## **BACKGROUND**

## **SPECIAL CHARGE SCHEMES**

Government Act 1989 allows council to declare a special rate or a special charge to enable councils to provide council considers that doing so would have special benefits to those required to pay the rate or charge.

If a property is at risk of flooding, it is reasonably easy to demonstrate a direct benefit.

apply to properties upstream of flooding as they are not directly impacted, though

aesthetics through the use of streetscape raingardens may be likely to be capable of establishing a special benefit (i.e. to the property)

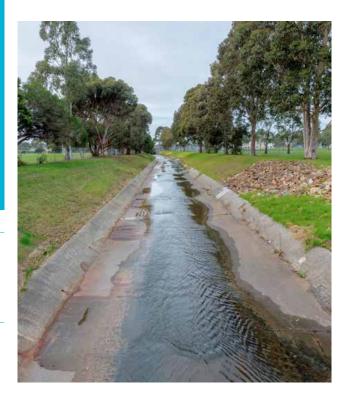
Council encourages a sustainable approach to water management...

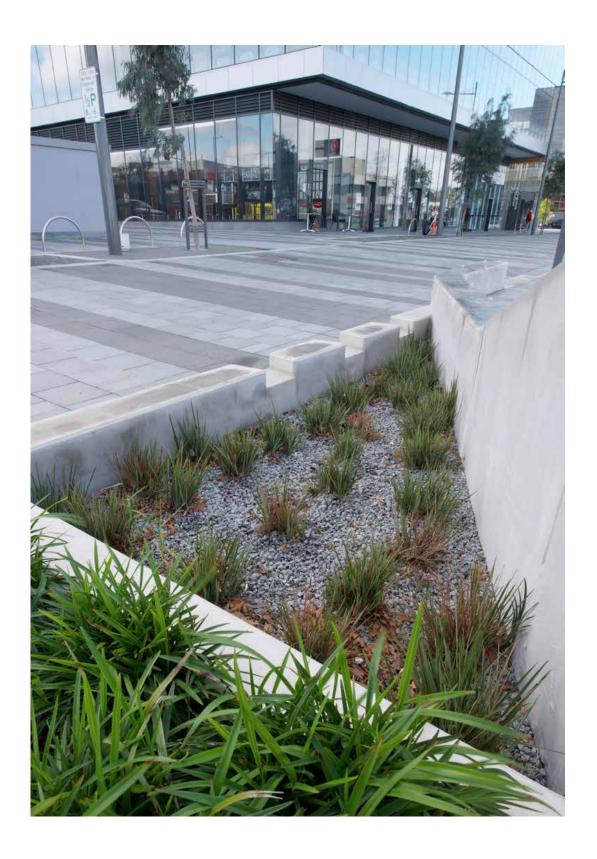
Given current planning controls available to Council, there is a real challenge in managing urban development. Council will require upgrading its drainage infrastructure (using available resources), stronger planning rules and to advocate for additional investment from Melbourne Water, if it wishes to successfully tackle this pending challenge (Alluvium, 2014). Council may need to consider Local Planning Amendments and/or Special Charge Schemes to ensure stormwater drainage infrastructure is able to maintain the current level of service. These tools, in conjunction with Council Design Standards, would ensure better environmental outcomes.

7. Council Design Standards - Council has recently completed the review of council's standard specifications for civil works. These documents are used by land developers and consulting engineers working in

the land industry. The standard specification and standard drawings have been updated to account for changes in National Design Standards, changes in legislation and/or to reduce maintenance etc. This covers all civil works aspect, including road and drainage items

The Drainage Design Standards have also been updated to include specifications for Water Sensitive Urban Design (WSUD) assets. This will ensure that Council inherits fully functioning WSUD assets at the completion of a development and at handover (i.e. the end of Defect Liability Period). Concurrently, Council is improving its asset management systems, to improve maintenance activities and its long-term financial forecast.





## 3. NORTHERN URBAN **CATCHMENTS**



The City of Greater Dandenong is predominantly a residential and industrial area, with sections of rural land in the south. The majority of the residential areas are located in the northern section of the city (Figure 4) and are serviced by underground drainage assets, as illustrated in Figure 5.

Key Strategic challenges for these areas include:

- · Managing flood risks; and
- · Managing increased demand for new and improved drainage systems.

In 2011 the population of the City of Greater Dandenong was 135,605 (Australian Bureau of Statistics, 2011) and the number of households were 48,986 with an average of 2.8 people per household. It is estimated that the population will increase to over 183,000 residents by 2026 (SGS's Housing Strategy, 2015). The majority of the population growth is likely to occur in the northern catchments, whether as infill development (dual occupancy) or medium density development.

Decreases in allotment size, increases in the size of dwellings and the State Government's desire to increase housing densities in these established areas have resulted in increased urban

densities, with a subsequent increase in the impervious areas. The amount of impervious surfaces in the region is forecast to continue to increase. This has a direct impact on the capacity of the existing stormwater drainage system.
While each new development or increase in density by itself will only cause a relatively small increase in downstream flow, the cumulative effects of a number of similar developments will be evident in a major storm event, which could result in significant damage and loss.

Additionally, there is legacy of under capacity stormwater network systems in the urban area and roads were not always designed as overland floodways. As a result, other less-defined overland flow paths exist within the municipality which may put properties and/or dwellings at risk.

Under the Building Regulations 2006 (Section 802), The City of Greater Dandenong is given 'legislative' power to designate land liable to flooding from waterways and overland flows. In partnership with Melbourne Water an extensive flood modelling exercise for the urban areas of the city was carried out, in three northern catchments.

The results from these studies are discussed in the following sections.

## **FLOOD MAPPING INFORMATION**

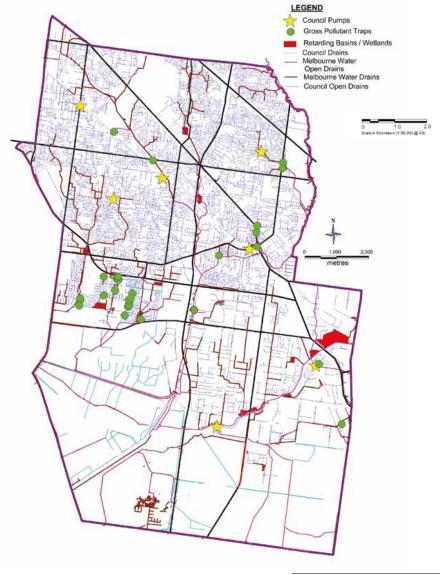
The 100yr ARI flood mapping information is now used as a planning control overlay by used to inform:

- considered in light of the flood risk and existing overland flow paths;
- including where investments are urgently required.

Figure 4. Northern Urban Catchments Northwest Catchment Central Catchment Northeast Catchment Activity Centres Melbourne Water Flooding Springvale Activity Centre Noble Park Activity Centre Dandenong Activity Centre Dandenong Bypass Hutton Rd Greens Rd Thompson Rd Thompsons Rd

# NORTHERN URBAN CATCHMENTS

Figure 5. City of Greater Dandenong Drainage and Waterway Assets<sup>s</sup>



<sup>5</sup> from Engeny's Flood Management Plan (2012)



# 4. NORTHWEST CATCHMENT



The northwest catchment discussed in this section covers the area shown in Figure 6. In 2005, Council, in partnership with Melbourne Water, undertook the flood mapping of the Edithvale, Noble Park and Parkmore Main Drains, which covered the majority of this catchment.

This catchment, approximately 13km², covers predominantly residential areas. It includes:

- Springvale South;
- The south western area of Noble Park;
- The suburb of Keysborough; and
- Parkmore Keysborough Shopping Centre.

The study shows that the flooding is "largely contained" within the road reserve. It however, indicates that the infrastructure servicing Walnut Crescent, Corrigan Road, Arena Square and adjacent areas are particularly flood prone, including during lower rainfall event (10yr ARI). Council had previously identified those areas as "at risk" due to reported flooding issues. Other areas such as, between Athol Road and Harold Road, are also significantly at risk of flooding during larger flood event (50yr and 100yr ARI).

The overland flow flooding that is described above, occurs when the capacity of the drainage system is exceeded by the volume of stormwater runoff within the catchment. As drainage systems are only designed and constructed up to a certain capacity, the drainage systems are expected to flood over certain storm severity. Recent developments are designed to ensure overland flows for storms up to 1 in 100 years return period are contained within the roads however, this was not always the case. In older suburbs, overland flows may therefore impact on properties, dwellings and other buildings. This is generally what is occurring in this catchment.

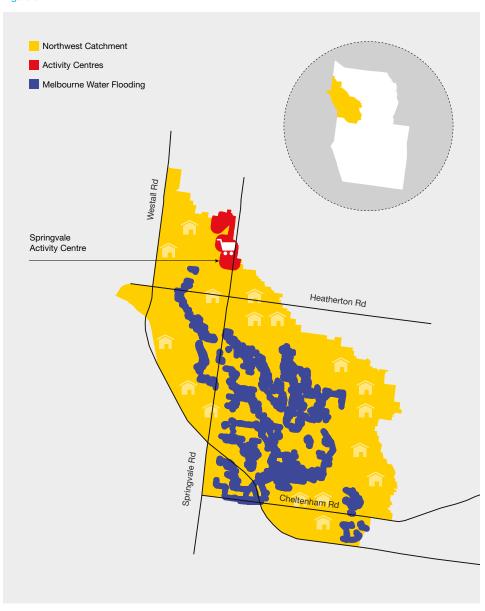
Provided the drainage system was designed in accordance with the relevant standards prevailing at the time, there is no legal obligation on Council to undertake improvements to the existing drainage infrastructure. Council is however, committed to reducing flood risk. Council's ability to mitigate those risks is dependent upon whether the flooding is associated with its infrastructure or with Melbourne Water infrastructure, as discussed in the following sections.

## Flooding associated with Council infrastructure

Council is responsible for the care and management of the overland flow for the minor drainage network throughout the Municipality. Council now uses flood mapping information, where available to determine minimum flood levels for new development and buildings located in flood-prone areas (refer to page 13 and figure 6).

The City of Greater Dandenong also recognises that flooding may be a major concern to residents and is committed to identifying flood mitigations that are cost effective and provide the best social and environmental outcomes. It is however, not feasible to provide flood mitigation for every flooded property in the city. Flood mitigation works are being progressively undertaken in the catchment to alleviate flood risk and protect our community. Burden Park is an example of flood mitigation work recently undertaken by Council.

Figure 6



ustainable Stormwater Strategy



## **BURDEN PARK RETARDING BASIN**

consists of underground pipes. It also includes a number of retarding basins, including those located in Burden Park, Laidlaw Court

The retarding basin within Burden Park is situated at the corner of Heatherton Road and Olympic Avenue, in Springvale South. As part of its drainage upgrade program, the existing retarding basin was extended and additional pipes were installed to increase the overall capacity of the system.

This \$165,000 approximate the catchment, south of Burden Park.

#### Flooding associated with Melbourne Water infrastructure

Melbourne Water is responsible for the care and management of the overland flow for the major drainage network throughout the Municipality. Melbourne Water controls development in these areas using planning controls, such as Special Building Overlay, which can be included into the Greater Dandenong Planning Scheme.

Melbourne Water aims are to minimise 'the level of damage" that floods cause to the community. Melbourne Water has developed a Flood Risk Assessment Framework to asses flood risks and identify the benefits of flood risk management measures over time. These risks are assessed based on likelihood and the economic, safety and social consequences. Melbourne Water will invest in necessary flood alleviation measures, when the risk is "intolerable" and linked to Melbourne Water infrastructure<sup>6</sup>.

Using the flood modelling information, Melbourne Water will identify and investigate opportunities to address risks and develop a forward capital works program for drainage upgrades based on priority.

## **SPECIAL** BUILDING **OVERLAY**

Special Building Overlay applies to land affected by flooding from piped system. With the redevelopment of existing urban areas and the proposed development of new areas, there is growing pressure to develop within overland flow path areas.

The purpose of the Special Building Overlay is to set appropriate conditions and building floor levels to address the flood risk and to ensure that flood waters are not obstructed or diverted by development.

Source – Melbourne Water's Guidelines for Development I Flood-prone Areas (2008).

# 5. CENTRAL **CATCHMENT**

The central catchment discussed in this section covers the area shown in Figure 7. In 2010, Melbourne Water, in partnership with Council, undertook the flood mapping of the Mile Creek atchment, which covers the majority of this catchment.

This catchment, approximately 25km², contains predominantly residential areas, as well as industrial and commercial developments. It includes:

- Springvale North, including the majority of Springvale activity
- Central and northern Noble Park, including its activity centre

This area also includes iconic sites of Greater Dandenong, including Sandown Racecourse and the Springvale Botanical Cemetery.

The study shows that the flooding is "largely contained" within the road reserve. It however, indicates that the infrastructure has limited capacity in some areas, which may become flood prone, including during lower rainfall event (10yr ARI). These areas include:

- Between Princes Highway and Centre Road;
- Along Wellington Road and Wanda Street;
- Along Browns Road and Jacksons Road

Council had previously identified those areas as "at risk" due to reported flooding issues.

Flows along Mile Creek and Yarraman Creek are generally contained within the channels with overtopping only occurring in isolated locations.

The overland flow flooding that is described above, occurs when the capacity of the drainage system is exceeded by the volume of stormwater runoff within the catchment. As drainage systems are only designed and constructed up to a certain capacity, the drainage systems are expected to flood over certain storm severity. Recent developments are designed to ensure overland flows for storms up to 1 in 100 years return period are contained within the roads however, this was not always the case. In older suburbs, overland flows may therefore impact on properties, dwellings and other buildings. This is generally what is occurring in this catchment.

Provided the drainage system was designed in accordance with the relevant standards prevailing at the time, there is no legal obligation on Council to undertake improvements to the existing drainage infrastructure. Council is however, committed to reducing flood risk. Council's ability to mitigate those risks is dependent upon whether the flooding is associated with its infrastructure or with Melbourne Water infrastructure, as discussed in the following sections.

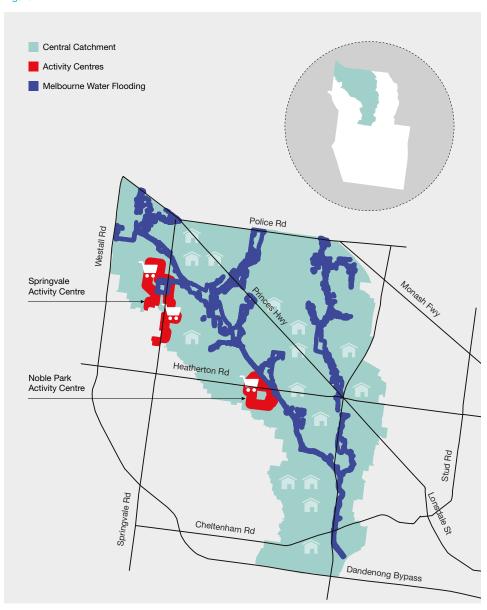
#### Flooding associated with Council infrastructure

Council is responsible for the care and management of the overland flow for the minor drainage network throughout the Municipality. Council now uses flood mapping information, where available to determine minimum flood levels for new development and buildings located in flood-prone areas (refer to page 13 and figure 7).

The City of Greater Dandenong also recognises that flooding may be a major concern to residents and is committed to identifying flood mitigations that are cost effective and provide the best social and environmental outcomes. It is however, not feasible to provide flood mitigation for every flooded property in the city. Flood mitigation works are being progressively undertaken in the catchment to alleviate flood risk and protect our community. Warner reserve is an example of flood mitigation works recently undertaken by Council.

Flood mitigation works are being progressively undertaken in the catchment to alleviate flood risk and protect our community.

Figure 7



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# CENTRAL CATCHMENT

## WARNER RESERVE OVERLAND FLOWPATH

During the January 2011 flooding event, a number of factories in Bird Street were found to be inundated by flood water. Bird Street initially contains overland flooding, but in the event of heavy rain, water can accumulate at the end of Bird Street as there is no defined overland flow outlet. Stormwater runoff subsequently ponds and ultimately flows into factories located south of Bird Street.

Council consequently constructed an overland flowpath to direct flood waters away from existing buildings and towards Mile Creek. The design and the construction for this open drain along Warner Reserve was completed in December 2014, at a cost of approximately \$50,000 to Council. This drainage upgrade will reduce local flood risk.



<sup>7</sup> Melbourne Water's Flood Risk Assessment (2010)



# Flooding associated with Melbourne Water infrastructure

Melbourne Water is responsible for the care and management of the overland flow for the major drainage network throughout the Municipality. Melbourne Water controls development in these areas using planning controls, such as Special Building Overlay (refer to page 19), which can be included into the Greater Dandenong Planning Scheme.

Melbourne Water aims are to minimise "the level of damage" that floods cause to the community. Melbourne Water has developed a Flood Risk Assessment Framework to assess flood risks and identify the benefits of flood risk management measures over time. These risks are assessed based on likelihood and the economic, safety and social consequences. Melbourne Water will invest in necessary flood alleviation measures when the risk is "intolerable" and linked to Melbourne Water infrastructure<sup>7</sup>.

## Springvale Activity Centre

The Springvale activity centre is a popular and vibrant multicultural retail and business centre in Melbourne's south east. Springvale Activity Centre Structure Plan was last revised in April 2010. In the current Structure Plan, Council identifies a number of environmental objectives, linked to the drainage infrastructure. These include:

- Constructing a Gross Pollutant Trap (GPT) to intercept solid wastes from the centre prior to entering local waterways; and
- Encouraging new residential development to incorporate WSUD.

Council has initiated the review of the Structure Plan and it has been identified that the stormwater drainage infrastructures may need to be upgraded to cater for increased stormwater discharge, arising from higher density development. Funding will also be sought to build two GPTs within Springvale Shopping Centre.

## Noble Park Activity Centre

As part of Melbourne 2030, Noble Park was defined as a Major Activity Centre and its development is guided by a Structure Plan, last revised in June 2009. Noble Park is home to a diverse community and its activity centre includes a number of Council facilities, including the Paddy O'Donoghue Multi Purpose Community Centre and Noble Park Aquatic Centre.

The current Structure Plan identified that a comprehensive plan for the staging and upgrading of all assets across the centre needed to be developed. To promote sustainability, Council was to investigate the implementation of a storm water quality improvement program for Noble Park traders.

Council is planning to review the Structure Plan for Noble Park Activity Centre in 2016/2017, which will provide opportunities to consider drainage infrastructure upgrades, to cater for increased stormwater discharge arising from higher density development.

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# 6. NORTHEAST **CATCHMENT**

The northeast catchment discussed in this section covers the area shown in Figure 8. In 2010, Council, in partnership with Melbourne Water, undertook the flood mapping of the Dandenong catchment, which covers the majority of this catchment.

This catchment, approximately 18km², covers predominantly residential and commercial areas. It includes

- Dandenong and its activity centre;
- Parts of Dandenong North; and
- The northern parts of Dandenong South.

The mapping shows that flooding is widespread across the catchment. as the catchment comprises older areas where the road reserve was not designed to contain overland flooding. As a result, overland flowpaths occur through properties. This flooding is however relatively shallow, with deeper flooding generally occurring in low lying areas adjacent to Dandenong Creek and in the McFees Road retarding basin.

The overland flow flooding that is described above, occurs when the capacity of the drainage system is exceeded by the volume of stormwater runoff within the catchment. As drainage systems are only designed and constructed up to a certain capacity, the drainage systems are expected to flood over certain storm severity. Recent developments are designed to ensure overland flows for storms up to 1 in 100 years return period are contained within the roads however this was not always the case. In older suburbs, overland flows may therefore impact on properties, dwellings and other buildings. This is generally what is occurring in this catchment.

Provided the drainage system was designed in accordance with the relevant standards prevailing at the time, there is no legal obligation on Council to undertake improvements to the existing drainage infrastructure. Council is however, committed to reducing flood risk. Council's ability to mitigate those risks is dependent upon whether the flooding is associated with its infrastructure or with Melbourne Water infrastructure, as discussed in the following sections.

#### Flooding associated with Council infrastructure

Council is responsible for the care and management of the overland flow for the minor drainage network throughout the Municipality. Council now uses flood mapping information, where available. To determine minimum flood levels for new development and buildings located in flood-prone areas (refer to page 13 and figure 8).

The City of Greater Dandenong also recognises that flooding may be a major concern to residents and is committed to identifying flood mitigations that are cost effective and provide the best social and environmental outcomes. It is however, not feasible to provide flood mitigation for every flooded property in the city. Flood mitigation works are being progressively undertaken in the catchment to alleviate flood risk and protect our community.

#### Flooding associated with Melbourne Water infrastructure

Melbourne Water is responsible for the care and management of the overland flow for the major drainage network throughout the Municipality. Melbourne Water controls development in these areas using planning controls, such as Special Building Overlay (refer to page 19), which can be included into the Greater Dandenong Planning Scheme.

Melbourne Water aims are to minimise "the level of damage" that floods cause to the community. Melbourne Water has developed a Flood Risk Assessment Framework to assess flood risks and identify the benefits of flood risk management measures over time. These risks are assessed based on likelihood and the economic, safety and social consequences. Melbourne Water will invest in necessary flood alleviation measures when the risk is "intolerable" and linked to Melbourne Water infrastructure

#### Central Dandenong **Activity Centre**

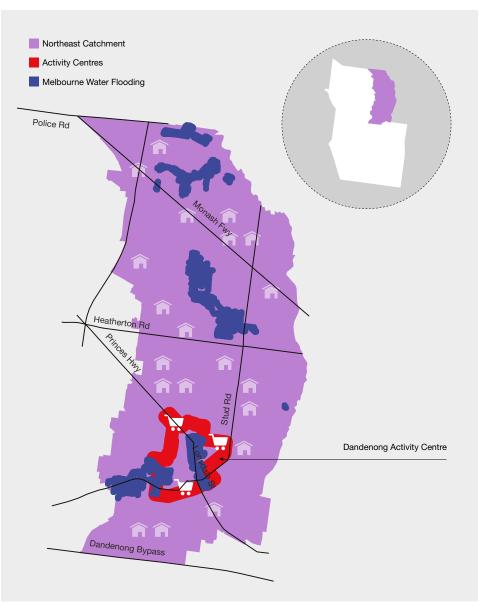
In partnership with the City of Greater Dandenong, Victorian Government, through Places Victoria (formerly VicUrban), is funding the \$290 million Revitalising Central Dandenong initiative to rejuvenate the city centre. It includes the delivery of new infrastructure projects, such as Lonsdale Street Boulevard, Halpin Way and Settlers Square, which intercept and recycle stormwater runoff. These stormwater harvesting systems, were built in conjunction with significant pipe upgrades. As a result, flood risk is reduced in the Activity Centre and street amenity is improved.

Alongside the new Municipal Civic Centre, Council also played its part in improving the local character of Central Dandenong. New street-frontage in the Dandenong Station Precinct created a pedestrian friendly environment, with the inclusion of over 90 WSUD tree pits These WSUD tree pits, treat stormwater from the new roads and this passive irrigation reduces the need to water the plants. Stormwater from roads is a significant pollutant contributor to our waterways and consequently, these tree pits reduce pollution to the Dandenong Creek

The mapping shows that flooding is widespread across the catchment, as the catchment comprises older areas where the road reserve was not designed to contain overland flooding.

<sup>8</sup> Melbourne Water's Flood Risk Assessment (2010)

Figure 8



stainable Stormwater Strategy

# **NORTHEAST CATCHMENT**

## **WATER SENSITIVE URBAN DESIGN**

Water Sensitive Urban Design (WSUD) integrates stormwater treatment into the urban landscape and traditional approach to stormwater management. It seeks to minimise the

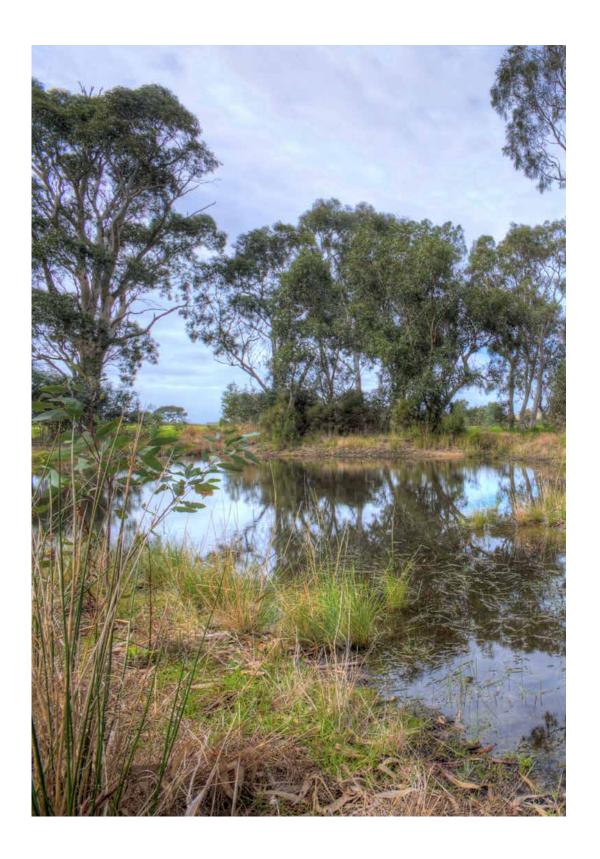
and minimise alteration to the natural water cycle, by the natural water cycle, by temporarily storing the water close to where it falls and slowly releasing it into the ground or natural waterways, or providing it for 'fit-for-

WSUD provides numerous stormwater quality and/ or flooding benefits if well designed, including:

- protecting the receiving natural water environment
- enhancing stormwater run-off water quality
- reducing run-off and peak flows
- enhancing amenity site value, while minimising
- reintegrating water features within urban landscapes







# NORTHEAST CATCHMENT

#### Action Plan for Northern Urban Catchments

While the actions detailed in the Action Plan are currently considered within Council's sphere of influence, it is important to be clear about Council's role and the role of other stakeholders as well as priorities for action, funding, monitoring and review of the Strategy. Council's resources are determined annually by Council and other stakeholders.

When resources are available, actions will be generally resourced according to their stated priority and timeline as recommended by this plan.

The Action Plan recommends staged timelines for implementation. These recommended timeframes consider the complexity and nature of each action, some of which will require further investigation or collaboration with external parties before they can be implemented. The relevance of some actions, or their timing, may change due to availability of resources.

The recommended timing for these actions is as follows:

- Immediate actions to commence within 18 months (before 2017)
- Short-term actions to commence between 18 months to 5 years (before 2021)
- Medium-term actions to commence within 5–10years (before 2026)
- Long-term actions to commence within 10–20 years (before 2036)



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Objective	Strategic Priority	Action	Outcomes / Indicators	Responsibility	Timeframe
Manage & reduce flood risk	Investigate and identify (collaboratively with Melbourne Water) opportunities to address risks and develop a forward capital works program for drainage upgrades based on priority, risk and cost benefit analysis	Prioritise catchment based on flood risk	Priority list	Infrastructure Planning and Services	Immediate
		Investigate and identify flood mitigation options	Flood capital investment program	Infrastructure Planning and Services	Short-term
		Obtain internal and external funding to construct proposed capital works	Funding obtained Flood alleviation scheme constructed	Infrastructure Planning and Services City Improvement	Medium- term
Manage demand for new and improved drainage systems	Investigate planning controls and market-based tools to alleviate impact of urban consolidation and infill development on existing drainage infrastructure	Undertake flood risks/ planning control investigation study	Cost Benefit Analysis report	Infrastructure Planning and Services City Planning, Design & Amenity Corporate Services	Immediate
		Advocate for Melbourne Water to review and update the geographical extent of the Land Subject to Inundation Overlay (LSIO) and Special Building Overlay (SBO)	Greater Dandenong Planning Scheme updated	Infrastructure Planning and Services City Planning, Design & Amenity Corporate Services	Medium- term
		Strengthen local planning policy and/or facilitate market-based tools to manage flood risk (where appropriate)		City Planning, Design & Amenity Infrastructure Planning and Services	Medium- term
Manage & reduce flood risk (community expectations)	Develop an awareness program to educate our community on the role of water, our drainage assets and the community's responsibilities in regards to flood risk management	Develop a community flood education program (muniCity Improvement Programality-wide)	Flood education program (brochures, webpage etc).	City Planning, Design & Amenity Corporate Services Infrastructure Planning and Services Community Services	Medium- term
		Implement the above community flood education program through existing program/events	Flood education program implemented	Community Services Corporate Services City Planning, Design & Amenity Infrastructure Planning and Services	Medium- term

# 7. NEW RESIDENTIAL **DEVELOPMENTS**

New land development projects such as the Keysborough residential development (Figure 9), are subject to Stormwater Drainage Infrastructure
Plans managed by Melbourne Water. These plans and effective collaboration with Council ensure that the local drainage assets are built to Council's standards and specifications. Additionally, the major drainage infrastructure meets **Melbourne Water's requirements** 

Key Strategic challenges for these areas include:

- Managing the interface between new and old drainage infrastructure; and
- Managing green infrastructure, including WSUD systems.

#### Keysborough Residential

Keysborough is a predominantly residential and industrial suburb, and also includes market gardens and semirural properties. In recent years, the area has seen a number of new residential developments, such as Hidden Grove, and industrial development, such as The Key Industrial Park (discussed in the next section). Development is continuing and ultimately, over 300 hectares of former market garden and farm land will be developed.

The drainage system within these new subdivisions ensures overland flows for storms up to 1 in 100 years return period are contained within the roads. Additionally, these new housing estates have benefited, or are benefiting, from Development Contribution Plans. As a result, both Council and Melbourne Water ultimately inherit a number of WSUD assets, which provide additional amenity benefits to the community and minimise pollutants reaching downstream waterways. The additional maintenance required for the local landscape features, including these WSUD assets, is subject to a maintenance agreement between Council and MW.



### **DEVELOPMENT** CONTRIBUTION **PLAN**

Council may generate funds for capital works via Development Contribution Plan (DCP). This tool is applicable to a range of assets, including drainage through the Council master and development process.

DCP apply a fixed rate of and this one-off contribution is in addition to the annual

Melbourne Water may also plan and fund the drainage urban developments

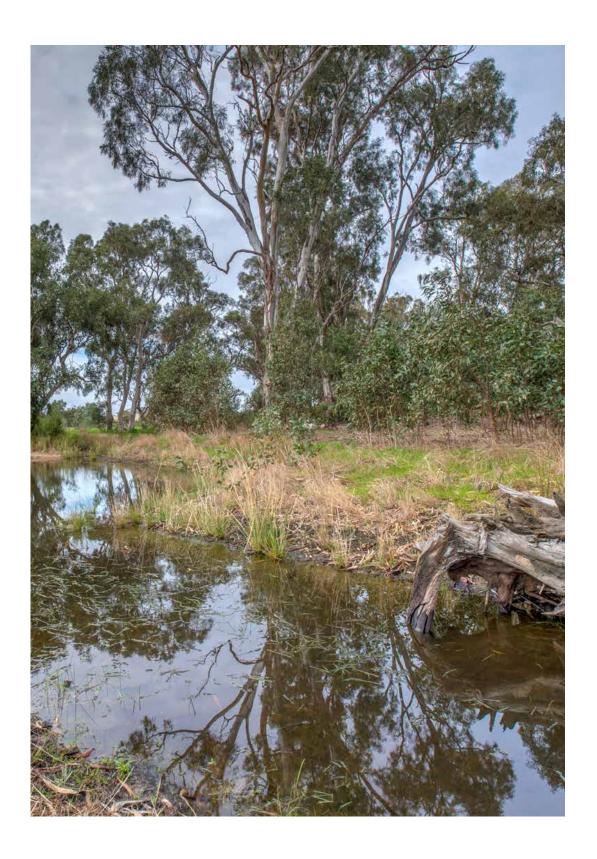
DCP and DSS have been applied in the City of Greater Dandenong for road and Lyndhurst and Keysborough.

The areas where those new estates are proposed generally include habitat of high conservation and valuable native trees. As an example, over 3.5ha of high or very high conservation significance Plains Grassy Woodland (EVC 55), 11 large old trees and 176 scattered trees were located within 130ha, part of the broader Somerfield Estate (Brett Lane & Associates, July 2011). Loss to native vegetation, whilst inevitable, is minimised during the planning stage. Additionally, off-set targets are set to ensure "like-for-like" replacement.

The road and drainage infrastructure, constructed as part of these new estates, alters the local hydrology and may therefore impact on the long-term health of the remaining vegetation. Increasingly, Council Officers are observing that trees and vegetation become water-stressed following development. Church Road is a recent example where, in partnership with the designers, steps were taken to encourage passive irrigation of streetscape River Red Gum (Eucalyptus camaldulensis). Council recognises that a similar proactive approach is required to ensure vegetation is more resilient to altered hydrological conditions and future drought.

New Residential Developments Police Rd Heatherton Rd Stud Rd Cheltenham Rd Dandenong Bypass Hutton Rd Greens Rd Thompson Rd Thompsons Rd

Figure 9 – Keysborough new residential developments



# CHURCH ROAD - PASSIVE IRRIGATION

Church Road within the new Somerfield development was a typical rural road with no kerb and channel, gravel shoulders and drainage swales that traversed the length of the nature strip with trees (mature Rive Red Gum) planted along the swale edges. Runoff from the road and stormwater drained into the swale and provided a water supply for the existing trees. These trees provide shade and add to the amenity of the road.

With the development of the land on both sides of the road, an upgrade in the road and provision of kerb and channel was required. Traditional design would have prevented road runoff reaching the existing and valuable River Red Gums. Consequently, an innovative kerb design was used and provided at intervals along the road to ensure continued passive irrigation of the trees, as shown below. This will ensure the trees are more resilient during dry periods and add value to neighbouring properties.





# NEW RESIDENTIAL DEVELOPMENTS

### Action Plan for New Residential Developments

While the actions detailed in the Action Plan are currently considered within Council's sphere of influence, it is important to be clear about Council's role and the role of other stakeholders as well as priorities for action, funding, monitoring and review of the Strategy. Council's resources are determined annually by Council and other stakeholders.

When resources are available, actions will be generally resourced according to their stated priority and timeline as recommended by this plan.

The Action Plan recommends staged timelines for implementation. These recommended timeframes consider the complexity and nature of each action, some of which will require further investigation or collaboration with external parties before they can be implemented. The relevance of some actions, or their timing, may change due to availability of resources.

The recommended timing for these actions is as follows:

- Immediate actions to commence within 18 months (before 2017)
- Short-term actions to commence between 18 months to 5 years (before 2021)
- Medium-term actions to commence within 5–10 years (before 2026)
- Long-term actions to commence within 10–20 years (before 2036)



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Objective	Strategic Priority	Action	Outcomes / Indicators	Responsibility	Timeframe
Manage the interface between new and old drainage infrastructure	Develop improved technical standards and guidelines for the design, construction and management of drainage assets	Develop Guidelines to assist developers in the preparation of Stormwater Management Plans for new developments	Guidelines prepared and released to the public	Infrastructure Planning and Services City Development City Planning, Design & Amenity	Short-term
Manage green infrastructure	Develop improved technical standards and guidelines for the design, construction and management of green assets	Develop kerb design to promote passive irrigation, with due consideration of flood risk and safety	Standard drawings prepared and released to the public	Infrastructure Planning and Services City Development	Immediate
Manage & reduce flood risk (community expectations)	Develop an awareness program to educate our community on the role of water, our drainage assets and the community's responsibilities in regards to flood risk management	Develop a community flood education program (municipality- wide)	Flood education program (brochures, webpage etc).	City Planning, Design & Amenity Corporate Services Infrastructure Planning and Services Community Services	Medium- term
		Implement the above community flood education program through existing program/events	Flood education program implemented	Community Services Corporate Services City Planning, Design & Amenity Infrastructure Planning and Services	Medium- term

# 8. INDUSTRIAL AND **COMMERCIAL ZONES**

Commercial and industrial zones shown in Figure 10 - are extremely important to the economy of Greater Dandenong. Flooding may impact the community directly though damage to the commercial building and/or indirectly, due to lost trade. Council's priority within these areas is to ninimise flood damage and to minimise disruption, such as road closure.

Key Strategic challenges for these areas include:

- · Managing flood risks; and
- Managing pollution hotspot areas.

#### Industrial/Commercial areas in existing urban areas

Industrial and commercial sites in the northern catchments share the same risk as adjacent residential areas. Overland flowpaths may occur through properties, where the road reserve was not designed to contain overland flooding, as discussed on page 12.

Provided the drainage system was designed in accordance with the relevant standards prevailing at the time, there is no legal obligation on Council to undertake improvements to the existing drainage infrastructure. Council will program drainage upgrade works as part of the capital improvement program in priority areas however, individual businesses should also consider non-structural options, such as flood-proofing.

Ultimately, the stormwater runoff from these industrial and commercial areas will discharge into local creeks and this stormwater runoff has been identified as a key risk to river health.

## FLOOD-**PROOFING OF EXISTING BUILDINGS**

Example of measures available to prepare your property to flooding:

- Install purpose-built flood boards
- Raise door threshold
- Use non-return valve to prevent water ingress onto your property

Example of measures available to reduce potential floodwater damage

- Fit water resistant skirting
- · Raise electrical sockets,

The above list is not exhaustive and additional information can be found:

#### Dandenong South

Dandenong South is a predominantly industrialised suburb. It also includes some residential areas, along Kirkham Road and Hammond Road. The development of this suburb is planned to continue, with projects such as Estate One going ahead. A comparison of Melbourne Water's dataset with the 2012 aerial photograph shows that there has been some increase in impervious areas in South Dandenong9, which is likely to contribute to stormwater run-off and

New land development projects, such as the Lyndhurst and the Keysborough industrial developments, are subject to Development Services Schemes managed by Melbourne Water. These schemes and effective collaboration with Council ensure that the local drainage assets are built to Council's standards and specifications. Additionally, the major drainage infrastructure meets Melbourne Water's requirements.

Flooding may impact the community directly though damage to the commercial building and/or indirectly, due to lost trade.

g from Alluvium's Integrated Water Management Background Report (March 2014)

Figure 10 – Industrial and Commercial Zones Existing Urban Dandenong South Logis Estate Police Rd Heatherton Rd Cheltenham Rd Greens Rd Hutton Rd 441 **## ##** Hastings Rd 441 ## Thompson Rd Thompsons Rd

# **INDUSTRIAL AND COMMERCIAL ZONES**

## **DEVELOPMENT SERVICES SCHEMES**

Melbourne Water prepares Development Services Schemes (DSS) to plan and developments, meeting the flood protection, water quality, and waterway health.

strategy that outlines the functional designs of the relevant infrastructure required to service urban growth, and a pricing arrangement that details how we will recoup the infrastructure costs through financial contributions paid by Water's website).

Council may also generate Development Contribution Plans (DCP).

applied for road and drainage and industrial developments in Dandenong South.

Council has identified this area as a key catchment where additional flood mapping is required. This would allow Council to have in place controls that consider drainage and flooding issues within this catchment.

A number of industrial catchments discharge into local creeks and stormwater run-off has been identified as a key source of pollution and therefore, a risk to river health. The values associated with creeks within Greater Dandenong are discussed in more detail in on page 48. As a consequence, Melbourne Water engaged the Centre for Aquatic Pollution Identification and Management (CAPIM)<sup>10</sup> to target certain areas of Greater Dandenong

stormwater drainage system, to determine whether there was evidence of point source pollution. This monitoring program revealed a number of possible pollution events, leading to heavy metals and hydrocarbons discharging to the receiving waterways. This point source pollution presents a risk to the environmental values associated with our waterways and is associated with the industrial land use in the catchment. Council has recently received additional funding from Melbourne Water to continue monitoring industrial pollution hot spots.

## **INDUSTRIAL POLLUTION HOT SPOTS** - WATER **QUALITY MONITORING**

The City of Greater Dandenong has recently received funding from Melbourne Water's Living River grant to monitor water quality in stormwater catchments in Industrial 1 & 2 Zones, where industrial practices may result in point sources pollution.

Pollution Identification and Management (CAPIM) to target pollution hotspots. Council's Planning Compliance team will use the results to proactively identify and engage with local businesses. The aim is to facilitate land uses and consequently, protect the receiving natural water environment.





Located on the former Dandenong Treatment Plant site, this development aims to welcome a range of industries, including manufacturing and warehouses.

#### Logis Estate

Logis Estate, managed by Places Victoria and in partnership with Melbourne Water, is a 154ha industrial development and aims to be Victoria's first integrated eco-industrial business park. Located on the former Dandenong Treatment Plant site, this development aims to welcome a range of industries, including manufacturing and warehouses.

The drainage infrastructure was designed to ensure that flood depths in the road reserve do not exceed 300mm for 100yr ARI storm events. A retarding basin has been designed and constructed to alleviate existing and future flood risk. This retarding basin will also act as a landscape feature, to provide amenity to the industrial business park. Ultimately, the maintenance of this retarding basin will be Council's responsibility.

<sup>10</sup> A part of Melbourne University

# **INDUSTRIAL AND COMMERCIAL ZONES**

#### Action Plan for Industrial and **Commercial Zones**

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other stakeholders. When resources are available, actions will be generally resourced according to their stated priority and timeline as recommended by

The Action Plan recommends staged timelines for implementation. These recommended timeframes consider the complexity and nature of each action, some of which will require further investigation or collaboration with external parties before they can be implemented. The relevance of some actions, or their timing, may change due to availability of resources.

The recommended timing for these

- · Immediate actions to commence within 18 months (before 2017)
- Short-term actions to commence between 18 months to 5 years (before 2021)
- Medium-term actions to commence within 5–10years (before 2026)
- Long-term actions to commence within 10-20 years (before 2036)



Objective	Strategic Priority	Action	Outcomes / Indicators	Responsibility	Timeframe
Understand flood risk	Undertake detailed flood inundation mapping in Dandenong South	Develop a program to undertake flood mapping in Dandenong South	Program prepared	Infrastructure Planning and Services	Immediate
		Undertake flood mapping in line with above program	Flood maps	Infrastructure Planning and Services	Short-term
Manage & reduce flood risk	Investigate and identify (collaboratively with Melbourne Water) opportunities to address risks and develop a forward capital works program for drainage upgrades based on priority, risk and cost benefit analysis	Prioritise catchment based on flood risk	Priority list	Infrastructure Planning and Services	Medium- term
		Investigate and identify flood mitigation options	Flood capital investment program	Infrastructure Planning and Services	Long-term
		Obtain internal and external funding to construct proposed capital works	Funding obtained Flood alleviation scheme constructed	Infrastructure Planning and Services City Improvement	Long-term
Manage pollution hotspot areas	Engage and work with local businesses to reduce the risk of future pollution incidents	Implement water quality monitoring program to monitor stormwater pollution in Industrial 1 & 2 Zones in partnership with the Centre for Aquatic Pollution Identification and Management (CAPIM) and the Environment Protection Authority (EPA)	Water quality monitoring program in place	Regulatory Services Infrastructure Planning and Services	Immediate
		Interpret and use results from above program to engage with local businesses	Engagement campaign	Regulatory Services Infrastructure Planning and Services	Immediate
		Develop information package to support local businesses	Information package	Regulatory Services Corporate Services	Short-term
Manage pollution hotspot areas	Investigate planning controls to facilitate the implementation of environmental management measures on industrial sites	Reinforce local laws and planning controls (where appropriate) and advocate for stronger environmental management measures	Environmental management plans in place for high risk sites	City Planning, Design & Amenity Regulatory Services	Medium- term
		on industrial sites		Environmental Health	

# 9. GREEN WEDGE

Green Wedges are the non-urban areas of metropolitan Melbourne that lie outside the Urban Growth Boundary. The CGD Green Wedge - shown in Figure 11 - is part of the larger South East Green Wedge (SEGW), which spans across the Cities of Kingston, Greater Dandenong, Frankston and Casey.

The Greater Dandenong Green Wedge covers an area of approximately 3,740ha and represents approximately 29% of the total area of the municipality. The majority of the Green Wedge is located at the southern end of the municipality and includes the suburbs of Bangholme, Keysborough South and Lyndhurst. A smaller section, the "Clarke Road Precinct", is located in Springvale South.

Key Strategic challenges for these areas include:

- · Managing flood risks; and
- Managing drainage infrastructure given the inherently low lying swampy character of the area

In 2013-2014 the City of Greater Dandenong developed its Green Wedge Management Plan (GWMP) which is Council's strategy for the future of its portion of the South East Green Wedge. The plan provides a clear vision, objectives and actions for the future of the Green Wedge for the next 15-20 years. The GWMP was adopted by Council in December 2014 and is now Greater Dandenong's adopted policy position regarding its portion of the South East Green Wedge, Additional information can be found on Council's website.

The GWMP has identified a number of priority objectives related to water

- management, including to: Improve flood and inundation
- Protect existing ecological values.

A large portion of the Greater Dandenong Green Wedge formed part of the former Carrum Carrum Swamp.

The swamp was drained in 1879, as part of a wider program of land drainage across Victoria, to improve transport links and enable agricultural practices. It is now bisected by a number of waterways, such as Patterson River, Eumemmerring Creek and the Eastern Contour Drains. These waterways are generally separated from the adjoining floodplains by major levees, for flood protection. These levees are managed and maintained by Melbourne Water

The inherent low lying swampy character of the landscape of the Green Wedge and upstream development present challenges to Council that are different from those incurred in urbanised areas. Open drains generally act as local drainage infrastructure, yet despite these, a significant proportion of the Green Wedge is identified as flood-prone.

The drainage and water management issues associated with the different suburbs/areas of the Green Wedge are discussed in the following sections

#### Keysborough South

The suburb of Keysborough South includes the Hutton Road North Precinct and Keys Road Precinct's of the Greater Dandenong Green Wedge. The Keys Road Precinct is identified in the GWMP as having flooding as a key land use constraint.

Keysborough South is located north of Mordialloc Creek. The north levees associated with Mordialloc Creek have been found to restrict flows from the Keysborough South area and Melbourne Water has recently completed significant waterway works along Pillars Road, removing the north levee to improve drainage capacity and the environmental values of the waterway.

#### Bangholme

The suburb of Bangholme includes the Bangholme Lowlands Precinct. Bangholme East Precinct and the Eastern Treatment Plant Precinct. All three precincts are identified in the GWMP as having flooding as a key land use constraint.

The Bangholme area was severely impacted by the flooding event of February 2011. "Extreme shallow, but prolonged flooding of the overall area occurred over several days, until effective mitigation works could be put in place by Melbourne Water and the City of Greater Dandenong" (Neil M Craigie Pty Ltd, May 2011). These rainfall events adversely impacted on local residents, their properties and their businesses Emergency sewage spills also occurred. resulting in additional concerns from a health perspective. Pumping operations continued for a couple of weeks thereafter, Council provided assistance to affected residents and major maintenance operations were undertaken to clean local open drains and waterways.

Drainage upgrades works were also carried out by Melbourne Water, including the construction of a "low flow" pipe under Springvale Road and Soden Road and a flood warning system for Willow Lodge.

Westall Rd Police Rd Heatherton Rd Clarke Stud Rd Road Precinct Cheltenham Rd Dandenong Bypass South Gippsland Fwy Hutton Road North Precinct Hutton Rd Greens Rd Keys Road Precinct Bangholme Lowlands Precinct Eastern Treatment Plant Precinct Bangholme East Lyndhurst Precinct hompsons Rd

Figure 11 – Greater Dandenong Green Wedge

istainable Stormwater Strategy 4

# **GREEN WEDGE**

#### **FLOODING IN BANGHOLME**

Bangholme is prone to flooding. As a result, the water authority constructed a series of levee to protect properties from fluvial flooding and, in owners (when planning for those levees) to allow the use of their properties as flood storage.

Following the 2011 flooding and Neil Craigie report,
Melbourne Water and Council have undertaken significant cleanout works. Both agencies also have progressed remedial works to alleviate future

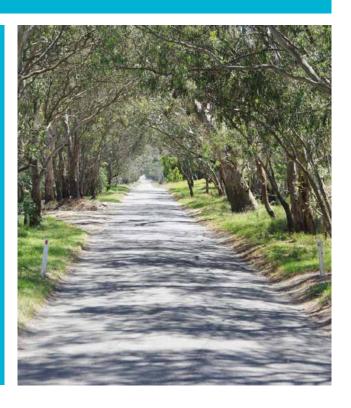
Melbourne Water has reprofiled Smythes Drain and Springs Drain to improve capacity and constructed a low flow pipes under Soden

no longer connected to Mordialloc Creek, reducing floodwater entering the catchment. Additionally, Council has reprofiled existing open drains and constructed conveyance capacity in the area. These drainage upgrades will reduce local flood risk.

#### **WILLOW LODGE**

village located off the Frankston-Dandenong Highway is vulnerable from flooding from the Eastern Contour Drain and as a result, a flood warning system for

This autonomous flood alarm solution uses the public mobile phone network to receive commands and send flood warning information to a range of pre-programmed recipients. It is solar powered system will assist Council in responding to flood events. It is also equipped with a flashing warning light which, once activated by high flood levels, may be used by the site manager and local residents.





# Eastern Treatment Plant (ETP)

The ETP was opened in 1975 to serve Melbourne's growing population. Located in Bangholme South and operated by Melbourne Water, the site covers approximately 1,100 ha and treats approximately 330 million litres of sewage a day, which represents approximately 40% of Melbourne's sewage (Melbourne Water's website, 2015). The ETP is identified in the GWMP as having flooding as a key land use constraint.

As a result, the ETP is considered to be of state significance and is protected by the Greater Dandenong Planning Scheme and EPA guidance, from the development of any inappropriate use and/or more resident/occupier intensive use nearby. An Environmental Significance Overlay (ESO3) applies over the ETP and acts as a buffer around the site. This overlay is in place to protect the plant's operations, adjacent properties (due to related odour issues) and allow for future expansion of the ETP.

It is of note however, that *Plan Melbourne* recognises that sensitive and incompatible uses are encroaching on the Eastern Treatment Plant.

#### Lyndhurst

The suburb of Lyndhurst is situated across the municipal boundaries of both the City of Greater Dandenong and the City of Casey. Whilst the area within the Greater Dandenong Green Wedge is semi-rural, it is located downstream of the Lyndhurst residential area in the City of Casey, which is within the Urban Growth Boundary. As a result, the forecast development is likely to result in increased drainage and water quality issues, as well as decline in the condition of infrastructure, local waterways and agricultural productivity.

#### Clarke Road Precinct

A small portion of the Greater Dandenong Green Wedge is situated in Springvale South. This precinct is centred around Clarke Road. As the precinct does not contain any waterways and has no known issues relating to flooding, current drainage infrastructure is considered adequate.

The Spring Valley Reserve is located within this precinct and is covered by the Special Use Zone (Schedule 2). The 2.2ha site forms part of the buffer zone of the former Clarke Road landfill and consequently, the site is closely

monitored by the EPA and Council, in respect to landfill gas and groundwater pollution. The purpose of the planning control is to provide interim use of the land that is compatible with the use and development of nearby land. The past land use reduces future development opportunities within the precinct and currently, a minimum lot size of 4ha applies.

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# **GREEN WEDGE**

# Action Plan for Green Wedge

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resourced according to their stated priority and timeline as recommended by this plan.

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Objective	Strategic Priority	Action	Outcomes / Indicators	Responsibility	Timeframe
Manage & reduce flood risk	Undertake detailed flood inundation mapping in the Green Wedge	Develop a program to undertake flood mapping in the Green Wedge	Program prepared	Infrastructure Planning and Services	Immediate
		Undertake flood mapping in line with above program	Flood maps	Infrastructure Planning and Services	Short-term
Manage & reduce flood risk	Investigate and identify (collaboratively with Melbourne Water) opportunities to address risks and develop a forward capital works program for drainage upgrades based on priority, risk and cost benefit analysis	Develop local stormwater drainage master plans consistent with the land use and development objectives of the Green Wedge (as flood mapping becomes available)	Local stormwater drainage master plans	Infrastructure Planning and Services City Planning, Design & Amenity	Short-term
		Obtain internal and external funding to construct proposed capital works	Funding obtained Flood alleviation scheme constructed	Infrastructure Planning and Services City Improvement	Medium-term
Manage demand for new and improved drainage systems	Investigate planning controls to alleviate impact of flood risk in the Greater Dandenong Green Wedge	Advocate for Melbourne Water to review and update the geographical extent of the Land Subject to Inundation Overlay (LSIO)	Greater Dandenong Planning Scheme updated	Infrastructure Planning and Services City Planning, Design & Amenity Corporate Services	Long-term
Protect & enhance existing ecological values	Identify opportunities in the GDGW where new and existing wetlands/billabongs, watercourses and retarding basins could be established and improved specifically to improve fauna habitat (e.g. for native fish and amphibians)	Review existing and proposed wetlands and retarding basin in the Green Wedge and identify opportunities to create and/or enhance habitat	Opportunities identified	Infrastructure Planning and Services City Planning, Design & Amenity	Short-term
		Advocate for Melbourne Water to progress opportunities identified	Melbourne funding obtained	Infrastructure Planning and Services City Planning, Design & Amenity	Short-term

# 10. PARKS, RESERVES **& WATERWAYS**



Council's role is to provide community spaces, such as parks, sporting facilities and green open-spaces Waterways within the municipalities occasionally form part of these community spaces. The locations of these important municipal features are shown in Figure 12.

Key Strategic challenges for the management of these facilities include:

- Maintaining high quality parks and facilities for residents and visitors to enjoy during droughts, when water restrictions are in place;
- Managing waterway with other stakeholders to reduce flood risk to our community; and
- Managing waterway assets to provide additional amenity benefits.

## Parks & Reserves

The majority of the water used by Council is to irrigate sporting facilities and open spaces. These parks are generally dependent on irrigation and are vulnerable to drought and water restrictions however, opportunities exist to reduce Council's total water consumption and increase the drought resilience of Council's sport and recreational facilities. Stormwater -if appropriately harvested and treatedcan become a valuable resource to support the delivery of these community services. Whilst Council's annual budget allows for the purchase of water from South East Water, irrigation demand is influenced by rainfall.

Importantly, the reliance on drinking water from South East Water makes Council's operations vulnerable to drought conditions. Recent water restrictions have had an adverse impact on the condition of many sporting reserves across Greater Dandenong. Mains water irrigation would not be permitted for 75% of Council's playing fields, during level 3A restrictions, as was the case between April 2007 and August 2010.

Council is looking to reduce its reliance on water mains and increase its resilience to drought conditions. Stormwater run-off represents a source of water which may be used to irrigate those reserves. Council has undertaken and initiated a number of water-related projects implemented across the municipality in recent years, including Lonsdale St and Tatterson Park. Council has also recently inherited another stormwater harvesting system comprising of two tanks along Halpin Way. These tanks provides storage equivalent to 51kL, to irrigate Settlers Park and nearby garden beds. These projects also provide additional environmental benefits including amenity and urban heat reduction benefits

Stormwater harvesting systems may be used to maintain high quality multiuse sport and recreational facilities for residents and visitors to enjoy during periods of drought. The water from these systems may be used to irrigate playing fields as well as to protect native vegetation reserves during droughts. This more sustainable approach to the management of our water resources will assist to protecting these valuable assets, given the value they bring to our community and to local biodiversity.

Parks & Reserves Waterways Warner Reserve Tirhatuan Park Spring Valley Reserve Ross Reserve
Healthy Bay Wetlands
Melbourne Water Wetlands
Greaves Reserve Police Rd Wachter Reserve Robert Booth Reserve Tatterson Park Warner Reserve Dandenong Creek Tirhatuan Park Mile Creek Heatherton Re Healthy Bay Wetlands Yarraman Ross Reserve Creek Melbourne Water Wetlands Stud Rd Greaves Spring Valley Reserve Wachter Robert Booth Reserve Reserve Cheltenham Rd Lower Dandenong Creek Dandehong Bypass Tatterson Park Greens Rd Hutton Rd Mordialloc Eumemmerring Creek Creek East Link Patterson Creek Thompson Rd Thompsons Rd

Figure 12 - Parks, Reserves & Waterways

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# **PARKS, RESERVES & WATERWAYS**

#### **TATTERSON PARK**

Tatterson Park is a 48ha park located on Cheltenham Road in Keysborough and includes Springers Leisure Centre.
Council's vision is for the park to become a regional, multi-purpose park that provides for a broad range of passive and active recreational uses for our

In partnership with Melbourne Water, Council is constructing, in stages, a stormwater harvesting system. This system will ultimately supply up to 20,000kL of stormwater

playing fields and surrounds. This system will reduce the consumption of drinking water, assist Council in maintaining this high quality amenity facility, as well as protecting the downstream waterways.



The municipality is located in the Dandenong catchment, in which Dandenong Creek is the major creek and floodway.

#### Waterways

The municipality is located in the Dandenong catchment, in which Dandenong Creek is the major creek and floodway. It traverses approximately north-east to south-west from the Dandenong Ranges National Park, drains into Patterson River, and ultimately Port Phillip Bay. Tributaries include Eumemmerring Creek, Yarraman Creek and Mile Creek.

The information in this section is informed by Melbourne Water's Index of River Condition (IRC), which is used to assessed the condition of waterways, and Port Phillip and Westernport Regional River Health Strategy (Melbourne Water, 2007).

#### **Dandenong Creek**

Dandenong Creek is maintained by Melbourne Water and discharges to Mordialloc Creek and Patterson River at the southern end of the municipality, within the Green Wedge. Lower Dandenong Creek has benefited from significant rehabilitation work in recent years, especially along the EastLink trail. Further north, especially along the municipality west boundary, Dandenong Creek is concrete-lined, as shown below. The concrete-lined channel improves the conveyance of the waterway however, it also significantly reduces the environmental values associated with the waterway. Additionally, higher velocity within the channel increases the safety risk.

Whilst the Dandenong Creek represents an important social value to the community within our boundary, its river health is generally considered poor. As a result of urbanisation and past modification, its environmental

value is generally low, but good native fish populations are found in the lower reaches. Additionally, a number of threatened flora and fauna species reside within the catchment, such as the growling grass frog (*Litoria raniformis*).



Dandenong Creek downstream Lonsdale St - concrete-lined channel

# **PARKS, RESERVES & WATERWAYS**

### **RIVER REHABILITATION**

A majority of the waterways within Greater Dandenong have been heavily engineered over the years and are often concrete channels, used consists of removing this

replacing it with a more natural and vegetated river bed. It may to the community, including:

- High value community open space
- · Improved local amenity
- Enhanced ecological values
- · Improved flood protection

adjacent properties (UWA and CRC WSC, 2015).



#### Mile Creek

Mile Creek begins at the north-west extent of the municipal boundary and traverses south-east until it reaches
Dandenong Creek north of Keysborough. Similarly to Dandenong Creek, Mile Creek acts more as a drainage asset than an environmental asset. It is also concrete-lined and is equipped with low flow pipes. As a result, its aesthetics are reduced, as shown on on page 53.

The Noble Park Activity Centre Structure Plan identifies as an action for Council to identify measures to improve water quality and advocate Melbourne Water to remove "channelized sections of Mile Creek" (Noble Park Activity Centre Structure Park, June 2009).

#### **Eumenmerring Creek**

The Eumemmerring Creek is a tributary of the Dandenong Creek. Its tributaries include Troups Creek, Ti Tree Creek, Hallam Main Drain and Eastern Contour Drain and it drains areas of Lyndhurst, Hampton Park and Endeavour Hills. The catchment is largely urban and rapidly expanding. This creek, as well as the Eastern Contour Drain, has been engineered over the years. Levees located along the waterway protect adjacent areas, but also reduce the environmental values associated with the waterway, its riparian habitat and its floodplain.

Whilst the Eumemmerring Creek represents an important social value to the community within our boundary, its river health is generally considered poor. Melbourne Water have recently constructed a number of water quality treatment wetlands to reduce pollutants in the waterways (and ultimately entering Port Phillip Bay). Other wetland systems are planned, just as the Glasscocks Road wetland. These will provide an added level of protection to significant native species, such as Growling grass frogs and dwarf galaxias (Galaxiella pusilla).



Mile Creek downstream Springvale Road – concrete-lined channel

### Yarraman Creek

Yarraman Creek a tributary of Mile Creek, is another significant watercourse located within Greater Dandenong. It is culverted north of Princes Highway and runs along the EastLink south of Princes Highway within Fotheringham Reserve. Fotheringham Reserve is approximately 16 hectares of public open space and is potentially one of Dandenong's most important recreational and environmentally significant areas. The Reserve contains one of the largest intact remnant River Red Gum (Eucalyptus camaldulensis) woodlands within the municipality, providing habitat for many native species of plants and animals, and acts as a passive recreation area for residents.

The site contains a zone of Riparian Woodland, adjacent to the Yarraman Creek and billabongs. This billabong system relies on seasonal water from the Creek, but following EastLink construction and the creek realignment, the connectivity has been altered. The altered hydrological and hydraulic conditions impact on the health of the remaining riparian vegetation and facilitate weed invasion. Whilst the billabongs have benefited from a revegetation program funded by Council and Melbourne Water, additional works are required to ensure the riparian vegetation is more resilient to altered creek conditions and future drought.

Similarly to Dandenong Creek, Mile Creek acts more as a drainage asset than an environmental asset. It is also concrete-lined and is equipped with low flow pipes. As a result, its aesthetics are reduced...

# **PARKS, RESERVES & WATERWAYS**

### Action Plan for Parks, Reserves & Waterways

While the actions detailed in the Action Plan are currently considered within Council's sphere of influence, it is important to be clear about Council's role and the role of other stakeholders as well as priorities for action, funding, monitoring and review of the Strategy. Council's resources are determined annually by Council and other stakeholders. When resources are available, actions will be generally resourced according to their stated

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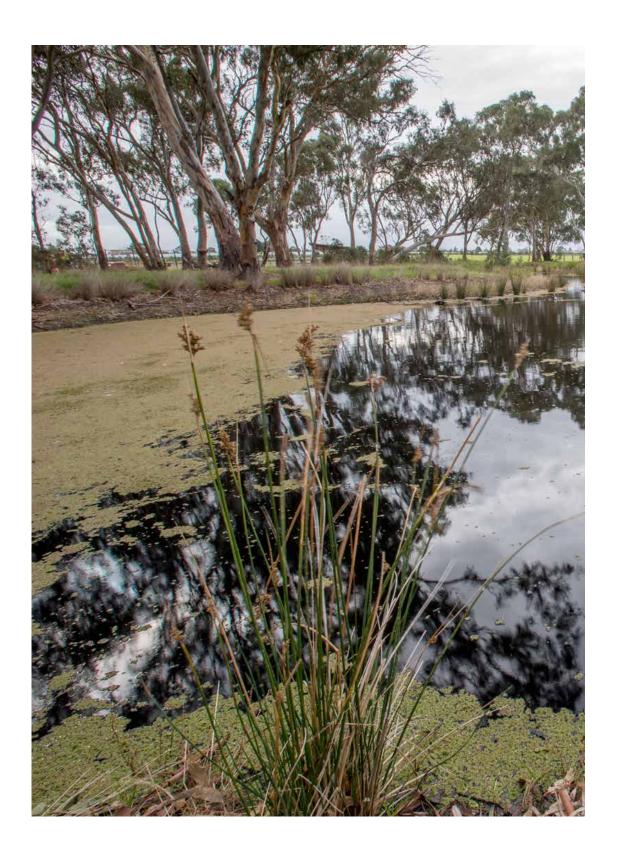
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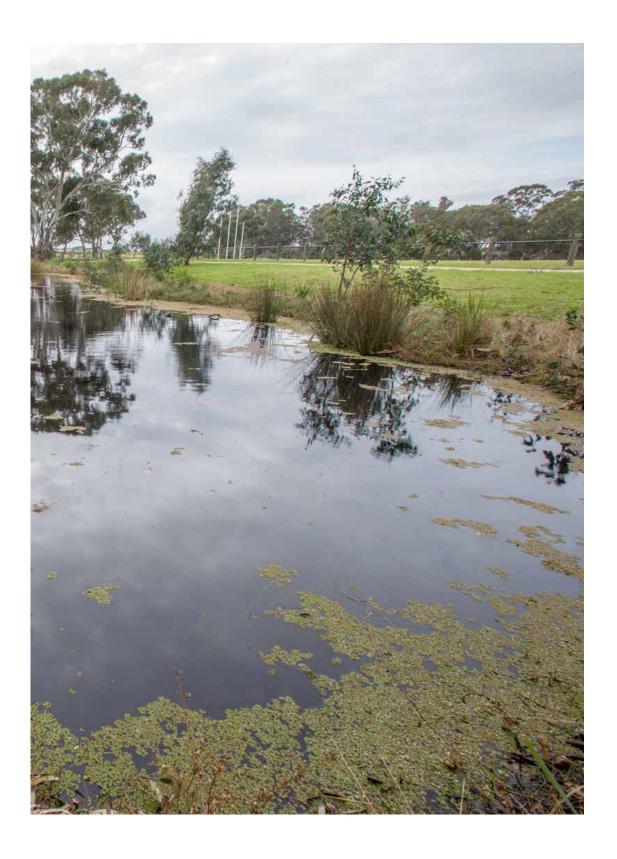
The recommended timing for these actions is as follows:

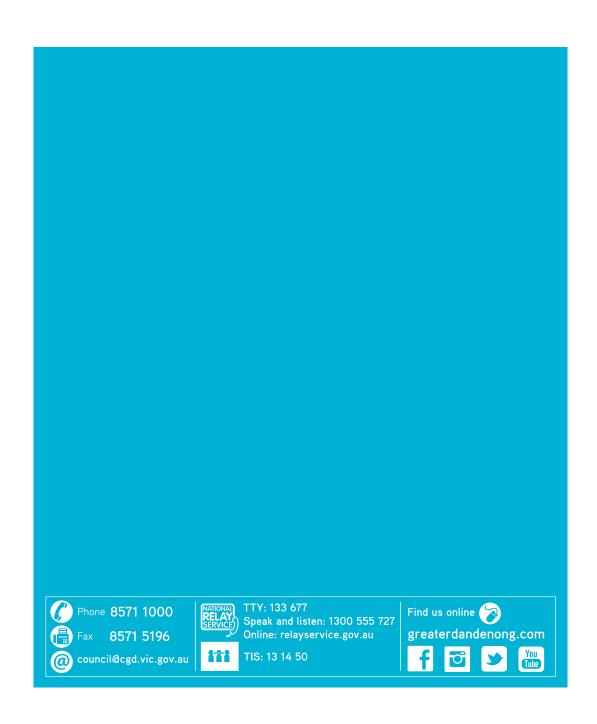
- · Immediate actions to commence within 18 months (before 2017)
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- Long-term actions to commence within 10–20 years (before 2036)

Objective	Strategic Priority	Action	Outcomes / Indicators	Responsibility	Timeframe
Maintain high quality parks and facilities	Investigate and identify opportunities to recycle stormwater runoff for the irrigation of parks across the City of Greater Dandenong	Identify (and prioritise) stormwater harvesting (SWH) options for the irrigation of Council's open space and recreational facilities where flood benefits can also be combined	Stormwater harvesting (SWH) Scoping Study completed	Infrastructure Planning and Services City Planning, Design & Amenity Community Services	Immediate
		Progress detailed design of preferred SWH system for the priority site locations identified in SWH Scoping Study	Detailed design	Infrastructure Planning and Services City Improvement	Short-term
		Obtain internal and external funding to construct proposed SWH systems	Funding obtained SWH scheme constructed	Infrastructure Planning and Services City Improvement	Medium-term
Maintain high quality parks and facilities	Investigate and identify opportunities to recycle stormwater runoff for the irrigation of native reserves across the City of Greater Dandenong	Undertake Alex Wilkie water requirement study	Water requirement report prepared	Infrastructure Planning and Services	Immediate
		Obtain internal & external funding to construct proposed drainage works	Funding obtained SWH scheme constructed	Infrastructure Planning and Services City Improvement	Medium-term

Objective	Strategic Priority	Action	Outcomes / Indicators	Responsibility	Timeframe
Manage and enhance our waterways	Investigate and identify (collaboratively with Melbourne Water) opportunities to rehabilitate channelized section of waterways within the City of Greater Dandenong	Investigate the feasibility of improving Mile Creek corridor between Springvale Road and Sandown Racing Track for amenity, recreation, biodiversity and water quality purposes	Hydraulic study and economic assessment prepared	Infrastructure Planning and Services City Planning, Design & Amenity Community Services	Short-term
		Work with Melbourne Water and Melbourne Racing Club to carry out improvements to the Mile Creek corridor	Waterway rehabilitated	Infrastructure Planning and Services	Medium-term
		Investigate the feasibility of restoring the Fotheringham Reserve billabongs	Report prepared	Infrastructure Services and Services	Short-term
		Obtain internal and external funding to rehabilitate billabongs	Funding obtained Billabong scheme constructed	Infrastructure Planning and Services City Improvement	Medium-term
		Develop culvert design to promote fish passage in our waterways	Standard drawings prepared and released to the public	Infrastructure Planning and Services City Development	Medium-term
Manage & reduce flood risk	Engage with adjacent Councils and other government stakeholders to promote a more integrated management of Dandenong Creek.	Facilitate the development of a whole-of-water plan for Dandenong Creek (as previously proposed by and to the Office of Living Victoria)	Whole-of- Water Plan prepared collaboratively with other stakeholders	Infrastructure Planning and Services City Planning, Design & Amenity	Medium-term







File Id: A4683491

Responsible Officer: Director City Planning, Design and Amenity

Attachments: Post Exhibition Prescribed Explanatory

Report

Post Exhibition Development Plan Overlay Schedule 14 (DPO14) with requested changes

### **Report Summary**

Greater Dandenong Planning Scheme Amendment C198 (the Amendment) proposes to rezone land at 2-10 Springvale Road and 1690 Centre Road, Springvale from Industrial 1 Zone to Commercial 1 Zone, apply a Development Plan Overlay Schedule 14 (DPO14) and seek approval for a Development Plan to develop the site for a proposed residential hotel and retail development including commercial retail tenancies, a residential hotel and ancillary guest facilities such as a café, gym, lounge, restaurant and function facilities.

The amendment was placed on public exhibition over a four (4) week period from 2 November to 1 December 2017. During this public consultation period Council received three (3) submissions of support from the Environmental Protection Authority (EPA), the Department of Economic Development, Jobs, Transport and Resources (DEDJTR) and VicRoads.

This report discusses the submissions, and recommends that Amendment C198 be adopted with some minor changes to wording in the DPO14 as requested by VicRoads and the EPA prior to forwarding the amendment documentation to the Minister for Planning for approval.

### **Recommendation Summary**

### That Council:

- 1. adopts Amendment C198 to the Greater Dandenong Planning Scheme in accordance with Section 29 (1) of the *Planning and Environment Act 1987*, incorporating the changes to Amendment C198 recommended in this report;
- 2. forwards the revised Amendment C198 documentation to the Minister for Planning for approval in accordance with Section 31(1) of the *Planning and Environment Act 1987*; and
- 3. advise all submitters accordingly.

### **Background**

On 3 October 2017, under the delegation of the Director of Planning, Design and Amenity, Council officers requested authorisation from the Minister for Planning to prepare Amendment C198 to the Greater Dandenong Planning Scheme under section 8 A (3) of the *Planning and Environment Act* 1987.

On 18 October 2017, Council received the Minister's authorisation to prepare the amendment subject to three conditions which requested further clarity in the Explanatory Report and further details regarding the intended future land uses to be included in the proposed Development Plan Overlay Schedule 14.

The Amendment (as exhibited) proposes to rezone land at 2-10 Springvale Road and 1690 Centre Road, Springvale to develop a site at a key landmark gateway site which will provide a unique opportunity to accommodate the future integrated redevelopment of the subject sites for commercial retail tenancies, a residential hotel and ancillary guest facilities such as a café, gym, lounge, restaurant and function facilities.

More specifically, as detailed in the Explanatory Report (**Attachment 1**) the Amendment proposes to:

- Rezone the subject site from Industrial 1 Zone to Commercial 1 Zone;
- Apply a new Development Plan Overlay to the land; Development Plan Overlay Schedule 14 (Attachment 2);and
- Seek approval for a Development Plan for a proposed residential hotel and retail development.

The proposed amendment will provide positive social benefits for the area through an integrated development including; commercial retail tenancies, a residential hotel and ancillary guest facilities such as a café, gym, lounge, restaurant and function facilities that will include spaces that provide new focal points for and better connections to the neighbourhood.

The proposed DPO14 will provide a better development outcome that recognises the residential amenity of landowners to the south and southwest in the design and location of future buildings and works on the land than the current industrial zoning.

Positive economic effects and benefits will accrue from the proposed amendment through increased economic activity, redevelopment of an underutilised but prominent piece of land for mixed commercial activities that will provide more options and choices for commercial activity while also providing greater employment opportunities.

The redevelopment of the site allowed for by this proposal will create a more attractive environment in comparison to the current situation provided for by the industrial zoning. A commercial zoning will be more compatible with the adjoining residents, reducing the potential for inappropriate land uses and development while providing a local opportunity for greater employment. The proposal will provide a new focal point for the area, in a building designed to achieve and promote design excellence.

The proposed amendment facilitates a high quality building, the proposed planning scheme controls facilitate a high quality development, which will have regard for the surrounding environment, land uses and built forms. This will improve the quality, consistency and function of this area, by providing an attractive focal point for the community and provide improved pedestrian amenity.

The proposed amendment provides decision guidelines that will deliver a high quality urban design outcome for this gateway location by providing a land mark for the orientation for locals and visitors to the area and contribute to its sense of place. The proposed amendment and redevelopment of the land will facilitate a contemporary, high quality built form, with building heights and setbacks that acknowledge the residential uses adjoining the site.

In accordance with the statutory process under the *Planning and Environment Act 1987* (the Act) Amendment C198 was placed on public exhibition from 2 November - 1 December 2017. Three (3) submissions were received from the EPA, VicRoads and DEDJTR, none of which had any objections to the amendment. However, some minor changes to the DPO14 were requested from the EPA and VicRoads, to provide further clarification regarding the environmental site assessment requirements and safe access and movement into the site.

### Post Exhibition Changes by Council

VicRoads and the Environmental Protection Authority (EPA) have requested some changes to the exhibited Development Plan Overlay Schedule 14 which have been shown in **Attachment 2**.

# Community Plan 'Imagine 2030' and Council Plan 2017-21 – Strategic Objectives, Strategies and Plans

After consultation with the Greater Dandenong community on what kind of future they wanted to see for themselves and the City in 2030, the result was the Greater Dandenong Community Plan 'Imagine 2030'. This report is consistent with the following community visions:

### Community Plan 'Imagine 2030'

### **People**

- Pride Best place best people
- Cultural Diversity Model multicultural community
- Outdoor Activity and Sports Recreation for everyone
- Lifecycle and Social Support The generations supported

### Place

- Sense of Place One city many neighbourhoods
- Safety in Streets and Places Feeling and being safe
- Appearance of Places Places and buildings
- Travel and Transport Easy to get around

### **Opportunity**

- Education, Learning and Information Knowledge
- Jobs and Business Opportunities Prosperous and affordable
- Leadershipby the Council The leading Council

### Council Plan 2017-21

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. This report is consistent with the following goals:

### People

- A vibrant, connected and safe community
- A creative city that respects and embraces diversity

### Place

- A healthy, liveable and sustainable city
- A city planned for the future

### **Opportunity**

- A diverse and growing economy
- An open and effective Council

The strategies and plans that contribute to these outcomes are as follows:

Greater Dandenong Planning Scheme.

### Victorian Charter of Human Rights and Responsibilities

All matters relevant to the Victorian Human Rights Charter have been considered in the preparation of this Policy and are consistent with the standards set by the Charter.

### **Financial Implications**

Resource requirements are in accordance with existing budgetary allocations for Planning Scheme Amendment C198.

### Consultation

On 16 August 2017 Councillors were briefed on the proposed Planning Scheme Amendment (PSA) C198 by Council officers via circulated documentation and a covering memorandum.

The proponent indicated to Council officers that some initial consultation had been undertaken with referral authorities including VicRoads and Melbourne Water and surrounding property owners adjoining the subject site regarding the proposal. No written advice was provided by VicRoads pre authorisation and Melbourne Water provided flooding advice regarding the floor level of any future development.

Notification of the amendment was given in accordance with the requirements of the *Planning and Environment Act.* 1987 and extended over a four week period from 2 November to 1 December 2017.

113 letters were sent to owners and occupiers of land that may be affected by the amendment as well as other various stakeholders including external referral authorities, prescribed ministers and the neighbouring City of Monash, who may have an interest in the amendment. The correspondence contained a letter with information regarding the formal notice of the amendment, proposed rezoning, overlay maps and the Development Plan Overlay.

In addition, the amendment was advertised to the broader community through:

- Notification letters sent on 30 October 2017 to Prescribed Ministers and a number of referral authorities including Jemena, Development Victoria, Melbourne Water, Dept. of Economic Development, Jobs, Transport and Resources, EPA, VicRoads;
- Formal notice in the two local newspapers, the Dandenong Journal and the Dandenong Leader;
- Council's website the week commencing 30 October 2017;
- Notification of the Amendment in the Government Gazette on 2 November 2017; and
- Explanatory folders available at Council's Customer Service Centres in Springvale and Dandenong.

### **Submissions**

Three (3) submissions were received during the public consultation period and are outlined below:

### Department of Economic Development, Jobs, Transport and Resources

- DEDJTR noted that the subject site is part of a large Industrial 1 Zone precinct and their view is that the integrity of such precincts needs to be retained, but that relatively minor planning scheme amendments can be considered where there is strategic justification.
- DEDJTR noted that a rezoning to Commercial 1 Zone, with likely residential hotel use would be a reasonable transition in terms of the proposed zone and land use and DEDJTR have no objection to Amendment C198.

### **Environment Protection Authority**

The EPA has no objection to the proposed amendment. However, the EPA has requested additional text under the 'Conditions and requirements for a permit' section in the proposed Development Plan Overlay Schedule 14 as identified underlined and stricken out below:

A preliminary Environmental Site Assessment, prepared by a suitably qualified professional, indicating the current state of the land is suitable for the proposed use, and whether an environmental audit of the land is required in accordance with Part IXD of the Environment Protection Act 1970.

Officer Response: As per the EPA submission the Development Plan Overlay Schedule 14 will be modified to include the updated condition to prepare an Environmental Site Assessment as specified under the EP Act 1970. The Track Changes on Attachment 2 to this report illustrate the pre and post Exhibition changes to Development Plan Overlay Schedule 14.

### **VicRoads**

VicRoads does not have any objection to the proposed amendment. However, VicRoads has requested some changes to the proposed Development Plan Overlay Schedule 14 to ensure that the future redevelopment of the land provides for safe and convenient access that does not cause detriment to the operation of the arterial road network and public safety.

Accordingly, VicRoads have requested that changes be made to Diagram 1 and the Pedestrian Access, Vehicle Parking and Loading part of the proposed DPO14 (Section 3.0 of Clause 43.04 Development Plan Overlay) to require that, with respect to car park access, the development plan include as follows:

- 1. Primary ingress from Centre Road;
- 2. Primary egress to Young Street, which may be limited to left-turn movements;
- 3. Secondary egress to Centre Road (if required) must be less convenient than egress to Young Street and must be restricted to left-turn movements.

With the above changes to Schedule 14 to Clause 43.04 - Development Plan Overlay, impact mitigation measures on the declared arterial road will not be required. VicRoads noted that based on the above mentioned the 4th dot point at Section 2.0 could be deleted.

Officer Response: As per the VicRoads referral comments Schedule 14 to the Development Plan Overlay will be modified to include the conditions as mentioned above. The Track Changes on Attachment 2 to this report illustrate the pre and post Exhibition changes to Development Plan Overlay Schedule 14.

### Metropolitan South East Region

No response received.

### Monash City Council

No response received.

### Jemena Asset Management Pty Ltd (United Energy/ Multinet Gas)

No response received.

### **Development Victoria**

No response received.

### Melbourne Water

No response received.

### **Prescribed Ministers**

No response received.

### Land owners/occupiers

No response received.

### Conclusion

Council exhibited Greater Dandenong Planning Scheme Amendment C198 in accordance with the statutory process of the Act.

The Amendment is recommended to be adopted, subject to some changes as recommended by VicRoads and the EPA.

Principally, this is to amend some wording in Schedule 14 to the Development Plan Overlay.

All other elements of the exhibited amendment are to remain unchanged. These changes are considered to be acceptable and should be supported in order to continue to progress this amendment.

As no objections were received to this amendment during the public consultation period it is recommended that Council adopt Amendment C198 and seek approval of the amendment from the Minister for Planning.

### Recommendation

### **That Council:**

1. adopts Amendment C198 to the Greater Dandenong Planning Scheme in accordance with Section 29 (1) of the *Planning and Environment Act 1987*, incorporating the changes to Amendment C198 recommended in this report;

- 2. forwards Amendment C198 documentation to the Minister for Planning for approval in accordance with Section 31(1) of the *Planning and Environment Act 1987*; and
- 3. advise all submitters accordingly.

### **POLICY AND STRATEGY**

GREATER DANDENONG PLANNING SCHEME AMENDMENT C198 - CONSIDERATION OF SUBMISSIONS AND PROPOSED ADOPTION

### **ATTACHMENT 1**

# POST-EXHIBITION PRESCRIBED EXPLANATORY REPORT

**PAGES 8 (including cover)** 

If the details of the attachment are unclear please contact Governance on 8571 5235.

Planning and Environment Act 1987

# GREATER DANDENONG PLANNING SCHEME AMENDMENT C198

### **EXPLANATORY REPORT**

### Who is the planning authority?

This amendment has been prepared by the City of Greater Dandenong Council, which is the planning authority for this amendment.

The amendment has been made at the request of MacroPlan Dimasi on behalf of PE Capital.

### Land affected by the amendment

The proposed amendment applies to 1690 Centre Road and 2-10 Springvale Road, Springvale, see below:



### What the amendment does

The amendment: proposes to rezone the land from Industrial 1 Zone (IN1Z) to Commercial 1 Zone (C1Z) and inserts Schedule 14 to Clause 43.04 Development Plan Overlay (DPO14) into the planning scheme and applies it to the land.

### Strategic assessment of the amendment

### Why is the amendment required?

The proposed amendment is required to facilitate the future integrated redevelopment of the subject sites for commercial retail tenancies, a residential hotel and ancillary guest facilities such as a café, gym, lounge, restaurant and function facilities. Specific changes proposed in the amendment are required to:

Rezoning the sites from IN1Z to C1Z is required to:

- broaden the range of commercial uses and developments that may be permitted on the land that cannot be considered under the existing IN1Z.
- reflect that the land is suitable for a commercial retail and residential hotel use and development as a gateway site under the C1Z, which has the following primary purposes:

To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.

The rezoning will allow a use and development of these redevelopment sites that would cater for a range of commercial activities, generating greater employment opportunity than the current bulky goods use on site. The rezoning proposal recognizes that the site is currently constrained and is not required or suitable for any higher order industrial use or development.

The proposed DPO14 is required to be applied to land to:

- Guide the context for design, built form and layout of the future development;
- Set the parameters for the detailed design and development of the land.

The application of the proposed DPO14 will guide a built form that will allow for a range of commercial and residential hotel activities, while providing for the amenity of the adjoining residents fronting Young Street.

### How does the amendment implement the objectives of planning in Victoria?

The proposed amendment gives effect to and is consistent with the objectives of planning in Victoria as outlined in section 4 of the *Planning and Environment Act 1987*:

- Providing for the fair, orderly, economic and sustainable use and development of land;
- Securing a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;
- Ensuring sound, strategic planning and co-ordinated action at State, regional and municipal levels;
- Enabling land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State. regional and municipal levels;
- Facilitating development that achieves the objectives of planning in Victoria and planning objectives set up in planning schemes.

The proposed amendment will facilitate the use and development of a quality working environment, provide community benefits and lead to quality design and development outcomes on the land.

### How does the amendment address any environmental, social and economic effects?

#### Environmental effects:

Environmental effects have been considered as part of the amendment process.

The proposed amendment provides an opportunity to remove an undesirable residential industrial interface. The proposal also provides for an outcome that addresses environmental sustainable design principles.

### Social effects:

The proposed amendment will provide positive social benefits for the area through an integrated development including; commercial retail tenancies, a residential hotel and ancillary guest facilities such as a café, gym, lounge, restaurant and function facilities that will include spaces that provide new focal points for and better connections to the neighbourhood.

The proposed DPO14 will provide a better development outcome that recognises the residential amenity of landowners to the south and southwest in the design and location of future buildings and works on the land than the current industrial zoning.

#### Economic effects:

Positive economic effects and benefits will accrue from the proposed amendment through increased economic activity, redevelopment of an underutilised but prominent piece of land for mixed commercial activities that will provide more options and choices for commercial activity while also providing greater employment opportunities.

### Does the amendment address relevant bushfire risk?

The Bushfire Management Overlay does not apply to the land and the land has not been identified as being 'Bushfire Prone' under the Building Regulations. No additional bushfire risk measures are anticipated to be required as a result of the proposed amendment.

### Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The proposed amendment has considered and complies with the following relevant Ministerial Directions under section 12 of the *Planning and Environment Act 1987*:

• Ministerial Direction 1, Potentially contaminated land:

Ministerial Direction No 1 seeks to ensure that potentially contaminated land is suitable for a use which could be adversely affected by any contamination before use or development for a sensitive use commences.

An environmental audit has been conducted for the land, with no potentially contaminated land being identified. There is no need for the Environmental Audit Overlay to be applied to the land in conjunction with its proposed rezoning from IN1Z land to C1Z.

Ministerial Direction 9, Metropolitan Planning Strategy:

The proposed amendment has considered and met the objectives of *Plan Melbourne* 2017-2050.

The proposed amendment will implement key outcomes and objectives identified in *Plan Melbourne 2017 – 2050*, in particular:

### A globally connected and competitive city:

The proposed amendment will assist in strengthening the competitiveness of Melbourne's employment land, by providing a facility that augments the Monash National Employment and Innovation Cluster. An integrated commercial retail and residential hotel will provide an important adjunct to the research and development businesses clustered in the Monash National Employment and Innovation Cluster providing quality hotel accommodation within the precinct. The proposed development will also provide jobs closer to where people live.

### <u>Living locally – 20 minute neighbourhoods</u>:

The redevelopment of the site allowed for by this proposal will create a more attractive environment in comparison to the current situation provided for by the industrial zoning. A commercial zoning will be more compatible with the adjoining residents, reducing the potential for inappropriate land uses and development while providing a local opportunity for greater employment. The proposal will provide a new focal point for the area, in a building designed to achieve and promote design excellence.

• Ministerial Direction 11, Strategic Assessment of Amendments

The proposed amendment has considered and met the requirements of Ministerial Direction 11 as per the content provided in this Explanatory Report.

Ministerial Direction, The Form and Content of Planning Schemes

The proposed amendment is consistent with Ministerial Direction Form and Content of Planning Schemes. The changes to the Greater Dandenong Planning Scheme were written in plain English and followed the presentation, layout, form and content guidelines provided in Annexures 1, 2 and 3.

• No other Minister's Direction is directly affected by the proposed amendment.

### How does the amendment support or implement the State Planning Policy Framework and any adopted State policy?

The proposed amendment complies with and implements the State Planning Policy Framework (SPPF) of the Greater Dandenong Planning Scheme. In particular, the proposed amendment implements:

### Clause 11, Settlement:

The proposed rezoning will ensure a sufficient supply of land is available for commercial, retail and other community uses.

Council policy acknowledges that traditional industry is in transition and that industrial uses can be constrained by being in close proximity to residential land.

■ Clause 11.02-1 –Supply of urban land

The proposed rezoning will make use of an underutilised site. The redevelopment of the site will provide a better mix of more compatible land uses in the immediate neighbourhood. It will facilitate an opportunity for redevelopment and urban consolidation within an established area of Melbourne with the necessary services and infrastructure to accommodate the proposed range of land uses.

Clause 11.04, Metropolitan Melbourne:

The proposed amendment meets these SPPF objectives to provide a mix of commercial and short term accommodation uses facilitating greater jobs potential and economic productivity in the locality than the current bulky goods retail land uses.

### Clause 15, Built Environment and Heritage:

#### Clause 15.01. Urban Environment:

The proposed amendment will enable the renewal of the location that is attractive, safe, and functional, that will provide a sense of place and cultural identity for the locality.

### 15.01-2 Urban design principles:

The proposed amendment will achieve an outcome that contributes positively to local urban character and enhance the public realm, increases passive surveillance through the addition of more activity in the area through a mix of more employment and the activity associated with the residential hotel uses on the site.

The proposed amendment provides design principles that address the site's context, the public realm, safety, the site's landmark location, views and vistas, pedestrian spaces, light and shade, energy and resource efficiency, architectural quality and landscape architecture.

### Clause 17, Economic Development:

#### 17.01, Commercial:

Council's strategic planning identifies that the area should be encouraged to develop to meet the communities' needs for retail, entertainment, office and other commercial services in the area. The proposed amendment provides a mechanism to achieve this on this site for the local area.

### Clause 18, Transport:

The proposed amendment provides for safe and sustainable transport by integrating land-use, transport and sustainable transport requirements into the requirements of the proposed DPO14. The proposed decision guidelines including a requirement for a traffic management plan and impact assessment will ensure that the final development will not adversely impact adjoining main roads while providing a local commercial focus for the neighbourhood.

### How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The proposed amendment complies with and implements the Local Planning Policy Framework (LPPF) of the Greater Dandenong Planning Scheme. In particular, the proposed amendment implements:

### Clause 21.03, A vision for Greater Dandenong:

### ■ Clause 21.03-2, Achieving the vision:

The proposed amendment will facilitate a development and land uses that take advantage of its proximity to the Monash National Employment Cluster. It will facilitate employment and investment in this key economic area of the municipality, stimulating its economic growth and well being.

• Clause 21.04-2, Retail, commerce and entertainment:

### Objective 2

The proposed amendment reinforces and develops the role, character and identity of the surrounding area by encouraging additional retail diversity that complements the locality. The proposed amendment will facilitate a use and development of a local activity centre that will complement but not conflict with existing activity centres in the municipality.

### Clause 21.05, Built form:

### 21.05-1 Urban design, character, streetscapes and landscapes:

The proposed amendment facilitates a high quality building, the proposed planning scheme controls facilitate a high quality development, which will have regard for the surrounding environment, land uses and built forms. This will improve the quality, consistency and function of this area, by providing an attractive focal point for the community and provide improved pedestrian amenity in a currently underutilized area.

#### Clause 21.08, Reference documents:

The land is identified as a 'Council identified gateway' (*Dandenong Industrial Change and Demand Study (December 2007)* and a 'local activity centre' with high exposure to Centre Road, in a high profile gateway location, in proximity to the Monash Employment Cluster.

The current built form presents poorly to this "Gateway" corner on Springvale Road. The proposed amendment facilitates the development of the land as a gateway to the municipality. The proposed development will provide a more appropriate and integrated mix of land uses for the adjoining residents than the current industrial zoning of the site provides.

### Clause 22.04, Urban design in activity centres:

The proposed DPO14 will guide development. The proposed amendment provides decision guidelines that will deliver a high quality urban design outcome for this gateway location and emerging local activity centre by providing a land mark for the orientation for locals and visitors to the area and contribute to its sense of place.

### Clause 22.05, Greater Dandenong gateways policy:

The proposed amendment proposes the C1Z and a DPO14 that will develop this gateway site. The redevelopment of this site will assist in establishing this entry to the City of Greater Dandenong. The proposed amendment and redevelopment of the land will facilitate a contemporary, high quality built form, with building heights and setbacks that acknowledge the residential uses adjoining the site.

### Does the amendment make proper use of the Victoria Planning Provisions?

The proposed amendment makes proper use of the Victoria Planning Provisions (VPP). The rezoning of this land to C1Z reflects the most appropriate future land use and zoning for the land. The application of the DPO14 will guide the future use, layout, design and built form outcomes for the land, as per Planning Practice Note 23. These tools are an appropriate application of the VPP to facilitate the future land use and development outcomes identified in councils strategies referred to above.

### How does the amendment address the views of any relevant agency?

The City of Greater Dandenong has been involved during the development of the proposed amendment, primarily Council departments responsible for engineering, planning and urban design.

The views of the prescribed public authorities and relevant agencies will be sought during the public exhibition period of this amendment.

### Does the amendment address relevant requirements of the Transport Integration Act 2010?

The proposed amendment will not have a significant impact on the transport network. The proposed amendment recognises the existing transport system and builds requirements into the proposed DPO14 provisions.

### Resource and administrative costs

 What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The proposed amendment will have no significant detrimental effect on resource and administrative costs.

Any future application for planning permit for any specific use or development proposal on the land will be considered on their merits and is not anticipated to adversely impact on resource and administrative costs.

### Where you may inspect this amendment

The amendment is available for public inspection, free of charge, during office hours at the following places:

Level 3 Planning Counter
City of Greater Dandenong Council
225 Lonsdale Street
DANDENONG

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at <a href="www.delwp.vic.gov.au/public-inspection.">www.delwp.vic.gov.au/public-inspection.</a>

### **POLICY AND STRATEGY**

GREATER DANDENONG PLANNING SCHEME AMENDMENT C198 – CONSIDERATION OF SUBMISSIONS AND PROPOSED ADOPTION

### **ATTACHMENT 2**

### POST-EXHIBITION DEVELOPMENT PLAN OVERLAY SCHEDULE 14 (DPO14) WITH REQUESTED CHANGES

**PAGES 5 (including cover)** 

If the details of the attachment are unclear please contact Governance on 8571 5235.

GREATER DANDENONG PLANNING SCHEME

#### --/--/2017 Proposed C198

### SCHEDULE 14 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO14.

### 2-10 SPRINGVALE ROAD AND 1690 CENTRE ROAD, SPRINGVALE

#### --/--/2017 Proposed C198

### Requirement before a permit is granted

198

None Specified.

#### 2.0 --/--/2017 Proposed C198

### Conditions and requirements for a permits

The following conditions and/or requirements apply to permits and development plan, to the satisfaction of the responsible authority:

- A site analysis and design response which includes an existing conditions plan that
  details the site context and the development proposal.
- A sustainability management plan which includes the implementation of environmentally sustainable design principles for design and construction of the proposed development, supported by an industry accepted sustainability assessment tool.
- A stormwater management plan incorporating water sensitive urban design principles and a preliminary drainage and servicing assessment addressing all relevant drainage, flooding and water quality issues.
- A traffic management plan to be carried out to the satisfaction of the responsible authority, in consultation with VicRoads showing arrangements for vehicle ingress and egress to the development, including the road layout, construction standards, traffic management and emergency vehicle access.
- A Transport Impact Assessment Report having regard to VicRoads Access
  Management policies to determine the extent of mitigation works required on
  declared arterial roads. Any mitigation works shall be determined in consultation
  with VicRoads.
- A Preliminary Environmental Site Assessment, prepared by a suitably qualified professional, indicating the current state of the land is suitable for the proposed use, and whether an environmental audit of the land is required in accordance with Part IXD of the Environment Protection Authority Act 1970.

#### 3.0 --/--/2017 Proposed C198

### Requirements for a development plan

The development plan must be consistent with the following objectives and requirements for the site, to the satisfaction of the responsible authority:

### **Development Plan Objectives**

- To achieve a high quality, integrated development that addresses this key corner feature gateway site.
- To ensure that future use and development respects the residential interface and the future development potential of adjacent sites.
- To ensure that the future development provides well integrated uses of commercial, retail and residential hotel.
- To enhance the visual character, landscaping and public realm amenity of the site.
- To establish a high quality urban environment which improves pedestrian safety and makes a positive contribution to a boulevard experience.

### **Building Heights and Setbacks**

 A built form that addresses the frontage to Centre Road; the frontage to Springvale Road and the splay at the intersection of Centre and Springvale Roads.

#### GREATER DANDENONG PLANNING SCHEME

- A site layout generally in accordance with the Concept Plan Diagram 1 below.
- A shadow diagram that complies with the overshadowing requirements of clause 54.04-5 in relation to the residential properties in Young Street that adjoin the site.
- At ground level provide a minimum 3 metre setback to:
  - the street frontages of Centre, Springvale and Young Streets, inclusive of the splay of the intersection of Centre and Springvale Roads;
  - the shared boundaries with the residential properties in Young Street providing a vegetated buffer.
- A zero setback at ground level to the western boundary shared with the adjoining property fronting Centre Road.
- At a first floor level the built form is to set back 5 metres from the road reserves of Centre, Springvale and Young Streets.
- At first floor level and above the built form is to maintain the 3 metre setback to the splay of the intersection of Centre and Springvale Roads.
- At first floor level and above the built form is to set back a minimum 15 metres from
  the shared boundaries with the residential properties in Young Street and 10 metres
  from the adjoining property in Centre Road;
- At levels 2 and above the built from is to set back a minimum of 15 metres from the eastern boundary shared with 1 Young Street;
- To provide the gateway element any storeys above 6 storeys must be located towards the splay of the intersection of Centre and Springvale Roads and a minimum of 15 metres from the shared boundary with 1 Young Street.

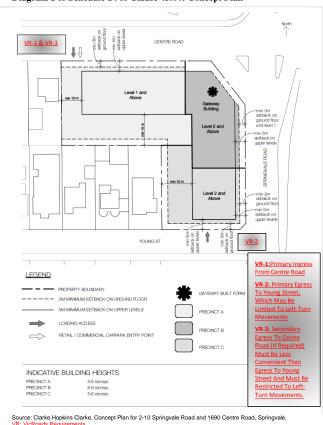
OVERLAYS - CLAUSE 43.04 - SCHEDULE 14

PAGE 2 OF 4

#### GREATER DANDENONG PLANNING SCHEME

- Primary ingress from Centre Road;
- Primary egress to Young Street, which may be limited to left-turn movements;
- Secondary egress to Centre Road (if required) must be less convenient than egress to Young Street and must be restricted to left-turn movements.

### Diagram 1 to Schedule 14 to Clause 43.04: Concept Plan



### Building form, materials and articulation

- Articulated roof treatments that integrate lift overruns, plant and equipment into the design of the building.
- Avoids large expanses of hard surfaces between the building and street frontages.
- Provides ground level retail spaces that provides clear glazing to the retail and commercial premises, activating the frontages to Centre Road, Springvale Road and Young Street.
- Provides a palette of materials and finishes that provide visual interest and a sense of durability and high quality.

#### GREATER DANDENONG PLANNING SCHEME

- Provide opportunities within the development for integrated landscaping to introduce areas of greenery to the development and to provide a softening of the frontages to the residential properties.
- Provide an adequate articulation to break the length of the north-south massing along Springvale Road.
- Provide adequate articulation to break the vertical massing of the tower into a comfortable, elegant and more human scale proportion.
- Design building layout and elevation to maximise the passive design benefits for the internal spaces.

### **Environmentally Sustainable Development**

- Provide energy efficiency through effective daylighting, shading, ventilation and implementation of energy efficient building services.
- Provide on-site water efficiency and stormwater management.

### Pedestrian Access, Vehicle Parking & Loading

- Provide clearly designated, safe pedestrian paths that provide shelter from the weather at ground level and along retail interfaces.
- Provide car parking and loading areas internal to the site and conveniently accessed by the retail premises.
- Incorporate infrastructure that supports sustainable transport options.
- Car parking, loading facilities, service areas and waste storage should be screened from public view and not located at critical active street frontages.
  - Limit the number of vehicular access points to Centre Road so that the interruption of footpaths adjoining the site is minimised.
- With respect to car park access the development plan is to include:
  - Primary ingress from Centre Road;
  - Primary egress to Young Street, which may be limited to left-turn movements;
  - Secondary egress to Centre Road (if required) must be less convenient than egress to Young Street and must be restricted to left-turn movements.

File Id: qA283304

Responsible Officer: Director Corporate Services

Attachments: Guarantee of Community Loans Policy

### **Report Summary**

Council establishes a number of policies and codes of practice to guide the various operations of the Greater Dandenong City Council. Existing policies and codes of practice are subject to an ongoing review process to ensure that they comply with current legislation and adequately reflect Council's operational requirements. Any changes to existing policies are subject to Council approval. Policies and codes of practice that have become superfluous to Council's needs require abolition by Council.

The following policy has been reviewed in detail and is submitted to Council for re-adoption:

Guarantee of Community Loans

### **Recommendation Summary**

This reports recommends that the Guarantee of Community Loans be readopted as per attachment (1) one.

### **Background**

Policies establish clear processes and procedures by which Council conducts its business and activities and ensures that the decision making process is consistent.

Council has established a number of policies to guide the various functions of the City. Existing policies are subject to an ongoing review process to ensure they comply with current legislation and adequately reflect Council's operational requirements.

When Council resolves to adopt a policy and/or code of practice, in the absence of a sunset date, the policy or code remains current until Council resolves to abolish it.

It is critical that Council policies and codes of practice fully reflect the principles, values and issues that Council believes are important as outlined in the Council Plan. Following a detailed review of a Council policy or code of practice it will be submitted to Council for either readoption or abolition to ensure all policies and codes of practice remain current.

A database of all Council policy documents is maintained by the Governance Business Unit.

### Proposal

The following Policy be readopted by Council:

Subject	Description of change to existing Policy
Guarantee of Community Loans	No changes have been made to the existing policy.

A copy of the policy seeking readoption is attached to this report.

# Community Plan 'Imagine 2030' and Council Plan 2017-21 – Strategic Objectives, Strategies and Plans

After consultation with the Greater Dandenong community on what kind of future they wanted to see for themselves and the City in 2030, the result was the Greater Dandenong Community Plan 'Imagine 2030'. This report is consistent with the following community visions:

### Community Plan 'Imagine 2030'

### People

Outdoor Activity and Sports – Recreation for everyone

### **Place**

Appearance of Places – Places and buildings

### **Opportunity**

• Leadershipby the Council – The leading Council

### Council Plan 2017-21

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. This report is consistent with the following goals:

### **People**

A vibrant, connected and safe community

### Place

A city planned for the future

### **Opportunity**

An open and effective Council

### **Financial Implications**

No financial resources are impacted by this report.

### Consultation

Council policies and codes of practice are referred to the Executive Management Team for review and evaluation prior to reporting to Council.

Council policies and codes of practice are referred to the Staff Consultative Committee as required.

### Conclusion

The policy detailed in this report has been reviewed and found consistent with current legislation and Council's operational needs and is submitted to Council for re-adoption without any changes to the previous policy.

### Recommendation

That the Guarantee of Community Loans Policy attached to this report be readopted.

### **POLICY AND STRATEGY**

### **REVIEW OF COUNCIL POLICY – GUARANTEE OF COMMUNITY LOANS**

### **ATTACHMENT 1**

# GUARANTEE OF COMMUNITY LOANS POLICY

**PAGES 5 (including cover)** 

If the details of the attachment are unclear please contact Governance on 8571 5235.



### **Guarantee of Community Loans**

File Number:	A657444	Directorate:	Corporate Services
Authority:	Council	Responsible Officer:	Manager Financial
			Services
Policy Type:	Discretional	Version Number:	01
1 <sup>st</sup> Adopted by	26 July 2010	Last Adopted by	26 July 2010
Council:	Minute No. 551	Council:	Minute No. 551
Review Period	Every Three Years	Next Review	July 2013

### 1. Purpose

The purpose of this policy is to provide general guidelines for the approval of Loan Guarantees for Community organisations. Its objective is to provide a mechanism to support local communities and sporting organisations to self fund capital asset projects that provide community benefit and that will ultimately vest in or be controlled by Council.

### 2. Background

This policy was developed to provide a framework for the approval of Loan Guarantees for Community organisations.

### 3. Scope

This policy will apply to all Council staff and Council. This policy will also apply to Community organisations within the Greater Dandenong City Council municipality.

### 4. References

- Local Government Act
- Long Term Financial Strategy

### 5. Definitions

Not applicable.

Page 1 of 4



### 6. Council Policy

As a guiding principal, Council will not undertake to provide Guarantees for loans or other borrowings taken out by Community or other Organisations within Greater Dandenong unless there are exceptional reasons and benefits to the broader Greater Dandenong community in doing so. In all circumstances, Council should only consider provision of a guarantee where Council has and will retain ownership of the Asset.

In considering applications for the City of Greater Dandenong to guarantee community projects, the following issues and factors are to be considered:

### **Benefits**

- Benefit derived by Greater Dandenong citizens from the proposal.
- Capacity for the facility to be used by the broader Greater Dandenong community at times when it is not required for that organisation's purposes.
- Where the proposal satisfies an identified need in the community and the project is consistent with the objectives established in the Council Plan or other strategic planning documents endorsed by Council.

### Risks

- Ability of the organisation to meet repayments of any borrowings undertaken, and the likelihood of council having to absorb debt.
- Any impact the proposal may have on Councils budget in respect of revenue streams or operating
  expenditure such as grants, building maintenance etc.
- Ability of the organisation to manage the proposal to ensure effective completion of project.
- Demonstrated track record of the organization in having a stable administration and governance performance, including the meeting of the requirements of any previous planning permits and compliance with legislative requirements in respect of neighbourhood amenity.

### **General Considerations**

- The nature of work of the organisation and its relation to Council's Community and Council Plan.
- Securities and guarantees from the organisation regarding repayment of such loans to comply with the provisions of the Local Government Act.
- A guarantee should only be considered where the asset to be established resides on Council land and represents a fixed asset that ownership vests with Council.
- Where an asset is to be constructed on Council land, Council should oversee the construction to
  ensure all Council standards and policies are adhered to.
- Guarantee not to exceed 50% of the value of the asset or project for any one asset or project. The
  aggregate Council exposure for all Loan Guarantees is not to exceed, at any point in time, one
  percent (1%) of the annual revenue from Rates income.

Page 2 of 4



- Consideration be given in relation to alternative funding arrangements or schemes available to or sought by the organisation. E.g. Availability of Government grants, creation of a cooperative, commercial sponsorship.
- Consideration must be given to Council's Gaming Policy. As a principle, loan guarantees will not be provided to support the establishment or enhancement of gaming facilities on Council owned land.
- Guarantees will not be provided where works have commenced unless at Council's discretion, where
  extenuating circumstances exist.

### The community organisation would be required to demonstrate:

- A benefit to the community by way of ongoing or increased services as a result of acquisition of the
  capital asset. Provision of the capital asset would need to provide community, sporting, recreational,
  cultural or similar benefits that are consistent with the objectives of Council.
- The extent to which broader, multi-purpose access to the facility is provided to other organizations or individuals from Greater Dandenong City Council.
- They satisfy the criteria of a "not for profit" organisation and have an "incorporated" status and have a lease or licence agreement to cover the asset.
- Their capacity to service the loan repayments. This would include presentation to Council of prior year(s) audited financial reports and future cashflow statements that demonstrate financial viability over the period of the loan guarantee. Where the requested guarantee is significant in terms of amount (in excess of \$200,000) Council, at its discretion, may require independent review and assessment of the ability to make loan repayments.
- That the guarantee is not to exceed 50% of the value of the capital asset or project, to be vested in Council, for any one asset or project.
- That the life of the capital asset, to be vested in Council, exceeds the life of the loan guarantee.
- That the organization must settle all outstanding debts to Greater Dandenong City Council prior to Council agreeing to a loan guarantee.

### Following Council approval of the loan guarantee, the community organisation would be required to:

- Support any necessary amendments to the loan guarantee documentation to the satisfaction of Council. Council reserves the right to review and amend the loan guarantee documentation in order to minimise exposure from "generic" loan guarantee documents issued by lending institutions.
- Enter into an agreement with Council that should the loan guarantee be called upon by the lending
  institution, that the community group relinquishes all usage right/access to the asset with this
  becoming at the sole discretion of Council. It should be noted that this agreement will supersede any
  previous ground allocations made.
- Provide Council with bi-annual loan statements that demonstrate the status of loan repayments as
  well as immediately notify Council in the event that any repayments are in default of the loan
  schedule.
- Provide Council with minutes of the annual general meeting plus annual audited financial statements.

Page 3 of 4



### 7. Related Documents

- Financial Management Policy
- Council Plan
- Drug and Alcohol Plan
- Gambling Policy

Page 4 of 4

### 2.6 OTHER

# 2.6.1 Proposal to Discontinue Part of Road at Rear of 98-102 Kirkham Road, Dandenong

File Id: A4682178

Responsible Officer: Director Corporate Services

Attachments: Locality Plan

P 41414 - Part of Road E-2

### **Report Summary**

The report addresses a proposal to discontinue and sell the road at the rear of 98-102 Kirkham Road, Dandenong as shown on the Locality Plan provided in Attachment 1. This land is shown as part of Road E-2 on LP41414 (Road) in Attachment 2.

The Road is no longer used as a road and has been occupied and fenced by the abutting property owner for more than 15 years.

### **Recommendation Summary**

This report recommends that Council resolves to commence the statutory process required to discontinue the Road and sell the land to the abutting occupying property owner.

#### **Background**

The Road was set aside as part of Road E-2 on LP 41414 when the land was originally subdivided and has been occupied and fenced by the abutting property owner for more than 15 years.

The current owners of 98-102 Kirkham Road, Dandenong have submitted an application to Council seeking to purchase the Road and incorporate the discontinued Road land into their proposed land boundary and title for future development.

As the Road is not constructed in this location and there is no strategic need for a road in this area, it is considered that this portion of land is excess to Council's requirements. It is therefore proposed that officers give public notice in order to determine if there are any objections to the discontinuance of the Road and then consider the subsequent sale of the land. The abutting property owner who occupies the Road has indicated that they are prepared to purchase the land (if the Road is discontinued) at current market value. However, in accordance with Council's policy, if a property owner can demonstrate continuous exclusive occupation of the land for 15 years or longer, Council may recognise this long term occupation by discounting the purchase price by up to 25% of the current market value.

South East Water Corporation has advised that it has a sewerage asset within the Road which will need to be protected by way of a sewerage easement.

#### **Proposal**

It is proposed that Council commences the statutory processes to discontinue the Road and sell the land to the abutting occupying property owner. This will involve Council giving public notice and considering any submissions received. These processes are required under Section 206 and Schedule 10 Clause 3 of the *Local Government Act* 1989.

## Community Plan 'Imagine 2030' and Council Plan 2017-2021 – Strategic Objectives, Strategies and Plans

After consultation with the Greater Dandenong community on what kind of future they wanted to see for themselves and the City in 2030, the result was the Greater Dandenong Community Plan 'Imagine 2030'. This report is consistent with the following community visions:

#### Community Plan 'Imagine 2030'

#### Place

- Safety in Streets and Places Feeling and being safe
- Appearance of Places Places and buildings

#### **Council Plan 2017-2021**

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. This report is consistent with the following goals:

#### Place

- A healthy, liveable and sustainable city
- A city planned for the future

#### Victorian Charter of Human Rights and Responsibilities

The Victorian Charter of Human Rights and Responsibilities has been considered in the preparation of this report but is not relevant to its contents.

#### **Financial Implications**

The abutting property owner who occupies the Road has indicated that they are prepared to purchase the land if the Road is discontinued.

In accordance with "Council's Disposal or Sale of Council Assets and Land Policy" (Policy), a market valuation of the surplus Road land has been assessed at \$20,000 plus GST for the estimated land area of 80.92 square metres. This takes into consideration that the land portion will be encumbered by a sewerage easement.

However, in accordance with Council's Policy, under condition 8.1.1 - Sale of Land - Discontinued Roads, provision is made as follows:

"if a property owner can demonstrate continuous exclusive occupation of the land for 15 years or longer and they have a right to claim the land by adverse possession, consideration may be given to discounting the purchase price by up to 25% of the current market value."

The abutting occupying property owners have demonstrated evidence of continuous occupation of the subject Road for more than 15 years.

On this basis, an agreement in principle has been reached for the Road to be sold to the abutting occupying owner at a total value of \$15,000 plus GST assuming the statutory process is completed successfully and a decision is made to proceed with a road discontinuance and sale of the Road. The occupying abutting property owner has also agreed to pay all costs associated with the sale.

#### Consultation

Should this proposal be endorsed by Council, a formal public consultation process will be commenced as required under Section 206 and Schedule 10 Clause 3 (Power of Councils over roads) of the *Local Government Act* 1989.

Council's Commercial Property Unit has consulted with all abutting property owners to the Road regarding the proposed discontinuance and sale proposal and other relevant Council departments have been consulted and have contributed to this report.

South East Water Corporation has a sewerage asset located in the land and will require a sewerage easement to be created to protect this asset.

Referral authorities have been formally consulted. The following authorities have advised they do not have services within the Road nor require an easement in their favour:

- Melbourne Water;
- Multinet gas; and
- United Energy.

#### Conclusion

It is considered that the Road known as part Road E-2 on LP 41414 (Road) at rear of 98-102 Kirkham Road, Dandenong (Refer to plan in Attachment 1), will not be required for use by the public as a road as originally intended. It is considered reasonable to discontinue the Road and either sell the land to the abutting occupying property owner, or retain title to the Road if Council doesn't reach agreement in relation to the sale of the Road.

#### Recommendation

That Council, being of the opinion that part of Road E-2 on LP 41414 (Road) at rear of 98-102 Kirkham Road, Dandenong, as shown on LP 41414 will not be required for use as a road by the public, resolves that:

- the required statutory process be commenced, that may lead to the discontinuance of the Road, and public notice be given in the newspapers generally circulating in the area of the intention to discontinue the Road and sell the discontinued Road land to the abutting occupying property owner;
- 2. if no submissions are received:
  - 2.1. a notice be published in the Government Gazette to discontinue the Road;
  - 2.2. the Land be transferred to the abutting occupying property owner or held in Council ownership; and
  - 2.3. Council authorises the signing and sealing of all documentation associated with the discontinuance and sale of the Road and the transfer of land;
- 3. the rights of South East Water Corporation be protected by way of an easement in relation to the sewerage asset in the Road; and

4. if written submissions are received and are required to be heard, then a Special Committee of Council comprised of Paperbark Ward Councillors be established to hear submissions and submitters be notified of the time and place of the Special Committee and a summary of the results of the hearing be reported to Council.

#### **OTHER**

## PROPOSAL TO DISCONTINUE PART OF ROAD E-2 ON LP 41414 (ROAD) AT REAR OF 98-102 KIRKHAM ROAD, DANDENONG

#### **ATTACHMENT 1**

#### **LOCALITY PLAN**

**PAGES 2 (including cover)** 

If the details of the attachment are unclear please contact Governance on 8571 5235.

#### Attachment 1



#### **OTHER**

## PROPOSAL TO DISCONTINUE PART OF ROAD E-2 ON LP 41414 (ROAD) AT REAR OF 98-102 KIRKHAM ROAD, DANDENONG

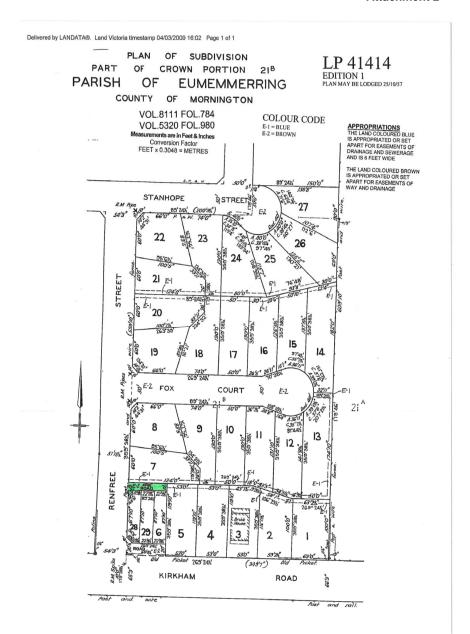
#### **ATTACHMENT 2**

#### PART OF ROAD E2 ON LP41414

**PAGES 2 (including cover)** 

If the details of the attachment are unclear please contact Governance on 8571 5235.

#### Attachment 2



File Id: fA120829

Responsible Officer: Director Corporate Services

Attachments: Locality Plan

P 50877- Part of Road R1

#### **Report Summary**

The report addresses a proposal to discontinue and sell the Road (R1) on LP 50877 between 49-51 Callander Road and 26 Jenkins Street, Noble Park as shown on the Locality Plan provided in Attachment 1. This land is shown as Road (R1) on LP50877 (the Road) as shown in Attachment 2.

The Road is no longer used as a road and has been occupied and fenced by the adjoining property owners for more than 15 years. The land is approximately 283m² in extent.

#### **Recommendation Summary**

This report recommends that Council resolves to commence the statutory process required to discontinue the Road and sell the land to the abutting property owners

#### **Background**

The current owners of 49-51 Callander Road, Noble Park have submitted an application to Council seeking for Council to discontinue and sell a section of road that abuts their property, in order for them to incorporate the discontinued Road land with their abutting land for future development.

The Road was set aside as road (R1) on LP50877 when the land was subdivided and has been occupied and fenced by the adjoining property owners for more than 15 years. Since its creation, the Land has never been used as a roadway.

A market value of the land has been assessed at \$60,000. In relation to road discontinuances Council officers act in accordance with the Policy 'Disposal or sale of Council Assets and Land' which provides that such land be sold at market value. However a discount of 25% may be applied if long term occupation has existed and a further discount may be considered by Council if there are benefits for the community, as provided in the policy as follows;

'Land will not be sold for less than the market value, unless there are some alternate community benefits derived by the sale of land. Any proposal to sell the land at reduced sale price must be reported to Council for consideration, providing commentary of the alternate benefits derived by a sale at a reduced sale price. Such benefits may include the achievement of planning and development goals, educational or medical benefits, or some other strategic goal of Council'

Due to the long term occupation, officers may apply a 25% discount to the sale price which would equate to a sale price of \$45,000.

The abutting owner has offered to purchase the land for \$12,000 plus GST on the basis that a better planning outcome could be achieved by the inclusion of the discontinued road land. The abutting land had been used for educational purposes previously but the school has recently been demolished.

Any and all legal costs and other fees associated with the sale of the Land will be borne by the purchaser, which costs are estimated to be in the order of \$7000.

A development application for the adjacent land excluding the Road has been endorsed for residential housing for adults with disabilities. The Road land will not provide any extra units within the development but will provide a landscaping and greater open space amenity to the development. As the adjacent site is being used to accommodate adults with disabilities there is considered to be a substantial community benefit achieved by including the extra open space within such a development.

Council's Housing Strategy 2014- 2024 states that there is a need to "support the needs of our ageing population and people with disabilities who will need accessible, affordable, age-friendly homes and neighbourhoods." This proposal will support that objective. The Strategy further states that "Council will move beyond the traditional role of local government in the housing market to demonstrate leadership and innovation by contributing to the housing outcomes through direct capital or asset investment and development facilitation." The Strategy also describes in detail why community housing is important and that "community housing has a wide-ranging benefits, not only for the individual tenants, but also for the broader community."

By incorporating this additional open space into the above development, it will add to the amenity of the development, which houses adults with disabilities.

The Road is not constructed in this location and there is no strategic need for a road in this location, therefore it is considered that this portion of land is in excess of Council's requirements. However in order for officers to proceed with a road discontinuance and sale of the Road with an 80% discount, the matter should be considered by Council taking account of the benefits that are derived by the community in proceeding with this sale at an amount less than market value.

It is important to note that no other acceptable options have been identified. If this surplus/ redundant land is not sold as proposed to the adjacent land owner it is not likely that any other purchaser will be interested and not being incorporated into the adjacent land will become unkempt.

The drainage assets that exist within the Road will be protected by way of a drainage easement.

If Councillors consider that it is suitable to accept a lesser amount then it is proposed that Council give public notice of the proposal to discontinue the road and sell the Road land and consider submissions received in accordance with section 223 of the Local Government Act 1989.

#### **Proposal**

It is proposed that Council consider the reduced offer to purchase the 283m² Road land and if it is accepted that significant community benefit will be derived by the community as detailed in the Policy they authorise the commencement of the statutory procedures to discontinue the Road and sell the land to the adjoining occupying property owners. This will involve Council giving public notice and considering any submissions received. These processes are required under Section 206 and Schedule 10 Clause 3 of the *Local Government Act* 1989.

## Community Plan 'Imagine 2030' and Council Plan 2017-2021 – Strategic Objectives, Strategies and Plans

After consultation with the Greater Dandenong community on what kind of future they wanted to see for themselves and the City in 2030, the result was the Greater Dandenong Community Plan 'Imagine 2030'. This report is consistent with the following community visions:

#### Community Plan 'Imagine 2030'

#### Place

- Safety in Streets and Places Feeling and being safe
- Appearance of Places Places and buildings

#### **Council Plan 2017-2021**

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. This report is consistent with the following goals:

#### Place

- A healthy, liveable and sustainable city
- A city planned for the future

#### Victorian Charter of Human Rights and Responsibilities

The Victorian Charter of Human Rights and Responsibilities has been considered in the preparation of this report but is not relevant to its contents.

#### **Financial Implications**

Following the public notice process and review of any submissions received a decision should be considered if the Road is surplus to Council's requirements as a road reserve.

If the Road is discontinued Council will receive income from the sale of the discontinued road of \$12,000 plus GST and all legal and associated costs for the process will be borne by the adjoining occupying owner.

The land is proposed to be sold on the understanding and basis that this land will be incorporated into the adjacent development to benefit the increased quantum of open space amenity for the residents. If this at any stage the land is developed for residential purposes, then it is a requirement that the purchaser will be liable for payment of the full \$45,000 as explained above (adjusted for inflation over the relevant period). As part of the recommended resolution it is a requirement that the purchaser enters into an agreement with Council under Section 173 of the Planning and Environment Act 1987, in order to protect that provision.

#### Consultation

Should this proposal be adopted then a formal public consultation process will be commenced as required under Section 206 and Schedule 10 Clause 3 of the *Local Government Act* 1989.

Council's Commercial Property Unit has consulted with all abutting owners to the Road regarding the proposed discontinuance and sale proposal and other relevant Council departments have been consulted and have contributed to this report.

Council has drainage assets located in the Road and will require an easement to be created to protect this asset.

Referral authorities have been formally consulted. The following authorities have advised they do not have services within the Road nor require an easement in their favour:

- Melbourne Water;
- South East Water;
- Multinet gas; and
- United Energy.

#### Conclusion

Council should consider the offer to purchase the Road land for \$12,000, taking account of the community benefit to be derived by including this land with the abutting development site. If it is considered that the sale of this land at a reduced sale price is acceptable then Council should give public notice to determine if the Road known as the Road (R1) on LP 50877 between 49-51 Callander Road and 26 Jenkins Street, Noble Park (as shown in the plan provided in Attachment 1), is required for public use as a Road as created in the original plan of subdivision and if it is acceptable to sell the land. Following the statutory procedures a decision needs to be made to consider if it is reasonable to discontinue the Road and sell the land to the adjoining occupying property owners.

#### Recommendation

That Council, in order to determine if the Road (R1) on LP 50877 between 49-51 Callander Road and 26 Jenkins Street, Noble Park, as shown on LP 50877 provided in Attachment 2 is required for public use, resolves that:

- the required statutory process be commenced to discontinue the road and consider
  the sale of the land at a sale price less than the market value of the land, and public
  notice be given in the newspaper, generally circulating in the area, of the intention
  to discontinue the Road and sell the discontinued Road Land to the abutting
  occupying property owner;
- 2. if no submissions are received:
  - 2.1. a notice be published in the Government Gazette to discontinue the Road;
  - 2.2. the Land be sold to the adjoining occupying property owners or held in Council's ownership; and
  - 2.3. Council authorises the signing and sealing of all documentation associated with the discontinuance and sale of the Road and the transfer of land;
- 3. the rights of Council be protected by way of an easement in relation to the drainage asset in the Road;
- 4. if submissions are received, a Special Committee of Council comprised of Paperbark ward Councillors be established to hear submissions and submitters be notified of the time and place of the Special Committee; and

5. the abutting occupying property owner shall enter into an Agreement under Section 173 of the Planning and Environment Act 1987, that in the event that the land is developed at any stage for residential purposes, the full purchase price of \$45,000 will become payable to Council adjusted by an annual CPI indexation from the point of the original transfer occurring.

#### **OTHER**

## PROPOSAL TO DISCONTINUE ROAD (R1) ON LP 50877 BETWEEN 49-51 CALLANDER ROAD AND 26 JENKINS STREET, NOBLE PARK

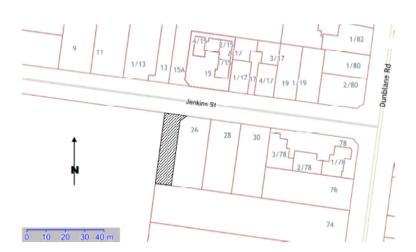
### **ATTACHMENT 1**

#### **LOCALITY PLAN**

PAGES 2 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5235.

#### **ATTACHMENT 1**



#### **OTHER**

PROPOSAL TO DISCONTINUE ROAD (R1) ON LP 50877 BETWEEN 49-51 CALLANDER ROAD AND 26 JENKINS STREET, NOBLE PARK

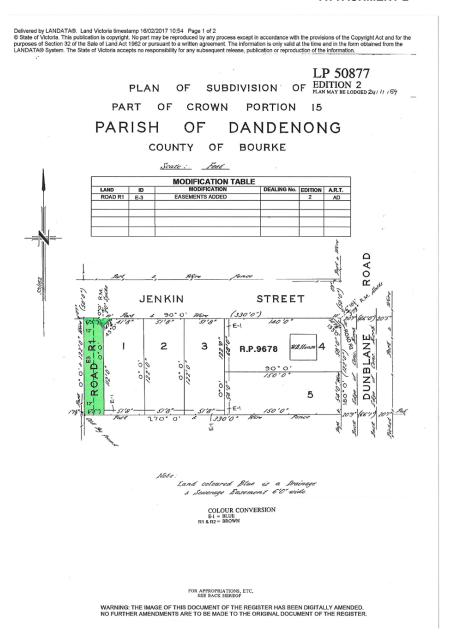
#### **ATTACHMENT 2**

#### LP 50877- PART OF ROAD R1

PAGES 2 (including cover)

If the details of the attachment are unclear please contact Governance on 8571 5235.

#### **ATTACHMENT 2**



File Id: fA121541

Responsible Officer: Director Corporate Services

Attachments: Locality Plan

Title Plans (3) for Pyke Street, Alexander Avenue

and Dallimore Court

#### **Report Summary**

The report addresses a proposal to discontinue three sections of roads that lie within Fotheringham Reserve, Dandenong. These are known as part of Pyke Street, part of Alexander Avenue and part of Dallimore Court as shown on the Locality Plan provided in Attachment 1. These areas of land are shown as parts of the road on LP6870 (the Roads) and are identified in the Title Plans provided in Attachment 2.

The Roads are no longer used as roads and form part of Fotheringham Reserve as open space.

#### **Recommendation Summary**

This report recommends that Council resolves that the statutory processes be commenced to discontinue the Roads and the land be transferred to Council ownership and be maintained as part of Fotheringham Reserve.

#### **Background**

The Roads have been included as part of Fotheringham Reserve in Dandenong for many years and are maintained as part of the open space. The roads are held in the name of the original subdivider. To protect this land and ensure it continues to be maintained as part of the open space it is proposed that the Roads be discontinued and the land be transferred into Council ownership.

As the Roads are not actually constructed within this location and there is no strategic need for them within Fotheringham Reserve they are considered to be excess to road requirements. It is not expected that there will be any opposition to this proposal and it is likely the community would be in support of this proposal to discontinue the Roads and ensure the land is maintained as part of the open space of Fotheringham Reserve.

Any assets belonging to other authorities within the Roads will be protected by way of easements.

#### **Proposal**

It is proposed that Council commences the statutory procedures to discontinue the Roads and as the roads are held in the name of the original subdivider it will also be necessary for the land to be transferred into Council's name for inclusion in Fotheringham Reserve. This will involve Council giving public notice and considering any submissions received. These processes are required under Schedule 10(3) and section 207A of the *Local Government Act 1989*.

## Community Plan 'Imagine 2030' and Council Plan 2017-2021 – Strategic Objectives, Strategies and Plans

After consultation with the Greater Dandenong community on what kind of future they wanted to see for themselves and the City in 2030, the result was the Greater Dandenong Community Plan 'Imagine 2030'. This report is consistent with the following community visions:

#### Community Plan 'Imagine 2030'

#### <u>Place</u>

- Safety in Streets and Places Feeling and being safe
- Appearance of Places Places and buildings

#### **Council Plan 2017-2021**

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. This report is consistent with the following goals:

#### <u>Place</u>

- A healthy, liveable and sustainable city
- A city planned for the future

#### Victorian Charter of Human Rights and Responsibilities

The Victorian Charter of Human Rights and Responsibilities has been considered in the preparation of this report but is not relevant to its contents.

#### **Financial Implications**

The Roads are surplus to Council's requirements as road reserves, however the land is required as open space.

The discontinued Roads will be transferred into Council ownership.

Council will not receive any income from this project and all legal and associated costs for the processes, estimated at \$5,000, will be borne by Council and accounted for within current budget allocations.

#### Consultation

Should this proposal be adopted then a formal public consultation process will be commenced as required under section 207A of the *Local Government Act 1989*.

Council's Commercial Property Unit and other relevant departments have been consulted and have contributed to this report.

Referral Authorities have been formally consulted. The following authorities have advised they have services within the Road and each require an easement in their favour:

- Melbourne Water; and
- Multinet gas.

#### Conclusion

It is considered that the Roads known as part of Pyke Street, part of Alexander Avenue and part of Dallimore Court (as shown in the plan provided in Attachment 1), are not required for use by the public as Roads as created in the original plan of subdivision. It is considered reasonable to discontinue the Roads and include the land as part of Fotheringham Reserve open space which is held in Council ownership.

#### Recommendation

That Council, being of the opinion that the Roads known as part of Pyke Street, part of Alexander Avenue and part of Dallimore Court Dandenong, as shown in the Title Plans provided in Attachment 2 (Roads), will not be required for use by the public as roads, and resolves that:

- 1. the required statutory processes be commenced, which may lead to the discontinuance of the Roads within Fotheringham Reserve and public notice be given in the newspapers generally circulating in the area of the intention to discontinue the Roads and include the land as open space within Fotheringham Reserve, Dandenong;
- 2. if no submissions are received:
  - 2.1. a notice be published in the Government Gazette to discontinue the Roads;
  - 2.2. the Land be transferred to Council; and
  - 2.3. Council authorises the signing and sealing of all documentation associated with the discontinuance of the Roads and the transfer of land to Council;
- 3. the rights of Melbourne Water and Multinet Gas be protected by way of easements in relation to the various assets in the Roads; and
- 4. if submissions are received, a Special Committee of Council comprised of the ward Councillors be established to hear submissions and submitters be notified of the time and place of the Special Committee.

#### **OTHER**

## PROPOSAL TO DISCONTINUE ROADS WITHIN FOTHERINGHAM RESERVE

#### **ATTACHMENT 1**

#### **LOCALITY PLAN**

**PAGES 2 (including cover)** 

If the details of the attachment are unclear please contact Governance on 8571 5235.



#### **OTHER**

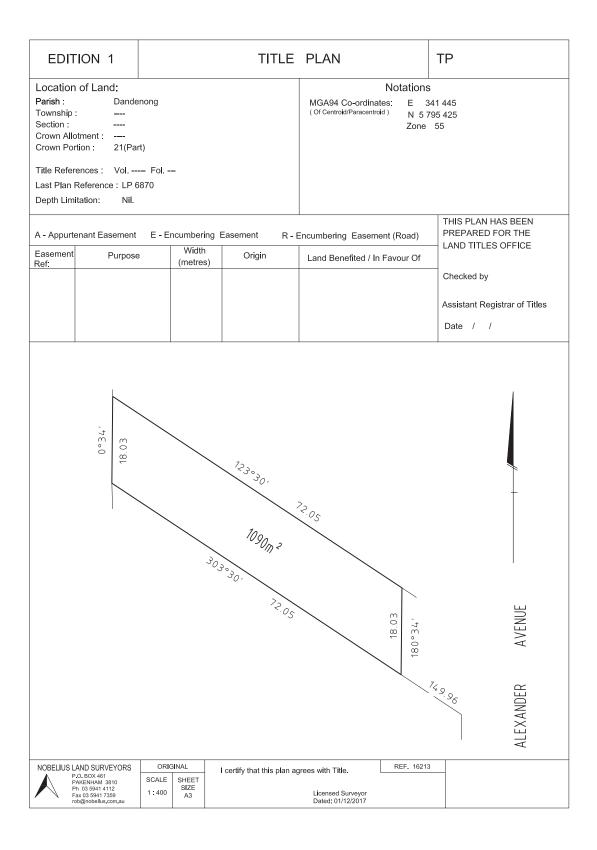
## PROPOSAL TO DISCONTINUE ROADS WITHIN FOTHERINGHAM RESERVE

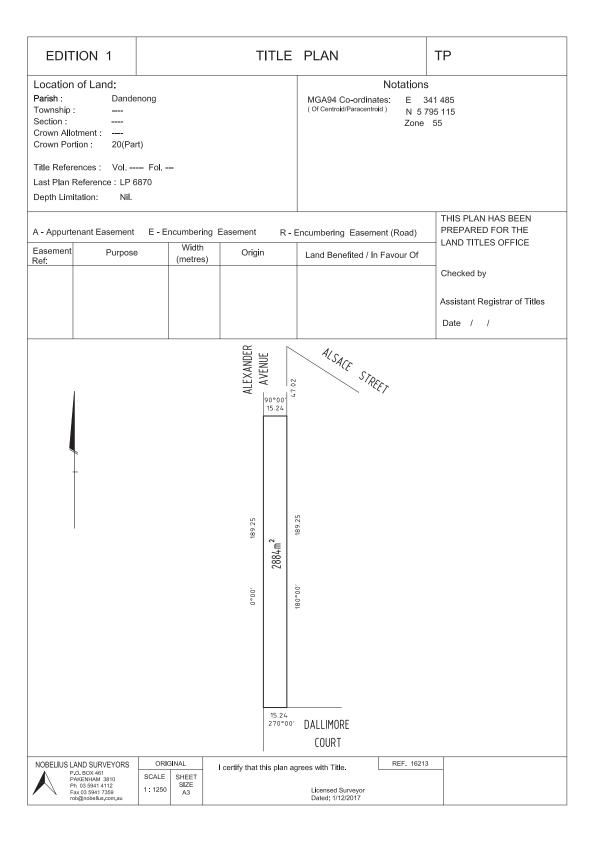
#### **ATTACHMENT 2**

## TITLE PLANS (3) FOR PYKE STREET, ALEXANDER AVENUE AND DALLIMORE COURT

**PAGES 4 (including cover)** 

If the details of the attachment are unclear please contact Governance on 8571 5235.





EDIT	ION 1		TITLE	PLAN		TP	
Parish: Township Section: Crown Allo Crown Pol	otment:	rt) Fol		MGA94 Co-ordinat ( Of Centroid/Paracentroi		41 630 94 995	
Depth Lim		.070					
	enant Easement	Width		Encumbering Easeme	ent (Road)	THIS PLAN HA PREPARED FO	OR THE
Easement Ref:	Purpose	(metres)	Origin	Land Benefited / In	Favour Of	Checked by	
						Assistant Regis	strar of Titles
	-			90°00′	64.36		
	3.05	COURT	15.24	981m²			15.24
	DALLIMORE	118.87		270°00′	64.36		
A F	AND SURVEYORS 2.0. BOX 461 PAKENHAM 3810 Ph 03 5941 4112	ORIGINAL SCALE SHEET SIZE	I certify that this plan ag	grees with Title.	REF. 16213		

## 2.6.4 Report on Matters Discussed at Councillor Briefing Sessions - 27 November, 4 & 11 December 2017

File Id: fA25545

Responsible Officer: Director Corporate Services

#### **Report Summary**

As part of Council's ongoing efforts to improve transparency in Council processes, matters discussed at Councillor Briefing Sessions (other than those matters designated to be of a confidential nature) are reported on at ordinary Council meetings.

The matters listed in this report were presented to Councillor Briefing Sessions in November and December 2017.

#### **Recommendation Summary**

This report recommends that the information contained within it be received and noted.

## 2.6.4 Report on Matters Discussed at Councillor Briefing Sessions - 27 November, 4 & 11 December 2017 (Cont.)

#### **Matters Presented for Discussion**

Item		Briefing Session
1	Councillors and Council officers briefly discussed the following topics:  a) Update regarding works at Noble Park Aquatic Centre. b) Greater Dandenong Aquatic Centre survey update. c) Discussions held with Visit Victoria (Victoria tourism) regarding a possible site office in Harmony Square, Dandenong. d) CEO performance review. e) Agenda items for the Council meeting of 27 November 2017.	27 November 2017
2	Keysborough South Community Hub land acquisition update (CONFIDENTIAL)  Councillors were updated on the process to acquire land for the proposed Keysborough South Community Hub.	4 December 2017
3	Tatterson Park – usage and ground allocations  Councillors were provided with an overview of the process for the allocation of grounds within Tatterson Park for the Winter 2018 period.	4 December 2017
4	Urban Street Tree Strategy  Feedback was sought from Councillors on the "Draft Urban Street Tree Strategy" and a direction on funding to be included in a final report to Council when the Strategy will be recommended for adoption by Council after considering any community feedback.	4 December 2017
5	Waste to Energy Study Tour  Councillors were given an overview of the tour and the opportunity to ask questions related to the tour and any future actions being considered.	4 December 2017

## 2.6.4 Report on Matters Discussed at Councillor Briefing Sessions - 27 November, 4 & 11 December 2017 (Cont.)

6	Review of the outcomes of the trial to allow members of the public to verbally present questions at Council meetings  An indication was sought from Councillors as to whether they would like to see the continuation of the ability for residents to verbally present questions to be included in the revised draft of the Meeting Procedure Local Law to be considered by Council in early 2018.	4 December 2017
7	Councillors and Council officers briefly discussed the following topics:  a) Impacts of weather event over weekend of 2-3 December 2017. b) Premier's proposed visit in January 2018. c) Springvale Boulevard project update. d) Australia Day Award Councillor nominations (CONFIDENTIAL). e) Agenda items for the Council meeting of 11 December 2017.	4 December 2017
8	Councillors and Council officers briefly discussed the following topics:  a) Smart Manufacturing Event. b) Metro 3175 Project. c) Agenda items for the Council meeting of 11 December 2017.	11 December 2017

#### **Apologies**

- Councillor Zaynoun Melhem and Councillor Loi Truong submitted apologies for the Councillor Briefing Session on 27 November 2017.
- Councillor Heang Tak submitted an apology for the Councillor Briefing Session on 4 December 2017.
- Councillor Youhorn Chea submitted an apology for the Councillor Briefing Session on 11 December 2017.

#### Recommendation

#### That:

- 1. the information contained in this report be received and noted; and
- 2. the information discussed at the above listed Councillor Briefing Sessions that was declared confidential in Items 2 and 7(d) by the Chief Executive Officer under Sections 77 and 89 of the Local Government Act remain confidential until further advisement unless that information was the subject of a subsequent Council report.

#### 2.6.5 List of Registered Correspondence to Mayor and Councillors

File Id: qA283304

Responsible Officer: Director Corporate Services

Attachments: Correspondence Received 25 November 2017-

5 January 2018

#### **Report Summary**

Subsequent to resolutions made by Council on 11 November 2013 and 25 February 2014 in relation to a listing of incoming correspondence addressed to the Mayor and Councillors, Attachment 1 provides a list of this correspondence for the period 25 November 2017-5 January 2018.

#### Recommendation

That the listed items provided in Attachment 1 for the period 25 November 2017-5 January 2018 be received and noted.

2.6.5 List of Registered Correspondence to Mayor and Councillors (Cont.)

#### **OTHER**

## LIST OF REGISTERED CORRESPONDENCE TO MAYOR AND COUNCILLORS

#### **ATTACHMENT 1**

## **CORRESPONDENCE RECEIVED 25 NOVEMBER 2017-5 JANUARY 2018**

**PAGES 3 (including cover)** 

If the details of the attachment are unclear please contact Governance on 8571 5235.

#### 2.6.5 List of Registered Correspondence to Mayor and Councillors (Cont.)

# **Objective**

Correspondences addressed to the Mayor and Councillors received between 25/11/2017 & 5/01/2018 - for officer action - total = 1	received between	25/11/2017 &	5/01/2018 - for officer action - total = 1
Correspondence Name A letter of complaint regarding parking issues in Edward Street, Dandenong	Date Created 30-Nov-17	Objective ID fA134362	User Assigned CPDA
A letter from Gabrielle Williams MP, regarding concerns from Thomas Street, Dandenong traders.	30-Nov-17	fA134313	Regulatory Services
A letter of from Gabrielle Williams MP, regarding concerns about parking meters in the Little India Precinct.	5-Dec-17	fA134519	Regulatory Services
A letter from a resident regarding footpath repair works undertaken in Stanley Road, Keysborough	15-Dec-17	fA134966	Engineering Services
A letter of inquiry regarding the status of the Keysborough South Community Hub	4-Jan-18	fA135808	Community Services
A letter of objection to PLN17/0469 - Ellt Crescent, Noble Park	6-Jan-18	fA134573	СРDА
A letter from a resident seeking Councillor support	7-Dec-17	fA134656	Mayor & Councillors Office
A letter of objection to PLN17/0469 - Ellt Crescent, Noble Park	8-Dec-17	fA134708	СРDА
A letter from Gabrielle Williams MP sent to a resident in regards to fencing concerns	11-Dec-17	fA134761	Regulatory Services
A letter of inquiry to schedule a meeting to discuss the possibility of building a community centre for the Sri Lankan Community.	30-Nov-17	fA134315	Greater Dandenong Business

#### 2.6.5 List of Registered Correspondence to Mayor and Councillors (Cont.)

Correspondences addressed to the Mayor and Councillors received between 25/11/2017 & 5/01/2018 - for information only - total = 6

correspondence Name Hon Richard Wynne MP - Greater Dandenong Planning Scheme Amendment C182	Date Created 27-Nov-17	Objective ID A4690179	user Assigned Statutory Planning
Star News Group Congratulations on your appointment as Mayor of the City of Greater Dandenong	7-Dec-17	A4709656	Mayor & Councillors Office
Amendment GC87 Abbotts Road Level Crossing Removal Project. This will come into effect when notice of its approval is published	19-Dec-17	A4731104	Governance & Commercial Property
Ben Carroll MP Community Revitalisation Employment Readiness Program Offer of funding support	22-Dec-17	A4739072	Governance & Commerical Property
Information about per- and poly- fluoroalkyl substances - Department of the Prime Minister and Cabinet	27-Dec-17	A4743902	Mayor & Councillors Office
Amendment VC142 - Reforms to Victorian Planning Provisions	2-Jan-18	A4750172	CPDA

#### 2.6.6 China Waste to Energy Study Tour

File Id: A4763154

Responsible Officer: Director Engineering Services

#### **Report Summary**

This report provides details of the knowledge gained from the Waste to Energy Study Tour of China, how this technology could be considered as a viable alternative to meet our future waste disposal needs and offer an alternative to landfill.

#### **Recommendation Summary**

This report recommends that Council supports council officers to participate in a procurement process to consider future contracts in advanced waste and resource recovery treatments as an alternative to landfill.

## **Background**

In June 2017 the Metropolitan Waste & Resource Recovery Group (MWRRG) initiated the introduction of advanced treatment technologies for the recovery of resources from the household waste (garbage) stream. Three regional forums were conducted across Metropolitan Melbourne by MWRRG to inform and understand the appetite of Melbourne metropolitan councils wishing to enter a joint procurement process in partnership with MWRRG. Greater Dandenong City Council hosted the forum for the south-eastern region of Metropolitan Melbourne with Council's CEO and Service Unit Leader Parks & Waste representing Greater Dandenong.

It was at this forum that MWRRG CEO, Rob Millard, announced plans to have in place an advanced waste treatment facility by 2022 and to commence a process to procure service(s) with interested councils.

Council's CEO made a statement regarding the need for local government to move to advanced treatment technologies and a move away from the reliance on landfill. He signalled Greater Dandenong's willingness to take a lead in the first steps acknowledging that a facility is likely to be located within Greater Dandenong and such a facility would also provide employment opportunities for the region. He further stated the importance of visiting modern facilities and gaining an understanding first hand of how these function within a community.

The forum conducted by MWRRG followed recent approaches to Council from companies with waste to energy proposals. Those proponents advised of a number of technologies operating successfully in China and other countries with a view to introducing similar facilities into Australia.

The need to look for alternatives to landfill is universally acknowledged across all tiers of government with the understanding and recognition that there are more environmentally sustainable options.

In response to a report to Council 24 July 2017, "China Study Tour – Alternate Waste Technologies", Council endorsed Mayor Cr. Jim Memeti, Cr. Heang Tak, Cr. Youhorn Chea, Director Engineering Services and Service Unit Leader Parks & Waste to participate in a study of alternate waste facilities including waste to energy operations in China.

The study of alternate waste facilities in China was arranged through the Victorian State Government Office in Shanghai and Nanjing, the Xuzhou Government, along with the Jiangsu Federation of Industry and Commerce and the Metropolitan Waste & Resource Recovery Group (MWRRG).

Council recognised the importance of visiting modern facilities and gaining an understanding, first hand, of how a waste to energy treatment plant functions within a community. This trip was designed to assist Council in gaining knowledge of these facilities before Council is faced with deciding on where and how to dispose of its household waste into the future, including the selection of suitable advanced waste treatment technologies as an alternative to landfill.

## **Waste to Energy Study Tour Details**

The study tour took place from Monday 4 to Friday 8 September 2017. The touring party included Mayor Cr. Jim Memeti, Cr Heang Tak, Director Engineering Services and Service Unit Leader Parks & Waste. Cr. Angela Long joined the study tour as a self-funded member of the group. Cr. Youhorn Chea, who had originally planned to participate in the study tour, was unable to join the touring party.

Given the likelihood of a regional waste facility, the Mornington Peninsula Shire has a strong interest in its consideration of a waste to energy facility and elected to have a councillor and two council officers join the touring party. A MWRRG officer who will be pivotal in supporting the procurement of advanced waste treatment services in partnership with Melbourne Metropolitan Councils participated and provided the group with some valuable strategic and technical input supporting the dialogue with the Chinese hosts.

Significantly, the State Government Minister for Energy, Environment & Climate Change, Lily D'Ambrosio, also undertook a similar visit of China in September 2017 to view waste to energy facilities, reflecting the importance of considering these technologies to meet future waste treatment and energy requirements.

The study tour included an inspection and briefing at the following facilities:

- GCL Jaiding
- GCL Taicang
- China Everbright International Nanjing
- GCL Xuzhou
- GCL Guofeng New Energy

The touring party successfully achieved a number of key objectives from the trip, acquiring a better understanding of:

- 1. waste to energy technologies and how they might be adopted to service the waste disposal needs for the City of Greater Dandenong and surrounding regions as a viable alternative to landfill inclusive of better environmental outcomes:
- 2. confidence that the technology is proven, works and it is well accepted;
- 3. the suitability of having a waste to energy facility in the Dandenong South industrial precinct having observed that they come with the appropriate environmental controls

and monitoring, along with the need to be positioned in a location with the required infrastructure including suitable transport networks, access to the power grid, water and sewer;

4. the Chinese Government's desire to achieve better environmental outcomes with a move away from landfill and the need to generate additional energy to meet an increasing demand for affordable electricity, aligning similarly with our own local situation;

5. the importance of community engagement necessary to gain acceptance in operating such a facility, which included the approaches to community education and transparent reporting of a plant's operation to all stakeholders.

The study tour enabled Council to establish industry contacts that will be a valuable source of information and advice into the future.

Council was also able to make a significant and confident response to the State Government's "Waste to Energy Discussion Paper" in December 2017, supporting the Municipal Association of Victoria's (MAV) formal response on behalf of local government.

These outcomes result in Council being much better equipped to respond to proposals for these facilities both locally and regionally as well as enter a procurement process for advanced waste technologies with more confidence, armed with this knowledge.

More detailed knowledge gained from the study tour includes the following:

## **Chinese Waste Policy**

There was no clear reference to policy other than waste to energy plants are being built to address similar issues facing Victoria:

- 1. Avoidance of waste to landfill in order to reduce greenhouse gases and assist with improving air quality in China;
- 2. Landfill availability is limited and should only be used as a last option;
- 3. Green energy is preferred;
- 4. Treat waste as a resource:
- 5. Recognition of a growing population with increasing energy needs and waste generation;
- 6. To provide an additional source of electricity in order to avoid "brown outs."

These considerations provided synergy with our own circumstances in Metropolitan Melbourne, along with the objectives of the State Government's "State Wide Waste and Resource Recovery Plan Victoria 2015-44" as well as the City of Greater Dandenong's Sustainability Strategy and Waste & Litter Strategy.

## **Technology**

Regarding technology, some key learnings of particular note including:

- The facilities visited which were all mass burn (incineration + energy capture) appeared effective and robust.
- All facilities have the capacity to have a partial shutdown in order to undertake repairs and maintenance.
- All Operations Managers reported that they undertake a stringent maintenance regime and have not experienced any problems with the technology.

- Everbright International reported that their incineration technology had originated from Europe, where it had a strong proven track record for being successfully operating and that they had advanced the technology when designing their own facility.
- The scale of facilities visited was quite large (the smallest was ~255,000 tonnes/year and the largest was nearly 1.5 million tonnes/year).
- The operators hadn't encountered any problematic materials, with the technology capable of incinerating all household garbage presented.
- Each plant operated on a relatively small footprint which is not unlike a typical industrial site in the Ordish Road precinct.
- All facilities were fully enclosed, with well-maintained sealed surfaces for safe and efficient truck movements, in contrast to the muddy environment of a landfill which often had flow-on detrimental impacts to local roads, storm water drainage systems and waterways.
- All sites received and incinerated household waste collected by local government.
- The technology is efficient and proven with the Chinese introducing improvements which have resulted in greater energy and environmental outcomes.

## **Energy Production**

Regarding energy, some key learnings of particular note including:

- Energy is created via the incineration of waste to heat water and create steam which drives turbines
- The energy is fed into the national electricity grid operated by Power China

#### Environmental

Regarding environmental matters, some key learnings of particular note including:

- The emissions were reported to be below the EU standards.
- The facilities were clean, without odour and very well landscaped.
- Waste water treated to 'Class A' prior to disposal to sewer.

#### Residuals

Some key learnings regarding residuals include:

- A residual component from incineration ranged from 15-20%, however most of this was re-used for road base or the manufacture of bricks.
- Only 2-3 % of the overall residual ash is sent to landfill.

## Reporting & Monitoring

Regarding reporting and monitoring, some key learnings of particular note include:

 All facilities had a high level of operational and environmental monitoring including dust, water, leachate, emissions (dioxides).

- A panel of technicians monitored the viewing of video screens of the operations and observing live data.
- The performance of each plant is transparent with real time data available on-line to all stakeholders including Power China, the government regulators (EPA), Local Government and the community. One site also had live data on display at the entry to the plant.

## Siting

Some key learnings regarding siting of these facilities include:

- The sites visited were located in industrial and semi rural areas.
- Buffers from residential properties ranged from between 300 metres and 2 kilometres.
- The government offered to purchase the homes of residents who had concerns in relation to the facilities being built and assisted with their relocation.
- Facilities need to be located in close proximity to access of the electricity grid, sewer connection, water and a suitable road network to support truck movements.
- Everbright International reported that their technology and environmental performance is so sound that they will be building plants within communities and without buffers in the future.
- The plants themselves look not unlike any other commercial industrial building with no signs of environmental pollution or offensive odours detected either within or outside any of the plants.
- A waste to energy facility would comfortably sit in Greater Dandenong's industrial zone subject to relevant approvals and controls.

## Community Education & Acceptance

Some key learnings regarding the community include:

- Facilities visited encouraged communications and engagement with the community and recycling professionals.
- A state of the art visitor and education centre is a feature of Everbright International, which also hosts world environmental conferences, showcasing their technology.
- One of the operators reported that their clean operation and transparency of monitoring had generated community confidence to the point that people were moving back into homes in close proximity to the plant.
- The plants were pristine clean, were without odour, no signs of offensive smoke emissions, of
  modern high grade construction and had excellent quality landscapes, all of which added to a
  positive perception of the facility.

## Contract/Finances

Some key learnings regarding the contract and financing of such facilities include:

- All sites received government support of some kind.
- Provincial sales tax concessions were provided at one site as a means of financial support.
- Some operators incurred no charge for the disposal of the residual waste to landfill.

- Some operators received rebates for every tonne of waste accepted.
- All operators relied on a combination of gate fee and electricity generation income.
- All sites are built on government owned land.
- Plants are mostly State Owned, Private Enterprise financed, built and operated.
- Contracts with local governments are negotiated as opposed to tendered.
- There is an abundant and on-going supply of waste and need for energy to ensure the on-going viability of each plant.
- Plants typically have a projected operating life of 25-30 years, with Everbright International including a planned capital payback to be achieved within 15 years, being realised in 9 years based on processing 300 tonnes a day.
- Although waste to energy plants in China require large volumes of waste to be viable, they can be scaled down to meet Victoria's needs.

## Community Plan 'Imagine 2030' and Council Plan 2017-2021 – Strategic Objectives, Strategies and Plans

After consultation with the Greater Dandenong community on what kind of future they wanted to see for themselves and the City in 2030, the result was the Greater Dandenong Community Plan 'Imagine 2030'. This report is consistent with the following community visions:

## Community Plan 'Imagine 2030'

After consultation with the Greater Dandenong community on what kind of future they wanted to see for themselves and the City in 2030, the result was the Greater Dandenong Community Plan 'Imagine 2030'. This report is consistent with the following community visions:

## Community Plan 'Imagine 2030'

#### **Opportunity**

- Education, Learning and Information Knowledge
- Jobs and Business Opportunities Prosperous and affordable
- Leadershipby the Council The leading Council

## **Council Plan 2017-2021**

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. This report is consistent with the following goals:

## <u>Place</u>

- A healthy, liveable and sustainable city
- A city planned for the future

## **Opportunity**

- A diverse and growing economy
- An open and effective Council

The strategies and plans that contribute to these outcomes are as follows:

- City of Greater Dandenong Waste & Litter Strategy
- City of Greater Dandenong Sustainability Strategy

## The Strategic Context at a Federal, State & Local Level

A number of policies, strategies and plans at a federal, state and local level support the need to adopt advanced technologies to treat our waste, with the aim of achieving greater levels of resource recovery and improving environmental outcomes:

## 1. NATIONAL WASTE POLICY

The aims of the National Waste Policy are to:

- avoid the generation of waste, reduce the amount of waste (including hazardous waste) for disposal.
- manage waste as a resource.
- ensure that waste treatment, disposal, recovery and re-use is undertaken in a safe, scientific and environmentally sound manner; and
- contribute to the reduction in greenhouse gas emissions, energy conservation and production, water efficiency and the productivity of the land.

## 2. STATEWIDE WASTE AND RESOURCE RECOVERY INFRASTRUCTURE PLAN VICTORIA 2015-44

The Statewide Waste and Resource Recovery Infrastructure Plan Victoria 2015-44 is the Victorian State Government's key plan for managing waste and recycling. It recognises that with a predicted growth in the population of 54% and 69% to the total waste stream, the environmental imperatives to reduce greenhouse gas emissions and reduce use of finite natural resources, there is a need to better manage our waste and increase the recovery of resources.

One of the Plan's 4 Goals under the Plan is "landfills will only be for treating waste streams from which all materials that can be viably recovered have been extracted". It recognises the Ordish Road and Taylor's Road precincts are "Hubs of State importance" and areas where potential resource recovery technologies are likely to be strategically located.

The Plan recognises that much of what currently goes to landfill is a resource and has value. Whilst most councils provide a garden organics and co-mingled recycling bin service to recycle these streams into new products, new technologies are required to recover the resources that find their way into the garbage bin, which could be otherwise recycled or generate energy rather than simply buried in the ground.

## 3. METROPOLITAN WASTE & RESOURCE RECOVERY IMPLEMENTATION PLAN

This Plan was developed and its delivery will be the responsibility of the Metropolitan Waste & Resource Recovery Group (MWRRG). It supports the Victorian State Government's Statewide Waste and Resource Recovery Infrastructure Plan Victoria 2015-44.

The Implementation Plan aims to "significantly increase resource recovery and reduce the need for landfill by establishing a suite of new, improved and expanded infrastructure including:

- new, advanced technology facilities to recover 25% of municipal residual waste (300-400 tonnes per annum)
- technologies (such as energy from waste facilities to manage waste near where it is produced"

The Implementation Plan also includes the requirement of MWRRG to facilitate and support the joint procurement of waste services, including the move to new technologies. The move to new technologies is considered important from an environmental aspect, but also critical because of diminishing landfill space in the south-east of Melbourne and the imminent closure of the current landfills accepting municipal waste.

In 2017, MWRRG initiated the introduction of advanced treatment technologies for the recovery of resource from the household waste (garbage) stream conducting 3 regional workshops across Metropolitan Melbourne. Greater Dandenong City Council hosted the workshop for the south-east region, with Council's CEO and Service Unit Leader Parks & Waste, attending. The Metropolitan Waste & Resource Recovery Group announced plans to have in place an advanced waste treatment facility by 2022 and has commenced the process of procuring services with interested Councils. Workshops have been conducted in the last quarter of 2017, with further sessions scheduled for early 2018 in order to enable a tender to be advertised in the second half of 2018, in accordance with MWRRG's plans.

## 4. GREATER DANDENONG'S SUSTAINABILITY STRATEGY

At a local level, Council has its Greater Dandenong Sustainability Strategy –Towards an Environmentally Sustainable City 2016-30, with the "Waste & Resources" theme aligned to the state-wide Plan.

The Sustainability Strategy's Vision for Greater Dandenong is that "The City of Greater Dandenong is one of the most sustainable cities in Australia by 2030". Its key waste objectives include reducing the amount of waste sent to landfill and increase resource recovery.

The future Key Strategic Directions include: "continuing to provide best practice waste services to the community"

## 5. GREATER DANDENONG'S WASTE & LITTER STRATEGY

Council's Waste & Litter Strategy was adopted by Council in December 2015 and includes key themes to be pursued by council over the next 5 years.

These are made up of 5 "Waste and Litter "Themes", each one having a "Goal". Themes 1, 2 & 5 are relevant to resource recovery and the need for new technologies:

#### **THEME 1: WASTE MINIMISATION**

#### Goal: Reduce the amount of waste sent to landfill

## **Key Priorities**

- Work with households and businesses to enable them to reduce waste to landfill.
- Reduce the amount of waste generated across Council facilities.
- Work with partners to reduce waste to landfill.
- Advocate for increased product stewardship.

## **THEME 2: WASTE MANAGEMENT**

## Goal: Deliver sustainable waste services to the community

## **Key Priorities**

- Review and evolve Council's waste collection services.
- Increase resource recovery and reduce waste to landfill from the kerbside collection service.
- Increase resource recovery and reduce waste to landfill across public places and events.
- Increase resource recovery and reduce waste to landfill across Council facilities.

## **THEME 5: CLOSING THE LOOP ON RECYCLING**

## Goal: Increase the amount of material that is recovered for re-use and recycling

## **Key Priorities**

- Support the use of recycled materials across Council operations.
- Support Council and community based programs/companies that enable resource recovery and reuse.
- Investigate new initiatives that could provide further opportunities for recycling and re-use.

A key Waste & Litter Strategy Action Plan item is to "Monitor alternative waste technology developments for future consideration by Council".

## Victorian Charter of Human Rights and Responsibilities

The Victorian Charter of Human Rights and Responsibilities has been considered in the preparation of this Report but is not relevant to the content of the Report.

## **Financial Implications**

There are no current resources included within the Annual Budget for the purpose of contracting advanced waste resource recovery technologies. The adoption of alternate waste treatments is forecast to commence in 2022. Budget estimates will be considered in accordance with this timeframe in the forthcoming Long Term Financial Strategy.

## Consultation

Chinese companies are efficient and skilled in building waste to energy plants and are keen to expand their efforts into Australia. Council will now:

- continue to support and lobby government for this technology to be introduced into the South East region as a potential solution for waste disposal into the future.
- work with the Metropolitan Waste & Resource Recovery Group to assist in this technology being realised in the South East.
- work with the South East Melbourne Councils to share the findings from the trip and the benefits
  of the establishment of this type of facility in the South East.
- continue to discuss with prospective developers/investors the possibility of a waste to energy plant being established in Greater Dandenong or in the South East.

## Conclusion

Council believes there is a need for local government to move to advanced treatment technologies and a move away from the reliance on landfill, with Council willing to take a lead in the first steps acknowledging that a facility is likely to be located within Greater Dandenong.

#### Recommendation

#### That:

- 1. Council endorses the findings of the tour detailed in this report; and
- 2. officers participate in a process with interested regional Councils, in partnership with the Metropolitan Waste & Resource Recovery Group, for the contracting of advanced waste and resource recovery technologies as an alternative to landfill providing regular updates to Council on the progress of this endeavour.

## 3 NOTICES OF MOTION

A notice of motion is a notice setting out the text of a motion proposed to be moved at the next relevant meeting. It must be in writing, signed by a Councillor, and be lodged with the Chief Executive Officer in sufficient time for him or her to give each Councillor at least 72 hours notice of such notice.

The guidelines for submitting a notice of motion to a Council meeting are included in the current Meeting Procedure Local Law.

## 3.1 Notice of Motion No. 47 - City of Celebration Tag Line

Responsible Officer: Director Community Services

Author: Cr Roz Blades

#### **Preamble**

Council last reviewed its promotional 'tag line' (or brand or logo) in 2006. Prior to that time – and since creation of the City of Greater Dandenong - 'Melbourne's 2<sup>nd</sup> City' was used to underscore, complement and promote the prominent regional role that this City was destined to play and has since played.

Tag lines rarely become outdated or inappropriate – but like any 'product' that can benefit from re-branding, re-launching or being refined or reinvigorated – they can be reviewed, refreshed and relaunched.

In 2006, following a great deal of internal consultation, 'City of Opportunity' was adopted and has applied since that time (April 2006). It was determined that this identifier better suited the city we had become and that Council wanted to be.

'City of Opportunity' has served this City well and says so much about many of the diverse aspects that a prominent regional city plays in regard to its community, to new citizens, to its growth and development, to the jobs that exist and that can be created and to the potential for sporting, artistic and cultural development and advancement. It has been and remains a most apt tag line.

But in 2018, the question may be asked, is there a more relevant tag line for this great city that can similarly and more appropriately advance the interests of the city, its people and its businesses into the next decade?

It is proposed in this Motion that such a review and assessment be undertaken for report to Council once appropriate internal consultations have been undertaken. Should Council ultimately demine that a change is warranted, external consultations may follow.

## 3.1 Notice of Motion No. 47 - City of Celebration Tag Line (Cont.)

Changes to tag lines do not come without implications – the 'City of Opportunity' is presently attached to all municipal entry signs, much Council livery, plant, equipment and facility signage and there will be costs associated with any change – but officers will be requested to report on how costs could be minimised and/or co-branding could continue to retain what exists yet promote a new, fresh direction. The report will naturally outline the benefits and dis-benefits of any change and make preliminary suggestions of options that Council might consider.

With regard to preliminary options, it is suggested that 'City of Celebration' be one option among others that may be listed for consideration

#### Motion

## That:

- 1. Council initiate a process of internal review of the current tag line 'City of Opportunity' to determine if, after a decade since its adoption, it remains relevant and appropriate as a brand or logo in the advancement of Greater Dandenong over the next decade; and
- the review be conducted internally in the first instance engaging appropriately with Councillors resulting in a report to Council in May 2018 that will outline options including that if a change is determined as necessary and appropriate, that wider, external consultation be undertaken.

## 3.2 Notice of Motion No. 48 - Third International Airport

Responsible Officer: Director City Planning, Design and Amenity

Author: Cr Tim Dark

## **Preamble**

With the rapid growth in population throughout the south east of Melbourne particularly the large group of residents who were born overseas it is critical that the State and Federal Governments look at a third international airport for Melbourne's south east.

## **Motion**

That the city of Greater Dandenong writes to all local members of both state and federal parliament including the ministers responsible for aviation and planning that the city of Greater Dandenong overwhelmingly supports the third international airport to be situated in Melbourne's south east.

## 3.3 Notice of Motion No. 49 - Motion of Support for The Greater Dandenong African Community

Responsible Officer: Director Community Services

Author: Cr Matthew Kirwan

#### **Preamble**

Greater Dandenong is proudly the most multicultural community in Victoria. This includes many from an African background, including Ethiopia, Kenya, Somalia, South Sudan and Sudan. The 2016 Census recorded that there were 1,766 residents from Sub-Saharan Africa in the City of Greater Dandenong – 1.2% of our municipal population. They have enriched our municipality with their culture and contributed as workers, business people, students, artists, volunteers and sportspeople. They are a significant and valued part of our community.

Recent serious criminal incidents in Melbourne have led to a focus on people of African background in the media.

However, whilst acknowledging the involvement of a very small number of people from an African background in several incidents, the idea of an African crime wave is not borne out by statistics.

The African community in Melbourne are feeling the brunt of prejudice and sensationalised media. This is not assisting dealing with the real problems including law enforcement, crime prevention, early intervention and rehabilitation.

The majority of crimes in Victoria are committed by people born in Australia. Up to 1,462 serious assaults were committed by Australian-born youth offenders between June 2016 and June 2017. This can be compared to 45 for those born in Sudan.

As an example, whilst the more recent incidents involving people of African background were publicised nationwide, little media attention was given to the 100 youths of non-African origin which set upon police in Torquay on the 4th January.

According to police reports, even those crimes committed by young people of African background are a very small group of offenders and arguably these are repeat offenders that our criminal justice system have not successfully rehabilitated into society.

Council and non-profit organisations in Greater Dandenong have been leaders in successful programs in this regard, most recently the Black Rhinos basketball team at the Dandenong Basketball Stadium. For further details of programs that Council have run or been involved in refer to the Appendix to this motion.

3.3 Notice of Motion No. 49 - Motion of Support for The Greater Dandenong African Community (Cont.)

#### Motion

## That:

- Greater Dandenong Council express it's support of the various African-Australian communities living within Greater Dandenong, recognises that those from an African background committing crimes are from a very small minority and affirms that those Greater Dandenong residents from an African background are valued and respected members of our municipality;
- Greater Dandenong Council support constructive actions by the Victorian and the Federal Government to reduce crime committed by those from the African community but also to better rehabilitate offenders and to prevent crime by early intervention;
- 3. Greater Dandenong Council request State and Federal members of Parliament to refrain from language that can lead to fear and division;
- 4. African-Australian community groups active in Greater Dandenong and Statewide African community organisations representative of those with African backgrounds are informed of the Greater Dandenong Council position and informed of possibilities for further engagement with Council including (but not exclusive too) participation in advisory committees like the Multicultural Advisory Committee, Asylum Seeker and Refugee Communities Advisory Committee and the Community Safety Committee:
- 5. local State and Federal members of Parliament (including local State Upper House MPs) and Victorian Senators and State Upper House MPs are informed of the Council position; and
- 6. a media release be issued outlining Greater Dandenong's position and that the Greater Dandenong Council advocacy page be updated with this Council resolution and any associated actions.

3.3 Notice of Motion No. 49 - Motion of Support for The Greater Dandenong African Community (Cont.)

## APPENDIX: RELEVANT PROGRAMS EITHER RUN BY COUNCIL OR THAT COUNCIL ARE INVOLVED IN:

- The City of Greater Dandenong is working with State Government, YSAS and other consortia members on the Intensive Youth Support Program which includes the PIVOT program. Youth and Family Services are a significant and active consortia participant and the Chair of the referral panel for the PIVOT program. PIVOT is a targeted intensive support program for young offenders identified by Victoria Police and State Government departments. These young people have committed 10+ offences of a violent nature and have been assessed by the justice system as at significant and ongoing risk of recidivist offending. Funded through the Department of Justice, the consortium is comprised of mandated youth specific and justice services with Youth Support and Advocacy Service (YSAS) as the lead agency.
- Youth programming includes delivery in public places across the municipality to encourage
  flexible and responsive youth engagement; and improve perceptions of community safety amongst
  young people. This includes activation of places such as Pop up Park and Mills Reserve with
  soccer; and engagement at the Noble Park Skate Park.

The City of Greater Dandenong also provides a range of inclusive services, community programs and initiatives where people from African backgrounds are encouraged to participate or where support is offered including:

- Stories from African immigrants form a significant component of CGD's Racism, Get Up, Speak Out Initiative that is featured in Council's website.
- A range of measures have been instated by Council to improve young people's employment prospects. This has included the establishment of a Mayoral Youth Employment Taskforce in 2017 and a resulting Action Plan (2018). Youth specific forums promoting career pathways, i.e. Apprenticeship and Traineeships, Entrepreneurship, Base line certificate courses for vulnerable young people, volunteering programs and Work Inspirations have been established to facilitate practical work experience. A Jobs Fair will be trialled in 2018.
- In Dec 2017, the Dandenong Doveton Community Revitalisation project brokered three successful employment outcomes for people of Sudanese background.

## Other pro-social engagements include:

- Quarterly soccer tournaments delivered in partnership with a group of young South Sudanese leaders. (The September 2017 event attracted 500 young people; further events planned for January and April 2018.)
- Library engagement youth workers regularly attend Dandenong Library and Harmony square and actively engage with young people.

## 3.3 Notice of Motion No. 49 - Motion of Support for The Greater Dandenong African Community (Cont.)

Youth Action Leadership – Working with youth led organisations (primarily South Sudanese) to support their collective efforts in delivering local programs and initiatives to young people from their community that is; South Sudanese Australian Youth United - Homework support and Weekend Academy, Entrepreneurship Movement Club, using sport, namely soccer and soccer tournaments as a vehicle to engage young people in pro-social activities.

Community Funding has also provided over \$164,560 of grant funding to African community groups for the 2015-2016 to 2017-2018 funding years.

#### Refer Table Below:

Financial Year	Number of Applications	Total Requested Amount	Number Approved	Total Amount Granted
CSGP 2017 Rnd 2	14	\$151,684	5	\$19,330
2017-18	16	\$150,210	8	\$22,535
2016-17	48	\$373,678	23	\$66,694
2015-16	28	\$198,484	20	\$56,001
TOTAL	106	\$874,057	56	\$164,560

# 4 REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS

At each Ordinary Meeting of Council all Councillors will have the opportunity to speak for exactly four (4) minutes on any meetings, conferences or events they have recently attended.

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 Member of Governance by 9am the day following the meeting.

Question time is provided to enable Councillors to address questions to the Administration. The guidelines for asking questions at a Council meeting are included in the current Meeting Procedure Local Law.

## 5 QUESTION TIME - PUBLIC

Question Time at Council meetings provides an opportunity for members of the public in the gallery to address questions to the councillors and/or officers of the City of Greater Dandenong.

## **Questions from the Gallery**

- 1. Members of the public may submit questions from the gallery by completing a 'Ask a Question at a Council meeting' form available at Council meetings and at <a href="https://www.greaterdandenong.com">www.greaterdandenong.com</a> under Council Council Meetings. Questions are limited to a maximum of three (3) questions per individual and a maximum of 300 words per question including the preamble.
- 2. Questions will be read aloud and in most cases an answer will be given on the spot. However, sometimes a councillor/officer may indicate that they require further time to research an answer. In this case the answer will be made in writing to the person who asked the question and may also appear in the Question Time Responses section at <a href="https://www.greaterdandenong.com">www.greaterdandenong.com</a> under Council Council Meetings.
- 3. Questions will be answered unless the Chairperson and/or Chief Executive Officer has determined that the relevant question relates to:
- personnel matters,
- the personal hardship of any resident or ratepayers,
- industrial matters.
- contractual matters,
- proposed developments,
- legal advice,
- matters affecting the security of Council property,
- any other matter which Council considers would prejudice the Council or any person,
- a matter which may disadvantage Council or any person,
- a matter in respect of which Council has no power to act,
- a question that is defamatory, indecent, abusive or objectionable in language or substance and is asked to embarrass a Councillor or Council officer,
- a question that is repetitive of a question already answered (whether at the same or an earlier meeting).

No debate or discussion of a question or an answer shall be permitted other than for the purposes of clarification.

Every question will receive a written reply, even if it is answered at the meeting.

## **6 URGENT BUSINESS**

No business may be admitted as urgent business unless it:

- 1. Relates to or arises out of a matter which has arisen since distribution of the Agenda.
- 2. 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.