



**GREATER  
DANDENONG**  
*City of Opportunity*

# **AGENDA**

**ORDINARY COUNCIL MEETING**

**MONDAY, 24 FEBRUARY 2020**  
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 ACKNOWLEDGEMENT OF TRADITIONAL OWNERS OF THE LAND**

Council acknowledges and pays respect to the past, present and future Traditional Custodians and Elders of this nation and the continuation of cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander peoples.

### **1.3 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 Imam Ismet Purdic Efendija from the Bosnian Herzegovinian Islamic Mosque, a member of the Greater Dandenong Interfaith Network.

#### **1.4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING**

Ordinary Meeting of Council held 10 February 2020.

##### **Recommendation**

**That the minutes of the Ordinary Meeting of Council held 10 February 2020 be confirmed.**

## 1.5 ASSEMBLIES OF COUNCIL

The following assemblies of Council occurred in the period 10 February to 19 February 2020:

Date	Meeting Type	Councillors Attending	Councillors Absent	Topics Discussed & Disclosures of Conflict of Interest
10/02/20	Pre-Council Meeting	Peter Brown, Youhorn Chea, Tim Dark, Angela Long, Zaynoun Melhem, Jim Memeti, Sean O'Reilly, Maria Sampey	Apologies – Matthew Kirwan, Sophie Tan, Loi Troung	<ul style="list-style-type: none"><li>- Strategic property acquisitions (CONFIDENTIAL). Cr Tim Dark disclosed a conflict of interest in this item and left the meeting during discussion.</li><li>- Anti-social behaviour in Dandenong Activity Centre.</li><li>- Agenda items for the Council Meeting of 10 February 2020.</li></ul>

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**1.5 ASSEMBLIES OF COUNCIL (Cont.)**

<b>Date</b>	<b>Meeting Type</b>	<b>Councillors Attending</b>	<b>Councillors Absent</b>	<b>Topics Discussed &amp; Disclosures of Conflict of Interest</b>
13/02/20	Positive Ageing Advisory Committee	Maria Sampey	-	- Positive Ageing Advisory Committee Meeting.
13/02/20	Disability Advisory Committee	Maria Sampey	-	- Disability Advisory Committee Meeting.

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**1.5 ASSEMBLIES OF COUNCIL (Cont.)**

<b>Date</b>	<b>Meeting Type</b>	<b>Councillors Attending</b>	<b>Councillors Absent</b>	<b>Topics Discussed &amp; Disclosures of Conflict of Interest</b>
17/02/20	Councillor Briefing Session	Peter Brown, Youhorn Chea, Tim Dark, Matthew Kirwan, Jim Memeti, Sean O'Reilly, Maria Sampey, Sophie Tan, Loi Truong	Apologies – Angela Long	<ul style="list-style-type: none"><li>- Leisure Facilities Management Model (CONFIDENTIAL).</li><li>- Response to Notice of Motion No. 74</li><li>– Noble Park Community Centre.</li><li>- Future of Yarraman Site (CONFIDENTIAL).</li><li>- I-Cook Foods Briefing (CONFIDENTIAL).</li><li>- Housing Choices Australia event.</li><li>- Meeting with VicPol regarding anti-social activities at Langhorne Street bus interchange.</li><li>- Voting method for 2020 Council election.</li><li>- Agenda items for the Council Meeting of 24 February 2020.</li></ul>

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**Recommendation**

**That the assemblies of Council listed above be noted.**

## **1.6 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](http://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 - PART ONE**

### **2.1 DOCUMENTS FOR SEALING**

#### **2.1.1 Documents for Sealing**

File Id:	A2683601
Responsible Officer:	Director Corporate Services

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#### **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 five [5] items being presented to Council's meeting of 24 February 2020 for signing and sealing as follows:

1. A certificate of recognition to Councillor Maria Sampey of Silverleaf Ward, for 20 years of service to the City of Greater Dandenong;
2. A letter of recognition to Frances McKechnie, Community Services for 10 years of service to the City of Greater Dandenong;
3. A letter of recognition to Alison Sharpe, Community Services for 30 years of service to the City of Greater Dandenong;
4. A letter of recognition to Kelly Adams, Community Services for 30 years of service to the City of Greater Dandenong; and
5. A letter of recognition to Terry Scott, Engineering Services for 30 years of service to the City of Greater Dandenong.

#### **Recommendation**

**That the listed documents be signed and sealed.**

## **2.2 DOCUMENTS FOR TABLING**

### **2.2.1 Petitions and Joint Letters**

File Id:	qA228025
Responsible Officer:	Director Corporate Services
Attachments:	Petitions and Joint Letters

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### **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.**

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**2.2.1 Petitions and Joint Letters (Cont.)**

**Petitions and Joint Letters Tabled**

Council received no new petition, no joint letters, one (1) submission and no petition update prior to the Council Meeting of 24 February 2020.

- A new submission was received from 267 proponents to build a carpark for parents to park during drop off and pick up times; and a safe parking spot for kinder staff during their working hours. The kindergarten has had many issues and faced dangerous situations due to insufficient parking space for parents, families and staff. This submission has been forwarded to the relevant Council Business Unit/s for action.

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

**Recommendation**

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

**2.2.1 Petitions and Joint Letters (Cont.)**

**DOCUMENTS FOR TABLING**

**PETITIONS AND JOINT LETTERS**

**ATTACHMENT 1**

**PETITIONS AND JOINT LETTERS**

**PAGES 4 (including cover)**

*If the details of the attachment are unclear please contact Governance on 8571 1000.*

## ORDINARY COUNCIL MEETING - AGENDA

**2.2.1 Petitions and Joint Letters (Cont.)**

Date Received	Petition Text (Prayer)	No. of Petitioners	Status	Responsible Officer Response
17/02/20	<p>• PETITION FOR A HARRISFIELD KINDERGARTEN CARPARK AND/OR DROP OFF POINT: TERM 4 – 2019</p> <p>Dear whom it may concern,</p> <p>I have attached our Harrisfield Kindergarten's Car Park Petition. We have any many issues and dangerous situations regarding not having space for parents, families and staff to park their cars. We have the room for a small carpark to be built on our reserve land – Ardgowrie Road side of the service.</p> <p>Please let me know if there is any other information you require. We are very keen to get our petition out there and hopefully can resolve our ongoing issue with unsafe parking.</p> <p>Kindest Regards,</p> <p>.....</p> <p>Our service has been operating for approx. 60 years and is a wonderful Kindergarten community in Noble Park. We are desperately seeking signatures in a Petition for us to have a carpark or drop off area for parents to park at drop off and pick up times. Our staff also need a safe spot to park their cars for the whole day – whilst at work.</p> <p>62 Bowmore Road – Our main address is a 'No Standing Zone' and parents cannot park anywhere along there. There is also a large bend that makes it unsafe for children to be crossing the road, parents stopping their cars to unload children etc.</p>	267	New	<p>Tabled Council Meeting 24 February 2020</p> <p>17/02/20 Responsible Officer – Director Community Services.</p> <p>17/02/20 Acknowledgement Email sent to the head petitioner by Governance.</p>

*If the details of the attachment are unclear please contact Governance on 8571 1000.*

**2.2.1 Petitions and Joint Letters (Cont.)**

Date Received	Petition Text (Prayer)	No. of Petitioners	Status	Responsible Officer Response
17/02/20	<p>• <b>Petition Text (Prayer)</b></p> <p>PETITION FOR A HARRISFIELD KINDERGARTEN CARPARK AND/OR DROP OFF POINT: TERM 4 – 2019 (CONTD)</p> <p>Ardgower Road is our alternative parking area however there is still no room as local neighbours have to also park their cars. There are many units and townhouses in the street which leaves very few spots to park.</p> <p>Not having a carpark is a massive issue for our service as is VERY unsafe for our children and families – present and future. Our families do resort to double parking or parking illegally as they HAVE to get their children into Kindergarten somehow. We have had a number of people cancel enrolments due to them having nowhere to park their cars.</p> <p>Please sign our Petition to help us turn some of our park reserve on Ardgower Road into a parking facility for our families and staff.</p>			

*If the details of the attachment are unclear please contact Governance on 8571 1000.*

**2.2.1 Petitions and Joint Letters (Cont.)**

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*If the details of the attachment are unclear please contact Governance on 8571 1000.*

### **2.2.2 Documents for Tabling**

File Id:	qA228025
Responsible Officer:	Director Corporate Services

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### **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.

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**2.2.2 Documents for Tabling (Cont.)**

**List of Reports**

Author	Title
Victorian Aboriginal Child Care Agency	Annual Report 2018 - 2019

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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.**

## **2.3 STATUTORY PLANNING APPLICATIONS**

### **2.3.1 Planning Decisions Issued by Planning Minister's Delegate - January 2020**

File Id: qA280444

Responsible Officer: Director City Planning Design & Amenity

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#### **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 January 2020.

#### **Recommendation**

**That the report be noted.**

### **2.3.2 Planning Delegated Decisions Issued January 2020**

File Id:	qA280
Responsible Officer:	Director City Planning Design & Amenity
Attachments:	Planning Delegated Decisions Issued January 2020

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#### **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 January 2020.

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.**

**2.3.2 Planning Delegated Decisions Issued January 2020 (Cont.)**

**STATUTORY PLANNING APPLICATIONS**

**PLANNING DELEGATED DECISIONS ISSUED JANUARY 2020**

**ATTACHMENT 1**

**PLANNING DELEGATED DECISIONS ISSUED  
JANUARY 2020**

**PAGES 9 (including cover)**

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

## ORDINARY COUNCIL MEETING - AGENDA

## 2.3.2 Planning Delegated Decisions Issued January 2020 (Cont.)

## City of Greater Dandenong

## Planning Delegated Decisions Issued from 01/01/2020 to 31/01/2020

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN09/0421.02	No	845-847 Princes Highway SPRINGVALE VIC 3171	Quick Oil	Amendment to permit to allow the use of the land for motor vehicle, boat and caravan sales	Amend permit to allow car sales	Delegate	AmendPerm	14/01/2020	Lightwood
PLN12/0719.03	No	287-293 Greens Road KEYSBOROUGH VIC 3173	Qanstruct	AMENDMENT TO: Building and Works (Industrial Building), Business Identification Signage, and reduction in car parking requirement	Amend endorsed plans to allow 5016sqm extension to existing warehouse	Delegate	AmendPerm	07/01/2020	RedGum
PLN14/0789.02	No	20-22 Parsons Avenue SPRINGVALE VIC 3171	Sophie Thomas	This permit application seeks to amend the plans endorsed to PLN14/0789.01 pursuant to s.72 of the Planning and Environment Act by way of the following: Modifying the number of windows to the mezzanine level; Deletion of the nominated paint colour to the north and south elevation; Deletion of the glazing infill notation on the east elevation.	Amend endorsed plans to modify first floor window layout	Delegate	AmendPerm	07/01/2020	Lightwood
PLN15/0808.01	No	152 Stanley Road KEYSBOROUGH VIC 3173	Stanley Prospect Pty Ltd	AMENDMENT TO: Subdivision x 41	Amend permit to Condition 1.5 and delete conditions relating to removal of existing drainage easement	Delegate	AmendPerm	30/01/2020	RedGum
PLN17/0325.02	No	122 Lightwood Road NOBLE PARK VIC 3174	Wilson Hallin	AMENDMENT TO Development of the land for eight (8) double storey dwellings and reduction of the car parking requirement	Amend Conditions 2, 4 and 7 relating to landscaping and occupancy and insert new Condition regarding parking and access lanes	Delegate	AmendPerm	03/01/2020	Lightwood
PLN17/0416.01	No	4 Shepreth Avenue NOBLE PARK VIC 3174	Bayside Town Planning Pty Ltd	AMENDMENT TO: To develop the land for two (2) double storey dwellings	Amend plans for addition of pergola and carport	Applicant	Withdrawn	22/01/2020	Paperbark
PLN18/0594	No	115 Box Street DANDENONG VIC 3175	Shah Mohammad Akbar	Development of the land for an extension to the existing warehouse and a reduction in the car parking requirements.	Industrial 1 Zone, furniture sales	Delegate	PlanPermit	03/01/2020	RedGum

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## ORDINARY COUNCIL MEETING - AGENDA

## 2.3.2 Planning Delegated Decisions Issued January 2020 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN18/0609	No	25 Central Avenue DANDENONG NORTH VIC 3175	Ogee Architects Pty Ltd	Development of the land for three (3) dwellings	Neighbourhood Residential 1 Zone, 740sqm	Delegate	NOD	16/01/2020	Silverleaf
PLN18/0668.01	No	29 Harold Road SPRINGVALE SOUTH VIC 3172	La Greca Design & Construction	AMENDMENT TO: Delete Condition 1.2; Modify the upper floor level of the proposed dwelling; Change the location of the decking associated with the proposed dwelling; Retain the existing layout of the lounge area to the existing dwelling and modify landscaping located to the east of the area; Modify landscaping east of the study room to the existing dwelling; Modify the design of the accessway.	Delete permit Condition 1.2 to allow the retention of bedroom 4	Delegate	AmendPerm	14/01/2020	Lightwood
PLN18/0678.01	No	8 Parsons Avenue SPRINGVALE VIC 3171	Australian Vietnamese Women's Association Inc	AMENDMENT TO: Use of the land for a place of assembly and food and drink premises, buildings and works and the display of signs. The amendment proposed to amend the endorsed plans.	Amend endorsed plans to reduce the scale of the proposal and revise Sustainable Design Assessment	Delegate	AmendPerm	15/01/2020	Lightwood
PLN19/0043.01	No	26-30 Parsons Avenue SPRINGVALE VIC 3171	Fife Capital C/- KLM Spatial	AMENDMENT TO: For the use of the land for warehouse, the subdivision of the land into seventeen (17) lots and the removal of easements	Delete permit Condition 11.2.6 and 11.3; Amend Condition 11.2.8	Delegate	AmendPerm	15/01/2020	Lightwood
PLN19/0116	No	91 Ordish Road DANDENONG SOUTH VIC 3175	Cleanaway Pty Ltd	Use of the land for Materials Recycling and Transfer Station, construction of buildings and works, and reduction to the number of car spaces required	Industrial 2 Zone, materials recycling and waste transfer	Delegate	PlanPermit	24/01/2020	RedGum
PLN19/0305	No	1/26 Dunblane Road NOBLE PARK VIC 3174	Jihan Hilal	Development of the land for six (6) dwellings comprising five (5) double storey dwellings and one (1) single storey dwelling.	General Residential 1 Zone, 1214sqm	Delegate	PlanPermit	31/01/2020	Paperbark

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## ORDINARY COUNCIL MEETING - AGENDA

## 2.3.2 Planning Delegated Decisions Issued January 2020 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN19/0311	No	56 Noble Street NOBLE PARK VIC 3174	WCL Developments Pty Ltd	Development of the land for five (5) dwellings (three triple storey dwellings and two double storey dwellings) and the reduction of a visitor car space	Proposal fails to comply with Clauses 32.07 (Residential Growth Zone), 21.05 (Built Form), 22.09-3.1 and 3.2 (Residential Development and Neighbourhood Character Policy), 52.06 (Car parking), Clause 65 and various standards of Clause 55	Delegate	Refusal	28/01/2020	Paperbark
PLN19/0318	No	108 Bloomfield Road KEYSBOROUGH VIC 3173	Anthos Myrianthous	Development of the land for one (1) double storey dwelling and one (1) single storey dwelling to the rear	Neighbourhood Residential 1 Zone, 528sqm	Delegate	NOD	28/01/2020	Paperbark
PLN19/0336	No	65 Putney Street DANDENONG VIC 3175	Pagerock Pty Ltd	Use and development of the land for a rooming house and subdivision of the land into two lots	Proposal fails to comply with Clause 15.01 (built environment), Clause 21.05-1 (urban design, character, streetscapes and landscapes), Clause 52.06-9 (car parking), Clause 22.09-3.1 and 22.09-3.2 (neighbourhood character), Clause 55 (residential buildings), Clause 56 (residential subdivision) and Clause 65.01 (decision guidelines)	Delegate	Refusal	16/01/2020	RedGum
PLN19/0378	No	145 Corrigan Road NOBLE PARK VIC 3174	Anil Seth	Development of the land for four (4) double storey dwellings	Residential Growth 1 Zone, 641sqm	Delegate	PlanPermit	24/01/2020	Paperbark
PLN19/0380	No	1 Godfrey Crescent DANDENONG VIC 3175	Marchi Design Group	Development of the land for two (2) double storey dwellings	General Residential 1 Zone, 581sqm	Delegate	PlanPermit	14/01/2020	RedGum

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## ORDINARY COUNCIL MEETING - AGENDA

## 2.3.2 Planning Delegated Decisions Issued January 2020 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN19/0413	No	7 Robert Street DANDENONG VIC 3175	Parallel Workshop Architects Pty Ltd	Development of the land for four (4) new double storey dwellings	Proposal fails to comply with Clauses 15 (Built Environment and Heritage), 21.05-1 (Urban Design), 22.09-3.1 and 22.09.33 (Design Principles and Incremental Change), 52.06-5 (Car Parking), various standards of Clause 55 and Schedules 1 to Neighbourhood Character and Private Open Space	Delegate	Refusal	24/01/2020	RedGum
PLN19/0415	No	39 Ronald Street DANDENONG VIC 3175	Archden Architecture	Development of the land for four (4) double-storey dwellings	Residential Growth 1 Zone, 701sqm	Delegate	PlanPermit	02/01/2020	RedGum
PLN19/0426	No	7 Romsey Street NOBLE PARK VIC 3174	Garcia Moreno International Pty Ltd	Development of the land for four (4) double storey dwellings	Residential Growth 1 Zone, 738sqm	Delegate	PlanPermit	28/01/2020	Paperbark
PLN19/0465	No	860 Frankston Dandenong Road BANGHOLME VIC 3175	Draft Wing	The development of the land for solar panels	Green Wedge Zone, solar energy facility	Delegate	PlanPermit	30/01/2020	RedGum
PLN19/0469	No	80 Soden Road BANGHOLME VIC 3175	Adex Design & Drafting	Buildings and works for the construction of an out-building	Green Wedge Zone, colourbond garage	Delegate	PlanPermit	29/01/2020	RedGum
PLN19/0471	No	48 Oakwood Avenue DANDENONG NORTH VIC 3175	Precision Works Land Surveying Pty Ltd	Subdivision of the land into two (2) lots	Residential	Delegate	PlanPermit	02/01/2020	Silverleaf
PLN19/0472	No	1626-1638 Centre Road SPRINGVALE VIC 3171	Springvale Business Park Development Company Pty Ltd	Staged subdivision of the land SPEAR	Industrial	Delegate	PlanPermit	02/01/2020	Lightwood
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## ORDINARY COUNCIL MEETING - AGENDA

## 2.3.2 Planning Delegated Decisions Issued January 2020 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN19/0481	No	2 Kyla Avenue DANDENONG VIC 3175	Amache Architects Pty Ltd	Development of the land for two (2) dwellings (one new double storey dwelling and alterations and additions to the existing dwelling)	Proposal fails to comply with Clause 15.01-2S (Building Design), Clause 15.02-1S (Energy and Resource Efficiency), Clause 21.05 (Built Form), Clause 22.09 (Neighbourhood Character), Clause 32.08 (General Residential Zone), Clause 55 (Residential Buildings), Clause 52.06 & Clause 65.01	Delegate	Refusal	31/01/2020	RedGum
PLN19/0497	No	3 Woodward Street SPRINGVALE VIC 3171	Minh Le Vuong	Development of the land for two (2) double storey dwellings	General Residential 1 Zone, 620sqm	Delegate	PlanPermit	09/01/2020	Lightwood
PLN19/0498	No	27 Grace Park Avenue SPRINGVALE VIC 3171	Quan Duy Tran	Development of the land for two (2) double storey dwellings	Residential Growth 1 Zone, 655sqm	Delegate	PlanPermit	30/01/2020	Lightwood
PLN19/0501	No	260-270 Frankston Dandenong Road DANDENONG SOUTH VIC 3175	Stephen D'Andrea Pty Ltd	The development of the land for twenty-five (25) warehouse buildings	Industrial 1 Zone, 4625sqm, 120 children	Delegate	PlanPermit	30/01/2020	RedGum
PLN19/0506	No	3 Loma Street NOBLE PARK VIC 3174	Residential Building Design	Development of the land for two (2) double storey dwellings	General Residential 1 Zone, 603sqm	Delegate	PlanPermit	10/01/2020	Lyndale
PLN19/0519	Yes	421-423 Hammond Road DANDENONG SOUTH VIC 3175	Minus 1 Refrigerated Transport Pty Ltd	Buildings and Works (Cool Room, Undercover Area & Office) VICSMART	Industrial 1 Zone, cool room, undercover area & office, 966sqm & reduction in car parking	Delegate	PlanPermit	10/01/2020	RedGum
PLN19/0525	No	44-50 Clow Street DANDENONG VIC 3175	Telstra Corporation	Development of the land for a telecommunications facility on the road reserve DECLARED AREA	Comprehensive Development 2 Zone, telecommunications facility	Delegate	PlanPermit	23/01/2020	RedGum
PLN19/0530	Yes	34 Red Gum Drive DANDENONG SOUTH VIC 3175	Lakeside Building Consultants Pty Ltd	Development of the land for storage and a canopy VICSMART	Industrial 2 Zone, 155sqm, replacement storage shed	Applicant	Withdrawn	30/01/2020	RedGum
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## ORDINARY COUNCIL MEETING - AGENDA

## 2.3.2 Planning Delegated Decisions Issued January 2020 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLN19/0535	No	2/34 Canill Street, DANDENONG SOUTH VIC 3175	All Australian Building Permits	Construction of a mezzanine level in association with the existing warehouse.	No response to further information request	Applicant	Lapsed	31/01/2020	RedGum
PLN19/0559	Yes	1/55 Glendale Road SPRINGVALE VIC 3171	Nhu Ngoc Do Tran	To construct a front fence exceeding 1.2 metres in height VICSMART	Proposal fails to comply with the policy and objectives of Clause 22.09 (Residential Development, Neighbourhood Character and Design Principles)	Delegate	Refusal	09/01/2020	Lightwood
PLN19/0568	No	499-523 Frankston Dandenong Road DANDENONG SOUTH VIC 3175	Cojo Constructions Pty Ltd	Buildings and Works (Warehouse)	Industrial 1 Zone, 5774sqm, warehouse	Delegate	PlanPermit	29/01/2020	RedGum
PLN19/0573	No	34-44 Discovery Road DANDENONG SOUTH VIC 3175	Vella Property Holdings Pty Ltd	Buildings and Works (Warehouse Canopy)	Industrial 1 Zone, 3600sqm, warehouse canopy	Delegate	PlanPermit	09/01/2020	RedGum
PLN19/0575	No	125 Glasscocks Road DANDENONG SOUTH VIC 3175	Goodman Property Service (Australia) Pty Ltd	Development of the land for a warehouse and to reduce the car parking requirements	Industrial 1 Zone, 3015sqm, warehouse, ancillary office and reduction in car parking requirements	Delegate	PlanPermit	14/01/2020	RedGum
PLN19/0576	No	21 Endeavour Court DANDENONG SOUTH VIC 3175	Goodman Property Service (Australia) Pty Ltd	Development of the land for two (2) warehouses and reduction in car parking	Industrial 1 Zone, 6376sqm, warehouse x2 and reduction to the car parking requirement	Delegate	PlanPermit	22/01/2020	RedGum
PLN19/0580	No	48 View Road SPRINGVALE VIC 3171	Architekton Ltd	Development of the land for one (1) double storey dwelling to the rear of an existing double storey dwelling	Residential Growth 1 Zone, 530.4sqm	Delegate	PlanPermit	08/01/2020	Lightwood
PLN19/0583	No	127-128 Lightwood Road NOBLE PARK VIC 3174	AMS Pty Ltd	Subdivision x 5 SPEAR	Residential	Delegate	PlanPermit	31/01/2020	Lightwood
PLN19/0589	No	7/22 Dunn Crescent DANDENONG VIC 3175	Lifestyle Martial Arts	Use of the land for an Indoor Recreation Facility	Industrial 1 Zone, indoor youth recreational facility, 50 patrons	Delegate	PlanPermit	30/01/2020	RedGum

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## ORDINARY COUNCIL MEETING - AGENDA

## 2.3.2 Planning Delegated Decisions Issued January 2020 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLIN19/0600	No	16-17 Douglas Street NOBLE PARK VIC 3174	Commonwealth Bank Of Australia	Buildings and works to alter an existing building facade	Commercial 1 Zone, upgrade to bank facade	Delegate	PlanPermit	08/01/2020	Paperbark
PLIN19/0602	No	22 Moomba Parade DANDENONG VIC 3175	Linear Land Surveying Pty Ltd	Removal of an Easement SPEAR	Residential	Delegate	PlanPermit	24/01/2020	RedGum
PLIN19/0609	No	55 Sharon Road SPRINGVALE SOUTH VIC 3172	Nobelius Land Surveyors Pty Ltd	Subdivision of the land into three (3) lots SPEAR	Residential	Delegate	PlanPermit	02/01/2020	Lightwood
PLIN19/0618	No	61 Chandler Road NOBLE PARK VIC 3174	Story House Early Learning No 27 Pty Ltd	Signage (Business Identification)	General Residential 1 Zone, business identification	Delegate	PlanPermit	31/01/2020	Paperbark
PLIN19/0622	No	2-4 Lucian Avenue SPRINGVALE VIC 3171	Peter Richards Surveying	Subdivision of the land into nine (9) lots and to remove easement E-1 on CP 163072Q SPEAR	Residential	Delegate	PlanPermit	13/01/2020	Lightwood
PLIN19/0624	No	2 Mather Road NOBLE PARK VIC 3174	JCA Land Consultants	Subdivision of the land into five (5) lots SPEAR	Residential	Delegate	PlanPermit	20/01/2020	Paperbark
PLIN19/0628	No	1/15 Janice Grove DANDENONG VIC 3175	MG Land Surveyors	Subdivision of the land into two (2) lots SPEAR	Residential	Delegate	PlanPermit	20/01/2020	RedGum
PLIN19/0629	No	2/450-466 Princes Highway NOBLE PARK NORTH VIC 3174	Red Design Group	Signage (Business Identification)	Commercial 2 Zone, Business Identification	Delegate	PlanPermit	30/01/2020	Silverleaf
PLIN19/0633	No	11 Wattieseed Way KEYSBOROUGH VIC 3173	Install A Veranda	Buildings and Works (Verandah)	No Permit Required, pursuant to Clause 2.0 Schedule 2, Clause 32.08 to construct or extend dwelling between 300 and 500 sqm	Delegate	NotRequire	29/01/2020	RedGum

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## ORDINARY COUNCIL MEETING - AGENDA

## 2.3.2 Planning Delegated Decisions Issued January 2020 (Cont.)

Application ID	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Date	Ward
PLIN19/0635	No	39-45 Sandown Road SPRINGVALE VIC 3171	Farren Group Pty Ltd	Subdivision of the land into twenty-seven (27) lots SPEAR	Residential	Delegate	PlanPermit	14/01/2020	Lightwood
PLIN19/0652	Yes	40 Ross Street DANDENONG VIC 3175	VicSurvey	Subdivision of land into two (2) lots SPEAR (VICSMART)	Residential	Delegate	PlanPermit	21/01/2020	RedGum
PLIN20/0005	No	16 Alamein Street NOBLE PARK VIC 3174	MG Land Surveyors	Subdivision of the land into four (4) lots SPEAR	Residential	Delegate	PlanPermit	23/01/2020	Lightwood
PLIN20/0008	No	28 Henry Street NOBLE PARK VIC 3174	AMS Pty Ltd	Subdivision of the land into six (6) lots SPEAR	Residential	Delegate	PlanPermit	30/01/2020	Paperbark
PLIN20/0009	Yes	8 Loller Street SPRINGVALE VIC 3171	B. R. Smith Surveyors	Subdivision of the land into two (2) lots SPEAR VICSMART	Residential	Delegate	PlanPermit	29/01/2020	Lightwood
PLIN20/0016	No	22 Wilma Avenue DANDENONG VIC 3175	Korden Design	Construction of twelve (12) dwellings	General Residential 1 Zone, 865sqm	Delegate	PlanPermit	24/01/2020	RedGum

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### **3 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 Greater Dandenong City Council. Questions must comply with clause 31 of Council's current Meeting Procedure Local Law.**

#### **QUESTIONS FROM THE GALLERY**

Questions are limited to a maximum of three (3) questions per individual. Where time constraints deem it likely that not all questions can be answered within the time allowed for Question Time, the Mayor at his/her discretion may determine only the first question may be presented verbally with others deferred to be managed in the same manner as public questions not verbally presented. Priority will be given to questions that relate to items on the Council Agenda for that meeting. Questions including any preamble should not exceed 300 words.

a) All such questions must be received in writing on the prescribed form or as provided for on Council's website and at Ordinary meetings of Council. Where there are more than three (3) questions received from any one individual person, the Chief Executive Officer will determine the three (3) questions to be considered at the meeting.

b) All such questions must clearly note a request to verbally present the question and must be received by the Chief Executive Officer or other person authorised for this purpose by the Chief Executive Officer no later than:

i) the commencement time (7.00pm) of the Ordinary meeting if questions are submitted in person; or

ii) noon on the day of the Ordinary meeting if questions are submitted by electronic medium.

c) A question can only be presented to the meeting if the Chairperson and/or Chief Executive Officer has determined that the question:

i) does not relate to a matter of the type described in section 89(2) of the Act (confidential matters);

ii) does not relate to a matter in respect of which Council has no power to act;

iii) is not defamatory, indecent, abusive or objectionable in language or substance, and is not asked to embarrass a Councillor or Council officer; and

v) is not repetitive of a question already asked or answered (whether at the same or an earlier meeting).

d) If the Chairperson and/or Chief Executive Officer has determined that the question may not be presented to the Meeting, then the Chairperson and/or Chief Executive Officer:

i) must advise the Meeting accordingly; and

ii) will make the question available to Councillors upon request.

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**3 QUESTION TIME - PUBLIC (Cont.)**

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

## **4 OFFICERS' REPORTS - PART TWO**

### **4.1 CONTRACTS**

#### **4.1.1 Contract No. 1920-51 Architectural Services - Detail Design & Documentation Services for Keysborough South Community Hub**

File Id: qA413156

Responsible Officer: Director Engineering Services

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#### **Report Summary**

This report outlines the tender process undertaken to select a suitably qualified and experienced contractor for architectural services, detail design and documentation for Keysborough South Community Hub.

#### **Recommendation Summary**

This report recommends that Council award Contract No. 1920-51 Architectural Services - Detail Design & Documentation Services for Keysborough South Community Hub to Group GSA Pty Ltd for a fix Lump Sum of Three Hundred & Eighty Eight Thousand, Nine Hundred and Fifty Dollars (\$388,950.00) including GST of \$35,359.09.

**4.1.1 Contract No. 1920-51 Architectural Services - Detail Design & Documentation Services for Keysborough South Community Hub (Cont.)****Introduction**

The City of Greater Dandenong is committed to establishing a community hub in Keysborough South where a range of services, programs and flexible meeting spaces will be provided for the community.

Keysborough South has experienced significant housing development and population growth over recent years, having increased from 5,516 residents in 2012 to 11,838 in 2019. This surge in population has led to a significant increase in the demand for community services, in particular early years' children's services. These services, in addition to a range of multi-purpose meeting rooms and spaces will be provided at the community hub, providing opportunities for a variety of activities and programs to be offered for the community.

Council has undertaken extensive planning, advocacy and consultation over a number of years for the proposed community hub, which will be located at Tatterson Park on the corner of Chapel Road and Villiers Road.

The knowledge captured from these processes has informed the Project Brief for procuring architectural services for the project and will guide the design and development of the community hub. This design process will be led by a Primary Consultant, who will engage a team of subject matter consultants that are essential to completing the full design, documentation and construction of the community hub and surrounds.

**Tender Process**

The tender was advertised on 23 November 2019 in The Age newspaper, Tenders Online and Council's website. The tender closed at 2:00pm on Friday 13 December 2019.

At the close of the tender advertising period, submissions were received from thirty nine (39) contractors, being:

1. Croxon Ramsay	21. Six Degrees Pty Ltd
2. Group GSA Pty Ltd	22. Ardent Architects Pty Ltd
3. Mantric Architecture	23. Greenway Hirst Page
4. Perkins Architects Pty Ltd	24. CCG Architects Pty Ltd
5. Co-Op Studio Pty Ltd	25. Zen Architects
6. Canvas Projects Pty Ltd	26. N2SH Pty Ltd
7. Terroir Pty Ltd	27. Leaf Architecture
8. The Buchan Group Australia	28. Design Core Architects Pty Ltd
9. Brand Architects	29. Coy Yiontis Architects

## ORDINARY COUNCIL MEETING - AGENDA

**4.1.1 Contract No. 1920-51 Architectural Services - Detail Design & Documentation Services for Keysborough South Community Hub (Cont.)**

10. MCR Pty Ltd	30. AAAX Architecture
11. Katz Architecture Pty Ltd	31. Hargreaves Design Group
12. Biúró Ailtirí	32. Third Voice Studio Pty Ltd
13. Mode Design Corp. Pty	33. R Architecture
14. Cohen Leigh Architec	34. Jaywarden Architects
15. Gresley Abas	35. Baade Harbour Australia
16. WHDA	36. BDN Architects Pty Ltd
17. Guymer Bailey Archit	37. Leffler Simes
18. Centrum Architects Pty Ltd	38. John Traikos Architects
19. MSM & Associates Pty	39. Troikja Studio
20. Antarctica Group Pty Ltd	

**Tender Evaluation**

The tender evaluation panel comprised of the Coordinator Special Projects, Coordinator Building Projects, Manager Community Wellbeing, Project Engineer and Contracts & Administration Officer from Council.

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:

	<b>Evaluation Criteria</b>	<b>Weighting</b>
1	Price	30%
2	Experience	20%
3	Capability	30%
4	Methodology & Appreciation	10%
5	Social Procurement	5%
6	Local Industry	5%

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

**4.1.1 Contract No. 1920-51 Architectural Services - Detail Design & Documentation Services for Keysborough South Community Hub (Cont.)**

Score	Description
5	Excellent
4	Very Good
3	Good, better than average
2	Acceptable
1	Marginally Acceptable
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. A fail in any criterion would automatically exclude a tenderer from further consideration for this contract.

**Pre-Tender Clarification**

Tenderer	Price Points	Non-Price Points	Total Score
Mantric Architecture	0.76	2.47	3.23
Group GSA Pty Ltd	0.58	2.63	3.21
Canvas Projects Pty Ltd	0.79	2.40	3.19
Croxon Ramsay	0.51	2.68	3.19
Perkins Architects Pty Ltd	0.72	2.44	3.16
Leaf Architecture	1.49	1.67	3.16
Co.Op Studio Pty Ltd	0.56	2.43	2.99
Bíúró Ailtirí	0.84	2.15	2.99
The Buchan Group Australia	0.60	2.36	2.96
WHDA	0.90	1.99	2.89
MODE DESIGN Corp. Pty	0.74	2.14	2.88
Greenway Hirst Page	1.08	1.80	2.88
Katz Architecture Pty Ltd	0.68	2.18	2.86

## ORDINARY COUNCIL MEETING - AGENDA

**4.1.1 Contract No. 1920-51 Architectural Services - Detail Design & Documentation Services for Keysborough South Community Hub (Cont.)**

<b>Tenderer</b>	<b>Price Points</b>	<b>Non-Price Points</b>	<b>Total Score</b>
Antarctica Group Pty Ltd	0.91	1.89	2.80
Terroir Pty Ltd	0.39	2.38	2.77
N2SH PTY LTD	1.05	1.70	2.75
Brand Architects	0.41	2.29	2.70
Centrum Architects Pty Ltd	0.76	1.93	2.69
HARGREAVES DESIGN GR	1.32	1.32	2.64
CCG Architects Pty Ltd	0.68	1.80	2.48
Cohen Leigh Architect	0.27	2.11	2.38
Coy Yiontis Architect	0.89	1.47	2.36
R ARCHITECTURE	1.06	1.26	2.32
MCR PTY LTD	0.00	2.29	2.29
Six Degrees Pty Ltd	0.37	1.87	2.24
THIRD VOICE STUDIO Pty	0.88	1.31	2.19
Ardent Architects Pty Ltd	0.23	1.85	2.08
Gresley Abas	0.00	2.07	2.07
Guymer Bailey Architects	0.00	1.97	1.97
MSM & Associates Pty	0.00	1.93	1.93
Zen Architects	0.00	1.72	1.72
Design Core Architects Pty Ltd	0.06	1.57	1.63
AAAX Architecture	0.00	1.43	1.43
Jaywarden Architects	0.00	1.07	1.07
Baade Harbour Australia (Non-Conforming)	0.00	0.00	0.00
BDN Architects Pty Ltd (Non-Conforming)	0.00	0.00	0.00
Leffler Simes (Non-Conforming)	0.00	0.00	0.00

**4.1.1 Contract No. 1920-51 Architectural Services - Detail Design & Documentation Services for Keysborough South Community Hub (Cont.)**

<b>Tenderer</b>	<b>Price Points</b>	<b>Non-Price Points</b>	<b>Total Score</b>
John Traikos Architects (Non-Conforming)	0.00	0.00	0.00
Troikja Studio (Non-Conforming)	0.00	0.00	0.00

Six (6) Tenderers were selected based on the quality of their submission and 'non-price points'. These Tenderers (listed below) were then issued Tender Clarification.

- Mantric Architecture
- Group GSA Pty Ltd
- Canvas Projects Pty Ltd
- Croxon Ramsay
- Perkins Architects Pty Ltd
- Co.Op Studio Pty Ltd

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**4.1.1 Contract No. 1920-51 Architectural Services - Detail Design & Documentation Services for Keysborough South Community Hub (Cont.)**

**Post Tender Clarification:**

Shortlisted Tenderers were then reassessed based on their original submission and tender clarification, which resulted in Group GSA being awarded the highest total score, as shown below.

<b>Tenderer</b>	<b>Price Points</b>	<b>Non-Price Points</b>	<b>Total Score</b>
Group GSA Pty Ltd	0.74	2.47	3.21
Co.Op Studio Pty Ltd	0.63	2.60	3.17
Mantric Architecture	0.66	2.47	3.13
Canvas Projects Pty Ltd	0.63	2.42	3.05
Croxon Ramsay	0.50	2.44	2.94
Perkins Architects Pty Ltd	0.36	2.53	2.89

**The Company**

Group GSA is a multidisciplinary, award winning company, comprising architects, interior designers, landscape architects, urban designers and graphic designers. They have eight studios worldwide, including a studio located in Melbourne.

Group GSA is also a pre-qualified consultant registered with the Victorian Government's Construction Supplier Register (CSR). The CSR lists prequalified suppliers that have demonstrated they possess the necessary expertise, management systems and financial capacity to undertake works or construction related services for Victorian Government construction projects.

The following table provides a list of current and recent projects by Group GSA. Of particular note and relevance to the Keysborough South Community Hub project is the North Fitzroy Library and Community Hub and Greythorn Community Hub. Both facilities include a range of multi-purpose community rooms and spaces, which are integrated with children's services.

Additionally these facilities have strong focus on environmental sustainability and were designed to achieve a minimum 5 star green star rating.

<b>Clients</b>	<b>Description</b>	<b>Value</b>
City of Yarra	North Fitzroy Library Community Hub	\$15M
Boroondara City Council	Greythorn Community Hub	\$18M
Camden Council Administration Centre	Camden Council Administration Building	\$30M

**4.1.1 Contract No. 1920-51 Architectural Services - Detail Design & Documentation Services for Keysborough South Community Hub (Cont.)**

Fire & Rescue NSW	Fire & Rescue NSW Headquarters	\$21M
Hobsons Bay City Council	Hobson's Bay Civic Centre Refurbishment	\$8.5M
Shire of Whittlesea	Whittlesea Community Activity Centre	\$7.4M

Other relevant projects include the Belgrade Avenue Pre-School and Community Hub, Whitebox Rise Early Years Centre, Whittlesea Community Activity Centre, Carrum Downs Childcare Centre, Yarraville Community Centre, Braybrook Library and Sports Pavilion and Early Years Centre, Delecombe Preschool, Bacchus March Library and Community Hub, Ashburton Library and Community Centre, Waurm Ponds Library and Community Hub and the West Footscray Library and Community Centre.

Group GSA has a high level of experience and knowledge of the current Education and Care Services National Regulations, as demonstrated by their involvement in the design and delivery of both standalone child care facilities, as well as hubs and centres where child care is a key tenant.

Group GSA also has extensive experience working with local government authorities, dealing with multiple stakeholders and managing community and user group consultation processes.

***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.***

**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**

Council has approved an overall budget of \$1 million for the Keysborough South Community Hub design and documentation process and related projects.

***Note: Schedule of Rates – A schedule of rates contract is one under which the amount that is payable to the contractor is calculated by applying an agreed schedule of rates to the quantity of work that is actually performed.***

***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.***

**Social Procurement**

- Group GSA provide recruitment from disadvantaged groups including but not limited to youth, indigenous communities, and people with disabilities, refugees or long term unemployed.
- Group GSA provide mentoring program for RMIT to guide students through their project.

**4.1.1 Contract No. 1920-51 Architectural Services - Detail Design & Documentation Services for Keysborough South Community Hub (Cont.)****Local Industry**

- Group GSA won't be able to access the Local Industry until Specifications are made and endeavour to specific local products and materials where available and appropriate. Will partner with local design consultancies to provide on-ground support and knowledge capital.

**Environmental**

Group GSA has run My Patch My City program for over 10 years at many schools including regional and local ones, within regional art galleries, Federation Square, the Melbourne Museum, the Royal Exhibition Buildings for various design festivals, during two Royal Melbourne Shows. This event links children and communities to design and sustainability.

**Consultation**

During the tender evaluation process and in preparation of this report relevant Council Officers have been consulted.

Community and stakeholder consultation will be undertaken as part of the design development process for the Keysborough South Community Hub.

**Conclusion**

At the conclusion of the tender evaluation process that included a pre selection interview, the evaluation panel agreed that the tender submission from **Group GSA Pty Ltd** represented the best value outcome for Council.

**Recommendation****That Council:**

1. **awards Contract No. Contract No. 1920-51 Architectural Services - Detail Design & Documentation Services for Keysborough South Community Hub to Group GSA Pty Ltd for a fix Lump Sum of Three Hundred & Eighty Eight Thousand, Nine Hundred and Fifty Dollars (\$388,950.00) including GST of \$35,359.00; and**
2. **signs and seals the contract documents when prepared.**

## 4.2 POLICY AND STRATEGY

### 4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South

File Id:	471315
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Proposed Development Plan

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***This report was deferred at Council's Ordinary Meeting of 9 December 2019 so that Council could meet with the applicant to discuss the feasibility and methodology of eliminating the proposed westerly means of access and egress to the proposed development with access and egress instead arising solely from the main road which is Coomoora Road. Discussions have been held and it is now tabled again for Council's consideration.***

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### Report Summary

Discussions have now been held with the applicant, who has submitted an updated Development Plan, which removes the westerly means of access and egress to Teddy Crescent (see Figure 2 below).

The purpose of this report is to consider the proposed Development Plan to Schedule 13 of the Development Plan Overlay of the Greater Dandenong Planning Scheme.

The development plan would cover one (1) lot abutting Coomoora Road, 15-29 Coomoora Road, Springvale South.

The development plan seeks to guide the form and conditions of future residential development of the subject land. The development plan outlines broad building envelopes for the medium density residential development and indicative lots with setbacks for conventional residential development. The plan identifies building heights across the site to be limited to a two storey scale.

The detailed design for this townhouse development on the subject lot will be provided as part of a future planning permit application. The proposed development plan does not identify a yield or proposed number of dwellings but does include indicative building envelopes and specific design principles that will assist in the preparation of detailed planning permit applications informing the overall yield and number of townhouses to be proposed at a later date.

An informal public notification of the proposal was undertaken and in response to that notification twenty-one (21) submissions were received from the surrounding properties.

Once the development plan is approved to Council's satisfaction, future planning permit applications may be considered and granted for subdivision and/or the development of the land, provided that it is generally in accordance with the approved Development Plan.

**4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)**

**Recommendation Summary**

This report recommends that Council resolves to:

- Accept the officer recommendations on the submissions received;
- Approve the Development Plan for 15-29 Coomoora Road Springvale South in the form of Attachment 1 subject to conditions; and
- Advise the applicant and submitters of Council's decision.

**4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)****Background**

The Development Plan was submitted to Council on 31<sup>st</sup> May 2019. The application was accompanied by the following supporting documentation:

- Development Plan comprising:
  - Site Analysis Plan;
  - Urban Context Analysis Response;
  - Development Concept Plan;
  - Landscape Concept Plan;
- Statement of Environmental Audit prepared by AAA Environmental Pty Ltd.
- Arboriculture Impact Assessment prepared by Tree Logic and the Existing Tree Plan and Retention Plan and Removal Plan (p. 38-40).
- Infrastructure Servicing Report and Stormwater Management Plan prepared by Wood & Grieve Engineers.
- Environmentally Sustainable Design (ESD) Strategy prepared by Wood & Grieve Engineers.
- Transport Impact Assessment and Integrated Traffic Management Plan prepared by One Mile Grid.

Prior to this, Amendment C190 was gazetted on 14<sup>th</sup> July 2016 and rezoned the land at 15-29 & 55-67 Coomoora Road Springvale South from Public Use Zone to Neighbourhood Residential Zone and applied Schedule 13 to the Development Plan Overlay.

Since the land was rezoned to Neighbourhood Residential Zone the following has occurred:

- Prior to lodging the development plan application with Council, the applicant undertook notice of the proposal to the surrounding properties and held a community consultation meeting.
- On 31<sup>st</sup> May 2019 the development plan application was submitted to Council.
- On 5<sup>th</sup> August 2019 the applicant presented to the Councillors outlining the application history and the multiple revisions of the proposed development plan based on previous feedback.
- On 16<sup>th</sup> August 2019 the development plan went on exhibition with letters sent to properties surrounding the site notifying them of the opportunity to make a submission to the proposed development plan.
- On 21<sup>st</sup> August the applicant distributed a fact sheet to neighbouring properties via mail outlining the various iterations of the proposed development plan and providing a response to the concerns raised by residents at an earlier community consultation meeting undertaken by the applicant.
- Exhibition of the development plan finished on 30<sup>th</sup> August 2019 with 21 submissions received.
- On 7<sup>th</sup> October 2019 the applicant again presented to the Councillors at a Councillor Briefing Session (CBS). The presentation provided background of Development Victoria's (Applicant) motivations for the development plan to contribute to housing affordability and a diversity of housing. The presentation also detailed a design response to issues raised by the Councillors and residents concerning neighbourhood character, density and traffic.

**4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)**

- On the 25<sup>th</sup> October 2019 the applicant submitted an amended masterplan to the development plan following the CBS including the following changes:
  - All dwellings fronting Coomoora Road now provided with ground floor living and secluded private open space, separation between the first floor elements and an increased setback of approximately 22 metres from Coomoora Road.
  - Subsequent increase in public open space provision along Coomoora Road (through the greater street setbacks) and overall open space provision increased to approximately 20% of the site.
  - Reduction in the number of 'reverse living' dwellings being limited to the mid-section of the site
  - The dwellings along the Coomoora Road frontage reoriented to have a direct frontage to the public open space.
  - The land lots along the northern boundary increased in width reflecting the lot widths of the adjacent lots to the north.
  - Area of conventional lots defined along eastern and northern boundaries.
  - Subsequent increase in the on-street visitor parking ratio to 1 space per 2.2 homes (a total of 30 remains as previously proposed).
- At the Council meeting held on 9<sup>th</sup> December 2019 the Councillors agreed on a motion to defer a decision on the development plan application until the proposal was amended whereby deleting the vehicle access point to Teddy Crescent.
- Following the Council meeting, the applicant explored three alternative layouts which included the removal of vehicle access to Teddy Crescent. Two of those alternatives would have required existing vegetation to be removed.
- On the 24<sup>th</sup> January 2020 the applicant submitted an amended masterplan to the development plan including the following changes:
  - Removal of vehicle access to Teddy Crescent.
  - Provision of a communal open space corridor that accommodates pedestrian and bicycle access extending from Teddy Crescent through to the Coomoora Road public open space.
  - Provision of land only lots to be developed with single dwellings along the full extent of the interface with existing residential properties (apart from where open space is proposed along the west boundary), with future dwellings to have a minimum 5 metre rear setback and a lot width similar to that of the adjoining properties.
  - An internal loop road in the northern part of the site that has resulted in the re-orientation of four section of the north-south lots.
  - The subsequent reconfiguration of the land only lots in the northern corners to reduce the extent of common road and provide a more efficient road and lot layout.
  - Land only lots provided with a minimum front setback between 1-3 metres.
  - The proposed lot depths of the northernmost medium density lots would be greater in depth (7.4 metre rear setback minimum) to ensure adequate northern solar access to secluded private open space areas as opposed to those lots facing south to the accessway.

**4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)**

- The east-west open space corridor is proposed with a minimum width of 8.5m from the southern edge of the visitor parking to the northern boundary of the adjacent lots. This includes the path that would run through this space.
- A total open space area of 4,605sqm is provided, comprising 2,346sqm of public open space and 2,259sqm of communal open space. These figures are similar to the previously considered development plan.
- Provision of approximately 24 visitor car spaces
- Removal of the small area of common open space adjacent to the eastern site boundary. This space has been incorporated into the medium density lots along the east boundary.

#### 4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)

##### Subject Site Context

The subject site is a vacant lot located on the northern side of Coomoora Road, approximately 400 metres east of the intersection with Springvale Road. The property is described as Lot 1 on PS647548 and has a total area of 2.4 hectares at 15-29 Coomoora Road (Springvale South). There is an extensive coverage of established vegetation spread across the site.

The site is located in an established residential area abutting Keysborough Primary School. The site context is shown in Figure 1 below. The site is located in the Neighbourhood Residential Zone 1 and the subject to Schedule 13 of the Development Plan Overlay (DPO13) of the Greater Dandenong Planning Scheme.



Figure 1: Site Context

Figure 1: Site Context

**4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)****Proposal**

The development plan is specifically tailored to guide the residential development of the land. Once the development plan is approved by Council, future planning permit applications may be considered and granted for subdivision and/or the development of the land, in accordance with the approved Development Plan, without further public notice.

Schedule 13 of the Development Plan Overlay sets out the requirements for a Development Plan to be submitted to and approved by Council before future planning permit applications for the site can be determined. The development plan application was accompanied by all required documentation as listed under section 4.0 of the schedule, which address matters of potential land contamination, urban context, open space, road networks, landscaping, sustainable design, transport impacts, traffic management and stormwater management.

The development plan masterplan (Drawing DP03) details the following information, as depicted in Figure 2:

- Neighbouring properties of subject site;
- Vegetation to be retained on-site;
- Public Open Space;
- Communal road network;
- Visitor car parking, approximately 24 spaces;
- Subdivision layout including:
  - Land only lots with 1-3 metre street setback and 5 metre rear and side setback (northern and western boundaries);
  - Two storey scale built form with 3 metre street setback and 5 metre rear setback (south and west-facing northern medium density section);
  - Two storey scale built form with 3 metre street setback and 7.4 metre rear setback (north-facing medium density section);
  - Two storey scale built form with 1 metre street setback and 5 metre rear setback (eastern boundary medium density middle section);
  - Two storey scale built form with reverse living option, with 3 metre street setback and 1 metre rear setback (middle section of medium density);
  - Two storey scale built form with rear loaded access, with one storey scale abutting the street as a zero-lot-line properties (western medium density middle section);
  - Two storey scale built form with rear loaded access, with 5 metre street setback and 1 metre rear setback (southern medium density section).

4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)

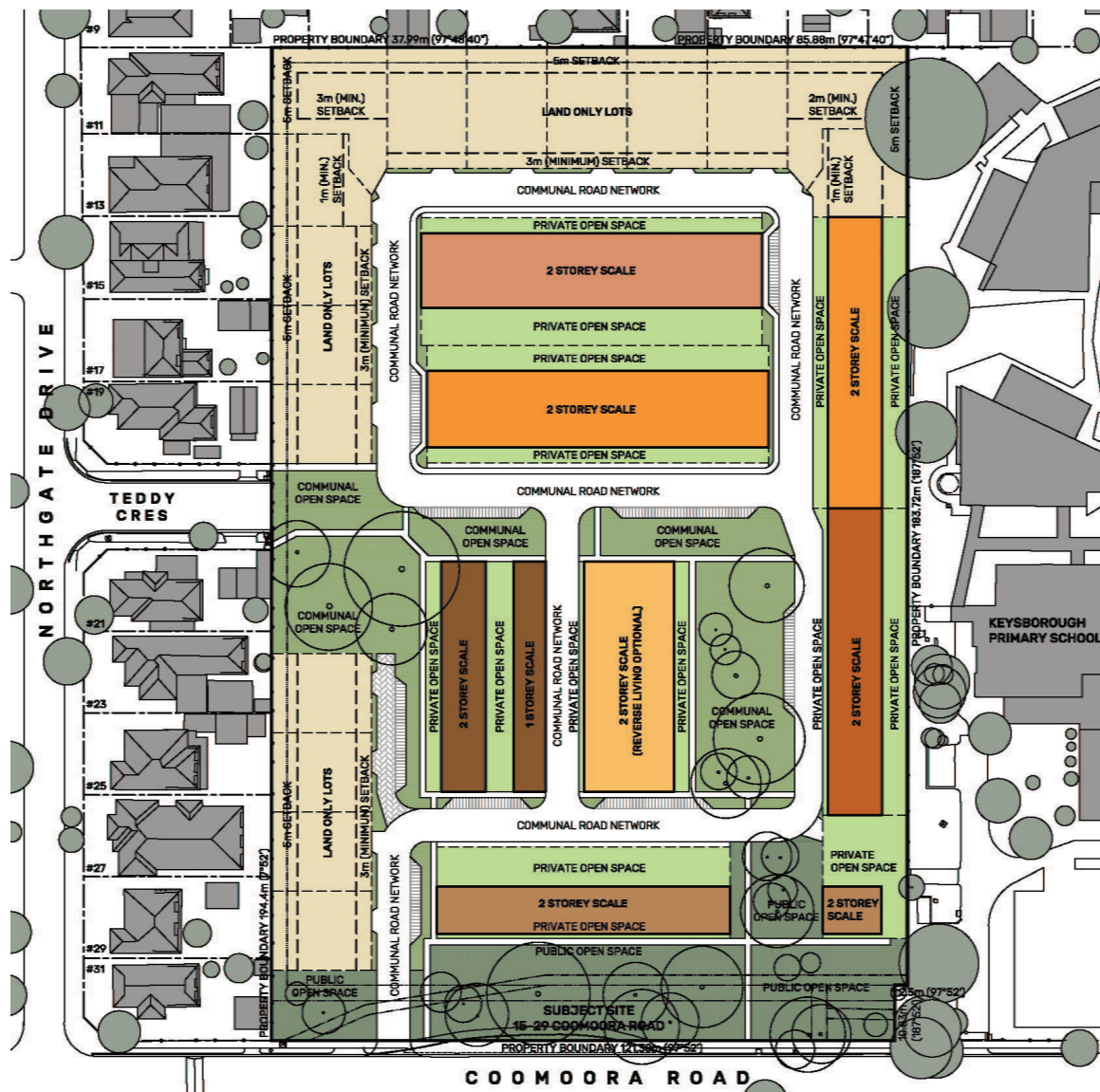


Figure 2: Masterplan – Built form, distribution and scale

Figure 2: Masterplan – Built form, distribution and scale

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#### 4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)

### **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

- *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

#### **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:

##### 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

### **Related Council Policies**

The relevant clauses of the Planning Scheme include:

#### **Planning Policy Framework**

Clause 11 (Settlement)  
Clause 15 (Built Environment and Heritage)  
Clause 16 (Housing)  
Clause 17 (Economic Development)  
Clause 18 (Transport)  
Clause 19 (Infrastructure)

#### **Local Planning Policy Framework**

Clause 21.02 (Municipal Profile)  
Clause 21.03 (A Vision for Greater Dandenong)  
Clause 21.05 (Built Form)

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#### **4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)**

Clause 21.06 (Open Space and Natural Environment)

Clause 22.06 (Environmentally Sustainable Development)

Clause 22.09 (Residential Development and Neighbourhood Character)

### **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 only financial implication for Council will be the costs associated with staff resources. All other costs associated with the Development Plan Application including the cost of exhibition has been borne by the proponent.

### **Informal Consultation**

The *Planning and Environment Act 1987* governs exhibition and notice requirements. The, 'Act' does not provide any provision for the notification or exhibition of Development Plans. Whilst this is the case the proposed Development Plan was placed on informal notification over a two (2) week period from 16<sup>th</sup> October – 30<sup>th</sup> October 2019 by sending notification letters to all neighbouring owners and occupiers. No signs were required to be placed on site. The development plan application documents were also published on Council's website.

It was advised in the notification letters sent to all the neighbouring owners and occupiers, that while comments and submissions in relation to the development plan would be received by Council for its consideration and information, the submitters would not be able to be party to an application for review before the Victorian Civil and Administrative Tribunal (VCAT).

The updated development plan (Figure 2) has not been subject to a further notification period as it is considered to have less of an impact on the amenity of the surrounding area. All submissions previously submitted will be considered in the determination of the application.

#### 4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)

### Submissions

A total of twenty-one (21) submissions were received from the surrounding properties. A map of the submitters' location is included in Figure 3.

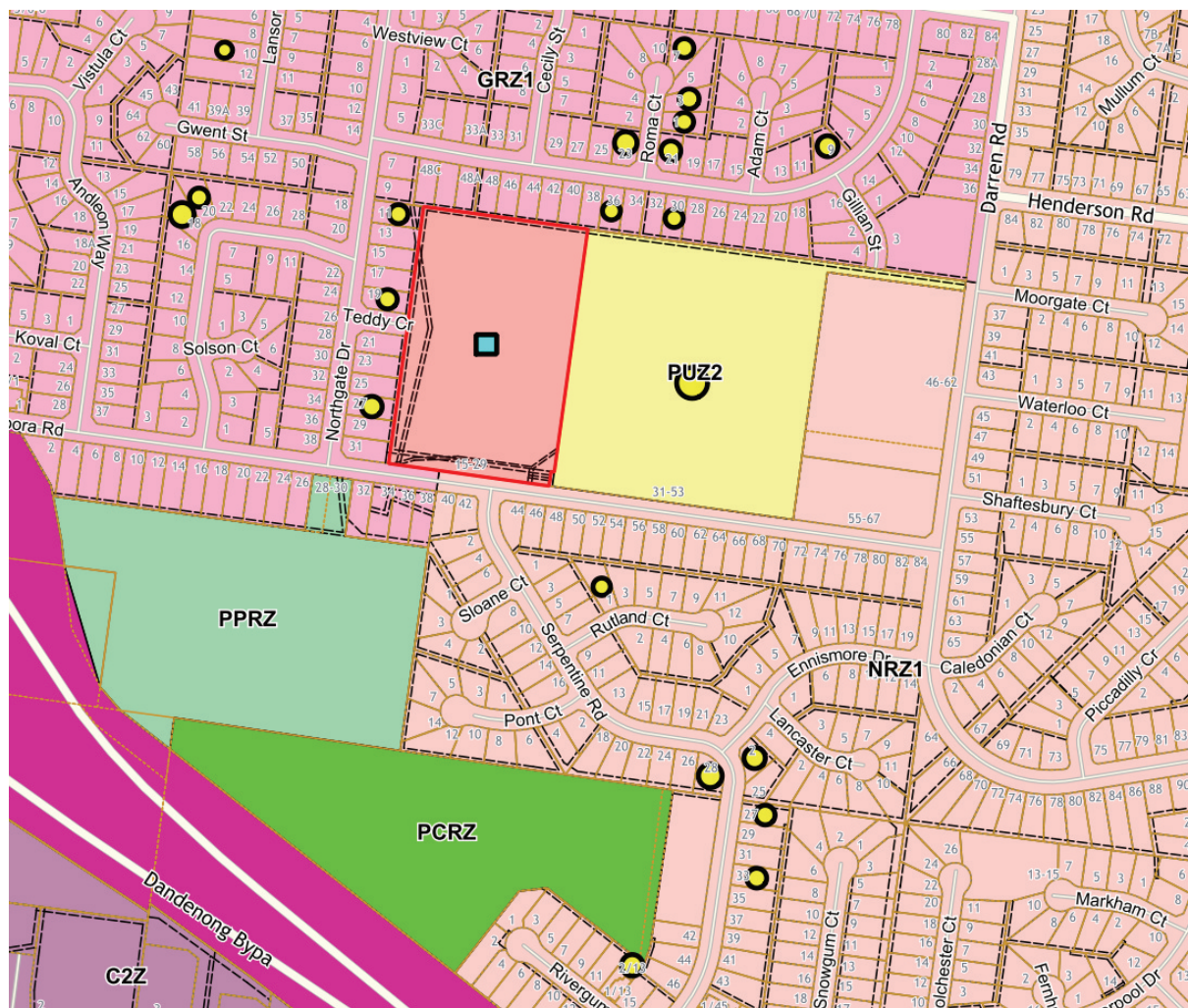


Figure 3 – Location of Submitters

Figure 3 – Location of Submitters

The submissions raised the following concerns:

- Density/ Overdevelopment;
- Lack of Private Open Space;
- Overshadowing;
- Insufficient Setbacks;
- Traffic Congestion;

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#### 4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)

- Inadequate Car Parking;
- Neighbourhood Character/ Building Bulk;
- Cumulative Impact;
- Departure from Policy;
- Road Widths/ On-street Car Parking;
- Building Height;
- Landscaping;
- Car Parking Dimensions;

One (1) submission supported the proposal in the following ways:

- Contribute to Affordable Housing;
- Supporting Documentation;
- No Impact on School;
- Connection to Existing Infrastructure;
- Passive Surveillance;
- Provision of Public Open Space.

The submitters' concerns are summarised below (underline) followed by the Officer Response (*in italics*).

In terms of the concerns raised by submitters to the development plan application, it should be noted that matters relating to overshadowing and car parking dimensions would be addressed at detailed design stage as part of any future planning permit applications, whilst this assessment will consider the higher level planning matters.

##### Density/Overdevelopment

*The proposed development plan would implement density control measures as part of the design principles and masterplan. The dwelling typology would be limited to single occupancy dwellings which are attached or semi-detached in form. Future development proposals would be required to incorporate a mix of housing types to contribute to housing diversity, which comprises 2-bedroom, 3-bedroom and 4-bedroom dwellings. The conventional lots would be located along the northern and western boundaries at the residential interfaces to provide a responsive subdivision layout, which incorporates a range of lot sizes. The sole section of reverse living housing would be oriented to the public open space, centrally located within the site. The reverse living section would also contribute to housing diversity within the overall development plan. Overall, the development plan adequately responds to Clause 11 – Settlement and Clause 16 – Housing of the Greater Dandenong Planning Scheme.*

##### Lack of Private Open Space

*The development plan masterplan provides a minimum rear setback of 5 metres for each building envelope, with the exception of the reverse living section. The 5 metre rear setback ensures that the minimum dimension of secluded private open space is met for each dwelling in accordance with the*

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#### **4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)**

*varied Clause 55 (ResCode) requirements of Schedule 1 to the Neighbourhood Residential Zone under the Greater Dandenong Planning Scheme. In addition, the public open space areas account for 20% of the total site, which contributes to the overall useability of open space within the site.*

##### Insufficient Setbacks

*The masterplan would implement minimum side and rear setbacks of 5 metres for the conventional lots positioned adjacent to residential properties along the northern and western boundaries. The setbacks ensure that the built form of any new dwelling is setback from the sensitive interfaces and an adequate provision of landscaping can be accommodated along these boundaries to soften the interface. The 5 metre setback also ensures that an adequate provision of secluded private open space is provided for the conventional lots.*

*All dwellings would front a private accessway. The development plan masterplan incorporates a 3 metre street setback where possible to increase the provision of landscaping along the private accessway streetscape. To ensure car parking within driveways does not create encroachment issues into the roadway, a garage setback of 5 metres must be applied to all 3 metre building street setback envelopes, as a condition of any approved development plan (see condition 3.1).*

##### Traffic Congestion

*The development plan was accompanied by a Transport Impact Assessment and Integrated Traffic Management Plan. That assessment was reviewed by Council's Transport Department who have not raised any concerns regarding the traffic to be generated by the development envisaged by the development plan.*

##### Inadequate Car Parking

*The development plan would include indicative visitor car parking in the form of 24 off-street indented car spaces. This number of visitor car spaces could serve up to 120 dwellings, although it is anticipated that the dwelling density would be less than that figure providing an excess of visitor car parking pursuant to Clause 52.06. It is noted that the provision of car parking for residents and visitors on-site will be assessed under Clause 52.06 and Clause 55 (ResCode) of the Greater Dandenong Planning Scheme as part of any future planning permit applications ensuring that the car parking requirements of Clause 52.06-5 are met.*

##### Neighbourhood Character/Building Bulk

*The land is located in the Neighbourhood Residential Zone which is identified in Council's Future Change Area C – Limited Change under Clause 22.09-3.5. Clause 22.09 contains overarching design principles and more specific design principles relevant to the Limited Change Area which guide the future neighbourhood character of residential development. In addition, Schedule 1 to the Neighbourhood Residential Zone lists a number of neighbourhood character objectives which also guide the future neighbourhood character of residential development. The development plan would implement a maximum building height of two storeys, promote attached and semi-detached housing and provide landscaping along accessways, which is generally in accordance with the identified future character for this area. Consistency with the identified future character of Clause 22.09 is a key objective of Schedule 13 to the Development Plan Overlay. Whilst the development plan provides a*

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#### **4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)**

*higher level of implementation for neighbourhood character, the more specific neighbourhood character objectives and design principles are to be met as part of the consideration of any future planning permit application to develop the land. That being said, the provision of attached or semi-detached housing is not specifically in line with the identified future character envisaged by Clause 22.09-3.4. Therefore, the dwelling typology design principles listed in the development plan must be reworded to include separation at the upper level for at least every second dwelling with the exception of the dwellings fronting Coomoora Road and the reverse living dwellings, as a condition of any approved development plan.*

##### Cumulative Impact

*The concerns relating to the cumulative impact of traffic movements in the area were anticipated in the rezoning of the land from Public Use Zone to Neighbourhood Residential Zone under Amendment C190. Further information relating to the traffic movements resulting from the development of the land was provided with the application. The Traffic Impact Assessment Report adequately responds to matters of traffic generation, analysis of existing conditions and mitigation treatments to ensure the development of the land does not cause detrimental impacts on the surrounding area. Council's Transport Department were also confident with the management of traffic within the site.*

##### Departure from Policy

*Council's Great Homes, Greater Neighbourhoods Strategy was implemented as part of Amendment C182 (Part 1). This amendment rezoned certain land within the municipality whilst implementing new standards to achieve high quality outcomes for residential development. The subject land was not rezoned under Amendment C182 (Part 1) and remains in the Neighbourhood Residential Zone. As this development plan seeks to introduce high level guidance for future residential development, consideration of the new standards brought in by the amendment will be undertaken in the assessment of any future planning permit applications for the development of the land. However, the development plan is considered to be generally in accordance with all relevant policies.*

##### Road Widths/On-street Car Parking

*The Transport Impact Assessment Report accurately depicts the accessway widths that would be provided throughout the development plan site. A 6.5 metre wide carriageway would be provided throughout the site, with the exception of a 50 metre section of accessway in the eastern pocket of the site which comprises a 5.5 metre wide carriageway. The reduced width of this section of accessway is acceptable as the design of the accessway ensures that the retention of established vegetation is maximised. Furthermore, housing would be limited to one side of this section of accessway with less vehicle manoeuvres being undertaken in this section. The indented off-street car parking bays also remove the demand for on-street car parking providing more space for vehicles traversing these accessways. It is noted that whilst there are three sections of accessway which are 3.5m in width, these accessways would only serve up to a maximum of eight dwellings and are not utilized as carriageways. Private accessways are required to comply with Clause 56.06-7 – Neighbourhood street network detail and Clause 56.06-8 – Lot access. These clauses consider traffic volume, target speed and carriageway width. It is considered that the private accessways would comply with the objectives of these clauses.*

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#### 4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)

##### Building Height

*The development plan provides for a maximum height of two storeys for all residential development on-site. Whilst the development does not specify a maximum height in metres, the Neighbourhood Residential Zone does. Any future planning permit application proposed for the development of the land must be generally in accordance with an approved development plan and is restricted to a maximum building height of 9 metres under Clause 32.09-10.*

##### Landscaping

*The development plan has demonstrated that it would maximise the retention of existing vegetation on-site, retaining a high number of trees that were recommended in the Ecology and Arboriculture Assessment and Tree Retention Plan prepared by Jacobs on 10 November 2015. The development plan would contribute approximately 20% of public open space which encompasses the retained vegetation. The development plan also provides for the planting of new trees along each of the accessways and within the public open space areas as depicted in the landscape plans prepared by MALA Studio. The provision of landscaping on-site would be in line with the landscaping objectives of Schedule 13 to the Development Plan Overlay as it facilitates high quality landscape outcomes that integrate with the overall layout and design of the site and protects existing vegetation.*

##### **Referrals**

The development plan application has been referred to internal Council departments including the following:

Internal Referral Department	Response
Arborist	No objection, no conditions
Asset Planning	No objection, subject to conditions  Details of the internal roads including longitudinal and cross sections required as a condition.
Civil Development	No objection, provided that the road network is kept as a private accessway and not a Council road and the Stormwater Management Plan is amended subject to conditions.
ESD/Sustainability	No objection, subject to conditions  The ESD Strategy would form part of the development plan. Therefore, the recommendations made by the ESD Unit would be required as conditions.

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**4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)**

Strategic Planning	<p>Raised concerns regarding the design response to the objectives of Schedule 13 to the DPO.</p> <p>These concerns were raised prior to the amended development plan being submitted by the applicant on 25<sup>th</sup> October 2019. It is considered that the applicant has appropriately responded to the objectives of the schedule, as detailed in the assessment section of this report.</p>
Transport Unit	<p>No objection, provided that the road network is kept as a private accessway and not a Council road.</p>

**Assessment**

The development plan must first and foremost respond to the objectives of Schedule 13 to the Development Plan Overlay (DPO). The objectives for the subject site are as follows.

- *Achieve a high quality, integrated residential development that capitalises on the existing landscape features and adopts a form and density that is consistent with the identified future character, as described in Clause 22.09.*
- *Facilitate a high quality landscape outcome that integrates with the overall layout and design of the sites and recognises and protects existing identified vegetation.*

Design Principles – Section 6 of proposed Development Plan (DP)

The proposed Development Plan seeks to meet these objectives by providing an assessment criteria in the form of design principles for any future planning permit applications. Any future planning permit applications must be generally in accordance with the Development Plan pursuant to Clause 43.04-2 – Requirements before permit is granted. This report recommends a number of changes to the design principles, with key changes discussed below. A full set of revised design principles are included as conditions to this report.

The form and density that would be adopted by the future residential development of the land is guided by the design principles proposed in the development plan. These design principles reflect the design principles listed in Clause 22.09. The design principles in the development plan are discussed in two sections Site Design & Layout and Exterior Building Design, which guide design responses in the following elements:

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#### 4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)

##### Site Design & Layout

- *Typology, Density and Housing Diversity*

The dwelling typology would be single-occupancy dwellings (attached or semi-detached townhouses). Whilst the development plan provides a higher level of implementation for dwelling typology, the provision of attached or semi-detached housing is not specifically in line with the identified future character envisaged by Clause 22.09-3.4 for Limited Change Areas. Therefore, the dwelling typology design principle listed in the development plan must be reworded to include 'separation at the upper level for at least every second dwelling with the exception of the dwellings fronting Coomoora Road and the reverse living dwellings', as a condition of any approved development plan.

This design principle envisages conventional lot sizes of a minimum size of 300 square metres along the northern and western boundaries. However, the conventional lots should provide a range of lot sizes. Therefore, the wording would be amended to limit the number of conventional lots to 16 to ensure a range of appropriate lot sizes are provided, as a condition of any approved development.

- *Building Height*

The maximum building height would be limited to two storeys, which is in line with Clause 22.09.

- *Site Setbacks/Green Buffers*

The 13.7 metre building setback from Coomoora Road ensures that the retention of existing vegetation is maximised, ensuring that the development plan capitalizes on the existing landscaping features. The minimum side and rear setback of 5 metres for all conventional lots positioned adjacent to residential properties along the northern and western boundaries ensures that the built form of any new dwelling is setback from the sensitive interfaces and an adequate provision of landscaping can be accommodated along these boundaries to soften the interface.

- *Lot Layout/Orientation*

Future residential development and subdivision would be required to provide a range of lot sizes and layouts to support dwelling diversity and housing affordability within the development plan site, satisfying the objectives and strategies of Clause 16.01-3S – Housing Diversity and Clause 16.01-4S – Housing Affordability. The orientation of lots would also ensure passive surveillance is maximised opposite public open space areas and northern solar access is maximised to private open space areas.

- *Site Coverage*

The breakdown of site coverage for the development plan site comprises:

- 40% of the total lots to have a maximum site coverage of 50% of the lot;
- 35% of the total lots to have a maximum site coverage of 60% of the lot;

**4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)**

- 25% of the total lots (reverse living optional dwellings primarily) to have a maximum site coverage of 75%.

This breakdown of site coverage requirements is problematic on two fronts, including auditing the percentage of lots that fit into each bracket as the site is developed and the departure from the varied requirements of Schedule 1 to the Neighbourhood Residential Zone. Therefore, all lots comprising dwellings with a traditional ground floor living arrangement are to have a maximum site coverage of 50% of the lot and all lots comprising reverse living optional dwellings are to have a maximum site coverage of 75%, as a condition of any approved development plan.

- *Site Permeability*

The site permeability principles would ensure that future residential development would ensure that the impact of stormwater run-off on the drainage system is reduced.

- *Tree Retention/Communal Open Space*

The layout of public open space and communal open space accounts for approximately 20% of the subject site. These areas also enhance the retention of existing vegetation on the land. Furthermore, these spaces establish pedestrian connectivity through the site and positive amenity outcomes for future residents. Rather than the design principles specifying the exact square metreage of the open space areas and tree retention initiatives, it is recommended that the design principles be amended to the following, as conditions of any approved development plan.

- Trees are to be retained in accordance with the approved Arborist Report and Tree Retention Plan.
- Public Open Space and Communal Open Space must be provided in accordance with the masterplan.

- *Road Network/Footpaths/Landscaping*

The internal looped road network limits all vehicle access to the site from Coomoora Road. This ensures connectivity for all vehicles and pedestrians to the existing infrastructure whilst protecting the existing dwellings that abut Teddy Crescent. The development plan provides a separate footpath network along the accessways and public open space areas to ensure all dwellings and connecting streets are safely accessible by foot. In addition, street lighting would be provided within accessways and open space areas for the safety of future residents. The road network also ensures that appropriate space is provided for canopy tree planting along accessways to create positive streetscape outcomes for the development plan site. The internal road network can accommodate a 10.5 metre long waste collection truck to ensure the adequate collection of waste from the site, noting this waste collection would be in the form of a private collection, rather than a Council waste collection. Off-street visitor car parking would be directly accessible from the road network, however the design principles must ensure that the visitor car parking does not intrude on the 6.5 metre or 5.5 metre carriageway. In addition, the communal road network must be kept as private. These changes to the design principles would be required as conditions of any approved development plan.

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#### 4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)

##### Exterior Building Design

- *Building Forms*

The street setbacks for each building envelope would ensure appropriate space is provided for landscaping and minimises the appearance of built form where abutting sensitive interfaces. These design principles require refined wording to ensure appropriate separation between dwellings on conventional lots and adequate separation at the upper level for at least every second dwelling is provided, with the exception of the dwellings fronting Coomoora Road and the reverse living dwellings. This would be required as conditions of any approved development plan.

- *Streetscapes*

As discussed in the consideration of the dwelling typology and building forms design principles of the development plan, the built form does not adequately respond to the identified future character of Limited Change Areas envisaged by Clause 22.09-3.4 which seeks separation between dwellings. As built form separation is dealt with under other design principles, reference to this requirement can be deleted, as a condition of any approved development plan.

- *Building Materiality/Façade Design*

This design principle does not adequately demonstrate an appropriate design response to the outcomes sought by the materials and finishes design principles under Clause 22.09. Therefore, this design principle must be reworded in line with the principles of Clause 22.09, as a condition of any approved development plan.

- *Orientation*

This design principle would ensure that all future residential development orientates dwellings to maximise northern solar access and provides direct connection between living areas and private open space areas.

- *Secluded Private Open Space*

The provision of secluded private open space would be in accordance with the varied requirements of Schedule 1 to the Neighbourhood Residential Zone. It is also noted that the provision of private open space and secluded private open space would be considered in any future planning permit applications for the residential development of the site. However, this design principle must make reference to the 60 square metres required by Schedule 1 to the Neighbourhood Residential Zone, as a condition of any approved development plan.

- *Services*

Dwelling services for future residential development would be located to minimise visibility from the public realm.

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#### 4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)

- *Storage*

Storage provisions would be considered would be considered in any future planning permit applications for the residential development of the site.

- *Waste*

This design principle ensures that waste bins are not located at the front of dwellings or where they are visible from the public realm.

The following requirements must be satisfied before the approval of any development plan pursuant to Section 4.0 of Schedule 13 to the Development Plan Overlay (DPO).

##### Development Plan – Sections 4 & 5 of DP

The development plan adequately specifies the necessary details of the land whilst providing an urban context analysis response and detailed masterplan. The masterplan identifies the existing vegetation to be retained, a subdivision layout, internal open space network exceeding the 5% land contribution, road and pedestrian network and location of ingress and egress for vehicles, satisfying the requirement of Section 4.0 of Schedule 13 to the DPO.

The density controls that are implemented by the proposed Development Plan would ensure that the delivery of residential development is respectful of the existing neighbourhood character and contributes to the preferred neighbourhood character envisaged by Clause 22.09. The layout of conventional lots bordering the site's residential interface would adopt an almost identical lot width and promote similar built form outcomes to the abutting properties through setbacks along boundaries, maximum two storey scale, building separation, dwelling orientation, rear located private open space areas and landscaping provisions. In addition, the public open space area and front setback along the Coomoora Road frontage would protect the established vegetation that is part of the existing neighbourhood character. The added design response of orientating the dwellings abutting Coomoora Road to the street would ensure that passive surveillance is encouraged and a sense of address is provided for each dwelling. The denser elements of the Development Plan, being the reverse living dwellings, would be contained to the middle of the site. This would ensure that this housing type would not have a direct interface with either the existing dwellings, the school or Coomoora Road and Teddy Crescent, which is an acceptable outcome in this context.

The proposed Development Plan depicts Public Open Space and Communal Open Space equal to 20% of the site. The significant contribution of open space ensures that the development site has adequate space to retain established vegetation whilst also servicing the needs of the community. The open space areas also provide an outlook for a number of dwellings and provide breaks in the built form. The open space network contributes to a preferred character that is envisaged by Clause 22.09, thus satisfying the objectives of Schedule 13 to the Development Plan Overlay.

The east-west communal open space corridor is proposed with a minimum width of 10.5m from the southern edge of the communal road network to the northern boundary of the adjacent lots. The width of this communal open space corridor has increased from a minimum width of 6.7 metres in the previous development plan layout, responding to issues of useability and a lack of built form separation. This open space area includes a path that links all open space areas and is positioned adjacent to

**4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)**

the looped accessway providing a minimum 22 metre wide break in built form, previously 6.7 metres. A total open space area of 4,605sqm is provided, comprising 2,346sqm of public open space and 2,259sqm of communal open space. These figures are similar to the previous development plan layout.

Landscape Concept Plan – Section 7 of DP

The Landscape Concept Plans specify the landscape themes and species to be planted within the accessways and public open space areas. The Landscape Concept Plans also identify the vegetation that is to be retained within the public open space areas in response to the recommendations of the *Ecology and Arboriculture Assessment and Tree Retention Plan (Jacobs, 2015)*. The Landscape Concept Plans satisfy the requirement of Section 4.0 of Schedule 13 to the DPO.

Environmentally Sustainable Design – Section 8 of DP

The Environmentally Sustainable Design (ESD) Strategy would ensure that best practice is implemented for all future residential development. In particular, the requirements of recommended condition 3.1.7 would ensure that all dwellings exceed minimum compliance and achieve a best practice approach to energy efficiency and thermal performance, satisfying the requirement of Section 4.0 of Schedule 13 to the DPO. Further details regarding ESD will be required to be submitted as part of the future planning application, with a full detailed assessment in accordance with Clause 22.06 to occur at this time.

Transport, Traffic and Car Parking – Section 9 of DP

The Transport Impact Assessment and Integrated Traffic Management Plan investigates the existing conditions of the area surrounding the subject site detailing the traffic volumes of the streets and intersections nearby. The development plan specifies that vehicle access to the site would be obtained from Coomoora Road only via the internal private road network. The internal road network comprises 6.5 metre wide accessway with one 50 metre section of road at 5.5 metres. The reduced width of this section of road is acceptable as the road design ensures that the retention of established vegetation is maximised. Furthermore, housing would be limited to one side of this section of road with less vehicle manoeuvres being undertaken in this section. The indented off-street car parking bays also remove the demand for on-street car parking providing more space for vehicles traversing the private road network. Overall, the Transport Impact Assessment Report finds that the proposed road network is sufficient to accommodate anticipated traffic volumes and will have a minimal effect on the operation of nearby intersections at Springvale Road/Patterson Road and Henderson Road/Corrigan Road.

Stormwater Management – Section 10 of DP

The Infrastructure Servicing Report and Stormwater Management Plan demonstrates that the development plan would meet best practice for water quality performance objectives. Stormwater management would also be considered in the assessment of any future planning permit application for subdivision under Clause 53.18 – Stormwater Management in Urban Development. Melbourne Water has also commented on the development plan providing in principle support subject to further consideration of any future planning permit applications for residential development/subdivision on

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#### **4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)**

the land. The development plan site would have access to the existing infrastructure, which would be connected to the site as part of any future subdivision of the land. The parts of the land affected by the Special Building Overlay would be considered under any future planning permit applications.

##### Tree Retention

The recommendations of the *Ecology and Arboriculture Assessment and Tree Retention Plan (Jacobs, 2015)* were considered in the preparation of the development plan. In addition, the design principles of the development plan incorporate methods of tree retention and specify the area of land provided as communal open space.

##### Cultural Sensitivity

The land is in an area of cultural sensitivity. Council has been advised by the applicant that the land has likely been subject to significant ground disturbance and it is unlikely that a Cultural Heritage Management Plan (CHMP) is required. Nevertheless, a decision can be made on the development plan application before the land's cultural sensitivity is addressed, which would occur at the planning permit application stage.

##### Environmental Audit

A Statement of Environmental Audit was submitted with the application, satisfying the requirement of Section 4.0 of Schedule 13 to the DPO.

##### Drainage Easement

A number of dwellings/lots would be located within the drainage easement which runs north to south along the western boundary. A decision can be made on the development plan application before the easement is removed, which would be subject to a future planning permit application.

#### **Conclusion**

In conclusion it is recommended that the proposed development plan be supported in accordance with the officer recommendation and that Council approve the development plan subject to the recommendations and conditions outlined below.

#### **Recommendation**

##### **That Council:**

- 1. receives all submissions made in response to the exhibition of the development plan application;**
- 2. adopts the position on the submissions as set out in this report;**

**4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)**

3. **approves the Development Plan at Lot 1 PS647548, 15-29 Coomoora Road, Springvale South subject to the following recommendations / conditions:**

- 3.1. **The masterplan legend amended:**

- Provide a garage setback of 5 metres to all 3 metre building street setback envelopes;

- 3.2. **All detailed plans to be amended in accordance with the development plan DP03-4 dated 23.01.20.**

- 3.3. **Revise the Design Principles as follows;**

**Typology, Density and Housing Diversity**

- Dwelling typology is to be single-occupancy dwellings (attached or semi-detached townhouses).

- Land only lots to have detached single occupancy housing.

- Separation to be provided at the upper level for at least every second dwelling, with the exception of the dwellings fronting Coomoora Road and the reverse living dwellings.

- Separation to be provided at the upper level for every dwelling fronting Coomoora Road.

- The development is to incorporate a mix of lot sizes, housing sizes and housing types comprising 2-bedroom, 3-bedroom and 4-bedroom dwellings that are designed to respond to the unique conditions of the site and orientation within the masterplan.

- Maximum of sixteen (16) Land Only Lots to be located along northern and western site boundaries where the site directly abuts the existing residential neighbourhood. Lot boundaries along the north site boundary are to align with the adjacent lot boundaries of the existing residential lots on Gwent Street.

- Land Only Lots proposed within the development are not to be further subdivided.

- Reverse Living housing is to be limited to the envelopes identified on the masterplan, being located directly opposite communal open space to provide passive surveillance and activation.

**Building Height**

**4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)**

- Building height is to be limited to 2 storeys (maximum) throughout the site.
- Where affected by the Special Building Overlay (SBO), minimum floor levels for built form to be set to the satisfaction of the Responsible Authority.

**Site Setbacks/Green Buffers**

- A setback: of 13.7-22 metres is proposed for the lots along the Coomoora Road frontage to enable a substantial number of existing trees to be retained between the lots and Coomoora Road. This setback is to be handed over as public open space.
- A 5 metre (minimum) setback is to be provided along the north, east and west site boundaries to provide a green buffer to adjacent properties.

**Lot Layout/Orientation**

- Lot size and layout to facilitate a range of housing types, house sizes and living arrangements.
- Lot layout to minimise removal of existing high-grade trees on the site, promote passive surveillance over public and communal open space, and activate edges of open space with pedestrian traffic.
- Lot layout and housing types should enable secluded private open space to receive direct sunlight during the course of the day.
- Lot layout to minimise secluded private open space on the south side of dwellings.

**Site Coverage**

- All lots comprising dwellings with a traditional ground floor living arrangement are to have a maximum site coverage of 50% of the lot and all lots comprising reverse living optional dwellings are to have a maximum site coverage of 75% of the lot.

**Site Permeability**

- All lots comprising dwellings with a traditional ground floor living arrangement are to have a minimum site permeability of 40% of the lot and all lots comprising reverse living optional dwellings are to have a minimum site permeability of 20% of the lot.

**Tree Retention/Open Space**

**4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)**

- Trees are to be retained in accordance with the approved Arborist Report and Tree Retention Plan.

- Public Open Space and Communal Open Space must be provided in accordance with the masterplan.

- Two trees to be provided within the rear yards of each dwelling.

- A maximum of 50% of the dwellings boundary fencing abutting public or communal open space areas may be solid fencing with the remainder to be visually permeable. Fencing required to provide private open space is excluded from this calculation.

- Dwelling boundary fences abutting public or communal open space areas are to be set at least three (3) metres behind the principle building line

**Road Network/Car Parking/Footpaths/Landscaping**

- New communal road network to connect with existing road network at Coomoora Road.

- The new communal road network is to be a private accessway.

- Dwellings are to be oriented and configured to internal roadways and/or footpaths.

- Internal roads are to be generally 6.5 metres wide throughout the development with slop point along eastern edge of central open space to be 5.5 metres wide.

- Internal roads are to incorporate a kerb and channel generally to discourage parking on the nature strips and to provide a level of protection to the landscaping.

- Extended driveways servicing dwellings that are not located directly on the communal road network are to be generally 3.5 metres (minimum) wide, with a different surface treatment to the internal road network.

- Off-street car parking is to be provided to all lots at a rate of 1 space per 2-bedroom dwelling & 2 spaces per 3-bedroom/4-bedroom dwelling.

- Visitor car parking is to be provided on the internal road network of the development in accordance with the masterplan. A combination of indented visitor car parking bays and perpendicular visitor car parking bays are to be provided, which do not encroach into the 5.5 metre or 6.5 metre wide carriageways.

- Footpaths throughout the development are to be 1.2 metres wide generally.

**4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)**

- Landscaping and public lighting to be incorporated with all roadways and footpaths to the satisfaction of the Responsible Authority. Lighting is to be positioned and baffled as required to avoid creating nuisance to on-site dwellings and neighbouring properties.

- Canopy tree planting to be included in secluded private open space of dwellings to the satisfaction of the Responsible Authority.

**Building Forms**

- Building forms should incorporate ground floor and first floor setbacks to foster amenity and functionality for dwellings within the development.

- Front setbacks should be at least three (3) metres, with lots facing the proposed public open space along Coomoora Road and approximately half of the lots along the east site boundary opposite the central communal open space to have a front setback of 1 metre.

- Front setbacks to garages of 3-bedroom & 4-bedroom dwellings should be 5 metres (minimum) to accommodate a second off-street car parking space, unless side-by-side car parking arrangements are provided.

- Separation to be provided at the upper level for at least every second dwelling, with the exception of the dwellings fronting Coomoora Road and the reverse living dwellings.

- Dwellings on all Land Only Lots to be detached at ground floor and first floor.

- Separation to be provided at the upper level for every dwelling fronting Coomoora Road

- Roof forms should be orientated towards the north generally with roof heights considered to accommodate solar panels (and the like).

**Streetscapes**

- Street frontages are to incorporate landscaped setbacks with built form directly on front boundary to be avoided.

- Laneway streetscapes comprising continuous and unbroken runs of rear garage doors should be minimised.

- Front fences to be 1.2 metres (maximum) high throughout the development.

**Building Materiality/Façade Design**

**4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)**

- Building materials should use quality, durable building materials and finishes that are designed for residential purposes.
- The use of commercial or industrial style building materials and finishes should be avoided.
- Using materials such as rendered cement sheeting, unarticulated surfaces and excessive repetitive use of materials should be avoided.
- Use a consistent simple palette of materials, colours, finishes and architectural detailing.
- Maximise the ongoing affordability and sustainability of residential developments through the selection of low maintenance, resource and energy efficient materials and finishes that can be reasonably expected to endure for the life of the building.
- At least one (1) habitable room window to be provided on the ground floor to all dwellings façade.

**Orientation**

- Living areas of all dwellings should be located with direct connection to secluded private open space.
- For North-South lots, living areas and secluded private open space should be north facing to take advantage of direct solar access.
- North facing windows should be provided to all dwellings where possible and beneficial.

**Private Open Space**

- Secluded private open space throughout the site to be well proportioned, well connected to dwelling living areas and have access to direct sunlight during the course of the day.
- All lots comprising dwellings with a traditional ground floor living arrangement should include 60 square metres of private open space with one part provided as secluded private open space comprising 40 square metres (minimum) with a minimum dimension of 5 metres at the rear of the dwellings.
- All lots comprising reverse living dwellings to include 10 square metres (minimum) secluded private open space with a minimum dimension of 2 metres in the form of a balcony/terrace that faces communal open space within the development.

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**4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)**

- External folding clotheslines to be provided to all dwellings within the private open space, located so that they are not visible from the public realm.

**Services**

- Services installations should be located and/or screened to avoid visibility from the public realm.

**Storage**

- All dwellings are to have 6 cubic metres (minimum) external secure storage.

**Waste**

- Bins storage areas/enclosures are to be located and configured to minimise visibility from the public realm and should not be located within dwelling front setbacks, where practicable.

- 3.4. adds details of the internal roads including longitudinal and cross sections;
- 3.5. revises the wording of the ESD Strategy under Greenhouse Gas Reduction to 'all dwellings to be designed to exceed the minimum 6-star NatHERS performance requirement'.
- 3.6. revises the Stormwater Management Plan to ensure that:
  - Provide for a Coefficient Run of 0.6 and a Stormwater Frequency of 1 in 10 years; and efficient Run of 0.6 and a Stormwater Frequency of 1 in 10 years; and
  - The detention system for the development is designed to cater for 1 in 10 year ARI with a 1 in 100 year ARI overflow.

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**4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)**

**POLICY AND STRATEGY**

**DEVELOPMENT PLAN OVERLAY 13 – 15-29 COOMOORA ROAD  
SPRINGVALE SOUTH**

**ATTACHMENT 1**

**PROPOSED DEVELOPMENT PLAN**

**PAGES 27 (including cover)**

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

## 4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)

### DEVELOPMENT PLAN

15-29 Coomoora Road, Springvale South

Prepared for Development Victoria

8 November 2019

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TOWN PLANNING



### DEVELOPMENT PLAN

15-29 Coomoora Road, Springvale South

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DP02:	Site Analysis Plan
DP03:	Masterplan - Built Form, Distribution & Scale
DP04:	Interface Detail Plan 1 - Coomoora Road
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DP06:	Interface Detail Plan 3 - Teddy Crescent
DP07:	Interface Detail Plan 4 - Green Corridor
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DP09:	Interface Detail Plan 6 - Open Space
DP10:	Interface Detail Plan 7 - Typical Roadway
DP11:	Streetscape Sections 1 - Coomoora Road & Open Space
DP12:	Streetscape Sections 2 - Coomoora Road Entry & Extended Driveway
DP13:	Streetscape Sections 3 - Laneway & Slow Point
DP14:	Streetscape Sections 4 - Green Corridor & Typical Roadway
DP15:	Streetscape Sections 5 - Typical Roadways
DP16:	Streetscape Sections 6 - Typical Roadways
DP17:	Easement Removal & Relocation Plan
DP18:	Existing Tree Plan
DP19:	Tree Retention Plan
DP20:	Tree Removal Plan
DP21:	Open Space & Solar Access Plan
DP22:	Site Access Points & Circulation Plan
DP23:	Design Principles - Site Design & Layout
DP24:	Design Principles - Exterior Building Design

## ORDINARY COUNCIL MEETING - AGENDA

**4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)****DEVELOPMENT PLAN**

15-29 Coomoora Road, Springvale South

**1 Introduction**

This Development Plan provides a framework for the redevelopment of approximately 2.4 hectares of land at 15-29 Coomoora Road, Springvale South (the subject site). This Development Plan has been prepared on behalf of Development Victoria.

This Development Plan provides a framework for the redevelopment of the subject site in accordance with the requirements of the Schedule 13 to the Development Plan Overlay (DPO13), as outlined by the Greater Dandenong Planning Scheme (the Scheme).

The subject site is former education land that was surplus to the needs of the Department of Education and Training. It was rezoned from Public Use Zone 2 – Education (PUZ2) to Neighbourhood Residential Zone, Schedule 1, and had the DPO13 applied as part of Amendment C190 to the Scheme.

The Development Plan consists of the following separate documents.

- This document prepared by Hollerich Town Planning Pty Ltd dated 8 November 2019, and including a series of plans prepared by Bert Architecture.
- Landscape Drawings prepared by MALA Studio.
- An ESD Statement prepared by Wood & Grieve Engineers.
- A Transport Impact Assessment and Integrated Traffic Management Plan prepared by OneMileGrid.
- A Stormwater Management Plan prepared by Wood & Grieve Engineers.
- An Infrastructure Servicing Report prepared by Wood & Grieve Engineers.
- An Arboricultural Assessment and Report prepared by Tree Logic.

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**DEVELOPMENT PLAN**

15-29 Coomoora Road, Springvale South

**2 Development Plan Objectives**

The following objectives for the Development Plan are outlined in Part 1.0 of the DPO13.

- Achieve a high quality, integrated residential development that capitalises on the existing landscape features and adopts a form and density that is consistent with the identified future character, as described in Clause 22.09.
- Facilitate a high quality landscape outcome that integrates with the overall layout and design of the sites and recognises and protects existing identified vegetation.

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## ORDINARY COUNCIL MEETING - AGENDA

## 4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)



## DEVELOPMENT PLAN

15-29 Coomoora Road, Springvale South

## 3 Planning Policy

Various parts of the Scheme are relevant to the subject site and this Development Plan.

The following section outlines the relevant planning policy framework in response to which this Development Plan has been prepared and against which any future planning permit applications within the Development Plan area must be considered

## 3.1 State Planning Policy Framework

## 3.1.1 Clause 11 - Settlement

Clause 11 states that "planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure".

The objective of Clause 11.02-1S (Supply of Urban Land) is "to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses".

Strategies outlined by Clause 11.02-1S and that are relevant to the Development Plan are outlined below.

- Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development.
- Ensure that sufficient land is available to meet forecast demand.
- Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis.
- Planning for urban growth should consider:
  - Opportunities for the consolidation, redevelopment and intensification of existing urban areas.
  - Neighbourhood character and landscape considerations.
  - The limits to land capability and natural hazards and environmental quality.
  - Service limitations and the costs of providing infrastructure.

The objective of Clause 11.02-2S (Structure Plans) is "to facilitate the orderly development of urban areas".

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Strategies outlined by Clause 11.02-2S and that are relevant to the Development Plan are outlined below.

- Ensure effective planning and management of the land use and development of an area through the preparation of relevant plans.
- Undertake comprehensive planning for new areas as sustainable communities that offer high-quality, frequent and safe local and regional public transport and a range of local activities for living, working and recreation

## 3.1.2 Clause 15 – Built Environment and Heritage

Clause 15 is of particular relevance to this Development Plan. Clause 15 states the following.

- Planning is to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods.
- Planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context.
- Planning should protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.
- Planning must support the establishment and maintenance of communities by delivering functional, accessible, safe and diverse physical and social environments, through the appropriate location of use and development and through high quality buildings and urban design.
- Planning should promote development that is environmentally sustainable and should minimise detrimental impacts on the built and natural environment.
- Planning should promote excellence in the built environment and create places that:
  - Are enjoyable, engaging and comfortable to be in.
  - Accommodate people of all abilities, ages and cultures.
  - Contribute positively to local character and sense of place.
  - Reflect the particular characteristics and cultural identity of the community.
  - Enhance the function, amenity and safety of the public realm.

The objective of Clause 15.01-2S (Building Design) is "to achieve building design outcomes that contribute positively to the local context and enhance the public realm".

Strategies outlined by Clause 15.01-2S and that are relevant to the Development Plan are outlined below.

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## DEVELOPMENT PLAN

15-29 Coomoora Road, Springvale South

- Require a comprehensive site analysis as the starting point of the design process.
- Ensure the site analysis provides the basis for consideration of height, scale and massing of new development.
- Ensure development responds and contributes to the strategic and cultural context of its location.
- Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.
- Ensure the form, scale and appearance of development enhances the function and amenity of the public realm.
- Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.
- Ensure development provides safe access and egress for pedestrians, cyclists and vehicles.
- Ensure development provides landscaping that responds to its site context, enhances the built form and creates safe and attractive spaces.

The objective of Clause 15.01-3S (Subdivision Design) is "to ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods".

The Strategy outlined by Clause 15.01-3S states that redevelopment of existing areas should be designed to create liveable and sustainable communities by achieving the following.

- Creating compact neighbourhoods that have walkable distances between activities.
- Creating urban places with a strong sense of place that are functional, safe and attractive.
- Provide a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.
- Creating landscaped streets and a network of open spaces to meet a variety of needs.
- Reduce car dependency by allowing for:
  - convenient and safe public transport;
  - safe and attractive spaces and networks for walking and cycling;
  - subdivision layouts that allow easy movement within and between neighbourhoods;
  - a convenient and safe road network.

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- Being accessible to people with disabilities.
- Creating an urban structure and providing utilities and services that enable energy efficiency, resource conservation, integrated water management and minimisation of waste and air pollution.

The objective of Clause 15.01-4S (Healthy Neighbourhoods) is "to achieve neighbourhoods that foster health and active living and community wellbeing".

The Strategy outlined by Clause 15.01-4S states that neighbourhoods should be designed to foster community interaction and make it easy for people of all ages and abilities to live health lifestyles and engage in regular physical activity through providing the following.

- Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as part of daily life.
- Streets with direct, safe and convenient access to destinations.
- Conveniently located public spaces for active recreation and leisure.
- Accessibly located public transport stops.
- Amenities and protection to support physical activity in all weather conditions.

The objective of Clause 15.01-1S (Urban Design) is "to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity".

Strategies outlined by Clause 15.01-1S and that are relevant to the Development Plan are outlined below.

- Requirement development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.
- Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.
- Ensure the interface between the private and public realm protects and enhances personal safety.
- Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.
- Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.

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## ORDINARY COUNCIL MEETING - AGENDA

## 4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)



## DEVELOPMENT PLAN

15-29 Coomoora Road, Springvale South

- Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.
- Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.

The strategy outlined by Clause 15.01-4R (Healthy Neighbourhoods) is outlined below.

- Create a city of 20 minute neighbourhoods, that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from their home.

The objective of Clause 15.01-5S (Neighbourhood Character) is "to recognise, support and protect neighbourhood character, cultural identity, and sense of place".

Strategies outlined by Clause 15.01-5S and that are relevant to the Development Plan are outlined below.

- Ensure development responds to cultural identity and contributes to existing or preferred neighbourhood character.
- Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by emphasising the:
  - Pattern of local urban structure and subdivision.
  - Heritage values and built form that reflect community identity.

The objective of Clause 15.01-1R (Urban Design – Metropolitan Melbourne) is "to create a distinctive and liveable city with quality design and amenity".

Strategies outlined by Clause 15.01-1R and that are relevant to the Development Plan are outlined below.

- Support the creation of well-designed places that are memorable, distinctive and liveable.
- Integrate place making practices into road space management.

The objective of Clause 15.02-1S (Energy and Resource Efficiency) is "to encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions".

Strategies outlined by Clause 15.02-1S and that are relevant to the Development Plan are outlined below.

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- Improve the energy, water and waste performance of buildings and subdivisions through environmentally sustainable development.
- Promote consolidation of urban development and integration of land use and transport.
- Improve efficiency in energy use through greater use of renewable energy technologies and other energy efficiency upgrades.
- Support low energy forms of transport such as walking and cycling.
- Reduce the urban heat island effect by greening urban areas, buildings, transport corridors and open spaces with vegetation.
- Encourage retention of existing vegetation and planting of new vegetation as part of development and subdivision proposals.

## 3.1.3 Clause 16 – Housing

Clause 16 is of particular relevance to this Development Plan. Clause 16 states the following.

- Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.
- Planning should ensure the long term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space.
- Planning for housing should include the provision of land for affordable housing.

The objective of Clause 16.01-4S (Housing Affordability) is "to deliver more affordable housing closer to jobs, transport and services".

Strategies outlined by Clause 16.01-4S and that are relevant to the Development Plan are outlined below.

- Improve housing affordability by:
  - Ensuring land supply continues to be sufficient to meet demand.
  - Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
  - Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.
  - Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.

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## DEVELOPMENT PLAN

15-29 Coomoora Road, Springvale South

- Increase the supply of well-located affordable housing by facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.

The objective of Clause 16.01-3S (Housing Diversity) is "to provide a range of housing types to meet diverse needs".

Strategies outlined by Clause 16.01-3S and that are relevant to the Development Plan are outlined below.

- Ensure housing stock matches changing demand by widening housing choice.
- Facilitate diverse housing that offers choice and meets the changing household needs through:
  - A mix of housing types.
  - Adaptable internal dwelling design.
  - Universal design.
- Encourage the development of well-designed medium-density housing that:
  - Respects the neighbourhood character.
  - Improves housing choice.
  - Makes better use of existing infrastructure.
  - Improves energy efficiency of housing.
- Support opportunities for a range of income groups to choose housing in well-serviced locations.

The strategies outlined by Clause 16.01-1R (Integrated Housing) are outlined below.

- Provide certainty about the scale of growth by prescribing appropriate height and site coverage provisions for different areas.
- Allow for a range of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing.

The objective of Clause 16.01-2S (Location of Residential Development) is "to locate new housing in designated locations that offer good access to jobs, services and transport".

Strategies outlined by Clause 16.01-2S and that are relevant to the Development Plan are outlined below.

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- Increase the proportion of new housing in designated locations within established urban areas and reduce the share of new dwellings in greenfield and dispersed development areas.
- Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.
- Ensure an adequate supply of redevelopment opportunities within established urban areas to reduce the pressure for fringe development.
- Facilitate residential development that is cost effective in infrastructure provision and use, energy efficient, water efficient and encourages public transport use.
- Identify opportunities for increased residential densities to help consolidate urban areas.

The objective of Clause 16.01-1S (Integrated Development) is "to promote a housing market that meets community needs".

Strategies outlined by Clause 16.01-1S and that are relevant to the Development Plan are outlined below.

- Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.
- Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.
- Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns.

## 3.1.4 Clause 18 – Transport

Clause 18 is of relevance to this Development Plan and states the following.


- Planning should ensure an integrated and sustainable transport system that provides access to social and economic opportunities, facilitates economic prosperity, contributes to environmental sustainability, coordinates reliable movements of people and goods, and is safe.

The objective of Clause 18.01-1S (Land Use and Transport Planning) is "to create a safe and sustainable transport system by integrating land use and transport".

Strategies outlined by Clause 18.01-1S and that are relevant to the Development Plan are outlined below.

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## 4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)



**DEVELOPMENT PLAN**  
15-29 Coomoora Road, Springvale South

- Development integrated and accessible transport networks to connect people to jobs and services and goods to market.
- Plan urban development to be more accessible by:
  - Ensuring equitable access is provided to developments in accordance with forecast demand, taking advantage of all available modes of transport and to minimise adverse impacts on existing transport networks and the amenity of surrounding areas.
  - Coordinating improvements to public transport, walking and cycling networks with the ongoing development and redevelopment of urban areas.
- Integrate public transport services and infrastructure into new development.

The objective of Clause 18.02-4S (Car Parking) is "to ensure an adequate supply of car parking that is appropriately designed and located".

Strategies outlined by Clause 18.02-4S and that are relevant to the Development Plan are outlined below.

- Allocate or require land to be set aside for car parking subject to the existing and potential modes of access including public transport, the demand for off-street car parking, road capacity and the potential for demand management of car parking.
- Design and locate local car parking to:
  - Protect the role and function of nearby roads.
  - Enable easy and efficient use.
  - Achieve a high standard of urban design and protect the amenity of the locality, including the amenity of pedestrians and other road users.
  - Create a safe environment, particularly at night.
  - Facilitate the use of public transports.
- Protect the amenity of residential precincts from the effects of road congestion created by on-street parking.

The strategies outlined by Clause 18.02-1R (Sustainable Personal Transport) are outlined below.

- Improve local travel options for walking and cycling to support 20 minute neighbourhoods.
- Development local cycling networks and new cycling facilities that support the development of 20-minute neighbourhoods and that link to complement the metropolitan-wide network of bicycle routes – the Principal Bicycle Network.

3.1.5 **Clause 19 – Infrastructure**

Clause 19 is of relevance to this Development Plan and states the following.

- Planning should ensure that the growth and redevelopment of settlements is planned in a manner that allows for the logical and efficient provision and maintenance of infrastructure.

The objective of Clause 19.03-2S (Infrastructure Design and Provision) is "to provide timely, efficient and cost-effective development infrastructure that meets the needs of the community".

The strategy outlined by Clause 19.03-2S and that is relevant to the Development Plan is outlined below.

- Provide an integrated approach to the planning and engineering design of new subdivision and development.

The objective of Clause 19.03-3S (Water Supply, Sewerage and Drainage) is "to plan for the provision of water supply, sewerage and drainage services that efficiently and effectively meet state and community needs and protect the environment".

The strategies outlined by Clause 19.03-3S and that are relevant to the Development Plan are outlined below.

- Provide for sewerage at the time of subdivision, or ensure lots created by the subdivision are capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot.
- Plan urban stormwater drainage systems to include measures to reduce peak flows and assist screening, filtering and treatment of stormwater to enhance flood protection and minimise impacts on water quality in receiving waters.
- Encourage the reuse of wastewater including urban run-off and treated sewerage effluent.
- Minimise the potential impacts of water, sewerage and drainage assets on the environment.


The objective of Clause 19.03-4S (Stormwater) is "to reduce the impact of stormwater on bays, water bodies and catchments".

The strategies outlined by Clause 19.03-4S and that are relevant to the Development Plan are outlined below.

- Manage stormwater quality through a mix of on-site measures and developer contributions.

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**DEVELOPMENT PLAN**  
15-29 Coomoora Road, Springvale South

- Mitigate stormwater pollution from construction sites.
- Incorporate water-sensitive urban design techniques into developments to:
  - Protect and enhance natural water systems.
  - Integrate stormwater treatment into the landscape.
  - Protect quality of water.
  - Reduce run-off and peak flows.
  - Minimise drainage and infrastructure costs.

Clause 19.03-5R (Telecommunications) outlines the following relevant strategy.

- Support the provision of high-quality telecommunications infrastructure in Melbourne's employment, urban renewal and growth areas through early planning for fibre-ready facilities and wireless infrastructure.

### 3.2 Local Planning Policy Framework

#### 3.2.1 Municipal Strategic Statement (MSS)

Various parts of the MSS have relevance to the Development Plan and are summarised below.

Clause 21.04 (Land Use) is a detailed policy relating to all land in the Municipality. Clause 21.04 refers to the Greater Dandenong Housing Strategy 2014-2024, which outlines the expected population increase in the Municipality and the need to accommodate approximately 9,950 new households by 2024. Under the Strategic Residential Framework Plan at Clause 21.04, the subject site is located in a limited change area. It is noted that residential land to the north and west of the subject site is located in an area identified for incremental change.

Clause 21.04 includes a detailed set of objectives and strategies, a number of which are relevant to the subject site. Outlined below are the key objectives as they relate to this Development Plan.

- To encourage and facilitate a wide range of housing types and styles which increase diversity and cater for the changing needs of households.
- To respect and improve residential environments.
- To protect the amenity of residential areas adjacent to particular uses and protect sensitive particular uses from residential development.
- To improve access to affordable and appropriate housing.

- To provide for the orderly development of new residential areas.

Clause 21.05 (Built Form) applies to all land in the Municipality and includes numerous objectives and strategies. Outlined below are the key objectives as they relate to this Development Plan.

- To facilitate high quality building design and architecture.
- To facilitate high quality development, which has regard for the surrounding built environment and built form.
- To improve the quality, consistency and function of the city's environment.
- To provide for connected public open spaces and waterways systems.
- To ensure that design of the public and private environment supports accessibility and healthy living.
- To protect and improve streetscapes.
- To ensure landscaping that enhances the built environment.
- To encourage all development to achieve best practice environmentally sustainable outcomes.


Clause 21.07 (Infrastructure and Transportation) includes a detailed set of objectives and strategies, a number of which are relevant to the subject site. Outlined below are the key objectives as they relate to this Development Plan.

- To minimise the visual impact of physical infrastructure on the built and natural environment.
- To manage the impact of discharge of stormwater to minimise pollution and flooding.
- To minimise damage to physical infrastructure (including trees) from development.
- To ensure new developments meet the cost of infrastructure.
- To increase the use of public transport.
- To promote and facilitate walking and cycling.
- To promote significant modal shift away from the car.
- To protect residential and other sensitive uses from adverse impacts of vehicular traffic.

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## 4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)



**DEVELOPMENT PLAN**  
15-29 Coomoora Road, Springvale South

- Retain spines of open space at the rear of properties to maximise landscape opportunities and protect SPOS.
- Position more intense and higher built form towards the front and centre of the site, reducing to single storey at the rear.

### 3.3 Neighbourhood Residential Zone

The subject site is affected by the Neighbourhood Residential Zone (NRZ).

The purpose of the NRZ is outlined below.

- "To implement the Municipal Planning Strategy and the Planning Policy Framework".
- "To recognise areas of predominantly single and double storey residential development".
- "To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics".
- "To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations".

Under the NRZ, a permit is not required to use land for the purposes of a dwelling.

A planning permit is required under Clause 32.9-3 to subdivide land. An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and the objectives and standards as relevant.

A planning permit is required to construct or extend one dwelling on a lot less than 300 square metres in area. Any such application must meet the requirements of Clause 54.

A planning permit is required to construct two or more dwellings on a lot. Any such application must meet the requirements of Clause 55.

The subject site is affected by Schedule 1 to the NRZ (NRZ1).

The following neighbourhood character objectives are outlined by the NRZ1.


- To ensure the scale, built form and setbacks of residential development responds to the existing site circumstances by respecting the valued characteristics of the neighbourhood, including the predominant built form, façade street patterns and appropriate separation between dwellings.

It is noted that the NRZ1 varies requirements of Clause 54 and 55 in terms of site coverage, permeability, landscaping, side and rear setbacks, private open space and front fence height.

A map of the zoning pattern in the local area is provided below at **Figure 1**.

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**DEVELOPMENT PLAN**  
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### 3.2.2 Local Planning Policies

There are various local planning policies relevant to this Development Plan, as summarised below.

The Environmentally Sustainable Development Policy is outlined at Clause 22.06 and is relevant to this Development Plan and any future planning permit on the subject site. The policy outlines a detailed series of objectives and application requirements. It also outlines the following policies.

- It is policy to ensure innovative technology, design and processes positively influence the sustainability of all development.
- It is policy that applications for the types of development listed in Table 1 of Clause 22.06 to be accompanied by information which demonstrates how relevant policy objectives will be achieved.

While it is noted that the detailed requirements of Clause 22.06 will be addressed and must be met at planning permit stage, the objectives and policies of Clause 22.06 should be considered by this Development Plan as they relate to the master planning of the subject site.

The Residential Development and Neighbourhood Policy at Clause 22.09 is particularly relevant to the Development Plan and applies to all residential development in the Municipality. The policy builds on the Greater Dandenong Neighbourhood Character Study (September 2007) and provides guidance to manage the evolution of neighbourhood character throughout the Municipality. It places an emphasis on development respecting the valued characteristics and identified future character of residential neighbourhoods.

Much of this policy has relevance to the proposal, with the following objectives and design principles considered of particular relevance to the Development Plan.

- Minimise the visual dominance of vehicle accessways and storage facilities, such as garages, carports and basement entrances.
- Incorporate active frontages including habitable room windows at each floor level that overlook the public realm, streets, laneways, internal access ways and car parking areas.
- Provide substantial, high quality landscaping (preferably indigenous), including along vehicular accessways and incorporate at least one substantial canopy tree to each front setback and ground level secluded private open space (SPOS) area.
- Avoid the removal of existing mature trees by incorporating their retention into the site design.

- Use landscaping to soften the appearance of built form.
- Where car parking is located in the front setback it should be fully located within the site boundary and capable of accommodating a vehicle between a garage or carport and site boundary.
- Development should provide appropriate side setbacks between buildings to enable screen planting where required, and at least one generous side setback to enable canopy vegetation.
- Ground level private open space should be able to accommodate boundary landscaping, domestic services and outdoor furniture.
- Private open space should be positioned to maximise solar access.
- Reduce the need for screening through the siting and design of dwellings.
- Use a consistent simple palette of materials, colours, finishes and architectural detailing.
- Domestic and building services should be visually integrated and appropriately screened so as not to be visible from the street or adjoining properties. They should not be located within secluded private open space areas, including balconies.

The subject site is located in a Limited Change Area as identified by Clause 22.09. These areas have been identified primarily as they lack the location and/or access advantages compared to other areas close to activity centres and transport. The broad character is defined by detached dwellings and predominantly single storey scale on larger lots. Notwithstanding the location of the subject site in a Limited Change Area, it is noted that land to the north and west of the subject site is located in an Incremental Change Area.

Specific design principles for limited change areas are summarised below.

- The preferred housing type is low density with a maximum building height of two storeys.
- Incorporate substantial landscaping in front and rear gardens to create a landscaped character, particularly canopy trees.
- Garages and car parking areas should be located behind buildings and generally hidden from views or recessed so as not to dominate the streetscape.
- Provide ground level SPOS at the side or rear of each dwelling to avoid excessive screening.
- Built form should respect the scale of prevailing built form and respond to the site circumstances and streetscape.
- Provide separation between dwellings at upper levels.

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## 4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)

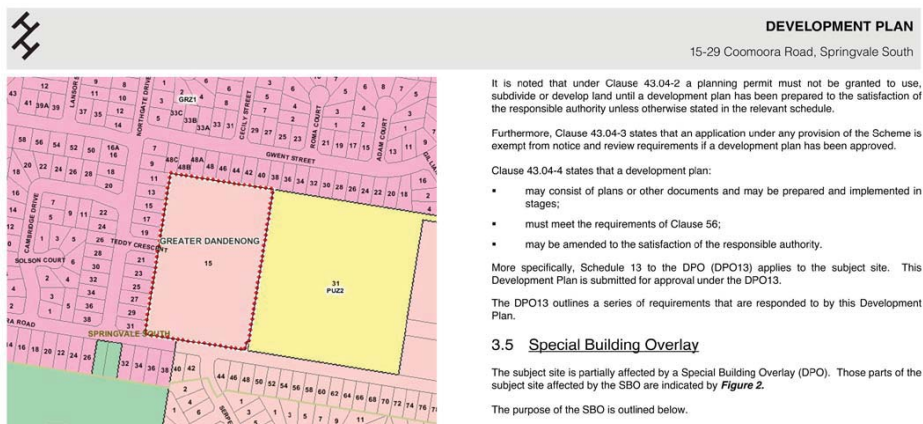


Figure 1: Zoning Map (source, Planning Maps Online)

### 3.4 Development Plan Overlay

The subject site is affected by a Development Plan Overlay (DPO). The purpose DPO is to:

- implement the State Planning Policy Framework and Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies;
- identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land;
- exempt an application from notice and review if it is generally in accordance with a development plan.

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### 3.5 Special Building Overlay

The subject site is partially affected by a Special Building Overlay (DPO). Those parts of the subject site affected by the SBO are indicated by Figure 2.

The purpose of the SBO is outlined below.

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify land in urban areas liable to inundation by overland flows from the urban drainage system as determined by, or in consultation with, the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the floor hazard and local drainage conditions and will not cause any significant rise in floor level or flow velocity.
- To protect water quality in accordance with the provisions of the relevant State Environment Protection Policies, particular in accordance with Clauses 33 and 25 of the State Environment Protection Policy (Waters of Victoria).

Under the SBO a planning permit is required for most buildings and works and is also required to subdivide land. An application must be referred to the relevant floodplain management authority.

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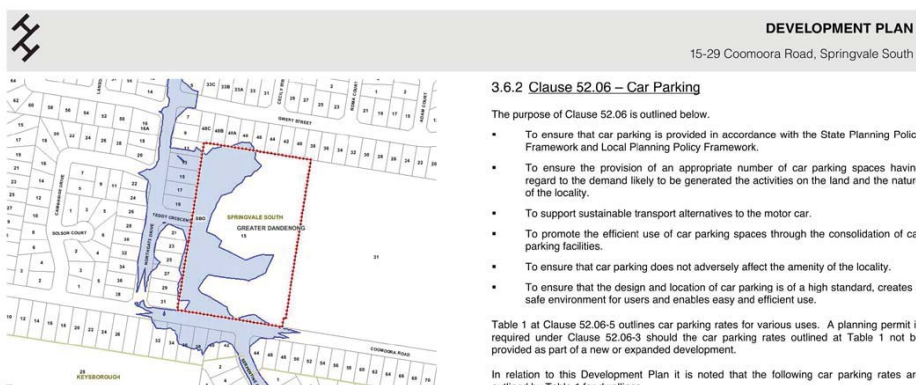


Figure 2: Special Building Overlay Map (source, Planning Maps Online)

### 3.6 Particular Provisions

#### 3.6.1 Clause 52.02 – Easements, Restrictions and Reserves

As the subject site is affected by a series of easements, Clause 52.02 is relevant to this Development Plan.

The purpose of Clause 52.02 is "to enable the removal and variation of an easement or restrictions to enable a use or development that complies with the planning scheme after the interests of affected people are considered".

Under Clause 52.02 a planning permit is required to remove easements from the Development Plan area.

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#### 3.6.3 Clause 53.01 – Public Open Space Contribution and Subdivision

This clause requires that a proponent seeking to subdivide land must make a contribution to the Council for public open space as required under Section 18 of the Subdivision Act 1988.

More specifically, Clause 53.01 requires that a person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a

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## 4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)



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combination of both). If no amount is specified, a contribution open space may still be required under section 18 of the Subdivision Act 1988.

It is noted that the Schedule to Clause 53.01 outlines a 5% public open space contribution for the subject site.

3.6.5 Clause 54 – One Dwelling on a Lot

Clause 54 applies to applications to construct or carry out works associated with one dwelling on a lot under the provisions of the Neighbourhood Residential Zone.

The purpose of Clause 54 is as follows:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.
- To encourage residential development that provides reasonable standards of amenity for existing and new residents.
- To encourage residential development that is responsive to the site and the neighbourhood.

Clause 54 may therefore be applicable to future development on the subject site depending on the nature of future planning permit applications.

Clause 54 outlines a detailed list of objectives that must be met and standards that contain the requirements to meet the relevant objective. Standards should be met but may be varied should the responsible authority be satisfied that an alternative design solution meets the relevant objective.

3.6.6 Clause 55 – Two or More Dwellings on a Lot

Clause 55 applies to applications in the NRZ for the following:

- Construct a dwelling if there is at least one dwelling existing on the lot
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a dwelling on common property.
- Construct or extend a residential building.

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The purpose of Clause 55 is as follows:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.
- To encourage residential development that provides reasonable standards of amenity for existing and new residents.
- To encourage residential development that is responsive to the site and the neighbourhood.

Clause 55 may therefore be applicable to future development on the subject site depending on the nature of future planning permit applications.

Clause 55 outlines a detailed list of objectives that must be met and standards that contain the requirements to meet the relevant objective. Standards should be met but may be varied should the responsible authority be satisfied that an alternative design solution meets the relevant objective.

3.6.7 Clause 56 – Residential Subdivision

Clause 56 applies to applications to subdivide the subject site.

The purpose of Clause 56 is as follows:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To create liveable and sustainable neighbourhoods and urban places with character and identity.
- To achieve residential subdivision outcomes that appropriately respond to the site and its context for:
  - Metropolitan Melbourne growth areas;
  - infill sites within established residential areas;
  - regional cities and towns.
- To ensure residential subdivision design appropriately provides for:
  - policy implementation;
  - liveable and sustainable communities;

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## DEVELOPMENT PLAN

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- residential lot design;
- urban landscape;
- access and mobility management;
- integrated water management;
- site management;
- utilities.

Clause 56 outlines a detailed list of objectives that must be met and standards that contain the requirements to meet the relevant objective. Standards should be met but may be varied should the responsible authority be satisfied that an alternative design solution meets the relevant objective.

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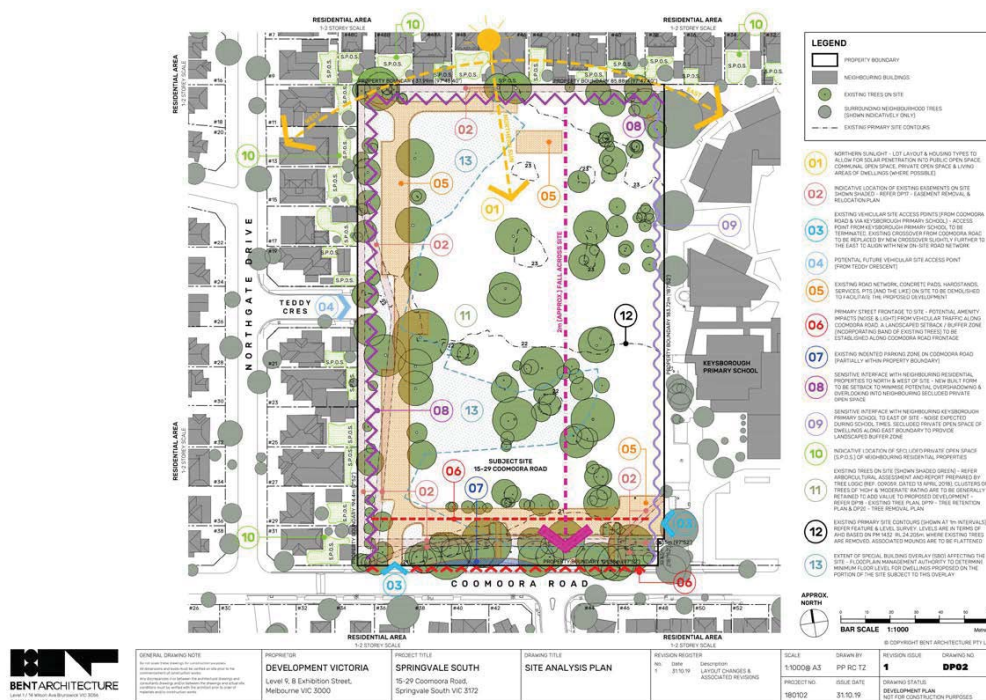
## 15-29 Coomoora Road, Springvale South

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## 4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)



### 5 The Development Plan

The future development of the subject site is outlined by a series of drawings as follows on the following pages of this report. These drawings address the following themes:

- General site layout.
- Built form, including setbacks, building height and other key principles.
- Easement removal and relocation.
- Tree retention and removal.
- Site access and movement.
- Open space.

It is proposed to develop the subject site with vacant land lots along the north and west boundaries that are ultimately to be developed with single dwellings, and a series of two storey dwellings throughout the central parts of the subject site. These dwellings will be located around a network of public and common open spaces and a communal road network.

The future development layout has been informed by the retention of clusters of canopy vegetation identified to have the highest retention value. As a result, three main clusters of trees are to be retained, resulting in a network of north-south and east-west open space linkages through the subject site.

An area of public open space is proposed along the Coomoora Road frontage that comprises approximately 10.3% of the subject site. This area of public open space is to be complemented by a series of supplementary areas of communal open space extending east-west and north-south through the subject site that assist in retaining high quality canopy vegetation and also providing a clear and legible pedestrian network through the subject site from Coomoora Road to Teddy Crescent. The proposed public and communal open spaces represent a total of approximately 20% of the subject site as open space.

Around this open space network, a street layout has been indicated to ensure that future lots predominantly have an east-west orientation to maximise solar access.

Vacant land lots are proposed along the north site boundary and much of the west site boundary where adjacent to existing dwellings on neighbouring properties. Each of these lots will be developed with a maximum of one dwelling, with larger dwellings expected on these lots than anticipated for the central parts of the subject site. These dwellings will have a minimum 5 metres setback from neighbouring residential properties and breaks in the built form at first floor level. At the northern interface, the side boundaries of future lots adjoining the rear of existing dwellings fronting Gwent Street have been aligned to match the side

boundaries of the existing, neighbouring lots. These measures will ensure a landscaped interface along the site boundaries and an appropriate transition in built form intensity from the subject site to neighbouring properties.

Dwellings fronting Coomoora Road will be set back approximately 22 metres from the street, with a series of trees retained within this street setback. These dwellings will be separate at first floor to ensure that the retained vegetation remains the dominant feature of the Coomoora Road address. The land lot that sides onto Coomoora Road at the western end of the subject site will be set back at least 13.7 metres from the street.

Two storey townhouses are proposed internal to the subject site, with a range of 2, 3 and 4 bedroom dwellings anticipated. These dwellings are to have a range of layouts and typologies, including a limited number of potential reverse-living dwellings that front on to an area of communal open space within the subject site.

Dwellings are expected to be set back 3 metres from internal streets, although there are some examples where smaller setbacks are acceptable, as indicated by the following plans.

More traditional style dwellings will meet the secluded private open space provisions of the NR21. All dwellings apart from those that have a reverse-living arrangement will provide at least 40 square metres of secluded private open space (SPOS) at ground floor level with a minimum dimension of at least 5 metres. Dwellings with a reverse-living arrangement will have smaller areas of SPOS at first floor level, with a size and layout to ensure that these spaces are highly functional for future residents. Areas of SPOS will be designed and sited to ensure they achieve reasonable solar access.

Vehicle access will be provided from Coomoora Road to the south and Teddy Crescent to the west. Car parking will be provided in accordance with Clause 52.06 of the Scheme. Each two bedroom dwelling will be provided with at least one car parking space, and each dwelling with three or more bedrooms will be provided with at least two car parking spaces. Approximately 30 visitor spaces will be accommodated throughout the site through the provision of indented car parking spaces within the internal street network, representing a provision of visitor car parking well in excess of the minimum requirements of Clause 52.06.

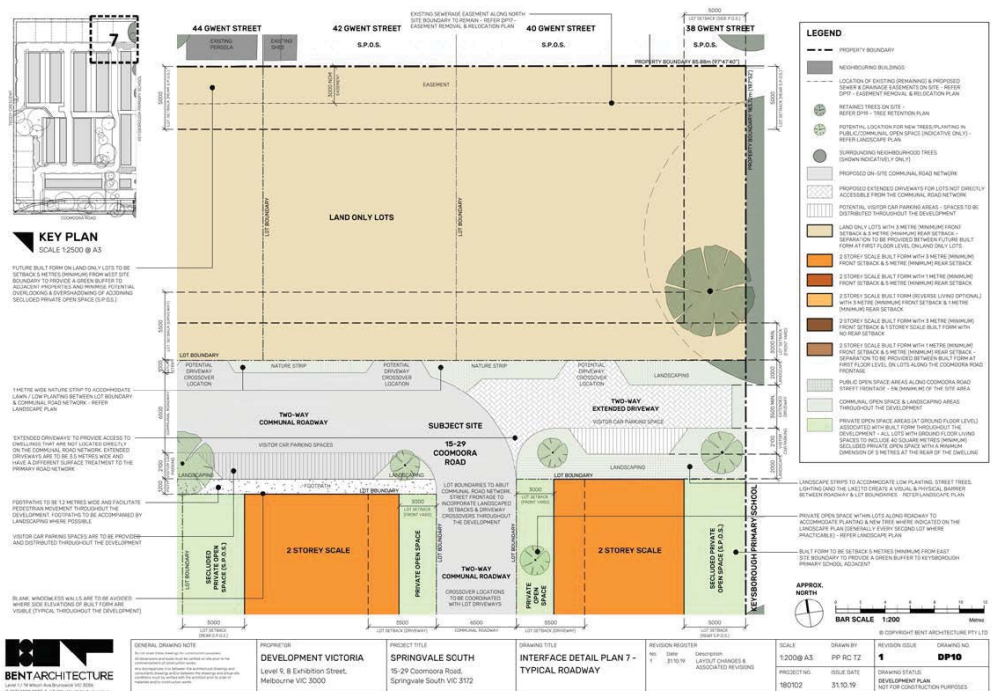
The following drawings also indicate what easements require removal, and what easements require relocation to facilitate the future development of the subject site.

It is noted that while the following drawings contain a high level of detail as to how the subject site is to be developed, the detailed design of any future development will need to be determined at planning permit application stage and therefore the ultimate drawings may be subject to a level of change.

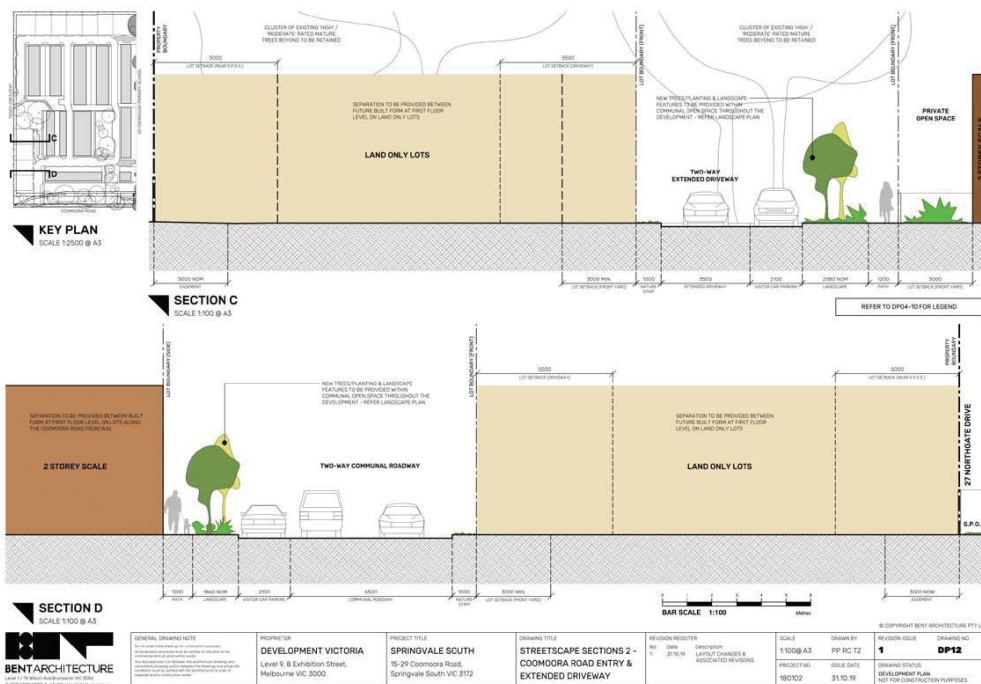
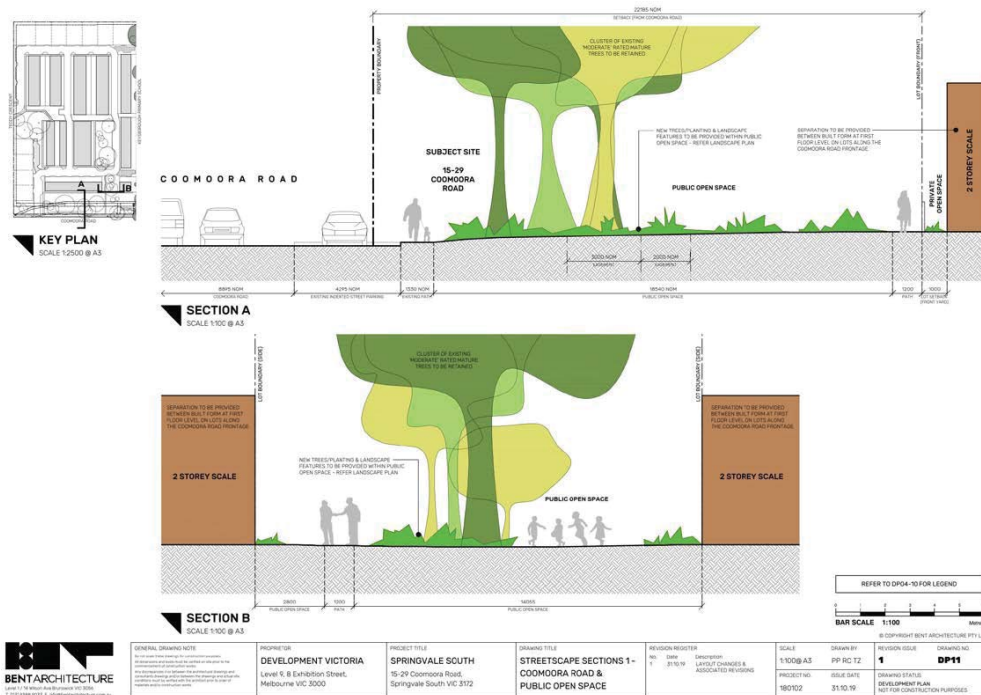




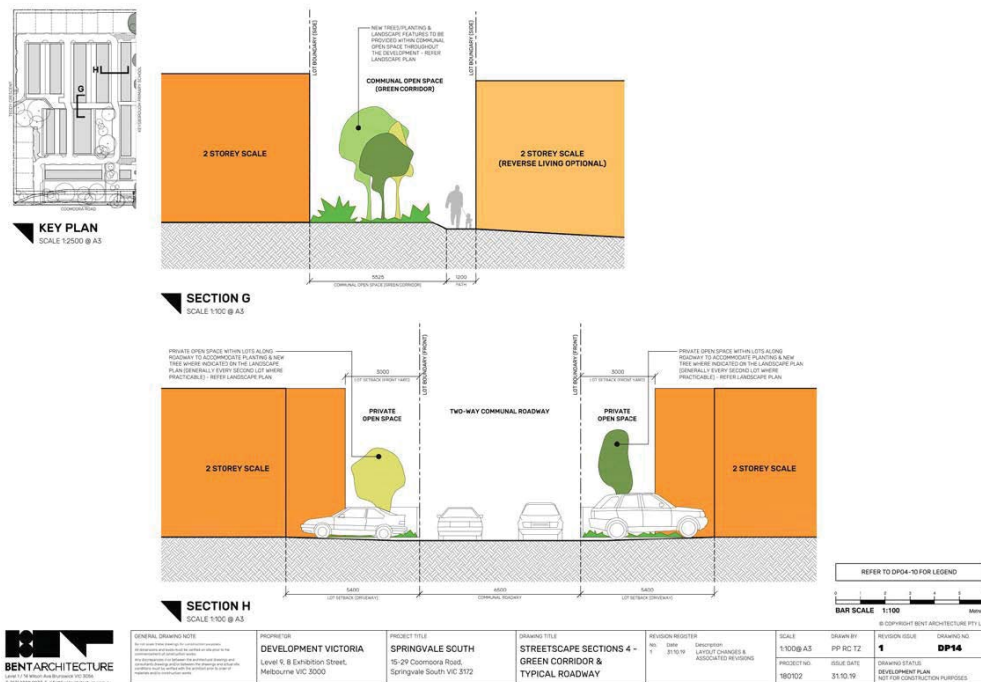
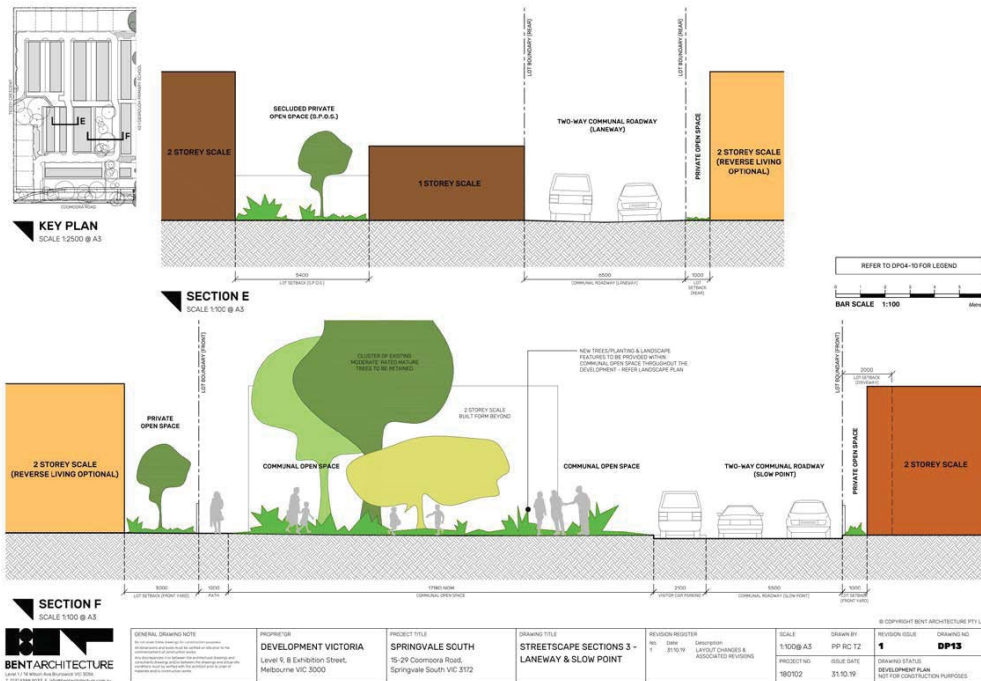




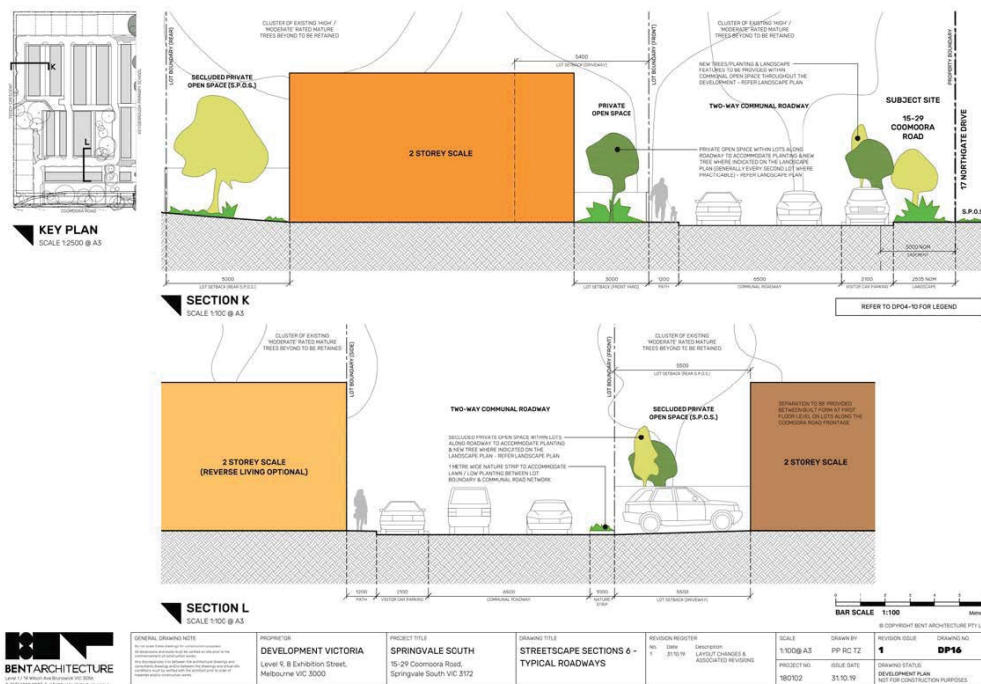
## 4.2.1 Development Plan Overlay 13 - 15-29 Coomora Road, Springvale South (Cont.)



4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)

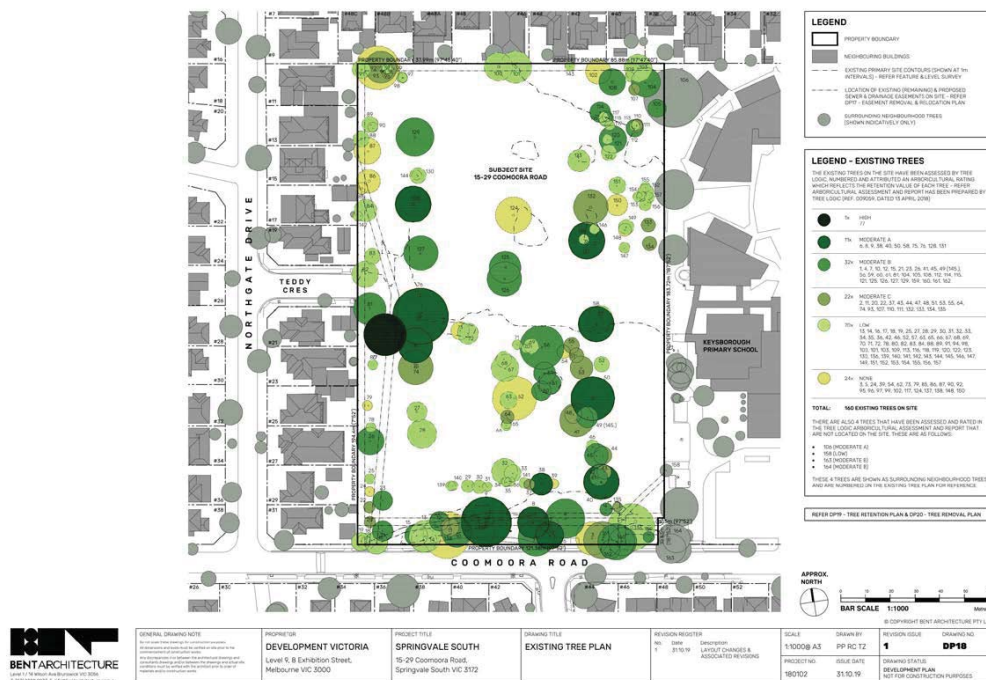
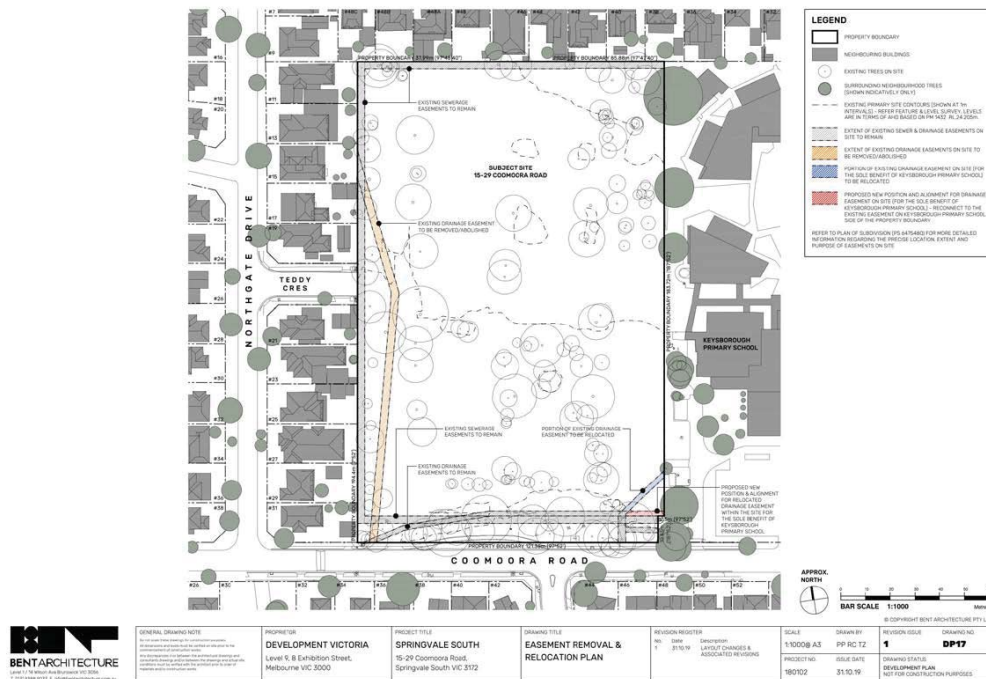


4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)



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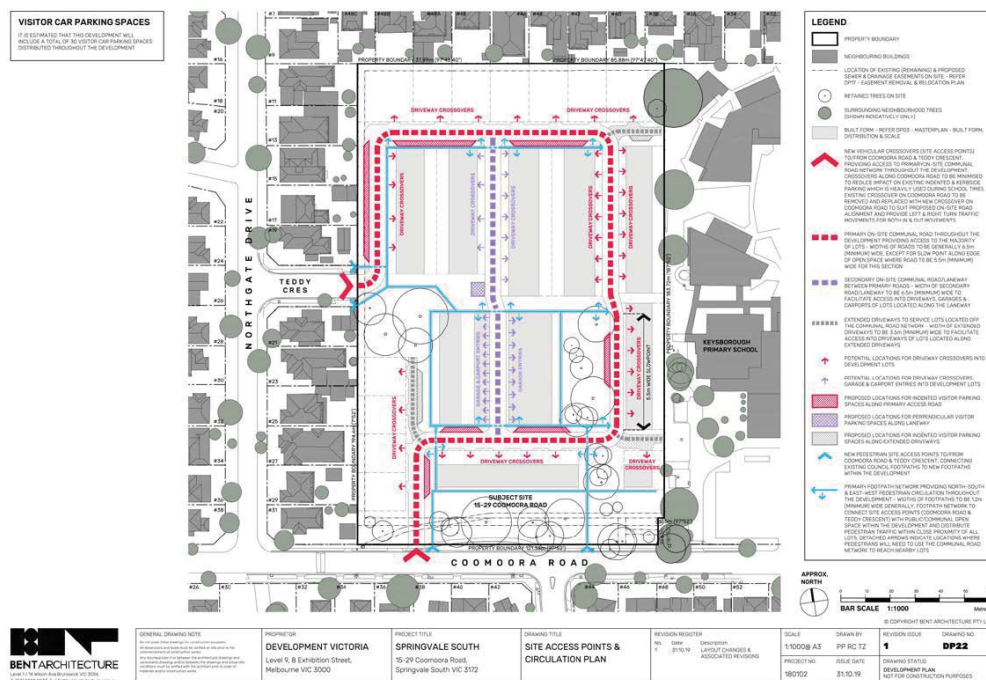
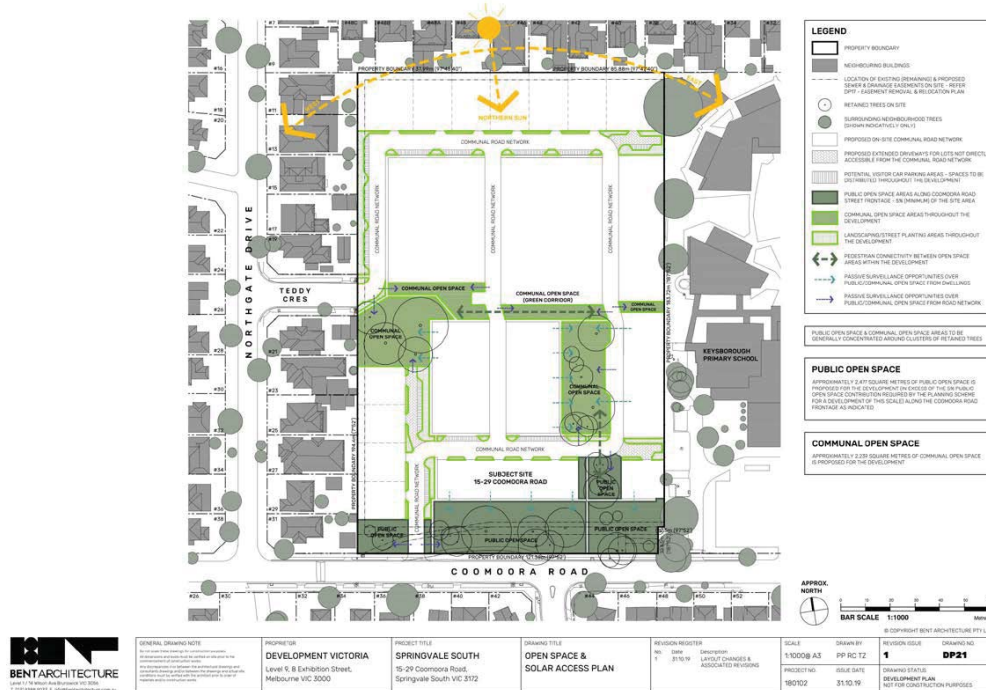
## 4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)



4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)



#### 4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)



## 4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)



### DEVELOPMENT PLAN

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## 6 Design Principles

The following design principles are intended to guide the future development of the subject site and should be considered when assessing any planning permit application for development of the subject site.

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**DESIGN PRINCIPLES**

**SITE DESIGN & LAYOUT**

**Typology, Density and Housing Diversity**

- Dwelling typology is to be single-occupancy dwellings (attached or semi-detached townhouses).
- The development is to incorporate a mix of lot sizes. Housing sizes and housing types comprising 2-bedroom, 3-bedroom and 4-bedroom dwellings that are designed to respond to the unique conditions of the site and orientation within the masterplan.
- Larger lot sizes of 300 square metres (minimum) to be located along north and west site boundaries where site directly abuts the existing residential neighbourhood. Lot boundaries along the north site boundary are to align with the adjacent lot boundaries of the existing residential lots on Gwent Street.
- Land Only Units proposed within the development are not intended to be further subdivided.
- Reverse Living housing is to be limited throughout the development and be located directly opposite communal open space within the development to provide passive surveillance and activation.

**Building Height**

- Building height is to be limited to 2 storeys (maximum) throughout the site.
- Where affected by the Special Building Overlay (SBO), minimum floor levels for built form to be set to the satisfaction of the Responsible Authority.

**Site Setbacks/Screen Buffers**

- A setback of 13.7-22 metres is proposed for the lots along the Coomoora Road frontage to enable a substantial number of existing trees to be retained between the lots and Coomoora Road. This setback is to be handled over as public open space.
- A 5 metre (minimum) setback is to be provided along the north, east and west site boundaries to provide a green buffer to adjacent properties.

**Lot Layout/Orientation**

- Lot size and layout to facilitate a range of housing types, house sizes and living arrangements.
- Lot layout to minimise removal of existing high-grade trees on the site, promote passive surveillance over public and communal open space, and activate edges of open space with pedestrian traffic.
- Lot layout and housing types should enable secluded private open space to receive direct sunlight during the course of the day.
- Lot layout to minimise secluded private open space on the south side of dwellings.

**Site Coverage**

- 50% (approximately) of the total lots to have site coverage no greater than 50% of the lot.
- 30% (approximately) of the total lots to have site coverage between 50% & 60% of the lot.
- 22% (approximately) of the total lots (reverse living dwellings predominantly) to have site coverage between 60% & 70% of the lot.

**Site Permeability**

- Front and rear yard areas within lots should be compact with minimal/moderate setbacks from the internal road network generally.
- All lots comprising dwellings with a traditional ground floor living arrangement to have 40% (minimum) permeable surfaces.
- All lots comprising reverse living dwellings to have 20% (minimum) permeable surfaces.

**Tree Retention/Communal Open Space**

- Approximately 20% of the existing trees on the site are to be retained.
- All 'High' rated, approximately 70% of the 'Moderate A' rated, approximately 45% of the 'Moderate B' rated and approximately 40% of the 'Moderate C' rated trees are to be retained and integrated into public and communal open space within the development (Ratings are based on the Tree Logic Arboricultural Assessment and Report).
- All 'Low' & 'None' rated trees are to be removed (Ratings are based on the Tree Logic Arboricultural Assessment and Report).
- Approximately 2,477 square metres of public open space is to be provided within the development (in excess of the 5% public open space contribution required by the planning scheme for a development of this scale).
- Approximately 2,239 square metres of communal open space is to be provided within the development.
- Public open space and communal open space is to be generally concentrated around clusters of retained trees.
- Green corridor through the interior of the development to provide pedestrian connectivity throughout the site and connect areas of open space.
- Open space along the Coomoora Road frontage allows the development to sensitively integrate with the surrounding neighbourhood.
- Open space within the centre of the site provides green space for the development and an opportunity for communal gathering.

**Road Network/Car Parking/Footpaths/Landscaping**

- New internal road network to connect with existing road network at Coomoora Road & Teddy Crescent.
- Dwellings are to be oriented and configured to internal roadways and/or footpaths.
- Internal roads are to be generally 6.5 metres wide throughout the development with slow point along eastern edge of central open space to be 5.5 metres wide.
- Internal roads are to incorporate a kerb and channel generally to discourage parking on the nature strips and to provide a level of protection to the landscaping.
- Internal road network throughout the development is to be suitable for 10.5 metre long waste collection vehicles.
- Extended driveways servicing dwellings that are not located directly on the communal road network are to be generally 5.5 metres (minimum) wide, with a different surface treatment to the internal road network.
- Off-street car parking is to be provided to all lots at a rate of 1 space per 2-bedroom dwelling & 2 spaces per 3-bedroom/4-bedroom dwelling.
- Visitor car parking is to be provided on the internal road network of the development at a minimum rate of 1 space per 5 dwellings. A combination of indicated visitor car parking bays and perpendicular visitor car parking bays are to be provided.
- Footpaths throughout the development are to be 1.2 metres wide generally.
- Landscaping and public lighting is to be incorporated with all roadways and footpaths to the satisfaction of the Responsible Authority. Lighting is to be positioned and baffled as required to avoid dwelling nuisance to on-site dwellings and neighbouring properties.
- Canopy tree planting is to be included in secluded private open space of dwellings to the satisfaction of the Responsible Authority.



GENERAL DRAWING NOTE  
This drawing is to be used in conjunction with the project description and the Development Plan Overlay 13. It is not to be used for any other purpose without the written consent of Bent Architecture Pty Ltd.

PROJECT ORIGIN  
DEVELOPMENT VICTORIA  
Level 5, 8 Exhibition Street,  
Melbourne VIC 3000

PROJECT TITLE  
SPRINGVALE SOUTH  
15-29 Coomoora Road,  
Springvale South VIC 3172

DRAWING TITLE  
DESIGN PRINCIPLES -  
SITE DESIGN & LAYOUT

REVISION REGISTER  
NO. DATE DESCRIPTION  
1 31/10/19 LAYOUT CHANGES & ASSOCIATED REVISIONS

SCALE  
NTS @ A3  
PP RC 1:2

DRAWN BY  
PP RC 1:2  
PROJECT NO.  
180102  
ISSUE DATE  
31/10/19  
DRAWING STATUS  
DEVELOPMENT PLAN  
NOT FOR CONSTRUCTION PURPOSES

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4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)

**DESIGN PRINCIPLES**

**EXTERIOR BUILDING DESIGN**

**Building Form**

- Building forms should incorporate ground floor and first floor setbacks to foster amenity and functionality for dwellings within the development.
- Front setbacks should be 3 metres (minimum) generally, with site facing the proposed public open space along Coomoora Road and approximately half of the lots along the east site boundary opposite the central communal open space to have a front setback of 1 metre.
- Front setbacks to garages of 2 bedrooms & 3 bedroom dwellings should be 5.4 metres (minimum) to accommodate a second off-street car parking space, unless side-by-side car parking arrangements are provided.
- Separation is to be provided at first floor level between proposed built form on lots along the Coomoora Road frontage and between future built form on Lot 15-29 lots along north and west site boundaries where adjacent to existing neighbouring dwellings.
- Roof forms should be orientated towards the north generally with roof heights considered to accommodate solar panels (and the like).

**Street Facades**

- Street facades are to incorporate landscaped setbacks with built form directly on front boundary to be avoided.
- Continuous and unbroken bands of building form running the length or width of the site should be avoided.
- Low-rise streetscapes comprising continuous and unbroken runs of two garage doors should be minimised.
- Front fences to be 1.2 metres (maximum) high throughout the development.

**Building Materiality / Facade Design**

- Built form is to incorporate a restrained but considered approach to materiality, fenestration and articulation to create a visually interesting streetscape and neighbourhood character.
- The separation is to be provided to all walls shared between dwellings in accordance with the BCA and to the satisfaction of the Responsible Authority.
- Only fully BCA-compliant cladding materials and systems are to be used throughout the development.
- All dwelling entries are to be well defined, safe and clearly visible from roadways and footpaths throughout.
- Blank, windowless walls are to be avoided where side elevations of built form are visible.
- All dwellings to have minimum window frames of suitable performance to satisfy project specific energy ratings.
- Timber cladding is to be provided to all side and rear boundaries.

**Orientation**

- Living areas of all dwellings should be located with direct connection to secluded private open space.
- For North-South lots, living areas and secluded private open spaces should be north facing to take advantage of direct solar access.
- North facing windows should be provided to all dwellings where possible and beneficial.

**Secluded Private Open Space**

- Secluded private open space throughout the site to be well proportioned, well connected to dwelling living areas and have access to direct sunlight during the course of the day.
- All lots comprising dwellings with a traditional ground floor living arrangement to include 40 square metres (minimum) secluded private open space with a minimum dimension of 5 metres at the rear of the dwellings.
- All lots comprising internal living dwellings to include 10 square metres (minimum) secluded private open space with a minimum dimension of 2 metres in the form of a balcony/terrace that faces communal open space within the development.
- External landscaping to be provided to all dwellings within the private open space, located so that they are not visible from the public realm.

**Services**

- Services installations should be located and/or screened to avoid visibility from the public realm.

**Storage**

- All dwellings are to have 6 cubic metres (minimum) external secure storage.

**Views**

- View storage areas/enclosures are to be located and configured to minimise visibility from the public realm and should not be located within dwelling front setbacks, where practicable.

**GENERAL DRAWING NOTE**

PROPOSED FOR DEVELOPMENT VICTORIA Level 9, 8 Exhibition Street, Melbourne VIC 3000

PROJECT TITLE SPRINGVALE SOUTH 15-29 Coomoora Road, Springvale South VIC 3172

DRAWING TITLE DESIGN PRINCIPLES - EXTERIOR BUILDING DESIGN

REVISION REGISTER No. 0001 Description LAYOUT CHANGES & ASSOCIATED REVISIONS Date 31/10/19

SCALE 1:1500 A3

PP/AC 12

PROJECT NO. 180102

DATE 31/10/19

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7 Response to Neighbourhood Character

There are various relevant considerations relating to neighbourhood character, including the Neighbourhood Character Study September 2007 (revised), the Greater Dandenong Housing Strategy 2014-2024 and the relevant sections of the planning policy framework as summarised previously in this Development Plan but in particular the Residential Development & Neighbourhood Character Policy at Clause 22.09 of the Scheme.

The Neighbourhood Character Study September 2007 (revised) provides guidance to manage the projected growth of dwellings within the Municipality and the impact on established and evolving neighbourhood character areas. In the Neighbourhood Character Study, the subject site is situated between two existing character areas under the 'Existing Character Areas' map. Neighbourhood Character Area 12 is located to the north and west of the subject site, while Area 11 is located to the south and east.

The Strategic Residential Framework Plan at Clause 21.04 however, identifies the subject site as being in a limited change area, with Clause 22.09 therefore needing to be responded to in this regard.

The neighbourhood character response must have consideration for the objectives of the Greater Dandenong Housing Strategy 2014-2024, which sets out a policy framework and plan for the provision of housing that meets the needs of the growing Municipality. Key objectives of the Housing Strategy include to provide an increased diversity of housing type and increase the affordability of housing within the Municipality.

In relation to housing affordability, the large, undeveloped and reasonably well-serviced nature of the subject site presents an opportunity to increase housing diversity in an area where there are almost exclusively large dwellings on large lots. Providing a diversity of housing, and in particular smaller housing on smaller lots, is important to increase housing choice in the area and to also provide housing at a lower price point for entry level for purchasers in the area. This is a clear vision for Development Victoria in relation to the subject site.

As a result, opportunities for smaller housing types are a strong preference for the subject site, as long as the smaller housing products are appropriately located and designed to respond in a manner that respects the neighbourhood character objectives outlined by the Scheme.

The intended future development of the subject site has given due consideration to the valued character elements as identified by the abovementioned documents, as demonstrated through the various responses outlined below.

- The internal road pattern generally reflects a north-south and east-west alignment, consistent with the surrounding area.

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- A generous offering of public and communal open space (approximately 20% of the subject site) will ensure retention of canopy vegetation and the planting of new vegetation (including canopy vegetation) throughout the subject site, responding to a key neighbourhood character objective. This landscape character will be further complemented by landscaping within private lots.
- Larger lots have been specifically located along the north and east interfaces, where immediately adjacent to the established neighbourhood. Smaller lots, to add to housing diversity and affordability, have been provided internal to the subject site.
- New lots adjoining existing residential properties are larger and will provide for single dwellings on larger lots that will be well set back (at least 5 metres) from the site boundary to reflect the conventional suburban character of the surrounding area.
- Separation in built form at first floor level will be provided between dwellings adjacent to the north and west site boundaries and dwellings that address Coomoora Road – on all lots that have a direct relationship with existing residential neighbourhoods. The first floor separation of dwellings where adjacent to existing residential neighbourhoods will reinforce the pattern of spacing between dwellings at the sensitive interfaces of the subject site, and will ensure that dwellings appear to sit within landscaped surrounds.
- Dwellings will be no more than two-storey in height, consistent with the maximum building height in the locality.
- Dwellings will be set back in excess of 22 metres from Coomoora Road, apart from a single land lot at the western end of the frontage that will be set back at least 13 metres from the street. All dwellings fronting Coomoora Road will be separated at first floor.
- The large setbacks, retained vegetation and proposed built form with first floor separation, will ensure that the built form address to Coomoora Road is responsive and sensitive in its relationship to this street address.
- Smaller, townhouse style dwellings are located within the central parts of the subject site where they do not have a direct relationship with the existing residential neighbourhoods.
- This development plan does not facilitate apartment style housing.
- The anticipated lot sizes enable the provision of large areas of ground level secluded private open space on the majority of lots, and additional garden area in which to establish landscaping. All dwellings, apart from the limited number of reverse living dwellings, will be provided with at least 40 square metres of SPOS that has a minimum dimension of at least 5 metres. The high majority of dwellings also achieve, or get close to achieving, a minimum 60 square metres of total private open space. Coupled with the approximately 20% of the site proposed as either public or communal open space, the Development Plan provides adequate opportunity for the

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DEVELOPMENT PLAN

15-29 Coomoora Road, Springvale South

## ORDINARY COUNCIL MEETING - AGENDA

**4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)****DEVELOPMENT PLAN**

15-29 Coomoora Road, Springvale South

planting of new canopy vegetation to complement the vegetation retained throughout the subject site.

- Site coverage and permeability will comfortably exceed the minimum recommendations of the NRZ1 when considered on a whole-of-site basis, with individual dwellings also generally expected to meet or exceed the NRZ1 in this regard apart from some of the smaller, and in particular reverse living, allotments.
- Rear setbacks of 5 metres for the land lots adjacent to the north and west boundaries, and for a large proportion of internal lots, will reflect and enhance the backyard character of the neighbourhood.
- Front fences, where proposed, are to be no more than 1.2 metres in height, reflecting the preferred front boundary treatment for incremental and limited change areas.
- This Development Plan is supported by an Environmentally Sustainable Design (ESD) Strategy that identifies opportunities to reduce the environmental impact of the development and use.
- The design principles outlined in this Development Plan will ensure a high standard of housing that respects the established neighbourhood character of the surrounding area.

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**DEVELOPMENT PLAN**

15-29 Coomoora Road, Springvale South

**8 Landscape Concept Plan**

Landscape drawings have been prepared by MALA Studio and form part of this Development Plan.

A key component of the development is the retention of clusters of existing canopy vegetation within areas of open space throughout the site. The existing vegetation will be supported by substantial new planting as outlined in the landscape drawings. The plant palette comprises predominantly native species with some exotic species.

Landscaping will be provided around the perimeter of the site to provide a soft transition from the subject site to neighbouring properties.

Areas of public and communal open space will feature a variety of soft and hard landscaping treatments, including canopy vegetation, garden beds, areas of lawn, and paths and seating.

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## ORDINARY COUNCIL MEETING - AGENDA

**4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)****DEVELOPMENT PLAN**

15-29 Coomoora Road, Springvale South

**9 Environmentally Sustainable Design**

An Environmentally Sustainable Design (ESD) statement has been prepared by Wood & Grieve Engineers and forms part of this Development Plan.

This Statement outlines, from a general perspective, how the proposed development of the subject site will respond to Clause 22.06 (Environmentally Sustainable Development) of the Scheme.

Some of the key ESD initiatives identified for this project are summarised below.

- A minimum 6 star NatHERS energy rating for all dwellings, and an aim to exceed this rating where possible.
- All dwellings to achieve the energy efficiency requirements of the Building Code of Australia.
- Rainwater collection tanks with a minimum capacity of 2.5 kilolitres per dwelling.
- Thermally robust facades to enhance thermal comfort and reduce the reliance on artificial heating and cooling.
- Cross ventilation to all dwellings with openings on at least two aspects of each dwelling.
- Use of low PVC content or PVC free materials where possible.
- Minimisation of indoor air pollutants by selecting Low Volatile Organic Compounds (VOC's) materials.

It is noted that further detail as to how Clause 22.06 is to be met, will be provided as part of any future planning permit applications for the subject site. Nevertheless, the ESD statement confirms that the proposed development layout does not include features that would prevent future development from achieving positive ESD outcome for the subject site.

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**DEVELOPMENT PLAN**

15-29 Coomoora Road, Springvale South

**10 Traffic, Transport and Car Parking**

A Transport Impact Assessment and Integrated Traffic Management Plan has been prepared by OneMileGrid in accordance with the requirements of the DPO13. This report forms part of this Development Plan.

As outlined in the Transport Impact Assessment and Integrated Traffic Management Plan, vehicle access will be obtained via a new internal private road network that will connect to Teddy Crescent to the west and via a new crossover to Coomoora Road to the south. The internal road network comprises predominantly 6.5 metres and 5.5 metres wide roads that are capable of facilitating two-way traffic. The proposed road network is sufficient to accommodate the predicted traffic volumes. Standard kerb and channel will be incorporated throughout the road network and will assist in discouraging car parking on the landscaped verges. In addition, landscaping treatment in the form of low shrub-type planting will be used to further discourage/prevent cars from parking on landscaped verges.

Private car parking and visitor car parking will be adequately accommodated with car parking spaces provided in accordance with Clause 52.06 of the Scheme. Visitor car parking comfortably exceeds the statutory requirements in relation to provision of car parking spaces and therefore no overflow of visitor car parking is expected. Visitor parking will be provided through indented car parking bays.

The development is predicted to have a minimal effect on the operation of nearby intersections, including the signalised intersection of Springvale Road and Patterson Road, and intersection of Henderson Road and Corrigan Road.

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## 4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)



### DEVELOPMENT PLAN

15-29 Coomoora Road, Springvale South

#### 11 Stormwater Management Plan and Infrastructure Servicing Report

A Stormwater Management Plan (SWMP) and Infrastructure Servicing Report has been prepared by Wood & Grieve Engineers and forms part of this Development Plan.

The SWMP demonstrates that the development will meet best practice water quality performance objectives and complies with Clause 53.18 of the Scheme and also how the provisions of the SBO will be met in relation to the development. This includes a detailed summary of preliminary discussions and advice received from Melbourne Water in terms of the SWMP approach.

Through the use of stormwater attenuation devices, the proposed development will have no external adverse effect and the proposed lots will be able to withstand a 1.5yr ARI storm event.

Each lot will be constructed with on-site storage for re-use and the balance for detention prior to discharge off the site. Table 6 in the SWMP outlines the storage proposed for each lot type.

The Infrastructure Servicing Report outlines the design approach to the engineering aspects of the development, including earthworks, stormwater and servicing requirements. The report identifies the existing infrastructure services available to the subject site and the method in which new infrastructure is to be provided to the future development.

A brief summary of how the future development will be serviced is provided below.

##### **Sewer**

South East Water has confirmed that there is sufficient capacity for the proposed sewerage network to connect to the existing manhole in the southeast corner of the site.

##### **Water**

Advice from South East Water has confirmed that there is ability to connect to the 150 millimetres diameter spur on Teddy Crescent. A secondary point of connection on Coomoora Road will also be considered in order to provide greater security of supply. The design of the internal water network is described in detail in the Infrastructure Servicing Report.

A combined fire and drinking water service is preferred and results in a need for only one service to reticulate. Hydrants will be required throughout the site.

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##### **Power**

As the road network is being designed and managed by an owners corporation, the electrical network will be an AS3000 network as detailed in the Infrastructure Servicing Report.

##### **Communications**

As the subject site is within proximity to existing NBN infrastructure, it is likely that the NBN will take on the development. The developer will need to install and fund the pit and pipe systems to meet NBN requirements.

##### **Gas**

Gas supply is expected to be connected to the existing reticulation in either Coomoora Road or Teddy Crescent.



### DEVELOPMENT PLAN

15-29 Coomoora Road, Springvale South

#### 12 Arboricultural Assessment and Tree Retention / Removal

The DPO13 references the 'Ecology and Arboricultural Assessment and Tree Retention Plan' prepared by Jacobs and dated 2015.

A key part of preparing this Development Plan was having an updated arboricultural assessment completed of all existing trees on and near the subject site. This assessment has been completed by Tree Logic and forms part of this Development Plan.

The Tree Logic assessment has provided up-to-date analysis of the existing trees on the subject site and provided guidance as to the preferred strategy of tree retention and removal. The assessment provides detailed information as to the species, size, health, tree protection zone and an overall rating of each tree on the subject site.

The report identifies that there are specific patches of highly valued vegetation on parts of the subject site. This has in turn guided the general approach of the Development Plan in retaining patches of highly rated vegetation, with removal of vegetation focussed on the lower rated trees or those higher rated trees that are isolated from other highly rated trees.

For further detail refer to the Arboricultural Assessment and Report prepared by Tree Logic and the relevant 'Existing Trees Plan', 'Tree Retention Plan' and 'Tree Removal Plan' that form part of this Development Plan.

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ORDINARY COUNCIL MEETING - AGENDA

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**4.2.1 Development Plan Overlay 13 - 15-29 Coomoora Road, Springvale South (Cont.)****DEVELOPMENT PLAN**

15-29 Coomoora Road, Springvale South

**13 Safer Design Guidelines**

Safer design elements will be incorporated into the development in accordance with the *Safer Design Guidelines for Victoria*. These safer design principles seek to reduce the opportunity for crime and improve perceptions of safety in the streets and public spaces.

Safer design principles have been incorporated into this Development Plan as summarised below.

- The new residential community will be physically connected and integrated with the existing adjacent neighbourhood.
- The Development Plan incorporates a legible network of streets that provides convenient access both internally and externally.
- A diversity of dwelling products are provided to cater for a range of households, and this has the potential to facilitate a presence of people within the neighbourhood during all hours of the day and evening.
- The street network has been designed to limit the ability for vehicles to speed with straight stretches of road not exceeding 130 metres (refer to Transport Impact Assessment and Integrated Traffic Management Plan).
- Dwellings have a frontage to the communal road network or an area of public open space in order to facilitate passive surveillance of the public realm.
- Dwellings on corner lots will be designed to offer surveillance to both adjacent streets. Blank walls addressing streets and public spaces will be avoided where possible.
- Where dwellings front open space, surveillance opportunities at first floor level will be encouraged.
- Dwelling entries will be designed to face the street, or adjacent public open space where relevant.
- Front fence heights will generally be limited to 1.2 metres throughout the development, ensuring a high degree of visibility between the public and private realms.
- All communal and public open spaces will be visible from neighbouring streets and dwellings.
- Footpaths for pedestrian travel are provided throughout the development and will generally be 1.2 metres in width, allowing pedestrians to walk two abreast.

#### **4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel**

File Id:

Responsible Officer:

Director City Planning Design & Amenity

Attachments:

Amendment C203 Explanatory Report  
Officer Response to Submissions  
Clause 22.10 Springvale Local Policy (Post  
Exhibition Changes)  
Clause 43.02 Schedule 6 Design and  
Development Overlay (Post Exhibition Changes)

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### **Report Summary**

Planning Scheme Amendment C203 applies to the Springvale Major Activity Centre and proposes to revise the existing planning controls in order to provide clearer guidance regarding the built form and urban design outcomes in the Activity Centre.

Amendment C203 seeks to implement the recommendations of the *Springvale Activity Centre Structure Plan (2017)* adopted by Council at its meeting on 24 July 2017.

Specifically, Amendment C203 proposes to replace Clause 22.10 with an updated Springvale Local Policy and replace Clause 43.03 Design and Development Overlay Schedule 6 with a revised Design and Development Overlay that provides detailed objectives and built form requirements. Furthermore, the Amendment proposes to amend Clauses 21.03, 21.04, 21.05, 21.06 and 21.08 to include the *Springvale Activity Centre Structure Plan (2017)* and the *Springvale Building Heights and Setbacks Study (2016)* as Reference Documents in the *Greater Dandenong Planning Scheme*.

Statutory exhibition of Amendment C203 was undertaken in November and December 2019. This report includes an officer response to the five (5) submissions received during the statutory exhibition and seeks a Council resolution to note the above and refer all submissions to an independent Planning Panel Hearing.

### **Recommendation Summary**

This report recommends that Council receives the submissions in relation to Amendment C203 and resolves to continue the statutory process of the Amendment by requesting the Minister for Planning appoint an independent Planning Panel and refer all submissions to a Planning Panel Hearing.

**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)****Background**

A significant amount of change has occurred in and around the Springvale Major Activity Centre (Springvale MAC) in recent times including the removal of the Springvale Road level crossing and the associated redevelopment of the railway station and bus transport interchange.

Springvale has the potential to accommodate more intensive development and provide capacity for new higher density housing and commercial uses providing housing and employment. It is therefore important for Council to have up to date planning provisions for Springvale to ensure sustainable growth and development in the centre.

Amendment C203 aims to revise the existing planning controls in order to provide clearer guidance regarding the built form and urban design outcomes that are preferred in the Springvale MAC.

As detailed in the Explanatory Report (at Attachment 1) Amendment C203 proposes to implement the recommendations of the *Springvale Activity Centre Structure Plan (2017)* and the *Springvale Building Heights and Setbacks Study (Tract, 2016)* to improve the operation of planning policy and controls within the Springvale MAC to ensure they achieve preferred built form outcomes that meet high amenity and design standards and accommodate forecast population growth.

**Springvale Activity Centre Structure Plan 2017**

A detailed review of the Springvale MAC and the current planning controls was undertaken and a strategic background document, the *Springvale Activity Centre Building Heights and Setbacks Study (2016)* was prepared by Tract Consultants on behalf of Council.

This study provided the strategic justification for the revised *Springvale Activity Centre Structure Plan* which was adopted by Council on 24 July 2017.

The revised Structure Plan for the Springvale MAC has a series of objectives, strategies and actions that have been identified under the key four key headings to assist in achieving the shared vision of the centre through land use and economic activity, built form and urban design, transport and movement, and open space and public realm.

The *Springvale Activity Centre Structure Plan (2017)* and the *Springvale Activity Centre Building Heights and Setbacks Study (2016)* are proposed to be included as reference documents in the planning scheme as they provide the strategic basis to guide the future growth, provision of infrastructure and public and private investment within the centre.

These documents have directly informed the revised Clause 22.10 Springvale Local Policy and the Design and Development Overlay (DDO6) as part of Amendment C203.

**Clause 22.10 Springvale Local Planning Policy and Design and Development Overlay Schedule 6 (DDO6)**

The proposed Clause 22.10 Springvale Local Planning Policy supports the continued development and expansion of Springvale as a Major Activity Centre and provides direction to Council in considering future land use and development applications within the Activity Centre.

**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

The policy objectives of Clause 22.10 and DDO6 aim to encourage appropriate site consolidation, integrate lot layout, support higher density development, improve permeability and promote design excellence.

The DDO6 has identified 11 precincts within the Springvale MAC which have specific site responsive built form controls to guide high quality medium to high density development that will accommodate future population growth.

The application of discretionary built form provisions is considered an appropriate approach which will ensure that valued attributes of the centre are maintained while facilitating ongoing development.

In conjunction, the proposed planning provisions seek to:

- provide certainty and overall consistency in built form outcomes;
- provide for architectural excellence across all developments;
- reinforce the sense of human scale to key activity centre streets and public realm;
- enhance sensitive interfaces – residential, open space and to the primary school;
- provide for a continuous network of active frontages;
- maintain solar access to key streets and public spaces;
- enhance views to the Activity Centre when viewed from surrounding public viewing locations;
- emphasise landmark sites and gateways;
- ensure adequate servicing of existing and new developments;
- provide for equitable access to amenity and improve public amenity; and
- enhance existing industrial areas.

In summary, the Amendment proposes to:

- replace Clause 22.10 with a revised Springvale Major Activity Centre Local Policy
- replace Clause 43.03 Schedule 6 with a revised Design and Development Overlay Schedule
- include the *Springvale Activity Centre Structure Plan (2017)* and the *Springvale Building Heights and Setbacks Study (2016)* as Reference Documents
- make consequential changes to planning scheme maps and Clauses 21.03, 21.04, 21.05 and 21.06 in the Local Planning Policy Framework

**Submissions**

A total of five (5) submissions were received in response to the exhibition period for Amendment C203 including one (1) from the Victorian School Building Authority.

From the officers' analysis, two (2) submissions supported the Amendment with changes and three (3) submissions made comments on the Amendment but were unclear in their support.

**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

The following specific changes were requested:

- Amend the *Springvale Activity Centre Structure Plan* (2017) to include reference to historical buildings in central Springvale.
- Amend Clause 43.03 Design and Development Overlay Schedule 6 to further define 'storeys' and preferred heights in relation to basement levels.
- Increase the preferred height limits along St Johns Avenue, Warwick Avenue and Springvale Road between Windsor Avenue and Balmoral Avenue.
- Nominate a preferred maximum street wall height of 6 storeys (instead of 3 storeys) for land fronting Springvale Road.
- Nominate a preferred upper level setback of 3 metres regardless of the overall height.
- Clarifications regarding development abutting a laneway, internal amenity and shadow controls.

The Victorian School Building Authority (VSBA) comments referred to the Springvale Rise Primary School (SRPS) and the Springvale Park Special Developmental School (SPSDS). Specifically, the VSBA made comments regarding noise amenity impacts, overshadowing, overlooking and queried whether the Amendment would affect access rights and vehicular access to the SRPS. Further, the VSBA queried the future zoning of the land surrounding the SPSDS and any affects the Amendment may have on vehicle access to the school.

Attachment 2 summarises each submission received and details the recommended Council approach and response.

Subsequently a total of five (5) submissions are recommended to be referred to a Planning Panel Hearing.

**Proposal**

Section 23 of the *Planning and Environment Act 1987* governs the process for a planning authority to progress a planning scheme amendment.

After considering the submissions which request a change to the Amendment, the planning authority (Council) has the following options:

1. Ask the Minister for Planning to appoint an independent panel to review the submissions, conduct a public hearing, consider the Amendment, and prepare an independent report with recommendations about the Amendment for Council to consider;
2. Make changes to the Amendment in response to the submissions and proceed to ask the Minister for Planning to appoint an independent panel to review the submissions, conduct a public hearing, consider the Amendment, and prepare an independent report with recommendations about the Amendment for Council to consider;
3. Make changes the Amendment as requested in the submissions and proceed to ask the Minister for Planning to approve it in a modified form; or
4. Abandon the Amendment.

**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

Officers are recommending that minor changes be made to the exhibited version of Amendment C203 in response to the submissions, therefore Option 2 is considered most appropriate.

Further, it is not recommended that Council abandon the Amendment as a great deal of strategic work has been undertaken and the Amendment implements the objectives of the *Springvale Activity Centre Structure Plan* (2017) adopted by Council in 2017.

Proposed changes to the exhibited Amendment

*Submission Request: Amend the Springvale Activity Centre Structure Plan (2017) to include reference to historical buildings in central Springvale.*

Heritage overlays which exist in the planning scheme and consideration of heritage buildings is included in the *Building Heights and Setbacks Study* (BHSS) and has been translated into the proposed Design and Development Overlay (DDO).

To further ensure the importance of heritage buildings in Springvale is considered, it is proposed to amend the local policy Clause 22.10 Springvale Major Activity Centre to include reference to the importance of heritage buildings within the Springvale MAC consistent with the BHSS and the DDO.

A detailed response has been provided in Attachment 2 Officer Response to Submissions.

The proposed change is shown in Attachment 3 Clause 22.10 Springvale Local Policy Post Exhibition Changes.

*Submission Request: Amend Clause 43.03 Design and Development Overlay Schedule 6 to further define 'storeys' and preferred heights in relation to basement levels.*

Whilst it is acknowledged the intention from the diagrams for each precinct is that the preferred building heights are measured above ground. To ensure no ambiguity it is proposed to amend the definition of nominated storeys in 'Section 2.1 Definitions of the DDO' to include clarification regarding this.

A detailed response has been provided in Attachment 2 Officer Response to Submissions.

This change is shown in Attachment 4 Clause 43.10 Schedule 6 Design and Development Overlay Post Exhibition Changes.

*Submission Request: 'Public Realm' referred to in Table 1 should be more clearly defined within the control to ensure that the shadow controls are able to be applied unambiguously.*

To improve consistency sub-clause 2.3 of the DDO 'Overshadowing of public open space' has been amended.

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#### **4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

A detailed response has been provided in Attachment 2 Officer Response to Submissions.

This change is shown in Attachment 4 Clause 43.10 Schedule 6 Design and Development Overlay Post Exhibition Changes.

It is considered appropriate for Council to refer all submissions to a Planning Panel as not all submissions have been resolved and the process provides further opportunity for submitters to be heard and their submissions considered by an independent Planning Panel.

### **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

- *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

- *Jobs and Business Opportunities* – Prosperous and affordable
- *Tourism and visitors* – Diverse and interesting experiences
- *Leadership by 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:

##### People

- A vibrant, connected and safe community

##### Place

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

##### Opportunity

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

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#### **4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

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

- *Greater Dandenong Planning Scheme*
- *Springvale Activity Centre Structure Plan (2017)*
- *Springvale Building Heights and Setbacks Study (2016)*

#### **Related Council Policies**

- *Community Engagement Policy and Framework*

#### **Victorian Charter of Human Rights and Responsibilities**

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

#### **Financial Implications**

Planning Scheme Amendment C203 has been budgeted for in this financial year and considered as part of the Long-Term Financial Strategy.

#### **Consultation**

Notification of the Amendment was given in accordance with the requirements of the *Planning and Environment Act, 1987*.

Planning Scheme Amendment C203 was publicly exhibited from 7 November to 6 December 2019.

Letters were sent to owners, occupiers, Prescribed Ministers, referral authorities and key stakeholders.

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

- Formal notice in the local newspapers (Dandenong Journal and Dandenong Leader) and Government Gazette;
- Notice on Council's website; and
- Explanatory folders at all Council Customer Service Centres.

Should Council determine to refer the submissions to a Planning Panel, submitters will be invited to participate in the Panel Hearing process by Planning Panels Victoria.

#### **Conclusion**

Planning Scheme Amendment C203 was publicly exhibited from 7 November to 6 December

2019. During this period, five (5) submissions were received. As a result of these submissions, officers recommend making only minor changes to the proposed Local Policy and Design and Development Overlay Schedule 6.

**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

It is considered appropriate to proceed with the Amendment and to request the Minister for Planning to appoint an independent Planning Panel and refer all the submissions to a Planning Panel Hearing.

**Recommendation****That Council:**

- 1. receives all submissions made in response to the statutory exhibition of Planning Scheme Amendment C203 to the Greater Dandenong Planning Scheme;**
- 2. adopts the positions on the submissions, as set out in this report with changes to the Amendment recommended and detailed in Attachments 2, 3 and 4;**
- 3. requests the Minister for Planning appoint a Panel pursuant to Section 153 of the Planning and Environment Act 1987 to consider all the submissions received in response to the exhibition; and**
- 4. advises all submitters accordingly.**

**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

**POLICY AND STRATEGY**

**PLANNING SCHEME AMENDMENT C203GDAN SPRINGVALE MAJOR  
ACTIVITY CENTRE CONSIDERATION OF SUBMISSIONS AND REQUEST  
TO APPOINT A PLANNING PANEL**

**ATTACHMENT 1**

**EXPLANATORY REPORT**

**PAGES 11 (including cover)**

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

## 4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)

*Planning and Environment Act 1987*

### GREATER DANDENONG PLANNING SCHEME

#### AMENDMENT C203gdan

##### EXPLANATORY REPORT

###### Who is the planning authority?

This Amendment has been prepared by the City of Greater Dandenong, who is the planning authority for this Amendment.

The Amendment has been made at the request of the City of Greater Dandenong.

###### Land affected by the Amendment

Amendment C203 to the Greater Dandenong Planning Scheme implements the major land use planning recommendations of the *Springvale Activity Centre Structure Plan (2017)* and *Springvale Activity Centre Building Heights and Setbacks Study (Tract, 2016)*. Amendment C203 generally applies to land identified within the designated Springvale Activity Centre boundary as per the Springvale Activity Centre Structure Plan, as shown on the map in Figure 1.

Land affected by this Amendment has a number of applicable zoning planning controls including Commercial 1 and 2 Zones, Industrial 1 Zone, Public Use Zone 2, 4, 6 and 7, Road Zone, Residential Growth Zone Schedule 2 and General Residential Zone Schedule 1. The SAC is also affected by the Design and Development Overlay Schedule 6 (DDO6) of the Greater Dandenong Planning Scheme.

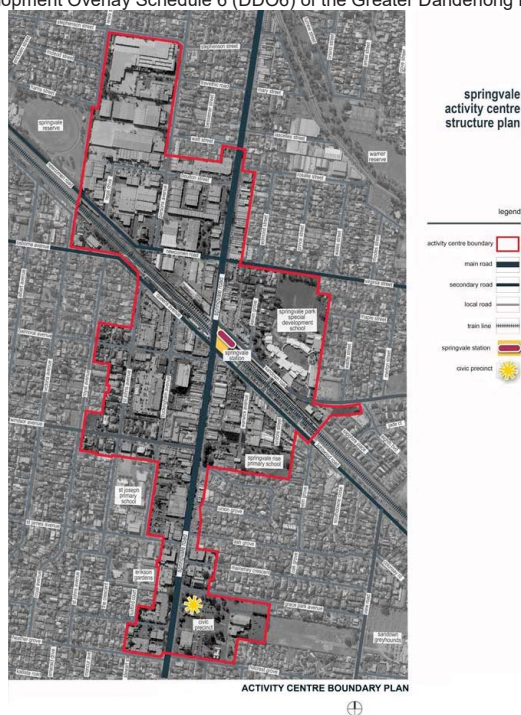


Figure 1: Springvale Activity Centre Boundary

ORDINARY COUNCIL MEETING - AGENDA

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**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)****What the amendment does**

The Amendment proposes to implement the recommendations of the *Springvale Activity Centre Structure Plan (2017)* and the *Springvale Building Heights and Setbacks Study (Tract, 2016)* to improve the operation of planning policy and controls within the Activity Centre to ensure that they achieve preferred built form outcomes that meet high amenity and design standards and accommodate expected population growth.

More specifically, the Amendment proposes to introduce new built form and urban design provisions which are outlined by the following proposed changes to the Greater Dandenong Planning Scheme:

- Amend relevant sections of the Municipal Strategic Statement (MSS) at Clause 21 to support the Springvale Activity Centre Structure Plan's implementation and include amending Clauses 21.03, 21.04, 21.05 and 21.06.
- Amend Clause 21.08 Reference Documents to insert the *Springvale Activity Centre Structure Plan (2017)* and the *Springvale Building Heights and Setbacks Study (Tract Consultants, 2016)* as Reference Documents.
- Replace the existing Clause 22.10 Springvale Local Planning Policy with a new Clause 22.10 to incorporate the revised objectives and policy to provide stronger design principles and reflects the revised Springvale Activity Centre Structure Plan.
- Replace the existing Design and Development Overlay Schedule 6 (DDO6) and replace it with a new Schedule that applies preferred maximum height, street wall height, setbacks (to the street and to neighbouring boundaries), overshadowing and wind impact requirements;
- Amending map 1DDO of the Design and Development Overlay Schedule 6 (Figure 2) to include the following areas:
  - Public Use Zone 2: Springvale Rise Primary School 355A Springvale Road.
  - Public Use Zone 2: Springvale Secondary College 13-15 Sandown Road.
  - Public Use Zone 4: Railway Line (Springvale Station) 4 Sandown Road.
  - Public Use Zone 6: Springvale Learning & Activities Centre 1-3 Osborne Avenue.
  - Public Use Zone 6: Springvale Library 1 Hillcrest Grove and the Civic Centre – Municipal Offices 397-405 Springvale Road.
  - Public Use Zone 7: Police Station, 314-322 Springvale Road.
  - Commercial 1 Zone: South of Windsor Avenue and west of Buckingham Avenue - Area includes 6, 8A, 10, 12-14, 20 and 24 Windsor Avenue and 28 St. Johns Avenue.
  - Residential Growth Zone Schedule 2: South of Virginia Street and located both sides of Kelvin Grove including properties at 2 – 14 Virginia Street and 2-14 Kelvin Grove.
  - General Residential Zone Schedule 1: Part of Sandown Road immediately north of the Railway line and south of Springvale Secondary College extending to Eight Boulevard.

**Area to be removed**

- The area noted as excluded by the revised DDO6 includes properties at no. 10, 12, 14 and 16 St. James Avenue, no. 39 St. Johns Avenue and no. 78 Buckingham Avenue (Figure 3).

## ORDINARY COUNCIL MEETING - AGENDA

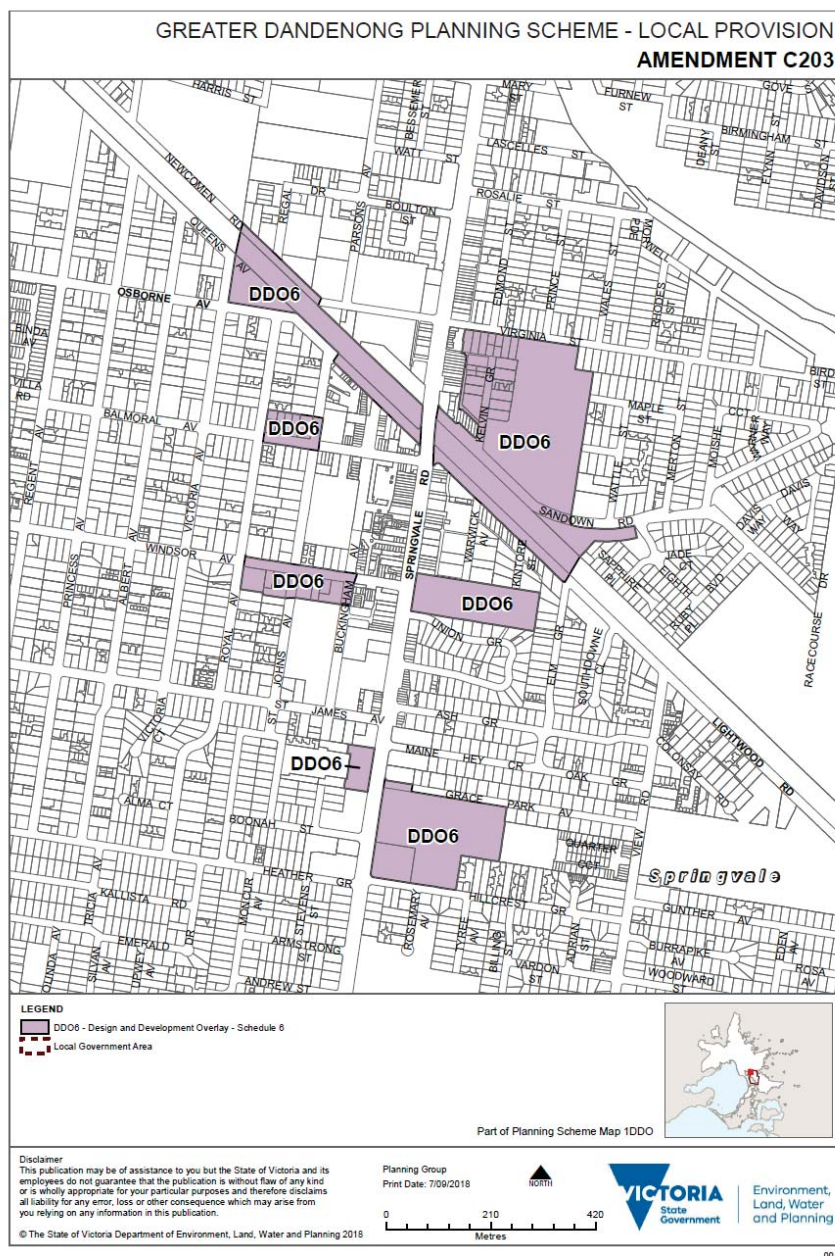
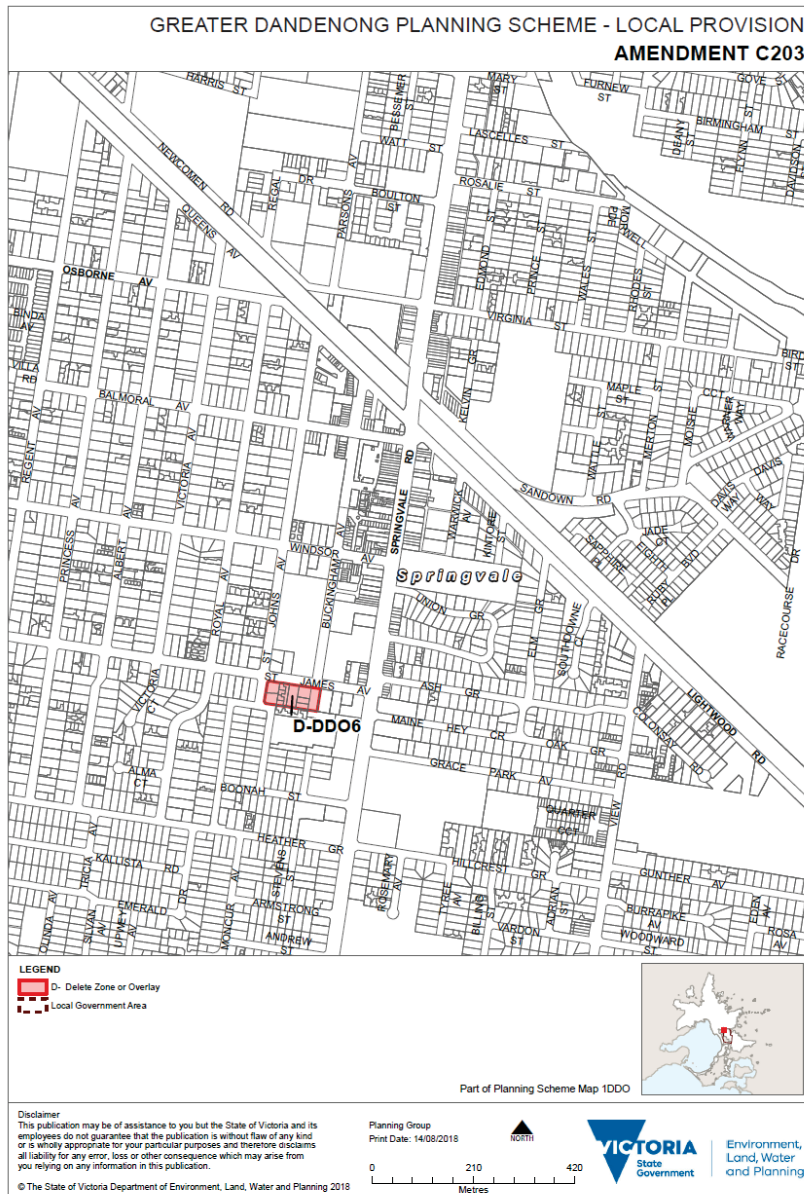
**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

Figure 2: Area to be included from the existing Design and Development Overlay Schedule 6

## ORDINARY COUNCIL MEETING - AGENDA

**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)****Figure 3: Area to be deleted from the existing Design and Development Overlay Schedule 6**

ORDINARY COUNCIL MEETING - AGENDA

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**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)****Strategic assessment of the Amendment****Why is the Amendment required?**

The purpose of Amendment C203 is to revise the existing planning controls in order to provide clearer guidance regarding the built form and urban design outcomes that are preferred in the Springvale Activity Centre (SAC).

A significant amount of change has occurred in and around the SAC in recent times including the removal of the Springvale level crossing and the associated redevelopment of the railway station and bus transport interchange.

In recent years there has been a dramatic increase in the quantity, density and scale of development proposed, and approved, within the Springvale Activity Centre. This combined with an increasing number of major planning permit applications required a review of the built form controls which applied to the SAC.

The current planning scheme provisions are not responding to the emerging development challenges. As a result development is starting to have adverse impacts on the amenity of residents, workers and visitors to the Springvale Activity Centre.

Springvale has the potential to accommodate more intensive development and provide capacity for new higher density housing and commercial uses, providing housing and employment. It is therefore important for Council to have an up to date plan for Springvale to ensure sustainable growth and development in the centre.

It is also critical to ensure that public infrastructure such as streetscapes, open space, and other community services will meet the needs of current and future residents and allow for improved social liveability, environmental sustainability and economic prosperity for the centre.

**Springvale Activity Centre Structure Plan 2017**

Therefore, a detailed review of the SAC and the current planning controls was undertaken and the strategic background document *Springvale Activity Centre Building Heights and Setbacks Study (2016)* was prepared by Tract Consultants on behalf of Council.

This study provided the strategic justification for the revised *Springvale Activity Centre Structure Plan* which was adopted by Council on 24 July 2017.

The revised structure plan for the SAC has a series of objectives, strategies and actions that have been identified under the key four key headings to assist in achieving the shared vision of the SAC through land use and economic activity, built form and urban design, transport and movement; and open space and public realm.

The inclusion of the *Springvale Activity Centre Structure Plan (2017)* as a reference document will give the Structure Plan's recommendations a degree of formal, statutory weight in planning assessments. It will also provide the means by which the Local Planning Policy Framework (LPPF) and the wider Greater Dandenong Planning Scheme may recognise the *Springvale Activity Centre Structure Plan (2017)* as the definitive Structure Plan for Springvale.

These reference documents provide the strategic justification to guide the future growth, provision of infrastructure and public and private investment within the SAC.

**Clause 22.10 Springvale Local Planning Policy and DDO6**

The proposed Clause 22.10 Springvale Local Planning Policy builds on *Plan Melbourne* to support the continued development and expansion of Springvale as a Major Activity Centre and provides direction to Council in considering future land use and development applications within the Activity Centre.

The proposed policy objectives as outlined in Clause 22.10 and the associated DDO6 consider a number of areas including: land use and economic activity, built form and urban design, transport and movement; and open space and public realm. The policy objectives aim to encourage appropriate site

ORDINARY COUNCIL MEETING - AGENDA

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**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

consolidation, integrate lot layout, support higher density development, improve permeability and promote design excellence.

The DDO6 has identified 11 precincts within the SAC which have specific site responsive built form controls to guide high quality medium to higher density development that will accommodate future population growth.

The application of discretionary built form provisions are considered to be an appropriate approach which will ensure that valued attributes of the SAC are maintained while facilitating ongoing development.

The proposed planning provisions seek to:

- provide certainty and overall consistency in built form outcomes;
- provide for architectural excellence across all developments;
- reinforce the sense of human scale to key activity centre streets and public realm;
- enhance sensitive interfaces - residential and open space;
- provide for a continuous network of active frontages;
- maintain solar access to key streets and public spaces;
- enhance views to the Activity Centre when viewed from surrounding public viewing locations;
- emphasise landmark sites / gateways;
- ensure adequate servicing of existing and new developments;
- provide for equitable access to amenity and improve public amenity; and
- enhance existing industrial areas.

**How does the Amendment implement the objectives of planning in Victoria?**

The Amendment implements the objectives in section 4 of the *Planning and Environment Act* (the Act), in particular:

- to provide for the fair, orderly, economic and sustainable use, and development of land;
- to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and
- to balance the present and future interests of all Victorians.

**How does the Amendment address any environmental, social and economic effects?**

The Amendment adequately addresses any environmental, social and economic effects sections 12(2) (b) and (c) of the Act.

The Amendment will generate positive environmental, social and economic effects by providing more certainty to the community and development industry about expected and desired outcomes through the introduction of building height and setback requirements in order to achieve a transition of built form to the surrounding sensitive interfaces.

ORDINARY COUNCIL MEETING - AGENDA

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**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

The Amendment is expected to have a positive effect as it:

Environmental Effects

- Requires developments to incorporate Ecological Sustainable Design (ESD) principles and improved energy efficiency ratings. It is a key development objective to achieve these sustainable outcomes for the SAC and all future developments will be assessed in terms of sustainability criteria which will have environmental benefits.
- Encourages the facilitation of more sustainable modes of transport and permeability for pedestrian access and movement within the Activity Centre which will reduce carbon emissions.
- New development will achieve greater levels of energy and water efficiency, stormwater management, sustainable transport, waste management and urban ecology which will have beneficial impacts on both those living and visiting the SAC.

Social effects

- Springvale's built form will be concentrated in a smaller area, with higher land use densities ranging from a broad spectrum of residential types to various forms of retail, commercial and service related industries, and community facilities. This built form will result in dynamic and stimulating urban forms designed for people to maximise access and movement with high levels of safety, amenity and convenience.
- The proposed Local Planning Policy provides increased business opportunities, encourages a greater mix of supportive land uses and encourages pedestrian access to public transport and convenience retail facilities.
- Provides protection of public spaces and valued attributes through shadowing protection and wind impact assessment criteria which will provide certainty and consistency of built form outcomes within the SAC allowing more enjoyable and socially inclusive spaces and places for residents and visitors in the Activity Centre which will have a positive net community benefit.

Economic effects

- Introduces clear design principles which seek to achieve high quality urban design and architecture, and improve the attractiveness and amenity of the Activity Centre which will result in improved economic well-being of the community through improved investment in the area.
- More sustainable and high quality design at the planning stage will minimise costs associated with retrofits and poor design, as well as long term cost savings on utilities. The economic impact of increased development as envisioned in the policy includes:
  - Infrastructure cost savings;
  - Improved public transport;
  - Reduced vehicle ownership;
  - Employment generation; and
  - Land value increases.

The proposed Schedule 6 to the DDO will facilitate a wider choice of residential accommodation, local employment opportunities in the retailing, commercial (office) and service sectors.

Overall, it is considered that the Amendment will have a net community benefit economically and socially as identified in the proposed Reference Documents.

**Does the Amendment address relevant bushfire risk?**

The Amendment does not affect land within a bushfire prone area.

ORDINARY COUNCIL MEETING - AGENDA

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**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)****Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?**

The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act, Direction No.9 – Metropolitan Strategy and Direction 11 - Strategic Assessment under Section 12(2) of the Act.

**How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?**

The Amendment is consistent with, and gives effect to, the following clauses forming part of the State Planning Policy Framework:

- Clause 11 - Settlement
- Clause 15 - Built Environment and Heritage
- Clause 16 - Housing
- Clause 17 - Economic Development; and
- Clause 18 - Transport

In particular, the inclusion of detailed urban design and built form objectives in Clause 22.10 will support Clause 15.01-2S Building design which seeks

*"To achieve building design outcomes that contribute positively to the local context and enhance the public realm."*

The Amendment supports Clause 15.01 Built Environment by ensuring that key attributes of the public realm and open spaces which underpin Melbourne's liveability are protected. The Amendment also ensures that the SAC will continue to facilitate sustainable development with opportunities for higher density development in areas that can accommodate growth.

Plan Melbourne

Under *Plan Melbourne 2017 - 2050*, the SAC is identified and designated as one of the 121 designated Major Activity Centres which are defined in the strategy as;

*"Suburban centres that provide access to a wide range of goods and services. They have different attributes and provide different functions, with some serving larger subregional catchments."*

The provisions implemented by this Amendment are generally consistent with the relevant objectives of the State Planning Policy Framework and *Plan Melbourne 2017-2050: Metropolitan Planning Strategy* (Department of Environment, Land, Water and Environment, 2017).

The following key activity centre - related directions from the *Plan Melbourne: 2017-2050: Metropolitan Planning Strategy* will be supported as part of the future development of the SAC through this Amendment:

- Direction 2.1 - Manage the supply of new housing in the right locations to meet population growth and create a sustainable city
- Direction 2.2 - Deliver more housing closer to jobs and public transport
- Direction 3.2 - Improve transport in Melbourne's outer suburbs
- Direction 4.3 - Achieve and promote design excellence
- Direction 5.1- Create a city of 20-minute neighbourhoods
- Direction 5.2 - Create neighbourhoods that support safe communities and healthy lifestyles

ORDINARY COUNCIL MEETING - AGENDA

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**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)****How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?**

The Amendment is consistent with, and gives effect to the Local Planning Policy Framework of the Greater Dandenong Planning Scheme.

The provisions provided by this Amendment generally support the Local Planning Policy Framework and Municipal Strategic Statement of the Greater Planning Scheme. Specifically, the Amendment supports Clause 21.04 (Land Use), Clause 21.05 (Built Form) and Clause 22.04 (Urban Design in Activity and Neighbourhood Centres).

The Amendment supports the objective outlined under Clause 21.04-1 (Housing and Community) to protect the amenity of existing neighbourhoods and significant residential precincts within activity centres from the impact of new commercial development through the proposed local policy and Schedule 6 of the DDO which places emphasis on specific building heights and setbacks which are adjoining more sensitive land uses such as residential.

The Amendment gives effect to the proposed Springvale Activity Centre Urban Design Framework Plan, as set out in the SAC Structure Plan (2017). This clearly sets out the objectives and design principles that will help facilitate high quality architecture and urban design outcomes in the SAC. This supports the Clause 21.05-1 (Urban design, character, streetscapes and landscapes) objective "to facilitate high quality development, which has regard for the surrounding environment and built form".

The Amendment is consistent with the objectives and policy as set out in Clause 22.04 (Urban Design in Activity and Neighbourhood Centres) which refers to the urban design guidance regarding Activity Centres. The proposed Clause 22.10 Springvale Local Planning Policy will provide guidance that will assist with improving the quality of development which has regard for the surrounding environment and better built form.

This Amendment will provide clear objectives and policies through the revised Clause 22.10 Local Planning Policy for Springvale that will ensure development is consistent with the identified preferred built form outcomes for each precinct as identified in the SAC Structure Plan (2017) which will support and implement the objectives and policy set out in the LPPF and MSS.

**Does the Amendment make proper use of the Victoria Planning Provisions?**

The Amendment has been prepared in accordance with State Government Practice Notes – *Writing a Local Planning Policy and Strategic Assessment Guidelines: for planning scheme amendments*.

In particular the Amendment makes proper use of the Victoria Planning provisions as:

- the MSS includes broad strategic support for the local policy position; and
- local planning policies are appropriate tools to guide decision making in relation to a specific discretion.

The Amendment makes proper use of the Victoria Planning Provisions by applying a Schedule to the Design and Development Overlay to provide guidance regarding built form outcomes within the Springvale Activity Centre.

**How does the Amendment address the views of any relevant agency?**

The Amendment will be referred to any relevant agencies as part of the statutory exhibition and notice of the Amendment.

**Does the Amendment address relevant requirements of the Transport Integration Act 2010?**

The Amendment supports the principles of integrated land use and transport planning by recognising that transport plays an important role in developing social and economic inclusion.

The Amendment seeks to continue to encourage medium and higher density development within the SAC which is a designated Major Activity Centre, which is where people have good access to public transport and services.

ORDINARY COUNCIL MEETING - AGENDA

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**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)****Resource and administrative costs**

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

The Amendment is unlikely to have an adverse impact on resource and administrative costs to the responsible authority.

**Where you may inspect this Amendment**

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

- Dandenong Customer Service located at 225 Lonsdale Street, Dandenong.
- Springvale Customer Service located at 397-405 Springvale Road, Springvale.
- Parkmore Customer Service located at Shop A7, Parkmore Shopping Centre, 317 Cheltenham Rd, Keysborough.
- Paddy O'Donoghue Centre, 18-34 Buckley Street, Noble Park.

The Amendment can also be inspected free of charge at:

- City of Greater Dandenong website at [www.greaterdandenong.com](http://www.greaterdandenong.com)

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at [www.planning.vic.gov.au/public-inspection](http://www.planning.vic.gov.au/public-inspection).

**Submissions**

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by **6 December 2019**.

A submission must be sent to:

**Preferred method:** Email submission sent to: [council@cgd.vic.gov.au](mailto:council@cgd.vic.gov.au)

or

Strategic Planning – C203 Springvale Activity Centre  
City of Greater Dandenong  
PO Box 200  
DANDENONG VIC 3175

**Panel hearing dates**

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this Amendment:

- directions hearing: To commence the week of 30 March, 2020
- panel hearing: To commence in the week of 20 April, 2020

**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

**POLICY AND STRATEGY**

**PLANNING SCHEME AMENDMENT C203 SPRINGVALE MAJOR  
ACTIVITY CENTRE CONSIDERATION OF SUBMISSIONS AND REQUEST  
TO APPOINT A PLANNING PANEL**

**ATTACHMENT 2**

**OFFICER RESPONSE TO SUBMISSIONS**

**PAGES 7 (including cover)**

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

## ORDINARY COUNCIL MEETING - AGENDA

**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

Attachment 2 Amendment C203gdan Officer Response to Submissions

No.	Summary of Submission	Officer Response / Recommendation
1	Requested a change to the <i>Springvale Activity Centre Structure Plan (2017)</i> to include a section on the preservation and protection of heritage buildings in central Springvale to ensure these are protected.	<p>Heritage overlays and consideration of heritage buildings is included in the <i>Building Heights and Setbacks Study</i> (BHSS) and has been translated into the proposed Design and Development Overlay (DDO).</p> <p>The Application Requirements of Clause 43.02 DDO (Schedule 6) state that development applications must consider the heritage character of adjacent and nearby heritage places. In addition, the Building Height and Setback Requirements specify that <i>'development should respect the heritage buildings'</i> on specific sites including on the west side of Buckingham Avenue, and Springvale Rise Primary School.</p> <p>The <i>Springvale Activity Centre Structure Plan (2017)</i> was finalised and adopted by Council in 2017. No changes are proposed to this document as part of this Amendment. However, the consideration of heritage buildings has been considered and included both the BHSS and DDO as noted above. It is also worth noting that the <i>Greater Dandenong Planning Scheme</i> should be considered in its entirety and currently applies a heritage overlay to specific properties, buildings and trees of significance in Springvale. This control provides protection for these heritage values.</p> <p><b>To further ensure the importance of heritage buildings in Springvale it is proposed to amend the local policy Clause 22.10 Springvale Major Activity Centre to include reference to the importance of heritage buildings within Springvale consistent with the BHSS and the DDO. This submission will be referred to Panel.</b></p>
2	<p>Amendment C203 does not exclude below ground / basement levels when considering the total height in storeys of a development. This may cause confusion over what is a preferred height when basement levels are proposed. Requests the Amendment be amended to specifically exclude storeys below ground level from the preferred building height.</p> <p>The submission suggested there is a limited transition between RGZ and C1Z (13.5m to 15.3m) and a disproportionate transition to other height limits specified in the Activity Centre (4 storeys to 10 storeys on St Johns Avenue).</p>	<p>Whilst it is acknowledged the intention from the diagrams for each precinct is that the preferred building heights are measured above ground. <b>To ensure no ambiguity it is proposed to amend the definition of nominated storeys in 'Section 2.1 Definitions of the DDO' to include clarification regarding this.</b></p> <p>All heights and setbacks have been determined by a thorough analysis including 3D modelling and are based on 10 design principles outlined in the <i>Building Heights and Setbacks Study</i> (BHSS). The transition in heights has been considered in relation to the distance from the Activity Centre and are proposed as discretionary preferred limits. The BHSS specifically considers the heights of the RGZ adjoining the activity centre (page 15).</p>

Council Meeting 24 February 2020

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## ORDINARY COUNCIL MEETING - AGENDA

**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

Attachment 2 Amendment C203dan Officer Response to Submissions

No.	Summary of Submission	Officer Response / Recommendation
	<p>Seeks the Amendment be amended to allow for an increase in the preferred building height above the proposed 15.3m to a range of 22.5m (interface with RGZ) to 29.7m (St Johns Avenue frontage), this would provide an adequate level of transition and flexibility for future developments</p>	<p>The submission refers to land within Precinct 3, (pages 66-69) of the BHSS which provides strategic justification for the proposed heights in this precinct including the following relevant statements.  <i>"...This proposed height is also comparable with the direct residential interface, which exist across the majority of the precinct..."</i>  <i>"... The 3D modelling demonstrates that the four storey building heights will have no impact on solar access to footpaths further justifies the transition of heights by considering interface issues with existing adjoining residential and solar access to opposite footpaths."</i>  <i>"...the small section of proposed eight storey building heights differs from the rest of the precinct by not having a sensitive interface..."</i></p> <p><b>The proposed built form controls have sound strategic justification and rationale and therefore it is not proposed to change the proposed Amendment as exhibited, this submission will be referred to Panel.</b></p>
<b>3</b>	<p>Congratulates Council on this initiative and believes the Amendment is based on a well thought out and comprehensive strategic justification.</p> <p>In anticipation the submitter has been amalgamating key sites within the Springvale Major Activity Centre to provide a significant development parcel that has the potential to deliver numerous desired outcomes. The submission includes a concept proposal that needs further refinement and advises that it addresses the <i>Springvale Activity Centre Structure Plan (2017)</i>. The submission outlines the key attributes of the proposal to date and a range of uses including accommodation and retail and suggests the sites have potential to be a catalyst for further development and will be of an extremely high standard of urban design to be an icon development in the Activity Centre.</p>	<p>All heights and setback have been determined by a thorough analysis including 3D modelling and based on 10 design principles outlined in the <i>Building Heights and Setbacks Study (BHSS)</i>. The heights proposed are discretionary.</p> <p>The subject site is located within Precinct 6 and is zoned Commercial 1 Zone. Ten (10) storeys, with 6 storeys on the street edge is considered appropriate in this location. The BHSS (pages 79 -81) provides detailed strategic justification and rationale for the built form proposed in this precinct. Any future development will need to consider the interface issues with the primary school and maintain solar access as specified in the Design and Development Overlay (Schedule 6) (DDO6).</p> <p>All new development must respond to the preferred built form as detailed in the DDO6 and local policy Clause 22.10 Springvale Major Activity Centre. This will achieve high quality buildings with good internal and external amenity and with height and setbacks consistent with the Structure Plan.</p> <p>Any development application and planning proposal would need to be assessed and considered on its merit once formally submitted to Council. Council officers are unable to make any comments on the proposed designs submitted in this submission.</p>

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## ORDINARY COUNCIL MEETING - AGENDA

**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

Attachment 2 Amendment C203gdan Officer Response to Submissions

No.	Summary of Submission	Officer Response / Recommendation
	<p>The submission raises car parking requirements as a critical concern which has significant construction costs for basement car parking, therefore advises car parking will need to be accommodated on the podium levels resulting in the loss of floors for accommodation.</p> <p>Suggests the height levels proposed will lead to visual massing resulting in an unpleasant and unattractive design outcome which will detract from the desired image for the Springvale Major Activity Centre.</p> <p>The submission therefore seeks to request the higher building height of 17 floors to enable the range of mixed uses and facilities to be incorporated into the development.</p>	<p><b>The proposed built form controls have sound strategic justification and rationale and therefore it is not proposed to change the proposed Amendment as exhibited, this submission will be referred to Panel.</b></p>
<b>4</b>	<p>Supportive of the Amendment's broad directions and vision.</p> <p>Preferred maximum building height of 10 (ten) storeys is more appropriate than the current 8 storey designation between Windsor Avenue and Balmoral Avenue. Lot width is not considered a constraint to achieve higher building height. The submission notes that it is a discretionary control and there is potential for taller proposals that meet the objectives.</p> <p>Responding to the existing built form character (by nominating a 3-storey street wall height) is at odds with the impetus for significant change, growth and investment. A preferred maximum street wall height of 6 storeys is more appropriate for the subject site and other</p>	<p>All heights and setback, including laneway setbacks have been determined by a thorough analysis including 3D modelling and based on 10 design principles outlined in the <i>Building Heights and Setbacks Study</i> (BHSS). As the submission acknowledges the proposed controls are discretionary and any development proposal would be considered on its merits. In response:</p> <ul style="list-style-type: none"> <li>The subject site is located in Precinct 5 (pages 74-77). As per the BHSS, 8 storeys preferred maximum has been recommended due to the narrow width of sites in this precinct and to encourage consolidation of lots to achieve the preferred heights. Building and Works Requirements including height and setback controls have been designed to meet all the design objectives to achieve a high-quality public realm and others including high levels of internal and external amenity for occupants, visitors and the general public.</li> <li>The preferred 3 storey maximum for the building edge as recommended in the BHSS maintains the human scale of existing shopfronts whilst ensuring the taller elements of the building do not dominate the street. Buildings across the Springvale Major Activity Centre are generally of a low scale and this will change over time however it is important that new taller buildings are designed to integrate and not dominate the streetscape. This is possible by providing lower scale at the street</li> </ul>

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## ORDINARY COUNCIL MEETING - AGENDA

## 4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)

Amendment C203gdan Officer Response to Submissions

Attachment 2

No.	Summary of Submission	Officer Response / Recommendation
	land fronting Springvale Road. It is also submitted that <i>'promoting a new built form character is more appropriate on account of the high order nature of the centre and the absence of heritage or special character considerations'</i> . The submission notes that it is a discretionary control and there is the potential for design flexibility that meet the objectives.	edge and taller elements behind. The proposed street edge and upper level setbacks not only reinforce human scale but also assist in the mitigation of downward wind drafts. It is not supported that the proposed street wall height is contrary to achieving significant growth and change throughout the Springvale Major Activity Centre.
	Preferred upper level setback of 3m should be applied regardless of the overall height of a proposed building. In addition, Clause 2.4 should acknowledge that architectural treatment with physical setbacks can provide differentiation between street wall and upper level building components. The submission notes that it is a discretionary control and there is potential for design flexibility that meet the objectives.	<ul style="list-style-type: none"><li>• The preferred upper level setbacks of 3m and 5m respectively have been applied as recommended in the BHSS. The upper level setbacks have been modelled to ensure adequate solar access to the streets as areas of key public realm. The proposed street edge and upper level setbacks not only reinforce human scale but also assist in the mitigation of downward wind drafts. All development should be of high-quality design whilst also delivering a high-quality public realm as is incorporated in the DDO and local policy.</li></ul>
	Laneways should be identified on a map in DDO6. The requirement for a 5m setback from the centreline of a laneway for habitable room windows and balconies should be amended to acknowledge that this setback is not necessary where land on the opposite side of a laneway does not constitute a potential redevelopment site.	<ul style="list-style-type: none"><li>• Maps 2 and 3 of the Design and Development Overlay (Schedule 6) (DDO) depict the laneway locations within the Activity Centre. It is not considered appropriate to amend the DDO to remove the setback requirements opposite a laneway as a 'blanket approach'</li></ul>
	'Public realm' referred to in Table 1 should be more clearly defined within the control to ensure that the shadow controls are able to be applied unambiguously.	In response to 'Public Realm', this term refers to publicly accessible land (including open space, laneways, footpaths and building forecourts). Map 3 of the Design and Development Overlay (Schedule 6) identifies 'Key Public Realm' areas for specific consideration. Further information on the public realm is provided in the <i>Springvale Activity Centre Structure Plan (2017)</i> and BHSS. <b>In response to this, we propose amending sub-clause 2.3 to specifically refer to public realm.</b>
	The internal amenity should be removed from DDO6 (except for habitable window and balcony setbacks) as these matters are captured within other provisions. The	In response to the internal amenity requirements, the DDO incorporates Building and Works Requirements for internal amenity to ensure developments of any height and within any zone in the Springvale Major Activity Centre provide good internal amenity for their occupants. Avoiding the use of

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## ORDINARY COUNCIL MEETING - AGENDA

**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

Attachment 2 Amendment C203gdan Officer Response to Submissions

No.	Summary of Submission	Officer Response / Recommendation
	submission specifically refers to the requirement to avoid light wells and considers this too onerous.	light wells as the primary source of light for habitable rooms is consistent with the <i>Apartment Design Guidelines for Victoria (2017)</i> . Furthermore, they are discouraged as a design response as they result in light, noise and odour issues. <b>The proposed built form controls have sound strategic justification and rationale and therefore it is not proposed to change the proposed Amendment as exhibited, this submission will be referred to Panel.</b>
5	<p>VSBA understands the Amendment seeks to update the existing 2010 Structure Plan for the centre. In doing so, the Structure Plan identifies the Warwick Avenue Precinct (adjoins the primary school) as a catalyst development site.</p> <p>The submission refers to the Springvale Rise Primary School (SRPS) and Springvale Park Special Developmental School (SPSDS).</p> <p><u>SRPS</u></p> <ul style="list-style-type: none"> <li>The Structure Plan outlines current and expected population data. VSBA ask if 2016 Census data has been considered as part of this process?</li> <li>Issue relating to the loss of vehicle access into the school from the car park directly to the north of SRPS. Will access rights across this right-of-way be retained?</li> <li>Issue relating to the prioritisation of Warwick Avenue. Has consideration been given to the likely impact on vehicular access to the school from Warwick Avenue?</li> <li>Issue relating to Figure 9 which shows a 'future improved vehicle access' route within the school site. Requests Council confirm what is being proposed.</li> <li>Issue relating to noise-generated complaints. Has any consideration been given to possible noise treatments?</li> </ul>	<p>The Amendment seeks to introduce a Design and Development Overlay and new Local Policy for the Springvale Major Activity Centre. The <i>Springvale Activity Centre Structure Plan (2017)</i> was adopted by Council in 2017 and thus, changes to this document are not considered within the scope of this Amendment.</p> <p><u>SRPS</u></p> <ul style="list-style-type: none"> <li>The 2016 Census data was not available at the time the Structure Plan was developed, however any review of the Structure Plan in the future will incorporate the latest available data. Council welcomes any discussion relating to the provision of services and population demand from VSBA.</li> <li>The Structure Plan identifies a range of potential future key development and access opportunities within the Springvale Major Activity Centre including future improved access from Springvale Road in Figure 9. There is no proposal to develop the car park or change to the road layout surrounding the SRPS proposed by this Amendment. The VSBA and the SRPS will be notified if any future development or change is proposed that may impact the school including project funding for street upgrades.</li> <li>The Amendment does not propose any new construction or development. Any future planning application to develop land surrounding the SRPS would be assessed and considered under the <i>Greater Dandenong Planning Scheme</i>. Any treatments to alleviate noise and perceived overlooking issues would be considered having regard to the proposed application as part of a planning development application process.</li> </ul>

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## ORDINARY COUNCIL MEETING - AGENDA

**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

Attachment 2 Amendment C203gdan Officer Response to Submissions

No.	Summary of Submission	Officer Response / Recommendation
<ul style="list-style-type: none"> <li>Issues relating to potential 'perceived' overlooking from any south-facing balconies or windows. What treatments are proposed to minimise overlooking?</li> <li>Height limits should avoid significant overshadowing of the school site.</li> </ul>	<p>SPSDS</p> <ul style="list-style-type: none"> <li>Are there plans to create a more intensive urban form and different land uses than shown in Figures 5 and 8 regarding page 30 which states 'there is potential to expand commercial zoning behind Springvale Road to the north-east of the rail corridor over Kelvin Road and up to Virginia Street.</li> <li>Requests Council clarify whether any changes are proposed to traffic, off-street parking and existing vehicle access to SPDS (including from Sandown Road and Kelvin Grove).</li> </ul>	<p>It is agreed that solar access is important. The <i>Building Heights and Setback Study</i> (BHSS) has undertaken a thorough analysis of potential built form and Table 1 of the Design and Development Overlay Schedule 6 provides requirements to manage overshadowing within the Springvale Major Activity Centre including the SRPS, as follows: "Solar access is maintained 14 metres south of the northern property boundary from 10am." Additionally, the proposed DDO6 includes requirements in Precinct 5 and 6 to ensure the heritage buildings are protected - "Development should respect the heritage buildings at the Springvale Rise Primary School"</p> <p>SPSDS</p> <ul style="list-style-type: none"> <li>The Structure Plan proposes a range of future work including an assessment of the potential to rezone land in Kelvin Grove and part of Virginia Street. This Amendment does not propose any rezoning of the land surrounding the SPDS and if this is undertaken in the future the VSBA and SPDS will be notified.</li> <li>There are no changes proposed to the traffic, parking and access arrangements to the SPDS as part of the Amendment.</li> </ul> <p><b>This submission will be referred to Panel.</b></p>

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**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

**POLICY AND STRATEGY**

**PLANNING SCHEME AMENDMENT C203 SPRINGVALE MAJOR  
ACTIVITY CENTRE CONSIDERATION OF SUBMISSIONS AND REQUEST  
TO APPOINT A PLANNING PANEL**

**ATTACHMENT 3**

**CLAUSE 22.10 SPRINGVALE MAJOR  
ACTIVITY CENTRE LOCAL POLICY  
CHANGES POST EXHIBITION**

**PAGES 8 (including cover)**

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

## ORDINARY COUNCIL MEETING - AGENDA

**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

## GREATER DANDENONG PLANNING SCHEME

**22.10 SPRINGVALE MAJOR ACTIVITY CENTRE**

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This policy applies to all land in the Springvale Major Activity Centre (as identified in Map 1 and 2 at Clause 22.10-4) and is affected by Schedule 6 of the Design and Development Overlay.

**22.10-1 Policy Basis**

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The policy:

- Provides direction to Council in considering future land use and development applications within the Springvale Activity Centre.
- Builds on Plan Melbourne and supports the strategic direction for the Dandenong and Monash National Employment and Innovation Cluster (NEIC).
- Supports the MSS objectives in Clause 21.04 (Land Use), Clause 21.05 (Built Form) Clause 21.06 (Open Space and Natural Environment) and Clause 21.07 (Infrastructure and Transport) to this scheme.
- Applies the PPF objectives of Clause 11 (Settlement), Clause 11.03 (Planning for Places), Clause 16 (Housing), Clause 17 (Economic Development) and Clause 19.02 (Community Infrastructure).
- Implements the vision, objectives and strategies of the *Springvale Activity Centre Structure Plan August, 2017 (Structure Plan)* which supports the continued development and expansion of Springvale as a Major Activity Centre.

**22.10-2 Policy Objectives**

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**Land Use and Economic Activity**

- To encourage a mix of complementary land uses that supports the future development of the Activity Centre in accordance with the Structure Plan.
- To encourage and support the redevelopment of underutilised and strategic development sites in the Activity Centre as per Map 2 at Clause 22.10-4.
- To strengthen and diversify the role of the Asian Food Precinct and promote a 'night-time' economy.
- To improve the presentation and amenity of the Activity Centre.
- To provide higher density housing options to support the commercial component of the Activity Centre.
- To encourage and support the development of key strategic development sites and other strategic sites including the Springvale Civic Site.
- To promote development which fosters growth in business, industry and population in the Activity Centre to support the Monash Employment and Innovation Cluster (NEIC).
- To support and protect commercial and industrial areas as major sources of local employment in the Activity Centre and facilitate employment growth in the Monash NEIC.
- To encourage industrial and commercial development in Precincts 10 and 11 which enhances the northern entry into the Activity Centre and improves building address to streets and public spaces.

## ORDINARY COUNCIL MEETING - AGENDA

**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

## GREATER DANDENONG PLANNING SCHEME

**Built Form and Urban Design**

- To ensure all new development responds to the preferred built form of the Activity Centre and provides appropriate height and setback transitions in accordance with the Structure Plan.
- To maintain a human scale at street level and reduce visual bulk by ensuring appropriate building form, heights and setbacks.
- To encourage the consolidation of strategic sites in well designed, mixed-use developments.
- To incorporate the design principles of the Structure Plan, address internal and external amenity and provide architectural design excellence using high quality materials and finishes.
- To ensure all new development meets Council's requirements for environmentally sustainable design.

**Transport and Movement**

- To encourage efficiency of movement and sustainable trips through improved public transport services, and walking and cycling opportunities.
- To protect and enhance the existing movement and functions of streets and laneways.
- To facilitate and encourage new pedestrian connections and mid-block links within the Activity Centre through the creation of new, and widening of, existing laneways and footpaths.
- To facilitate improved transport links between the Activity Centre and the Monash NEIC.
- To improve walkability within the Activity Centre by upgrading existing pedestrian infrastructure and facilitating new pedestrian connections.
- To increase opportunities for pedestrian and cyclist activity and shared urban space within existing road reserves.
- To ensure access ways and car parking have a minimal impact on urban design and public realm.

**Open Space and Public Realm**

- To enhance existing open space and create new urban open spaces for recreation and leisure opportunities for residents, workers and visitors.
- To ensure the development of strategic development sites facilitate opportunities for new urban open spaces which are useable and accessible to the public.
- To encourage the integration of buildings with public spaces to reinforce the public realm.

**22.10-3**

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**Policy****Land Use and Economic Activity**

- Reinforce the Activity Centre's role in encouraging a diverse mix of land uses that include retail, commercial, industrial and residential.

## ORDINARY COUNCIL MEETING - AGENDA

**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

## GREATER DANDENONG PLANNING SCHEME

- Support the consolidation of sites where development outcomes respect the character of the Activity Centre and results in the establishment of well designed, mixed-use developments.
- Encourage and support high density housing that is located close to public transport.
- Support future investment and encourage the development of strategic sites as identified in the Structure Plan to achieve a mix of residential and commercial uses.
- Support the retention of existing industrial and commercial areas for employment growth and the local economy.
- Encourage and promote the night-time economy of the Activity Centre.
- Encourage people to visit and stay through streetscape improvements and forming a consistent 'brand' for the Activity Centre.
- Encourage child and family friendly spaces, venues and outdoor areas.
- Improve awareness and perceptions of the Activity Centre as a tourism destination and support Council and community festivals and events.
- Encourage purpose-built medical facilities to be designed and located in accordance with the Structure Plan.
- Encourage retail diversity that compliments the core retail function and minimise office uses at ground level.
- Support the location of commercial anchors to the southern end of the centre along Springvale Road.

**Built Form and Urban Design**

- Ensure development contributes and responds to the preferred built form of the Activity Centre.
- To ensure development is designed to respect adjoining heritage buildings.
- Create a human scale that promotes pedestrian amenity.
- Orientate buildings to minimise overshadowing of the public realm.
- Encourage high-quality design through the use of articulation and visually appropriate façades that positively contribute to the street and upper levels of the building.
- Avoid visual bulk of new development when viewed from surrounding areas by ensuring appropriate scale, form and articulation.
- Encourage development that reflects the existing fine grain pattern of shop fronts and does not further segment existing land holdings.
- Encourage active frontages along key pedestrian routes, open spaces and Springvale Railway station including the bus transport interchange.
- Ensure scale transitions between buildings through appropriate building height and setbacks consistent with the Structure Plan.
- Encourage the integration of roof design and forms into overall building façade design, especially in industrial areas.
- Ensure the design of new built form or modifications to existing buildings are designed and constructed to be site responsive, innovative, utilise materials that minimise glare, can withstand the effects of weathering and incorporate environmentally sustainable design measures.

## ORDINARY COUNCIL MEETING - AGENDA

**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

## GREATER DANDENONG PLANNING SCHEME

- Improve pedestrian amenity by facilitating and maintaining pedestrian connections and links through mid-block links, laneways and arcades.
- Encourage the creation of new pedestrian laneways, widening of existing laneways and footpaths and streetscape improvements.
- Encourage streetscape upgrades such as the planting of trees and the relocation of power lines underground.
- Ensure the external and internal amenity of all new dwellings is considered especially access to daylight and impact of noise and odours.
- Ensure the landscaping and built form of new development integrates with the streetscape, the public realm and outdoor areas.
- Encourage new commercial premises to provide well-designed, safe and well-lit carparking.

**Transport and Movement**

- Investigate and develop with the Victorian Planning Authority and neighbouring municipalities ways to improve access to the Activity Centre by all modes of transport including buses and cycling between Springvale and other locations within the Monash NEIC.
- Encourage and advocate with neighbouring municipalities to implement cycling infrastructure linking Springvale and other locations within the Monash NEIC.
- Develop and maintain a Network Operating Plan for Springvale referencing VicRoads' Movement and Place Framework.
- Advocate for improved public transport services (frequency and coverage) servicing the Activity Centre.
- Encourage and promote the use of off-street car parking (particularly No.8 Balmoral Car Park) to assist with meeting the car parking demand.
- Continue to manage car parking occupancies to promote high turnover of car parking within prime on-street locations.
- Car parking and vehicular access to be located to the rear of a property where it does not compromise the streetscape character, segment retail frontages or dominate the design and form of a building.
- Minimise and appropriately locate vehicle crossovers to protect pedestrian amenity and preserve street trees.
- Discourage parking, turning areas or other hard stand areas in front setbacks.
- Provide pedestrian connectivity through the creation of new pedestrian laneways, widening of existing laneways and footpaths and streetscape improvements.
- Ensure new laneways and pedestrian links integrate with the pattern of development of adjacent streets and laneways.
- Enhance permeability and connectivity for pedestrians and cyclists within the Activity Centre and facilitate their priority and safety.
- Improve pedestrian access and safety through way finding signage, crossing points, footpaths and street lighting.
- Advocate for improved pedestrian crossing facilities, crossing times and reduction of speed limits along Springvale Road.

## ORDINARY COUNCIL MEETING - AGENDA

**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

## GREATER DANDENONG PLANNING SCHEME

- Encourage opportunities for increased pedestrian space and shared urban space within existing road reserves.
- Advocate and support the provision of a continuous cycle route along the rail corridor passing through the Activity Centre with the Level Crossing Removal Authority.

**Open Space and Public Realm**

- Ensure that the development of strategic sites as identified in the Activity Centre as per Map 2 at Clause 22.10-4 facilitates opportunities for new open spaces and widened footpaths.
- Ensure buildings and works do not cast any additional shadow across existing and proposed open space and public realm areas.
- Encourage new development to integrate landscaping with surrounding public spaces.
- Encourage the design of development to incorporate landscaping which complements adjoining public realm.
- Improve street linkages to open space areas to enable a safe path of travel for pedestrians.
- Encourage streetscape improvements including canopy tree planting to soften the built form.
- Encourage design treatments along Springvale Road to better define the entrances into the Activity Centre.
- Provide safe green open spaces for residents and visitors to enjoy.
- Support public realm initiatives to improve the Activity Centre's amenity.

**22.10-4 Policy Reference Document**

6 / 2019

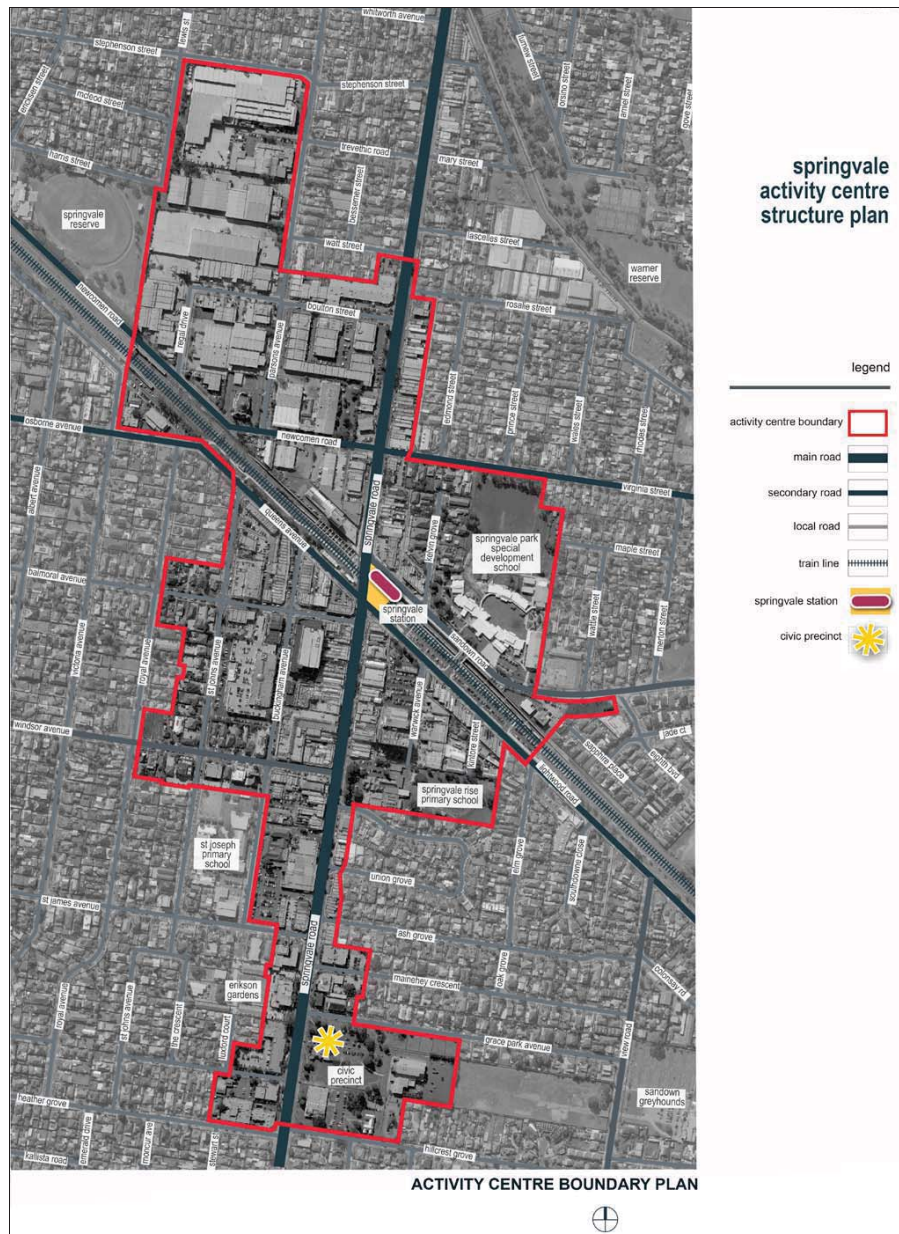
*Springvale Activity Centre Structure Plan, City of Greater Dandenong, August 2017.*

*Springvale Activity Centre Building Heights and Setbacks Study (Tract Consultants, July 2016)*

## 4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)

GREATER DANDENONG PLANNING SCHEME

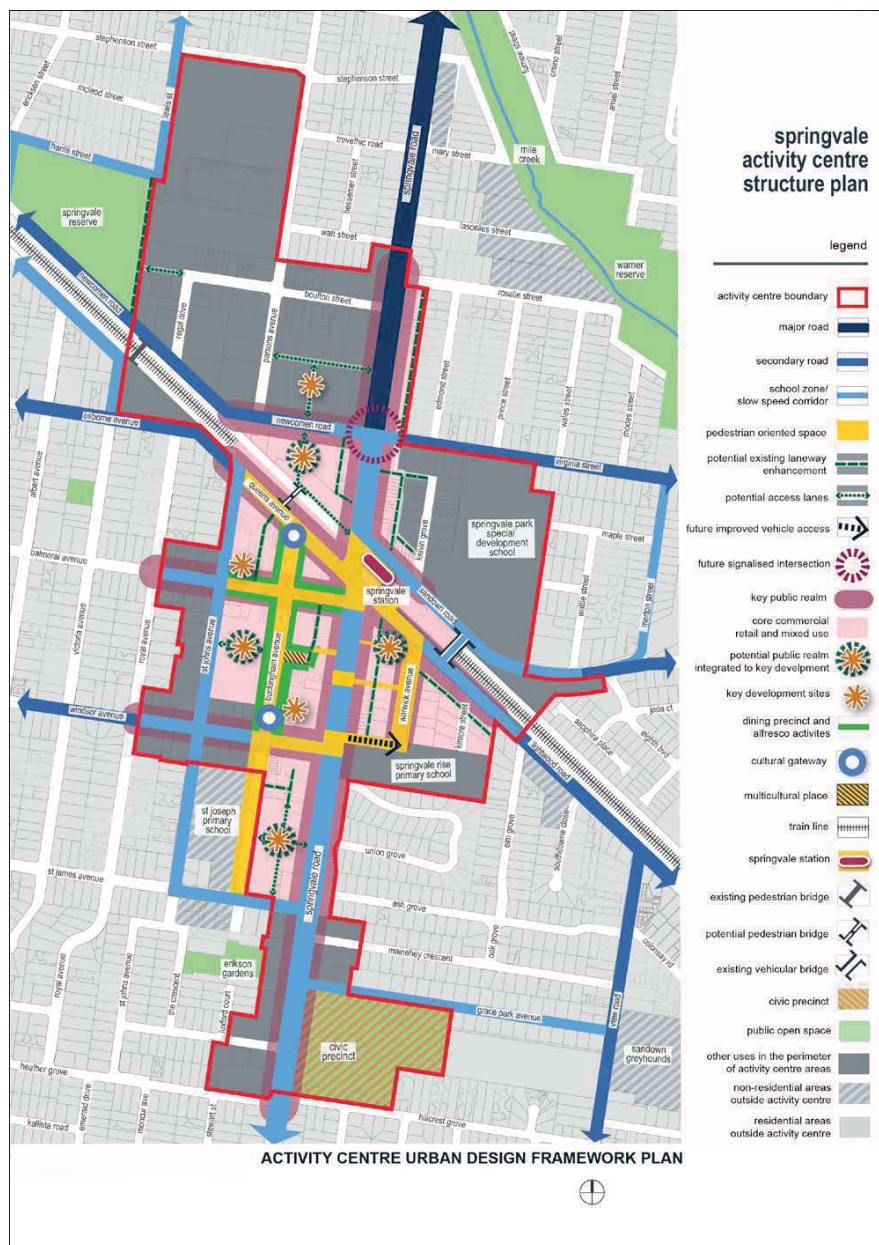
Map 1 – Springvale Major Activity Centre Boundary Plan



## 4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)

GREATER DANDENONG PLANNING SCHEME

Map 2 – Springvale Major Activity Centre Framework Plan



**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

**POLICY AND STRATEGY**

**PLANNING SCHEME AMENDMENT C203 SPRINGVALE MAJOR  
ACTIVITY CENTRE CONSIDERATION OF SUBMISSIONS AND REQUEST  
TO APPOINT A PLANNING PANEL**

**ATTACHMENT 4**

**CLAUSE 43.02 DESIGN AND DEVELOPMENT  
OVERLAY SCHEDULE 6 CHANGES POST  
EXHIBITION**

**PAGES 24 (including cover)**

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

## ORDINARY COUNCIL MEETING - AGENDA

**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

## GREATER DANDENONG PLANNING SCHEME

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**SCHEDULE 6 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO6**.

**SPRINGVALE MAJOR ACTIVITY CENTRE****1.0 Design objectives**

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- To implement the Springvale Activity Centre Structure Plan (2017) and the Springvale Activity Centre Building Heights and Setbacks Study (2016) to maintain and create a strong and distinct image of the Springvale Major Activity Centre.
- To encourage higher density development, whilst maintaining the fine grain rhythm at street level, and achieve a transition down in scale to reduce amenity impacts to the surrounding established residential areas.
- To ensure the height and setbacks of development delivers a high quality public realm which maintains sunlight and comfortable wind conditions.
- To encourage high quality buildings and ensure building separation and setbacks achieve high levels of external and internal amenity for occupants, visitors and the general public which may require consolidation of sites.
- To enhance the amenity and appearance of the industrial area (Precinct 11).

**2.0 Buildings and works**

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**2.1 Definitions**

The following definitions apply for the purposes of interpreting this schedule:

- **Comfortable wind conditions** are defined as a mean wind speed from any wind direction (minimum 16 wind direction sectors) with probability of exceedance of 0.1%, equal to or less than:
  - 5 metres per second for sitting areas
  - 7 metres per second for standing areas
  - 9 metres per second for walking areas
- **Laneway** means a side or rear lane principally providing servicing / access to parking on lots with another street frontage. Pedestrian and bicycle movements are generally not facilitated.
- **Mean wind speed** means the maximum of:
  - Hourly mean wind speed, or
  - Gust equivalent mean speed (3 second gust wind speed divided by 1.85)
- **Nominated storeys** are based on 4.5 metres floor to floor height at ground level. Above ground level of 3.2 metres floor to floor height for residential uses and 3.6 metres floor to floor height for commercial and all other uses. Nominated Storeys commence from top of basement at ground level or no more than a 1.2 metre basement projection.
- **Pedestrian and shared laneway** means a side or rear lane principally for

## ORDINARY COUNCIL MEETING - AGENDA

**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

## GREATER DANDENONG PLANNING SCHEME

pedestrian and bicycle movements and where suitable, vehicle movements.

- **Street wall** means any part of the building constructed within 5 metres of a lot boundary fronting the street.
- **Street wall height** means the vertical distance from natural ground level to the highest point of the street wall.
- **Unsafe wind conditions** are defined as the hourly maximum 3 second gust which exceeds 23 metres per second from any wind direction (minimum 16 wind direction sectors) with a probability of exceedance of 0.1%.
- **Weather protection area** means a permanent structure designed to minimise any potential increase in the level of wind at ground level and any adverse effect on pedestrian comfort.

**2.2 Permit Requirement**

A permit is required to construct a fence which is more than 1.5 metres above ground level.

A permit is not required in the Commercial 1 or Commercial 2 Zone for:

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
  - The alteration does not include the installation of an external roller shutter.
  - At least 80 per cent of the building façade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

A permit is not required in the Residential Growth Zone for:

- Construct or carry out works normal to a dwelling.
- Construct or extend an out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.
- Make structural changes to a dwelling provided the size of the dwelling is not increased or the number of dwellings is not increased.

A permit is not required in the Public Use Zone to:

- Use land, or to construct a building or construct or carry out works on land, listed in a schedule to this zone, provided any condition in the schedule is complied with.

**2.3 Buildings and works requirements**

The following buildings and works requirements apply to an application to construct a building or construct or carry out works.

**Built form**

Buildings and works should:

- Achieve the relevant design objectives and satisfy the decision guidelines as specified in this Schedule.

## ORDINARY COUNCIL MEETING - AGENDA

**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

## GREATER DANDENONG PLANNING SCHEME

- Not exceed the preferred maximum building heights and meet the setback and access requirements specified in Table 2 and illustrated on Map 2 to this Schedule.
- Be designed with a floor-to-floor dimension of up to 4.5 metres at ground floor to enable adaptation for uses in the future.
- Be designed to a high quality and consider how the building design and articulation of roof form will be viewed from the streetscape and when viewed from a distance.
- Incorporate new pedestrian connections and laneways as identified in Table 2 and illustrated on Map 3 to this Schedule.

**Active streets**

Buildings and works should:

- Provide active pedestrian interest and interaction to 'primary active frontages', 'secondary/semi active frontages' and 'key public realms' as follows (frontage types illustrated on Map 3):
  - Provide a minimum of 80% of the building façade at ground floor level with a permeable façade incorporating windows and door openings with clear glazing to 'primary active frontages' and frontages to 'key public realms'
  - Corner sites to be designed to address 'primary active frontages' and/or 'key public realms' at street level by having 80% of the dominant frontage and 50% of the secondary frontage permeable incorporating windows and door openings with clear glazing.
  - First floor and above podium levels, inclusive of car parking levels, must provide passive surveillance of the street and public realm, by having 80% of the dominant frontage and 50% of the secondary frontage permeable.
- Ensure car parking, including undercroft and podium level car parking, is not visible from the street by incorporating design measures such as sleeving, or alternatively providing as basement parking
- Design upper levels of buildings to maximise habitable rooms with windows or balconies that overlook the public realm to support passive surveillance.
- Be designed to retain the existing human scale by not dominating the streetscape and retaining the fine grain character through innovative and site responsive design.
- Be designed to consider future signage needs that enhances the visual amenity of the building do not contribute to excessive visual clutter or dominate or obscure windows

**Weather protection**

Buildings and works should:

- Incorporate verandahs or awnings into the design to provide effective weather protection, generally between 3 metres and 4.5 metres in height and consistent with adjoining sites in 'weather protection areas' identified in Maps 2 and 3 of this Schedule where appropriate.

**Internal amenity**

Buildings and works should:

- Ensure building separation and setbacks achieve high levels of internal amenity for all development by providing a 5 metre setback from a habitable room window or balcony to the side or rear boundary of the property or a 5 metre setback to the centreline of a laneway where the development abuts a laneway.
- Ensure the design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.

## ORDINARY COUNCIL MEETING - AGENDA

**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

## GREATER DANDENONG PLANNING SCHEME

- At least 40 per cent of dwellings should provide effective cross ventilation that has:
  - A maximum breeze path through the dwelling of 18 metres.
  - A minimum breeze path through the dwelling of 5 metres.
  - Ventilation openings with approximately the same area.

The breeze path is measured between the ventilation openings on different orientations of the dwelling.
- Orientate buildings and position habitable room windows and balconies, awnings and shutters to capture solar access in winter and provide appropriate shading in summer.
- Ensure habitable rooms have a window facing an outdoor space open to the sky.
- Avoid use of light wells as the primary source of daylight to a habitable room.
- Include appropriate noise attenuation measures particularly where new dwellings are constructed on Springvale Road or near the railway line.

**Car parking**

Car parks should be designed to:

- Consider the impacts on the street and landscaping
- Mitigate flooding impacts
- Provide natural ventilation
- Integrate ventilation grilles or security gates into the façade
- Provide security gates and conceal service pipes and ducts, to improve the appearance of basement entries from the street.
- Provide bicycle parking, public access and pedestrian safety to lifts.

**Access and services**

Buildings and works should:

- Ensure pedestrian entries are designed to be clearly visible and easily identifiable from the street, incorporating windows and doors, with clear glazing and accessible for all abilities.
- Be designed to ensure the visual impact of car parking, access, loading and servicing do not adversely impact on the streetscape primarily through using existing laneways and where this is not possible through design and landscape screening.
- Retain and improve permeable, safe and high quality pedestrian networks through street, mid-block connection, laneways and arcades throughout the Activity Centre.
- Ensure roof top services are hidden from view from any adjoining public space or designed as architectural roof top features. Roof top services include but are not limited to plant rooms, air conditioning, lift overruns, structures associated with green roof area and roof mounted equipment.
- Provide appropriate waste storage, loading and recycling facilities and use appropriate and innovative screening and screen planting.

**Landscape design**

Landscaping should:

- Improve the amenity and appearance of the public domain and outdoor areas by retaining existing trees and provide for the planting of new vegetation including canopy trees wherever possible.

## ORDINARY COUNCIL MEETING - AGENDA

**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

## GREATER DANDENONG PLANNING SCHEME

- Provide communal garden spaces at podium and rooftop levels to create improved outdoor amenity for residents, workers and visitors.

**Overshadowing of ~~public open space~~ the public realm**

- With the exception of minor works or minor changes to existing buildings within that defined space, buildings and works should not cast any additional shadow across existing and proposed areas of ~~the public realm~~ ~~and open spaces~~ during the hours specified in Table 1.
- Ensure development is designed to minimise overshadowing and solar access is maintained to footpaths and public ~~accessible~~ spaces on 22 September as specified in Table 1.

**Table 1 Overshadowing requirements**

Location	Overshadowing Requirement
Southern footpaths and public spaces	Solar access is maintained within 4 metres of the property boundaries from 10am
Western footpaths and public spaces	Solar access is maintained within 4 metres of the property boundaries from 10am – 12pm
Eastern footpaths and public spaces	Solar access is maintained within 4 metres of the property boundaries from 12pm – 2pm
Northern property boundary of the Springvale Rise Primary School	Solar access is maintained 14 metres south of the northern property boundary from 10am

**Wind effects on the public realm**

- A building with a total height in excess of 15 metres must not cause unsafe wind conditions in publicly accessible areas within a distance equal to half the longest width of the building above 15 metres in height measured from all façades, or half the total height of the building, whichever is greater. A permit cannot be granted to vary this requirement.
- A building with a total height in excess of 15 metres should achieve comfortable wind conditions in publicly accessible areas within a distance equal to half the longest width of the building above 15 metres in height measured from all façades, or half the total height of the building, whichever is greater.

**Development abutting a Residential Zone**

- A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:
  - At least the distance specified in a schedule to the zone, or
  - if no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.
- A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot should not abut the boundary:
  - For a length of more than the distance specified in a schedule to the zone; or
  - If no distance is specified in a schedule to the zone, for a length of more than:
    - 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or

## ORDINARY COUNCIL MEETING - AGENDA

**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

## GREATER DANDENONG PLANNING SCHEME

Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports whichever is the greater. The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.6 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.

- Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.

Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.

Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.

- Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.

If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.

- A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level. A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either: Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.
- Have sill heights of at least 1.7 metres above floor level.
- Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.

Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.

Screens used to obscure a view should be:

- Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.
- Permanent, fixed and durable.
- Designed and coloured to blend in with the development.
- This does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8

## ORDINARY COUNCIL MEETING - AGENDA

**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

## GREATER DANDENONG PLANNING SCHEME

metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.

**2.4 BUILDING HEIGHT AND SETBACK REQUIREMENTS**

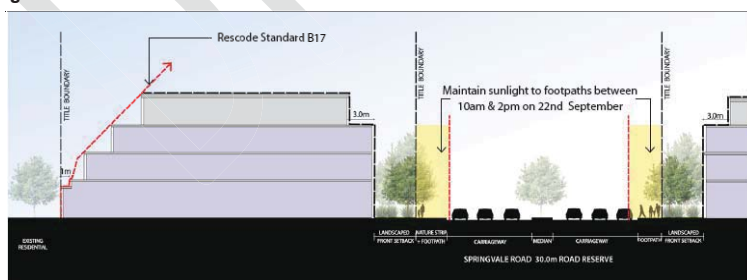
Building height and setback requirements apply to each precinct as detailed in Table 2. Map 1 to this Schedule details the Springvale Major Activity Centre Precinct Plan.

**Table 2 Building height, setback and specific precinct requirements**

**Precinct 1 – Southern Approach**

Preferred maximum building height	Preferred setbacks	Specific requirements
<ul style="list-style-type: none"> <li>Up to 15.3 metres (4 storeys).</li> </ul>	<ul style="list-style-type: none"> <li>Provide a minimum 5 metre front street setback up to 11.7 metres (3 storeys).</li> <li>Provide an 8 metre front setback for storeys above 11.7 metres (3 storeys).</li> <li>Zero side and rear setbacks for development up to 15.3 metres (4 storeys) unless adjoining a Residential Zone.</li> </ul>	<ul style="list-style-type: none"> <li>Development should enhance the southern entry into the Springvale Activity Centre.</li> </ul>

**Figure 1 Precinct 1**

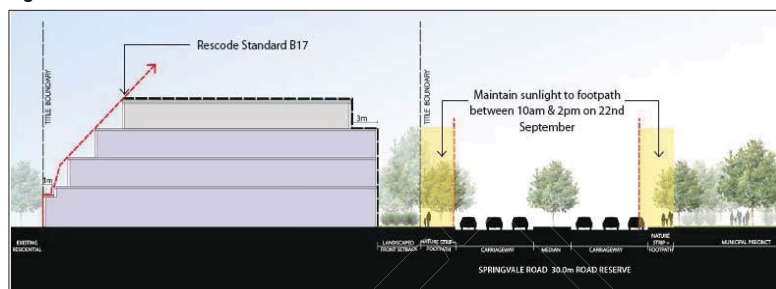


## ORDINARY COUNCIL MEETING - AGENDA

**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

## GREATER DANDENONG PLANNING SCHEME

Figure 2 Precinct 1

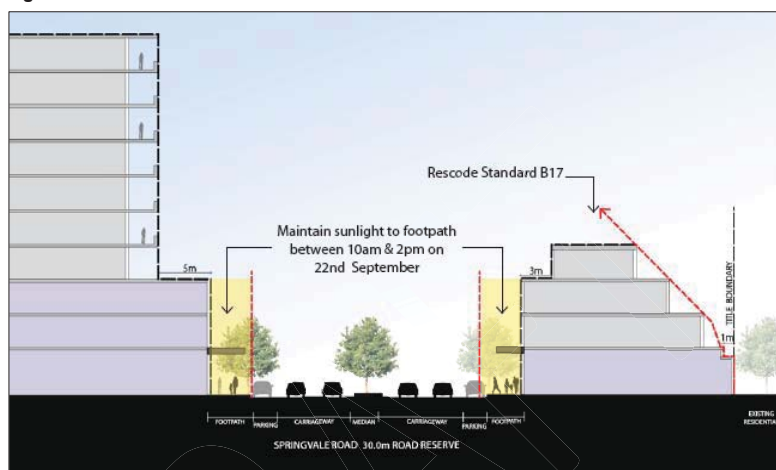
**Precinct 2 - Peripheral Retail**

Preferred maximum building height	Preferred setbacks	Specific requirements
<ul style="list-style-type: none"> <li>Up to 15.3 metres (4 storeys) on the east side of Springvale Road.</li> <li>Up to 36.9 metres (10 storeys) on the west side of Springvale Road.</li> </ul>	<ul style="list-style-type: none"> <li>Zero front, side and rear setbacks for development up to 11.7 metres (3 storeys) unless adjoining a Residential Zone.</li> <li>If overall building height is 22.5 metres (6 storeys) or less: <ul style="list-style-type: none"> <li>Provide a minimum 3 metre front setback for storeys above 11.7 metres (3 storeys).</li> </ul> </li> <li>If overall building height is greater than 22.5 metres (6 storeys): <ul style="list-style-type: none"> <li>Provide a minimum 5 metre front setback for storeys above 11.7 metres (3 storeys).</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Development should respect the heritage buildings on the west side of Buckingham Avenue.</li> <li>For the Woolworths Site (302 Springvale Road, Springvale) development should: <ul style="list-style-type: none"> <li>Provide an east-west pedestrian link through the site which is of a generous width, activated by adjoining uses and publicly accessible at all times of the day/night.</li> <li>Provide a publicly accessible space within the Woolworths site (302 Springvale Road, Springvale) which is located along the proposed east-west pedestrian link with good access to sunlight, is activated by adjoining uses, and provides shade and shelter, and landscaping.</li> </ul> </li> </ul>

## 4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)

### GREATER DANDENONG PLANNING SCHEME

Figure 3 Precinct 2



### Precinct 3 – Medical/Health

Preferred maximum building height	Preferred setbacks
<ul style="list-style-type: none"> <li>Up to 29.7 metres (8 storeys) for properties on Windsor Avenue between St Johns Avenue and Buckingham Avenue.</li> <li>Up to 15.3 metres (4 storeys) for all other properties within the precinct.</li> </ul>	<ul style="list-style-type: none"> <li>Zero front, side and rear setbacks for development up to 11.7 metres (3 storeys) unless adjoining a Residential Zone</li> <li>If overall building height is 22.5 metres (6 Storeys) or less: <ul style="list-style-type: none"> <li>Provide a minimum 3 metre front setback for storeys above 11.7 metres (3 storeys).</li> </ul> </li> <li>If overall building height is greater than 22.6 metres (6 storeys): <ul style="list-style-type: none"> <li>Provide a minimum 5 metre front setback for storeys above 11.7 metres (3 storeys).</li> </ul> </li> </ul>

#### 4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)

##### GREATER DANDENONG PLANNING SCHEME

Figure 4 Precinct 3

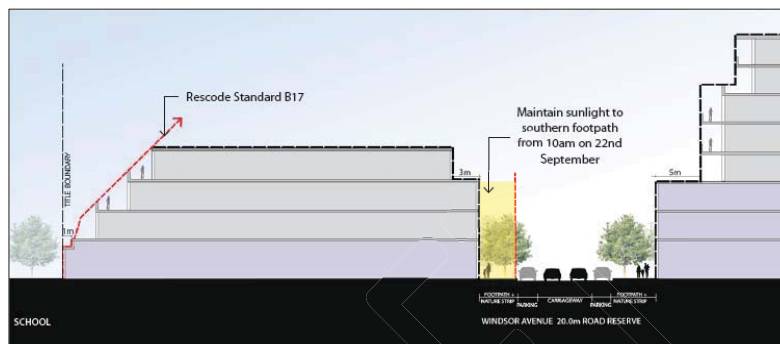
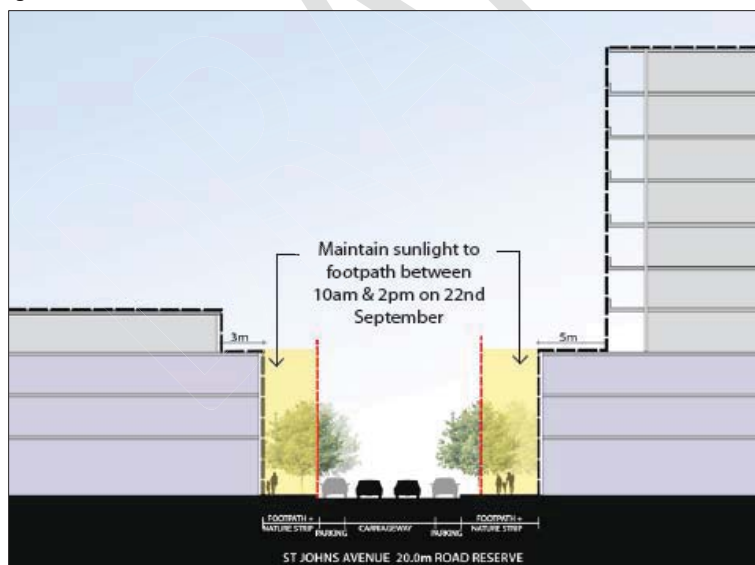


Figure 5 Precinct 3



## ORDINARY COUNCIL MEETING - AGENDA

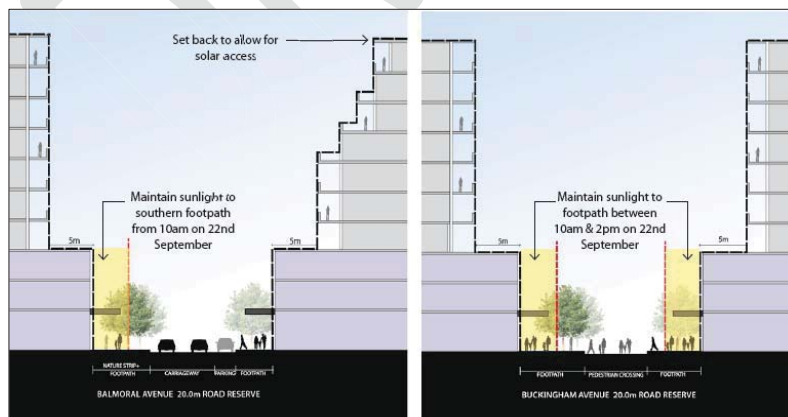
**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

## GREATER DANDENONG PLANNING SCHEME

**Precinct 4 – Core Retail**

Preferred maximum building height	Preferred setbacks	Specific requirements
<ul style="list-style-type: none"> <li>Up to 29.7 metres (8 storeys) for properties bounded by Buckingham Avenue, Balmoral Avenue and Queens Avenue.</li> <li>Up to 36.9 metres (10 storeys) for all other properties within the precinct.</li> </ul>	<ul style="list-style-type: none"> <li>Zero front, side and rear setbacks for development up to 11.7 metres (3 storeys).</li> <li>Zero front, side and rear setbacks for development up to 22.5 metre (6 storeys) for properties on Queens Road west of Buckingham Avenue.</li> <li>For other properties in the precinct if overall building height is 22.5 metres (6 storeys) or less: <ul style="list-style-type: none"> <li>Provide a minimum 3 metre front setback for storeys above 11.7 metres (3 storeys).</li> </ul> </li> <li>If overall building height is greater than 22.5 metres (6 storeys): <ul style="list-style-type: none"> <li>Provide a minimum 5 metre front setback for storeys above 11.7 metres (3 storeys).</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>For the Springvale Shopping Centre site (46-58 Buckingham Avenue, Springvale) development should: <ul style="list-style-type: none"> <li>Provide an east-west pedestrian link through the site, which connects to the existing pedestrian crossing on Buckingham Avenue, is of a generous width, is activated by adjoining land uses and is publicly accessible at all times of the day/night.</li> <li>Provide a publicly accessible space within the site which is located along the proposed east-west pedestrian link, activated by adjoining uses, provides shade and shelter, and landscaping.</li> </ul> </li> </ul>

Figure 6 Precinct 4



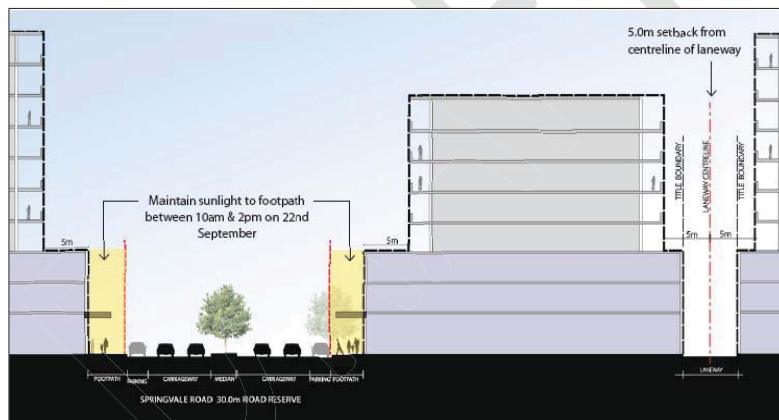
## ORDINARY COUNCIL MEETING - AGENDA

**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

## GREATER DANDENONG PLANNING SCHEME

**Precinct 5 – Springvale Road Retail**

Preferred maximum building height	Preferred setbacks	Specific requirements
<ul style="list-style-type: none"> <li>Up to 29.7 metres (8 storeys) on the east side of Springvale Road and the west side of Springvale Road north of 256 Springvale Road north.</li> <li>Up to 36.9 metres (10 storeys) on the west side of Springvale Road from 254 Springvale Road south.</li> </ul>	<ul style="list-style-type: none"> <li>Zero front, side and rear setbacks for development up to 11.7 metres (3 storeys).</li> <li>If overall building height is 22.5 metres (6 storeys) or less: <ul style="list-style-type: none"> <li>Provide a minimum 3 metre front setback for storeys above 11.7 metres (3 storeys).</li> </ul> </li> <li>If overall building height is greater than 22.5 metres (6 storeys): <ul style="list-style-type: none"> <li>Provide a minimum 5 metre front setback for storeys above 11.7 metres (3 storeys).</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Development should provide a high quality response to prominent sites at the corner of Springvale Road and Queens Avenue, Springvale Road and Balmoral Avenue, and Springvale Road and Lightwood Road.</li> <li>Development should respect the heritage buildings at the Springvale Rise Primary School.</li> </ul>

**Figure 7 Precinct 5****Precinct 6 – Warwick Avenue**

Preferred maximum building height	Preferred setbacks	Specific requirements
<ul style="list-style-type: none"> <li>Up to 22.5 metres (6 storeys) for properties on the east side of Kintore Street and for properties fronting Lightwood Road between Warwick Avenue and the</li> </ul>	<ul style="list-style-type: none"> <li>Zero front, side and rear setbacks for development up to 22.5 metres (6 storeys) unless adjoining a Residential Zone.</li> <li>If overall building height is greater than 22.5 metres (6 storeys):</li> </ul>	<ul style="list-style-type: none"> <li>New development should provide rear setbacks to enable the adequate servicing of existing and future development.</li> <li>Development should respect the heritage</li> </ul>

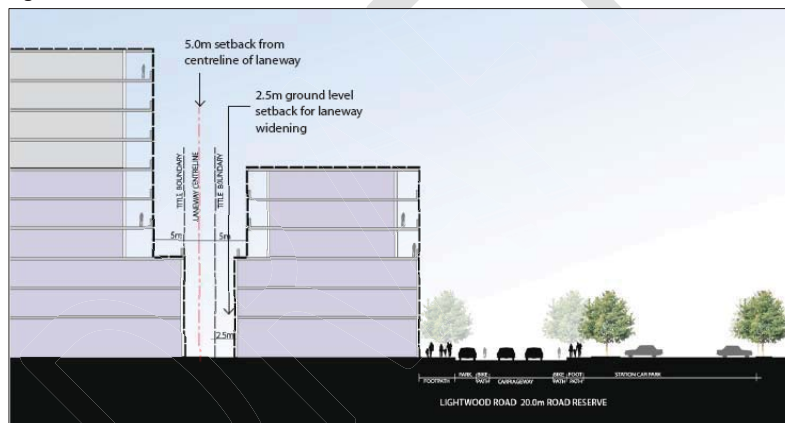
## ORDINARY COUNCIL MEETING - AGENDA

**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

## GREATER DANDENONG PLANNING SCHEME

<p>eastern precinct boundary.</p> <ul style="list-style-type: none"> <li>Up to 36.9 metres (10 storeys) for properties fronting onto Warwick Avenue and the west side of Kintore Street.</li> </ul>	<ul style="list-style-type: none"> <li>Provide a minimum 5 metre front setback for storeys above 22.5 metres (6 storeys).</li> <li>A minimum 6 metre setback to the western boundary at 4 -16 Warwick Avenue to achieve a continuous north-south vehicle laneway.</li> <li>An appropriate rear setback for all properties fronting Lightwood Road between Warwick Avenue and 20 Lightwood Road to achieve a minimum 5.5 metre wide laneway to facilitate and ensure servicing of future development.</li> </ul>	<p>buildings at the Springvale Rise Primary School.</p>
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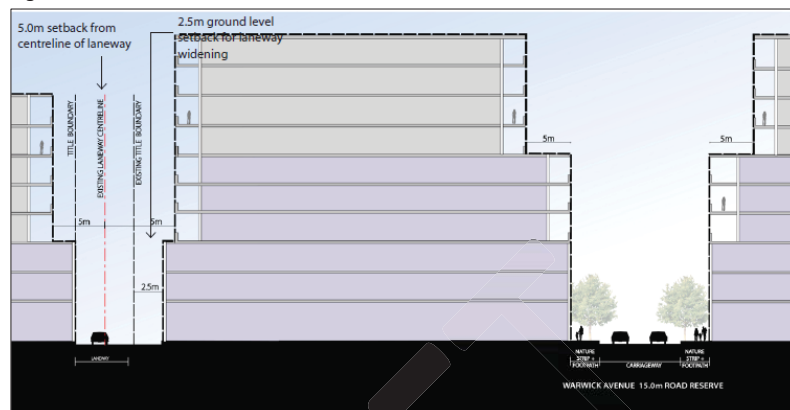
Figure 8 Precinct 6



## ORDINARY COUNCIL MEETING - AGENDA

**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

GREATER DANDENONG PLANNING SCHEME

**Figure 9 Precinct 6****Precinct 7 – Springvale Railway Station**

Preferred maximum building height	Preferred setbacks
<ul style="list-style-type: none"> <li>Up to 22.5 metres (6 storeys).</li> </ul>	<ul style="list-style-type: none"> <li>Zero front, side and rear setbacks for development up to 15.3 metres (4 storeys).</li> <li>Provide a minimum 3 metre street setback for storeys above 15.3 metres (4 storeys).</li> </ul>

**Precinct 8 – Triangle Precinct**

Preferred maximum building height	Preferred setbacks	Specific requirements
<ul style="list-style-type: none"> <li>Up to 22.5 metres (6 storeys) for properties fronting onto Springvale Road.</li> <li>Up to 29.7 metres (8 storeys) for properties from 2A to 6 Newcomen Road.</li> <li>Up to 44.1 metres (12 storeys) for properties fronting Newcomen Road and 208 Springvale Road.</li> </ul>	<ul style="list-style-type: none"> <li>Provide a minimum 3 metre front setback for development south of Newcomen Road to enable footpath widening.</li> <li>Provide zero front, side and rear setbacks for development up to 11.7 metres (3 storeys) for properties fronting onto Springvale Road.</li> <li>If overall building height is 22.5 metres (6 storeys) or less: <ul style="list-style-type: none"> <li>Provide a minimum 3 metre front setback for storeys above 11.7 metres (3 storeys).</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>New development should provide setbacks to achieve opportunities for road widening south of Newcomen Road.</li> <li>For sites at 8-12 Newcomen Road and 208 Springvale Road, development that: <ul style="list-style-type: none"> <li>Provides a continuous pedestrian link connecting Springvale Road to Newcomen Road.</li> </ul> </li> </ul>

## ORDINARY COUNCIL MEETING - AGENDA

**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

## GREATER DANDENONG PLANNING SCHEME

	<ul style="list-style-type: none"> <li>Provide zero front, side and rear setbacks for development up to 22.5 metres (6 storeys) for properties fronting onto Newcomen Road.</li> <li>If overall building height is greater than 22.5 metres (6 storeys): <ul style="list-style-type: none"> <li>Provide a minimum 5 metre front setback for storeys above 22.5 metres (6 storeys).</li> </ul> </li> <li>Provide a minimum 3.7 metre setback to the eastern boundary of 8-12 Newcomen Road to provide a suitable laneway width in accordance with the existing constructed access way.</li> </ul>	<ul style="list-style-type: none"> <li>Ensures the pedestrian link is activated by adjoining uses and is publicly accessible at all times of the day/night.</li> </ul>
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Figure 10 Precinct 8



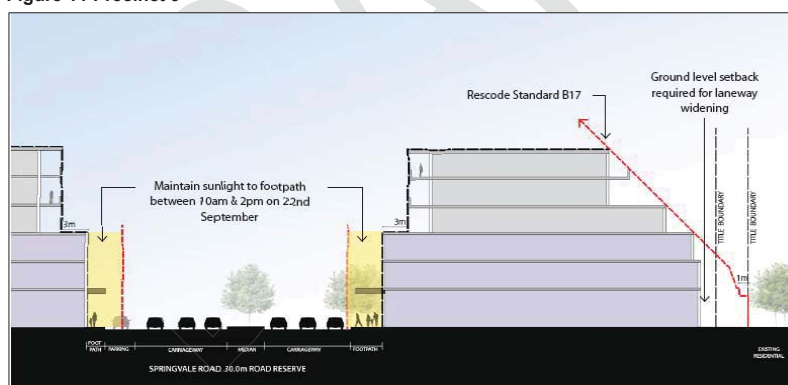
## ORDINARY COUNCIL MEETING - AGENDA

**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

## GREATER DANDENONG PLANNING SCHEME

**Precinct 9 – Springvale Road North**

Preferred maximum building height	Preferred setbacks	Specific requirements
<ul style="list-style-type: none"> <li>Up to 22.5 metres (6 storeys).</li> </ul>	<ul style="list-style-type: none"> <li>Zero front, side and rear setbacks for development up to 11.7 metres (3 storeys) unless adjoining a Residential Zone.</li> <li>If overall building height is 22.5 metres (6 storeys) or less:               <ul style="list-style-type: none"> <li>Provide a minimum 3 metre front setback for storeys above 11.7 metres (3 storeys).</li> </ul> </li> <li>Provide sufficient setback to the rear boundary for properties which front Springvale Road between Rosalie Street to Sandown Road to achieve a minimum 5.5 metre wide laneway for vehicle servicing and access.</li> </ul>	<ul style="list-style-type: none"> <li>Development should enhance the northern entry into the Springvale Activity Centre.</li> <li>Development should provide surveillance and improved address to the Springvale Railway Station.</li> <li>New development should provide setbacks to achieve a laneway and adequate space for servicing.</li> <li>Primary pedestrian access to be provided via roads (not via laneway).</li> </ul>

**Figure 11 Precinct 9**

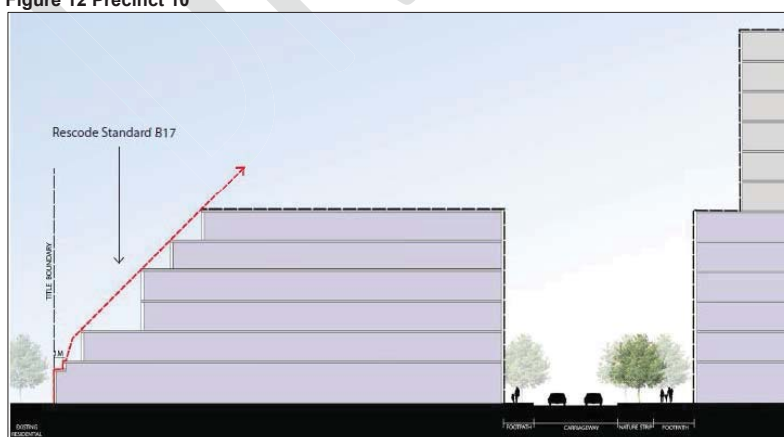
## ORDINARY COUNCIL MEETING - AGENDA

**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

## GREATER DANDENONG PLANNING SCHEME

**Precinct 10 – Large Format Retail/Commercial**

Preferred maximum building height	Preferred setbacks	Specific requirements
<ul style="list-style-type: none"> <li>Up to 22.5 metres (6 storeys) for properties on the north side of Boulton Street.</li> <li>Up to 44.1 metres (12 storeys) for properties south of Boulton Street and north of Newcomen Road.</li> </ul>	<ul style="list-style-type: none"> <li>Development up to 11.7 metres (3 storeys) for properties fronting onto Springvale Road: <ul style="list-style-type: none"> <li>Zero front, side and rear setbacks for 11.7 metre (3 storeys) unless adjoining a Residential Zone.</li> </ul> </li> <li>If overall building height is 22.5 metres (6 Storeys) or less: <ul style="list-style-type: none"> <li>Provide a minimum 3 metre front setback for storeys above 11.7 metres (3 storeys).</li> </ul> </li> <li>If overall building height is greater than 22.5 metres (6 storeys): <ul style="list-style-type: none"> <li>Provide a minimum 5 metre front setback for storeys above 3 storeys.</li> </ul> </li> <li>Development up to 22.5 metres (6 storeys) for properties fronting onto Newcomen Road, Parsons Avenue and Boulton Street: <ul style="list-style-type: none"> <li>Zero front, side and rear setbacks.</li> </ul> </li> </ul> <p>Provide a minimum 5 metre front setback for storeys above 22.5 metres (6 storeys).</p>	<ul style="list-style-type: none"> <li>Development should enhance the northern entry into the Springvale Activity Centre.</li> <li>For 1-3 Newcomen Road and 144-152 Springvale Road, development that: <ul style="list-style-type: none"> <li>Provides a publicly accessible north-south and east-west pedestrian link through the site that is publicly accessible and fronted with active uses.</li> </ul> </li> </ul>

**Figure 12 Precinct 10**

## ORDINARY COUNCIL MEETING - AGENDA

**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

## GREATER DANDENONG PLANNING SCHEME

**Precinct 11 - Industrial**

Preferred maximum building height	Preferred setbacks & access	Specific requirements
<ul style="list-style-type: none"> <li>Up to 15.3 metres (4 storeys).</li> </ul>	<ul style="list-style-type: none"> <li>At maximum preferred height a minimum 10 metre ground level street setback to Lewis Street, Stephenson Street and Parsons Avenue north of Boulton Street.</li> <li>Zero front, side and rear setbacks for the remainder of the precinct unless adjoining a Residential Zone.</li> </ul>	<ul style="list-style-type: none"> <li>Development should provide an activated edge to Springvale Reserve and adjoining footpath, with articulated built form and habitable rooms or spaces at the interface.</li> <li>Development should enhance the amenity and appearance of the industrial precinct.</li> <li>Provide a landscaped setback opposite existing housing.</li> <li>Development should provide an east-west pedestrian link through 8 Regal Drive to connect Regal Drive to the Springvale Reserve.</li> </ul>

Figure 13 Precinct 11



## ORDINARY COUNCIL MEETING - AGENDA

**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

## GREATER DANDENONG PLANNING SCHEME

**2.6 Exemption from notice and review**

\_\_\_\_/2019  
c \_\_\_\_

An application for construction of a building or to construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act. This exemption does not apply to an application within 30 metres of land (not a road) which is in a Residential Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

**3.0 Subdivision**

\_\_\_\_/2019  
c \_\_\_\_

None specified.

**4.0 Advertising signs**

\_\_\_\_/2019  
c \_\_\_\_

None specified.

**5.0 Application Requirements**

\_\_\_\_/2019  
c \_\_\_\_

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- An application for buildings and works must be accompanied by an Urban Context Report. The urban context report must:
  - explain the key planning, design and contextual considerations and influences on the proposed buildings and works.
  - describe the existing urban context of the area in which the proposed buildings and works are to be located.
  - explain how the proposed buildings and works relate to and respond to their urban context including:
    - built form character of adjacent and nearby buildings.
    - heritage character of adjacent and nearby heritage places.
  - identify the key opportunities and constraints supporting the design response.
  - explain the effect of the proposed buildings and works, including on:
    - microclimate, including sunlight, daylight and wind impacts on streets and other public spaces.
    - vistas.
- Explain how the proposed buildings and works respond to building and works requirements in Section 2, inclusive of Tables 1 and 2 to this schedule, as appropriate.
- An application for buildings and works in excess of 15 metres overall height must be accompanied by a wind analysis report prepared by a suitably qualified person and address the following:
  - designed to minimise any potential increase in the level of wind at ground level and any adverse effect on pedestrian comfort.

## ORDINARY COUNCIL MEETING - AGENDA

**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

## GREATER DANDENONG PLANNING SCHEME

- explain the effect of the proposed development on the wind conditions in publicly accessible areas within a distance equal to half the longest width of the building, measured from all facades, or half the total height, whichever is greater.
- at a minimum, undertake a desktop analysis to model the wind effects of the proposed development and its surrounding buildings (existing and proposed). In specific cases a wind tunnel test may be required to the satisfaction of the responsible authority.
- identify the principal role of the publicly accessible areas for sitting, standing or walking purposes.
- demonstrate how the development does not rely on street trees or any other element such as screens, within public areas for wind mitigation.

**6.0****Decision guidelines**

\_\_\_\_\_/2019  
C\_\_\_\_

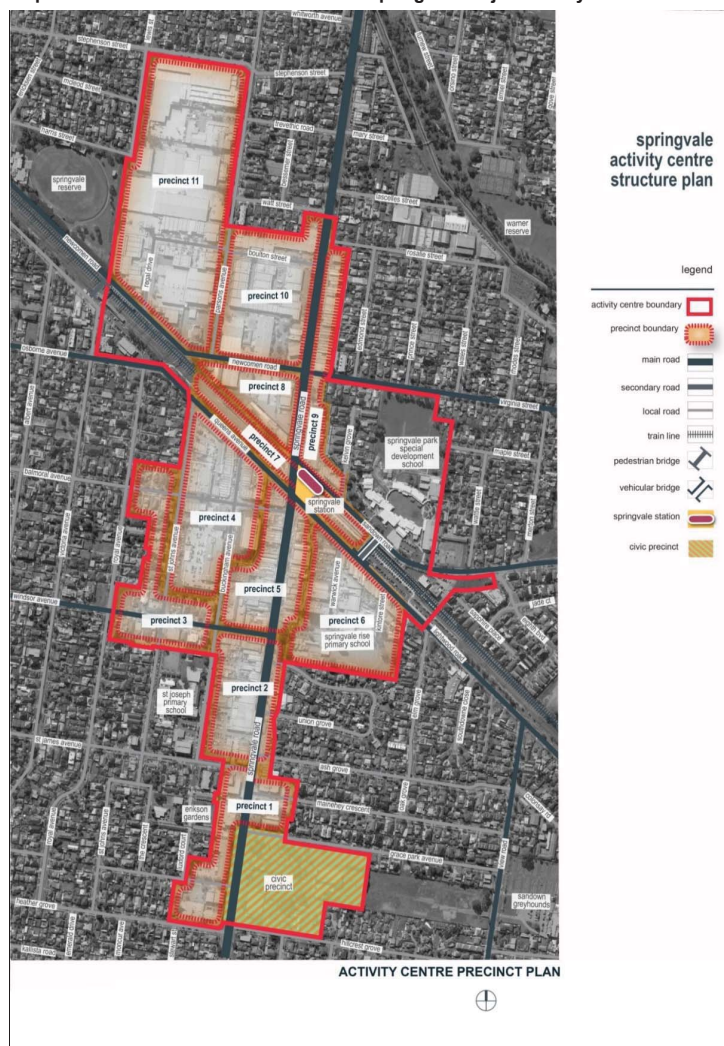
The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- How the development responds to the Springvale Activity Centre Structure Plan (2017) and the Springvale Activity Centre Building Heights and Setbacks Study (2016).
- Whether the development responds appropriately to the design objectives, building and works requirements including overshadowing, height, setback, access and specific development requirements as set out in this Schedule.
- The impact of the proposed built form and visual bulk on daylight, sunlight, and sky views from within public open spaces, streets, laneways and/or on adjoining heritage places.
- Whether the development creates a range of built form typologies that contribute positively to the streetscape and when viewed from a distance.
- How the interface of the development with the street creates an activated permeable fine grain streetscape and passive surveillance to the street and public realm.
- How the development creates a strong definition to all streetscapes through high quality buildings that contribute positively particularly on corner sites, at the southern and northern entries to the Activity Centre and within the key public realm.
- How the development creates an appropriate transition in building height and design to the residential areas adjoining the Activity Centre and provides a high level of internal amenity for building occupants.
- How the development has incorporated best practice environmentally sustainable principles into the design.
- The visual impact of car parking, access, loading and servicing on the streetscape and public realm.
- Provision of new and/or improved existing permeable, safe, high quality pedestrian networks throughout the Activity Centre.
- How the development demonstrates the impacts of wind on the amenity and usability of nearby public open spaces, streetscapes or the public realm including any appropriate mitigation measures, to achieve safe and comfortable wind conditions.

## 4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)

### GREATER DANDENONG PLANNING SCHEME

Map 1 of the Schedule to Clause 43.02 – Springvale Major Activity Centre Precinct Plan

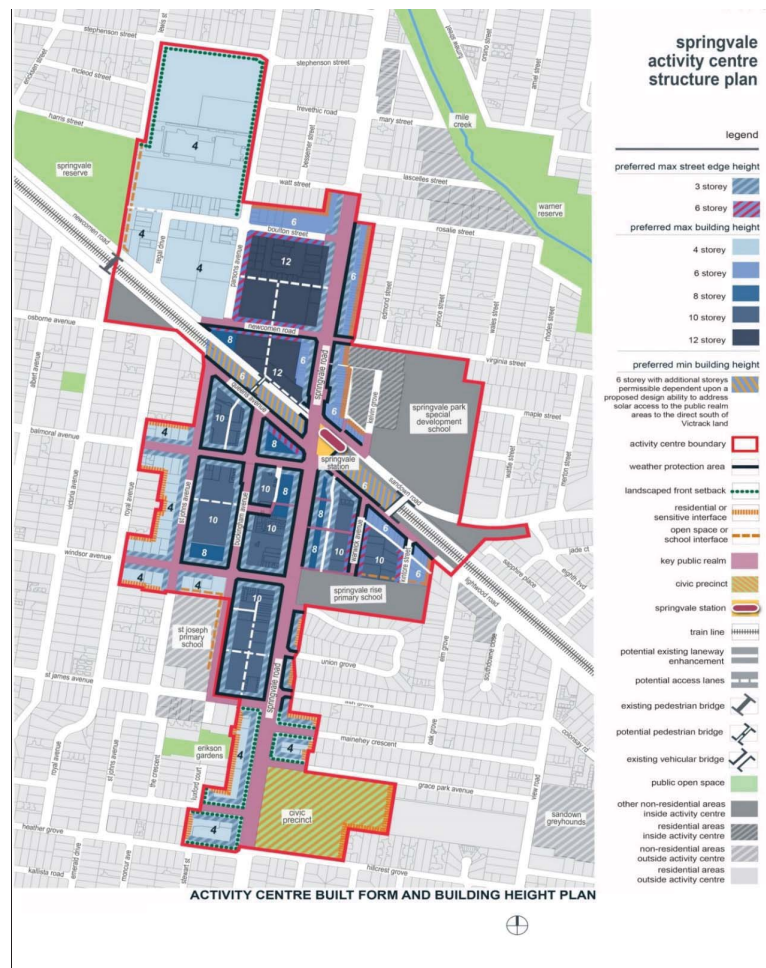


Source: Springvale Activity Centre Structure Plan 2017

## ORDINARY COUNCIL MEETING - AGENDA

**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

## GREATER DANDENONG PLANNING SCHEME

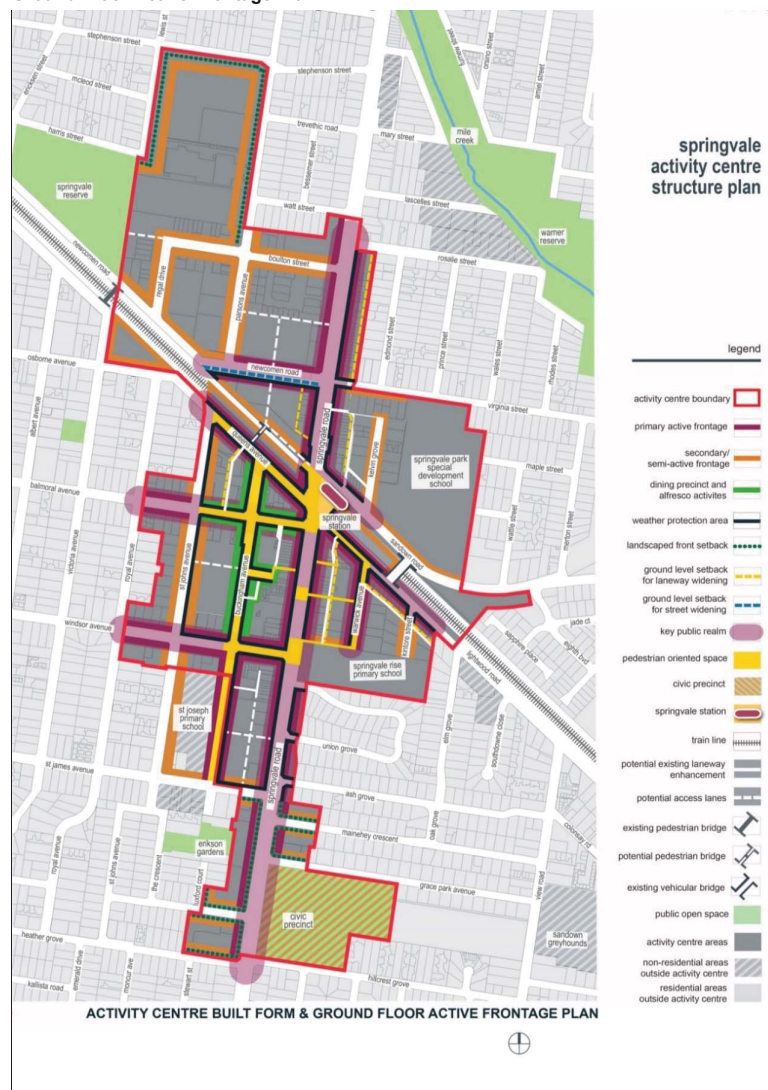
**Map 2 of the Schedule to Clause 43.02 – Springvale Major Activity Centre Built Form and Building Height Plan**

Source: Springvale Activity Centre Structure Plan 2017

## ORDINARY COUNCIL MEETING - AGENDA

**4.2.2 Planning Scheme Amendment C203 Springvale Major Activity Centre Consideration of Submissions and Request to Appoint a Planning Panel (Cont.)**

GREATER DANDENONG PLANNING SCHEME

**Map 3 of the Schedule to Clause 43.02 – Springvale Major Activity Centre Built Form and Ground Floor Active Frontage Plan**

Source: Springvale Activity Centre Structure Plan 2017

#### **4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review**

File Id:	A275245
Responsible Officer:	Director City Planning, Design and Amenity
Attachments:	Review of the Green Wedge Management Plan objectives and actions

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#### **Report Summary**

The Greater Dandenong Green Wedge Management Plan (GWMP) (revised January 2017) was adopted by Council on 8 December 2014 as the key strategic document guiding Council's portion of the South-East Green Wedge.

The GWMP has 18 objectives across five themes, with a total of 94 actions listed.

As part of the monitoring of the implementation of the plan, a report is to be presented to Council every five years which reviews the appropriateness of the objectives and actions contained in the plan.

Overall, the GWMP is progressing well and its objectives and actions remain appropriate.

#### **Recommendation Summary**

This report recommends that Council receive this report for noting and continue to implement the Action Plan in accordance with the recommendations included in this report and detailed in Attachment 1.

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#### 4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

### Background

The Greater Dandenong Green Wedge Management Plan (GWMP) is the critical strategic document to guide land use, the environment, transport and access, and built form and heritage considerations within the Greater Dandenong section of the south-east Green Wedge.

It sets out the Council, community and stakeholder vision for the Green Wedge and details a series of objectives and actions to be achieved over the life of the plan. The GWMP was adopted by Council at its 8 December 2014 Ordinary Meeting of Council.

The GWMP has 18 objectives across five themes, with a total of 94 actions listed.

The accompanying *Green Wedge Management Plan Action Plan 2015-2035 (Revised January 2017)* sets out the framework for achieving these objectives and implementing the actions.

The Action Plan has been designed to ensure ongoing monitoring and review of the plan which includes:

- An annual progress update on the implementation of the Greater Dandenong Green Wedge Management Plan, which will be made public on Council's website and at Customer Service locations as appropriate;
- A desktop review of the appropriateness of the objectives and actions of this Action Plan be presented as a formal report to Council every five years (this report); and
- A full review of the Greater Dandenong Green Wedge Management Plan in 2034.

This report addresses the second dot point above. Detail relating to each individual objective and action is found at Attachment 1 to this report.

### Proposal

This is the first five-year review report of the GWMP's objectives and actions.

The appropriateness of the objectives and actions across the five themes has been reviewed and their progress tracked. An examination of whether any priorities have shifted in this time has also been conducted.

### Objectives

The following criteria was devised to determine the 'appropriateness' (relevance) of an objective:

Objective	Criteria
Still relevant	Implementation remains important to the ongoing progression of the GWMP.
Not relevant	Implementation of the focus of the objective has shifted since 2014 and is no longer important to the ongoing progression of the GWMP. This could be due to change of State Government policy, Council policy or other external factors.

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#### 4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

All 18 of the objectives are considered to still be of relevance to the GWMP.

The themes 'Land Use', 'Transport & Access' and 'Built Form & Heritage' have been the most successful. These themes have the most objectives with actions that have commenced or are completed.

The complex and longer-term themes of 'Water' and 'Natural Environment' have had some successes but several objectives (such as A4 (*Enhance the role of the Greater Dandenong Green Wedge as a water management asset*), B2 (*Enhance ecological values and improve connectivity*) and B3 (*Increase community awareness through education and involvement in ecological improvements*) have several actions that have not commenced or have proven cost prohibitive at this time.

It will be beneficial to review these objectives again in five years to see if costs have come down / incentives have increased and if other funding for improvements have become available.

The priority objective for Theme C: Land Use (*C1: Provide greater certainty to Green Wedge owners regarding the preferred land uses*) has had all its actions satisfied. For this reason, this review recommends that Objective C5: Facilitate better land management become the focus, or priority, objective for this theme for the next five years.

##### *Actions*

The GWMP has staged timelines for implementation. These consider the complexity and nature of each action, some of which require further investigation or collaboration with other parties before they can be implemented.

The timing of the GWMP actions are:

**Immediate actions** – to commence within 18 months (before 2017);

**Short-term actions** – to commence within 18 months to five years (before 2021);

**Medium-term actions** – to commence within five to 10 years (before 2026)

##### **Ongoing actions**

A desktop assessment of the 'appropriateness' (progression and relevance) of the actions has been conducted and each action has been classified as follows:

- Still relevant and action complete;
- Still relevant and action commenced; or
- Still relevant but no progress to date.

Of the 94 actions:

- 32 have been completed.
- 4 have been completed and remain ongoing.
- 48 have commenced.

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#### 4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

- 10 have had no action to date.

Timing	No. of actions	Completed	Completed & Ongoing	Commenced	No Action
Immediate (commence by 2017)	29	21	0	7	1
Short (commence before 2021)	27	6	1	16	4
Medium (commence before 2026)	8	0	0	7	1
Ongoing	30	5	3	18	4
<b>Total</b>	<b>94</b>	<b>32</b>	<b>4</b>	<b>48</b>	<b>10</b>
% of total by status	100%	35%	4%	51%	10%

All but 10 per cent of actions have commenced in some way, which for a twenty-year plan is pleasing. Please refer to Attachment 1 to this report for further detail of progress to date.

Of the 29 'Immediate' actions which were due to commence by 2017, all but one (Action A4.1) has commenced or been completed. To date, it is the only action of the GWMP that is overdue.

Action 4.1 has an 'Immediate' timeframe for action and relates to investigating options for alternative water management and supply options in the Green Wedge. This action is currently cost prohibitive for Melbourne Water as water must be pumped 'up' from the Eastern Treatment Plant to serve properties in Greater Dandenong. This may change in the future as costs come down. Council will continue to advocate for these alternative water supply options.

All actions in the GWMP have been reviewed for their appropriateness and all remain relevant.

This review makes the following recommendations regarding the implementation of the Action Plan:

- Action B2.6 and Action 2.9 both relate to climate mitigation and it is recommended that they be implemented in tandem.
- Objective C5 to become the priority objective for this theme.

The priority objective for Theme C: Land Use (*C1: Provide greater certainty to Green Wedge owners regarding the preferred land uses*) has had all its actions satisfied. Objective C5: Facilitate better land management should now become the focus, or priority objective, for the next five years.

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#### 4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Refer to Attachment 1 to this report for detailed comments regarding each action.

### **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'**

##### People

- *Pride* – Best place best people

##### Place

- *Appearance of Places* – Places and buildings
- *Travel and Transport* – Easy to get around

##### Opportunity

- *Tourism and visitors* – Diverse and interesting experiences
- *Leadership by 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:

##### 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 Green Wedge Management Plan (revised 2017)
- Green Wedge Management Plan Action Plan 2015-2035 (Revised January 2017)
- Greater Dandenong Sustainable Stormwater Strategy, 2017-37
- Greening Our City Urban Tree Strategy 2018-2028
- Greater Dandenong Open Space Strategy, 2009 (being reviewed)
- Regional Food Strategy, 2015-2018

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#### **4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)**

- Activate Sport and Active Recreation Strategy, 2014-2019
- Greater Dandenong Reconciliation Action Plan 2017-2019

#### **Related Council Policies**

- Community Engagement Policy, April 2018

#### **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**

There are no financial implications associated with this report.

#### **Consultation**

The GWMP was the subject to extensive community consultation when it was developed throughout 2013-2015. The subsequent Planning Scheme Amendment C143 was also the subject of extensive consultation at the time of its exhibition in 2016.

Progress updates on the implementation of the GWMP (in the form of a newsletter) were sent to all owners and occupiers in the green wedge in February 2016, September 2017 and September 2018. Further correspondence from Council will go out to residents and owners in early 2020 to give a further update. All this information is still available on Council's website.

Internal consultation occurred in 2019 with all relevant Council departments regarding this review. An update was provided by these departments regarding progress of their nominated action/s. All recommendations were discussed and agreed upon. Melbourne Water also provided an update on the progression of their actions.

#### **Conclusion**

A five-year review of the appropriateness of the GWMP's objectives and actions has now been conducted.

Five years on from its adoption by Council on 8 December 2014, the GWMP is progressing well, with work commencing, or being completed, across all five themes.

All objectives and actions are still considered relevant, with all but 10 per cent of actions commencing in some way.

Over the next five years, the implementation focus will adjust from applying planning controls and policy, to education and advocacy to continue to progress these important aspects of the GWMP.

Council will continue to provide a yearly progress update, which to date has taken the form of a newsletter, to the community, with the next formal report to Council on the GWMP to occur in 2024.

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**4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)**

**Recommendation**

**That Council:**

- 1. receives the Green Wedge Management Plan Five Year Review report and its accompanying Attachment 1 for noting; and**
- 2. continues to implement the Green Wedge Management Plan Action Plan 2015-2035 (Revised 2017) in accordance with the recommendations included in this report.**

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**4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)**

**POLICY AND STRATEGY**

**GREATER DANDENONG GREEN WEDGE MANAGEMENT PLAN FIVE  
YEAR REVIEW**

**ATTACHMENT 1**

**GREATER DANDENONG GREEN WEDGE  
MANAGEMENT PLAN FIVE YEAR REVIEW  
(REVISED 2015)**

**PAGES 62 (including cover)**

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

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### 4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Greater Dandenong Green Wedge Management Plan Five Year Review

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## Greater Dandenong Green Wedge Management Plan Five Year Review (revised 2015)

### Executive Summary

The Greater Dandenong Green Wedge Management Plan (GWMP) is the critical strategic document to guide land use, the environment, transport and access, and built form and heritage considerations within the Greater Dandenong section of the south-east Green Wedge.

The GWMP sets out the Council, community and stakeholder vision for the Green Wedge and details a series of objectives and actions to be achieved over the life of the plan (the next 20 years).

The accompanying *Green Wedge Management Plan Action Plan 2015-2035 (Revised January 2017)* sets out the framework for achieving these objectives and implementing the actions.

The GWMP has 18 objectives across five themes, with a total of 94 actions listed.

The Action Plan has been designed to ensure ongoing monitoring and review of the plan which includes:

- A desktop review of the appropriateness of the objectives and actions of this Action Plan be presented as a formal report to Council every five years.

As Council adopted the GWMP on 8 December 2014, it has now been in place for five years.

The appropriateness of the objectives and actions have been reviewed and their progress tracked. An examination of whether any priorities have shifted in this time has also been conducted.

All objectives and actions remain relevant and of the of the 94 actions:

- 32 have been completed.
- 4 have been completed and remain ongoing.
- 48 have commenced.
- 10 have had no action to date.

Overall, the GWMP is progressing well and its objectives and actions remain appropriate.

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#### 4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Greater Dandenong Green Wedge Management Plan Five Year Review

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##### 1 Background

The Greater Dandenong Green Wedge Management Plan (GWMP) was adopted by Council on 8 December 2014 and sets out the Council, community and stakeholder vision for the Green Wedge.

The Plan is summarised in Figure 1 and Map 1 below. The GWMP consists of a 20-year vision for the future of the Greater Dandenong Green Wedge.

Below this overall vision are the five themes of the Management Plan. These themes are:

- Water (Theme A);
- Natural Environment (Theme B);
- Land Use (Theme C);
- Transport & Access (Theme D); and
- Built Form & Heritage (Theme E).

Underneath each of these themes sit the objectives and actions of the Management Plan which seek to achieve the vision and implement the GWMP. Each of the five themes has a nominated 'priority objective' for achievement over the next five years.

The *Green Wedge Management Plan Action Plan 2015-2035 (Revised Jan 2017)* was developed to implement these objectives and actions. It details the Council role, timeframe for action, the responsible Council directorate, and how its achievement can be measured.

Ongoing monitoring and review of the implementation of the Action Plan involves:

- An annual progress update which is made available to the public on Council's website and at Customer Service locations as appropriate.
- A desktop review of the appropriateness of the objectives and actions of the Action Plan to be presented as a formal report to Council every five years.
- A full review of the Greater Dandenong Green Wedge Management Plan in 2034.

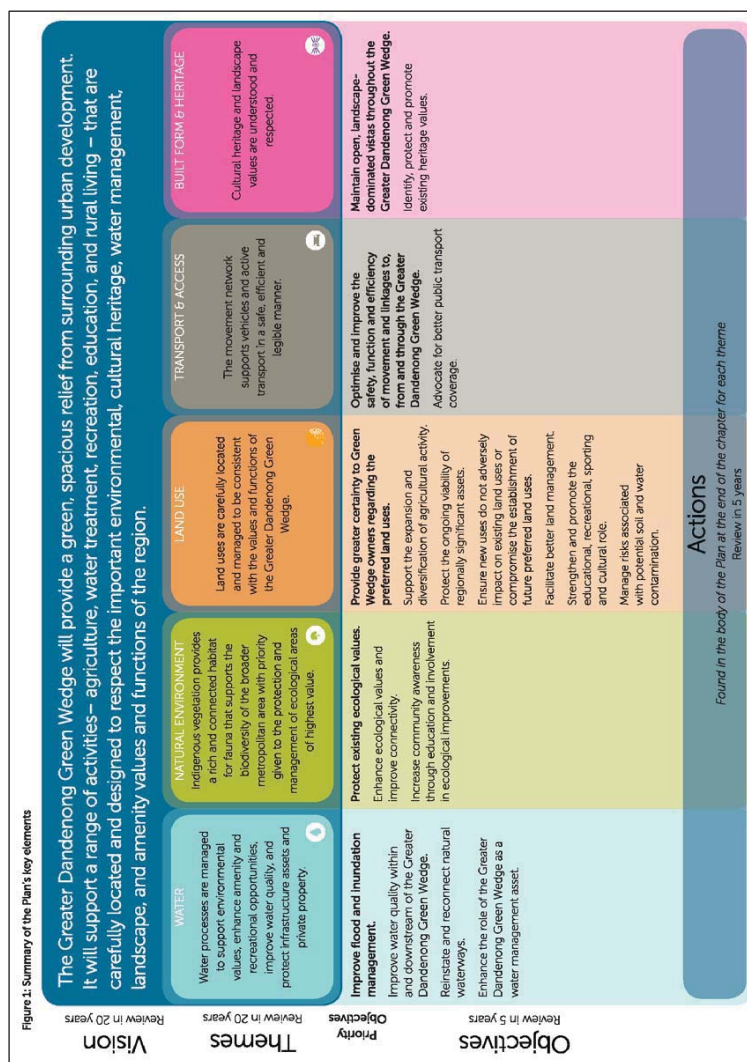
The GWMP objectives and actions are now due to be reviewed for their appropriateness (second dot point), which is the subject of this report.

### 4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

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Greater Dandenong Green Wedge Management Plan Five Year Review

Figure 1: Summary of the GWMP key elements

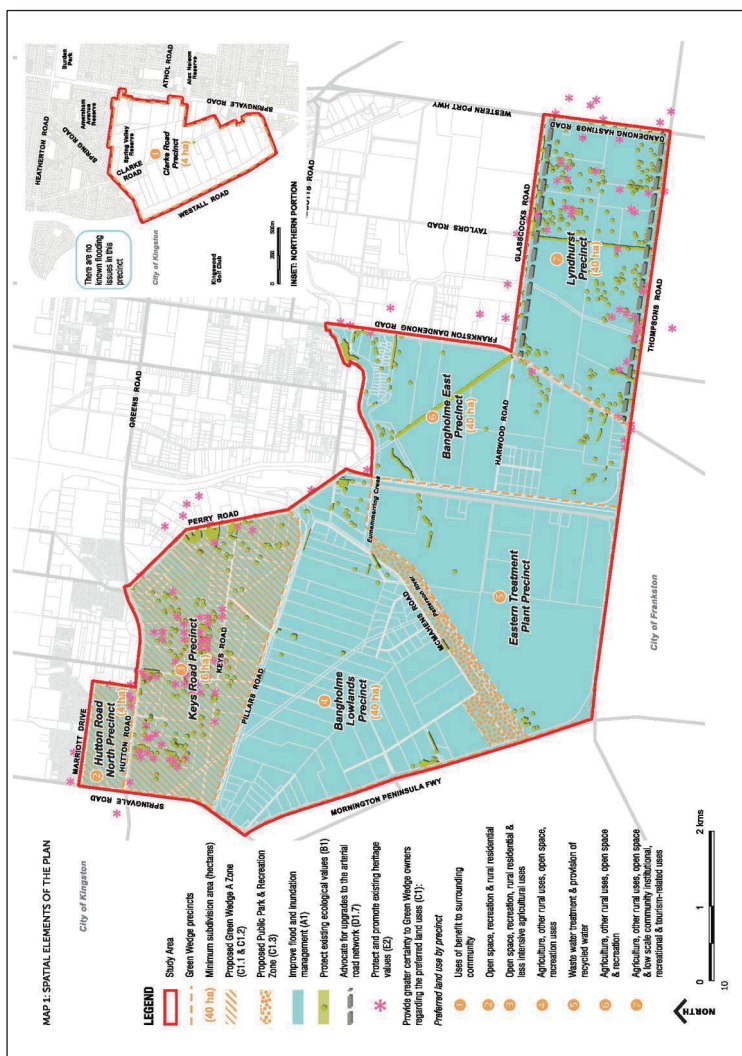


### 4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

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Greater Dandenong Green Wedge Management Plan Five Year Review

Map 1: Spatial elements of the GWMP



#### 4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Greater Dandenong Green Wedge Management Plan Five Year Review

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##### 2 Desktop review of the Green Wedge Management Plan

A desktop review of the appropriateness of the objectives and actions of the Action Plan has been conducted, in line with the monitoring requirements of the GWMP.

Each of the 18 objectives and 94 actions have been reviewed for their appropriateness and progress to completion.

##### 2.1 Context

As part of the implementation of the GWMP, a monitoring and review program was developed.

This involves:

Action	Progress comment
An annual progress update on the implementation of the Greater Dandenong Green Wedge Management Plan, which will be made public on Council's website and at Customer Service locations as appropriate.	Progress update February 2016 Progress update September 2017 Progress update September 2018 This project December 2019
<b>A desktop review of the appropriateness of the objectives and actions of this Action Plan will be presented as a formal report to Council every five years.</b>	<b>Review conducted in December 2019</b>  <b>Report presented to Council February 2020</b>
A full review of the Greater Dandenong Green Wedge Management Plan in 2034.	To commence in 2034

##### 2.2 Timing of actions

It is important to note that the GWMP has staged timelines for implementation. These consider the complexity and nature of each action, some of which require further investigation or collaboration with other parties before they can be implemented.

The timing of the GWMP actions are:

**Immediate actions** – to commence within 18 months (before 2017);

**Short-term actions** – to commence within 18 months – 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); and

**Ongoing actions**

*Please note there are no long-term actions listed in the GWMP.*

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#### 4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Greater Dandenong Green Wedge Management Plan Five Year Review

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##### 2.3 Summary of achievements to date

###### *Immediate actions*

Of the 29 'Immediate' actions which were due to commence by 2017, all but one (Action A4.1) has commenced or been completed. To date, it is the only action of the GWMP that is overdue.

Action 4.1 has an 'Immediate' timeframe for action and relates to investigating options for alternative water management and supply options in the Green Wedge. This action is currently cost prohibitive for Melbourne Water as water must be pumped 'up' from the Eastern Treatment Plant to serve properties in Greater Dandenong. This may change in the future as costs come down. Council will continue to advocate for these alternative water supply options.

###### *Short-term actions*

Of the 27 short-term actions (which are to commence before 2021) seven have been completed and a further 16 commenced. Four are yet to commence.

###### *Medium-term actions*

The medium-term actions are scheduled to commence within 5 – 10 years of the Plan (i.e. over the next five years). Seven have already commenced, with only one having no action to date.

###### *Ongoing*

Eight 'ongoing' actions have been completed with 18 having commenced. There are four that are yet to be actioned.

Overall, of the 94 actions:

- 35per cent have been completed
- 4per cent have been completed and are ongoing
- 51per cent have commenced
- 10per cent have had no action to date (nine of these actions are not due to commence until 2021 or are 'ongoing').

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#### 4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Greater Dandenong Green Wedge Management Plan Five Year Review

Page 7 of 61

##### 3 Appropriateness of the objectives

A desktop assessment of the 'appropriateness' (relevance) of the objectives has been conducted and is based on Table 1 below.

**Table 1: Relevance of objective**

Objective	Criteria
Still relevant	Implementation remains important to the ongoing progression of the GWMP.
Not relevant	Implementation of the focus of the objective has shifted since 2014 and is no longer important to the ongoing progression of the GWMP. This could be due to change of State Government policy, Council policy or other external factors.

Each of the five themes was given a 'priority objective' for achievement in the first five years of the GWMP.

Table 2 below lists each theme, its vision and objectives (with the priority objective highlighted).

An observation regarding that objectives' appropriateness and a progress comment is given for each in line with the above criteria.

## ORDINARY COUNCIL MEETING - AGENDA

## 4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

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Greater Dandenong Green Wedge Management Plan Five Year Review

Table 2: GWMP Objectives and progress to date

Theme	Vision	Objective	Appropriateness	Action Progress	Comment
Water	Water processes are managed to support environmental values, enhance amenity and recreational opportunities, improve water quality, and protect infrastructure assets and private property.	A1 Improve flood and inundation management	Relevant	3 complete 5 commenced	Remains the priority objective for this theme and is progressing well. Council's knowledge of flooding in the green wedge has increased greatly since 2014 and several major flood mitigation measures have been implemented.
		A2 Improve water quality within and downstream of the Greater Dandenong Green Wedge	Relevant	2 complete 3 commenced	Improvements in water quality are occurring, albeit slowly. Several actions regarding water quality monitoring and advocacy actions for Melbourne Water remain ongoing.
		A3 Reinstate and reconnect natural waterways	Relevant	3 commenced	Some progress is being made with Council having discussions regarding the naturalisation of creeks across the municipality.
		A4 Enhance the role of the Greater Dandenong Green Wedge as a water management asset	Relevant	2 complete 1 commenced 1 no action	Melbourne Water recently completed significant waterway improvement works along Mordialloc Creek to improve the environmental values of the waterway.  This objective has moderately progressed. Discussions have been undertaken regarding recycled water from the Eastern Treatment Plant (ETP) without success as it is currently cost prohibitive (due to pumping requirements). Review again in five years to see any progress as costs come down.
Natural Environment	Indigenous vegetation provides a rich and connected habitat for fauna that supports the	B1 Protect existing ecological values	Relevant	2 complete 6 commenced	Remains the priority objective for this theme and some progress has been made.  Stronger planning scheme protections and guidance are now in place. A further vegetation study was undertaken in 2018 which has provided a good baseline for monitoring of trees in the Green Wedge. However, further education for the

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Theme	Vision	Objective	Appropriateness	Action Progress	Comment
	biodiversity of the broader metropolitan area with priority given to the protection and management of ecological areas of highest value.	B2 Enhance ecological values and improve connectivity	Relevant	2 complete 5 commenced 5 no action	community is required and should be a focus for the next five years. This objective has been slow to progress but now that the vegetation is 'protected' it needs to be 'enhanced'. An approach to this is case-by-case as planning permit applications arise. Renewed discussions with neighbouring Council's regarding habitat linkages should also be undertaken.
		B3 Increase community awareness through education and involvement in ecological improvements	Relevant	1 complete 1 commenced 3 no action	Several of these actions were drafted with the intention that Council would run events and have a Landcare group in the green wedge – neither of which has come to fruition to date. Currently Council is investigating a portable trailer to travel to different events to promote broader sustainability issues which would be of benefit.
Land Use	Land uses are carefully located and managed to be consistent with the values and functions of the Greater Dandenong Green Wedge.	C1 Provide greater certainty to Green Wedge owners regarding the preferred land uses C2 Support the expansion and diversification of agricultural activity	Relevant	5 complete	Completed via Planning Scheme Amendment C143.
		C3 Protect the ongoing viability of regionally significant assets	Relevant	3 complete 4 commenced	There has been good progress for this objective with several actions ongoing – such as continuing to support the Regional Food Strategy. Council will again contact all landowners and tenants to see if there are any would be landlords or tenants for vacant land. The State Government are also currently conducting a strategic agricultural land review.
			Relevant	1 complete 1 commenced	There has been good progress. Council will again request the State Government correct their mapping of major pipeline infrastructure.

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## 4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

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Theme	Vision	Objective	Appropriateness	Action Progress	Comment
		C4 Ensure new uses do not adversely impact on existing land uses or compromise the establishment of future preferred land uses	Relevant	3 complete 1 commenced	Planning Scheme Amendment C143 has strengthened policy guidance in this area and there are ongoing discussions with the relevant larger landholders.
		C5 Facilitate better land management	Relevant	1 complete 1 commenced	This should now be the priority objective for this theme. Further education and information should be provided to landowners and tenants now that there is certainty regarding the future of the green wedge. This should be the focus for the next five years.
		C6 Strengthen and promote the educational, recreational, sporting and cultural role	Relevant	5 commenced	Many of these actions relate to other Council strategies such as Council's <i>Activate Sport and Active Recreation Strategy 2014-2019</i> or are advocacy actions that are ongoing as they arise.
		C7 Manage risks associated with potential soil and water contamination	Relevant	3 complete 2 commenced 1 no action	Some progress has been made in this area. The current planning application for a solar farm at Clarke Road is ongoing. A medium-term action is to engage with Southern Rural Water and Melbourne Water to have a better understanding of groundwater connectivity and the water table which will need to be further progressed.
<b>Transport &amp; Access</b>	The movement network supports vehicles and active transport in a safe,	<b>D1 Optimise and improve the safety, function and efficiency of movement and linkages to, from</b>	Relevant	3 complete 5 commenced	This priority objective is progressing well with the current Greater Dandenong Green Wedge Trails (Walking, Cycling, Equestrian) Network Planning and the Greater Dandenong Green Wedge Road Network Planning projects covering off on many of the actions.

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## 4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

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Theme	Vision	Objective	Appropriateness	Action Progress	Comment
	efficient and legible manner.	and through the Greater Dandenong Green Wedge			
		D2 Advocate for better public transport coverage	Relevant	1 commenced	This is a public transport advocacy action that remains ongoing.
Built Form & Heritage	Cultural heritage and landscape values are understood and respected.	E1 Maintain open, landscape-dominated vistas throughout the Greater Dandenong Green Wedge	Relevant	3 complete	Completed via Planning Scheme Amendment C143.
		E2 Identify, protect and promote existing heritage values	Relevant	2 complete 4 commenced	Council's <i>Greater Dandenong Reconciliation Action Plan 2017-2019</i> covers off on many of the actions listed for this objective meaning there has been good progress.

**4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)****3.1 Summary of desk top review of objectives**

All 18 of the objectives are considered to still be of relevance to the GWMP.

The themes 'Land Use', 'Transport & Access' and 'Built Form & Heritage' have been the most successful. These themes have the most objectives with completed actions or actions that have commenced.

The complex and more long-term themes of 'Water' and 'Natural Environment' have had some successes but several objectives (such as A4 and B2 and B3) have several actions that have not commenced or have proven cost prohibitive at this time.

*Water*

This theme is progressing well, with the priority objective (Objective A1) having particular success over the past five years.

Improvements in water quality and returning water courses to a more natural state is also occurring (Objectives A2 and A3), albeit at a slower rate. These are longer term actions and strategies that since 2014 have been considered by other relevant Council strategies such as the *Greater Dandenong Sustainable Stormwater Strategy, 2017-37*. Further engagement between Council and Melbourne Water is required to actively identify open space opportunities within the Green Wedge and this should be a focus for the next five years.

Objective A4 is currently a stretch goal as the process of using recycled water is currently cost prohibitive for Council's green wedge as the water needs to be pumped 'up'. There are also no incentives to take this up currently.

*Natural Environment*

Two of the three objectives are not progressing as well as those of other themes. Part of the difficulty is that most of the land in the Green Wedge is in private ownership. However, Council still has a key role to play in advocacy – including to some of the public land owners such as Melbourne Water. In order to better respond to Objective B3, the formation of a local Land Care group would be beneficial.

*Land Use*

The seven objectives under this theme have had good levels of success over the past five years. Planning Scheme Amendment C143 meant that greater certainty was provided to green wedge owners regarding preferred land uses (Objective C1).

Objective C2 remains ongoing and as the certainty bought about by Objective C1 continues to grow there may be further willingness to invest in this area. The State Government is also

**4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)**

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currently undertaking strategic work regarding the protection of agricultural land around Melbourne.

Objective C3 and Objective C4 remain appropriate and have been mostly satisfied. For this reason, Objective C5 should be the priority objective of this theme for the next five years. Work in this area can be undertaken in conjunction with Objectives B2 and B3.

Objectives C6 and C7 both have appropriate ongoing actions, some of which can be examined as and when opportunities arise.

*Transport & Access*

Both Objectives D1 and D2 remain appropriate and work continues achieving both. Two large projects have commenced that assist in achieving Objective D1 and it will be beneficial at the GWMP's 2024 desktop review to see what further progress has been made.

*Built Form & Heritage*

Objective E1 remains appropriate and while much progress has been made in achieving this objective, the built form outcomes in the green wedge will remain an important consideration.

Further review of the built form guidelines in 2024 would be beneficial as they will have been in the Greater Dandenong Planning Scheme for some seven years. Objective E2 is now somewhat covered off in another Council strategy but remains an important consideration.

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##### 4 Appropriateness of the actions

A desktop assessment of the 'appropriateness' (progression and relevance) of the actions has been conducted and each action has been classified as follows:

- Still relevant and action complete;
- Still relevant and action commenced; or
- Still relevant but no progress to date.

Of the 94 actions:

- 32 have been completed
- 4 have been completed and remain ongoing
- 48 have commenced
- 10 have had no action to date

Timing	No. of actions	Completed	Completed & Ongoing	Commenced	No Action
Immediate (commence by 2017)	29	21	0	7	1
Short (commence before 2021)	27	6	1	16	4
Medium (commence before 2026)	8	0	0	7	1
Ongoing	30	5	3	18	4
<b>Total</b>	<b>94</b>	<b>32</b>	<b>4</b>	<b>48</b>	<b>10</b>
% of total by status	100%	35%	4%	51%	10%

All but 10 per cent of actions have commenced in some way, which for a twenty-year plan is pleasing.

Of the 29 'Immediate' actions which were due to commence by 2017, all but one (Action A4.1) has commenced or been completed. To date, it is the only action of the GWMP that is overdue.

Action 4.1 has an 'Immediate' timeframe for action and relates to investigating options for alternative water management and supply options in the Green Wedge. This action is currently cost prohibitive for Melbourne Water as water must be pumped 'up' from the Eastern Treatment

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Plant to serve properties in Greater Dandenong. This may change in the future as costs come down. Council will continue to advocate for these alternative water supply options.

All actions in the GWMP have been reviewed for their appropriateness and all are found to still be relevant.

Table 3, 4, 5, 6 and 7 below focus on providing a summary of the individual action's progress to date.





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Table 3 Assessment of Theme A: Water actions of the Green Wedge Management Plan

Actions to Achieve	Timeframe	Responsibility	Outcome/Indicator	Appropriateness	Action Progress	Progress Comment
A1.1 Undertake detailed flood inundation mapping for the Greater Dandenong Green Wedge, with consideration for climate change (increased rainfall intensity and increased sea level rise) and projected upstream development.	Immediate	Engineering Services	Mapping completed	Relevant	Completed 	This action is considered complete as while the entire green wedge has not been mapped, the areas where the worst flooding occurs have been.  Mapping has been undertaken for the Keys Road Precinct and Soden Road.  Council's knowledge of the constraints of these areas due to flooding has increased greatly.
A1.2 Advocate for Melbourne Water to review and update the geographical extent of the Land Subject to Inundation Overlay (LSIO) in the Greater Dandenong Green Wedge.	Short	Engineering Services Melbourne Water	LSIO maps Updated Changes to LSIO made to planning scheme	Relevant	Commenced 	Melbourne Water has commenced a review of the flooding controls (zoning and overlays) and been in contact with Council with a view to commencing the Planning Scheme control aspect of this project imminently.
A1.3 Advocate for Melbourne Water to undertake a risk assessment associated with levee failure in the Greater Dandenong Green Wedge.	Short	Engineering Services Melbourne Water	Risk assessment completed	Relevant	Completed 	Levee inspections are undertaken on a regular basis as part of Melbourne Water's routine condition monitoring program.  The frequency of inspection is based on the hazard consequence rating and are conducted every five years.
A1.4 Identify mitigation opportunities within the Greater Dandenong Green Wedge which may reduce flood and inundation mitigation in the Green Wedge area and / or adjacent catchments (including retarding basins	Immediate	Engineering Services Melbourne Water	Mitigation opportunities identified	Relevant	Commenced 	Several major upgrades and improvements have been made to the drainage situation in the Green Wedge since 2014.  The construction of a triple pipe outfall from the industrial estates to Mordialloc Creek has been completed.

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Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
and other drainage infrastructure).						<p>Extensive works have been undertaken alongside Mordialloc Creek. Namely, the removal of the north levee bank that has been replaced by increased retention alongside Mordialloc Creek. This has substantially mitigated flooding immediately north of Mordialloc Creek.</p> <p>Drainage upgrades have also been 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.</p> <p>Smythes Drain is also no longer connected to Mordialloc Creek, reducing floodwater entering the catchment. Additionally, Council has re-profiled existing open drains and constructed additional open drains to provide additional storage and conveyance capacity in the area. These drainage upgrades will reduce local flood risk.</p> <p>Significant cleanup works of drains have also been undertaken by Council and Melbourne Water since 2011.</p> <p>The Greater Dandenong Integrated Water Management Plan project which commenced in 2013 has not progressed. However, Council is a member of the DELWP Dandenong Integrated Water Management Forum which discusses and prioritises integrated water planning and management in this area.</p>
A1.5 Advocate to identify flood management requirements in	Short	Engineering Services	Adjacent flood management requirements	Relevant	Commenced	The construction of a triple pipe outfall from the industrial estates to Mordialloc Creek has assisted with reducing upstream flooding.

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## 4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)





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Actions to Achieve	Timeframe	Responsibility	Outcome/Indicator	Appropriateness	Action Progress	Progress Comment
catchments adjacent to the Greater Dandenong Green Wedge, consistent with flood management predictions.		Casey, Frankston, Kingston & Knox City Councils	Identified			The retention system south of Lyndhurst and the Thompson Road retarding basin has also assisted with flood mitigation.  Council will continue to advocate for flooding improvements.
A1.6 Develop local stormwater drainage master plans consistent with the land use and development objectives of the Greater Dandenong Green Wedge Management Plan. These plans should, at a minimum, consider: - structural and non-structural mitigation options to alleviate flood risks in the catchment; and - an integrated approach to water management that includes: water quality improvement and / or alternative water supply opportunities; and cost-benefit analysis of the proposed options.	Short	Engineering Services	Stormwater drainage master plans developed	Relevant		The Greater Dandenong Sustainable Stormwater Strategy, 2017-37 (adopted in January 2018) 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. The strategy contains actions in relation to the development of local stormwater drainage master plans. This plan will be reviewed in 2023.
A1.7 Apply planning controls (e.g. overlays) for flood-prone areas in the Greater Dandenong Green Wedge where appropriate (following A1.1 and A1.2).	Short	City Planning, Design & Amenity	Controls updated in the planning scheme	Relevant		Melbourne Water have commenced the mapping for this project and ongoing discussions are occurring between Melbourne Water and Council.

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Actions to Achieve	Timeframe	Responsibility	Outcome/Indicator	Appropriateness	Action Progress	Progress Comment
A1.8 As part of information distributed regarding the Greater Dandenong Green Wedge, educate the community about flooding and inundation issues and drain ownership (distribute with B3.4, C5.2, D1.8, E1.3 and E2.6).	Immediate	City Planning, Design & Amenity Engineering Services	Private land owners Information distributed	Relevant	Completed 	Information distributed and available on Council's website.
A2.1 Investigate methods for funding of future improvements to water management and quality in the Greater Dandenong Green Wedge.	Immediate	Engineering Services	Funding investigated	Relevant	Commenced 	Funding and grants are discussed with Melbourne Water as they arise.
A2.2 Advocate for the identification of suitable locations for additional water course gauging stations to monitor water flows and quality in the Greater Dandenong Green Wedge.	Immediate	Engineering Services	Locations identified	Relevant	Completed 	The installation of the eastern contour drain water gauge has been completed and is the only location appropriate.
A2.3 Advocate for Melbourne Water to undertake regular monitoring of pollution in creeks and waterways within the Greater Dandenong Green Wedge and in industrial estates upstream of the Green Wedge.	Ongoing	Engineering Services City Planning, Design & Amenity Melbourne Water	Monitoring undertaken on a monthly basis	Relevant	Commenced 	Melbourne Water report that monitoring is undertaken on a periodic basis – including at Patterson River. Data is collected and uploaded onto the Yarra and Bay website.  Council has conducted some monitoring in industrial estates sampling industrial estate water flows.

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Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
A2.4 Continue to support works undertaken by Melbourne Water to improve waterway health in the Greater Dandenong Green Wedge.	Ongoing	Engineering Services City Planning, Design & Amenity Melbourne Water	Measured improvement to waterway health	Relevant		Melbourne Water continues to undertake capital projects and maintenance works within the green wedge and this is an ongoing advocacy action for Council.
A2.5 Encourage best practice stormwater management practices within and further upstream of the Greater Dandenong Green Wedge through local policy and Council public space (roads, verges, public land) management techniques.	Ongoing	Engineering Services	The encouragement of best practice stormwater practices included in the planning scheme Best practice stormwater practices used in Council projects	Relevant		Best practice stormwater management practices were introduced in to the Greater Dandenong Planning Scheme at Clause 22.06 in October 2018 (Via Planning Scheme Amendment GC110).  Funding from the Melbourne Water 'Living Rivers' program has been received to test discharge from industrial areas.  Kerbside Irrigation design and Water Sensitive Urban Design guidelines are being implemented through the planning permit process. Mile Creek has commenced this naturalisation process.
A3.1 In partnership with Melbourne Water and local land owners, investigate options to improve the concrete-lined sections of channels and other in-stream structures in the Greater Dandenong Green Wedge to accommodate natural riverine processes so that the appearance and function of the waterways is ameliorated e.g. by removing the concrete lining.	Medium	Engineering Services Melbourne Water Private land owners	Options for improvement identified	Relevant		

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Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
A3.2 Investigate, with Melbourne Water and local land owners, opportunities to enhance open spaces and pathway linkages in association with waterway improvements in the Greater Dandenong Green Wedge (including as part of A3.1).	Medium	Engineering Services Melbourne Water Private land owners	Opportunities to enhance open space and pathway linkages identified	Relevant	Commenced 	Melbourne Water has developed a website portal called <i>Our Space Your Place</i> . The portal outlines Melbourne Water's land holdings across the greater metropolitan area and is a platform for groups to apply to use Melbourne Water owned land for a range of purposes.  Various sections of the open space and pathway network are Melbourne Water owned and various pathway linkages are being considered.  The Patterson River concept plan and the Masterplan for the National Water Sports Centre have been completed and involve both Melbourne Water and Council representatives. An example of a new connection is the cycling connection through to Kingston along Thames Promenade.  Further engagement between Council and Melbourne Water is required to actively identify open space opportunities within the Green Wedge.
A3.3 Advocate for beneficial social, recreational and environmental outcomes to be achieved through the design and management of new and existing waterways in the Greater Dandenong Green Wedge (refer to A1, B2, C6 and D1).	Ongoing	Engineering Services Melbourne Water	Developers incentives and controls identified	Relevant	Commenced 	Drainage schemes have been completed for the Mordialloc Creek and the Eastern Contour Scheme.  Melbourne Water recommenced the Healthy Waterways Strategy in the Dandenong Catchment in 2017. As part of this process, active consideration will be provided for beneficial social, recreational and environmental outcomes for waterways in the catchment.

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Actions to Achieve	Timeframe	Responsibility	Outcome/Indicator	Appropriateness	Action Progress	Progress Comment
A4.1 In partnership with Melbourne Water and local land owners, investigate alternative water management and supply options in the Greater Dandenong Green Wedge including stormwater harvesting and recycled water infrastructure (refer to A1.4).	Immediate	Engineering Services Melbourne Water Private land owners	Options for alternative water management and supply identified	Relevant	No action to date 	Discussions have been undertaken regarding recycled water from the Eastern Treatment Plant (ETP) without success as it is currently cost prohibitive for Melbourne Water (due to pumping requirements).  The ETP supplies recycled water to the nearby Sandhurst estate in Frankston. This has proven to be cost effective as the water is pumped 'down' from the ETP, not 'up' as is required for properties in Greater Dandenong.  Water harvesting within the Lyndhurst industrial estate has been discussed but currently there is very low incentive to harvest roof water. This may change in the future as costs come down. Council will continue to advocate for these alternative water supply options.
A4.2 Ensure that transport infrastructure projects are supported by Environmental Management Plans that address localised impacts on water and environmental resources.	Ongoing	Engineering Services VicRoads	Environmental Management Plans prepared as part of Council and VicRoads transport infrastructure projects	Relevant	Commenced 	Environmental Management Plans are prepared for these types of projects.  The Mordialloc Freeway upgrade project has considered local impacts on water and environmental resources.
A4.3 Investigate opportunities for Aquifer Storage and Recovery (ASR), via designated stormwater collection areas, infiltration ponds or galleries to improve water quality and availability.	Short	Engineering Services	Opportunities for ASR identified	Relevant	Completed 	This was investigated in 2017 and opportunities for this type of storage have not yet presented themselves.

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<b>Actions to Achieve</b>	<b>Timeframe</b>	<b>Responsibility</b>	<b>Outcome/ Indicator</b>	<b>Appropriateness</b>	<b>Action Progress</b>	<b>Progress Comment</b>
A4.4 Investigate incentives and controls to encourage individual land owners to install on-site water storage infrastructure.	Immediate	Engineering Services Private land owners	Incentives and controls identified	Relevant	Completed 	This is encouraged and implemented through the planning permit process which has Environmentally Sustainable Development requirements via the introduction of Planning Scheme Amendment GC110 in October 2018.

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##### 4.1 Summary observations for the Water Theme

Of the 20 actions, all but one has commenced with:

Status	Timeframe				Total
	Immediate	Short	Medium	Ongoing	
Completed	4	1			5
Completed & ongoing		1		1	2
Commenced	2	4	2	4	12
No action	1				1
Total	7	6	2	5	20

All 20 actions have been considered over the past five years and five have been completed.

The water theme involves generally longer term, or ongoing actions involving factors that can be considered as and when the opportunity arises. For example, as a new infrastructure project is being considered, issues of surface flooding and other mapping can be considered.

Action A4.1 is yet to commence due to the costs associated with stormwater harvesting and recycled water infrastructure being prohibitive at this time. This may change as costs come down. Council will continue to advocate for these alternative water supply options.

##### Recommendation

Continue to monitor progress of actions within Theme A.

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Table 4 Assessment of Theme B: Natural Environment actions of the Green Wedge Management Plan


Actions to Achieve	Timeframe	Responsibility	Outcome/Indicator	Appropriateness	Action Progress	Progress Comment
B1.1 Facilitate the undertaking of further flora and fauna assessments, building on Biosis' and others' past work, to enable a greater understanding of the extent of remnant flora and fauna within the Greater Dandenong Green Wedge. This should include consideration of aquatic habitats, significant species and communities, weeds (to determine their presence, distribution, threat and therefore priority for removal) and areas and reserves where biodiversity management plans should be prepared (refer to B1.2 and E2.4). It should also determine how vegetation and threatened species should be monitored and consider recommendations for protection (refer to B1.7).	Immediate	City Planning, Design & Amenity	Assessments completed	Relevant	Commenced	<p>Further work by Biosis was undertaken in 2018 looking at the presence and general condition of native vegetation and fauna habitat in the green wedge. Incidental observations of notable weed infestations and areas of eucalypt regeneration were also documented.</p> <p>The final report formed part of Planning Scheme Amendment C205 – making the Interim Vegetation Protection Overlay permanent. The City of Greater Dandenong Green Wedge Biodiversity Management Planning Controls: Advice for ongoing protection (2018) is a reference document in the Greater Dandenong Planning Scheme.</p> <p>However, there are several issues that require further investigation:</p> <ul style="list-style-type: none"> <li>A detailed assessment of the distribution of weeds to definitively characterise the threats and management constraints associated with weeds throughout the Green Wedge, as per implementation of Action B1.5 in the Green Wedge Management Plan. This needs to include the management of both existing weeds (such as Gorse) but also of</li> </ul>

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Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
B1.2 Facilitate where appropriate the development of biodiversity management plans in the Greater Dandenong Green Wedge for specific areas and reserves identified (following B1.1).	Short	City Planning, Design & Amenity	Biodiversity management plans completed	Relevant	Commenced 	<p>emerging weeds (such as Alligator weed).</p> <ul style="list-style-type: none"> <li>The threat posed by Brushtail Possums – previous work by Biosis Research (2011) recommends to 'Monitor the condition of the large trees and take action as appropriate, for example by installing tree guards to prevent possum damage.'</li> </ul> <p>Further monitoring and education for the community is needed to inform that if 'x' weed is present, they should contact 'x' person. There are also fire risks associated with high gorse fuel loads and Council can issue notices for noxious weed infestations.</p> <p>Council should develop a fact sheet for land owners on enhancing the resilience of red gums from pests.</p> <p>Bowmans Reserve on Chapel Road (Council reserve) have a management plan and Council will facilitate these where appropriate as they arise.</p> <p>Council will write to all landowners providing a sample of a simple management plan that could be applied to properties to protect and enhance biodiversity and increase local amenity.</p>

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Actions to Achieve	Timeframe	Responsibility	Outcome/Indicator	Appropriateness	Action Progress	Progress Comment
B1.3 Apply planning controls (e.g. overlays, local planning policies) to areas of existing significant ecological value and associated values in the Greater Dandenong Green Wedge (following B1.1 and B2.2 and revising controls applied in B1.6).	Short	City Planning, Design & Amenity	Controls updated in the planning scheme	Relevant	Completed 	Planning Scheme Amendment C205 to replace the interim Vegetation Protection Overlay with permanent vegetation controls for native vegetation above a certain size was approved and gazetted on 4 October 2019.
B1.4 Identify, assess and implement appropriate methods (for example grants, advice, incentives and information sheets) to encourage private land owners to protect existing significant remnant flora and fauna biodiversity, and measures to enhance what remains through natural regeneration and revegetation.	Immediate	City Planning, Design & Amenity Engineering Services Private land owners	Methods identified, assessed & implemented	Relevant	Commenced 	Council has registered its interest in the 'Gardens for Wildlife' Program which was started by Knox City Council and is designed to encourage residents and businesses to create an area in their garden to support local wildlife. This can be done by providing habitat planted with locally indigenous, Australian native or suitable introduced species.  When grant opportunities come up for Council land in the Green Wedge, Officers will seek to take advantage of that.
B1.5 Facilitate a weed eradication and management program for the Greater Dandenong Green Wedge including works on private land, incentives, education and advice (following B1.1; refer to B1.7).	Short	Engineering Services Private land owners	Weed eradication and management program implemented Education and advice sent to landowners	Relevant	Commenced 	Council actively manage weeds on Council owned reserves and roadsides.  Landowners are required under the Catchment and Land Protection Act, 1994 to manage noxious weeds on their properties.  The management of noxious weeds is enforced through Council's local law. However, most enforcement is

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Actions to Achieve	Timeframe	Responsibility	Outcome/Indicator	Appropriateness	Action Progress	Progress Comment
B1.6 Apply an interim Vegetation Protection Overlay to protect existing native vegetation, particularly remnant River Red Gums (with an exemption for trees below 2m or single trunk circumference of less than 0.5m at 1m height above ground level) (update these controls and seek to make them permanent as part of B1.3).	Immediate	City Planning, Design & Amenity	Vegetation Protection Overlay introduced into the planning scheme	Relevant	Completed 	reactive (through reports from the community).  Further public engagement is required in the Green Wedge to advise and educate landowners about weed eradication and management programs. This could be linked to the information distributed yearly to properties on Council's Fire Prevention List which explains what fire prevention measures should be taken and by what date. This includes information regarding what kind of weeds and grasses are a fire danger.
B1.7 Monitor vegetation and threatened species (following B1.1).	Ongoing	City Planning, Design & Amenity Engineering Services	Remnant vegetation and significant trees are retained and threatened species have not diminished	Relevant	Commenced 	The City of Greater Dandenong Green Wedge Biodiversity Management Planning Controls: Advice for ongoing protection (2018) included a desktop review of vegetation coverage for the Green

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## 4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

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Actions to Achieve	Timeframe	Responsibility	Outcome/Indicator	Appropriateness	Action Progress	Progress Comment
B1.8 Undertake other measures to protect important flora and fauna (following B1.1 and B1.7; to complement B1.3).	Short	City Planning, Design & Amenity	Measures as identified by completion of B1.1 and in light of B1.3 and B1.7 actioned	Relevant	Commenced 	Wedge which provides a baseline for future monitoring. Amendment C205 to the Greater Dandenong Planning Scheme has introduced a permanent Vegetation Protection Overlay over the main portion of the Green Wedge which requires a planning permit to remove native trees of a certain size. Other measures are ongoing advocacy and Clause 52.17 Native Vegetation of the Planning Scheme.
B2.1 Identify opportunities and methods to create and/or enhance habitat links that increase connectivity in the Greater Dandenong Green Wedge, particularly for aquatic species and mobile canopy-dwelling native fauna in collaboration with local land owners (refer to B2.2 for follow-up action).	Immediate	City Planning, Design & Amenity	Opportunities and methods identified	Relevant	Commenced 	Amendment C143 introduced Clause 22.02-3 Green Wedge Policy 'Environment' in to the Greater Dandenong Planning Scheme which states it is policy to encourage the creation of an integrated network of public open space and conservation experiences that link to and through the Green Wedge. Council adopted its 'Greening Our City' Urban Tree Strategy 2018-2028 in July 2018 which aims to increase canopy coverage across Greater Dandenong to 15% (from the current 9.9%) by 2028. The Green Wedge currently sits at 6% coverage. An action of this Strategy is to investigate opportunities for establishing wildlife corridor links where appropriate.

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## 4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

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Actions to Achieve	Timeframe	Responsibility	Outcome/Indicator	Appropriateness	Action Progress	Progress Comment
B2.2 Assess and implement methods to create and/or enhance identified habitat links in the Greater Dandenong Green Wedge (e.g. land acquisition, leasing) (refer to B1.3).	Short	City Planning, Design & Amenity	Assessment and implementation of methods completed	Relevant	No action to date 	Council has signed up to the <i>Living Melbourne: our metropolitan urban forest</i> strategy which focuses on increasing canopy coverage across Greater Melbourne.  Council continues to advocate to Melbourne Water (as a major landholder) in the Green Wedge. Melbourne Water manage the Dandenong Creek, an area where further habitat connections could occur.  Council planners will continue to examine habitat links as relevant planning permit applications arise.
B2.3 Identify opportunities in the Greater Dandenong Green Wedge 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) (refer to A1.4).	Short	City Planning, Design & Amenity  Engineering Services  Melbourne Water	Areas identified	Relevant	Commenced 	Amendment C143 introduced Clause 22.02-3 Green Wedge Policy 'Environment' in to the Greater Dandenong Planning Scheme which states it is policy to encourage the creation of an integrated network of public open space, wetlands/billabongs and other conservation experiences that link to and through the Green Wedge.

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## 4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

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Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
B2.4 Facilitate the design, creation and management of retarding basins and wetlands in the Greater Dandenong Green Wedge (following A1.4 and B2.1).	Medium	Engineering Services Melbourne Water	Retarding basins and wetlands designed, created and managed in order to achieve objective of action	Relevant	Commenced 	<p>As part of the Enhancing Our Dandenong Creek project, Melbourne Water are enhancing or creating 20 wetland or Billabong habitats along the Dandenong Creek Corridor, between Heathmont and Dandenong. The purpose of these works is to aid the recovery of threatened native fish (dwarf galaxias and Yarra pygmy perch). The project includes sites within the City of Greater Dandenong area along Dandenong Creek, south of Brady Road. The ponds have been installed but do not yet have fish in them as levels and conditions need to be right before the release of such threatened species. Maintenance, monitoring and modification will take place throughout 2019/2020.</p> <p>Council planners and the Council drainage engineers will continue to identify further opportunities as relevant planning permit applications/public works arise.</p> <p>In collaboration with Melbourne Water, the north levee bank along the Mordialloc Creek is to be removed and replaced with increased retention system.</p> <p>Council planners and the Council drainage engineers will continue to identify further opportunities as relevant planning permit applications/public works arise.</p>

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Actions to Achieve	Timeframe	Responsibility	Outcome/Indicator	Appropriateness	Action Progress	Progress Comment
B2.5 Apply planning controls to encourage appropriate revegetation along areas identified to provide habitat links and connectivity in the Greater Dandenong Green Wedge (refer to B2.1 and B2).	Short	City Planning, Design & Amenity	Planning controls introduced into the planning scheme	Relevant	Completed 	Amendment C143 introduced Clause 22.02-3 Green Wedge Policy 'Environment' in to the Greater Dandenong Planning Scheme where it is policy to encourage the creation of an integrated network of public space, wetlands/billabongs, recreational, conservation and cultural facilities and experiences that link to and through the Green Wedge  Amendment C205 to the Greater Dandenong Planning Scheme has also introduced a permanent Vegetation Protection Overlay over the main portion of the Green Wedge.  There are limitations to achieving offsets under the current State Government criteria and are therefore unlikely to be achieved.
B2.6 Investigate the use of native vegetation offsets within the Greater Dandenong Green Wedge to establish permanently protected areas of native vegetation.	Short	City Planning, Design & Amenity	Options for using native vegetation offsets identified	Relevant	No action to date 	This Action and Action B2.9 both relate to climate mitigation and should be implemented in tandem.  As it is a 'Short term' action it is not due to commence until 2021.
B2.7 Investigate the acquisition of land to increase the extent of public open space reserves within the Greater Dandenong Green Wedge and improve habitat links as well as pedestrian, cycle and equestrian	Short	City Planning, Design & Amenity	Options for land acquisition identified	Relevant	Commenced 	Council is currently undertaking a review of the Greater Dandenong Open Space Strategy (2009). As part of this work Public Open Space Selection Guidelines are being developed to provide guidance on the purchase of land for public open space purposes, including land within the green wedge. Consideration of

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Actions to Achieve	Timeframe	Responsibility	Outcome/Indicator	Appropriateness	Action Progress	Progress Comment
connections (refer to B1 and C6.5).						matters including land size, location, demand and constraints will ensure the expenditure of Council funds and the expansion of the public open space network are undertaken appropriately.  Council is investigating the feasibility of Ordish Road Reserve being used for horse float storage for the green wedge. All other pedestrian, cycle and equestrian links will be contained in Council's road and drainage reserves.
B2.8 Continue to facilitate habitat connectivity improvements through the South East Green Wedge (coordinating with the City of Kingston, City of Frankston and the City of Casey) and the Living Links project by the Port Phillip and Westernport Catchment Management Authority (refer to C6).	Ongoing	City Planning, Design & Amenity  Casey, Frankston & Kingston City Councils  Port Phillip & Westernport Catchment Management Authority	Habitat connectivity improvements achieved	Relevant	No action to date  	Council is an active member of the Living Links.  Council will write to the other green wedge council's and the Catchment Management Authority to gauge interest in wider habitat connectivity improvements.
B2.9 Investigate opportunities for carbon sinks in the Greater Dandenong Green Wedge.	Short	City Planning, Design & Amenity	Opportunities for carbon sinks investigated	Relevant	No action to date  	A large piece of land will be required in order to achieve a carbon sink.  This action and Action B2.6 both relate to climate mitigation and should be implemented in tandem.  As it is a 'Short term' action it is not due to commence until 2021.

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Actions to Achieve	Timeframe	Responsibility	Outcome/Indicator	Appropriateness	Action Progress	Progress Comment
B2.10 Encourage the exploration of renewable energy opportunities, particularly in association with major infrastructure, water treatment and land rehabilitation activities (refer to Clarke Road Precinct on Map 1).	Short	City Planning, Design & Amenity Engineering Services Private land owners	Renewable energy opportunities explored at former Clarke Road tip	Relevant	Completed 	Current planning application (PLN18/00688) is being assessed for a solar farm on this site.
B2.11 Investigate methods for funding ecological improvements in the Greater Dandenong Green Wedge.	Immediate	City Planning, Design & Amenity	Methods for funding ecological improvements investigated	Relevant	Commenced 	Investigations remain ongoing but there is no funding available at this stage.  Council's Parks team will continue to advocate to Melbourne Water to carry out further ecological improvements on their land.  The Gardens for Wildlife Program offers a further opportunity in this area.
B2.12 Work with local indigenous nurseries to establish and source plants for revegetation of private and public land.	Short	Engineering Services Local indigenous nurseries	Indigenous plants sourced	Relevant	No action to date 	Ongoing role for council owned land.  The Gardens for Wildlife Program offers a further opportunity in this area.  As it is a 'Short term' action it is not due to commence until 2021.
B3.1 Continue to actively support community participation in major environmental programs (e.g. Clean up Australia Day, National	Ongoing	City Planning, Design & Amenity Engineering Services	Continued support of major environmental programs	Relevant	No action to date 	There has been no event held in the Green Wedge.

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Actions to Achieve	Timeframe	Responsibility	Outcome/Indicator	Appropriateness	Action Progress	Progress Comment
Tree Day, World Environment Day, National Biodiversity Month) in the Greater Dandenong Green Wedge.		Private land owners Community groups				
B3.2 Facilitate community participation in managing environmentally significant areas in the Greater Dandenong Green Wedge, such as through the establishment of friends' groups and Landcare programs.	Ongoing	Engineering Services Private land owners Community groups	Local environment groups established	Relevant	No action to date 	There is no Landcare group in Greater Dandenong. A TAFE group is doing some work in the Perry Road Reserve South East (which sits just outside the green wedge).
B3.3 Encourage community activities and events based around the environment in the Greater Dandenong Green Wedge, such as Waterwatch, frog census and wildlife tours.	Ongoing	Engineering Services Private land owners Community groups	Events and activities undertaken	Relevant	No action to date 	A TAFE group is doing some work in the Perry Road Reserve South East (which sits just outside the green wedge). They will be requested to do a bird watch.
B3.4 Prepare and distribute information (e.g. Council publications, website, interpretive signage) regarding the Greater Dandenong Green Wedge (distribute with A1.8, C5.2, D1.8, E1.3 and E2.6) that: - Identifies its biodiversity values and the vision for the region;	Immediate	City Planning, Design & Amenity Engineering Services Private land owners	Information prepared and distributed	Relevant	Completed 	Information prepared and distributed to owners and occupiers in the green wedge. Fact sheet available on Council's website.

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Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriat eness	Action Progress	Progress Comment
<ul style="list-style-type: none"> <li>- Discusses regulatory roles and controls;</li> <li>- Includes preferred plant guidelines; and</li> <li>- Identifies ways to protect and enhance biodiversity values and to minimise the impacts of pest plants and animals on local biodiversity.</li> </ul>						
B3.5 Investigate the feasibility of establishing an environmental and agricultural centre in the same vein as CERES, Brunswick East or Edendale Farm, Eltham.	Short	City Planning, Design & Amenity  Engineering Services  Private land Owners  Community groups	Feasibility of an environmental and agricultural centre investigated	Relevant	Commenced 	Council is investigating the purchase of a portable trailer which the waste, parks and sustainability teams can take to events to promote broader sustainability issues.

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##### 4.2 Summary observations for the Natural Environment Theme

Of the 25 actions, five have been completed and 12 commenced.

Status	Timeframe				Total
	Immediate	Short	Medium	Ongoing	
Completed	2	3			5
Commenced	4	6	1	1	12
No action		4		4	8
Total	6	13	1	5	25

The focus for Council over the past five years has been to protect the existing ecological values of the Green Wedge, largely by strengthening planning controls in this area. It is now time for Council to focus on our education and advocacy role (including to the larger public landholders such as Melbourne Water) and to become more proactive in this space. This will assist in making further achievements under this theme.

Action B2.6 and Action 2.9 both relate to climate mitigation and it is recommended that they be implemented in tandem.

##### Recommendation

Continue to monitor progress of actions within Theme B.

Develop a fact sheet on enhancing the resilience of red gums from pests and distribute to landowners (Action B1.1).

Devise a simple management plan and distribute to landowners (Action B1.2).

Send information to landowners regarding weed eradication measures for their properties (Action B1.5).

Action B2.6 and Action 2.9 both relate to climate mitigation and it is recommended that they be implemented in tandem.

Write to the adjoining South East Green Wedge Council's and Port Phillip Catchment Authority (Action B2.8).

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## 4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Table 5 Assessment of Theme C: Land Use actions of the Green Wedge Management Plan



Actions to Achieve	Timeframe	Responsibility	Outcome/Indicator	Appropriateness	Action Progress	Progress Comment
C1.1 Rezone the Hutton Road North Precinct to Green Wedge A Zone, maintaining the existing 4ha minimum lot sizes. Further investigation to determine whether the land should transition to an urban residential use.	Immediate	City Planning, Design & Amenity	Green Wedge A Zone introduced into planning scheme for Hutton Road North Precinct	Relevant	Completed ✓	Implemented by Amendment C143 to the Greater Dandenong Planning Scheme in August 2017.  Council is yet to hear from the Keysborough Golf Course regarding the investigation into whether the land is appropriate to transition to an urban residential use.
C1.2 Rezone the Keys Road Precinct to Green Wedge A Zone maintaining the existing 6ha minimum lot size.	Immediate	City Planning, Design & Amenity	Green Wedge A Zone introduced into planning scheme for Keys Road Precinct	Relevant	Completed ✓	Implemented by Amendment C143 to the Greater Dandenong Planning Scheme in August 2017.
C1.3 Rezone the National Water Sports Centre to Public Park and Recreation Zone, reflecting its existing role, land use and ownership.	Immediate	City Planning, Design & Amenity	Public Park & Recreation Zone introduced into planning scheme for National Water Sports Centre	Relevant	Completed ✓	The Planning Panel for Amendment C143 recommended that this rezoning did not proceed until ownership issues were resolved.

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Actions to Achieve	Timeframe	Responsibility	Outcome/Indicator	Appropriateness	Action Progress	Progress Comment
C1.4 Include the vision, objectives and relevant actions for the Greater Dandenong Green Wedge in the Greater Dandenong Planning Scheme (for the vision and objectives refer to Figure 2).	Immediate	City Planning, Design & Amenity	Vision, objectives and relevant actions introduced into the planning scheme	Relevant	Completed 	Implemented by Amendment C143 to the Greater Dandenong Planning Scheme in August 2017.
C1.5 Revise the Greater Dandenong Green Wedge precincts in the Greater Dandenong Planning Scheme including a map of the precinct, the recommended precinct objectives and each precinct's preferred land uses (refer to Map 1 and Figure 5).	Immediate	City Planning, Design & Amenity	Revised precincts into the planning scheme	Relevant	Completed 	Implemented by Amendment C143 to the Greater Dandenong Planning Scheme in August 2017.

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Actions to Achieve	Timeframe	Responsibility	Outcome/Indicator	Appropriateness	Action Progress	Progress Comment
C2.1 Maintain the 40ha minimum subdivision lot size in the Bangholme Lowlands, Bangholme East and Lyndhurst Precincts.	Ongoing	City Planning, Design & Amenity	No change to minimum lot size	Relevant	Completed 	Implemented by Amendment C143 to the Greater Dandenong Planning Scheme in August 2017.
C2.2 Investigate specific agricultural opportunities for the Greater Dandenong Green Wedge (e.g. considering market assessment, access, soil and water quality and water availability including recycled water from the Eastern Treatment Plant).	Short	City Planning, Design & Amenity Greater Dandenong Business	Opportunities investigated	Relevant	Commenced 	Council has a Dandenong South food focus and makes enquiries concerning wholesale, manufacturing, processing and retail which are all occurring in proximity to the Green Wedge.  The State Government is currently reviewing the protection of agricultural land around Melbourne. Following consultation in February and March 2019 DELWP are currently developing a consultation paper outlining potential planning responses to protect and support Melbourne's agricultural land and strengthen green wedge planning controls more broadly. This is due in early 2020.
C2.3 Actively encourage the establishment of niche and specialised agricultural activities in the Greater Dandenong Green Wedge, particularly those supporting food security.	Ongoing	City Planning, Design & Amenity Greater Dandenong Business	Actions undertaken to encourage niche and specialised agricultural activities  Policy included in the planning scheme	Relevant	Completed and ongoing 	Implemented by Amendment C143 to the Greater Dandenong Planning Scheme in August 2017.  Council provides business development support to retain and attract businesses in Bangholme (for example Craft & Co, the Water Cable Park and the Chinese Equine Centre).

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Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
C2.4 Support the Greater Dandenong Regional Food Strategy initiatives in the Greater Dandenong Green Wedge.	Ongoing	Greater Dandenong Business	Initiatives in the Regional Food Strategy supported	Relevant	Commenced 	Continue to support the initiatives in the Regional Food Strategy.

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Actions to Achieve	Timeframe	Responsibility	Outcome/Indicator	Appropriateness	Action Progress	Progress Comment
C2.5 Facilitate land aggregation and leasing in the Greater Dandenong Green Wedge to assist operations needing more land for agricultural viability.	Ongoing	Greater Dandenong Business	Land aggregation and leasing for agricultural purposes achieved	Relevant	Commenced 	Council wrote to all landowners and occupiers offering to act as a go-between for any would-be landlords or tenants. To date, there has been no response received.  Council remains committed to assisting where possible.
C2.6 Investigate options for assistance and advice to agricultural operators (to work in conjunction with information pack distribution) (refer to A1.8, B3.4, C5.2, E1.3 and E2.6).	Short	Greater Dandenong Business	Options identified	Relevant	Commenced 	Benefits from the Greater Dandenong Food Enterprise Program are offered to Green Wedge landholders and producers.  Achievements and the activities of Green Wedge food and beverage producers have been featured in the <i>Talking Business</i> magazine and through other Council publications and promotions.  Council has representation on the Board of Agribusiness Gippsland to better integrate Gippsland producers with Greater Dandenong food processors/manufacturers and supply chains.  Introductions are provided to agribusiness contacts and networks on request. Assistance and advice to agricultural operators remains ongoing.
C2.7 Include policy statement in the Greater Dandenong Planning Scheme to discourage further subdivision of lots	Immediate	City Planning, Design & Amenity	Policy included in the planning scheme	Relevant	Completed 	Implemented by Amendment C143 to the Greater Dandenong Planning Scheme in August 2017.

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## 4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

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in areas where agriculture is established and viable.							
Actions to Achieve	Timeframe	Responsibility	Outcome/Indicator	Appropriateness	Action Progress	Progress Comment	
C3.1 Continue to apply planning policies and controls to ensure that land use and development within the Greater Dandenong Green Wedge does not compromise the operation of the regionally significant Eastern Treatment Plant and Dandenong South Industrial 2 Zone.	Ongoing	City Planning, Design & Amenity	Policy and controls to maintain the operations of the Eastern Treatment Plant and Industrial 2 Zone are Retained	Relevant	Completed 	Implemented by Amendment C143 to the Greater Dandenong Planning Scheme in August 2017.	
C3.2 Advocate to the State Government to review the major pipeline infrastructure mapping and confirm the applicable measurement length/buffer distances in the Greater Dandenong Green Wedge.	Ongoing	City Planning, Design & Amenity Corporate Services	Buffer distances confirmed and mapping completed	Relevant	Commenced 	Council made a submission to the Major Hazards Advisory Committee in 2015 requesting they consider amending the Victoria Planning Provisions to formalise the requirement to refer planning applications to the major pipeline licensees.  Since 2013, Council has regularly requested the State Government make corrections to their mapping of major pipeline infrastructure and requested Energy Safe Victoria to continue to advocate to the State Government to revise and update the major pipeline infrastructure mapping. Officers will again request this of the State Government before the next review in 2024.	

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Actions to Achieve	Timeframe	Responsibility	Outcome/Indicator	Appropriateness	Action Progress	Progress Comment
C4.1 Include policy statement in the Greater Dandenong Planning Scheme to guide appropriate land use and minimise potential for land use conflict in the Greater Dandenong Green Wedge.	Immediate	City Planning, Design & Amenity	Policy statement included in the planning scheme	Relevant	Completed 	Implemented by Amendment C143 to the Greater Dandenong Planning Scheme in August 2017.
C4.2 Continue to engage with Cornish College and Southern Metropolitan Cemeteries Trust (operator of Bunurong Memorial Park) regarding expansion plans so any potential impacts on the operations of the Eastern Treatment Plant and the future of other parts of the Greater Dandenong Green Wedge are minimised.	Ongoing	City Planning, Design & Amenity Cornish College Southern Metropolitan Cemeteries Trust	Communication with Cornish College and Southern Metropolitan Cemeteries Trust continued	Relevant	Commenced 	Council continues to have ongoing communication with Cornish College and Southern Metropolitan Cemeteries Trust as appropriate.
C4.3 Include policy statement in the Greater Dandenong Planning Scheme to ensure that new uses are adequately protected from potential off-site impacts from the legitimate operation of the Eastern Treatment Plant and the Industrial 2 Zoned area.	Immediate	City Planning, Design & Amenity Melbourne Water	Policy statement included in the planning scheme	Relevant	Completed 	Implemented by Amendment C143 to the Greater Dandenong Planning Scheme in August 2017.

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Actions to Achieve	Timeframe	Responsibility	Outcome/Indicator	Appropriateness	Action Progress	Progress Comment
C4.4 Include policy statement in the Greater Dandenong Planning Scheme to ensure that new residential uses provide adequate protection from the legitimate operations of nearby and future potential activities such as agriculture, recreation, equestrian and sporting activities.	Immediate	City Planning, Design & Amenity	Policy statement included in the planning scheme	Relevant	Completed 	Implemented by Amendment C143 to the Greater Dandenong Planning Scheme in August 2017.
C5.1 Assist with the appropriate use of unused and poorly maintained land by establishing and sustaining a database of land owners and interested agricultural, education, recreational, sporting and cultural operators (refer to C2.5 and C6.2).	Ongoing	City Planning, Design & Amenity Greater Dandenong Business Private land owners Community Groups Interested agricultural, education, recreational, sporting and cultural operators	Database established and maintained	Relevant	Commenced 	Council wrote to all landowners in September 2017 to see if there was any interest in this and there has been no response to date.  Now that Objective C1 has been satisfied, of providing certainty to landholders regarding the future of the green wedge, Council can concentrate on improving the quality of the land.

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Actions to Achieve	Timeframe	Responsibility	Outcome/Indicator	Appropriateness	Action Progress	Progress Comment
C5.2 Provide advice and assistance to land owners (refer to B3) regarding: - methods to maintain and improve land management practices including weed management, appropriate revegetation and options for food production and animal agistment that may complement residential activities; and - regulations about land fill and the consequences of poor-quality fill.	Ongoing	City Planning, Design & Amenity Engineering Services	Advice and assistance provided	Relevant	Completed 	Information distributed and available on Council's website.  Further information to be prepared and distributed in line with Objective B2 and B3.
C6.1 Strengthen the passive open space function and cultural role of the Spring Valley Reserve by tree planting and identifying infrastructure upgrades to improve the interface, access, amenity, safety, signage, parking, dog areas and linkages to other open space and active transport routes.	Medium	City Planning, Design & Amenity Engineering Services	Trees planted Infrastructure upgrades identified	Relevant	Commenced 	The Spring Valley Reserve is currently undertaking a study and works on the ground to deal with the fill and capping layer of the reserve. This needs to occur prior to any tree planting works.  The Dog Off-Leash Strategy, 2019 proposes turning the whole reserve in to an off-leash area.

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Actions to Achieve	Timeframe	Responsibility	Outcome/Indicator	Appropriateness	Action Progress	Progress Comment
C6.2 Continue to engage with existing sporting clubs and organisations within the area regarding their ongoing viability and any future plans for expansion or relocation (refer to C5.1).	Ongoing	City Planning, Design & Amenity Community Services Sporting clubs & organisations	Communication with sporting clubs and organisation continued	Relevant	Commenced 	Several clubs have engaged with Council and are either being encouraged to develop a Masterplan (Gaelic Park) or are using Council facilities (White Eagle).  Council's <i>Activate Sport and Active Recreation Strategy 2014-2019</i> requires review next year which can factor in this Action.
C6.3 Continue to engage with Keysborough Golf Club to discuss any future land use changes and opportunities for the development of shared recreation facilities.	Ongoing	City Planning, Design & Amenity	Keysborough Golf Course Communication with Keysborough Golf Course continued	Relevant	Commenced 	Ongoing as arises.
C6.4 Continue to engage with Golf Victoria regarding possible merging of golf clubs in the area and the potential for long-term, sustainable use of Green Wedge land for a stand-alone or merged golf club / course.	Ongoing	City Planning, Design & Amenity Golf Victoria	Communication with Golf Victoria	Relevant	Commenced 	Ongoing as arises.
C6.5 Investigate options to increase the provision of public open space (refer to B2.7 and D1.3).	Short	City Planning, Design & Amenity	Options identified	Relevant	Commenced 	Council is currently undertaking a review of the <i>Greater Dandenong Open Space Strategy (2009)</i> . As part of this work, options to increase the provision of public open space are being investigated.

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Actions to Achieve	Timeframe	Responsibility	Outcome/Indicator	Appropriateness	Action Progress	Progress Comment
C7.1 Maintain the 4ha minimum subdivision size in the Clarke Road Precinct.	Ongoing	City Planning, Design & Amenity	No change to minimum lot size	Relevant	Completed 	Implemented by Amendment C143 to the Greater Dandenong Planning Scheme in August 2017.
C7.2 Engage with the EPA and the former Clarke Road landfill site operators regarding the ongoing management of the site and the Post Closure Pollution Abatement Notice (PC PAN) process.	Ongoing	City Planning, Design & Amenity EPA	Continued communication with EPA and site operators regarding PC PAN	Relevant	Commenced 	Current planning application PLN18/0688 (Clarke Road) has been referred to the EPA for comment – had no objections PC PAN process ongoing.
C7.3 Engage with the former Clarke Road landfill site operators regarding opportunities for alternative uses such as renewable energy generation (e.g. solar) and passive open space, as compatible with EPA requirements.	Ongoing	City Planning, Design & Amenity EPA Melbourne Water Site owners/operators	Communication with landfill site owner/operator continued	Relevant	Commenced 	Current planning application PLN18/0688 (Clarke Road) is being considered by Council for a solar farm.

## ORDINARY COUNCIL MEETING - AGENDA

## 4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Greater Dandenong Green Wedge Management Plan Five Year Review

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Actions to Achieve	Timeframe	Responsibility	Outcome/Indicator	Appropriateness	Action Progress	Progress Comment
C7.4 Ensure that, wherever possible, prior to any earthworks on land identified by the Department of Environment and Primary Industries or Council as having the potential to contain Coastal Acid Sulfate Soils, appropriate soil testing is undertaken.	Ongoing	City Planning, Design & Amenities Department of Environment, Land, Water & Planning	Policy statement included in the planning scheme Soil testing undertaken prior to earthworks	Relevant	Completed 	Implemented by Amendment C143 to the Greater Dandenong Planning Scheme in August 2017.
C7.5 Engage with Southern Rural Water and Melbourne Water to further the understanding (and knowledge and evidence) of groundwater connectivity, the nature of the water table and its proximity to the land surface, and develop appropriate management actions that respect the groundwater influence on the region.	Medium	City Planning, Design & Amenities Engineering Services Melbourne Water Southern Rural Water	Groundwater connectivity further understood and actions developed	Relevant	No action to date 	As part of the Planning Permit process, compliance with Council specifications in relation to landfill is strictly enforced.  The City of Greater Dandenong Design Manual for the Subdivision of Land (Rev. G August 2017) outlines the procedures to be followed and refers to most standards and requirements when the Engineering department are assessing planning permit applications for subdivision.  Council will engage with Southern Rural Water and Melbourne Water before the 2024 review.
C7.6 Establish and apply minimum distances between waterways and other land uses (refer to the information contained in Melbourne Water's Waterway Corridors: Guidelines for greenfield development areas within the Port Phillip and Westernport Region (2013) as a guide).	Immediate	City Planning, Design & Amenities Melbourne Water	Minimum distances determined and applied Policy statement included in the planning scheme	Very	Completed 	Implemented by Amendment C143 to the Greater Dandenong Planning Scheme in August 2017.  Council planners and Council drainage engineers will assess as relevant planning permit applications/public works arise.

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#### 4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Greater Dandenong Green Wedge Management Plan Five Year Review

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##### 4.3 Summary observations for the Land Use Theme

Of the 31 actions, all but one has commenced (Action C7.5 which is a medium-term action due to commence by 2026).

	Timeframe				
Status	Immediate	Short	Medium	Ongoing	Total
Completed	11			4	15
Completed & ongoing				1	1
Commenced		3	1	10	14
No action to date			1		1
Total	11	3	2	15	31

The Land Use Theme has been very successful in its implementation since 2014, due mostly to the preparation and approval of Planning Scheme Amendment C143 which updated zoning and policy controls for the green wedge.

Considering this, the 'Priority objective' for this theme has been satisfied and it is recommended that Objective C5 'Facilitate better land management' should be the priority objective of this theme for the next five years. Work in this area can be done in conjunction with Objectives B2 and B3.

##### Recommendation

Continue to monitor progress of actions within Theme C.

Make a further request to DELWP to review its mapping in line with Action C3.2.

Objective C5 to become the priority objective for the next five years.



## ORDINARY COUNCIL MEETING - AGENDA

## 4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

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Greater Dandenong Green Wedge Management Plan Five Year Review

Table 6 Assessment of Theme D: Transport &amp; Access actions of the Green Wedge Management Plan



Actions to Achieve	Timeframe	Responsibility	Outcome/Indicator	Appropriateness	Action Progress	Progress Comment
D1.1 Prepare a 'whole of route' way finding strategy to improve connections to key destinations such as the National Water Sports Centre, Jim Harkin Reserve (Gaelic Park), Keysborough Golf Course and Eastern Sward Golf Course.	Immediate	Engineering Services City Planning, Design & Amenity	Wayfinding strategy prepared	Relevant	Commenced 	Council has undertaken an exercise to develop a plan for Walking, Cycling and Equestrian Trails within the Greater Dandenong Green Wedge. The Walking, Cycling and Equestrian Trails Plan details the trails proposed to help facilitate this vision. These trails are anticipated to be delivered progressively over the next ten to fifteen years.
D1.2 Review the effectiveness of and give recommendations for the improvement of navigation signage associated with the existing trails and paths to, from and through the Greater Dandenong Green Wedge.	Short	Engineering Services City Planning, Design & Amenity	Navigation signage reviewed	Relevant	Commenced 	This project has commenced (see D1.1 above). The effectiveness of the navigation signage has been reviewed and recommendations given which will be the subject of community consultation.

## ORDINARY COUNCIL MEETING - AGENDA

## 4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

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Greater Dandenong Green Wedge Management Plan Five Year Review




Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
D1.3 Develop recreation walking, cycling and equestrian trails through the Greater Dandenong Green Wedge, linking to the surrounding areas including Kingston and Frankston's Green Wedge areas (refer to C6.5).	Medium	Engineering Services Community Services City Planning, Design & Amenity Kingston City Council Frankston City Council Bicycle Victoria	Trails developed	Relevant	Commenced 	This project has commenced (see D1.1 above)  Kingston and Frankston City Councils have been part of the project and some projects have been completed such as the underpass along Thames Promenade in to Kingston.  Bicycle Victoria are aware of project and it also links in to the Greater Dandenong Bicycle Strategy.
D1.4 Plan and commence implementation of an off-road network of shared paths to complete the VicRoads Principal Bicycle Network (PBN) and better connect the Greater Dandenong Green Wedge to surrounding residential areas and activity nodes such as Dandenong, Mordialloc and Carrum.	Medium	Engineering Services Bicycle Victoria VicRoads	Off-road shared path network developed	Relevant	Commenced 	Pillars Road will be included within a Strategic Cycling Corridor (formerly known as the PBN). This project is a priority deliverable and likely to occur at the same time as Pillars Road is to be reconstructed (likely in 2020-2021).  State Government grants will be available for this project.

## ORDINARY COUNCIL MEETING - AGENDA

## 4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

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Greater Dandenong Green Wedge Management Plan Five Year Review

Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriateness	Action Progress	Progress Comment
D1.5 Investigate the feasibility of an on-road bicycle circuit utilising the Greater Dandenong, Kingston and Frankston Green Wedges, the National Water Sports Centre and Beach Road.	Short	Engineering Services Bicycle Victoria VicRoads	Feasibility investigated	Relevant	Completed 	Have investigated an on-road link between the three Councils of Greater Dandenong, Kingston and Frankston but it is not feasible as it would involve cyclists having to travel along Thompsons Road with its associated industrial traffic.  An internal loop within the Green Wedge is an option (Project as detailed in Action D1.1 will look at this).
D1.6 Continue to reinforce the hierarchy of the road network, in particular taking care to mitigate any intrusion of through traffic onto local roads.	Ongoing	Engineering Services VicRoads	Policy statement included in the planning scheme	Relevant	Completed and ongoing 	Implemented by Amendment C143 to the Greater Dandenong Planning Scheme in August 2017.  As outlined at Action D1.1, road design options are being examined to mitigate through traffic. This is due to the proposed Mordialloc freeway upgrade which is likely to increase through traffic onto local roads in the green wedge.
D1.7 Advocate for upgrades to the arterial road network, initially focussed on addressing capacity constraints on Thompsons	Ongoing	Engineering Services VicRoads	Continued communication with VicRoads regarding arterial road network upgrades	Relevant	Completed and ongoing 	The Thompsons Road upgrade is complete and traffic in the eastbound direction has improved.

## ORDINARY COUNCIL MEETING - AGENDA

## 4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Greater Dandenong Green Wedge Management Plan Five Year Review Page 54 of 61

Road in the eastbound direction.							The Glasscocks Road upgrade is next in partnership with the State Government.
Actions to Achieve	Timeframe	Responsibility	Outcome/Indicator	Appropriateness	Action Progress	Progress Comment	
D1.8 Develop and promote publish maps to promote key pedestrian, bicycle and horse riding routes within the Greater Dandenong Green Wedge and wider area (distribute with A1.8, B3.4, E1.3 and E2.6).	Short	Community Services Engineering Services	Maps prepared and distributed via Council website	Relevant	Commenced 	Real time maps, which can be easily updated, will be available on Council's website.	
D2.1 Continue to advocate for improved public transport services (frequency and coverage) to service existing and new land uses within the Greater Dandenong Green Wedge, as part of the broader public transport advocacy being undertaken for the municipality by Council.	Ongoing	Engineering Services Public Transport Victoria	Continued communication with PTV regarding frequency and coverage of public transport services	Relevant	Commenced 	<p>The <i>Draft Greater Dandenong Public Transport Advocacy Statement</i> is to launch later in 2019.</p> <p>While the Green Wedge is not a focus, the statement does seek a public transport (bus) route down Perry Road.</p> <p>The statement seeks to link Keysborough South and Dandenong South which will encompass improvements to public transport services through the green wedge.</p>	

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#### 4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Greater Dandenong Green Wedge Management Plan Five Year Review

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##### 4.4 Summary observations for the Transport & Access Theme

All nine actions have commenced for this theme.

Status	Timeframe				
	Immediate	Short	Medium	Ongoing	Total
Completed		1		1	2
Completed & ongoing				1	1
Commenced	1	2	2	1	6
Total	1	3	2	3	9

Council's Traffic Department has commenced two large projects; *Greater Dandenong Green Wedge Trails (Walking, Cycling, Equestrian) Network Planning* and the *Greater Dandenong Green Wedge Road Network Planning* projects. These projects cover off on many of the actions contained in Objective D1.

Objective D2 remains an ongoing advocacy action for Council.

##### Recommendation

Continue to monitor progress of actions within Theme D.



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## 4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

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Greater Dandenong Green Wedge Management Plan Five Year Review

Table 7 Assessment of Theme E: Built Form &amp; Heritage actions of the Green Wedge Management Plan




Actions to Achieve	Timeframe	Responsibility	Outcome/Indicator	Appropriateness	Action Progress	Progress Comment
E1.1 Include Siting and Design Guidelines for buildings and works in the Greater Dandenong Green Wedge as policy in the Greater Dandenong Planning Scheme (refer to Siting & Design Guidelines on page 37).	Immediate	City Planning, Design & Amenity	Policy included in the planning scheme	Relevant	Completed 	Implemented by Amendment C143 to the Greater Dandenong Planning Scheme in August 2017.  Measure effectiveness of controls in 2024 review.
E1.2 Consider applying an overlay to the Greater Dandenong Green Wedge to require a permit for all buildings and works in order to assess the suitability of the proposal in regard to built form, water management and environmental factors (refer to A1 and B1).	Immediate	City Planning, Design & Amenity	Consideration of overlay	Relevant	Completed 	Local policy 22.02-2 of the Greater Dandenong Planning Scheme requires all proposals in the Green Wedge to: <ul style="list-style-type: none"> <li>Respond to the siting and design guidelines for buildings and works,</li> <li>Show how development will apply floodplain management measures where relevant.</li> </ul> The Vegetation Protection Overlay (which covers the main portion of Green Wedge) seeks to protect existing ecological values and create additional habitat and connectivity.  An additional overlay was considered but is not required at this stage.

## ORDINARY COUNCIL MEETING - AGENDA

## 4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

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Greater Dandenong Green Wedge Management Plan Five Year Review




Actions to Achieve	Timeframe	Responsibility	Outcome/Indicator	Appropriateness	Action Progress	Progress Comment
E1.3 As part of information distributed regarding the Greater Dandenong Green Wedge, educate the community about rules regarding rubbish dumping and littering including likely enforcement actions in the event of non-compliance (distribute with A1.8, B3.4, C5.2, D1.8 and E2.6).	Immediate	City Planning, Design & Amenity	Information distributed	Relevant	Completed 	Information distributed and available on Council's website.
E2.1 Encourage Aboriginal Cultural Heritage Assessments to be undertaken in the highly archaeological sensitive sand bodies located in the north-west and east of the Greater Dandenong Green Wedge through the use of a local policy.	Short	City Planning, Design & Amenity	Policy included in the planning scheme	Relevant	Completed 	Implemented by Amendment C143 to the Greater Dandenong Planning Scheme in August 2017.
E2.2 Work with traditional owners to develop a cultural heritage trail that links the different landforms inhabited and utilised by the traditional Aboriginal owners. Install interpretive signage at designated points along the trail.	Medium	Community Services City Planning, Design & Amenity Office of Aboriginal Affairs Victoria Traditional owners	Communication with traditional owners undertaken Trail developed Interpretive signage installed	Relevant	Commenced 	Action 8: Respect and preserve Aboriginal and Torres Strait Islander heritage of the Greater Dandenong Reconciliation Action Plan 2017-2019 has specific deliverables concerning the mapping of significant sites, a heritage walking trail, bush tucker garden, signage and self-guided tours.

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## 4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

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Greater Dandenong Green Wedge Management Plan Five Year Review


Actions to Achieve	Timeframe	Responsibility	Outcome/ Indicator	Appropriat eness	Action Progress	Progress Comment
E2.3 Work with Office of Aboriginal Affairs Victoria to develop a database of places and sites of Aboriginal Cultural Heritage Significance which can be recognised in educational material.	Ongoing	City Planning, Design & Amenity  Community Services  Office of Aboriginal Affairs Victoria	Database established and maintained	Relevant	Commenced 	See Action E2.2 above.
E2.4 Undertake a targeted survey of known Aboriginal cultural heritage sites to assess their current condition, including an audit of registered scarred trees.	Short	City Planning, Design & Amenity  Community Services  Traditional owners	Surveys undertaken  Report on findings prepared	Relevant	Commenced 	See Action E2.2 above.
E2.5 Retain heritage protection for identified post-contact heritage sites, assisting in the presentation and promotion of heritage values.	Ongoing	City Planning, Design & Amenity	Heritage protection retained	Relevant	Commenced 	Ongoing as arises.

## ORDINARY COUNCIL MEETING - AGENDA

## 4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

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Greater Dandenong Green Wedge Management Plan Five Year Review

Actions to Achieve	Timeframe	Responsibility	Outcome/Indicator	Appropriateness	Action Progress	Progress Comment
<p>E2.6 Compile and distribute an 'Aboriginal Cultural Heritage Fact Sheet/Booklet' to all land owners and occupiers within the Greater Dandenong Green Wedge (distribute with A1.8, B3.4, C5.2, D1.8 and E1.3), containing:</p> <ul style="list-style-type: none"> <li>- Basic information on the 2006 Aboriginal Heritage Act and its implications for developments within the Greater Dandenong Green Wedge.</li> <li>- Information on the site types to be found within the Greater Dandenong Green Wedge using information provided in the Greater Dandenong Green Wedge: Aboriginal Heritage Assessment (Benchmark Heritage Management, 2013).</li> <li>- Links to online cultural heritage resources at Office of Aboriginal Affairs Victoria.</li> <li>- Details of the local indigenous communities and organisations who may:</li> <li>· Provide advice on cultural matters;</li> <li>· Provide general advice on Cultural Heritage Management Plan</li> <li>(CHMP) requirements including a preliminary assessment of the level of cultural heritage assessment required;</li> <li>· Undertake site inspections for land owners within the Greater Dandenong Green Wedge;</li> <li>· Undertake cultural heritage inductions;</li> <li>· Provide education opportunities to local schools;</li> <li>· Provide display materials to the City of Greater Dandenong for use at community/educational events. These may include stone artefacts, wooden artefacts, old photographs of the area, information about Aboriginal life within the area and cultural practices.</li> </ul>	Immediate	<p>City Planning, Design &amp; Amenity</p> <p>Office of Aboriginal Affairs Victoria</p>	Information prepared and distributed	Relevant	<p>Completed</p> 	Information distributed and available on Council's website.

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#### 4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)

Greater Dandenong Green Wedge Management Plan Five Year Review

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##### 4.5 Summary observations for the Built Form & Heritage Theme

All actions have commenced, with five being completed.

Status	Timeframe				
	Immediate	Short	Medium	Ongoing	Total
Completed	4	1			5
Commenced		1	1	2	4
Total	4	2	1	2	9

A further review of the built form guidelines in 2024 will be beneficial as they will then have been in the Planning Scheme for some seven years.

##### Recommendation

Continue to monitor progress of actions within Theme E.

Review the Built Form Guidelines of the GWMP in 2024.

#### **4.2.3 Greater Dandenong Green Wedge Management Plan Five Year Review (Cont.)**

Greater Dandenong Green Wedge Management Plan Five Year Review

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##### **5 Conclusion**

The GWMP has now been the subject of its first five-year desktop review of the appropriateness of its objectives and actions.

Five years on from its adoption by Council, the GWMP is progressing well, with work commencing, or being completed, across all five themes.

All objectives and actions are still considered relevant, with all but 10 per cent of actions commencing in some way.

Over the next five years, the implementation focus will adjust from applying planning controls and policy, to education and advocacy to continue to progress these important aspects of the GWMP.

Council will continue to provide a yearly progress update, which to date has taken the form of a newsletter, to the community, with the next formal report to Council on the GWMP to occur in 2024.

#### **4.2.4 Consideration of Urban Forest Strategy – Further Supporting Information**

File Id:

Responsible Officer:

Director City Planning Design & Amenity

Attachments:

Greening Greater Dandenong – What Next?

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#### **Report Summary**

At its meeting on 10 December 2018, Council considered a response to the 'Future Considerations' identified on page 36 in the *Greening Our City: Urban Tree Strategy 2018-2028* and requested the start of development of an Urban Forest Strategy to address the lack of canopy cover on private land, and that a report to be tabled *'to Council by 31 December 2019 providing an update and further details on the direction of this work, and likely timings for completion'*.

The '*Greening Our City*' Urban Tree Strategy 2018-2028 was adopted by Council in July 2018. *Greening Our City* identified the very low level of canopy coverage (9.9%) as a key issue facing the municipality. This was due to the fact that such a low level would make vulnerable residents at increasing risk of exposure to extreme heat events that are very likely to occur in a warming climate.

This report provides an overview of the further research undertaken in response to that resolution on 10 December 2018. In addition, the report presents a project direction for the Urban Forest Strategy and timeframe for the 2020-2021 financial year.

At the Council meeting on 9 December 2019 a report was tabled, however Councillors required further information regarding the need for an Urban Forest Strategy, and what was being asked to endorse at this stage. Further information has now been presented at the 3 February 2020 Councillor Briefing Session.

In addition to this, Council resolved at its 28 January 2020 Council meeting to declare a climate emergency, making this additional body of work necessary in that context, and a key component of the upcoming Climate Change Strategy, which is soon to be released.

#### **Recommendation Summary**

This report notes Council's ongoing development of an Urban Forest Strategy and a Part B (Private Realm) to this strategy as per the proposed format to address the protection and enhancement of vegetation on privately owned land (both residential and non-residential) within the municipality in response to climate change. In addition, it recommends that Council endorses that officers be permitted to undertake research into the appropriateness of potential options for regulatory controls, and that the results of this be presented to Councillors for further consideration prior to any further action occurring in relation to the strategy.

**4.2.4 Consideration of Urban Forest Strategy – Further Supporting Information (Cont.)****Background**

The 'Greening Our City' Urban Tree Strategy 2018-2028 was adopted by Council in July 2018, and considers the status, issues and opportunities for Council (public) managed vegetation. *Greening Our City* identifies the very low level of canopy coverage (9.9%) as a key issue facing the municipality. The low level of canopy coverage can be partly attributed to the large industrial and agricultural areas, logging of River Red Gum woodlands which provided timber for the building of Melbourne's docks, and the southern section of the municipality being drained swampland.

The 'Performance Monitoring and Review' chapter of *Greening Our City* identifies 'Further Considerations' for Council to consider to strengthen its ability to plan for and manage the whole urban forest, including vegetation on privately owned residential, industrial and commercial land. These considerations which the approved *Greening Our City: Urban Tree Strategy 2018-2028* sets out, focus on protecting and enhancing vegetation cover on private land as follows:

1. *Investigate tree regulations for the protection of private trees:*
  - *Undertake further landscape and/or canopy analysis to identify where and what may need protection.*
  - *Identify canopy coverage over private land compared to public land.*
  - *Investigate the feasibility of a significant tree register in protecting private trees.*
  - *Incorporate tree protection regulations within the Planning Scheme.*
  - *Initiate education programs to strengthen the importance of protecting trees; located on both private and public land.*
2. *Investigate the planning scheme's ability to provide adequate space for future trees in private developments, especially sub-divisions.*
3. *Investigate canopy coverage within Council managed car parks and investigate planting systems that could see trees successfully incorporated.*
4. *Develop an urban forest strategy, which aligns planting programs such as the 15-year planting program with other potential planting programs for Activity Centres, major parks and reserves, and other Council facilities as well as strengthening Council's planning and local laws framework for protecting private trees.*

At the meeting of **10 December 2018**, Council considered a response to these considerations, including the benefits of tree protection; what is currently in place; a review of tools implemented by other Councils and what could be done to improve vegetation on privately owned land. Council resolved to:

1. *note the mechanisms already in place to protect and improve vegetation cover across the municipality, and the work that has previously been undertaken to address elements of the 'Future Considerations' set out in the Greening Our City Urban Tree Strategy 2018-2028;*
2. *conduct a comprehensive review of the mechanisms implemented by other Councils to protect and enhance vegetation cover;*

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#### 4.2.4 Consideration of Urban Forest Strategy – Further Supporting Information (Cont.)

3. *undertake further analysis to establish the extent of private tree coverage across the municipality, and establish whether there is strategic justification for additional vegetation to be protected through the Planning Scheme;*
4. *investigate the inclusion of capturing additional data on current tree planting programs that occur annually within the Activity Centres, Council's open space and Council owned car parking area as an extension of the existing planting programs;*
5. *commence the development of an Urban Forest Strategy;*
6. *develop Landscaping Guidelines to provide practical guidance to residents, developers and other interested people on landscape design, maintenance and a list of preferred plant species; and*
7. *commence this work in the first half of the 2019/20 financial year, and table a report to Council by 31 December 2019 providing an update and further details on the direction of this work, and likely timings for completion.*

This report will provide further guidance on what has been completed to date and what is proposed in response to the resolution above.

#### **Why do we need an Urban Forest Strategy?**

The adopted *Greening Our City: Urban Tree Strategy 2018-2028* identified that Greater Dandenong has a very low canopy cover of 9.9% across the municipality. The lack of canopy increases the intensity of the urban heat island effect (Image 1) as buildings and hard surfaces absorb heat during the day and release this heat in the evening.

Greater Dandenong is the most disadvantaged municipality in metropolitan Melbourne. Vulnerable people are at an even greater risk to extreme heat events and a warming climate. For the Greater Dandenong community this is further compounded by a very low canopy coverage. Communities that suffer from heat stress are more likely to experience heat related illness which is exacerbated for the sick, very young and elderly, social isolation and high energy costs. These impacts are intensified by the urban heat island effect.

It is essential Council responds to the changing climate and urban heat island effect by working to increase vegetation cover across the whole municipality to improve the resiliency of the Greater Dandenong community.

Vegetation, more so, the urban forest, is an essential component to tackling climate change. Vegetation absorbs greenhouse gases and reduces the ambient air temperature, significantly reducing the impacts of the urban heat island effect.

*Living Melbourne: Our Metropolitan Urban Forest Strategy (2019)* defines the urban forest as being “made up of native and exotic trees, shrubs, grasslands and other vegetation, growing on public and private land...” “...the urban forest encompasses all types of vegetation and ecosystems...”. For example, fruit trees in backyards, vines over patios, front gardens, community gardens, trees in car parks and water wise gardens in industrial front setbacks all make up our urban forest.

A holistic approach to managing Greater Dandenong's urban forest will deliver a wealth of benefits to the community and the individual (Table 1).

**4.2.4 Consideration of Urban Forest Strategy – Further Supporting Information (Cont.)**

	TO THE COMMUNITY	TO THE INDIVIDUAL
<b>ECONOMIC</b>	Attracts investment (Logis Estate)	Reduces energy costs to home and business
	Increased productivity and spending	High quality landscaping increases property values (Keysborough)
	Attracts people to stay	
<b>ENVIRONMENTAL</b>	Improved air and water quality	Cooler environment
	Improved ecosystem health – habitat corridors and more abundant wildlife	Nicer to spend time in
	Improved streetscape amenity	
<b>SOCIAL JUSTICE</b>	More resilient to climate change	Improved physical and mental wellbeing
	Increased access to green space	Stronger connections to neighbours
	Stronger sense of community	Improved ability to access nature and move around outside
	Improved sense of belonging	Cooler and more comfortable home

Furthermore, at its Council meeting on 28 January 2020 Council declared a climate emergency. This piece of work is both timely and an essential response to climate change. A wholistic Urban Forest Strategy will directly respond to the urban heat island effect, deliver a cooler city which will improve the health and well-being of our residents, workers and visitors to our city, and assist Council in proactively taking action in response to the climate emergency. The Urban Forest Strategy will be a key component of the draft Climate Change Strategy, which is soon to be released.

**Current Status – December 2019**

Since the Council Meeting that was held on the 10 December 2018 Council officers have undertaken and completed substantial research in response to the resolution items. A response to each item of the Council resolution is provided under the headings below:

*1. Notes the mechanisms already in place to protect and improve vegetation cover across the municipality, and the work that has previously been undertaken to address elements of the 'Future Considerations' set out in the Greening Our City Urban Tree Strategy 2018-2028.*

Council officers previously presented Council with the mechanisms already in place at the Council meeting on 10 December 2018.

**4.2.4 Consideration of Urban Forest Strategy – Further Supporting Information (Cont.)**

The *Greater Dandenong Planning Scheme* places significant emphasis on local ecological values and vegetation, such as River Red Gums, and incorporates various mechanisms to encourage landscaping and protect vegetation. These mechanisms include:

- *Clause 22.03 Urban Design in Commercial and Industrial Areas* which focuses on urban design and landscaping to improve the appearance of commercial and industrial areas in the municipality. The policy encourages large tree reserves and canopy trees.
- *Clause 22.09 Residential Development and Neighbourhood Character* places emphasis on high quality design, amenity outcomes and enhancing streetscapes and private open space through significant landscaping. The policy aims ‘to facilitate high quality, well designed residential development and on-site landscaping’, and states that residential development ‘should include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area’. To achieve this the residential design codes of the Planning Scheme requires a minimum of 70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees in residential areas.

The design guidelines also encourage soft landscaping within car parks and along property boundaries to soften building bulk, create a visual connection between gardens and street trees, and provide an increase amenity from the streetscape and within private open space.

- *Clause 42.02 Vegetation Protection Overlay* was gazetted into the planning scheme on 4 October 2019. This control ensures the ongoing protection of native vegetation, particularly River Red Gums within the Green Wedge and specifies requirements for a permit to remove, destroy or lop native vegetation above a certain height.

Furthermore, Council has multiple strategies and policies including the *Open Space Strategy 2009* (under review), the *Green Wedge Management Plan*, and the *Sustainability Strategy 2016-30* which provide a vision to create a liveable, clean and healthy city that gives priority to the protection and enhancement of existing ecological values and habitat corridors.

To support this research, a consultant was engaged to conduct a review of *Greening Our City* and other relevant local and regional documents which assist Greater Dandenong in managing its urban forest. This review identified that *Greening Our City* in collaboration with existing strategies, policies and planning controls forms a solid base for a typical Urban Forest Strategy (UFS) and supports Council’s 15-year tree planting program and its adopted goal of 15% canopy coverage by 2028.

*2. Conducts a comprehensive review of the mechanisms implemented by other Councils to protect and enhance vegetation cover.*

Officers have completed a comprehensive review of the relevant mechanisms implemented by leading Councils across Metropolitan Melbourne, as well as the *Living Melbourne: Our Metropolitan Urban Forest Strategy* to protect and enhance vegetation on private property.

The review identified key Urban Forest Strategies, technical documents and regulatory responses which Greater Dandenong could draw on moving forward. These documents will be referred to as appropriate for guidance and better practice for future work.

**4.2.4 Consideration of Urban Forest Strategy – Further Supporting Information (Cont.)**

*Living Melbourne: Our Metropolitan Urban Forest Strategy (2019)* has been endorsed by 29 of the 31 metropolitan Councils, including CGD. Councils across Melbourne are working towards greening our metropolitan area by taking a local approach, with 14 metropolitan Melbourne Councils having adopted an Urban Forest Strategy, and a further 3 have proposed Urban Forest Strategies for the near future.

*3. Undertakes further analysis to establish the extent of private tree coverage across the municipality and establish whether there is strategic justification for additional vegetation to be protected through the Planning Scheme.*

*Greening Our City* identifies Greater Dandenong's canopy coverage at 9.9%, which is considerably lower than other metropolitan Local Government Areas (LGAs). This is partly attributed to the large industrial and agricultural areas across the municipality which have relatively fewer trees than residential areas.

The Royal Melbourne Institute of Technology (RMIT), in partnership with the Department of Environment Land, Water and Planning (DELWP) conducted significant research and analysis on the vegetation coverage and urban temperatures across Metropolitan Melbourne between 2014 and 2018. For Greater Dandenong, it appears that the most significant loss of vegetation in this period has been due to the sky rail development in Noble Park, and the subdivision and development of new industrial precincts in Dandenong South and Keysborough. It is important to note though that the Level Crossing Removal Project in Noble Park procured over 700 trees for planting along the sky rail corridor within this municipality to replace those lost during construction.

By comparison, significant vegetation gains have been seen in Keysborough South and along the Eastlink and Dandenong Bypass, which is most likely due to new residential development, street and park tree planting and road upgrades which have incorporated both tree and screen planting as part of development approval by Council.

The analysis does show an overall loss of canopy cover in residential areas, a trend which is also seen in surrounding local government areas (LGAs). The analysis shows that Greater Dandenong has experienced less than 1% tree loss between 2014 and 2018, compared to a loss of 4.5% for Yarra Ranges and a gain of almost 2% for Melton. The rate of tree loss in Greater Dandenong is significantly less than surrounding LGAs.

An internal review of the data and analysis presented by RMIT, identifies canopy coverage for private property as a key area of concern across the eastern and southern portion of Metropolitan Melbourne, including Greater Dandenong. Whilst residential properties have been highlighted, it is important that any response by Council considers the significant role for privately owned commercial, industrial and agricultural properties as well.

Council officers engaged a consultant to conduct a review of regional and local documents that cover the management of Greater Dandenong's urban forest, this is known as '*Greening Greater Dandenong – What Next?*' (Attachment 1). The aim of the review was to explore whether there is an identified need for Council to develop an Urban Forest Strategy and explore options for protecting and enhancing trees across the municipality.

**4.2.4 Consideration of Urban Forest Strategy – Further Supporting Information (Cont.)**

In relation to the *Greater Dandenong Planning Scheme*, the paper recommends Council review and “*potentially strengthen Greater Dandenong’s Municipal Strategic Statement and Local Planning Policy Framework to contextualise the importance of considering tree canopy, both impacts to and the planting of, within the broader land use planning assessment process*”.

It also recommends consideration be given to “*appropriate non-regulatory pathways that could incentivise or encourage the planting of tree canopy and vegetation during development*” and to “*investigate the development and implementation of a local law to protect trees on private land*”.

These recommendations, and the scope for further detailed mapping will be discussed in further detail under the ‘Proposal’ heading.

*4. Investigates the inclusion of capturing additional data on current tree planting programs that occur annually within the Activity Centres, Council’s open space and Council owned car parking area as an extension of the existing planting programs.*

Open space and Council owned car parking areas

Tree planting on Council owned and/or managed land follows the process for data collection outlined in the Tree Planting and Establishment Services Contract Specification. Tree data collection for newly planted trees in activity centres has recently begun to follow this same process, and work has begun to include car parks in this process.

The Greening Our City Action Plan aims to collect a ‘full park tree inventory’ through an audit of park tree data by Year Five of the strategy.

Major Activity Centres

The Activity Centres Revitalisation team is preparing a project brief to review and update tree data collection for the three Activity Centres. This work is expected to begin in the 2019-20 financial year.

The data will be used to establish priority areas for a ten-year tree planting program that contributes to the *Greening our City* canopy coverage target of 15 per cent by 2028.

It will also provide an evidence base that supports decision making around capital investment and integrated planting programs in each activity centre.

*5. Commences the development of an Urban Forest Strategy.*

‘*Greening Greater Dandenong, What Next?*’ recognised that *Greening Our City* forms a solid base for a typical UFS, however two gaps were identified, these being canopy in the private realm, and biodiversity. Thus, rather than producing a traditional UFS which would replicate much of the work already existing, it recommended biodiversity be incorporated into existing draft strategies and that Council develop a separate strategy response addressing canopy in the private realm.

**4.2.4 Consideration of Urban Forest Strategy – Further Supporting Information (Cont.)**

Substantial background research on the Urban Forest Strategies and Technical Reports implemented by other metropolitan Melbourne Councils has been completed. These strategies are supported by the *Living Melbourne: Our Metropolitan Urban Forest Strategy (2019)* and provide excellent guidance for Council.

This recommendation will be detailed further under the 'Proposal' heading.

*6. Develops Landscaping Guidelines to provide guidance on landscape design, maintenance and a list of preferred plant species.*

Council previously implemented a set of Landscape Guidelines in 2003, these are now outdated. Council officers have been reviewing the contents and have completed extensive background research of Landscaping Guidelines throughout Metropolitan Melbourne.

This report recommends the preparation of a Council Policy on Landscaping which will be referenced in the Greater Dandenong Planning Scheme as an application requirement.

**Proposal**

*7. Commences this work in the first half of the 2019/20 financial year, and table a report to Council by 31 December 2019 providing an update and further details on the direction of this work, and likely timings for completion.*

Enhancing the urban forest is an essential response to the impacts a changing climate and urban heat island effects are having on the Greater Dandenong community. In response, and subsequent to the substantial background research completed, officers have been preparing an Urban Forest Strategy.

A holistic management approach to the urban forest that includes privately owned properties will help Council achieve the targeted 15% canopy cover it adopted in July 2018. While Council already has a strategy in place for public land (*Greening our City*), without the private realm component to an Urban Forest Strategy, Greater Dandenong will be highly unlikely to achieve the adopted 15% canopy coverage target by 2028, and will fall further behind the broad number of Councils already committed to protecting and enhancing vegetation cover in response to climate change. Thus, it is proposed that the Urban Forest Strategy be an umbrella policy comprising of:

*Part A: Greening Our City: Urban Tree Strategy 2018-2028*

The existing strategy adopted in 2018 provides an action plan for the management and enhancement of Council's urban forest, specifically in relation to those owned and managed by Council. *Greening Our City* also includes an action plan for the management and enhancement of trees owned and managed by Council.

*Part B: Greening the Private Realm*

#### 4.2.4 Consideration of Urban Forest Strategy – Further Supporting Information (Cont.)

This strategy will focus Council's approach to encourage protection and enhancement of vegetation coverage on privately owned land (residential as well as non-residential), whilst working with the community to reach Council's adopted target canopy coverage of 15% by 2028.

This approach (Diagram 1) will deliver an Urban Forest Strategy by drawing together Council's approach to managing vegetation on Council owned and maintained land with its approach to enhancing and protecting vegetation on privately owned land. Diagram 1 demonstrates how these documents will operate together and in respect to other relevant strategies which inform urban forest related decision-making.

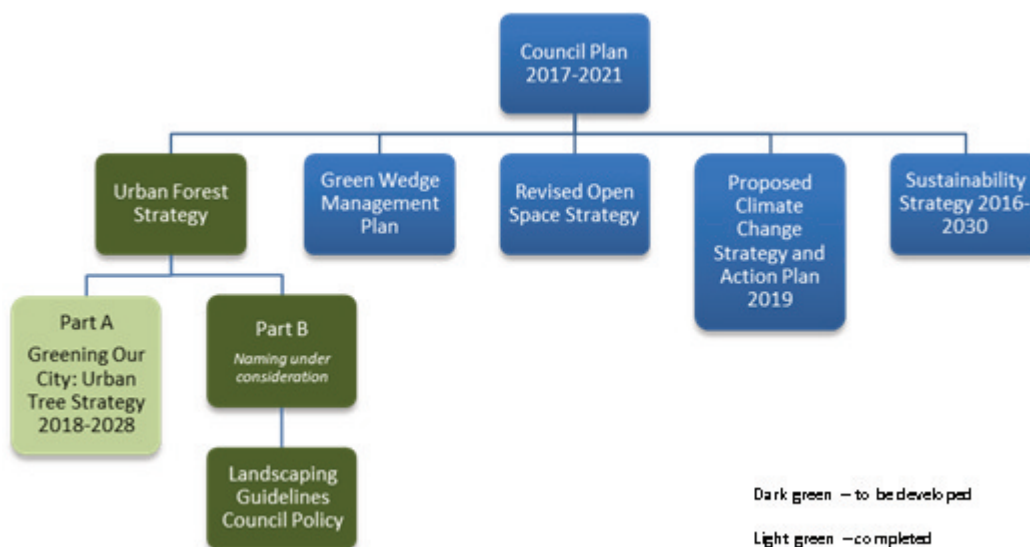


Diagram 1: Structure of the Urban Forest Strategy

Part B of the Urban Forest Strategy (UFS) will consider:

- Education programs, including appropriate non-regulatory pathways to strengthen the importance of protecting vegetation and to encourage planting on privately owned land.
- Landscaping Guidelines to enhance vegetation coverage during the development or subdivision process, as well as an informative tool for land owners.
- Mapping vegetation coverage across the municipality, including a comparison of land use and ownership.
- Benefits of planting vegetation for landowners and occupiers.
- Drivers of change (e.g. climate change and urban consolidation).

In addition to the above, officers are proposing to explore the appropriateness of potentially introducing additional regulatory controls to protect certain vegetation on private land. This could for example take the form of overlays in the Planning Scheme, a Local Law or other similar control. While no decision has been made on whether or not to introduce any regulatory

**4.2.4 Consideration of Urban Forest Strategy – Further Supporting Information (Cont.)**

controls, officers consider it important to at least investigate options, as it will be practically impossible to achieve the adopted target of 15% canopy coverage by 2028 if vegetation is continued to be lost at current rates and there is no partnership with the private sector. It is crucial to realise that without the augmentation of planting on privately owned land, canopy cover is likely to stay around the current very low level of 9.9%, or even reduce further without this partnership in place.

**NB. To reiterate, it is important to note that at this time officers are only proposing to research what controls are available, their effectiveness, and possible applicability to Greater Dandenong. Once this research is completed, the outcomes of this will be presented to Councillors prior to any further action occurring.**

Response to Biodiversity

The role of green spaces in adapting to climate change and enhancing our biodiversity will be incorporated into the proposed *Climate Change Strategy and Action Plan 2019* as a key theme. The strategy will provide the overarching context for Council to respond to climate change through mitigation and adaption themes.

The revised *Open Space Strategy* will address the quality and function of open space above and beyond the existing priorities of accessibility, more sports reserves and improved facilities. The strategy will help achieve the outcomes of biodiversity corridors, tree canopy and vegetation cover and regional cooling against the heat island effect.

Expected Timeframes

Item		Delivery Period
Landscaping Guidelines		Project to begin early 2020
Vegetation Mapping – data collection and analysis		May 2020
Consideration of potential regulatory options (CBS)		Mid 2020
Draft Urban Forest Strategy (including Part B)		
	Councillor Briefing Session (CBS)	Mid 2020
	Community Consultation	Mid-late 2020
	INFOSUM advising of outcome from consultation	Late 2020
	Adoption of Final Strategy by Council	Early 2021

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#### **4.2.4 Consideration of Urban Forest Strategy – Further Supporting Information (Cont.)**

### **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’**

##### Place

- *Sense of Place* – One city many neighbourhoods
- *Appearance of Places* – Places and buildings

##### Opportunity

- *Tourism and visitors* – Diverse and interesting experiences
- *Leadership by 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:

##### Place

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

The Greater Dandenong ‘Council Plan 2017-21’ prioritises a healthy, liveable and sustainable City with a focus on trees and the natural environment. Council hopes to achieve a city that “delivers a clean and healthy environment for people to enjoy” by increasing the canopy coverage of Council and privately owned land.

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

- ‘Greening Our City’ Urban Tree Strategy, 2018-2028
- Greater Dandenong Green Wedge Management Plan, 2017
- Sustainability Strategy, 2016-30
- Open Space Strategy, 2009 (under review)
- Climate Change Strategy and Action Plan 2019 (proposed)

#### **Related Council Policies**

- Landscape Guidelines for Town Planning Applications, 2003 (under review)

**4.2.4 Consideration of Urban Forest Strategy – Further Supporting Information (Cont.)****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 Strategy, including work identified in this report will be completed by Council staff, and has been allocated for within the business plan and staffing resources for this financial year. In terms of the actual staffing resources required, 0.6EFT (from existing EFT) will be allocated to this project until the date of completion of the strategy. Depending on the actions and outcomes of the strategy, future work involving planning scheme amendments, policy review and implementation will be subject to future annual budget allocations.

**Consultation**

With the support and 'sign-off' by councillors, the draft Urban Forest Strategy and Part B Strategy could be presented to the Greater Dandenong community for consultation in mid to late 2020. The consultation will aim to inform and involve the community as per Greater Dandenong's Community Engagement Framework. Further information on the consultation phase of this project will be provided as it progresses.

**Conclusion**

Council can take leadership in responding to the impacts of a changing climate and the urban heat island effect by partnering with the community to deliver a healthier environment for our residents, workers and visitors and assist in developing our community's resiliency to climate change.

The report recommends Council continues to develop an Urban Forest Strategy consisting of two parts. Part A will be the existing *Greening Our City* strategy. Part B is proposed to specifically address the protection and enhancement of vegetation on privately owned land within the municipality. The strategy will provide Council with a holistic approach to managing its urban forest, whilst also encouraging the community to work with Council to achieve the goal of 15% canopy coverage by 2028, without which strategy the existing 9.9% canopy coverage will stagnate or regress.

**Recommendation****That Council:**

1. **notes the response to the resolution on 10 December 2018 and the background work completed to date;**
2. **continues with the development of the Urban Forest Strategy encompassing Part B (Private Realm) to complement the existing Part A (*Greening Our City: Urban Tree Strategy 2018-2028*) which will include:**
  - 2.1. **improved mapping of vegetation coverage across the municipality;**

**4.2.4 Consideration of Urban Forest Strategy – Further Supporting Information (Cont.)**

- 2.2**      **advocacy for higher quality landscaping outcomes in all developments;**
- 2.3**      **improved education and engagement with our community;**
- 2.4**      **development of updated Landscaping Guidelines; and**
- 2.5**      **Investigation of the potential different options for implementing regulatory controls to protect certain vegetation on private land, noting that no action is to be undertaken on any potential regulatory control before:**
  - a.    the results of the investigation are considered by Councillors at a future Councillor Briefing Session; and**
  - b.    a community consultation is undertaken.**

- 3**          **notes the timeframes put forward in this report for the proposed work.**

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**4.2.4 Consideration of Urban Forest Strategy – Further Supporting Information (Cont.)**

**POLICY AND STRATEGY**

**CONSIDERATION OF URBAN FOREST STRATEGY**

**ATTACHMENT 1**

**GREENING GREATER DANDENONG – WHAT  
NEXT?**

**PAGES 11 (including cover)**

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

**4.2.4 Consideration of Urban Forest Strategy – Further Supporting Information (Cont.)**



City of Greater Dandenong  
Greening Greater Dandenong – What  
Next?

August 2019

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#### 4.2.4 Consideration of Urban Forest Strategy – Further Supporting Information (Cont.)



##### **Greening Greater Dandenong – What Next?**

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#### 4.2.4 Consideration of Urban Forest Strategy – Further Supporting Information (Cont.)



This review paper has been requested by the City of Greater Dandenong (Council) to understand the current gaps and crossovers between a range of regional and local documents that cover the management of City of Greater Dandenong's urban forest. The *Greening our City: Urban Tree Strategy 2018-2028* was endorsed by Council in 2018. One of the future considerations presented to Council as part of this document was to develop an Urban Forest Strategy. The aim of this review paper is to explore whether there is an identified need for Council to develop an Urban Forest Strategy.

The core purpose of an Urban Forest Strategy is to bring together various management programs and decision making for trees, both public and private and urban vegetation under a common vision, set of principles and key targets. Council's across Australia are developing these types of documents for four primary reasons:

- To define the role that the urban forest i.e. trees and vegetation across all land, private and public, plays in building a city's ecological, economic and social resilience in the face of climate change, population growth and urban densification.
- To articulate the issues of continual tree canopy loss/stagnation, the under-funded nature of existing tree management programs and embedding good practice into business as usual.
- To set a clear framework for moving towards a proactive urban greening management program, including vision, principles/objectives and targets.
- To build the business case for better funding and resourcing needed to achieve the above.

There are currently five existing documents and one in development that sets the scene for management of Greater Dandenong's urban forest. Four of these documents have been produced by Council. Each of these, their relevant context, content and gaps are discussed below.

### City of Greater Dandenong's context

#### Greening Our City: Urban Tree Strategy 2018-2028

This recent document provides a strong framework for decision making around urban greening in Greater Dandenong, but predominantly focuses on Council's owned trees i.e. street, park and open space trees. The document:

- Sets a clear vision, set of objectives and targets for urban greening include tree canopy cover target for the public tree management program.
- Acknowledges the importance of private trees in contributing to overall liveability but recognises they are managed through the planning scheme.
- Acknowledges all other trees e.g. in bushland but recognises again that they are managed through other means such as Bushland Management Plans and generally are managed well.

**Vision:** A healthy, green and resilient urban forest that is well managed, protected and provides benefits to the community.

The **key objectives** that Council aims to work towards are:

1. Greening our City

ORDINARY COUNCIL MEETING - AGENDA

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**4.2.4 Consideration of Urban Forest Strategy – Further Supporting Information (Cont.)**

2. Demonstrate best practice in urban tree management
3. Manage the interface between trees and infrastructure
4. Engage and educate the community about the importance of trees

This document goes above and beyond a traditional tree management plan/strategy by recognising the importance of planning for integrated landscapes to achieve better greening outcomes by discussing the role of water sensitive urban design, biodiversity, green infrastructure interventions, prioritising tree planting in areas of need e.g. social vulnerability to heat and the community in contributing to better urban forest outcomes.

Council began a more detailed community engagement program around its tree management program last year, with positive results so far. These programs include school programs, planting days, birdwatching and educational walks. By engaging and educating members of the community about the importance of trees, Council is strengthening the value of canopy trees within the municipality and helping residents understand the link between larger issues and the tree in their front or backyard.

**Targets:**

- Increase tree canopy cover from 9.9% to 15% by 2028.
- Reduce street tree vacant sites to 0.

This Strategy is supported by a robust, best practice public tree management program that includes documented technical tree management guidelines, a 15-year Tree Planting Program, effective management of tree contracts, adequate budgets and resources to see Council work towards its vision and targets. It should be noted that this program represents best practice and is leading the way for other Council's to follow. The program is the most important contributor to Greater Dandenong's urban greening future and will continue to be given the huge opportunity to improve tree canopy cover in the public realm of Greater Dandenong. It delivers strong returns on investment and should continue to be supported and funded.

**Gaps:**

Biodiversity and other types of vegetation:

While an action to "investigate opportunities for establishing wildlife corridor links where appropriate" has been set, the mechanisms for supporting and embedding this work have not been explored. Ideally, the 15-year Tree Planting Program would address this, as would the revised Open Space Strategy, the existing Bushland Management Plans and future Master Plans of specific reserves. Improving the linkages between these documents would improve the pathways for establishing wildlife corridors.

Private trees:

*Greening our City* sets a range of actions directed towards both public tree management and community engagement. However, it only references private trees and land use planning in a final "Future Considerations" paragraph. Given that the majority of land area in Greater Dandenong is privately owned and therefore houses a significant portion of the urban forest, it will be imperative for Greater Dandenong's Municipal Strategic Statement and Local Planning Policy Framework to be reviewed and potentially strengthened to contextualise the importance of considering tree canopy, both impacts to and the planting of, within the broader land use planning assessment process. Specific sections of the Planning Scheme could also be reviewed to determine their effectiveness in

**4.2.4 Consideration of Urban Forest Strategy – Further Supporting Information (Cont.)**

mandating the planting of new trees within new developments. Consideration could also be given to the development of a local law on private property to protect canopy trees.

**Sustainability Strategy – 2016-2030**

Whilst this Strategy was endorsed three years ago, it addresses one of the gaps within *Greening our City*. Specifically, through its Corporate objective of “a greener city”, this Strategy prioritises biodiversity and vegetation:

**Key Objectives:**

1. Identify, protect and enhance the ecological value of Council land within the municipality
2. Increase the quality, quantity and connectivity of open space owned by Council
3. Increase the quality and quantity of vegetation cover on Council land that contributes to a net gain throughout the municipality

Further to this, the Strategy identifies the role that the community, in its broadest sense, has in contribution of biodiversity on their land:

1. Identify, protect and enhance the ecological value of land throughout the municipality
2. Work with key stakeholders to protect and enhance the ecological value of the Green Wedge area
3. New development within Greater Dandenong to address open space and biodiversity issues, where appropriate

Council has also developed information brochures to guide ‘Sustainable Design Assessment in the Planning Process’, recognising sustainable design is critical to achieving better building outcomes for the long-term benefit of the wider community. A key theme of these guidelines includes Urban Ecology, which considers how vegetation can be incorporated through landscaping for both new and existing developments. Furthermore, the document provides information on the benefits of urban greening including reducing glare, providing shade to windows and walls, controlling airflow and improving habitat links.

**Gaps:**

While this document provides the overarching context and importance for urban greening, specifically through a biodiversity and open space lens, there is still a lack of detail in how Council will achieve this on ground on public land. The Strategy presumes that other more detailed documents such as the Open Space Strategy, Bushland Management Plan, street tree planting program and site specific Master Plans will address this. The document provides spatial analysis on tree canopy cover specific to Greater Dandenong (and recognises that it is the lowest in eastern Melbourne), but the issue of biodiversity is referenced only against data from the United States. A lack of localised context and issues regarding biodiversity makes meaningful action difficult to work towards.

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#### 4.2.4 Consideration of Urban Forest Strategy – Further Supporting Information (Cont.)



##### Open Space Strategy 2009

The *Open Space Strategy 2009* is currently under review. In its 2009 format it provides a detailed understanding of the hierarchy of open space types and functions within Greater Dandenong. It sets some clear principles around accessibility, diversity, functionality, amenity, design and sustainability.

##### Gaps:

The 2009 document, while acknowledging the role that open space plays in the support and protection of biodiversity, through its sustainability principle, does not adequately include either vegetation coverage or biodiversity outcomes within the key priorities for managing open space.

The review of this document is timely. A revised Open Space Strategy has the capacity to better address the broader issues articulated in *Greening our City* such as climate change, water management and vulnerability to heat and better define the management regimes of open space that will overcome them. Future priorities within this strategy must critically address the quality and function of open space above and beyond the existing priorities of accessibility, more sports reserves and improved facilities. The document should neatly align underneath the *Sustainability Strategy* and alongside *Greening Our City*, Bushland Management Plans and site specific Master Plans, to help achieve outcomes of biodiversity corridors, tree canopy and vegetation cover and regional cooling against the heat island effect. If possible, it should also provide the detail of any action set within the upcoming *Climate Change Strategy and Action Plan 2019*.

##### Climate Change Strategy and Action Plan 2019

The Climate Change Strategy and Action Plan is currently under development by Council.

This document will provide the overarching context for Council to respond to climate change through mitigation and adaptation themes. The Climate Change Strategy will incorporate key themes and high level actions to assist Council in responding to climate change. Consideration will be given to the role of biodiversity and green spaces in adapting to climate change.

Understanding how Greater Dandenong's natural urban landscapes can help to mitigate risks and impacts associated with climate change should be addressed in this document. This then helps align the document with the *Sustainability Strategy*, *Greening Our City Strategy* and potentially the revised *Open Space Strategy* to ensure a consistent narrative about the need for future resilient and thriving urban landscapes that contribute to improved liveability and health and wellbeing for Greater Dandenong's future community.

#### 4.2.4 Consideration of Urban Forest Strategy – Further Supporting Information (Cont.)



### Regional context

#### Living Melbourne 2019

The City of Greater Dandenong have endorsed this Resilient Melbourne document alongside 30 other metropolitan Melbourne Councils, DELWP, Water Authorities, Parks Victoria and MAV. It is the first of its kind and aims to provide a regional perspective of metropolitan Melbourne's urban forest, the common issues and consistency in setting action. A regional urban forest plan was the commonly cited priority when Resilient Melbourne began its engagement back in 2015. The whole document is relevant for Greater Dandenong.

**Vision:** Our thriving communities are resilient, connected through nature.

**Goals:** Healthy people, abundant nature and natural infrastructure.

#### Actions:

1. Protect and restore species habitat, and improve connectivity
2. Set targets and track progress
3. Scale up greening in the private realm
4. Collaborate across sectors and regions
5. Build a toolkit of resources to underpin implementation
6. Fund the protection and enhancement of the urban forest

#### Targets:

Region	Local government authorities	Existing 2015		Target 2030		Target 2040		Target 2050	
		Total % tree canopy	Total % tree canopy & shrubs	Total % tree canopy	Total % tree canopy & shrubs	Total % tree canopy	Total % tree canopy & shrubs	Total % tree canopy	Total % tree canopy & shrubs
Western	Brimbank, Hobsons Bay, Maribymong, Melton, Moonee Valley, Wyndham	4	15	9	20	14	25	20	30
Northern	Banyule, Darebin, Hume, Mitchell, Moreland, Nillumbik, Whittlesea	12	24	17	29	22	34	27	39
Inner	Melbourne, Port Phillip, Yarra	13	18	18	23	23	28	28	33
Southern	Casey, Frankston, Greater Dandenong, Kingston, Cardinia, Mornington Peninsula	16	34	21	39	26	44	30	50
Inner South-East	Bayside, Boroondara, Glen Eira, Stonnington	22	39	24	44	27	49	30	50
Eastern	Knox, Manningham, Maroondah, Monash, Whitehorse, Yarra Ranges	25	44	27	49	29	50	30	50

**4.2.4 Consideration of Urban Forest Strategy – Further Supporting Information (Cont.)****Gaps:**

The actions for Living Melbourne are deliberately high level so as to maintain relevancy to all landholders. This means that localised data and context for Greater Dandenong is missing, however it is intended that Council pick up this detail themselves. It does, however, validate the gaps as identified in the review above in relation to Council documents towards a greener, more resilient city.

Validated gaps for Greater Dandenong's context:

- Detail and management processes around restoring and protecting habitat and improving connectivity.
- Scale up greening in the private realm – including the funding of private realm incentives/subsidies etc and collaboration with other landholders.

It is noted that Greater Dandenong have already set targets for the urban forest, they collaborate with other Councils through Council Arboriculture Victoria (CAV), with utility service providers where possible and some land holders e.g. state government and Melbourne Water.

**Plan Melbourne**

Plan Melbourne 2017 set a policy and key direction to “support a cooler Melbourne by greening urban areas, buildings, transport corridors, and open spaces to create an urban forest”. Plan Melbourne supported the development of a metropolitan urban forest strategy and set an indicative tree canopy target for Metro Melbourne at 30%.

Relevant Key actions include:

Create urban forests throughout the metropolitan area by:

- assembling and disseminating spatial data on the green space network, existing tree cover and surfaces. This data will be the baseline for modelling future greening strategies and their impacts on amenity of our urban areas including cooling effects
- working with local government to establish greening targets for each of the metropolitan regions
- liaising with water corporations to identify opportunities for use of alternative water supply to support greening strategies
- supporting development of municipal urban forest strategies using a coordinated approach with VicRoads, private road operators and other public landowners and managers
- preparing greening strategies for state-owned public land, including schools, parkland, road, rail and utility corridors, achieving an appropriate balance between asset protection and urban greening
- investigating a targeted grants program to support innovation and actions for greening neighbourhoods
- investigating demonstration projects including green roofs, green walls and landscapes
- preparing new guidelines and regulations that support greening new subdivisions and developments via landscaping, green walls, green roofs and increase the percentage of permeable site areas in developments.

**4.2.4 Consideration of Urban Forest Strategy – Further Supporting Information (Cont.)**

It is noted that the first action is already underway, with high resolution vegetation mapping being developed for comparative years, 2014 and 2018. Living Melbourne has filled the gap of some of the other actions.

**Recommendations**

Given the robust regional strategic platform of *Living Melbourne 2019*, in conjunction with the detail of *Greening Our City* and the potential detail of the revised Open Space Strategy and future Climate Change Strategy, the following recommendations are made:

- There are currently two sub-themes of urban forestry not being addressed at a detailed local scale in Greater Dandenong:
  1. Biodiversity enhancement: identification and planting of habitat links and corridors
  2. Private realm vegetation cover: protection and enhancement
- Assuming that the Open Space Strategy will strengthen Greater Dandenong's urban greening and urban forestry context, there is no identified need for an Urban Forest Strategy to address biodiversity outcomes. Council has various visions, objectives, targets and actions, and have endorsed the *Living Melbourne* strategy, all of which already provide the platform for addressing the urban greening that an Urban Forest Strategy would.
- Instead, it is recommended that the future *Open Space Strategy* and the *Climate Change Strategy* clearly address the issues and proposed solutions for localised biodiversity specifically. This should involve a spatial and qualitative analysis on existing ecological values within Greater Dandenong and identify priority areas for improvement and further protection. This would further support the aims of the *Greening Our City Action Plan* and the 15-year Tree Planting Program to identify the streets and parks where species selection should be prioritised for biodiversity outcomes through the establishment of wildlife corridors.
- The predominant gap left to fill needs to cover the detail of private realm greening action. Rather than develop a whole Urban Forest Strategy which would replicate much of the work nested in existing documents, it is instead recommended to utilise appropriate resources to address the inter-relationships between land use planning, the urban forest and biodiversity.

Key tasks could include:

1. Critically analyse the change in urban vegetation across various land use zones including private residential to validate what is happening on the ground i.e. is vegetation cover being lost or gained on different land use zones and understand which mechanisms facilitate this outcome. A preliminary report developed by the Department of Environment, Land, Water and Planning (DELWP) and the Royal Melbourne Institute of Technology (RMIT) was released in August 2019. This report, in addition to the 2014 and 2018 high resolution vegetation data recently released provides the first level of analysis on this task.
2. Review and potentially strengthen Greater Dandenong's Municipal Strategic Statement and Local Planning Policy Framework to contextualise the importance of considering tree canopy, both impacts to and the planting of, within the broader land use planning assessment process. Specific sections of the Planning Scheme

#### **4.2.4 Consideration of Urban Forest Strategy – Further Supporting Information (Cont.)**



could also be reviewed to determine their effectiveness in mandating the planting of new trees within new developments.

3. Consider appropriate non regulatory pathways that could incentivise or encourage the planting of tree canopy and vegetation during development.
4. Investigate the development and implementation of a local law to protect trees on private land.
5. Continue with community engagement and education programs to help people make the link between larger issues and the tree in their front or backyard.

### **4.3 OTHER**

#### **4.3.1 List of Registered Correspondence to Mayor and Councillors**

File Id:	qA283304
Responsible Officer:	Director Corporate Services
Attachments:	Correspondence Received 3 February -14 February 2020

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#### **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 3 February-14 February 2020.

#### **Recommendation**

**That the listed items provided in Attachment 1 for the period 3 February-14 February 2020 be received and noted.**

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

**OTHER**

**LIST OF REGISTERED CORRESPONDENCE TO  
MAYOR AND COUNCILLORS**

**ATTACHMENT 1**

**CORRESPONDENCE RECEIVED  
3 FEBRUARY – 14 FEBRUARY 2020**

**PAGES 2 (including cover)**

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

## ORDINARY COUNCIL MEETING - AGENDA

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


**Objective**

CONNECTED. COLLABORATIVE. COMMUNITY.

**Correspondences addressed to the Mayor and Councillors received between 03/02/20 & 14/02/20 - for officer action - total = 2**

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned
A complaint from a resident regarding overgrown shrubbery at a property in Springvale.	06-Feb-20	06-Feb-20	fa187201	Mayor & Councillors EA
A complaint from a local trader about roadworks along Elonera Road, Noble Park North.	07-Feb-20	07-Dec-19	fa187275	Mayor & Councillors EA

NB: Users assigned may have changed by the time of the Council Meeting. Correct at time of report production only.

#### **4.3.2 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 28 January & 3 February 2020**

File Id: fA25545

Responsible Officer: Director Corporate Services

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#### **Report Summary**

As part of Council's ongoing efforts to improve transparency in Council processes, matters discussed at Councillor Briefing Sessions & Pre-Council Meetings (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 & Pre-Council Meetings in January and February 2020.

#### **Recommendation Summary**

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

## ORDINARY COUNCIL MEETING - AGENDA

**4.3.2 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 28 January & 3 February 2020 (Cont.)****Matters Presented for Discussion**

<b>Item</b>		<b>Councillor Briefing Session/Pre-Council Meeting</b>
<b>1</b>	<p><b><i>General Discussion</i></b></p> <p>Councillors and Council officers briefly discussed the following topics:</p> <ul style="list-style-type: none"> <li>a) Success of Australia Day festival at Dandenong Park.</li> <li>b) Team 11 Update (Confidential).</li> <li>c) Success of Dandenong Night Market Evenings.</li> <li>d) International Sister City Conference Invitation.</li> <li>e) Agenda items for the Council Meeting of 28 January 2020.</li> </ul>	<b><i>28 January 2020</i></b>
<b>2</b>	<p><b><i>Library Opening Hours</i></b></p> <p>Councillor feedback was sought regarding possible changes to the opening hours at both the Dandenong and Springvale Libraries. A number of different opening hours were discussed in preparation for the 2020-21 budget process.</p>	<b><i>3 February 2020</i></b>
<b>3</b>	<p><b><i>Recognition of Former Councillors</i></b></p> <p>Councillors were presented with options regarding suitable ways to recognise current and former Councillors relevant to years of service on Council and Mayoral terms served.</p>	<b><i>3 February 2020</i></b>
<b>4</b>	<p><b><i>Naming of New Pavilion at Ross Reserve</i></b></p> <p>Councillor input was sought regarding a suitable name for the new sporting pavilion at Ross Reserve due to be constructed over the next 18 months. Councillor feedback was sought on this matter prior to consultation with the Office of Geographic Names, relevant stakeholders and the wider community.</p>	<b><i>3 February 2020</i></b>
<b>5</b>	<p><b><i>Future of Material Aid Coordination</i></b></p> <p>Councillor feedback and recommendations were sought on the proposed options for the future of material aid coordination prior to endorsement at the 10 March 2020 Council Meeting.</p>	<b><i>3 February 2020</i></b>

## ORDINARY COUNCIL MEETING - AGENDA

**4.3.2 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 28 January & 3 February 2020 (Cont.)**

<b>6</b>	<p><b><i>Urban Forest Strategy</i></b></p> <p>Councillors were provided with further information on the intention of the Urban Forest Strategy. In principle support was sought for the continued development of Part B (Greening Our Gardens) of the Strategy. The aim of the strategy as a whole is to help deliver Council's strategic objective '<i>A healthy, liveable and sustainable city</i>' by engaging with the community to increase their awareness of the environment and to enhance the ecological value of land within the municipality.</p>	<b><i>3 February 2020</i></b>
<b>7</b>	<p><b><i>Springvale Precinct Update</i></b></p> <p>Councillors were provided with a project update specifically in relation to the new Library and Community Hub Building and the northern landscape. Risk mitigation strategies associated with the final project stage and the western landscape were also presented. Councillors were given a high-level overview of operation preparedness.</p>	<b><i>3 February 2020</i></b>
<b>8</b>	<p><b><i>General Discussion</i></b></p> <p>Councillors and Council officers briefly discussed the following topics:</p> <ul style="list-style-type: none"> <li>a) Upcoming IT phishing email exercise.</li> <li>b) Councillor expenses re-imburement protocols.</li> <li>c) Anti-social behaviour at an address in Popes Road, Keysborough.</li> <li>e) Agenda items for the Council Meeting of 10 February 2020.</li> </ul>	<b><i>3 February 2020</i></b>

**Apologies**

- Cr Zaynoun Melhem submitted an apology for the Councillor Briefing Session on 3 February 2020.

**4.3.2 Report on Matters Discussed at Councillor Briefing Sessions & Pre-Council Meetings - 28 January & 3 February 2020 (Cont.)**

**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 Item 1(b) by the Chief Executive Officer under Sections 77 and 89 of the *Local Government Act 1989* remain confidential until further advisement unless that information was the subject of a subsequent Council report.**

#### **4.3.3 Greater Dandenong Sustainability Advisory Committee 2020**

File Id:	A6373876
Responsible Officer:	Directory City Planning Design and Amenity
Attachments:	Sustainability Advisory Committee – List of Applicants

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#### **Report Summary**

This report provides an overview on the appointment of new members to the Greater Dandenong Sustainability Advisory Committee.

The Sustainability Community Advisory Committee meets five times per year and was established to assist Council in the implementation of the key priorities and objectives outlined in the *Greater Dandenong Sustainability Strategy 2016-2030*, as well as help Council identify potential future key priorities and objectives.

The Committee, including the appointed members and the Terms of Reference was first endorsed by Council on 24<sup>th</sup> July, 2017. To ensure continuity when the Committee was first established, half of the Committee members were appointed for an initial term of two (2) years, and the other half of the members were appointed for an initial term of three (3) years.

The initial two year membership period has come to an end, and as such, council has sought expressions of interest from the community to apply to become members of the Sustainability Community Advisory Committee. Applications were reviewed by an internal selection panel who have recommended the new committee members.

#### **Recommendation Summary**

This report recommends that Council endorse the recommended Committee members (as detailed in Attachment 1).

**4.3.3 Greater Dandenong Sustainability Advisory Committee 2020 (Cont.)****Background**

The Greater Dandenong Sustainability Advisory Committee, including the initial appointed members and the terms of reference was first endorsed by Council on 24<sup>th</sup> July, 2017.

The Committee was established as a response to the recommendations identified in a Report endorsed by Council on 15 December 2015 and as a key community priority of the *Greater Dandenong Sustainability Strategy 2016-2030: Towards an Environmentally Sustainable City* endorsed by Council on 27th June 2016.

The purpose of the Committee is to assist Council in the implementation of key community priorities and objectives as identified in the Strategy. The committee currently includes a total of ten members including up to two Councillor representatives, two council officers and six community representatives.

**Proposal**

The Sustainability Reference Committee was established to assist Council in the implementation of the community key priorities and community objectives identified within the Greater Dandenong Sustainability Strategy 2016-2030.

The objectives of the Committee include:

- Champion, advocate and promote sustainability throughout the City of Greater Dandenong, as well as the sustainability achievements of Council and the broader community;
- Provide Council with input, guidance and support on sustainability and environmental matters relevant to the local community within the City of Greater Dandenong;
- Provide Council with input, guidance and support on the implementation of the key priorities and objectives in the 2016-30 Greater Dandenong Sustainability Strategy and associated strategies, policies and action plans, and
- Provide Council with input, guidance and support in respect to communication, engagement and consultation by Council with the local community on relevant sustainability matters.

Membership of the Committee will consist of:

- Up to two Councillors (appointed as part of annual statutory process);
- At least two Council Officers (including at least one director or senior manager)
- Eight (increased from six in the updated Terms of Reference – 14 October 2019) Community Representatives (elected representatives of government are not eligible)

The purpose, objectives and membership structure of the Committee, identified above, are outlined in greater detail within the Terms of Reference. An updated Terms of Reference was endorsed by council on Monday 14<sup>th</sup> October, 2019.

**4.3.3 Greater Dandenong Sustainability Advisory Committee 2020 (Cont.)****Committee Members and Selection Process**

To ensure continuity of the Committee, half of the Committee members were appointed for an initial term of two (2) years, and the other half of the members were appointed for an initial term of three (3) years.

The committee consists of the following initial six members:

- Graeme Pearman, Former Chief of Atmospheric Research at CSIRO
- Ward Petherbridge, Managing Director of Smart Recycling
- Jacques Espers, Senior Project Engineer at Hilton Manufacturing
- Jenny Frieden, Consultant with Ironbark Sustainability
- Judith Sise, Representative from Dandenong Environment Group
- Aishwarya Pokkuluri, Representative from Greater Dandenong Young Leaders Program

The initial two (2) year membership period has come to an end, with the following committee members retiring:

- Jacques Espers
- Jenny Frieden
- Judith Sise

On Monday 4<sup>th</sup> November 2019 at the Greater Dandenong Sustainability Awards Presentation Ceremony, Council acknowledged retiring committee members and put out a call for expressions of interest for five committee member places.

The expression of interest period was open from October 14, 2019 to December 31, 2019. It was promoted through Council's website and through a targeted email campaign. Previous unsuccessful Committee applicants were also contacted, inviting their application. At the end of the period Council received seven (7) expressions of interest.

A selection panel was established to review and assess the expressions of interest against the selection criteria. The selection panel identified and recommended five committee members. These individuals represent a balanced, diverse, connected, engaged and knowledgeable cross-section of the community within the City of Greater Dandenong. These five individuals will join the current standing members of the committee.

It is proposed that the following five candidates be approved by Council:

- Asher Coleman, Representative from South East Climate Action group
- Aurore Pont, Resident and consultant with a renewable energy company
- Brian Congues, Resident and local builder
- Bryan Hunter, Environmental Studies Teacher from Athol Road Primary School
- Judith Sise, Representative from Dandenong Environment Group

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#### 4.3.3 Greater Dandenong Sustainability Advisory Committee 2020 (Cont.)

Council officers will investigate how applicants, not selected as Committee Members, could be engaged to support the work of Council and the Committee.

### **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
- *Tourism and visitors* – Diverse and interesting experiences
- *Leadership by 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

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#### **4.3.3 Greater Dandenong Sustainability Advisory Committee 2020 (Cont.)**

##### 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 Sustainability Strategy 2016-30
- Community Wellbeing Plan 2017-21
- Community Engagement Policy 2018-22

##### **Related Council Policies**

- Council Code of Conduct
- Workplace Equal Opportunity Policy

##### **Victorian Charter of Human Rights and Responsibilities**

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

##### **Financial Implications**

There are no financial implications associated with this report.

##### **Consultation**

External consultation with the community was undertaken during the development of the 2016-30 Sustainability Strategy and the expression of interest period.

Consultation with existing Sustainability Advisory Committee members, including the number of committee members and duration of membership had occurred during the preparation of the Terms of Reference (endorsed 14 October 2019).

##### **Conclusion**

The Sustainability Advisory Committee provides Council with an effective and collaborative platform to help Council implement the key priorities and objectives identified in the Greater Dandenong Sustainability Strategy 2016-2030.

Its proposed membership represents a balanced, diverse, connected, engaged and knowledgeable cross-section of the local community within the City of Greater Dandenong. The result should be a functional and productive Committee, guided by the Terms of reference, which provides high quality input on key community related sustainability issues presented to it by Council officers.

**4.3.3 Greater Dandenong Sustainability Advisory Committee 2020 (Cont.)**

**Recommendation**

**That Council:**

- 1. endorses the recommended members of the Sustainability Reference Committee; and**
- 2. appoints a Councillor Representative as part of the annual statutory appointment process.**

#### **4.3.4 Council Elections 2020 - Voting Methodology**

File Id:

Responsible Officer:

Director Corporate Services

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#### **Report Summary**

All Councils in Victoria are scheduled to have general elections on Saturday 24 October 2020. Under section 41A of the Local Government Act 1989, Council may decide on postal voting (other than attendance voting) as its preferred method of voting at municipal elections. This decision is required to be made at least eight months prior to Election Day.

It is noted that currently the new Local Government Bill is before State Parliament and if passed, the Minister will determine a common voting method to apply equally to all Victorian Councils. This report is prepared on the basis that the Bill may not pass Parliament in time for the 2020 Council elections.

The Greater Dandenong City Council has traditionally made a council resolution in relation to the method of voting it will utilise in the following Council elections to ensure transparency of the election process at every stage.

This report investigates the two methods of voting for the October 2020 general Council elections so that Council can make an informed decision on the election methodology to be utilised in 2020.

#### **Recommendation Summary**

This report provides for Council to adopt either attendance or postal voting as its preferred method of voting for the 2020 October general Council elections unless otherwise directed or required by any emerging provisions of a new Local Government Act.

**4.3.4 Council Elections 2020 - Voting Methodology (Cont.)****Background**

As noted in the introduction, there is a possibility that the new Local Government Bill will pass State Parliament in the coming weeks and the method of voting will be uniformly determined by the Minister for Local Government under the new Act. This report has been prepared to allow Council to discuss and determine its preferred voting method in the event that this outcome does not occur in a time period to allow the Minister to make this decision.

The below comments outline the various voting methods and the perceived advantages and disadvantages of each.

**Attendance Voting****Summary of this voting methodology**

In attendance voting, most voting is done at voting centres within the municipality mainly on Election Day. The Returning Officer appoints as many voting centres as is deemed necessary. The attendance voting system includes a provision for postal voting by application and early (pre-poll) voting at some voting centres as determined by Council.

At least one early voting centre (usually the election office) operates between 9.00am-5.00pm during the month prior to the election.

**4.3.4 Council Elections 2020 - Voting Methodology (Cont.)****Perceived advantages of attendance voting**

The major perceived advantages of attendance voting are as follows:

- it reflects the electoral methods practiced at State and Commonwealth elections and is familiar to most voters;
- voting is confirmed to voters when they see their name marked off the voters roll;
- it encourages and supports interaction between candidates and the community, and voters may be better informed as a result of this interaction;
- it supports early (pre-poll) voting – previous elections have highlighted a growing trend to pre-poll voting; and
- it still provides for a specified time allowed for postal voting by application – however separate candidate information is not included with postal voting.

In addition, Councils with a high multicultural demographic generally believe attendance voting is the most appropriate method of conducting an election because:

- there is significant difficulty in effectively communicating with voters whose first language is not English and personal interaction at voting centres may assist these voters;
- there is a perception that attendance voting is “real” voting and is “confidential”; and
- it encourages community activity on Election Day because candidates and voters have opportunities to interact.

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#### **4.3.4 Council Elections 2020 - Voting Methodology (Cont.)**

##### **Perceived disadvantages of attendance voting**

The major perceived disadvantages of attendance voting are as follows:

- residents with mobility issues or ratepayers who live outside the municipality may struggle to attend voting centres;
- whilst several of Council's voting centres would comply with disability access requirements, there may be voting centres used in Greater Dandenong that would not fully meet these standards. In this respect, Council exposes itself to a risk of potential concerns or complaints in respect of disability access;
- there is a demonstrated higher informal vote rate at attendance elections as indicated later in this report;
- there is a greater environmental impact than postal voting due to production and distribution of election material prior to and on polling day;
- candidate information is inconsistently presented to voters because it is directly provided by the candidates;
- location of Returning Officer's office is crucial but not always able to be accommodated in convenient location for pre-poll voting;
- there is significant cost of material and resourcing required of candidates so they can obtain a high level of coverage and assistance to man polling booths on Election Day;
- voters who do not live in the municipality have a very low turnout statistic. In Greater Dandenong there are approximately 10,000+ eligible voters who do not live in the municipality; and
- concern has been expressed that voters who do not understand the process may be forced into voting a particular way on election day by candidates and their campaigners.

##### **Postal Voting**

###### **Summary of this voting methodology**

In a postal election, all voters are sent voting material for all candidates by post without prior application. In 2020, ballot packs are scheduled to be posted out 18 days prior to Election Day. Ballot packs include ballot papers and envelopes with a security lining, clear colour-coded voting instructions, reply paid envelopes and a detachable flap containing voter's details which is removed and recorded prior to the envelope being opened so that voters cannot be identified with their vote. Ballot papers include candidates' statements (150 words each), photographs and preferences which are all presented in the same format.

Also provided is a multi-language leaflet containing voting instructions in 20 languages. Voters usually return their ballots by post or can deliver them to the Returning Officer directly. At the 2016 Victorian Council elections, 70 of 79 Victorian Councils utilised postal voting (89%).

###### **Perceived advantages of postal voting**

The major perceived advantages of postal voting are as follows:

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#### 4.3.4 Council Elections 2020 - Voting Methodology (Cont.)

- It is much cheaper for Council to apply with estimated savings of approximately \$200,000 compared to the cost of an attendance election;
- it is a simpler method of voting that allows voters to consider the merits of all candidates in their own time;
- it provides greater convenience for voters particularly the aged and those with limited mobility;
- it provides a system where voting can occur at the convenience of voters;
- it supplies consistent candidate information to all voters and ensures they all have access to the same information which may assist in more informed decision making by them;
- candidates can ensure their platform and how-to-vote preference is posted free of charge to every voter as opposed to distributing electoral material themselves at their own cost;
- under-resourced candidates have no disadvantages regarding financing promotional information;
- Greater Dandenong has a significant number of voters who live outside the municipality – there are over 10,000 voters on the CEO's List and postal voting would be more convenient for them;
- Council resources are not utilised dealing with significant voter inquiries regarding locations of polling booths and other Election Day queries;
- ballots are counted at one place which avoids the need for scrutineers at polling booths;

#### Perceived disadvantages of postal voting

The major perceived disadvantages of attendance voting are as follows:

- it may reduce face-to-face interaction between voters and candidates;
- some concern has been expressed about the security of the postal voting method and that candidates could assist voters to complete their ballot material (however the VEC has measures in place to ensure the process once votes are received);
- it may not work specifically well for some communities.

#### Voter Turnout and Informal Voting Statistics

Evidence from previous elections shown in the following tables indicates that postal voting:

- reduces cost;
- increases voter turnout; and
- reduces the incidence of informal votes.

#### Informal voting rates over time (% of all votes cast across Victoria)

LG Elections	2003	2004	2005	2008	2012	2016
Postal elections	3.29	3.37	3.64	3.78	4.66	6.02
Attendance elections	8.86	10.43	9.33	9.90	10.09	8.44

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#### 4.3.4 Council Elections 2020 - Voting Methodology (Cont.)

It should be noted also that informal voting rates generally increase as the number of candidates per ward increases.

##### Voter turnout rates over time (% of enrolled voters who cast a vote)

LG Elections	2003	2004	2005	2008	2012	2016
Postal elections	76.4	75.1	75.7	76.0	72.5	73.75
Attendance elections	71.2	55.7	72.8	70.0	63.6	61.49

##### Past election results – Greater Dandenong

Ward	2012 Voter Participation (% of eligible voters in CGD)	2016 Voter Participation (% of eligible voters in CGD)	2012 Informal Voting (% of votes received in CGD)	2016 Informal Voting (% of votes received in CGD)
Lightwood	71.10	70.8	8.20	5.74
Paperbark	70.30	68.69	13.40	10.03
Red Gum	59.60	57.83	11.50	9.79
Silverbark	72.30	69.62	11.50	12.06

##### Proposal

##### 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'

###### Opportunity

- *Leadership by 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:

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#### **4.3.4 Council Elections 2020 - Voting Methodology (Cont.)**

##### Opportunity

- An open and effective 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 its contents.

#### **Financial Implications**

Council has been provided with an initial quotation to conduct the 2020 Council elections on an attendance basis of \$638,000 (excluding GST). It is likely that a postal election would be approximately 30% less than this figure making a saving of just under \$200,000 to Council.

#### **Consultation**

Councillors were consulted with regards to this report at the Councillor Briefing Sessions held on 17 February 2020.

#### **Conclusion**

The decision as to what method of voting is used in the 2020 Council elections in Greater Dandenong is presently (subject to the progress of the Local Government Bill) one for Council to determine. Legislatively, this must be done by 24 February 2020 to allow the VEC to commence planning for the elections. The VEC will conduct all Council elections across Victoria in 2020 and the planning and timing of these events are critical to a successful outcome across the state.

#### **Recommendation**

**That unless otherwise directed or required by any provisions of a new Local Government Act, Council:**

- A. adopts postal voting as its method of voting for the 24 October 2020 general Council elections.**
- OR**
- B. adopts attendance voting as its method of voting for the 24 October 2020 general Council elections.**

## **5 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.

## **6      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.

## **7 URGENT BUSINESS**

No business may be admitted as urgent business unless it:

- a. Relates to or arises out of a matter which has arisen since distribution of the Agenda.
- b. Cannot safely or conveniently be deferred until the next ordinary meeting and unless agreed to by a majority of those Councillors present at the meeting.