



GREATER
DANDENONG
City of Opportunity

AGENDA MONDAY 27 SEPTEMBER 2021

Commencing at 7:00 PM

COUNCIL MEETING

Statement - Coronavirus (COVID-19)

At the time of printing this Agenda, the Council Meeting to be held on Monday 27 September 2021 will be closed to the public under the COVID-19 *Omnibus (Emergency Measures) Act 2020 and the Local Government Act 2020.*

To view the webcast and stay informed of the status of Council Meetings please visit Council's website.

COUNCIL CHAMBERS

225 Lonsdale Street, Dandenong VIC 3175

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	MEETING OPENING	1
1.1	ATTENDANCE	1
1.2	ACKNOWLEDGEMENT OF TRADITIONAL OWNERS OF THE LAND	1
1.3	OFFERING OF PRAYER	2
1.4	CONFIRMATION OF MINUTES OF PREVIOUS MEETING	3
1.5	DISCLOSURES OF INTEREST	4
1.6	ADOPTION OF AUDIT AND RISK COMMITTEE MEETING MINUTES	5
2	OFFICERS' REPORTS - PART ONE	6
2.1	DOCUMENTS FOR SEALING	6
2.1.1	Documents for Sealing	6
2.2	DOCUMENTS FOR TABLING	8
2.2.1	Petitions and Joint Letters	8
2.3	STATUTORY PLANNING APPLICATIONS	14
2.3.1	Planning Decisions Issued by Planning Minister's Delegate - August 2021	14
2.3.2	Planning Delegated Decisions Issued - August 2021	15
2.3.3	Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152)	25
2.3.4	Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585	71
2.3.5	Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510)	118
2.3.6	Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308)	199

3	QUESTION TIME - PUBLIC	266
4	OFFICERS' REPORTS - PART TWO	268
4.1	POLICY AND STRATEGY	268
4.1.1	Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28	268
4.1.2	Rowley Allan Reserve Keysborough Concept Plan	362
4.2	OTHER	400
4.2.1	Draft Minutes of Positive Ageing Advisory Committee Meeting - 12 August 2021	400
4.2.2	Draft Minutes of Disability Advisory Committee Meeting - 16 August 2021	410
4.2.3	Response to Notice of Motion No.7 Rezoning Land - Dandenong North	419
4.2.4	Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan	470
4.2.5	List of Registered Correspondence to Mayor and Councillors	556
5	NOTICES OF MOTION	560
5.1	Notice of Motion No. 12 - Afghanistan Advocacy	560
5.2	Notice of Motion No. 13 (Rescission) - No. 46-62 Darren Road and 55-67 Coomoora Road, Springvale South (Planning Application No. PLSM21/0002)	562
5.3	Notice of Motion No. 14 - State Government Planning Reform Proposals	570
6	REPORTS FROM COUNCILLORS/DELEGATES AND COUNCILLORS' QUESTIONS	572
7	URGENT BUSINESS	573

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 Pastor David Owens from the Dandenong's Ministers' Fellowship.

1.4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Meeting of Council held 13 September 2021.

Recommendation

That the minutes of the Meeting of Council held 13 September 2021 be confirmed.

1.5 DISCLOSURES OF INTEREST

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

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

- 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.

1.6 ADOPTION OF AUDIT AND RISK COMMITTEE MEETING MINUTES

The Audit and Risk Committee held a meeting on 27 August 2021. Minutes of this meeting are presented to Council for adoption.

Recommendation

That the unconfirmed minutes of the Audit and Risk Committee meeting held on 27 August 2021 be adopted.

Item	Topic
1	The Risk Management report was tabled to the Committee providing an update on several aspects of risk, including the status of Council's insurances and claims.
2	Reports were provided to the Audit and Risk Committee on the Risk Management Strategy and Plan update.
3	Council tabled to the Committee its Financial Performance Report to the period ending 30 June 2021.
4	The Audit and Risk Committee considered the Dandenong Market's Annual Report.
5	Council's Internal Auditor Crowe presented a status update on the Internal Audit program, which included a progress report and a summary of recent reports and publications which may have an impact on local government. Crowe tabled an Internal Audit Report on a review of Contract Management at the Dandenong Market.
6	The Audit and Risk Committee received an update on a recent IT Vulnerability assessment and Annual Penetration Test.
7	The Audit and Risk Committee considered the recent VAGO report into Maintaining Local Roads within Local Government.
8	The Audit and Risk Committee considered an annual report on Freedom of Information and Councillor Reimbursements.

2 OFFICERS' REPORTS - PART ONE

2.1 DOCUMENTS FOR SEALING

2.1.1 Documents for Sealing

File Id:	A2683601
Responsible Officer:	Manager Governance

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 ten [10] items being presented to Council's meeting of 27 September 2021 for signing and sealing as follows:

1. A letter of recognition to Jacqueline Gray, Community Services for 10 years of service to the City of Greater Dandenong;
2. A letter of recognition to Kimberley Colman, Community Services for 10 years of service to the City of Greater Dandenong;
3. A letter of recognition to Trent Cascon- Guillaume, Community Services for 10 years of service to the City of Greater Dandenong;
4. A letter of recognition to Shatha Sameh, Community Services for 20 years of service to the City of Greater Dandenong;
5. A letter of recognition to Lalitha Nair, Community Services for 10 years of service to the City of Greater Dandenong;
6. A letter of recognition to Koula Kalaitzoglou, Community Services for 10 years of service to the City of Greater Dandenong;
7. A letter of recognition to Cathy Richards, Community Services for 10 years of service to the City of Greater Dandenong;
8. A letter of recognition to Andrea Carbone, Community Services for 10 years of service to the City of Greater Dandenong;
9. A letter of recognition to Jo Brick, Community Services for 10 years of service to the City of Greater Dandenong; and
10. Deeds of Renewal of Leases between Greater Dandenong City Council and RMBL Investments Ltd for Levels 4 and 5, 225 Lonsdale Street, Dandenong, 3175.

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:	Manager Governance
Attachments:	Petitions and Joint Letters

Report Summary

Council receives a number of petitions and joint letters on a regular basis that deal with a variety of issues which have an impact upon the City.

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

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

1. the full text of any petitions or joint letters received;
2. petitions or joint letters still being considered for Council response as pending a final response along with the date they were received; and
3. the final complete response to any outstanding petition or joint letter previously tabled along with the full text of the original petition or joint letter and the date it was responded to.

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

2.2.1 Petitions and Joint Letters (Cont.)

Petitions and Joint Letters Tabled

Council received no new petitions and no joint letters prior to the Council Meeting of 27 September 2021.

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 this report and Attachment 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.

2.2.1 Petitions and Joint Letters (Cont.)

Date Received	• Petition Text (Prayer)	No. of Petitioners	Status	Responsible Officer Response
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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
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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.

2.3 STATUTORY PLANNING APPLICATIONS

2.3.1 Planning Decisions Issued by Planning Minister's Delegate - August 2021

File Id: qA280444

Responsible Officer: Director City Planning Design & Amenity

Report Summary

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

No decisions were reported for the month of August 2021.

Recommendation

That the report be noted.

2.3.2 Planning Delegated Decisions Issued - August 2021

File Id:	qA280
Responsible Officer:	Director City Planning Design & Amenity
Attachments:	Planning Delegated Decisions Issued – August 2021

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 August 2021.

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 PLA#, 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 - August 2021 (Cont.)

STATUTORY PLANNING APPLICATIONS

**PLANNING DELEGATED DECISIONS ISSUED -
AUGUST 2021**

ATTACHMENT 1

**PLANNING DELEGATED DECISIONS ISSUED
AUGUST 2021**

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 - August 2021 (Cont.)

City of Greater Dandenong

Planning Delegated Decisions Issued from 01/08/2021 to 31/08/2021

Application ID	Category	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Decision Date	Ward
PLA20/0289	PInAppAmd	No	9-15 Souffi Place DANDENONG SOUTH VIC 3175	Creative Living Innovations Pty Ltd	AMENDMENT TO: Buildings & Works (Industrial Building) warehouse building with ancillary office (Previous address: 388-424 Hammond Road, Dandenong South)	Amend permit to allow factory extension and reduction in car parking	Applicant	Withdrawn	09/08/2021	Dandenong
PLA21/0019	PInAppAmd	No	26A Westall Road SPRINGVALE VIC 3171	Peter Karamesinis	AMENDMENT TO: To develop and use of the land for the purpose of Trade Supplies (storage and resale of second-hand building materials for use in the building industry) together with one (1) caretakers house, with a variation of the loading and unloading provisions to Clause 52.07 and a waiver of the bicycle facility provisions (PLN07/0631.02)	Amend permit to allow change of operating hours, storage of vehicles and containers and associated buildings and works	Applicant	Withdrawn	09/08/2021	Springvale North
PLA21/0030	PInAppAmd	No	18 Columbia Court DANDENONG SOUTH VIC 3175	BS3	AMENDMENT TO: Development of the land for two (2) warehouses with ancillary offices and to reduce the car parking requirements (PLN17/0269)	Amendments to the endorsed plans to reduce car parking requirements	Delegate	AmendPerm	11/08/2021	Dandenong

1

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EANTOS

ORDINARY COUNCIL MEETING - AGENDA

2.3.2 Planning Delegated Decisions Issued - August 2021 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Decision Date	Ward
PLA21/0032	PinAppAmd	No	362A Cheltenham Road KEYSBOROUGH VIC 3173	G8 Education	The land currently has a permit for the use and development of the land for a Child Care Centre and Medical Centre and to alter access to a Road Zone Category 1. The current permitted hours of operation for the Child Care Centre are 7am to 7pm - Monday to Friday. It is proposed to amend the hours of operation for the Child Care Centre to the following: 6.30am to 6.30pm - Monday to Friday	Amend permit Condition 13 relating to childcare centre operating hours	Delegate	AmendPerm	11/08/2021	Keysborough
PLA21/0037	PinAppAmd	No	260-270 Frankston Dandenong Road DANDENONG SOUTH VIC 3175	Qanstruct (Aust) Pty Ltd	AMENDMENT TO: Construction of warehouses with ancillary offices, buildings and works (alterations and additions to an existing warehouse), a reduction in car parking requirements and to display business identification signage (PLN20/0063)	Amend endorsed plans to reflect car park layout adjustments, relocation of rainwater tanks and levels adjusted, deletion of boiler room and new cool room panelling and roller shutter	Delegate	AmendPerm	26/08/2021	Dandenong
PLA21/0050	PinAppAmd	No	33 Endeavour Court DANDENONG SOUTH VIC 3175	Goodman Property Services (Aust) Pty Ltd	This permit application seeks to amend Permit PLN17/0866 pursuant to Section 72 of the Planning and Environment Act 1987 by the way of the following: Current notes of the permit (Previously 125 Glascocks Road, Dandenong South)	Delete redundant permit notes	Delegate	AmendPerm	20/08/2021	Dandenong
PLA21/0051	PinAppAmd	No	Plaza Floor 3 Shop 3M2 Major 2/23-55 McCrae Street DANDENONG VIC 3175	ALDI Foods Pty Ltd	AMENDMENT TO: Change of use (Sales of Packaged Liquor) DECLARED AREA (PLN14/0043)	Amend endorsed plans to update red line area	Delegate	AmendPerm	26/08/2021	Dandenong
PLA21/0053	PinAppAmd	No	3 Kitchen Road DANDENONG SOUTH VIC 3175	Nathan Pearse	AMENDMENT TO: Building and Works (Canopy Extension) PLN20/0412	Amend planning permit to allow extension of existing canopy to warehouse	Delegate	AmendPerm	26/08/2021	Dandenong
EANTOS									01/09/2021	
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ORDINARY COUNCIL MEETING - AGENDA

2.3.2 Planning Delegated Decisions Issued - August 2021 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Decision Date	Ward
PLA21/0065	PinAppAmd	No	48 Bruce Street DANDENONG VIC 3175	Jova Drafting Consultants	AMENDMENT TO: Development of the land for two (2) double storey dwellings (PLN180143)	Amend endorsed plans to allow changes to first floor windows	Delegate	AmendPerm	26/08/2021	Cleeland
PLA21/0076	PinAppAmd	No	10A Gooding Court DANDENONG VIC 3175	Aashwary Vikram Singh Kushwah	AMENDMENT TO: Alterations and extensions to the existing dwelling and the construction of one double storey dwelling to the side of the existing dwelling (PLN12/0705)	Delete permit condition 1.5 relating to the front fence	Delegate	AmendPerm	23/08/2021	Cleeland
PLA21/0080	PinAppAmd	No	15 Cambria Road KEYSBOROUGH VIC 3173	Hussain Rezaie	AMENDMENT TO: Materials Recycling (PLN09/0011)	Amend permit to allow scrap metal bins to be located in existing car parking spaces	Applicant	Withdrawn	06/08/2021	Noble Park
PLN20/0045	PinApp	No	735 Heatherton Road SPRINGVALE VIC 3171	Abacus Design & Planning	Construction of seven (7) double storey dwellings and one (1) single storey dwelling	General Residential 1 Zone, 1510sqm	Delegate	NOD	05/08/2021	Springvale Central
PLN20/0491	PinApp	No	Willow Lodge 418 Frankston Dandenong Road BANGHOLME VIC 3175	Palm Lake Works Pty Ltd	Development of the land for an office	Green Wedge Zone, Urban Floodway Zone, construction of office with reduced setbacks	Delegate	PlanPermit	31/08/2021	Keysborough South
PLN20/0514	PinApp	No	9 Gerard Street DANDENONG VIC 3175	Blueprint Building Designers & Consultants	Development of the land for one (1) double storey dwelling to the rear of an existing dwelling, and construct and carry out works to the existing dwelling	General Residential 1 Zone, 696sqm	Delegate	NOD	31/08/2021	Cleeland
PLN20/0534	PinApp	No	7 Cook Court DANDENONG NORTH VIC 3175	Sajith D'Silva	Development of the land for two (2) dwellings (one (1) double storey dwelling and one (1) single storey dwelling to the rear) on a lot	General Residential 1 Zone, 836sqm	Delegate	NOD	11/08/2021	Cleeland
PLN21/0015	PinApp	No	Church 55-59 Langhorne Street DANDENONG VIC 3175	Geoff Pearson Architects	The development of the land to allow the partial demolition of a building (fence) in Heritage Overlay HQ31 and the construction of a sports court and fence DECLARED AREA	Residential Growth 1 Zone, refurbishing courts and erecting fences	Delegate	PlanPermit	13/08/2021	Dandenong
PLN21/0019	PinApp	No	19 Ashby Drive DANDENONG NORTH VIC 3175	Three Thirds Group	Development of the land for two (2) double storey dwellings	Neighbourhood Residential 1 Zone, 651sqm	Delegate	NOD	24/08/2021	Dandenong North
EANTOS									01/09/2021	

ORDINARY COUNCIL MEETING - AGENDA

2.3.2 Planning Delegated Decisions Issued - August 2021 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Decision Date	Ward
PLN21/0021	PinApp	No	159 Princes Highway DANDENONG VIC 3175	The Ellis Group Architects Pty Ltd	Use and development of the land for a childcare centre, the display of four (4) business identification signs and the alteration of access to a road in a Road Zone, Category 1	Residential Growth 2 Zone, 3093sqm, development of childcare centre and associated use, signage and alteration of access to a road in a Category 1 Road Zone	Delegate	PlanPermit	17/08/2021	Yarraman
PLN21/0043	PinApp	No	57 Popes Road KEYSBOROUGH VIC 3173	Shape Industries Pty Ltd	Use of the land for Industry (metal coating and finishing)	Industrial 1 Zone, Urban Floodway Zone and Sheet Metal Fabrication & Powder Coating	Delegate	PlanPermit	27/08/2021	Noble Park
PLN21/0044	PinApp	No	24 Templewood Avenue NOBLE PARK NORTH VIC 3174	Architekton Ltd	Development of the land for two (2) double storey dwellings	Neighbourhood Residential 1 Zone, 524sqm	Applicant	Withdrawn	16/08/2021	Noble Park North
PLN21/0066	PinApp	No	5 Maureen Court DANDENONG NORTH VIC 3175	Civikons Consulting	Development of the land for three (3) dwellings (two double storey dwellings and one single storey dwelling to the rear)	General Residential 1 Zone, 706sqm	Delegate	PlanPermit	06/08/2021	Noble Park North
PLN21/0076	PinApp	No	14 Gloria Avenue DANDENONG NORTH VIC 3175	KatDesign Pty Ltd	Development of the land for two (2) double storey dwellings	No response to further information request	Delegate	Lapsed	23/08/2021	Cleeland
PLN21/0125	PinApp	No	875 Tavoris Road DANDENONG SOUTH VIC 3175	Quality First Designs Pty Ltd	Development of the land for two (2) warehouse buildings (Future Property: Lot 33 Frances Drive, Dandenong South)	Industrial 1 Zone, 1446sqm	Delegate	PlanPermit	17/08/2021	Dandenong
PLN21/0127	PinApp	No	250 McMahens Road BANGHOLME VIC 3175	Aduro Australia Pty Ltd	Earthworks	No response to further information request	Delegate	Lapsed	09/08/2021	Keysborough South
PLN21/0132	PinApp	No	108-166 Bayliss Road DANDENONG SOUTH VIC 3175	Salta Properties (Lyndhurst) Pty Ltd	The removal of native vegetation (tree 92) from the Dandenong South Native Vegetation Precinct Plan, January 2009	Industrial 1 Zone	Delegate	PlanPermit	06/08/2021	Dandenong
PLN21/0133	PinApp	No	4 Morris Court SPRINGVALE VIC 3171	Ferras Ballan	Development of the land for two (2) double storey dwellings	General Residential 1 Zone, 598sqm	Delegate	PlanPermit	18/08/2021	Noble Park North
PLN21/0135	PinApp	No	1663-1665 Centre Road SPRINGVALE VIC 3171	Tasman Foods International Pty Ltd	To erect an electronic internally illuminated sign exceeding 1.5 sqm	Industrial 1 Zone, one internally illuminated LED screen business identification sign	Delegate	PlanPermit	27/08/2021	Springvale North

01/09/2021

4

EANTOS

ORDINARY COUNCIL MEETING - AGENDA

2.3.2 Planning Delegated Decisions Issued - August 2021 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Decision Date	Ward
PLN21/0138	PinApp	No	108-166 Bayliss Road DANDENONG SOUTH VIC 3175	Sala Properties (Lyndhurst) Pty Ltd	The use and staged development (stage 1 and 2) of the land for a Transport Terminal (Inland Port)	Industrial 1 Zone, transport terminal	Delegate	PlanPermit	09/08/2021	Dandenong
PLN21/0163	PinApp	No	15/2 Kirkham Road West KEYSBOROUGH VIC 3173	Shukokai Karate Dojos	Use of land for an Indoor Recreation Facility (Karate)	Industrial 1 Zone, karate dojo	Delegate	NOD	12/08/2021	Keysborough
PLN21/0171	PinApp	No	22 Taranto Drive NOBLE PARK VIC 3174	Prestigious Millennium Design Pty Ltd	Development of the land for a single storey dwelling to the rear of an existing dwelling and alterations to the existing dwelling	General Residential 1 Zone, 665sqm	Delegate	PlanPermit	19/08/2021	Noble Park
PLN21/0180	PinApp	No	13 Fairview Street SPRINGVALE VIC 3171	Straight-Line Builders & Drafters Pty Ltd	Development of the land for two (2) dwellings (one (1) single-storey dwelling to the rear of one (1) double-storey dwelling)	General Residential 1 Zone, 645sqm	Delegate	PlanPermit	27/08/2021	Springvale North
PLN21/0200	PinApp	No	300-308 Perry Road KEYSBOROUGH VIC 3173	Nathan Pearse	The development of the land for an extension to an existing shed	Green Wedge A Zone	Delegate	PlanPermit	06/08/2021	Keysborough South
PLN21/0209	PinApp	No	1-3 Curtin Crescent DANDENONG NORTH VIC 3175	Jack O'Neill	Development of the land for four (4) single storey dwellings on a lot	General Residential 1 Zone, 917sqm	Delegate	PlanPermit	27/08/2021	Cleeland
PLN21/0220	PinApp	No	4/288 Springvale Road SPRINGVALE VIC 3171	Bun Bo Hue Chu Le	Use of the land for the sale and consumption of liquor associated with a Restaurant	Commercial 1 Zone, 105 patrons	Delegate	PlanPermit	26/08/2021	Springvale Central
PLN21/0222	PinApp	No	525-527 Hammond Road DANDENONG SOUTH VIC 3175	P A Plastics Pty Ltd	Removal of Native Vegetation	Proposal fails to satisfy efforts to avoid removal of native vegetation and is contrary to Clause 52.17 (Native Vegetation), Clause 65.01, Clause 12.01-1S (Protection of Biodiversity) and Clause 12.01-2S (Native Vegetation Management)	Delegate	Refusal	20/08/2021	Dandenong
PLN21/0223	PinApp	No	27 Curtin Crescent DANDENONG NORTH VIC 3175	Farrington Architects	Development of the land for a single storey dwelling to the rear of an existing dwelling	No response to further information request	Delegate	Lapsed	11/08/2021	Cleeland

01/09/2021

5

EANTOS

ORDINARY COUNCIL MEETING - AGENDA

2.3.2 Planning Delegated Decisions Issued - August 2021 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Decision Date	Ward
PLN21/0233	PinApp	No	875 Taylors Road DANDENONG SOUTH VIC 3175	Quality First Designs Pty Ltd	Development of the land for two (2) warehouse buildings (Future Property: Lot 30 & 31 Frances Drive, Dandenong South)	Industrial 1 Zone, 1083sqm	Delegate	PlanPermit	25/08/2021	Dandenong
PLN21/0255	PinApp	No	37/268-274 Springvale Road SPRINGVALE VIC 3171	Chelsea Koh	Use of the land for the sale of liquor	No response to further information request	Delegate	Lapsed	23/08/2021	Springvale Central
PLN21/0271	PinApp	No	1/15 Stephenson Street SPRINGVALE VIC 3171	Myo Kyaw & Yi Yi Mun	Subdivision of the land into three (3) lots SPEAR	Residential	Applicant	Withdrawn	19/08/2021	Springvale North
PLN21/0287	PinAppVic	Yes	95 Keys Road KEYSBOROUGH VIC 3173	E.M Design Group Pty. Ltd.	The development of the land for the construction of an indoor swimming pool and associated extension works to the existing dwelling VICSMART	General Residential 1 Zone, 302sqm	Delegate	PlanPermit	25/08/2021	Keysborough South
PLN21/0307	PinApp	No	7/234-238 Frankston Dandenong Road DANDENONG SOUTH VIC 3175	Peter Torrey	Development of the land for buildings and works (mezzanine)	No response to further information request	Delegate	Lapsed	19/08/2021	Dandenong
PLN21/0321	PinApp	No	1 Norris Street NOBLE PARK VIC 3174	Smith Land Surveyors	Subdivision of the land for four (4) lots SPEAR	Residential	Delegate	PlanPermit	16/08/2021	Noble Park
PLN21/0333	PinApp	No	1/468 Cheltenham Road KEYSBOROUGH VIC 3173	Oxanda Capital Management Pty Ltd c/- Contour Consultants	To display two (2) business identification signs	Mixed Use Zone, two business identification signs	Delegate	PlanPermit	27/08/2021	Keysborough South
PLN21/0335	PinApp	No	13 Norris Street NOBLE PARK VIC 3174	AMS Pty Ltd	Subdivision of the land into three (3) lots	Residential	Delegate	PlanPermit	09/08/2021	Noble Park
PLN21/0342	PinApp	No	29 Ardgowrie Road NOBLE PARK VIC 3174	YSIS Investments Pty Ltd	Subdivision of the land into six (6) lots SPEAR	Residential	Delegate	PlanPermit	24/08/2021	Springvale North
PLN21/0346	PinApp	No	13-17 Nathan Road DANDENONG SOUTH VIC 3175	Colafella Consulting Pty Ltd	Buildings and Works (Filtration Installation)	No response to further information request	Delegate	Lapsed	25/08/2021	Dandenong

01/09/2021

6

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ORDINARY COUNCIL MEETING - AGENDA

2.3.2 Planning Delegated Decisions Issued - August 2021 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Decision Date	Ward
PLN21/0349	PinApp	No	6 Bass Court KEYSBOROUGH VIC 3173	38 Pacific Dr Pty Ltd	Subdivision of the land into two (2) lots SPEAR	Industrial	Delegate	PlanPermit	25/08/2021	Keysborough South
PLN21/0350	PinApp	No	8 Bass Court KEYSBOROUGH VIC 3173	38 Pacific Dr Pty Ltd	Subdivision of the land into two (2) lots SPEAR	Industrial	Delegate	PlanPermit	26/08/2021	Keysborough South
PLN21/0351	PinApp	No	12 Bass Court KEYSBOROUGH VIC 3173	Auslander Developments Pty Ltd	Subdivision of the land into two (2) lots SPEAR	Industrial	Delegate	PlanPermit	26/08/2021	Keysborough South
PLN21/0353	PinApp	No	14 Bass Court KEYSBOROUGH VIC 3173	Ausgreen Properties Pty Ltd	Subdivision of the land into two (2) lots SPEAR	Industrial	Delegate	PlanPermit	26/08/2021	Keysborough South
PLN21/0354	PinApp	No	5-7 Nicole Avenue DANDENONG NORTH VIC 3175	Arie Cafe and Associates	Subdivision of the land into six (6) lots SPEAR	Residential	Delegate	PlanPermit	25/08/2021	Cleeland
PLN21/0359	PinApp	No	5 Agana Avenue NOBLE PARK VIC 3174	Nobelius Land Surveyors Pty Ltd	Subdivision of the land into two (2) lots SPEAR	Residential	Delegate	PlanPermit	27/08/2021	Noble Park
PLN21/0364	PinApp	No	228 Atlantic Drive KEYSBOROUGH VIC 3173	Form A Sign	Business identification signage	Industrial 1 Zone, non-illuminated business identification signs	Delegate	PlanPermit	24/08/2021	Springvale South
PLN21/0365	PinAppVic	Yes	31B Princes Highway DANDENONG SOUTH VIC 3175	Fort Knox (Dandenong) Pty Ltd	Buildings and works and to reduce the car parking requirements VICSMART	Commercial 2 Zone, car parking relocation	Delegate	PlanPermit	31/08/2021	Dandenong
PLN21/0368	PinAppVic	Yes	19 Bass Court KEYSBOROUGH VIC 3173	Stephen D'Andrea Pty Ltd	Development of the land for a Warehouse VICSMART	Industrial 1 Zone, 1100sqm, construction of warehouse with ancillary office and associated car parking	Delegate	PlanPermit	18/08/2021	Keysborough South
PLN21/0370	PinAppVic	Yes	21 Bass Court KEYSBOROUGH VIC 3173	Stephen D'Andrea Pty Ltd	Development of the land for a warehouse building VICSMART	Industrial 1 Zone, 1078sqm, construction of warehouse with ancillary office and associated car parking	Delegate	PlanPermit	04/08/2021	Keysborough South
PLN21/0389	PinAppVic	Yes	1/23 King Street DANDENONG VIC 3175	Greg Prowse	Buildings and Works (Front Fence) VICSMART	No response to further information request	Delegate	Lapsed	25/08/2021	Cleeland

01/09/2021

7

EANTOS

ORDINARY COUNCIL MEETING - AGENDA

2.3.2 Planning Delegated Decisions Issued - August 2021 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant	Description	Notes	Authority	Decision	Decision Date	Ward
PLN21/0392	PinApp	No	2 Pamela Street NOBLE PARK VIC 3174	Nobelius Land Surveyors Pty Ltd	Subdivision of the land into two (2) lots SPEAR	Residential	Applicant	Withdrawn	16/08/2021	Yarraman
PLN21/0394	PinAppVic	Yes	39 Pickett Street DANDENONG VIC 3175	ALL Design Concepts	Construct a front fence associated with a residential building (DECLARED AREA) VICSMART	Residential Growth 1 Zone, front fence for welfare centre	Delegate	PlanPermit	16/08/2021	Dandenong
PLN21/0404	PinApp	No	Library 5 Hillcrest Grove SPRINGVALE VIC 3171	City of Greater Dandenong	To display electronic advertising signage	Public Use 6 Zone, outdoor advertising LED screen at Springvale Community Precinct	Applicant	Withdrawn	18/08/2021	Springvale Central
PLN21/0414	PinAppVic	Yes	1651-1657 Centre Road SPRINGVALE VIC 3171	Mairfreight Logistics Pty Ltd	Buildings and works to construct a canopy VICSMART	Industrial 1 Zone, 515sqm, construction of a temporary/portable canopy	Delegate	PlanPermit	05/08/2021	Springvale North
PLN21/0415	PinAppVic	Yes	1/11 Masters Street DANDENONG VIC 3175	Victorian Survey Group Pty Ltd	Subdivision of the land into two (2) lots SPEAR (VICSMART)	Residential	Delegate	PlanPermit	04/08/2021	Dandenong
PLN21/0446	PinAppVic	Yes	St James Village 13/63-43 James Street DANDENONG VIC 3175	Gillian Tracey Williams	Construction of a front fence associated with a residential building	General Residential 1 Zone, 342sq, front fence	Delegate	PlanPermit	26/08/2021	Cleeland
PLN21/0454	PinApp	No	1-7 Colemans Road DANDENONG SOUTH VIC 3175	CTR Pty Ltd	Buildings and Works (Vehicle Compound)	Industrial 1 Zone, Public Use Zone, 3184sqm, retrospective gravel vehicle compound and concrete pad	Applicant	Withdrawn	24/08/2021	Dandenong

64

EANTOS

8

01/09/2021

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152)

File Id:	414040
Responsible Officer:	Director City Planning Design & Amenity
Attachments:	Assessed Plans Location of objectors Clause 52.06 Assessment

Application Summary

Applicant:	Martin Lohan Fabcot Pty Ltd C/o Contour Consultants Australia Pty Ltd.
Proposal:	Use of the land for a supermarket and shops, buildings and works, sale of packaged liquor, and display of internally illuminated business identification signage.
Zone:	Commercial 2 Zone
Overlay:	Specific Control Overlay Schedule 2
Ward:	Cleeland

This application is brought before the Council because it received three (3) objections, including one (1) petition with three (3) signatures.

The application proposes use of the land for a supermarket and shops, buildings and works, sale of packaged liquor, and display of internally illuminated business identification signage.

A permit is required pursuant to the following Clauses of the Greater Dandenong Planning Scheme:

- Clause 34.02-1 (C2Z) A planning permit is required for the use of the land for a supermarket (exceeding 1800 square metres) and shops (exceeding 500 square metres).
- Clause 34.02-4 (C2Z) A planning permit is required to construct a building or construct or carry out works.
- Clause 52.05 A planning permit is required to display signage.
- Clause 52.27 A planning permit is required to sell liquor.

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)

Objectors Summary

The application was advertised to the surrounding area through the erection of on-site notices and the mailing of notices to adjoining and surrounding owners and occupiers. Three (3) objections, including one (1) petition with three (3) signatures were received to the application. Issues raised generally relate to matters of:

- Traffic congestion
- Road safety
- Noise pollution
- Public safety risks
- Insufficient car parking
- Sale of packages liquor increasing crime and undesirables
- Rubbish/ waste containment
- Trolley containment
- Conflicting land uses in relation to liquor sales
- Sustainability

Assessment Summary

The application is for the use of the land for a supermarket and shops, buildings and works, sale of packaged liquor, display of internally illuminated business identification signage.

The proposal includes adequate on-site car parking spaces and bicycle facilities, well in excess of the requirements in the Greater Dandenong Planning Scheme.

The use has been assessed against the relevant decision guidelines and is considered appropriate for the area, is not considered to result in adverse amenity impacts (subject to conditions regarding operation and management) and will provide an overall net community benefit.

The built form and signage is considered appropriate in its context as it provides a well-articulated contemporary design, is orientated to face the main roads, is designed to meet best practice sustainable design outcomes and incorporates an acceptable landscape response.

Recommendation Summary

As assessed, officers consider this proposal to be highly compliant with all of the relevant provisions of the Greater Dandenong Planning Scheme. All grounds of objection have been considered, and Council Officers are of the view that on balance, the proposal's degree of compliance with the Planning Scheme justifies that the application should be supported. Therefore, a **Notice of Decision** (which provides appeal rights to objectors) to grant a permit be issued subject to the conditions as set out in the recommendation. If the application was to be appealed to VCAT, it is the officer's view that it is highly likely that VCAT would also issue a planning permit for this proposal.

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)**Subject Site and Surrounds****Subject Site**

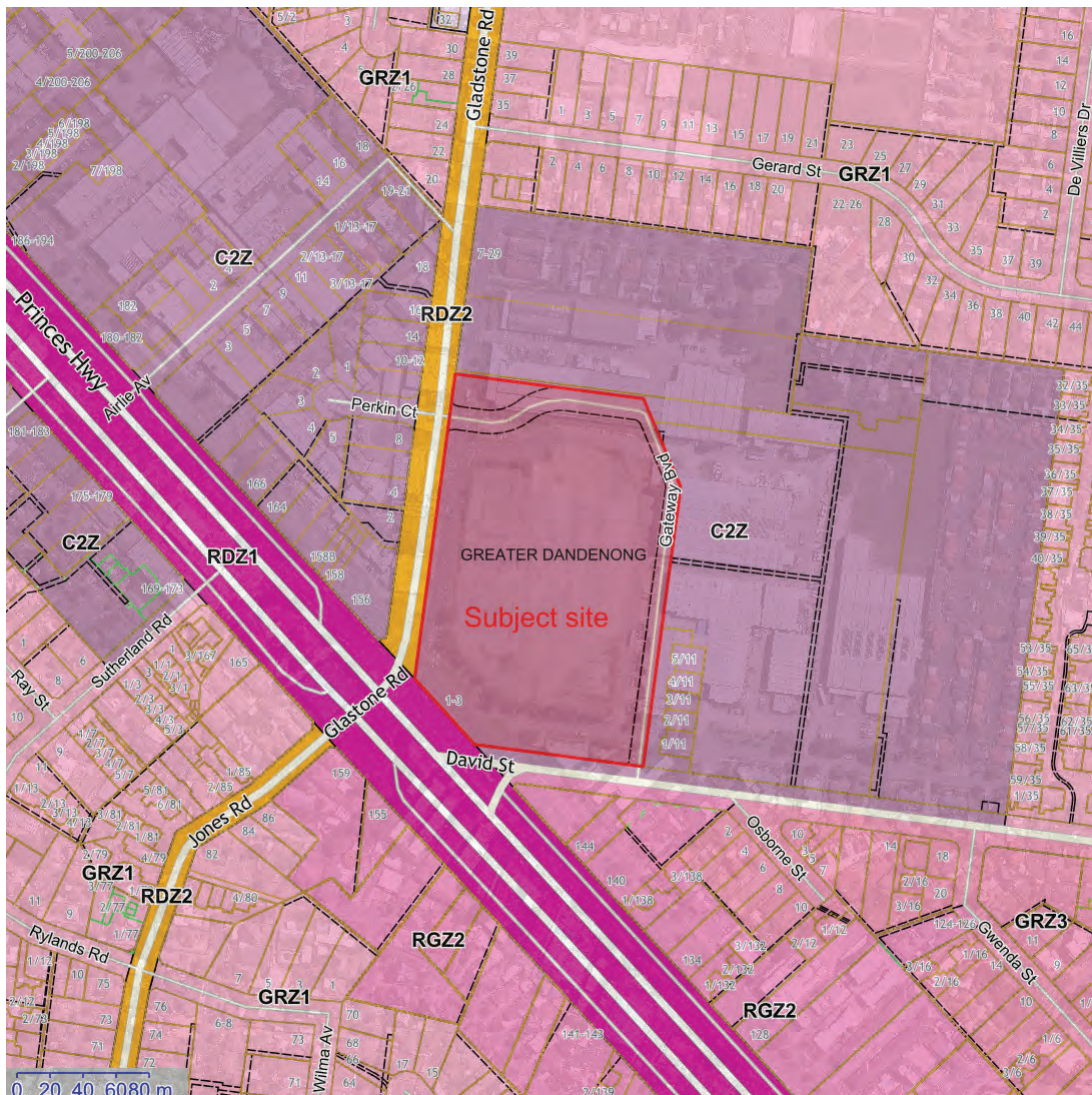
- The site is located on the north east corner of Gladstone Road and David Street in Dandenong.
- The site is irregular in shape and has a frontage to David Street of 103.29 metres and a frontage to Gladstone Road of 185.76 metres. The site abuts the Princes Highway in the south west corner for 55 metres.
- The site has a carriageway easement along its eastern and northern sides. Within the carriageway easement is Gateway Boulevard, providing access to neighbouring commercial/light industrial properties.
- The site is currently vacant, with the exception of planted vegetation along the northern, southern and western boundaries. Previously, the site was used as a Bunnings hardware store.
- Vehicle access is via Gateway Boulevard, which is accessed off both David Street and Gladstone Road.

Surrounding Area

- The site is within a small commercial/light industrial area, within the Commercial 2 Zone.
- Dandenong Activity Centre is approximately 1 kilometre to the south east.
- The site is within close proximity of the Dandenong National Employment and Innovation Cluster, with activities generally located to the south of the Dandenong Metropolitan Activity Centre (MAC) and extending to Heatherton and Stud Road to encompass Chisholm TAFE and Dandenong Hospital.
- To the immediate north is a two-storey warehouse building accessed off Gladstone Road, currently occupied by Victoria Carpets.
- To the immediate east are a number of one and two storey warehouse and office buildings within the Commercial 2 Zone. Further east are residential dwellings in a General Residential Zone Schedule 1.
- To the immediate west is Gladstone Road, a Road Zone Category 2. Further west are buildings used for warehousing, service station, vehicle repairs and paint supplies.
- The intersection of Gateway Boulevard and Gladstone Road is a signalised intersection.
- To the immediate south is the Princes Highway, a Road Zone Category 1. Also to the immediate south are multi-unit developments in a Residential Growth Zone Schedule 2.

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)

Locality Plan



Background

In March 2019, The Minister for Planning approved the development of a Kaufland supermarket through the incorporation of a Specific Controls Overlay and Incorporated Document.

Kaufland subsequently withdrew from Australia and has since sold all sites including the subject site.

No other planning permits have been issued for the site.

Proposal

The application proposes the use and development of the land for a supermarket and shops, buildings and works, sale of packaged liquor, and display of internally illuminated business identification signage.

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)**Use**

The application proposes the use of the land for a supermarket and shops. Proposed hours of operation are as follows:

Supermarket	Monday to Sunday 7am until midnight
Supermarket home delivery	Monday to Sunday 5am until midnight.
Liquor store	Monday to Saturday 9am to 11pm and Sunday 10am until 11pm
Retail tenancies	Monday to Sunday 9am to 9pm.

Waste removal will occur 7am to 9pm daily.

Deliveries will occur 6am to midnight.

All large trucks are proposed to enter and exit via Gladstone Road only.

Buildings and works

The proposal includes;

- A supermarket (4270square metres)
- A liquor store (200 square metres)
- Two (2) retail tenancies (535 square metres combined)
- Associated car parking.

The proposed building will be setback approximately 62 metres from Gladstone Road and 90 metres from David Street. The building will have a maximum height of 12 metres. The building is a contemporary design, with significant glazing proposed along the western frontage (frontage to Gladstone Road), wrapping around to the western frontage (frontage to David Street). The main entrance to the building is on the western elevation (frontage to Gladstone Road).

The supermarket will include a dedicated home delivery area on the southern side of the building, with separated drive through pick up bays and loading areas.

A main loading area is located on the northern side of the building to cater for a 20 metre semi trailer, 12.5 metre heavy rigid vehicles and waste collection vehicles.

279 car parking spaces are proposed within the setback to Gladstone Road. Some of the car parking spaces will be covered with shade sail structures. Vehicle access is proposed off Gateway Boulevard on the north and on the east. The car parking will include 5 spaces for electric vehicle charging.

Three pedestrian connections are provided off Gladstone Road and one pedestrian connections provided to David Street, near the Princes Highway intersection.

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)

34 bicycle spaces are proposed, including 16 for staff and 18 for customers.

Landscaping is proposed throughout the site. An open space area of approximately 1500 square metres is proposed on the south western corner (adjacent to Princes Highway). The area contains lawn, pedestrian path, bench seating, garden beds and a number of large canopy trees. A 3 metre wide landscaping strip is proposed along the Gladstone Road frontage. The strip contains numerous canopy trees. Landscaping is also proposed along Gateway Boulevard in the north west corner, and adjacent to the pickup bays. Ground cover plans are proposed along Gateway Boulevard on the eastern side of the building.

The site also contains two future development site pads. One in the north west corner, and one in the south east corner.

Signage

Proposed signage includes the following:

- Two (2) freestanding pylon signs with overall dimensions of 10 metres x 3.2 metres. These signs are internally illuminated and contain the words 'Woolworths, pickup, BWS, <<P'. One of these signs is located near the intersection of Gladstone Road and Gateway Boulevard. The other sign is located adjacent to Princes Highway frontage within the 'landscape zone'.
- Three (3) 'Woolworths, BWS, Pickup' signs. Internally illuminated, 6.5 metres x 4.3 metres. Two of these signs are on the western elevation and one is on the southern elevation.
- One (1) 'Woolworths, BWS' sign. Internally illuminated, 11.6 metres x 1.2 metres. This sign is located on the western elevation.
- Other small directional signage for the pickup area and trolley returns.

Packaged liquor sales

Packaged liquor is proposed to be sold within the liquor store. A red line plan has been submitted to show the location of the packaged liquor sales.

Packaged liquor is proposed to be sold during the following hours:

- Monday to Saturday 9am to 11pm and
- Sunday 10am until 11pm

A copy of the submitted plans is included as Attachment 1.

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

No financial resources are impacted by this report.

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)

Planning Scheme and Policy Frameworks

Pursuant to the Greater Dandenong Planning Scheme, a planning permit is required:

- Clause 34.02-1 (C2Z) A planning permit is required for the use of the land for a supermarket (exceeding 1800 square metres) and shops (exceeding 500 square metres).
- Clause 34.02-4 (C2Z) A planning permit is required to construct a building or construct or carry out works
- Clause 52.05 A planning permit is required to display signage
- Clause 52.27 A planning permit is required to sell liquor.

The relevant controls and policies are as follows:

Zoning Controls

The subject site is located in a Commercial 2 Zone;

The purpose of the Commercial 2 Zone outlined at Clause 34.02-1 is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services. To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.*

Pursuant to Clause 34.02-1 (C2Z) A planning permit is required for the use of the land for a supermarket (exceeding 1800 square metres) and shops (exceeding 500 square metres).

Pursuant to Clause 34.02-4 (C2Z), a planning permit is required to construct a building or construct or carry out works.

Overlay Controls

The subject site is covered by the Specific Control Overlay Schedule 2.

The purpose of the Specific Control Overlay outlined at Clause 45.12 is;

- *To apply specific controls designed to achieve a particular land use and development outcome in extraordinary circumstances.*

Clause 45.12-1 states that land affected by this overlay may be used or developed in accordance with a specific control contained in the incorporated document corresponding to the notation on the planning scheme map (as specified in the schedule to this overlay).

In this instance, the applicant is not proposing to develop the land in accordance with the incorporated document, therefore, the overlay has no bearing on the application.

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)

Planning Policy Framework

The **Operation of the Planning Policy Framework** outlined at Clause 10 seeks to ensure that the objectives of planning in Victoria are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development. The objectives of Planning in Victoria are noted as:

- (a) To provide for the fair, orderly, economic and sustainable use, and development of land.*
- (b) To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.*
- (c) To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*
- (d) 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.*
- (e) To protect public utilities and other facilities for the benefit of the community.*
- (f) To facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).*
- (fa) to facilitate the provision of affordable housing in Victoria;*
- (g) To balance the present and future interests of all Victorians.*

In order to achieve those objectives, there are a number of more specific objectives contained within the Planning Policy Framework that need to be considered under this application.

Clause 13.05-1S Noise abatement is relevant to the proposal. The strategy of this policy is ‘*Ensure that development is not prejudiced and community amenity and human health is not adversely impacted by noise emissions, using a range of building design, urban design and land use separation techniques as appropriate to the land use functions and character of the area*’.

Clause 13.07-1S Land Use compatibility is relevant to the proposal to ensure that the proposed use and development is appropriate to the character of the area through use of building design.

Clause 15.01-1S Urban Design is relevant to the proposal, the objective is; “*To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity*”.

Along with **Clause 15.01-1R Urban Design – Metropolitan Melbourne** of which the objective is “*To create a distinctive and liveable city with quality design and amenity*”.

Clause 15.01-2S Building Design is of relevance with the objective “*To achieve building design outcomes that contribute positively to the local context and enhance the public realm*”.

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)

Clause 15.01-5S Neighbourhood Character seeks to *“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”*.

Clause 15.02 Sustainable development seeks to *“encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.”*

Clause 17.01-1S Diversified economy and **Clause 17.01-1R Diversified economy – Metropolitan Melbourne** are both of relevance to the proposal which seeks to provide further employment opportunities through the proposed use and development within a strategically located easily accessible location. Some of the relevant strategies are *“Facilitate growth in a range of employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region”* and to *“Improve access to jobs closer to where people live”*.

Clause 17.02-1S Business objective is *“To encourage development that meets the community’s needs for retail, entertainment, office and other commercial services”*.

Clause 17.02-2S Out of centre development discourages proposals for single use retail, commercial and recreational facilities outside activity centres, except where the proposal is of net community benefit to the community or provides small scale shopping opportunities that meet the needs of local residents and workers in convenient locations.

Clause 18.02-4S Car Parking is of relevance with the objective being *“To ensure an adequate supply of car parking that is appropriately designed and located”*.

Local Planning Policy Framework

The Local Planning Policy Framework (LPPF) includes the Municipal Strategic Statement (MSS) and Local Policies.

The MSS is contained within Clause 21 of the Scheme. The MSS at **Clause 21.02** focuses on the **Municipal Profile**, within which the following is noted:

“Greater Dandenong’s neighbours are the Cities of Casey to the east, Frankston to the south, Kingston to the west, and Monash and Knox to the north. Greater Dandenong is bounded by the Dandenong Creek, Princes Highway, South Gippsland Freeway, Westernport Highway to the east, Thompsons Road to the south, Mornington Peninsula Freeway, Springvale Road, Tootal Road, Heatherton Road and Westall Road to the west and Police Road to the north.

It is a city that has at its doorstep the magnificent Dandenong Ranges and large areas of flora and fauna. Greater Dandenong has extensive areas of open space and includes several areas of significant ecological value, wetlands and remnant woodlands and grassland communities. The creeks and waterways that traverse the city, together with its many areas of historical, aboriginal and vegetative significance, afford the city a composition of diverse environments.”

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)

A **Vision for Greater Dandenong** is outlined at **Clause 21.03** of which the following is of relevance to the proposed development; *“A city renowned for its inclusiveness and admired for its cosmopolitan and multicultural lifestyle; a city where a range of arts activities are promoted and different cultures are celebrated as much as tradition and history are celebrated”*.

The objectives and strategies of the MSS are under four (4) main themes including: land use; built form; open space and natural environment; and, infrastructure and transportation (considered individually under Clauses 21.04 to 21.07). Of particular relevance to this application are Clauses 21.04 Land Use, Clause 21.05 Built Form and Clause 21.07 Infrastructure and Transportation.

- **Clauses 21.04 Land Use. Clause 21.04-2 Retail, Commerce and Entertainment** is relevant to the proposal in relation to economic issues *“Economic issues – Greater Dandenong’s retail, commercial, industrial and entertainment uses provide a range of jobs. Strengthening these assets will attract visitors from outside the municipality and improve employment opportunities. With suitable promotion, they could realise increased economic benefits for the City. The Springvale Activity Centre is a popular and vibrant multicultural retail and business centre in Melbourne’s south east. It is one of four major retail precincts in the City of Greater Dandenong”*.
- **Clause 21.05 Built Form** is relevant to the proposal, in particular **Clause 21.05-1 Urban design, character, streetscapes and landscapes** of which the following objectives are relevant; 1 *“To facilitate high quality building design and architecture; 2. To facilitate high quality development, which has regard for the surrounding environment and built form; 6. To ensure that design of the public and private environment supports accessibility and healthy living; 7. To protect and improve streetscapes; and 8. To ensure landscaping that enhances the built environment”*
- **Clause 21.07 Infrastructure and Transportation, Clause 21.07-1 Physical, Community and Cultural Infrastructure** is of relevance to the proposal in particular Objective 2. Which seeks *“To manage the impact of discharge of stormwater to minimise pollution and flooding”*. Clause 21.07-2 Public transport is of relevance with objective 1 seeking *“To increase the use of public transport”* along with Clause 21.07-3 Walking and cycling, the objective of which is *“To promote and facilitate walking and cycling”*. Clause 21.07-4 Cars and Parking needs to be considered with objectives 1 *“To promote significant modal shift away from the car”* and 2 *“To protect residential and other sensitive uses from adverse impacts of vehicular traffic”* of relevance to the proposal.

Relevant Local Planning Policies include:

- **Clause 22.03 Urban Design in Commercial and Industrial Areas**

This policy objective is to:

- – To improve the appearance of all commercial and industrial areas, and particularly development along main roads and at identified gateway sites.
- – To provide urban design solutions which respond to the type of road and the speed of the traffic using the road.

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)

- **Clause 22.06 Environmentally Sustainable Development**

This policy requires a Sustainability Management Plan to be provided which demonstrates that the building can achieve best practice environmental performance standards.

- **Clause 22.11 Advertising Signs**

This policy includes matters relevant to car-based stand-alone development which states it is policy that:

- Generally signs are located on buildings or canopies.
- Generally limit freestanding signs to one per premises (for large sites with more than one street frontage a maximum of two freestanding signs may be permitted).
- Limit additional freestanding signs (more than two) to direction signs placed at strategic locations at a height easily read by pedestrians, including people with a disability, and motorists.
- Freestanding signs are spaced consistent with the prevailing spacing in the streetscape, if any.
- Freestanding signs are set back from the street consistent with the prevailing setbacks in the streetscape, if any.

Particular Provisions

Clause 52.05 Signs

The purposes of this provision are:

- *To regulate the development of land for signs and associated structures.*
- *To ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character.*
- *To ensure signs do not contribute to excessive visual clutter or visual disorder.*
- *To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.*

Sign requirements for Commercial 2 Zone are within Category 1 of Clause 52.05.

A planning permit is required for:

- Business identification signs if the total display area exceeds 8 square metres,
- Internally illuminated signs if the total display area exceeds 1.5 square metres
- Panel signs
- Major promotion signs
- Promotion signs

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)

Clause 52.06 Car parking

The purposes of this provision are:

- *To ensure that car parking is provided in accordance with the State Planning Policy Framework and Local Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demands likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

Clause 52.06-2 notes that a new use must not commence or the floor area of an existing use must not be increased until the required car spaces have been provided on the land.

The required spaces are identified in the table to Clause 52.06-5. The following car parking rates are required:

Shop: 4 to each 100 square metres leasable floor area

Supermarket: 5 to each 100 square metres leasable floor area.

Car parking is to be designed and constructed in accordance with the requirements of Clause 52.06-8 and 52.06-10 of the Scheme.

The required number of car parking spaces is provided on the land, therefore, the applicant is not seeking a reduction in the car parking required. This will be further discussed below.

Clause 52.27 Licensed Premises

The purposes of this provision are:

- *To ensure that licensed premises are situated in appropriate locations.*
- *To ensure that the impact of the licensed premises on the amenity of the surrounding area is considered.*

A planning permit is required to use land to sell or consume liquor. This will be further discussed below.

Clause 52.29 land adjacent to a Road Zone Category 1, or a public acquisition Overlay for a Category 1 Road

This clause is also applicable as the subject site adjoins Princes Highway, which is a Road Zone Category 1. The proposal does not seek to alter or create any new access points to the subject site.

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)

The purpose of Clause 52.29 is

- *To ensure appropriate access to identified roads.*
- *To ensure appropriate subdivision of land adjacent to identified roads*

This clause does not apply as the principle access point for the site is from Gateway Boulevard (accessed from Gladstone Road) which is classified as a Category 2 road.

Clause 52.34 Bicycle facilities

The purposes of this provision are:

- *To encourage cycling as a mode of transport.*
- *To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.*

Clause 52.34-1 notes that a new use must not commence or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage has been provided on the land.

The required facilities are identified in the table to Clause 52.34-3. The following bicycle facilities are required:

Shop:

- 1 employee space to each 600 square metres of leasable floor area if the leasable floor area exceeds 1000 square metres; and
- 1 visitor space to each 500 square metres of leasable floor area if the leasable floor area exceeds 1000 square metres.

Supermarket:

- 1 employee space to each 600 square metres of leasable floor area if the leasable floor area exceeds 1000 square metres; and
- 1 visitor space to each 500 square metres of leasable floor area if the leasable floor area exceeds 1000 square metres.

Therefore, the proposal requires 8 employee and 10 visitor bicycle spaces.

The proposal incorporates 34 bicycle spaces, including 16 for staff inside a bicycle parking room and 18 for customers at bicycle hoops.

The design of bicycle spaces should be designed in accordance with the requirements of Clause 52.34-4 of the Scheme.

The required number of bicycle spaces is provided on the land, therefore, the applicant is not seeking a reduction in the bicycle parking required.

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)

53.18 Stormwater management in urban development

The purpose of this clause is to:

- *To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.*

General Provisions

Clause 65 – Decision Guidelines needs to be considered, as is the case with all applications. For this application the requirements of Clause 65.01 for the approval of an application or plan is of relevance. This Clause outlines the requirements that the responsible authority must consider when determining the application.

Proposed Planning Scheme Amendments

There are no planning scheme amendments applicable to this application.

Council Policy

Alcohol Management Policy

Council's Alcohol Management Policy has been developed to support the City's economic vitality, while enhancing safety, amenity, health and wellbeing in the City of Greater Dandenong through the effective assessment and enforcement of matters relevant to alcohol supply and use within the Municipality.

The policy applies to all new liquor licences, including those for events and activities in Council venues. The policy creates a consistent and integrated approach across planning, regulation, enforcement and community safety activities of Council.

The policy ensures that applicants for planning permits where a liquor licence is required prepare an Alcohol Management Plan as part of their application. An Alcohol Management Plan must be completed in order to manage and mitigate potential risks with the provision of alcohol.

Information Guidelines have been developed to assist applicants with the preparation of Alcohol Management Plans. The draft guidelines also provide a checklist to explain to applicants how Council planners will assess liquor licence applications and seek to improve future applicants' understanding of the responsibilities and potential risks associated with the sale of alcohol.

This policy was adopted on 9 December 2013, however, is not incorporated into the Greater Dandenong Planning Scheme.

Restrictive Covenants

There are no restrictive covenants registered on title.

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)

Council Plan 2017-2021 – Strategic Objectives, Strategies and Plans

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. In accordance with the commitment in Council's Annual Plan, all applications are considered on their merits.

Diversity (Access & Equity)

It is not considered that the proposal raises any diversity issues affecting the planning assessment of this application.

Community Safety

It is considered that there would be no adverse community safety implications in permitting the proposal subject to strict conditions on any planning permit issued.

Safe Design Guidelines

Consideration of the relevant requirements of these Guidelines has been undertaken within the Assessment of this application.

Referrals

Pursuant to Section 55 of the Planning and Environment Act 1987, the application was externally referred to:

- Head, Transport for Victoria- No objection, no conditions.

Internal

The application was internally referred to the following internal Council Departments for their consideration;

- Transport Planning- No objection, subject to conditions.
- Civil Development- No objection, subject to conditions.
- Asset Planning- No objection, subject to conditions.
- Community Services- No objection, subject to conditions.
- ESD- No objection, subject to conditions.
- Waste- No objection, no conditions
- Building- No objection, no conditions
- Strategic Planning- Objection. This will be further discussed below.
- Urban Design- Some concerns raised. To be addressed with permit conditions. This will be further discussed below.

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)

Advertising

The application has been advertised pursuant to Section 52 of the Planning and Environment Act 1987, by:

- Sending notices to the owners and occupiers of adjoining land.
- Placing 4 signs on site facing Gladstone Road, David Street, Princes Highway and Gateway Boulevard on the western side of the site.

The notification has been carried out correctly.

Council has received 3 objections, including 1 petition with 3 signatures to date.

The location of the objectors / submitters is shown in Attachment 2.

Summary of Grounds of Submissions/Objections

The objections are summarised below (**bold**), followed by the Town Planner's Response (in *italics*).

- **Traffic congestion and road safety**

The car parking area has been designed to meet the design standards in Clause 52.06 of the Greater Dandenong Planning Scheme. The proposed access arrangements for customers is generally consistent with the Bunnings Warehouse which previously existed on the site. Separated truck access is provided to the loading area. A Traffic and Parking Management Plan can be required as a permit condition, to outline loading arrangements and ensure trucks enter and exit the site safely during loading and unloading. The applicant has submitted a Traffic Impact report, which includes computer aided modelling of traffic conditions and predictions. The report finds that both intersections (Gladstone Road/Gateway Boulevard and Princes Highway/Gladstone Road) will continue to operate well within their capacities with the additional site generated traffic. The application has been referred to Council's internal Traffic Department and Transport for Victoria, both of whom have advised of no objections, subject to conditions. Separated pedestrian access is provided from the street frontages to the building through dedicated pedestrian pathways.

- **Noise pollution**

Potential noise sources associated with the proposal include car park activity, commercial deliveries, waste collection and mechanical services. The applicant has provided an Acoustic Report which includes computer modelling to determine worst case conditions. The report finds that the proposal can achieve compliance with the relevant State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1 (SEPPN-1). Permit conditions can limit commercial delivery times, waste collection times and hours of operation times. It is noted that the loading and unloading area has been positioned in the northern side of the site, furthest from the closest residential area.

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)

- **Public safety risks**

The Safer Design Guidelines for Victoria (Crime Prevention Victoria and Department of Sustainability and Environment, 2005) have been considered in assessing the design and built form. Concern is raised in relation to the design and appearance of the 2 loading areas (home delivery loading area and main loading area), which have very minimal passive surveillance. In addition, the blank wall facing Gateway Boulevard could become a target for vandalism in an area with poor passive surveillance. Permit conditions can require the loading areas to include a lighting, CCTV and a visually permeable gate, which can be closed outside of delivery times. Permit conditions can also require paint finishes to be graffiti proof and design details to be provided of the timber batten feature to ensure it is integrated or constructed with quality material which can not easily be vandalised.

- **Insufficient car parking**

The proposal meets the car parking requirements of Clause 52.06 of the Greater Dandenong Planning Scheme. This is further discussed in the Assessment section below.

- **Sale of packaged liquor increasing crime and undesirables**

The application has supplied an Alcohol Management Plan (AMP) that details the business policy for the responsible service of alcohol including mitigating the potential risk of customers drinking alcohol purchased from the site or their conduct in anti-social behaviour within the on site car park or in other public areas. Permit conditions can require the use to operate in accordance with the Alcohol Management Plan. Instances of crime are a matter for the Victoria Police.

- **Rubbish/ waste containment**

The applicant has submitted a Waste Management Plan to detail waste management on site. A dedicated waste storage room is shown on the plans within the loading area and the Waste Management Plan includes commitments to preventing bins from overflowing, cleaning up any spillage, abating any litter and taking action to prevent dumped rubbish. Permit conditions can ensure that waste is managed as per the Waste Management Plan.

- **Trolley containment**

Concern has been raised about the prospect of supermarket trolleys being taken off the site and being left in locations causing nuisance and safety issues. Permit conditions can require a trolley management plan to be prepared and implemented.

- **Conflicting land uses in relation to liquor sales**

The display of alcohol is within the proposed building and will not be visible from the property boundaries. Immediately surrounding land uses include commercial, warehouse, petrol station, mechanical repairs and residential. As mentioned in the assessment section of this report, the proposed uses are considered to be compatible with the surrounding land uses, subject to permit conditions regarding amenity.

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)

- **Sustainability**

In the context of this development, this application satisfies councils expectations for environmental sustainability. The proposal achieves a 4 star Green Star rating and will meet best practice requirements for sustainability through initiatives outlined in the report.

- **Extent of notification**

Notice of the application has been given in accordance with the requirements of the Planning and Environment Act 1987.

- **Safety and maintenance concerns for car park shade sails.**

Permit conditions can ensure that shade structures are maintained.

Assessment

The use of the land for a supermarket and shops, buildings and works, sale of packaged liquor, display of internally illuminated business identification signage is considered reasonable to allow based on the following assessment.

Use

The use of the land for supermarket (up to 1800 square metres) and shops (up to 500 square metres) is a Section 1 (as-of right) use in the Commercial 2 Zone of the Greater Dandenong Planning Scheme. Therefore, retailing is an anticipated use in this location. The additional floor area triggers the requirement for a permit and consideration of the use. In this context, the floor area proposed is considered suitable for this location given the size and location of the site, accessibility and surrounding land use context.

The site is well located adjacent to Princes Highway, a major arterial route into Central Dandenong, with the main access off Gladstone Road, a Road Zone Category 2 within the Commercial 2 Zone. The site has excellent road and pedestrian connections and substantial parking available on site (in excess of the statutory car and bicycle parking requirements).

The size of the site is significant, with no other similar sized Commercial sites available within the Dandenong, Noble Park or Springvale Activity Centres. Surrounding land uses include a mix of commercial, warehousing, service station, vehicle repairs and residential. The layout of the site has been designed to minimise amenity impacts to the residential area. For example, the main access is off Gladstone Road and the main loading and unloading area is located on the northern side of the development, furthest from the closest residential development. In the context and subject to amenity conditions, it is considered that the proposed uses are acceptable and compatible with the surrounding land uses. In addition, the site has historically been developed for large format retail (Bunnings Warehouse).

Potential noise sources associated with the proposal include car park activity, commercial deliveries, waste collection and mechanical services. The applicant has provided an Acoustic Report which includes computer modelling to determine worst case conditions. The report finds that the proposal

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)

can achieve compliance with the relevant State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1 (SEPPN-1). Permit conditions can limit commercial delivery times, waste collection times and hours of operation times. It is considered that the loading area has been positioned in the most appropriate location, furthest from the existing residential area.

The applicant has submitted a Waste Management Plan to detail waste management on site. A dedicated waste storage room is shown on the plans within the loading area and the Waste Management Plan includes commitments to preventing bins from overflowing, cleaning up any spillage, abating any litter and taking action to prevent dumped rubbish. Permit conditions can ensure that waste is managed as per the Waste Management Plan.

Supermarket uses can generate operational issues with trolleys being taken off the site and being left in locations causing nuisance and safety issues. Permit conditions can require a trolley management plan to be prepared and implemented.

In terms of the location of the proposal, and it is considered to be appropriately located, and not an out of centre form of development that would have unacceptable adverse impacts on the wider area. The policy relating to out of centre development at Clause 17.02-2S of the Greater Dandenong Planning Scheme seeks to ensure that out of centre proposals are only considered where the proposed use and development is of net community benefit in the region served by the proposal.

The site has previously been given approval, through a Specific Control Overlay, to develop the site for a similar sized supermarket and complimentary uses.

It is noted that the Advisory Committee, in their report dated 7 February 2019, found that the site was appropriate for the size of the proposed Kaufland supermarket, and that its realisation would provide a net community benefit. The Committee found that there was no evidence before them that would suggest that the surrounding area, including Dandenong Major Activity Centre would be undermined by the Kaufland development. As the proposed development is a supermarket of similar size and scale to the Kaufland proposal, it is considered that the site is appropriate for the proposed use and development for a supermarket and shops.

In addition, the applicant has submitted a Need and Economic Impact Assessment report demonstrating the undersupply of supermarket floorspace in the Dandenong area. The report also concludes that economic impact on other retailers within the Major Activity Centre will be confined to similar full-line supermarkets and leave specialty tenants largely unaffected.

The proposed use will provide a range of local and regional net community benefit, including:

- Opportunities for workers and residents to walk to this commercial node to undertake a range of convenience retail, taking pressure of the Dandenong Major Activity Centre and traffic congestion in that area.
- Increased job opportunities for local residents.
- Increased choice and retail competition.
- Provision of substantial car and bicycle parking on site.

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)

Therefore, it is considered that the proposed use is acceptable in the context and will provide a net community benefit.

Development

Subject to conditions, the proposed development is considered acceptable in the context.

The proposal presents a contemporary design, orientated to face Gladstone Road, with sympathetic response to the more sensitive David Street interface. Outward facing tenancies and outdoor dining area have been appropriately positioned towards the Princes Highway corner. Elevations are well articulated with a variation in forms, materials and colours.

The proposal does not have regard to Clause 22.03 of the Greater Dandenong Planning Scheme which seeks to locate large car parking areas behind the building line or matching the dominant setback from the road frontage. However, it is considered acceptable in this instance given that the site caters for 2 other future development pads- one located along the David Street frontage and one located along the Gladstone Road frontage. These future development pads offer opportunity for future development to match the dominant setback in the area and create an active frontage to David Street. In addition, a significant corner of landscaping has been proposed near the Princes Highway corner, together with a 3 metre wide landscaping strip along the Gladstone Road frontage. These areas of landscaping feature a significant amount of canopy trees, capable of growing to a height of 10-20 metres.

The Safer Design Guidelines for Victoria (Crime Prevention Victoria and Department of Sustainability and Environment, 2005) have been considered in assessing the design and built form. Concern is raised in relation to the design and appearance of the 2 loading areas (home delivery loading area and main loading area), which have very minimal passive surveillance. In addition, the blank wall facing Gateway Boulevard could become a target for vandalism in an area with poor passive surveillance. Permit conditions can require the loading areas to include additional lighting, CCTV and a visually permeable gate, which can be closed outside of delivery times. Permit conditions can also require paint finishes to be graffiti proof and design details to be provided of the timber batten feature to ensure it is integrated or constructed with quality material which can not easily be vandalised.

Car Parking, loading unloading and traffic

Clause 52.06 of the Greater Dandenong Planning Scheme sets out the requirements for car parking.

- Shop requires 4 to each 100 square metres leasable floor area.
- Supermarket requires 5 to each 100 square metres leasable floor area.

Therefore, the proposal requires 213 car parking spaces for the supermarket and 29 car parking spaces for the shops.

271 spaces are proposed, therefore, the proposal provides well in excess of the required spaces.

The layout of the car parking area complies with the design standards set out in Clause 52.06-8.

A full assessment against the standards of Clause 52.06-8 are in attachment 3.

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)

A dedicated loading area is proposed on the northern side of the building. Access to the loading area is separated from customers. The loading area is capable of accommodating vehicles up to a 20 metre semi trailer. The waste collection room is also located in this area, to enable waste collection vehicles to utilise the loading area to collect waste. It is considered that the size of the loading area is adequate for the proposed supermarket and shops.

The applicant has submitted a Transport Impact Assessment report, including traffic estimates and computer based modelling to show that intersections impacted by increased traffic volumes will continue to service at an acceptable saturation. This Transport Assessment report has been referred to Council's internal Transport Department, who have advised that the results are satisfactory. Council's Transport Department have recommended standard conditions in relation to car park line marking, lighting and loading areas.

Bicycle Facilities

The proposal provides bicycle spaces in excess of the statutory requirement.

The Greater Dandenong Planning Scheme requires 8 employee and 10 visitor bicycle spaces, and 1 staff shower and change room.

The proposal provides 34 bicycle spaces, including 16 for staff inside a bicycle parking room and 18 for customers at bicycle hoops. Two staff showers are provided on the site.

Overall, the number of bicycle spaces is considered reasonable and in accordance with the requirements.

Landscaping

The proposal provides a significant amount of landscaping along the western and southern boundaries however, the central section of the car parking area is a large area of hardstand, with no planting at all.

The design standards in Clause 52.06 of the Greater Dandenong Planning Scheme require car parking areas to provide for urban sensitive design treatment, landscaping and trees to soften the appearance of car parking. In addition, Council is currently developing an Urban Forest Strategy, which seeks to increase tree canopy for the municipality. The strategy is yet to be adopted but will be considered by Council at an upcoming Council meeting (date still to be confirmed). The strategy recognises large open retail car parking spaces provide an immense opportunity for increasing tree canopy and delivering cooling benefits across the municipality. Therefore, it is considered that this proposal should increase tree cover within the car parking area. Clause 22.04 (Urban Design in Activity and Neighbourhood Centres Policy) of the Greater Dandenong Planning Scheme, requires that larger canopy trees should be incorporated into car parks at a ratio of at least one tree to each 10 car spaces.

Permit conditions can require additional trees within the car parking area. As described above, the proposal provides 58 car parking spaces in excess of the number of car parking spaces required by the Greater Dandenong Planning Scheme. Therefore, it is considered acceptable if some spaces are lost for the purposes of increasing tree cover within the car parking area.

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)

Environmentally Sustainable Development

In the context of this development, this application satisfies councils expectations for environmental sustainability.

The applicant has provided a Sustainability Management Plan, which includes calculations and modelling from the Green Star Design and as Built tool, the DesignBuilder software and MUSIC model tool.

The proposal achieves a 4 star Green Star rating and will meet best practice requirements for sustainability through initiatives outlined in the report. Initiatives include, but are not limited to:

- The use of energy efficient systems
- Solar panels
- Rainwater tanks
- Water efficient fixtures and fittings
- The use of low to zero volatile organic compound content materials
- Reduced environmental impacts during construction.
- Provision of electric vehicle charging stations and bicycle facilities.

Liquor sales

The application proposes the use of the land for the sale of packaged liquor within a red line area totalling 200 square metres.

The application has supplied an Alcohol Management Plan (AMP) that details the business policy for the responsible service of alcohol including prohibiting the selling of alcohol to intoxicated persons and minors. All staff members will be required to have appropriate Responsible Service of Alcohol certificate (RSA) and be required to strictly adhere to the company's policies when serving customers as pertained in the AMP. Permit conditions can require the use to operate in accordance with the Alcohol Management Plan.

The sale of packaged liquor proposed closing time is 11pm. This closing time is considered appropriate given that the sale of liquor will not occur beyond business hours for the supermarket.

In accordance with DPCP Practice Note 61 "Licenced Premises: Assessment Cumulative Impact", a cumulative impact assessment is required if both the clustering and hours of operation tests are met, specifically, if the premises trades after 11pm, and in an area where there is a 'cluster' of licenced premises.

As defined within DPCP Practice Note 61, a 'cluster' occurs where there are:

- Three or more licensed premises (including the proposed premises) within a radius of 100 metres from the subject land; or
- 15 or more licensed premises (including the proposed premises) within a radius of 500 metres from the subject land.

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)

Liquor is not proposed to be sold after 11pm and the site does not form part of a cluster, therefore, it is considered that there is no adverse cumulative impact associated with the proposal.

Signage

The land is within a category 1 signage area for minimum limitation, where the purpose is to provide identification and promotion signs and signs that add vitality and colour to commercial areas.

Therefore, from a character perspective, the signs on the western building façade take the benefit of being within a commercial context with a signage character typically described as large format signs on buildings.

The proposed signage on the building is considered respectful of the surrounding signage character of the area, noting that when compared to the overall scale of the building, the signage is modest in presentation and not overly dominant or excess on the façade. In addition, the signage is positioned on the building similarly to that on other buildings in the immediate area and maintains similar spacing across the elevations.

Two 10-metre-high freestanding pylon signs are proposed. These signs are considered appropriate in the context on a Road Zone Category 1 and 2 and will allow appropriate identification of the site.

The proposed signage does not dominate the skyline or impact on any significant views or vistas. The signs are well setback from the property boundaries so as to not obstruct a drivers line of sight.

Permit conditions can ensure that signage illumination does not dazzle or distract drivers or cause adverse amenity impacts to the surrounding area.

Conclusion

The application has been assessed against the relevant requirements of the Greater Dandenong Planning Scheme and is considered appropriate to the site in which it is located. It is considered that the continued benefits, such as economic activity and employment, have been balanced with appropriate management protocols and conditions of permit to ensure the amenity of the area will be protected.

Recommendation

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as Lot S2 PS440244, 1-3 Gladstone Road, Dandenong, for the purpose of use of the land for a supermarket and shops, buildings and works, sale of packaged liquor, display of internally illuminated business identification signage in accordance with the plans submitted with the application subject to the following conditions:

- 1. Prior to the endorsement of plans, amended plans drawn to scale and dimensioned, must be submitted to the Responsible Authority for approval. No buildings or works must be commenced until the plans have been approved and endorsed by the**

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)

Responsible Authority. When endorsed, the plans will form part of this permit. The plans must be in accordance with the plans submitted with the application, but modified to show:

- 1.1. Notations for sensor lighting and CCTV cameras to be provided around the loading area and the home delivery area.**

Notations to indicate graffiti proof finishes and paint for the Gateway Boulevard elevations.

- 1.2. Notations to indicate graffiti proof finishes and paint for the Gateway Boulevard elevations.**

- 1.3. Design detail of the decorative timber battens along the Gateway Boulevard elevations. The detail must show the decorative feature as an integrated structural element or made from a heavy duty material to avoid being easily vandalised.**

- 1.4. A gate provided to the home delivery loading area and the loading and service areas.**

- 1.5. An updated landscape plan to detail additional canopy trees provided throughout the car parking area. Trees are to be provided at a ratio of at least one tree every 10 spaces. Shade sail structures may be reduced in size and some car parking spaces (not more than 58) may be lost to accommodate the additional canopy trees.**

- 2. The use and development as shown on the endorsed plan/s must not be altered unless with the written consent of the Responsible Authority.**
- 3. Once the development has started, it must be continued and completed in accordance with the endorsed plans, to the satisfaction of the Responsible Authority**
- 4. The building hereby approved must not be occupied until all buildings and works and the conditions of this permit have been compiled with, unless with the written consent of the Responsible Authority.**
- 5. Goods, materials, equipment and the like associated with the use of the land must not be displayed or stored outside the building, without the further written consent of the Responsible Authority**
- 6. Before the use commences, all landscaping as shown on the endorsed plans, including trees, shrubs and lawn, must be planted to the satisfaction of the Responsible Authority.**

At all times, the landscaping must be maintained to the satisfaction of the Responsible Authority.

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)

7. Noise emitted from the premises must not exceed the permissible noise levels determined in accordance with the State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1.
8. All external plant and equipment must be acoustically treated or placed in sound proof housing to reduce noise to a level satisfactory to the Responsible Authority.
9. All wastes must be disposed of to the satisfaction of the Responsible Authority and no liquid waste or polluted waters shall be discharged into a sewer or stormwater drainage system.
10. The use must comply with the endorsed Alcohol Management Plan at all times.
11. Except with the prior written consent of the Responsible Authority, the use of the land may only occur between the following hours:
 - 11.1. Supermarket: Monday to Sunday 7 am until midnight
 - 11.2. Supermarket home delivery: Monday to Sunday 5am until midnight.
 - 11.3. Sale of packaged liquor: Monday to Saturday 9am to 11pm and Sunday 10am until 11pm
 - 11.4. Shops: Monday to Sunday 9am to 9pm.
12. Waste collection may only occur 7am to 9pm daily.
13. Loading and unloading may only occur 6am to midnight.
14. The gates to the home delivery area and the loading and services area must be closed from midnight to 5am.
15. Before the development starts, a Trolley Management Plan to the satisfaction of the responsible authority must be prepared and submitted to the responsible authority for approval. The plan must detail the measures to manage supermarket trolley retrieval. Once approved, the Plan must be implemented to the satisfaction of the responsible authority.
16. The amenity of the area must not be detrimentally affected by the use of land , including through the:
 - 16.1. transportation of materials, goods or commodities to or from the land;
 - 16.2. appearance of any building, works or materials;
 - 16.3. emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, girt or oil;
 - 16.4. presence of vermin;

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)

16.5. adverse behaviour of patrons to or from the land; or

16.6. in any other way.

To the satisfaction of the Responsible Authority.

- 17. The sale and display of liquor must only be undertaken within the red line area identified on the endorsed plans.**
- 18. The use of the land must at all times comply with the endorsed Alcohol Management Plan, to the satisfaction of the Responsible Authority.**
- 19. The management of waste on the subject site must be carried out in accordance with the approved Waste Management Plan for the site.**
- 20. Bins or other receptacles for any form of rubbish or reuse, with the exception of those bins and receptacles intended to be used by the public, may not be placed or allowed to remain in the view of the public and no odour shall be emitted from any such receptacles.**
- 21. Prior to the commencement of development, a Construction Management Plan must be submitted to and approved by the Responsible Authority. The Construction Management Plan must address, but is not limited to:**
 - 21.1. Hours of construction, control of noise and airborne matter, deliveries, vehicle access, worker car parking, damage to public assets, and contact numbers for complaints;**
 - 21.2. All Traffic Management Plans for the site demolition, excavation, deliveries and other construction related activities that will affect vehicle and pedestrian traffic;**
 - 21.3. The location of all areas on-site and off-site to be used for construction staff parking;**
 - 21.4. A Parking Management Plan for all associated construction vehicles;**
 - 21.5. All site sheds, portable toilet, storage and materials, etc. must be confined to the land;**
 - 21.6. The covering and maintenance of all roads/storage areas/external stockpiles/or vacant areas to avoid dust nuisance to any residential and commercial premises;**
 - 21.7. A truck wheel-wash must be installed and used so vehicles leaving the site do not deposit mud or other materials on roadways;**
 - 21.8. No water containing oil, foam, grease, scum or litter will be discharged to the stormwater drainage system from the land; and**

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)

- 21.9. All stored wastes are kept in designated areas or covered containers that prevent escape into the stormwater system.
22. Shade structures must be maintained in good order to the satisfaction of the Responsible Authority.
23. The development is to be constructed in accordance with the design initiatives, commitments and supporting documentation included in the approved Sustainability Management Plan (SMP) (Prepared by Sustainable Development Consultants, Ref S4308, dated 25 May 2021) to the satisfaction of the Responsible Authority.
24. The provisions, recommendations and requirements of the endorsed SMP assessment must be implemented and complied with to the satisfaction of the Responsible Authority. No alterations can occur without written consent from the Responsible Authority.
25. Prior to the occupation of the development, approved under this permit, a report from the author of the SMP approved pursuant to this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the SMP have been implemented in accordance with the approved plan.
26. The applicant is to prepare a site stormwater management or drainage plan that includes the nominated site stormwater treatment systems as per the Sustainability Management Plan and town planning drawings to the satisfaction of the responsible authority
27. The drainage plan must also clearly include responsibility for maintenance and monitoring of the proposed stormwater treatment systems. This must also include recommended schedules for inspections, maintenance and frequency of maintenance and be made available to the building owner.
28. Provision must be made for the drainage for proposed development including landscaped and paved areas, all to the satisfaction of the Responsible Authority.
29. The connection of the internal drainage infrastructure to the LPD must be to the satisfaction of the Responsible Authority.
30. Collected stormwater must be retained onsite and discharged into the drainage system at pre-development peak discharge rates as stated in the LPD approval letter.
31. Access to the site and any associated roadwork must be constructed, all to the satisfaction of the Responsible Authority.
32. Prior to the use commencing, all parking areas and accessways must be

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)

- 32.1. constructed and available for use in accordance with the plan approved by the responsible authority;**
 - 32.2. formed to such levels and drained so that they can be used in accordance with the plan; and**
 - line-marked or provided with some other adequate means of showing the car parking spaces.**
- 33. Car spaces, access lanes, loading bays and driveways must be maintained (including line marking) and kept available for these purposes at all times.**
- 34. The car parking provided on the land must always be kept available for its intended purpose at all times. No measures must be taken to restrict access to the car park.**
- 35. The car parking area must be lit if in use during the hours of darkness and all lights must be designed and fitted with suitable baffles. The lighting must be positioned to prevent any adverse effect on adjoining land and must not be considered excessive for the area, all to the satisfaction of the Responsible Authority.**
- 36. The loading and unloading of goods from vehicles must only be carried out on the land within the designated loading bay(s) and must not disrupt the circulation and parking of vehicles on the land**
- 37. The site operator must endeavour to prevent site bound commercial vehicles queuing on arrival along the public access road. Accordingly, access driveways/roadways/aisles providing access to loading areas on-site must not be gated during operating hours or feature control points (i.e. boom gates, guardhouse or similar) without suitable queuing space on site, all to the satisfaction of the Responsible Authority.**
- 38. Pedestrian routes through car parking areas and building entries and other destination points must be clearly marked.**
- 39. A Traffic and Parking Management Plan (TPMP) must be submitted to and approved by the Responsible Authority. The use must not commence until the plan has been approved and endorsed by the Responsible Authority. The TPMP must be generally in accordance with the submitted application plans and must:**
 - 39.1. Identify measures to ensure that commercial vehicles access the site in a safe manner, which may include different routes based on size of vehicle / time of day etc.**
 - 39.2. Identify how safety (particularly vulnerable road users such as pedestrians, cyclist and motorcyclists) and obstruction to other on-site/on-street traffic is to be managed during commercial vehicle reversing manoeuvres.**

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)

- 39.3. Identify the largest commercial vehicle to access the subject site in accordance with Table 2.1 to AS 2890.2, or other suitable documentation.**
- 39.4. Identify the maximum number of commercial vehicles that will access the subject site on a daily basis.**
- 39.5. Identify measures to prevent site bound commercial vehicles queuing on arrival along the public access road.**
- 39.6. Consider measures to minimise the impacts of deliveries on the amenity of the area.**
- 40. Loading and unloading on the site must be in accordance with the endorsed Traffic and Parking Management Plan.**
- 41. The type, location, size, lighting and material of construction of the signs shown on the endorsed plans shall not be altered without the written consent of the Responsible Authority.**
- 42. The signs, including their structure, as shown on the endorsed plans must at all times be maintained in good order and condition, to the satisfaction of the Responsible Authority.**
- 43. The signs must only contain a logo or name which identifies the business conducted on the site unless otherwise approved by the Responsible Authority.**
- 44. The signs must be wholly located within the subject property. That is, no part of the sign may encroach into the declared road reserve.**
- 45. The sign lighting must be designed, baffled and located to prevent any adverse effect on adjoining land to the satisfaction of the Responsible Authority.**
- 46. The intensity of the light in the signage must be limited so as not to cause glare or distraction to motorists or other persons or loss of amenity in the surrounding area, to the satisfaction of the Responsible Authority.**
- 47. This permit will expire if:**
 - 47.1. The development does not start within two (2) years of the date of this permit, or**
 - 47.2. The development is not completed within four (4) years of the date of this permit, or**
 - 47.3. The use does not start within one (1) year of the completion of the development, or**
 - 47.4. The use is discontinued for a period of two (2) years.**

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)

Before the permit expires or within six (6) months afterwards, the owner or occupier of the land may in writing request the Responsible Authority to extend the expiry date

The owner or occupier of the land may in writing request the Responsible Authority to extend the expiry date to complete the development or a stage of the development if:

- (a) the request for the extension is made within twelve (12) months after the permit expires; and**
- (b) the development or stage started lawfully before the permit expired.**

Notes:

A Building Approval may be required prior to the commencement of the approved use and/or development/works.

Before commencement of the development occurs, the applicant should contact the City of Greater Dandenong's Civil Development and Design Unit regarding legal point of discharge.

Prior to the drainage plans being approved, a drainage approval fee will need to be paid to Council.

Approval of drainage plan including any retention system within the property boundary is required.

Also, the developer will need to obtain a Vehicle Crossing Permit from Council.

Any works undertaken within the road reservation and easements will require the developer to obtain a Civil Works Permit from Council

Prior to works commencing the developer will need to obtain an Asset Protection Permit from Council.

A flood dispensation is to be obtained prior to issue of Building Permit

The above property is subject to uncontrolled overland flow through the property.

The minimum finished floor level of the propped development is 48.55m to AHD.

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 1-3 GLADSTONE ROAD,
DANDENONG (PLANNING APPLICATION NO. PLN21/0152)**

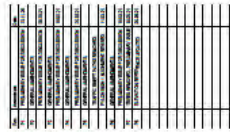
ATTACHMENT 1

ASSESSED PLANS

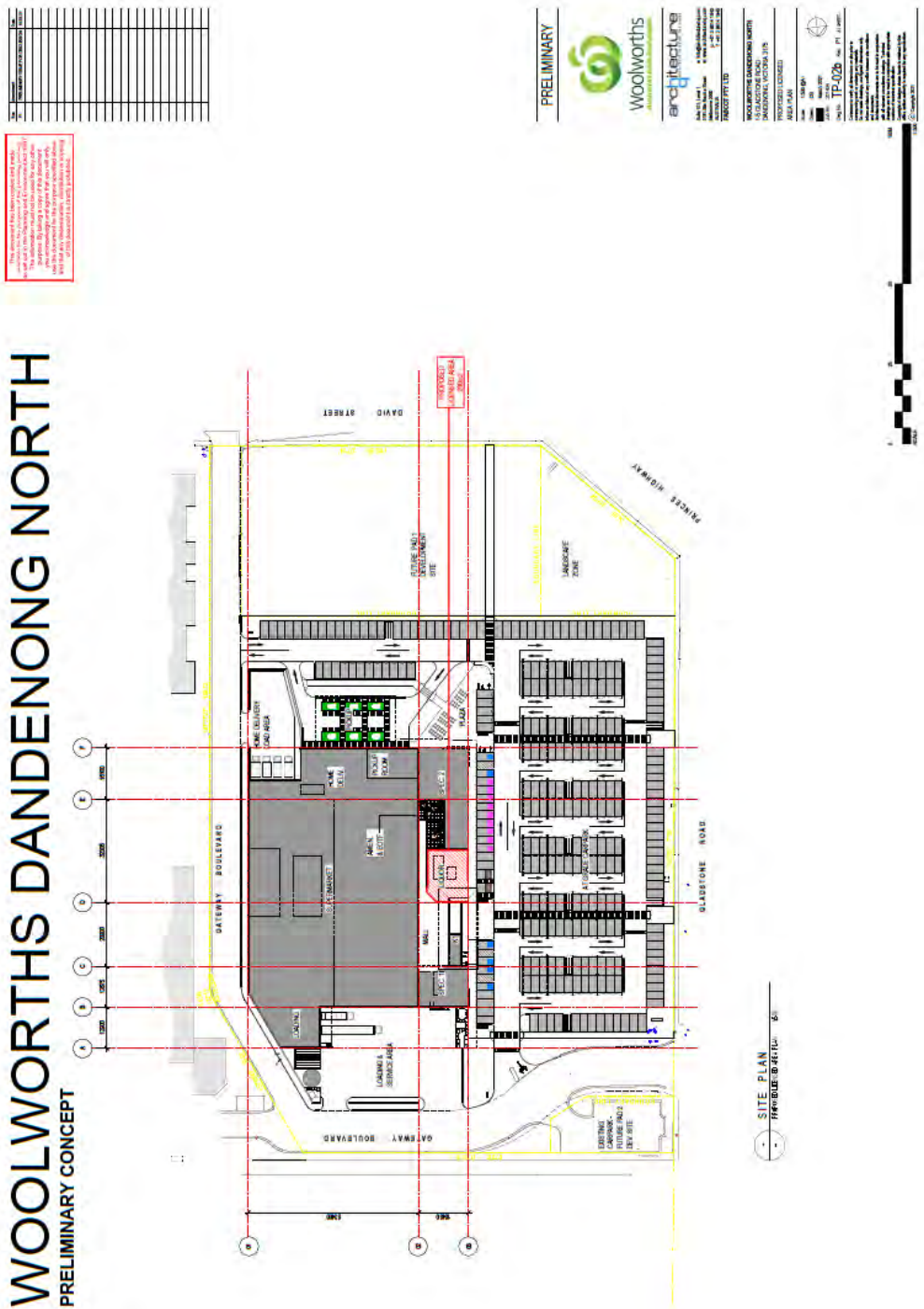
PAGES 7 (including cover)

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

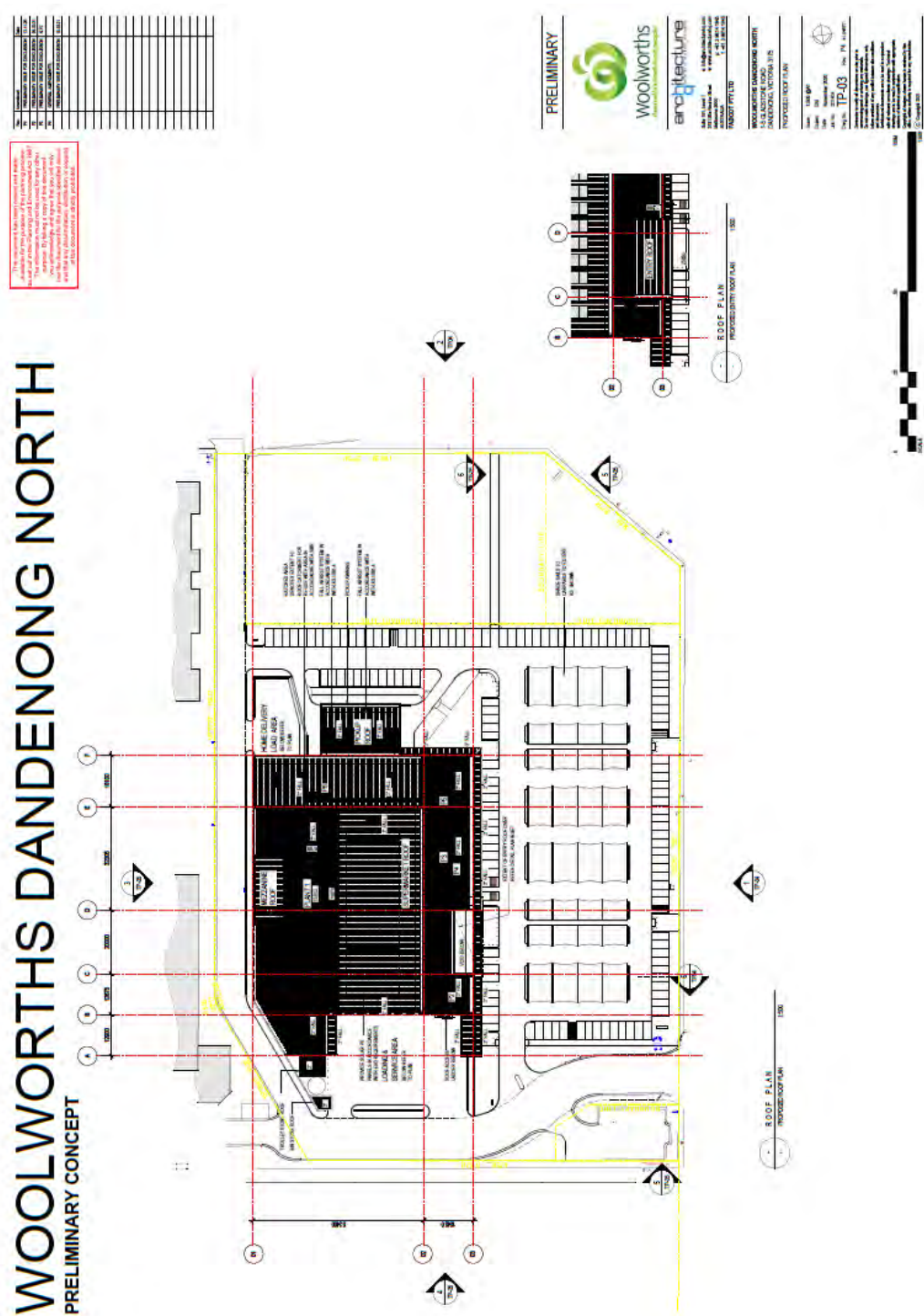
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WOOLWORTHS DANDENONG NORTH
PRELIMINARY CONCEPT

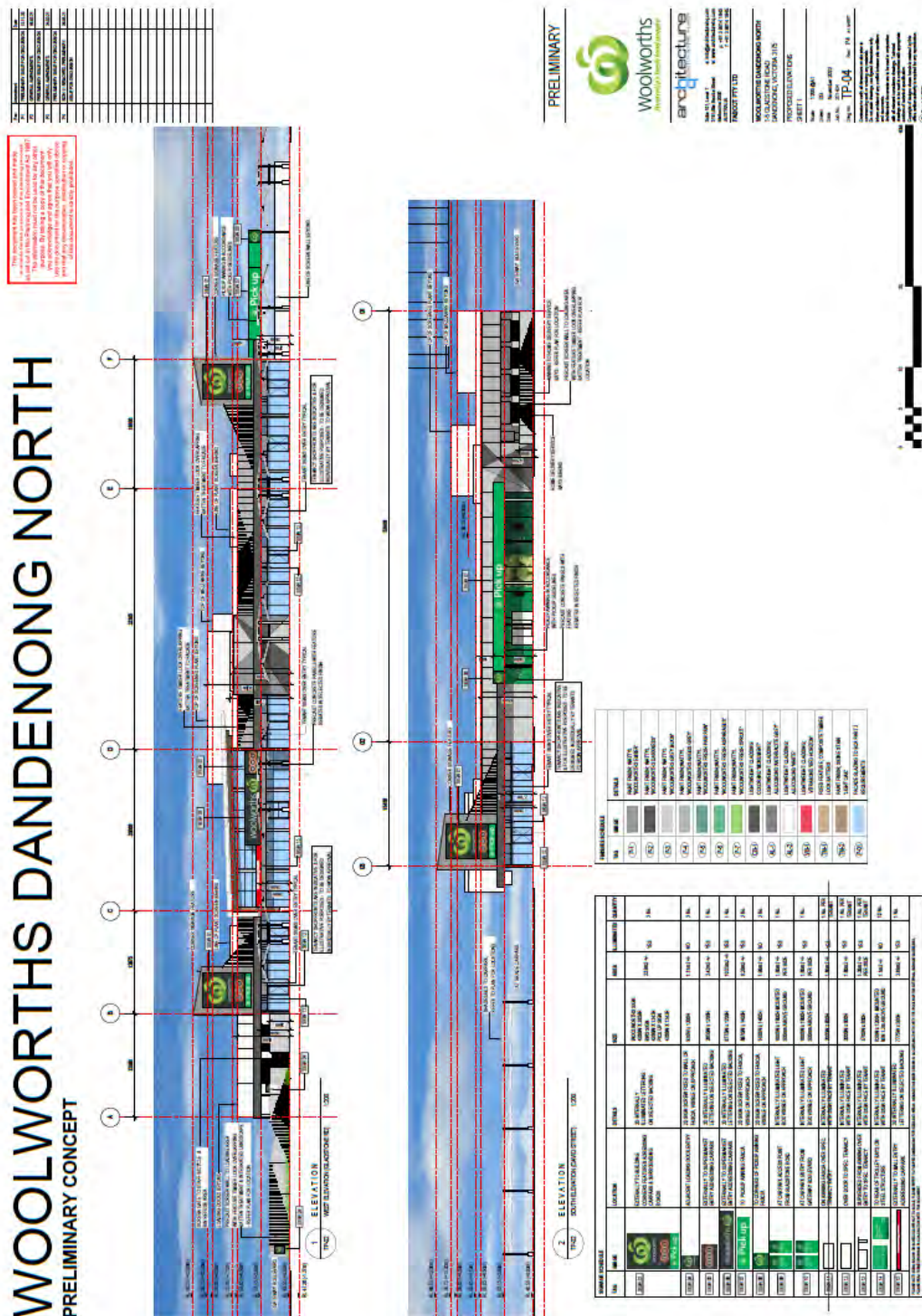


2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)

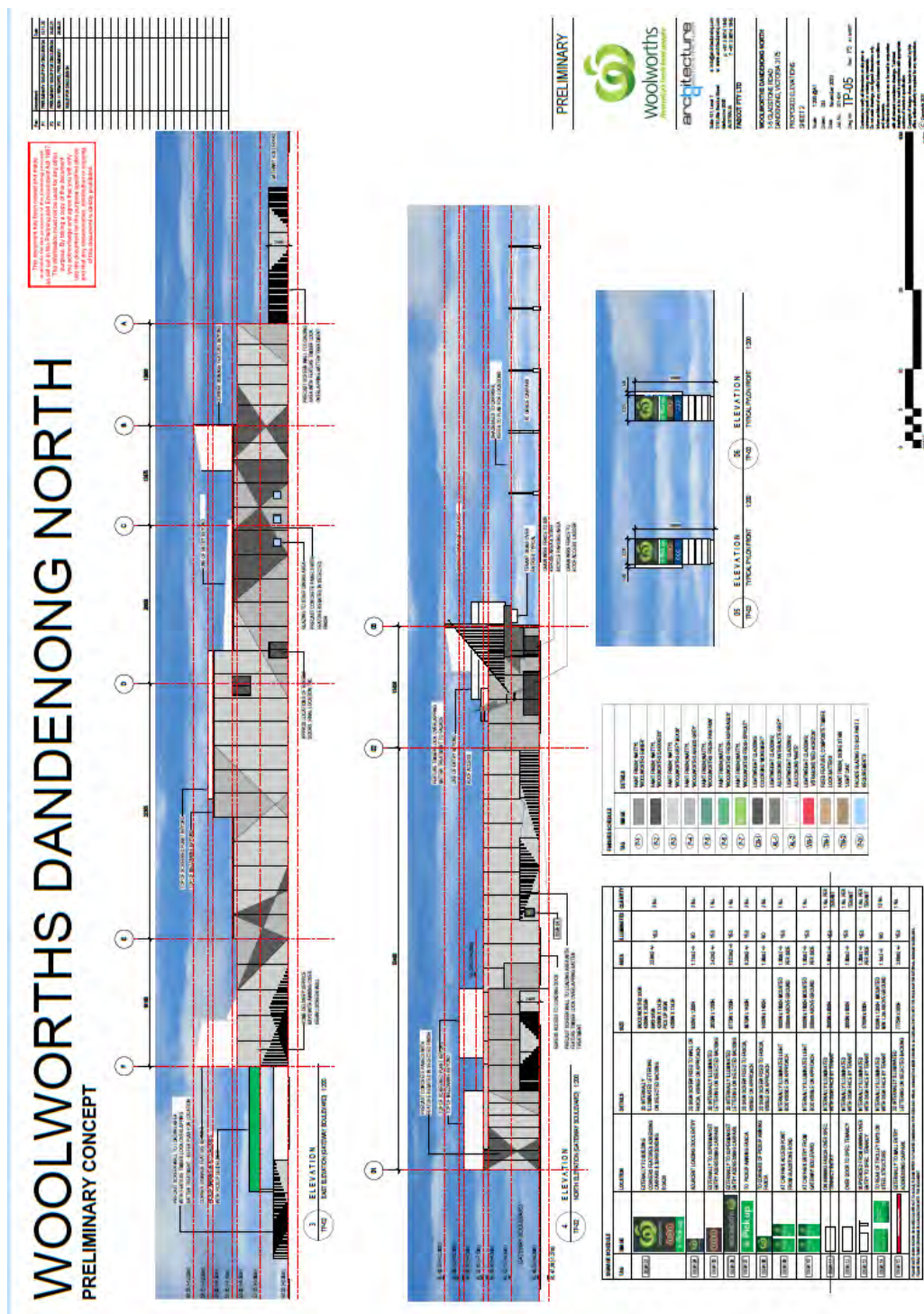


ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)



2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)



2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)



2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 1-3 GLADSTONE ROAD,
DANDENONG (PLANNING APPLICATION NO. PLN21/0152)**

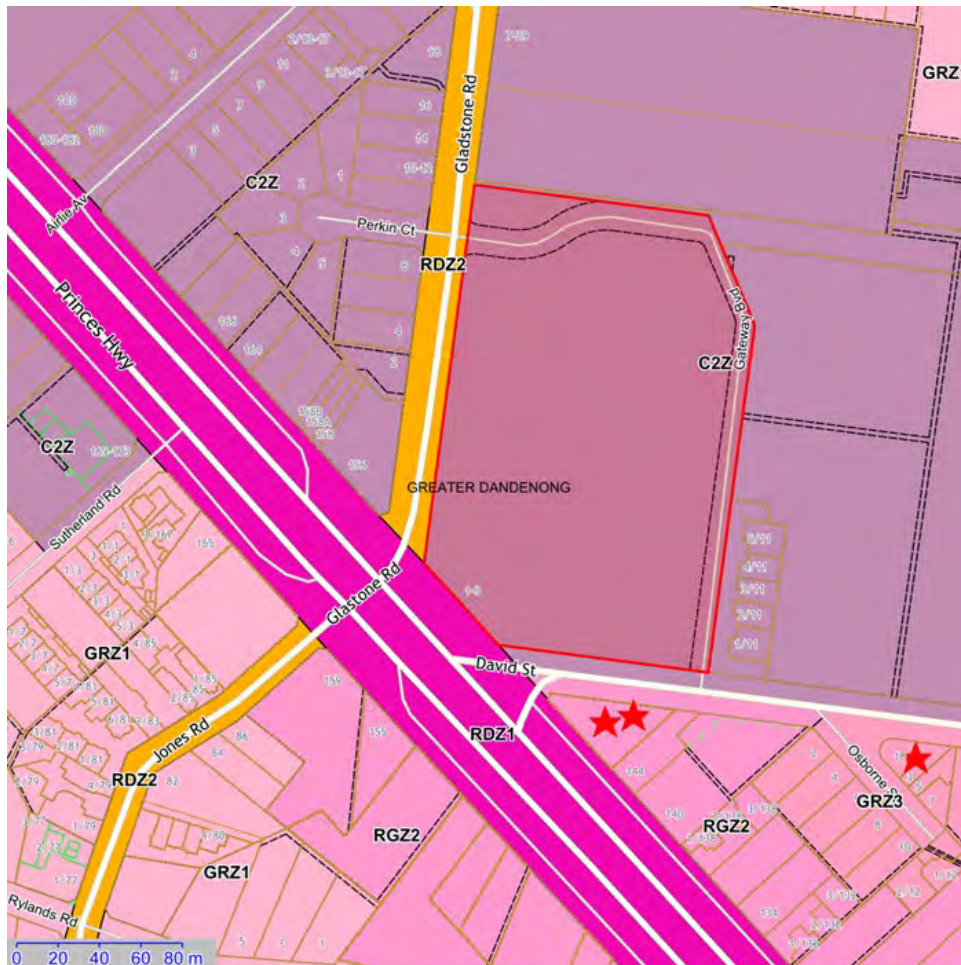
ATTACHMENT 2

LOCATION OF OBJECTORS

PAGES 2 (including cover)

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

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)



Location of objectors:



Subject site:



2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION - NO. 1-3 GLADSTONE ROAD,
DANDENONG (PLANNING APPLICATION NO. PLN21/0152)**

ATTACHMENT 3

CLAUSE 52.06 ASSESSMENT

PAGES 7 (including cover)

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)**Assessment Table - Clause 52****Clause 52.06-9 Design standards for car parking**

Plans prepared in accordance with Clause 52.06-8 must meet the design standards of Clause 52.06-9, unless the responsible authority agrees otherwise. Design standards 1, 3, 6 and 7 do not apply to an application to construct one dwelling on a lot.

Design Standards	Assessment	Requirement met/Requirement not met/NA
Design standard 1 - Accessways	Accessways must:	✓ Standard met
	• Be at least 3 metres wide.	All accessways are at least 6.6 metres wide.
	• Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.	✓ Standard met
	• Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre.	✓ Standard met No dead end accessways proposed.
	• Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.	✓ Standard met Shade sail structures provide 2.7m headroom.
	• If the accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed to that cars can exit the site in a forward direction.	✓ Standard met All cars can exit forwards.
	• Provide a passing area at the entrance at least 5 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in Road Zone.	✓ Standard met Two way accessway provided for all accessways.
	• Have a corner splay or area at least 50 percent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.	✓ Standard met Corner splay can be requested via permit conditions.
	If an accessway to four or more car parking spaces is from land in a Road Zone, the access to the car spaces must be at least 6 metres from the road carriageway.	✓ Standard met Car spaces are well setback from the road.

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)

	<p>If entry to the car space is from a road, the width of the accessway may include the road.</p> <p>✓ Standard met No entry to the car spaces directly from the road.</p>																																	
<p>Design standard 2 – Car parking spaces</p>	<p>Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2.</p> <p>Table 2: Minimum dimensions of car parking spaces and accessways</p> <table><tr><th>Angle of car parking spaces to access way</th><th>Accessway width</th><th>Car space width</th><th>Car space length</th></tr><tr><td>Parallel</td><td>3.6 m</td><td>2.3 m</td><td>6.7 m</td></tr><tr><td>45°</td><td>3.5 m</td><td>2.6 m</td><td>4.9 m</td></tr><tr><td>60°</td><td>4.9 m</td><td>2.6 m</td><td>4.9 m</td></tr><tr><td>90°</td><td>6.4 m</td><td>2.6 m</td><td>4.9 m</td></tr><tr><td></td><td>5.8 m</td><td>2.8 m</td><td>4.9 m</td></tr><tr><td></td><td>5.2 m</td><td>3.0 m</td><td>4.9 m</td></tr><tr><td></td><td>4.8 m</td><td>3.2 m</td><td>4.9 m</td></tr></table> <p><i>Note to Table 2: Some dimensions in Table 2 vary from those shown in the Australian Standard AS2890.1-2004 (off street). The dimensions shown in Table 2 allocate more space to aisle widths and less to marked spaces to provide improved operation and access. The dimensions in Table 2 are to be used in preference to the Australian Standard AS2890.1-2004 (off street) except for disabled spaces which must achieve Australian Standard AS2890.6-2009 (disabled).</i></p> <p>✓ Standard met All car parking spaces are 2.6m x 5.5m with a 6.6m aisle width.</p>	Angle of car parking spaces to access way	Accessway width	Car space width	Car space length	Parallel	3.6 m	2.3 m	6.7 m	45°	3.5 m	2.6 m	4.9 m	60°	4.9 m	2.6 m	4.9 m	90°	6.4 m	2.6 m	4.9 m		5.8 m	2.8 m	4.9 m		5.2 m	3.0 m	4.9 m		4.8 m	3.2 m	4.9 m	
Angle of car parking spaces to access way	Accessway width	Car space width	Car space length																															
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ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)

	<p>A wall, fence, column, tree, tree guard or any other structure that abuts a car space must not encroach into the area marked 'clearance required' on Diagram 1, other than:</p> <ul style="list-style-type: none"> • A column, tree or tree guard, which may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1. • A structure, which may project into the space if it is at least 2.1 metres above the space. <p>Diagram 1 Clearance to car parking spaces</p> <p>Diagram 1 shows a plan view of a car space and its surrounding areas. Dimensions are in millimetres. The car space is 19500mm wide and 3000mm deep. The rear of the space is 2600mm from the rear boundary. The side boundaries are 1750mm from the side boundaries. The front boundary is 100mm from the front boundary. The diagram also shows the 'Clearance required' area (hatched) and the 'Tree or column permitted' area (solid grey).</p>	<p>✓ Standard met</p>
	<p>Car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single space and 5.5 metres wide for a double space measured inside the garage or carport.</p>	<p>NA. No garage or car ports proposed.</p>
	<p>Where parking spaces are provided in tandem (one space behind the other) an additional 500mm in length must be provided between each space.</p>	<p>NA. No tandem spaces proposed.</p>
	<p>Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.</p>	<p>NA. No dwellings proposed.</p>
	<p>Disabled car parking spaces must be designed in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia. Disabled car parking spaces may encroach into an accessway width specified in Table 2 by 500mm.</p>	<p>✓ Standard met The Building Code of Australia requires 6 disabled car spaces to be provided. The proposal provides 6 disabled car spaces.</p>

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)

Design standard 3: Gradients	Accessway grades must not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. The design must have regard to the wheelbase of the vehicle being designed for; pedestrian and vehicular traffic volumes; the nature of the car park; and the slope and configuration of the vehicle crossover at the site frontage. This does not apply to accessways serving three dwellings or less.	✓ Standard met The site is flat. No ramps proposed.													
	Ramps (except within 5 metres of the frontage) must have the maximum grades as outlined in Table 3 and be designed for vehicles travelling in a forward direction.	✓ Standard met The site is flat. No ramps proposed.													
	<p>Table 3: Ramp gradients</p> <table><tr><th>Type of car park</th><th>Length of ramp</th><th>Maximum grade</th></tr><tr><td rowspan="2">Public car parks</td><td>20 metres or less</td><td>1:5 (20%)</td></tr><tr><td>longer than 20 metres</td><td>1:6 (16.7%)</td></tr><tr><td rowspan="2">Private or residential car parks</td><td>20 metres or less</td><td>1:4 (25%)</td></tr><tr><td>longer than 20 metres</td><td>1:5 (20%)</td></tr></table>	Type of car park	Length of ramp	Maximum grade	Public car parks	20 metres or less	1:5 (20%)	longer than 20 metres	1:6 (16.7%)	Private or residential car parks	20 metres or less	1:4 (25%)	longer than 20 metres	1:5 (20%)	✓ Standard met The site is flat. No ramps proposed.
	Type of car park	Length of ramp	Maximum grade												
Public car parks	20 metres or less	1:5 (20%)													
	longer than 20 metres	1:6 (16.7%)													
Private or residential car parks	20 metres or less	1:4 (25%)													
	longer than 20 metres	1:5 (20%)													
Where the difference in grade between two sections of ramp or floor is greater than 1:8 (12.5 per cent) for a summit grade change, or greater than 1:6.7 (15 per cent) for a sag grade change, the ramp must include a transition section of at least 2 metres to prevent vehicles scraping or bottoming.	✓ Standard met The site is flat. No ramps proposed.														
Design standard 4: Mechanical parking	Plans must include an assessment of grade changes of greater than 1:5.6 (18 per cent) or less than 3 metres apart for clearances, to the satisfaction of the responsible authority.	✓ Standard met The site is flat. No ramps proposed.													
	Mechanical parking may be used to meet the car parking requirement provided: <ul style="list-style-type: none">At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres.	NA. No mechanical parking proposed.													
	<ul style="list-style-type: none">Car parking spaces the require the operation of the system are not allowed to visitors unless used in a valet parking situation.	NA. No mechanical parking proposed.													
	<ul style="list-style-type: none">The design and operation is to the satisfaction of the responsible authority.	NA. No mechanical parking proposed.													

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)

Design standard 5: Urban design	Ground level car parking, garage doors and accessways must not visually dominate public space.	✓ Standard met While the car parking is located within the front of the building, there is a significant amount of landscaping provided along the Gladstone Road frontage and within the triangular open space area in the south west corner adjacent to Princes Highway. The landscape plan shows large canopy trees which will soften the appearance of the car parking area.
	Car parking within buildings (including visible portions of partly submerged basements) must be screened or obscured where possible, including through the use of occupied tenancies, landscaping, architectural treatments and artworks.	NA. No car parking within the building.
	Design of car parks must take into account their use as entry points to the site.	✓ Standard met Separated pedestrian access ways are provided throughout the site from the street to the building on both frontages.
	Design of new internal streets in developments must maximise on street parking opportunities.	NA. No new internal developments proposed.
Design standard 6: Safety	Car parking must be well lit and clearly signed.	✓ Standard met Permit conditions can require car parking to be lit if used during darkness.
	The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.	✓ Standard met All car parking areas are visible from the street.
	Pedestrian access to car parking areas from the street must be convenient.	✓ Standard met Separated pedestrian access is provided throughout the site from the street to the building.
	Pedestrian routes through car parking areas and building entries and other destination points must be clearly marked and separated from traffic in high activity parking areas.	✓ Standard met Separated pedestrian access is provided throughout the site from the street to the building.
Design standard 7: Landscaping	The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.	

ORDINARY COUNCIL MEETING - AGENDA

2.3.3 Town Planning Application - No. 1-3 Gladstone Road, Dandenong (Planning Application No. PLN21/0152) (Cont.)

	Landscaping and trees must be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths.	<p>✓ Standard met</p> <p>A 3 metre wide landscaping strip is proposed along the Gladstone Street frontage and a large 1500sqm open space area in the south west corner. A significant amount of large trees of 10-20m height at maturity are proposed within the landscape strip and the open space area.</p>
	Ground level car parking spaces must include trees planted with flush grilles. Spacing of trees must be determined having regard to the expected size of the selected species at maturity.	<p>✓ Standard met</p> <p>Sufficient space is provided for the proposed trees.</p>

2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585)

File Id:	478005
Responsible Officer:	Director City Planning Design & Amenity
Attachments:	Assessed Plans Location of Objectors

Application Summary

Applicant:	LSS Property Holdings Pty Ltd C/- KLM Spatial
Proposal:	The use and development of the land for one (1) dwelling and associated earthworks
Zone:	Green Wedge A Zone – Schedule 1
Overlay:	Vegetation Protection Overlay – Schedule 1
Ward:	Keysborough South

The application proposes the use and development of the land for one (1) dwelling and associated earthworks. A permit is required pursuant to:

- Clause 35.05-1 (GWAZ): a planning permit is required for the use of the land for a Dwelling
- Clause 35.05-5 (GWAZ): a planning permit is required to construct or carry out any of the following:
 - A building or works associated with a use in Section 2 of Clause 35.05-1 (Dwelling); and
 - Earthworks specified in a schedule to this zone, if on land specified in a schedule.

This application is brought before the Council as it has received five (5) objections to the proposal.

Objectors Summary

Five (5) submissions were received to the application prior to advertising being carried out. Issues raised generally relate to matters of:

- Compliance with the Green Wedge A Zone
- Compliance with the Green Wedge Management Plan
- Compliance with Vegetation Protection Overlay Schedule
- Flooding impacts
- Proximity to the Melbourne Water Eastern Treatment Plant
- Proximity to industrial land

2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))**Assessment Summary**

Detailed in this report, the proposal responds appropriately to the provisions of the Greater Dandenong Planning Scheme and it is considered that the dwelling does not reduce the agricultural productivity of the land as the dwelling and associated buildings and works are consolidated to the north-east corner of the site.

Recommendation Summary

As assessed, officers consider this proposal to be highly compliant with all of the relevant provisions of the Greater Dandenong Planning Scheme. All grounds of objection have been considered, and officers are of the view that the proposal's degree of compliance with the Planning Scheme justifies that the application should be supported and that a **Notice of Decision** (which provides appeal rights to objectors) to grant a permit be issued containing the conditions as set out in the recommendation. If the application was to be appealed to VCAT, it is the officer's view that it is highly likely that VCAT would also issue a planning permit for this proposal.

2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))

Subject Site and Surrounds

Subject Site

The subject site is identified as Lot 7 on the Plan of Subdivision 713938M, and is more commonly known as No. 215 Keys Road, Keysborough.

- The subject site is located to the south side of Keys Road.
- The subject site is in an area of cultural heritage sensitivity.
- The site is irregularly shaped with a frontage of 254.21 metres to Keys Road and a maximum depth of 255.46 metres with a total area of 6 hectares.
- The land is encumbered by a 5 metre wide easement which runs parallel to the western (side) boundary. The easement is in favour of Melbourne Water and is for the purpose of drainage.
- The site is vacant of any buildings and structures.
- Five native trees and patches of native vegetation comprising eucalyptus recruits and grasses are present on the site.
- The site is generally flat in topography and has a slight fall from the north (front) to the south (rear).

Surrounding Area

- The surrounding area consists of a mixture of lot sizes from large rural allotments to smaller rural residential allotments.
- Surrounding land uses are predominantly rural living and agricultural purposes.

Locality Plan



2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))**Background****Previous Applications**

A search of Council records revealed no recent planning applications have been considered for the subject site.

Proposal

The application proposes the use and the development of the land for one single storey dwelling and associated earthworks. A tennis court is also proposed. No planning permit is required for the provision of a tennis court (*See assessment section of this report*).

The following is a summary of the proposal:

	Details
Levels	Single storey
Height	Maximum building height of 5.8 metres
Orientated to	The dwelling is oriented north
External materials	Combination of render, metal cladding and battens with metal sheet roofing. A neutral colour palette is proposed.
Minimum setbacks to boundaries (Dwelling)	North (front): 50 metres East (side): 48.97 metres South (rear): 126.43 metres West (side): 166.56 metres
Number of bedrooms	Eight bedrooms
Number of Car parking Spaces provided	Four
Number of Car parking Spaces required	Two spaces
Type of car parking	Four car garage with two double width roller doors
Access	The accessway would connect to Keys Road along the frontage - to the north-east. The accessway would be a minimum 5 metres wide.
Front Fence	An industrial style 2.5 metre high semi-transparent fencing is proposed.

2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))

Earthworks	Minimal earthworks are proposed. The submitted plans illustrate an approximate cut of 1 - 1.5 metres and a maximum fill of 500mm. Additionally, it is anticipated minimal earthworks would be carried out for the construction of the accessway, footpaths and tennis court.
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A copy of the submitted plans is included as Attachment 1.

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

No financial resources are impacted by this report.

Planning Scheme and Policy Frameworks

Pursuant to the Greater Dandenong Planning Scheme, a planning permit is required:

- Clause 35.05-1(GWAZ): a planning permit is required for the use of the land for a Dwelling
- Clause 35.05-5 (GWAZ): a planning permit is required to construct or carry out any of the following:
 - A building or works associated with a use in Section 2 of Clause 35.05-1 (Dwelling); and
 - Earthworks specified in a schedule to this zone, if on land specified in a schedule

The relevant controls and policies are as follows:

Zoning Controls

The subject site is in a Green Wedge A Zone – Schedule 1, as is the surrounding area.

The purpose of the Green Wedge A Zone outlined at Clause 35.05 is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework.*
- *To provide the use of the land for agriculture.*
- *To protect, conserve and enhance the biodiversity, natural resources, scenic landscapes and heritage values of the area.*
- *To ensure that use and developments promotes sustainable land management practices and infrastructure provision.*
- *To protect, conserve and enhance the cultural heritage significance and the character of rural and scenic non-urban landscapes.*
- *To recognise and protect the amenity of existing rural areas.*

2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))

Pursuant to Clause 35.05-1, a permit is required for the use of the land for a dwelling.
Pursuant to Clause 35.05-5, a permit is required for the development of the land for one dwelling and associated earthworks.

Overlay Controls

The subject site is covered by a Vegetation Protection Overlay – Schedule 1, as is the surrounding area. The purpose of the Vegetation Protection Overlay outlined at Clause 42.02 is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To protect areas of significant vegetation.*
- *To ensure that development minimises loss of vegetation.*
- *To preserve existing trees and other vegetation.*
- *To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.*
- *To maintain and enhance habitat and habitat corridors for indigenous fauna.*
- *To encourage the regeneration of native vegetation.*

Planning Policy Framework

The Operation of the Planning Policy Framework outlined at Clause 71.02 seeks to ensure that the objectives of planning in Victoria are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development. The objectives of planning in Victoria at Section 4 of the *Planning and Environment Act 1987* are:

- (a) To provide for the fair, orderly, economic and sustainable use, and development of land.*
- (b) To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.*
- (c) To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*
- (d) 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.*
- (e) To protect public utilities and other facilities for the benefit of the community.*
- (f) To facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).*
- (fa) to facilitate the provision of affordable housing in Victoria.*
- (g) To balance the present and future interests of all Victorians.*

In order to achieve those objectives, there are a number of more specific objectives contained within the Planning Policy Framework that need to be considered under this application.

Clause 11 Settlement

Clause 11 (Settlement) 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.

2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))

Planning is to recognise the need for, and as far as practicable contribute towards:

- Health, wellbeing and safety.
- Diversity of choice.
- Adaptation in response to changing technology.
- Economic viability.
- A high standard of urban design and amenity.
- Energy efficiency.
- Prevention of pollution to land, water and air.
- Protection of environmentally sensitive areas and natural resources.
- Accessibility.
- Land use and transport integration.

Planning is to prevent environmental and amenity problems created by siting incompatible land uses close together. Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services.

These overall objectives are reinforced by a number of sub-clauses, including Clause 11.01-1R2 (Green Wedges – Metropolitan Melbourne), which seeks to protect the green wedges of Metropolitan Melbourne from inappropriate development.

Clause 12 Environmental and Landscape Values

Clause 12 (Environmental and Landscape Values) states that planning should help to protect the health of ecological systems and the biodiversity they support (including ecosystems, habitats, species and genetic diversity) and conserve areas with identified environmental and landscape values.

It further states that planning must implement environmental principles for ecologically sustainable development that have been established by international and national agreements. Foremost amongst the national agreements is the Intergovernmental Agreement on the Environment, which sets out key principles for environmental policy in Australia. Other agreements include the National Strategy for Ecologically Sustainable Development, National Greenhouse Strategy, the National Water Quality Management Strategy, the National Strategy for the Conservation of Australia's Biological Diversity, the National Forest Policy Statement and National Environment Protection Measures.

Planning should protect, restore and enhance sites and features of nature conservation, biodiversity, geological or landscape value.

These overall objectives are supported by a number of sub-clauses including Clause 12.01-1S (Protection of biodiversity) and Clause 12.01-2S (Native Vegetation Management), which seek to assist the protection and conservation of Victoria's biodiversity and ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

Clause 13 Environmental Risks and Amenity

2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))

Clause 13 (Environmental Risks and Amenity) states that Planning should strengthen the resilience and safety of communities by adopting a best practice environmental management and risk management approach. Planning should aim to avoid or minimise natural and human-made environmental hazards, environmental degradation and amenity conflicts.

Planning should identify and manage the potential for the environment and environmental changes to impact on the economic, environmental or social wellbeing of society. Planning should ensure development and risk mitigation does not detrimentally interfere with important natural processes. Planning should prepare for and respond to the impacts of climate change.

These overall objectives are supported by a number of sub-clauses including Clause 13.02-1S (Bushfire planning) which seeks to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life. Clause 13.03-1S (Floodplain management) seeks to assist in the protection of life, property and community infrastructure from flood hazard, the natural flood carrying capacity of rivers, streams and floodways, the flood storage function of floodplains and waterways and floodplain areas of environmental significance or of importance to river health.

Clause 14 Natural Resource Management

Clause 14 (Natural Resource Management) is supported by a number of sub-clauses including Clause 14.01-1S (Protection of agricultural land) which seeks to protect the state's agricultural base by preserving productive farmland.

Clause 15 Built Environment and Heritage

Clause 15 (Built Environment and Heritage) states that 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.

It adds that planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context. Planning should promote development that is environmentally sustainable and should minimise detrimental impacts on the built and natural environment.

According to the clause, planning should promote excellence in the built environment and create places that:

- Are enjoyable, engaging and comfortable to be in.
- Accommodate people of 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.

2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))

These overall objectives are reinforced by a number of sub-clauses, including Clause 15.01-1S (Urban design) and Clause 15.01-1R (Urban design – Metropolitan Melbourne), which seek to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Clause 15.01-2S (Building design) aims to achieve building design outcomes that contribute positively to the local context and enhance the public realm, while Clause 15.01-5S (Neighbourhood character) has an objective to recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Clause 15.01-4S (Healthy neighbourhoods) has an objective to achieve neighbourhoods that foster healthy and active living and community wellbeing. Clause 15.01-4R (Healthy neighbourhoods - Metropolitan Melbourne) reinforces this, with a strategy to 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.

Clause 15.01-6S (Design for rural areas) has an objective to ensure development respects values area of rural character.

Sustainability is promoted by Clause 15.02-1S (Energy and resource efficiency), which seeks to encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.

Clause 16 Housing

Clause 16 (Housing) states that planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure, should ensure the long term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space and should include the provision of land for affordable housing. This is supported by a sub-clauses Clause 16.01-3S (Rural Residential Development) which seeks to identify land suitable for rural residential development.

Clause 19 Infrastructure

Clause 19 (Infrastructure) seeks to ensure planning for development of social and physical infrastructure should enable it to be provided in a way that is efficient, equitable, accessible and timely. This is supported by Clause 19.03-3S (Integrated Water Management) which seeks to sustainably manage water supply, water resources, wastewater, drainage and stormwater through an integrated water management approach.

Local Planning Policy Framework

The Local Planning Policy Framework (LPPF) includes the Municipal Strategic Statement (MSS) and Local Policies. The MSS is contained within Clause 21 of the Scheme. The MSS at Clause 21.02 focuses on the Municipal Profile.

A Vision for Greater Dandenong is outlined at Clause 21.03. Of particular relevance is the following:

2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))

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

The objectives and strategies of the MSS are under four (4) main themes including: land use; built form; open space and natural environment; and, infrastructure and transportation (considered individually under Clauses 21.04 to 21.07). Of particular relevance to this application is Clause 21.04-4 Green Wedge which includes:

Land use:

Objectives of Clause 21.04-4 Green Wedge;

1. *To support the expansion and diversification of agricultural activity.*
2. *To ensure new uses and development do not adversely impact on existing land uses or compromise the establishment of preferred land uses in the Green Wedge.*

Built form:

Objectives of Clause 21.05-1 Urban design, character, streetscapes and landscapes:

1. *To facilitate high quality building design and architecture.*
2. *To facilitate high quality development, which has regard for the surrounding environment and built form.*

Objectives of Clause 21.05-4 Green Wedge;

1. *To ensure the open, landscape-dominated vistas throughout the Greater Dandenong Green Wedge are maintained and protected.*
2. *To identify, protect and promote existing heritage values.*

Open space and natural environment:

Objectives of Clause 21.06-3 Green Wedge;

1. *To protect and enhance the ecological values of the Green Wedge and improve connectivity.*
2. *To manage risks associated with potential soil and water contamination.*
3. *To improve flood and inundation management.*
4. *To enhance the role and function of the Greater Dandenong Green Wedge as a water management asset.*

Relevant local planning policies include Clause 22.02 (Green Wedge Policy).

Clause 22.02 Green Wedge

Clause 22.02 (Green Wedge) outlines green wedge land use and development objectives.

2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))

Those relevant include:

- *To give effect to Council's vision for the Greater Dandenong Green Wedge.*
- *To carefully locate and manage land uses to be consistent with the vision of the Greater Dandenong Green Wedge.*
- *To improve water quality and protect infrastructure assets and private property.*
- *To give priority to the protection and management of ecological areas of the highest value.*
- *To encourage sustainable land use practices.*
- *To provide clear guidance to stakeholders with regard to appropriate uses and forms of development.*
- *To support vehicles and active transport in a safe, efficient and legible manner.*
- *To protect and conserve areas of known and unknown Aboriginal cultural heritage.*
- *To respect landscape values.*

The policy is based on the Green Wedge Management Plan (Revised, January 2017) (GWMP) which identifies the subject site as being within the Keys Road Precinct (open space, recreation, rural residential and less intensive agricultural uses (e.g. market garden)).

Pursuant to Clause 22.02-3, it is policy that all use and development proposals respond to the Siting and Design Guidelines for buildings and works as detailed in the Greater Dandenong GWMP.

Green Wedge Management Plan Revised January 2017

The GWMP has a number of Siting and Design objectives under the heading of Built Form & Heritage which seek to improve the amenity of the Greater Dandenong Green Wedge. The objectives are supported by a number of guidelines. These are intended to guide development and assist in the determination of planning permit applications once the guidelines are integrated into the Greater Dandenong Planning Scheme.

The GWMP includes the following relevant objectives:

Built Form:	<ul style="list-style-type: none">• Site and design buildings to protect and strengthen the rural character and overall sense of spaciousness of the Greater Dandenong Green Wedge• Ensure buildings are visually subordinate and set into the spacious, rural landscape• Maintain open views and vistas from roads and public spaces• Minimise building footprints and the visibility of outbuildings and storage areas
Design Detail	<ul style="list-style-type: none">• Ensure building facades are well articulated using high quality design treatments

ORDINARY COUNCIL MEETING - AGENDA

2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))

Vehicle Access & Surfaces	<ul style="list-style-type: none"> Minimise the impact of vehicle access and car parking on the landscape
Fencing & Gates	<ul style="list-style-type: none"> Encourage fencing and gate styles that reflect the rural, open character of the Green Wedge
Vegetation	<ul style="list-style-type: none"> Encourage the planting of indigenous and native vegetation to complement the rural character Protect indigenous vegetation for its cultural and landscape value

Particular Provisions**Clause 52.06 Car parking**

The purpose of Clause 52.06 (Car Parking) is:

- To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- To support sustainable transport alternatives to the motor car.*
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- To ensure that car parking does not adversely affect the amenity of the locality.*
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

Clause 52.06-2 notes that a new use must not commence, or the floor area of an existing use must not be increased until the required car spaces have been provided on the land. Furthermore, Clause 52.06-3 notes that a permit may be granted to reduce or waive the number of car spaces required by the table.

The number of required spaces is identified in the table to Clause 52.06-5. The table at Clause 52.06-5 notes that a dwelling with 1 or 2 bedrooms requires one car space and a dwelling with 3 or more bedrooms requires two spaces to each dwelling.

Car parking is to be designed and constructed in accordance with the requirements of Clause 52.06-9 and 52.06-11 of the Scheme.

Clause 52.17 Native Vegetation

The purpose of Clause 52.17 (Native Vegetation) is:

- To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance*

2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))

with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):

1. *Avoid the removal, destruction or lopping of native vegetation.*
 2. *Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.*
 3. *Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.*
- *To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.*

Clause 52.17-1 notes that a permit is required to remove, destroy or lop native vegetation, including dead native vegetation.

Clause 52.21 Private Tennis Court

The purpose of Clause 52.21 (Private Tennis Court) is:

- *To ensure that tennis courts used in association with a dwelling are sited and constructed to minimise the effects of the development on nearby properties.*
- *To ensure that the use of tennis courts in association with a dwelling does not cause unreasonable disturbance to adjoining residents or adversely affect the residential amenity of adjoining areas.*

Clause 52.21-2 notes that a permit is not required under any provision of this scheme to construct, use or illuminate a private tennis court if the performance requirements specified in the Code of Practice - Private Tennis Court Development Revision 1 March 1999 are met.

Furthermore, a permit is required to construct, use or illuminate a private tennis court:

- If any of the performance requirements specified in the Code of Practice - Private Tennis Court Development Revision 1 March 1999 are not met.
- If the land is in an Environmental Significance Overlay, a Vegetation Protection Overlay, a Significant Landscape Overlay, a Heritage Overlay, an Urban Floodway Zone, a Floodway Overlay or a Land Subject to Inundation Overlay and a permit is required for any of the following:
 - To construct a building or construct or carry out works.
 - To remove, destroy, prune or lop a tree or vegetation.

General Provisions

Clause 65 (Decision Guidelines) needs to be considered, as is the case with all applications. For this application the requirements of Clause 65.01 for the approval of an application or plan is of relevance. This Clause outlines the requirements that the responsible authority must consider when determining the application.

2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))

Clause 66 (Referral and Notice Provisions) set out the kinds of applications which must be referred under section 55 of the Act or for which notice must be given under section 52(1)(c) of the Act.

Council Plan 2017-2021 – Strategic Objectives, Strategies and Plans

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. In accordance with the commitment in Council's Annual Plan, all applications are considered on their merits.

Diversity (Access & Equity)

It is not considered that the proposal raises any diversity issues affecting the planning assessment of this application.

Community Safety

It is considered that there would be no adverse community safety implications in permitting the proposal.

Safe Design Guidelines

Consideration of the relevant requirements of these Guidelines has been undertaken within the Assessment of this application.

Referrals

External

The application was not required to be referred to any external referral authorities pursuant to Section 55 of the Planning and Environment Act 1987. However, the application was referred for comment only to the authorities listed below.

Internal Referrals	
CFA / Fire Rescue Victoria	No objections and no conditions
Environment Protection Authority	No comments
Melbourne Water	No objections conditions provided

Internal

The application was internally referred to the below mentioned departments for their consideration. The comments provided will be considered in the assessment of the application.

Internal Referrals	
Asset Department	No objections subject to conditions on permit

2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))

Civil Development Department	No objections subject to conditions on permit
Health Department	No objections subject to conditions on permit
Transport Department	No objections and no conditions
Waste & Cleansing Services Department	No objections and no conditions

Advertising

The application has been advertised pursuant to Section 52 of the Planning and Environment Act 1987, by:

- Sending notices to the owners and occupiers of adjoining land; and
- Placing one sign on site facing Keys Road.

On 30 June 2021 the application was amended (an amended landscape plan was not provided), and the application was re-advertised by:

- Sending notices to the owners and occupiers of the property to the immediate west and to the submitters.

The notification has been carried out correctly.

Council has received five submissions to date. All submitters are located a considerable distance from the subject site.

The location of the submitters in relation to the subject site is included as Attachment 2.

Consultation

The application received five submissions which meets the threshold to conduct a consultative meeting. However, a consultation meeting was not held due to the COVID-19 pandemic restrictions.

Summary of Grounds of Submissions/Objections

The objections are summarised below (**bold**), followed by the Town Planner's Response (in *italics*).

- **Compliance with the Green Wedge A Zone**

Submissions state that the proposal is not in keeping with the purpose of the Green Wedge A Zone.

The purpose of the Green Wedge A Zone (GWAZ), as detailed above, includes, to 'provide for the use of the land for agriculture' and 'protect the amenity of existing rural living areas'. Having regard to the decision guidelines in the GWAZ, the proposed development will be confined to the north-east corner of the site and therefore, the remainder of the lot (approximately 5 hectares – 50,000 square metres) would be available for agricultural purposes.

2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))

In addition, the subject site is located within the Keys Road Precinct and within the GWMP. The precinct objective includes, 'to recognise the ongoing role of the area as rural living, while ensuring development is sensitive to the rural, open character of the Green Wedge...'. The dwelling is single storey and it is considered that the single storey-built form would not have an unreasonable impact when viewed from private and public interfaces. Furthermore, the dwelling is proposed to be generously setback from all boundaries and the site will be adequately landscaped to screen views, with landscaping proposed along the frontage and east (side) boundary.

The proposed development is considered to be in keeping with the purpose and decision guidelines of the Green Wedge A Zone.

- **Compliance with the Green Wedge Management Plan**

Submissions have raised concerns with the proposal's consistency with the Greater Dandenong's Green Wedge Management Plan (GWMP).

A full review of the proposal against the GWMP has been conducted and is included within this report. The assessment demonstrates that the proposal satisfies the relevant Siting and Design guidelines that are listed in the GWMP.

Furthermore, it is noted on page 79 of the GWMP that the Keys Road Precinct objective is to recognise the ongoing role of the area for rural living, while ensuring development is sensitive to the rural, open character of the Green Wedge and manages drainage impacts. The proposal is in keeping with the precinct objective as one appropriately designed dwelling is proposed, more than 50,000 square metres is available for agricultural uses and matters relating to drainage has been considered – the application was referred to Council's Civil Development Department and to Melbourne Water for comment. It is therefore considered that the proposal complies with the GWMP.

- **Compliance with Vegetation Protection Overlay Schedule**

Submissions state that the proposal does not comply with Schedule 1 to the Vegetation Protection Overlay Schedule 1.

While a schedule must not be read in isolation, the application material recognises that there are five native trees and native patches on site, which are identified on the plans. No native vegetation is proposed to be removed, and therefore the proposal complies with the provisions of the Overlay and Schedule 1.

- **Flooding impacts**

Submissions have raised concerns relating to the potential risks of flooding to the site and surrounds and the appropriateness of the residential dwelling situated on the flood prone land.

The application was referred to Council's Asset Department and to Melbourne Water who do not object to the proposal. The department and authority have provided comment and recommend conditions, should a permit be granted. The impact of flooding has been appropriately considered.

- **Proximity to the Melbourne Water Eastern Treatment Plant**

2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))

Submission have raised concerns regarding compliance with Publication 1518 and the sites proximity to the existing Melbourne Water Treatment Plant.

Recommended separation distances for industrial residual air emissions (Publication 1518, Environment Protection Authority, March 2013) is a policy document. The Planning Scheme states that the responsible authority (Council) must 'take into account and give effect to' to the Planning Policy Framework of the Scheme when it makes a decision under the Scheme, but it goes onto the state that 'this does not apply to policy guidelines and policy documents'.

With the above in mind, while the EPA is not a determining authority, the proposal was referred to the EPA for comment. The EPA responded outlining:

"EPA is not a position to provide a response at this time. Please utilise any previous responses you have received to inform this application."

Due to the response outlined above, it is therefore appropriate to consider previous application PLN20/0578 (185-211 Keys Road, Keysborough) which was for the use and development of the land for one dwelling as similar submissions were received. This application was approved at the 15 June 2021 Council meeting.

In the matter of application PLN20/0578, Council sought legal advice which advised that Council is not strictly bound by this document given it is a policy document. However, the document could assist in the decision making process, and to this extent it was recommended that Council refer the application to both the EPA and Melbourne Water.

This advice has been followed for the current application, with the application being referred to both the EPA and Melbourne Water, neither of whom had objected to the proposal.

In addition, the subject site is located approximately 1,100 metres away from the Environmentally Significant Overlay - Schedule 3 (Eastern Treatment Plant Buffer Area). The purpose of this buffer overlay is to identify areas where the development of land may be affected by environmental constraints, regulating land uses and inappropriate development and siting. The subject site is located outside of this buffer (1,100 metres outside of this buffer) and is therefore not considered to be within proximity to the Treatment Plant.

The impact of the Melbourne Water Eastern Treatment Plan has been appropriately considered.

- **Proximity to industrial land**

Submissions have raised concerns that the proposed dwelling will have amenity impacts from the nearby industrial area to Dandenong South.

The subject site is approximately 2.2km away from the nearest industrial area to the east of Perry Road. This is considered to be an acceptable distance and it is considered that the proposed dwelling will not be impacted by the existing industrial land.

2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))

Assessment

Zone

Use

Land used for a dwelling must meet the requirements of Clause 35.05-2 (Use of the land for a dwelling) and the decision guidelines in the Green Wedge A Zone must be considered. Having regard to Clause 35.05-2, the following is of consideration of the requirements:

- A minimum 5-metre-wide all-weather accessway connects to Keys Road. The accessway can accommodate emergency vehicles.
- State Environmental Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.
- The dwelling will be serviced by two 250,000 litre water tanks for use as well as for firefighting purposes.
- The dwelling will be connected to a reticulated electricity supply and solar panels will be installed.

It is recommended conditions be placed on any issued permit to ensure that the development complies with the above. Overall, subject to conditions, it is considered that the proposal is appropriate and meets the requirements of the Green Wedge A Zone.

Development

The proposal is for the construction of a single storey dwelling with an overall building height of 5.8 metres and associated earth works. The dwelling will comprise:

- Eight bedrooms, four of which contain an ensuite and the other four will share communal bathrooms.
- Living and dining areas to the front (north) of the dwelling.
- A kitchen and associated pantry/cellar to the east of the dwelling.
- A gym, beauty and multi-purpose rooms to the south-west corner of the dwelling.
- A centrally located courtyard that includes a domestic swimming pool.
- A four-car space garage.

The development is setback generously from the boundaries of the site and will be constructed from a mix of contemporary materials and shades of colours - a muted colour palette of shades of white and grey is proposed. The materials and colours will comprise dark grey cladding, vertical battens, window shrouds, windows and doors, white render and garage doors, timber decking and mid-grey roofing. Ensuring quality materials are presented (as per the colours and materials schedule) will enable a quality build and design outcome that will enhance and positively contribute to the area.

Additionally, the development is considered to be of an appropriate scale and of an open character, with a maximum site coverage of 1.62% of the total site area. Furthermore, the proposed planting of vegetation will beautify the build and integrate the built form into the existing environment.

2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))

Regarding earthworks, earthworks are shown to the dwelling, part of the accessway and tennis court only. However, when considering the entirety of the proposal and the change of the rate of flow or the discharge point of water across the property boundary, it is considered appropriate to request a cut and fill plan via a condition – see *recommended Condition 1.4*.

Overlay

The subject site is located within a Vegetation Protection Overlay and is subject to Schedule 1. There are five native trees scattered on the subject site and native patches. Given no native vegetation is proposed to be removed, it is considered that the proposal meets the Overlay provisions.

Local Policy

Clause 22.02 Green Wedge

The proposed development is considered to be acceptable and is in keeping with the objectives and the local policy guidelines.

Green Wedge Management Plan (GWMP)

The mapping of the GWMP places the subject site in within the Keys Road Precinct. This precinct has a minimum subdivision area of 6 hectares. The objectives and preferred land uses as detailed under Table 1 to Clause 22.02 is as follows:

- *To recognise the ongoing role of the area as rural residential living, while ensuring development is sensitive to the rural, open character of the Green Wedge and manages drainage impacts.*
- *Open space, recreation, rural residential and less intensive agricultural uses (e.g. market garden) is preferred.*

The following is an assessment against the guidelines to Built Form Siting and Design Guidelines of the GWMP:

Built Form

Guideline	Response	Complies
Require predominantly single or double storey height for buildings and structures (up to 8 metres in height).	The proposed dwelling is single storey and will have an overall height of 5.8 metres.	Yes
Ensure total impervious surfaces on any site do not exceed 20%.	Total impervious surfaces is 4.8%.	Yes
Ensure large buildings are screened by vegetation and articulated to minimise the appearance of bulk.	The proposal includes screen planting along the northern frontage and eastern side.	Yes

ORDINARY COUNCIL MEETING - AGENDA

2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))

Ensure development adopts best practice environmentally sustainable design and development principles. This includes ensuring all buildings and structures are designed and oriented to utilise natural light and ensure optimal thermal performance.	The dwelling has habitable room windows orientated to the north and has been designed to include a central courtyard.	Yes
Ensure that any proposed subdivisions include building envelopes that are designed to maintain the rural character of the area.	N/A No subdivision proposed	N/A
Locate buildings and farming infrastructure such as sheds and machinery away from roads and where possible, within existing clusters of buildings/structures.	The proposed greenhouse is located a substantial distance from Keys Road.	Yes
Buildings should be appropriately set back from waterways and drainage corridors to provide a positive interface with vegetation, flora and fauna habitat and access paths.	The dwelling and tennis court is located over 200 metres from the Urban Flood Zone.	Yes
Ensure new buildings are sited at a distance from boundaries to minimise potential interface issues with adjoining recreation, residential or agricultural uses.	The minimum setback distances are noted as follows: North (front): 50 metres East (side): 48.97 metres South (rear): 126.43 metres West (side): 166.56 metres These are considered to be acceptable setback distances.	Yes
Set buildings and car parking areas back from front and side title boundaries a minimum of 10 metres to allow sufficient space for substantial vegetation and to retain a spacious setting.	The buildings and car parking areas are setback more than 10 metres from all boundaries.	Yes

ORDINARY COUNCIL MEETING - AGENDA

2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))

Ensure the appropriate location, access, siting and design of existing and proposed infrastructure services and utilities such as water treatment, drainage, sewerage, gas electricity and telecommunications to reduce the impact on the existing visual and natural environment.	Vehicle access is proposed towards the north-east corner of the site. Services including sewerage, utilities and water will be required as permit conditions, if one is granted.	Yes
Ensure appropriate screening of services, utilities and waste storage is undertaken so as not to visually detract from the sensitive amenity of the site and its surrounds.	As above, the visual impact of the proposed utilities and services will not detract from the sensitive amenity of the site and surrounds. The dwelling is appropriately setback from the site boundaries.	Yes
Design buildings to follow site contours and minimise cut and fill.	Minimal earthworks are proposed. The submitted plans illustrate that an approximate cut 1 – 1.5 metres and a maximum of 500mm fill is proposed.	Yes

Design Detail

Guideline	Response	Complies
Provide variations in surface texture, colours or materials.	A various mix of materials is proposed including variations of white and grey.	Yes
Avoid reflective roof materials and reflective glazing to the exterior of buildings.	The proposed roofing is to be Colorbond 'Wallaby' which has a Light Reflective Value (LRV) of 18.9 out of 100. That said, the roof is flat which will reduce glare.	Yes
Avoid bland, boxy, unarticulated building forms and large expanses of blank walls.	The dwelling is well articulated through avoiding blank walls. Architectural features such as metal battens and the provision of large panels of glass provide visual interest.	Yes
Use materials, colours and finishes that best immerse built form within the rural landscape (e.g. dark and natural colours, muted tones, matte finishes, non-reflective materials, timber, render,	The colour scheme proposed is considered appropriate.	Yes

ORDINARY COUNCIL MEETING - AGENDA

2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))

glazing, stone, brick and iron roofing) and avoid bright, bold, extravagant colour schemes. performance.		
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Vehicle Access & Surface

Guideline	Response	Complies
Minimise areas of non-permeable surfacing, including driveways and vehicle standing areas, where practical.	The proposed driveway provides direct access to the dwelling and will not navigate through the entirety of the site.	Yes
Require that crossovers, garages and driveways are kept to a minimum width and do not dominate the street frontage.	The width of the accessway being 5 metres is considered appropriate. The accessway would not dominate the street frontage.	Yes
Avoid extensive areas of paved surfaces and car parking located between buildings and the road frontage.	Parking is proposed within the front setback which Council Officers consider to be acceptable - on street car parking is not considered appropriate.	Yes
Ensure car parking areas and loading and unloading facilities are set back and screened by vegetation (this does not apply to car parks for dwellings) to reduce impacts from the road and adjoining properties.	N/A	N/A

Fencing & Gates

Guideline	Response	Complies
Ensure front boundary fencing and entry gateways are kept to a low height.	An industrial style 2.5 metre high front fence and associated gate is proposed which Council officers consider is not appropriate. It is therefore recommended that a condition be included to require the height of the front fence and gate be reduced to a maximum of 1.5 metres and 1.8	Yes – subject to conditions

ORDINARY COUNCIL MEETING - AGENDA

2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))

	metres respectively, and the structures to reflect a rural design with traditional materials (Condition 1.1).	
Encourage the use of transparent front fencing where front fencing is required.	The inclusion of a condition to limit the height of the gate and fence, along with the use of traditional rural fencing design, will ensure this is met.	Yes – subject to conditions
Avoid high/solid fencing, particularly along the road frontage and forward of the building.	It is recommended that the height of the front fence and associated gate be reduced.	Yes – subject to conditions
Discourage the use of cyclone wire fencing where practicable.	The 'proposed front gate north elevation' shows the utilisation of cyclone mesh fencing. A condition should a permit be granted will require the provision of traditional rural materials.	Yes – subject to conditions
For residential development, encourage the use of traditional materials (e.g. timber, post and wire) or transparent materials for fencing that allow a view to the property frontage.	As noted, the materials for the front fence and gate must be modified to reflect traditional rural materials.	Yes – subject to conditions

Vegetation

Guideline	Response	Complies
Protect existing trees and indigenous vegetation.	All existing trees will be retained, and no native vegetation is proposed to be removed.	Yes
Avoid removal of trees and shrubs where possible when constructing new built form and vehicle access.	All existing trees will be retained, and no native vegetation is proposed to be removed.	Yes
Ensure adequate protection is provided to trees and shrubs during the construction of buildings, driveways and crossovers and earthworks	The native vegetation assessment report includes the radius of TPZ of the trees on site. Should a permit be granted, the TPZs to Trees 3 and 4 must be shown	Yes – subject to conditions

2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))

	in accordance with the report, and no buildings and works must encroach no more than 10% into the TPZs.	
Consider the long-term health of trees and other significant vegetation in the design and location of buildings, paving and earthworks, particularly in relation to water flow and availability changes.	As above.	Yes – subject to conditions
Avoid formal landscape design in the private realm (e.g. geometrically aligned/spaced tree avenues or garden beds).	The landscaping to be provided is considered appropriate.	Yes
Encourage the removal of environmental weeds and planting of appropriate native / indigenous vegetation where possible.	96 Lillypilly plants are proposed. The plants are native to Australia.	Yes
Encourage the use of vegetation, rather than fencing, to create privacy wherever possible.	Front boundary fencing is considered appropriate for safety reasons. It is recommended the design and materials of the fence and gate be modified, as per Condition 1.1.	Yes – subject to conditions
Encourage the use of indigenous vegetation in all new developments	Should a permit be granted, a condition will require the provision of indigenous plants along the north (front) and east (side) boundaries.	Yes – subject to conditions
Provide vegetation buffers along waterways, drains and water areas.	N/A	N/A
Use indigenous vegetation to screen service areas, large buildings/structures and unsightly areas (e.g. service yards, industrial elements).	There are no unsightly buildings/structures proposed.	Yes
Development which requires vegetation removal should aim to replace or rehabilitate with an equivalent vegetation cover using locally appropriate species.	N/A No native vegetation removal is proposed.	N/A
Incorporate large scale tree planting and vegetation along the front 5 metres of a major road frontage to complement the planting theme of the road.	N/A Keys Road is not a major road.	N/A

2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))

Particular Provisions

Clause 52.06 Car Parking

The number of required car parking spaces is identified in the table to Clause 52.06-5. The table at Clause 52.06-5 notes that a dwelling with 1 or 2 bedrooms requires one car space and a dwelling with 3 or more bedrooms requires two spaces to each dwelling. The proposed development is provided a four car garage, therefore exceeding the requirement. In addition, the application was referred to Council's Transport Department who did not object.

Clause 52.21 Private Tennis Court

A private tennis court is proposed to the south of the dwelling. No planning permit is required on the basis that all performance measures specified in the Code of Practice – Private Tennis Court Development Revision 1 March 1999 are met. The following is an assessment against the Code of Practice:

Court Location

Performance Requirements	Response	Complies
The court must be at least: <ul style="list-style-type: none">• 3 metres from a street frontage;• 3 metres from an adjoining dwelling if the court is to be illuminated; and• 20 metres from a Melbourne Water declared main drain	The tennis court complies with the setback requirements.	Yes

Fencing and Enclosures

Performance Requirements	Response	Complies
If less than 1 metre from a property boundary, the court fencing or other enclosure: <ul style="list-style-type: none">• must not be more than 3 metres above the court surface;• must be of a maintenance-free material and use non-intrusive colours; and• must not be solid or enclosed for a height of more than 2 metres above the court surface.	The tennis court is more than 1 metre from any property boundary.	N/A

2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))

Site Works

Performance Requirements	Response	Complies
The site on which the court is to be constructed must not have a slope of more than 20 per cent overall.	Approximately 190mm cut is proposed. The elevations demonstrate that the proposal would meet the performance requirement.	Yes
Excavation or filling must not exceed 1 metre in depth within 1 metre of a property boundary.	The tennis court is not within 1 metre of a property boundary.	Yes
Filling must not exceed 2.5 metres in depth at any point on the court site.	The plans show that the land is relatively flat where the tennis court is proposed to be located. It is considered that fill exceeding 2.5 metres in depth is not required.	Yes
Drainage resulting from the court must be intercepted to avoid any overflow and must be connected to an approved point of discharge.	It is considered that the provisions can form a condition, should a permit be granted.	Yes – subject to conditions

Landscaping

Performance Requirements	Response	Complies
No vegetation may be removed: <ul style="list-style-type: none"> in an urban zone, within 3 metres of a street frontage or adjoining public land; or in a non-urban zone, if the site is less than 4,000 square metres 	The land is over 4,000 square metres. Grass (not native) will be required to be removed to make way for the proposed tennis court and is considered appropriate.	Yes
If a permit is required, replanting must occur in excess of the number of trees removed and should comprise indigenous or species similar to those removed.	The proposal does not trigger a permit for the removal of native vegetation.	N/A
Temporary barriers must be provided to protect areas of vegetation which are outside the works site.	Should a permit be granted, a condition will require the protection of Tree 3.	Yes

2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))

Landscaping must be maintained over fill batters.	N/A No fill batters proposed.	N/A
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Privacy

Performance Requirements	Response	Complies
The court must not be used for commercial purposes such as professional tennis coaching or court hire.	The tennis court is for private use.	Yes
The court must not be used between 10.30pm and 7.30am.	Should a permit be granted, the requirement can form a condition.	Yes – subject to conditions
No mechanical equipment such as ball-throwing machines may be operated between 7pm and 8am.	Should a permit be granted, the requirement can form a condition.	Yes – subject to conditions

Construction Methods

Performance Requirements	Response	Complies
Adjoining residential properties shall be notified before any works are undertaken within 2 metres of the boundary.	The tennis court is well setback from any boundary.	Yes
Temporary barriers must be provided to protect areas of vegetation which are outside the works site.	As noted above, should a permit be granted, a condition will require the protection of Tree 3.	N/A
The method of construction must comply with the 'Guide Specifications for Tennis Court Construction' produced by the Tennis Court Builders Association of Australia.	Should a permit be granted, the requirement can form a condition.	Yes – subject to conditions

Clause 52.17 Native Vegetation

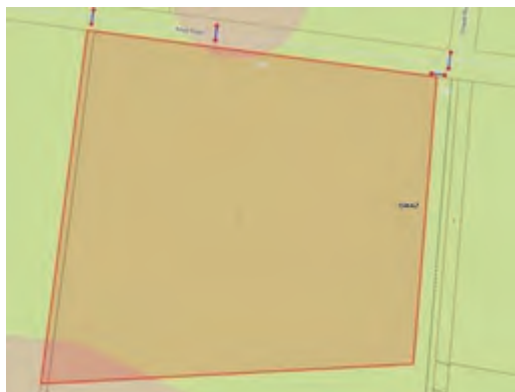
Given no native vegetation is proposed to be removed, it is considered that the proposal meets the provisions of Clause 52.17.

Other Matters

Cultural Heritage Sensitivity

2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))

The site is subject to an area of culturally significant land. An image of the area can be seen below, with the culturally sensitive areas identified in red/pink dots. No works are proposed within those areas.



Environmentally Sustainable Development

As the proposal is for one dwelling, pursuant to Clause 22.06-4 *Environmentally Sustainable Development*, a Sustainable Design Assessment or Sustainable Management Plan is not required.

Conclusion

The proposal is consistent with the provisions of the Greater Dandenong Planning Scheme, including the zoning requirements, local policy direction, particular provisions and the decision guidelines of Clause 65.

Recommendation

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 215 Keys Road KEYSBOROUGH VIC 3173 for the purpose of 'The use and development of the land for one (1) dwelling and associated earthworks' in accordance with the plans submitted with the application subject to the following conditions:

- 1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended plans must be drawn to scale with dimensions and one copy must be provided. The amended plans must be generally in accordance with the plans submitted and assessed with the application but modified to show:**
 - 1.1. The fence and associated gate modified so that:**
 - (a) the height of the structures are reduced to a maximum of 1.5 metres for the fence and 1.8 metres for the gate; and**
 - (b) the structures reflect a rural design with rural traditional materials.**

2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))

- 1.2. The provision of a mailbox along the front boundary oriented to Keys Road.**
- 1.3. The provision of a septic tank**
- 1.4. A cut and fill plan for all works which change the rate of flow or the discharge point of water across the property boundary.**
- 1.5. Landscape plans in accordance with Condition 2.**

When approved, these plans will be endorsed and will form part of this permit.

- 2. Before the approved development starts, an amended landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended landscape plan must be prepared by a person or firm with suitable qualifications to the satisfaction of the Responsible Authority, drawn to scale with dimensions and one copy must be provided. The amended landscape plan must be generally in accordance with the landscape plan submitted with the application but modified to show:**

- 2.1. Details of the proposed layout, type and height of fencing.**
- 2.2. The inclusion of indigenous plants along the north (front) and east (side) boundaries.**
- 2.3. The Tree Protection Zones (TPZs) to Trees 3 and 4 in accordance with the Native Vegetation Assessment report (dated June 2021).**
- 2.4. That no buildings and works encroach no more than 10% into the TPZs.**

When approved, the amended landscape plan will be endorsed and will form part of this permit.

- 3. The provisions, recommendations and requirements of the landscape plan must be implemented and complied with to the satisfaction of the Responsible Authority.**
- 4. Landscaping in accordance with the endorsed landscaping plan and schedule must be completed before the building is occupied.**
- 5. Except with the prior written consent of the Responsible Authority, the layout of the land and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified.**
- 6. Except with the prior written consent of the Responsible Authority, the approved building must not be occupied until all buildings and works and the conditions of this permit have been complied with.**

2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))

- 7. Access to the site and any associated roadwork must be constructed prior to the occupation of the building, all to the satisfaction of the Responsible Authority.**
- 8. Any new or modified stormwater connection to Melbourne Water's drainage system must obtain separate approval from Melbourne Water's Asset Services Team.**
- 9. Prior to the issue of an Occupancy Permit, a certified survey plan, showing finished floor levels (as constructed) reduced to the Australian Height Datum, must be submitted to Melbourne Water to demonstrate that the floor levels have been constructed in accordance with Melbourne Water's requirements.**
- 10. Stormwater discharge is to be retained on site to the pre-development level of peak stormwater discharge, to the satisfaction of the Responsible Authority.**
- 11. The connection of the internal drainage infrastructure to the legal point of discharge must be to the satisfaction of the Responsible Authority.**
- 12. Standard concrete vehicular crossing/s must be constructed to suit the proposed driveway/s in accordance with the Council's standard specifications. Any vehicle crossing no longer required must be removed and the land, footpath and kerb and channel reinstated, to the satisfaction of the Responsible Authority.**
- 13. Except with the prior written consent of the Responsible Authority, floor levels shown on the endorsed plan/s must not be altered or modified.**
- 14. The dwelling must be connected to a reticulated sewerage system or if not available, the waste-water must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.**
- 15. The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for firefighting purposes.**
- 16. The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.**

2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))

- 17. Except with the prior written consent of the Responsible Authority and under the supervision of a consulting qualified Arborist, the following must not occur within the Tree Protection Zone:**
 - 17.1. Any underground power and telecommunication services;**
 - 17.2. Vehicular or pedestrian access;**
 - 17.3. Trenching or soil excavation; and**
 - 17.4. Storage or dumping of tools, equipment or waste, including stockpiled soil and building debris,**

all to the satisfaction of the Responsible Authority.
- 18. Drainage resulting from the tennis court must be intercepted to avoid any overflow and must be connected to an approved point of discharge, to the satisfaction of the Responsible Authority.**
- 19. The tennis court must not be used between 10.30pm and 7.30am, and associated lighting must not be on during these times.**
- 20. No mechanical equipment such as ball-throwing machines in relation to the tennis court may be operated between 7pm and 8am.**
- 21. The method of construction of the Tennis Court must comply with the 'Guide Specifications for Tennis Court Construction' produced by the Tennis Court Builders Association of Australia and any amended or subsequent document.**
- 22. This permit will expire if one of the following circumstances applies:**
 - 22.1. The development or any stage of it does not start within two (2) years of the date of this permit, or**
 - 22.2. The development or any stage of it is not completed within four (4) years of the date of this permit.**

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six (6) months afterwards.

The owner or occupier of the land may in writing request the Responsible Authority to extend the expiry date to complete the development or a stage of the development if:

2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))

(a) The request for the extension is made within twelve (12) months after the permit expires; and

(b) The development or stage started lawfully before the permit expired.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six (6) months afterwards.

Permit Notes:

- A Building Approval is required prior to the commencement of the approved development. This planning permit does not constitute any building approval.
- The property is identified to be subject to flooding in major rain events. An application for Report and Consent for Flooding is required.
- Approval of any retention system within the property boundary is required by the relevant building surveyor.
- Before commencement of the development occurs, the applicant should contact the City of Greater Dandenong's Civil Development and Design Unit regarding legal point of discharge, new crossings, building over easements, etc.
- Any works undertaken within the road reservation and easements will require the developer to obtain a Civil Works Permit from Council.
- Prior to works commencing the developer will need to obtain an Asset Protection Permit from Council
- A septic tank permit is required.
- Applicant must complete an Application for Permission to Install/Alter a Septic Tank System Form and submit to Council.
- Applicant must provide a Land capability Study to Council.

2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – 215 KEYS ROAD, KEYSBOROUGH
(PLANNING APPLICATION PLN20/0585)**

ATTACHMENT 1

SUBMITTED PLANS

PAGES 13 (including cover)

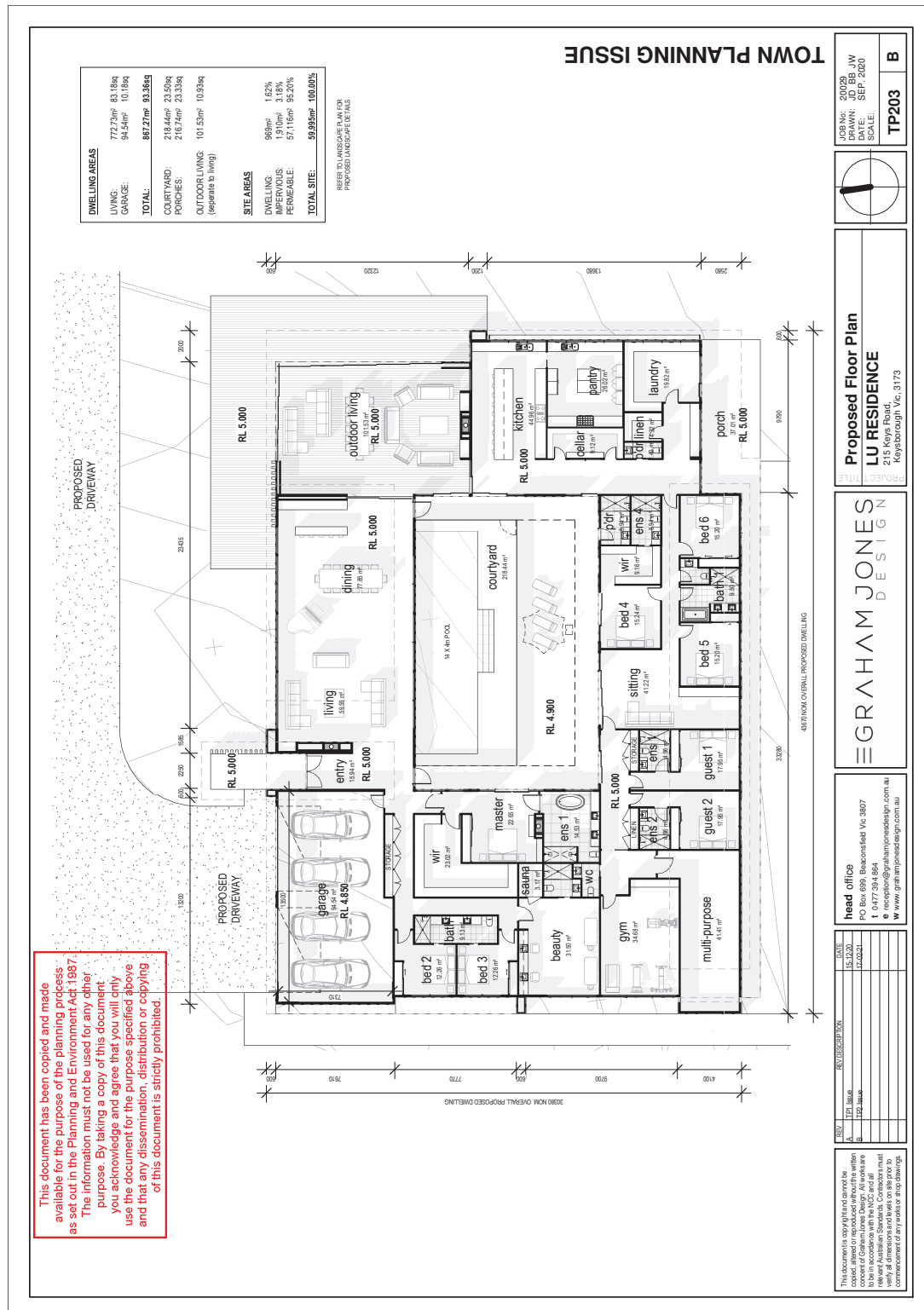
2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))

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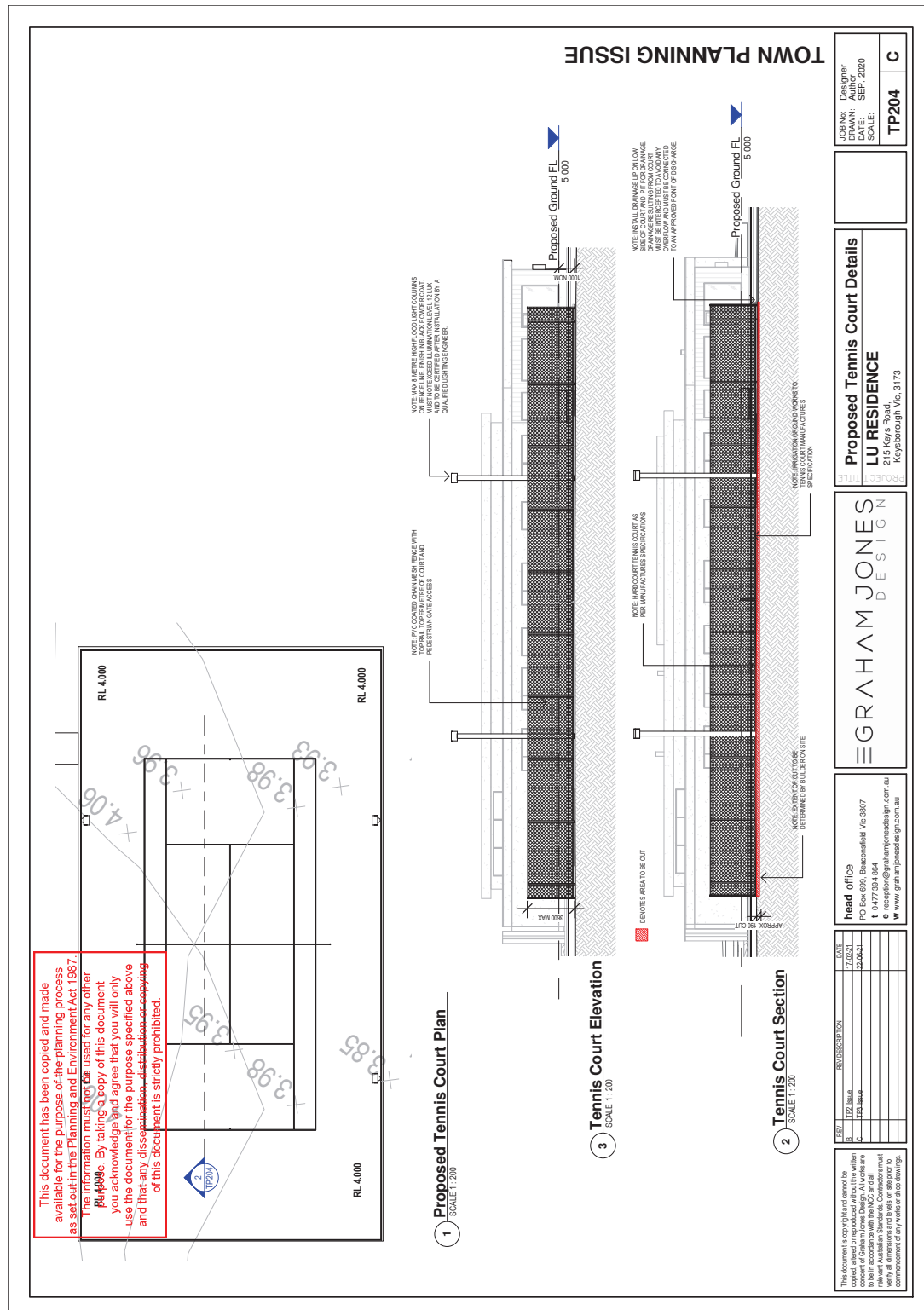


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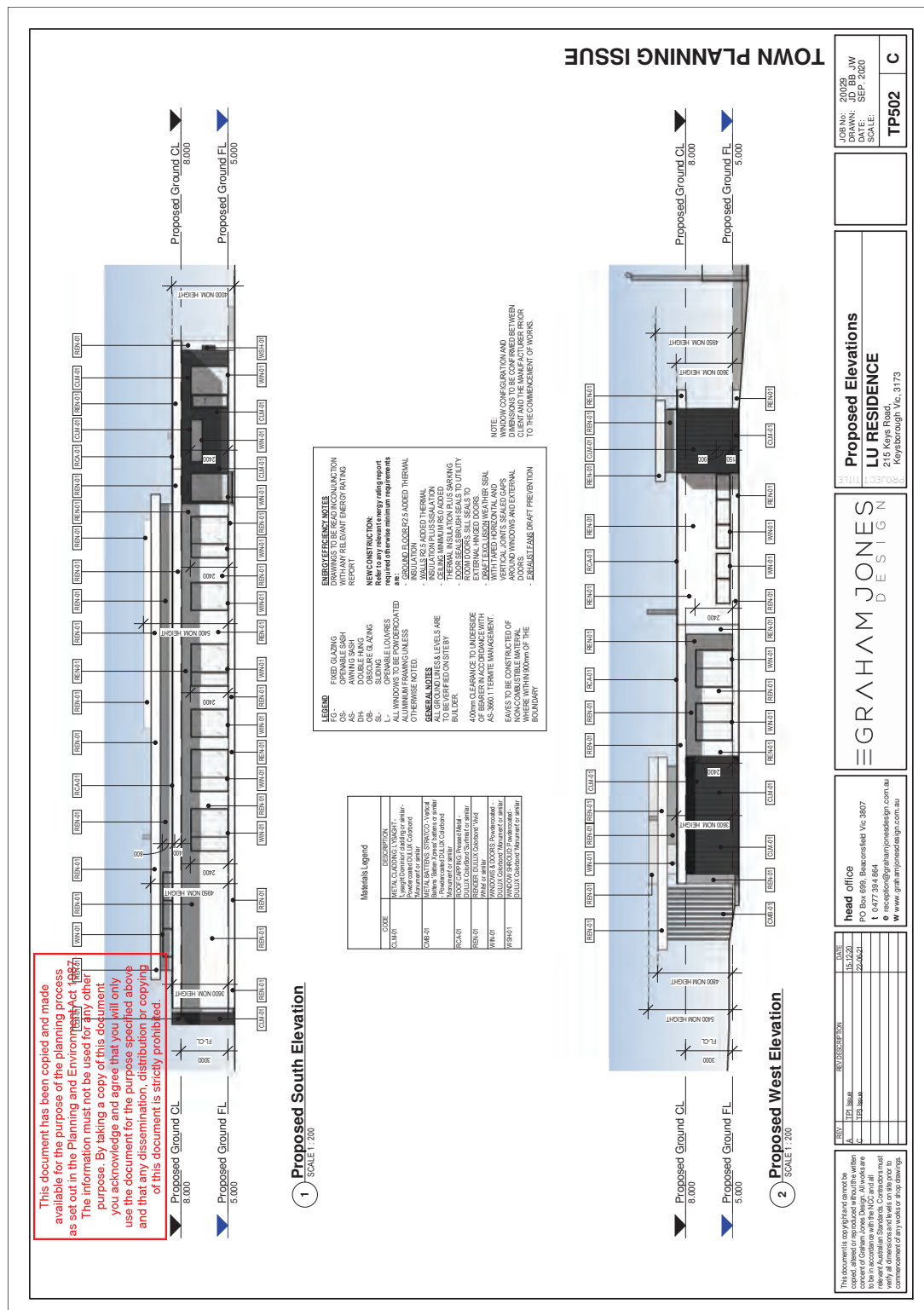
2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))



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ORDINARY COUNCIL MEETING - AGENDA

2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))



2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))

CLM-01
CLADDING: STRATO - Vertical Battens 'Batten Xpress' battens or similar - Powdercoated DULUX Colorbond 'Monument' or similar




CON-01
CONCRETE: Honed finish flooring or similar - light coloured tint



SM-01
ROOF SHEETING: Pressed Metal - DULUX Colorbond 'Valley' or similar



TIM-01
TIMBER DECKING: Timber clear finish or similar



CLM-01
CLADDING: STRATO - Vertical Battens 'Batten Xpress' battens or similar - Powdercoated DULUX Colorbond 'Monument' or similar



REN-01
RENDER: DULUX Colorbond 'Surfcoat' or similar




WIN-01
WINDOWS & DOORS: Powdercoated - DULUX Colorbond 'Monument' or similar




FEN-01
FENCING: Black Banded Wire Fencing or similar



GAR-01
GARAGE DOOR: Powdercoated - DULUX Colorbond 'Surfcoat' or similar



REN-01
RENDER: DULUX Colorbond 'Mid White' or similar



WIN-01
WINDOWS & DOORS: Powdercoated - DULUX Colorbond 'Monument' or similar



FRN-01
FRONT GATE: Black Metal Vertical Battens or similar



TOWN PLANNING ISSUE

CODE	DESCRIPTION
CLM-01	METAL CLADDING: STRATO - Vertical Battens 'Batten Xpress' battens or similar - Powdercoated DULUX Colorbond 'Monument' or similar
CON-01	CONCRETE: Honed finish flooring or similar - light coloured tint
SM-01	ROOF SHEETING: Pressed Metal - DULUX Colorbond 'Valley' or similar
TIM-01	TIMBER DECKING: Timber clear finish or similar
FRN-01	FRONT GATE: Black Metal Vertical Battens or similar
WIN-01	WINDOWS & DOORS: Powdercoated - DULUX Colorbond 'Monument' or similar
FEN-01	FENCING: Black Banded Wire Fencing or similar
GAR-01	GARAGE DOOR: Powdercoated - DULUX Colorbond 'Surfcoat' or similar
REN-01	RENDER: DULUX Colorbond 'Mid White' or similar
WIN-01	WINDOWS & DOORS: Powdercoated - DULUX Colorbond 'Monument' or similar

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w www.grahamjonesdesign.com.au

PROPOSED MATERIALS SCHEDULE
LU RESIDENCE
215 Keys Road,
Keysborough Vic. 3173

GRAPHAM JONES DESIGN

DATE
15.12.20

SCALE
1:100

TP601
A

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ORDINARY COUNCIL MEETING - AGENDA

2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))

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	REVISION	DATE	BY															
1	15.12.20																	
<p>TOWN PLANNING ISSUE</p>																		

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2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))



2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – 215 KEYS ROAD, KEYSBOROUGH
(PLANNING APPLICATION NO. PLN20/0585)**

ATTACHMENT 2

LOCATION OF SUBMITTERS

PAGES 2 (including cover)

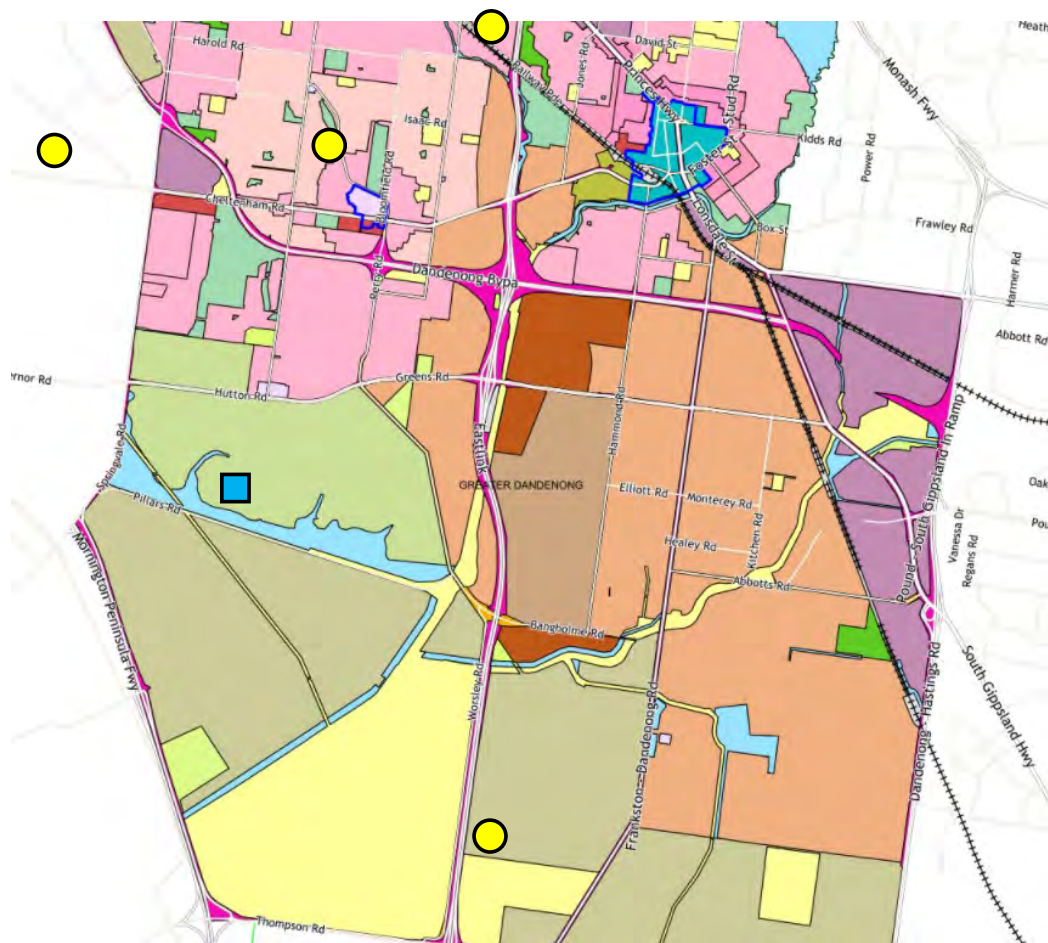
If the details of the attachment are unclear please contact Governance on 8571 5235.

2.3.4 Town Planning Application - No. 215 Keys Road, Keysborough (Planning Application No. PLN20/0585 (Cont.))

Location of subject site



Location of submitters



2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510)

File Id:	220480
Responsible Officer:	Director City Planning Design & Amenity
Attachments:	Submitted Plans Location of Objectors Clause 22.09 Assessment Clause 52.06 Assessment Clause 55 Assessment

Application Summary

Applicant:	Tom Motta Building Designer
Proposal:	Development of the land for three (3) double storey dwellings
Zone:	General Residential Zone 1
Overlay:	No overlays apply
Ward:	Springvale South

This application is brought before the Council because it has received two (2) objections.

The application proposes the development of the land for three (3) new double storey dwellings. A permit is required pursuant to Clause 32.08-6 of the Greater Dandenong Planning Scheme to construct two or more dwellings on a lot in a General Residential Zone (Schedule 1).

Objectors Summary

The application was advertised to the surrounding area through the erection of a notice on-site and the mailing of notices to adjoining and surrounding owners and occupiers. Two (2) objections were received to the application. Issues raised generally relate to matters of overlooking/loss of privacy; overshadowing; and the double storey nature of the development.

Assessment Summary

The subject site is well suited for medium density housing given the subject site is located in close proximity to a variety of services including retail and public transport.

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

The development is considered to be respectful of both the existing and emerging neighbourhood character by providing sufficient setbacks from the side and rear boundaries to allow for a reasonable level of landscaping to occur. The use of varying building materials and finishes to the external walls and staggered setbacks provides a level of articulation breaking up the visual appearance of built form when viewed from the streetscape and adjoining residential properties.

Recommendation Summary

As assessed, officers consider this proposal to be highly compliant with all of the relevant provisions of the Greater Dandenong Planning Scheme. All grounds of objection have been considered, and Council Officers are of the view that on balance, the proposal's degree of compliance with the Planning Scheme justifies that the application should be supported. Therefore, a **Notice of Decision** (which provides appeal rights to objectors) to grant a permit be issued subject to the conditions as set out in the recommendation. If the application was to be appealed to VCAT, it is the officer's view that it is highly likely that VCAT would also issue a planning permit for this proposal.

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)**Subject Site and Surrounds****Subject Site**

The subject site is located on the western side of Spring Road, Springvale South, between Heatherton Road to the north and Springfield Close to the south. It has an eastern frontage to Spring Road of 15.55m, a southern side boundary of 47.42m, a western rear boundary of 15.58m and a northern side boundary of 48.46m, giving the site an area of 745.27m². The site is oriented east-west, is rectangular in shape and is relatively flat. A 2.44m wide drainage and sewerage easement is present along the western rear boundary of the site.

The subject site is currently occupied by an existing single storey brick dwelling. The site is currently accessed via a crossover on the northern side of the eastern frontage to Spring Road. There is no significant vegetation on the subject site.

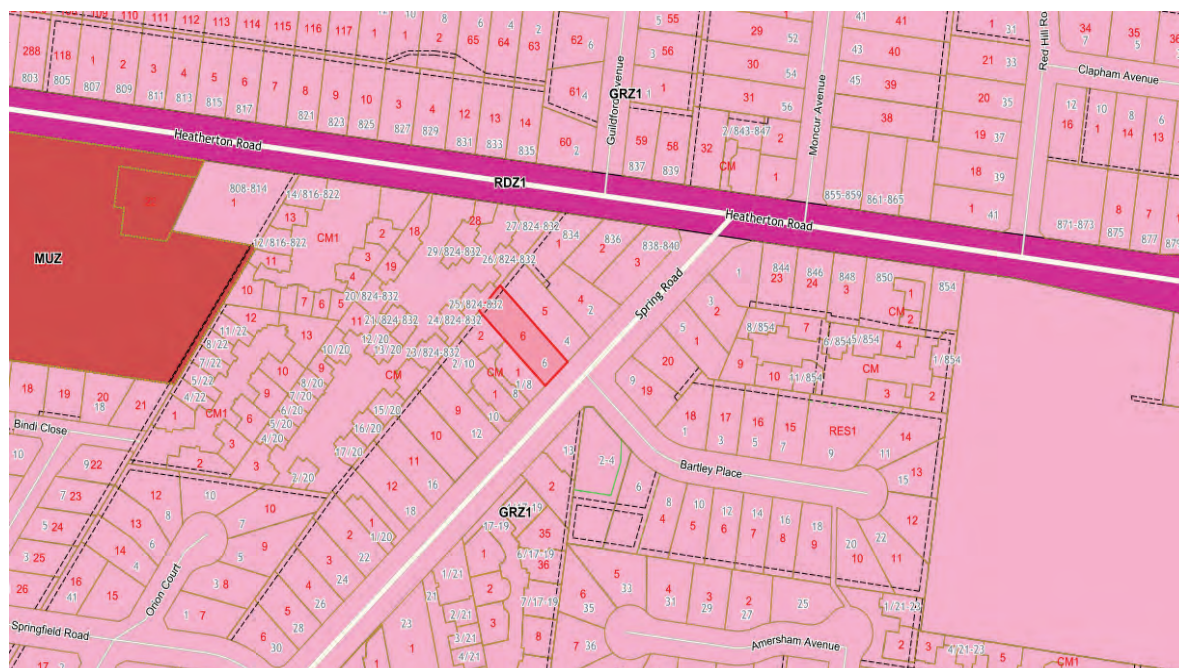
Surrounding Area

The subject site is located in a broader residential area of Springvale South which is bounded to the north by Heatherton Road, to the east by Springvale Road, to the south and west by the Westall Road Extension. Buildings generally consist of single and double storey dwellings, including single dwellings on lots and multiunit developments. The area is currently experiencing incremental change, with multiunit developments replacing single dwellings on a lot.

The subject site is located approximately 110m to the east of the Springvale Plaza Shopping Centre. Public transport is available close by with bus route 811 running along Heatherton Road approximately 45m to the north and bus route 814 running along Spring Road directly past the subject site. Public open space is available at Amersham Reserve approximately 140m to the south, Doris Reserve approximately 310m to the west and Burden Park approximately 380m to the east. The closest schools are Spring Parks Primary School (Valley Campus) approximately 400m to the south-west, Spring Parks Primary School (West Campus) approximately 460m to the north-west and Killester College approximately 550m to the north-east.

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

Locality Plan



□ Subject Site North ↑

Background

Previous Applications

A search of Council records revealed no previous planning applications have been considered for the subject site.

Proposal

The application proposes the development of the land for three (3) new double storey dwellings as follows:

Type of proposal	Multi dwellings
Number of dwellings	Three (3)
Levels	Double storey
Height	7.1 metres
Orientated to	Spring Road – Dwelling 1 Shared driveway – Dwellings 2 and 3

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

External materials	Brick at ground floor level and a combination of render and weatherboard cladding at first floor level
Set backs	Dwelling 1 – 7.5m front (eastern) setback, 4m side (northern) setback and 1.2m side (southern) setback Dwelling 2 – Built to side (northern) boundary and 6.12m rear (western) setback Dwelling 3 – 6.12m rear (western) setback and 1.75m side (southern) setback
Open space type	Dwelling 1 – 94.13sqm front yard, 25.29sqm backyard (secluded private open space) and 16.8sqm service yard (private open space) Dwelling 2 – 50sqm backyard (secluded private open space) Dwelling 3 – 66.37sqm backyard (including 43.84sqm of secluded private open space and a 22.53sqm service yard)
Number of Car parking Spaces provided	4
Number of Car parking Spaces required	4
Type of car parking	Dwelling 1 – Double Garage Dwellings 2 and 3 – Single Garage each
Access	Access located to the north of the development Connects to Spring Road to the east Minimum width is 3 metres
Front Fence	A 1.1 metre high front fence is proposed
Garden Area:	
Provided	262.27 square metres or 35.19%
Required	260.85 square metres or 35%

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

A copy of the submitted plans is included as Attachment 1.

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.

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

No financial resources are impacted by this report.

Planning Scheme and Policy Frameworks

Pursuant to the Greater Dandenong Planning Scheme, a planning permit is required:

- Under Clause 32.08-6 – To construct two or more dwellings on a lot in a General Residential Zone.

The relevant controls and policies are as follows:

Zoning Controls

The subject site is located in a General Residential Zone Schedule 1, as is the surrounding area to the east, north, west and south.

The purpose of the General Residential Zone outlined at Clause 32.08 is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Pursuant to Clause 32.08-6, a permit is required to construct two or more dwellings on a lot in a General Residential Zone. It is noted that in the schedule to the zone, different requirements are set out as following:

- *Standard B6 (Minimum Street Setback) – As per B6 or 7.5 metres, whichever is the lesser;*
- *Standard B9 (Permeability) – Minimum of 30%;*
- *Standard B13 (Landscaping) – 70% of ground level front setback, and side and rear boundaries planted with substantial landscaping and canopy trees;*
- *Standard B28 (Private Open Space) – An area of 50 square metres of ground level, private open space, with one part of the private open space to consist of secluded private open space at the*

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

side or rear of the dwelling with a minimum area of 30 square metres, a minimum dimension of 5 metres and convenient access from a living room; or a balcony with a minimum area of 10 square metres with a minimum width of 2 metres and convenient access from a living room; or a roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.

- *Standard B32 (Front Fence Height) – Maximum 1.5 metre height in streets in Road Zone Category 1; 1.2 metre maximum height for other streets.*

Overlay Controls

No overlays affect the subject site.

Planning Policy Framework

The **Operation of the Planning Policy Framework** outlined at Clause 71.02 seeks to ensure that the objectives of planning in Victoria are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

In order to achieve these objectives, there are a number of more specific objectives contained within the Planning Policy Framework that need to be considered under this application.

State Planning Policy Framework

Clause 11 Settlement

Clause 11 (Settlement) encourages planning to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services. It also encourages planning to contribute towards diversity of choice, energy efficiency, a high standard of urban design and amenity, and land use and transport integration.

Further guidance is provided by **Clause 11.01-1S (Settlement)**, which seeks to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements. It includes strategies to develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.

Clause 14.02-1S (Catchment planning and management) seeks the protection and restoration of catchments, water bodies, groundwater, and the marine environment. Strategies include retaining natural drainage corridors with vegetated buffer zones at least 30-metre-wide along each side of a waterway to:

- Manage the natural drainage function, stream habitat and wildlife corridors and landscape values,
- Minimise erosion of stream banks and verges, and
- Reduce polluted surface runoff from adjacent land uses.

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)Clause 15 Built Environment and Heritage

Clause 15 (Built Environment and Heritage) states that 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.

It adds that planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context. Planning should promote development that is environmentally sustainable and should minimise detrimental impacts on the built and natural environment.

According to the clause, planning should promote excellence in the built environment and create places that:

- *Are enjoyable, engaging and comfortable to be in.*
- *Accommodate people of 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.*

These overall objectives are reinforced by a number of sub-clauses, including **Clause 15.01-1S (Urban design)** and **Clause 15.01-1R (Urban design – Metropolitan Melbourne)**, which seek to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Clause 15.01-2S (Building design) aims to achieve building design outcomes that contribute positively to the local context and enhance the public realm, while **Clause 15.01-5S (Neighbourhood character)** has an objective to recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Clause 15.01-4S (Healthy neighbourhoods) has an objective to achieve neighbourhoods that foster healthy and active living and community wellbeing. **Clause 15.01-4R (Healthy neighbourhoods - Metropolitan Melbourne)** reinforces this, with a strategy to 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.

Sustainability is promoted by **Clause 15.02-1S (Energy and resource efficiency)**, which seeks to encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.

Clause 16 Housing

Clause 16 (Housing) contains two key objectives, which can be summarised as relating to housing diversity, sustainability of housing and the provision of land for affordable housing.

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

These objectives are reinforced by a number of sub-clauses, including **Clause 16.01-1S (Housing Supply)**, which seeks to facilitate well-located, integrated and diverse housing that meets community needs, and **Clause 16.01-2S (Housing affordability)** which seeks to deliver more affordable housing closer to jobs, transport and services.

Clause 16.01-1R (Housing supply – Metropolitan Melbourne), includes several strategies to manage the supply of new housing including increased housing in established areas to create a city of 20-minute neighbourhoods close to existing services, jobs, public transport; as well as a strategy that allows 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.

Clause 18 Transport

Clause 18.01-1S (Land use and transport planning) has a strategy to plan urban development to make jobs and community services more accessible by ensuring 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.

Local Planning Policy Framework

The Local Planning Policy Framework (LPPF) includes the Municipal Strategic Statement (MSS) and Local Policies.

The MSS is contained within Clause 21 of the Scheme. The MSS at **Clause 21.02** focuses on the **Municipal Profile**, within which the following is noted:

- *There is considerable diversity within Greater Dandenong's housing stock. Most housing stock is aged between 30 to 50 years old, though there are some areas with dwellings in excess of 100 years old. Areas of newer housing are located in the north-east and central-southern areas, with in-fill development occurring across the municipality (Clause 21.02-3).*
- *Higher density housing is generally located in proximity to railway stations and major shopping centres, in particular in central Dandenong (Clause 21.02-3).*
- *Whilst there is a clear pre-dominance of single detached dwellings, there are a range of other types of dwellings including dual occupancies, villa-units, town houses and apartments. The highest concentration of older villa units and apartments and more recent multi-unit redevelopments have occurred around central Dandenong, Springvale and Noble Park activity centres (Clause 21.02-4).*
- *With diverse cultural groups that call Greater Dandenong home, there are certain distinct precincts that are emerging that have their own character. Their built form is characterised by buildings with flat unarticulated facades, prominent balconies, limited frontage/side setbacks, limited or no landscaping (Clause 21.02-4).*

A **Vision for Greater Dandenong** is outlined at **Clause 21.03**. The vision is that Greater Dandenong will be a municipality where housing diversity and choice is promoted in its various attractive neighbourhoods.

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

The objectives and strategies of the MSS are under four (4) main themes including: land use; built form; open space and natural environment; and, infrastructure and transportation (considered individually under Clauses 21.04 to 21.07). Of particular relevance to this application are Clauses 21.04 – Land Use and 21.05 – Built Form:

Clause 21.04-1 Housing and community

- *Greater Dandenong's population is expected to rise by 22 percent, from 147,000 to 179,000 in the decade to 2024, placing pressure on transport networks, infrastructure, services and public open space.*
- *Approximately 9,950 new households will need to be accommodated across the municipality by 2024 (Greater Dandenong Housing Strategy 2014-2024).*
- *Supporting urban consolidation and providing housing in existing areas close to activity centres means that people do not need to travel as far to work, shop or to take part in sports/leisure activities thus reducing the environmental impacts of transport.*
- *Increases in housing density must be balanced by adequate provision of open space, good urban design and improvements to the public realm.*
- *Encourage the provision of housing that is adaptable to support the needs of the changing needs of present and future residents.*
- *Encourage innovative redevelopment and renewal of deteriorating housing stock and older styled higher-density apartments and multi-unit developments.*
- *Encourage new residential development that incorporates adequate space for the planting and the long term viability and safe retention of canopy trees.*
- *Respect the valued, existing neighbourhood character within incremental and minimal change areas.*
- *Requiring medium-density developments to be site and locality responsive and to respect existing and proposed neighbourhood character.*

Clause 21.05-1 – Urban design, character, streetscapes and landscapes – contains the following relevant objectives and strategies:

- *To facilitate high quality building design and architecture.*
 - *Ensure building design is consistent with the identified future character of an area and fully integrates with surrounding environment.*
 - *Encourage high standards of building design and architecture, which allows for flexibility and adaptation in use.*
 - *Encourage innovative architecture and building design.*
 - *Encourage development to incorporate sustainable design elements that enhance occupant comfort and environmental performance.*

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

- *To facilitate high quality development, which has regard for the surrounding environment and built form.*
 - *Promote views of high quality landscapes and pleasing vistas from both the public and private realm.*
 - *Promote all aspects of character – physical, environmental, social and cultural.*
 - *Encourage planting and landscape themes, which complement and improve the environment.*
 - *Encourage developments to provide for canopy trees.*
 - *Recognising valued existing neighbourhood character and promoting identified future character as defined in the Residential Development and Neighbourhood Character Policy at Clause 22.09.*
- *To protect and improve streetscapes*
 - *Ensure that new developments improve streetscapes through generous landscape setbacks and canopy tree planting.*
 - *Ensure landscaping within private property that complements and improves the streetscapes and landscaping of public areas.*
- *To ensure landscaping that enhances the built environment*
 - *Encourage new developments to establish a landscape setting, which reflects the local and wider landscape character.*
 - *Encourage landscaping that integrates canopy trees and an appropriate mix of shrubs and ground covers and complements and integrates with existing or proposed landscaping in public areas.*

Clause 22.09 – Residential Development & Neighbourhood Character Policy – contains the following objectives at Clause 22.09-2:

- *To guide the location and design of different types of residential development within Greater Dandenong, having regard to State and local planning policies, while respecting the valued characteristics and identified future character of residential neighbourhoods.*
- *To ensure that new residential development is consistent with the identified future character and preferred built form envisaged for the three Future Change Areas.*
- *To provide certainty about which areas are identified for, or protected from, increased residential development consistent with the purpose of the applicable zone.*
- *To facilitate high quality, well designed residential development and on-site landscaping.*

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

- *To promote a range of housing types to accommodate the future needs of the municipality's changing population.*
- *To ensure that residential development uses innovative, responsive and functional siting and design solutions that:*
 - *Achieve high quality internal amenity and private open space outcomes for future residents;*
 - *Make a positive contribution to the streetscape through quality design, contextual responsiveness and visual interest;*
 - *Promote public realm safety by maximising passive surveillance.*
 - *Demonstrate responsiveness to the site, adjoining interfaces, streetscape and landscape context;*
 - *Respect the amenity of adjoining residents and the reasonable development potential of adjoining properties;*
 - *Achieve environmentally sustainable design outcomes;*
 - *Use quality, durable building materials that are integrated into the overall building form and façade; and*
 - *Minimise the visual dominance of vehicle accessways and storage facilities, such as garages, car ports and basement entrances.*

Clause 22.09-3.1 (Design Principles) provides design principles, which apply to all Future Change Areas.

Clause 22.09-3.3 (Incremental Change Areas) provides design principles, some of which also relate to the variances to the requirements of standards to Clause 55 under the schedule to the General Residential Zone. The guidelines consider matters such as housing form; height; landscaping; setbacks, front boundary and width; private open space, and bulk.

An assessment against Clause 22.09 is included as Attachment 3 to this report.

Particular Provisions

Car Parking (Clause 52.06)

The purposes of this provision, Clause 52.06, are:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

Clause 52.06-2 notes that a new use must not commence or the floor area of an existing use must not be increased until the required car spaces have been provided on the land.

The required spaces are identified in the table to Clause 52.06-5. Clause 52.06-3 further notes that a permit may be granted to reduce or waive the number of car spaces required by the table.

The table at Clause 52.06-5 notes that a dwelling with 1 or 2 bedrooms requires 1 car space and a dwelling with 3 or more bedrooms requires 2 spaces to each dwelling. 1 visitor car space is required for visitors to every 5 dwellings for developments of 5 or more dwellings.

Car parking is to be designed and constructed in accordance with the requirements of Clause 52.06-9 and 52.06-11 of the Scheme.

An assessment against Clause 52.06 is included as Attachment 4 to this report.

Two or more dwellings on a lot and residential buildings (Clause 55)

Pursuant to Clause 55 of the Greater Dandenong Planning Scheme, the provisions of this Clause apply to an application:

- *To construct two or more dwellings on a lot.*

The purposes of this clause are:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *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.*

A development:

- *Must meet all of the objectives of this clause.*
- *Should meet all of the standards of this clause.*

If a zone or a schedule to a zone specifies a requirement of a standard different from a requirement set out in this clause, the requirement in the zone or a schedule to the zone applies.

An assessment against Clause 55 is included as Attachment 5 to this report.

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

General Provisions

Clause 65 – Decision Guidelines needs to be considered, as is the case with all applications. For this application the requirements of Clause 65.01 for the approval of an application or plan is of relevance. This Clause outlines the requirements that the responsible authority must consider when determining the application.

Council Plan 2017-2021 – Strategic Objectives, Strategies and Plans

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. In accordance with the commitment in Council's Annual Plan, all applications are considered on their merits.

Diversity (Access & Equity)

It is not considered that the proposal raises any diversity issues affecting the planning assessment of this application.

Community Safety

It is considered that there would be no adverse community safety implications in permitting the proposal.

Safe Design Guidelines

Consideration of the relevant requirements of these Guidelines has been undertaken within the Assessment of this application.

Referrals

External

The application was not required to be referred to any external referral authorities pursuant to Section 55 of the Planning and Environment Act 1987.

Internal

The application was internally referred to the following Council departments for their consideration. The comments provided will be considered in the assessment of the application.

Internal Referrals	
Transport Planning	No objection, subject to condition on permit
Civil Development	No objection, subject to conditions and notes on permit
ESD/Sustainability	No objection, subject to conditions on permit

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

Advertising

The application has been advertised pursuant to Section 52 of the Planning and Environment Act 1987, by:

- Sending notices to the owners and occupiers of adjoining and surrounding land.
- Placing a sign on site facing Spring Road to the east.

The notification has been carried out correctly.

Council has received two (2) objections to the application.

The location of the objectors is shown in Attachment 2.

Consultation

A consultative meeting was not held for this application due to the Covid-19 pandemic and is also not required under normal circumstances as the trigger is four or more objections.

Summary of Grounds of Submissions/Objections

The objections are summarised below (**bold**), followed by the Town Planner's Response (in *italics*).

- Overlooking/loss of privacy

The objectors are located at two properties to the south west of the subject site and are concerned that the proposed double storey dwellings would overlook their properties and undermine their privacy.

The dwellings with potential to overlook the objector's properties are Dwellings 1 and 3, and in particular the upper level south-western elevations.

Dwelling 1 has a family room window which would be a highlight window with a minimum sill height of 1.7m above finished floor level. It also has a bedroom window which would be provided with fixed obscure glazing up to 1.7m above finished floor level. There is also an ensuite window facing south-west which is to be fully obscure glazed. All windows would be provided with measures to prevent overlooking to the objector's properties.

For Dwelling 3, only two (2) windows are proposed on the upper level south-western elevation, being a bathroom window and an ensuite window, both of which are proposed to be fully obscure glazed, preventing views from this dwelling to the objector's properties.

Overall, the proposed dwellings would comply with Standard B22 of Clause 55.04-6 – Overlooking of the Greater Dandenong Planning Scheme.

- Overshadowing

The objector from 1/8 Spring Road is also concerned about loss of sunlight to their private open space for clothes drying purposes.

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

The sites to the south at 1/8 and 2/8 Spring Road would have some overshadowing from the proposed development at 9.00am and 12.00pm (noon) but none at 3.00pm. While a minimal amount of overshadowing would occur, it would not exceed the requirements of the Planning Scheme.

The site to the north at 4 Spring Road would have no overshadowing from the proposed development at 9.00am or 12.00pm (noon) with only minimal overshadowing at 3.00pm.

The site to the west at 25/0824-832 Heatherton Road would have no overshadowing from the proposed development.

Overall, 75% of the secluded private open space areas of the adjoining properties would receive at least 5 hours of sunlight between 9am and 3pm on 22 September 2021 and comply with the Planning Scheme requirements.

- Double storey nature of the development

The objector from 1/8 Spring Road is concerned about the double storey nature of the proposed development and has expressed a preference for single storey development.

Council's local planning policy at Clause 22.09 – Residential Development and Neighbourhood Character Policy contains design principles relating to Building Height in Incremental Change Areas (Clause 22.09-3.3) which states that the preferred maximum building height for land within the General Residential Zone 1 is up to 2 storeys, including ground level.

The proposed double storey development would be consistent with the preferred future character of the area which seeks residential development comprising well designed houses, townhouses, units and dual occupancies of up to two storeys. Double storey built forms are also a feature of any residential area especially regarding dwellings fronting the street. In addition the proposed dwellings meet the required setbacks both at ground and first floor level under Standard B17 – Side and Rear Setbacks of the Greater Dandenong Planning Scheme. This is further discussed in the Assessment section below.

Assessment

The subject site is located within an established residential area and is well suited for the development of medium density housing given that the site is located within easy walking distance of many community facilities and public transport. The proposal also seeks to reduce pressure on the urban fringe by providing three (3) dwellings where previously one (1) existed through the redevelopment of the site, thereby ensuring that the housing required for the growing population is facilitated.

As required by the relevant provisions of the Planning Scheme, the proposed development has been assessed against the following:

- Clause 55 (full assessment attached as attachment 5) as well as Schedule 1 to the General Residential Zone;
- Clause 52.06 (full assessment attached as attachment 4); and
- Clause 22.09 (full assessment attached as attachment 3).

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

The proposal complies with all requirements of these clauses as outlined below.

Use

As outlined in Clause 32.08-2 (General Residential Zone), a dwelling is listed as a Section 1 use, and a planning permit is not required for the use of the proposal. However, a planning permit is required for the buildings and works, which is discussed below.

Development

Planning Policy Framework / Local Planning Policy Framework

In considering the Planning Policy Framework and the Local Planning Policy Framework, Council can establish that an acceptable proposal will be guided by:

- Clause 55 *Two or more dwellings on a lot; and*
- Clause 22.09 *Residential Development and Neighbourhood Character.*

Each of these Clauses ensure that Council facilitates the orderly development of urban areas, which is a specific objective of Clause 11.02 Settlement.

The objectives of Clause 15.01-1S Urban Design, Clause 15.01-2S Building Design and Clause 21.05-1 Built Form outline the key considerations in which a development must respond to urban design, character, streetscapes and landscape issues.

It is considered that the proposed design response respects the preferred neighbourhood character of the incremental change area by providing a medium density housing typology.

The proposal is of a high quality urban design, with physical recession, articulation, varied use of materials, textures and other visual interest.

The overall layout allows space for acceptable landscaping treatments such as a canopy tree and shrubbery plantings within well-proportioned setback areas to allow growth to maturity.

The proposal is also located within an area subject to incremental change with other multi-unit developments of a similar scale and massing being found within the surrounding residential area. The proposal's compliance with Clause 22.09 and Clause 55 ensures that the development would achieve the objectives set out in Clause 15.01 and Clause 21.05-1.

As such, Council officers recommend that the application be approved subject to planning permit conditions as necessary.

Clause 22.09 Assessment

An assessment against the design principles of Clause 22.09 is included at Attachment 3 of this report.

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

The proposed development would respect the scale of existing prevailing built form character and would respond to site circumstances and streetscape, by providing three (3) new double storey dwellings including a double storey dwelling located to the front of the site.

Dwellings 2 and 3 to the rear would also be double storey in form which is considered appropriate in this instance for the following reasons:

- The dwellings would have three (3) residential interfaces and their upper levels would be setback 3m from the northern boundary, 7.15m from the western boundary and 3m from the southern boundary. Therefore, the upper floors would be well recessed from adjoining sensitive interfaces;
- All upper floor windows facing north, west and south have been appropriately screened to prevent any overlooking;
- The upper level would not adversely affect the planting and future growth of canopy trees to maturity;
- Sufficient side and rear boundary landscaping can be provided to screen adjoining properties; and
- Even though the upper floors of Dwellings 2 and 3 are not separated this is considered acceptable as it would allow for Dwelling 2 to be setback at least 3m from the northern boundary and Dwelling 3 to be setback at least 3m from the southern boundary. The staggered nature of the upper levels of these two dwellings provides for a greater level of articulation and visual interest when viewed from the side and rear boundaries.

Overall, this proposal provides a design response which is consistent with the preferred character envisaged by Clause 22.09 and is considered to comply with all of the requirements of this clause.

Clause 55 Assessment

The proposal has been assessed against all of the Objectives and Standards and is considered to comply with almost all of the requirements of Clause 55, subject to conditions. It is noted in particular that the proposal complies with the setback, overshadowing and overlooking requirements of Clause 55.

The proposal does not comply with the private open space requirement for Dwelling 1 with respect to its main area of secluded private open space only having an area of 25.29sqm instead of the 30sqm minimum required by the variation to Standard B28 contained in the General Residential Zone. This can be required as a condition of permit, if granted.

Car Parking

Dwelling 1 would have four (4) bedrooms and requires two (2) car parking spaces, with a double garage proposed for this dwelling. Dwellings 2 and 3 would each have two (2) bedrooms and require one (1) car parking space each, with a single garage proposed for each dwelling.

The proposal provides four (4) on site car parking spaces, and as such complies with the requirements of Clause 52.06 with respect to the number of car parking spaces required (Clause 52.06-5) and design standard of car parking (Clause 52.06-9).

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

Condition 1.7 has been included to ensure that the front living rooms of Dwellings 2 and 3 are not used as third bedrooms, otherwise they would trigger a requirement for a second car space for each of these dwellings.

Environmentally Sustainable Development

BESS Information Summary Dwelling Type: Residential		Project Overall Score: 56%		
		Fail	Best Practice	Design Excellence
		(<49%)	(50-69%)	(>70%)
BESS Category	Score	Initiatives		
Management				
	17%	Thermal performance modelling (NatHERS) (to be revised)		
Water				
	50%	Rainwater tank capacity of 2,500L per dwelling connected to Toilet flushing and laundry		
		High WELS star rated water fittings, fixtures and appliances		
		Potable water consumption reduced by 31% compared to same building following minimum standards.		
Energy				
	50%	High efficiency reverse cycle air conditioning specified with 4 star energy rating		
		Thermal performance energy rating (NatHERS) of 6 stars (to be completed);		
		Gas instantaneous (6 star) hot water system supplied;		
		Estimated greenhouse gas emissions reduced by 65% compared to same building following minimum standards.		
Stormwater				
	100%	Stormwater design meets industry best practice requirements through incorporation of rainwater collection (to be revised).		

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

Indoor Environment Quality		
	100%	Double glazing provided to all habitable rooms
		Cross ventilation to each dwelling.
Transport		
	50%	Space allocated for bicycle parking in POS and/or Garage.
Waste		
	0%	Facilities to incorporate organic waste disposal and collection.
Urban Ecology		
	62%	20% of the site is vegetated.

Proposed changes required by Conditions

Condition 1.1 was required by Council's Transport Planning Unit to ensure that letterboxes within corner splays comply with Design Standard 1 of Clause 52.06 (Car Parking).

Condition 1.2 was required by Council's ESD/Sustainability Unit to ensure that additional stormwater quality treatment measures to the driveway area are provided.

Condition 1.3 was required by Council's ESD/Sustainability Unit to ensure that the plans are consistent with the Sustainable Design Assessment.

Condition 1.4 is required to ensure compliance with Standard B28 (Private Open Space) of Clause 55 (ResCode).

Conditions 1.5 and 1.6 was required by Council's ESD/Sustainability Unit to ensure that the plans are consistent with the Sustainable Design Assessment.

Condition 1.7 is required to ensure that the living rooms of Dwellings 2 and 3 are not used as bedrooms.

Condition 1.8 is required to ensure compliance with Condition 2 with respect to the landscape plan.

Condition 1.9 is required to ensure compliance with Condition 3 with respect to the Sustainable Design Assessment.

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)**Conclusion**

The proposal is consistent with the provisions of the Greater Dandenong Planning Scheme, including the zoning requirements, local policy direction, application of Clauses 22.09, 52.06 and 55, and the decision guidelines of Clause 65.

Recommendation

That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 6 Spring Road, Springvale South for the ‘Development of the land for three (3) new double-storey dwellings’ in accordance with the plans submitted with the application subject to the following conditions:

- 1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended plans must be drawn to scale with dimensions provided. The amended plans must be generally in accordance with the plans submitted and assessed with the application but modified to show:**
 - 1.1. A notation stating that letterboxes and all other structures (including visually obstructive fencing and landscaping) are to be constructed to a maximum height of 900mm or relocated clear of a splayed area (2m x 2.5m) along the frontage road at access points in accordance with Clause 52.06-9 of the Greater Dandenong Planning Scheme.**
 - 1.2. Incorporation of additional stormwater quality treatment measures to the driveway area to achieve a best practice outcome in accordance with the Sustainable Design Assessment (SDA).**
 - 1.3. Any additional measures in accordance with the revised sustainable design assessment.**
 - 1.4. Dwelling 1’s main area of secluded private open space to have a minimum area of at least 30sqm with a minimum dimension of 5m.**
 - 1.5. Incorporation of an openable window to the living room facing the driveway of Dwelling 2 in accordance with the Sustainable Design Assessment (SDA).**
 - 1.6. Specification of double glazing to all windows on the relevant elevations in accordance with the Sustainable Design Assessment (SDA).**

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

- 1.7. Dwelling 2 and 3's ground floor Living Room furniture layout to be shown including but not limited to a sofa, coffee table and TV unit.**
- 1.8. A revised landscape plan in accordance with Condition 2.**
- 1.9. Any changes required under Condition 3.**

When approved, these plans will be endorsed and will form part of this permit.

- 2. Prior to the endorsement of the plans under Condition 1, before the approved development starts, and before any trees or vegetation are removed, an amended landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended landscape plan must be prepared by a person or firm with suitable qualifications to the satisfaction of the Responsible Authority and drawn to scale with dimensions provided. The amended landscape plan must be generally in accordance with the landscape plan submitted with the application but modified to show:**

- 2.1. plans to accord with Condition 1 of this permit;**
- 2.2. the site at a scale of 1:100/200, including site boundaries, existing and proposed buildings, neighbouring buildings, car parking, access and exit points, indicative topography and spot levels at the site corners, existing and proposed vegetation, nature strip trees, easements and landscape setbacks;**
- 2.3. details of the proposed layout, type and height of fencing;**
- 2.4. legend of all plant types, surfaces, materials and landscape items to be used;**
- 2.5. a plant schedule giving a description of botanical name, common name, mature height and spread, pot size, purchase height (if a tree) and individual plant quantities;**
- 2.6. at least one (1) advanced canopy tree with a minimum planting height of 1.5 metres within the rear secluded open space areas of each dwelling and two (2) within the front yard of Dwelling 1;**
- 2.7. any paving or deck areas within the secluded open space areas of the proposed dwellings on a permeable base.**

When approved, the amended landscape plan will be endorsed and will form part of this permit.

The provisions, recommendations and requirements of the landscape plan must be implemented and complied with to the satisfaction of the Responsible Authority.

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

Landscaping in accordance with the endorsed landscaping plan and schedule must be completed before the dwellings are occupied.

- 3. Prior to the endorsement of the plans under Condition 1, the applicant is to submit a revised Sustainable Design Assessment (SDA) to the satisfaction of the responsible authority. The revised SDA must be modified to include the following:**
 - 3.1. Submission of a preliminary energy rating (NatHERS) assessment for each dwelling. The rating must achieve a rating beyond 6-stars per dwelling.**
 - 3.2. Revised STORM assessment and supporting stormwater treatment section that includes nominated treatment measures for the driveway area.**
 - 3.3. Revised BESS assessment that confirms what vertical and horizontal shading measures are incorporated on all north, east and western elevated windows of each dwelling.**

The provisions, recommendations and requirements of the revised Sustainable Design Assessment must be implemented and complied with to the satisfaction of the Responsible Authority. The endorsed SDA must not be altered without the prior written consent of the Responsible Authority.

- 4. Except with the prior written consent of the Responsible Authority, the layout of the land and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified.**
- 5. Except with the prior written consent of the Responsible Authority, the approved dwellings must not be occupied until all buildings and works and the conditions of this permit have been complied with.**
- 6. Provision must be made for the drainage for proposed development including landscaped and paved areas, all to the satisfaction of the Responsible Authority.**
- 7. The connection of the internal drainage infrastructure to the Legal Point of Discharge (LPD) must be to the satisfaction of the Responsible Authority. Collected stormwater must be retained onsite and discharged into the drainage system at pre-development peak discharge rates as stated in the LPD approval letter. Approval of drainage plan including any retention system within the property boundary is required.**
- 8. Before the approved dwellings are occupied, all piping and ducting above the ground floor storey of the dwellings, except downpipes, must be concealed to the satisfaction of the Responsible Authority.**
- 9. Access to the site and any associated roadwork must be constructed, all to the satisfaction of the Responsible Authority. Note any redundant vehicle crossing will need to be removed and reinstated with kerb in accordance with Council Standards. Also, the developer will need to obtain a Vehicle Crossing Permit from Council.**

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

- 10. Except with the prior written consent of the Responsible Authority, floor levels shown on the endorsed plan/s must not be altered or modified.**
- 11. Before the approved dwellings are occupied, the development must be provided with external lighting capable of illuminating access to each garage, car parking space and pedestrian walkway. Lighting must be located, directed and shielded to the satisfaction of the Responsible Authority so as to prevent any adverse effect outside the land.**
- 12. Before the approved dwellings are occupied, the obscure glazing to the windows shown on the endorsed plans must be provided through frosted glass or similarly treated glass. Adhesive film or similar removable material must not be used.**

All glazing must at all times be maintained to the satisfaction of the Responsible Authority.

- 13. Before the approved dwellings are occupied, all boundary walls in the development must be constructed, cleaned and finished to the satisfaction of the Responsible Authority.**
- 14. This permit will expire if:**
 - 14.1. The development or any stage of it does not start within two (2) years of the date of this permit, or**
 - 14.2. The development or any stage of it is not completed within four (4) years of the date of this permit.**

Before the permit expires or within six (6) months afterwards the owner or occupier of the land may in writing request the Responsible Authority to extend the expiry date.

The owner or occupier of the land may in writing request the Responsible Authority to extend the expiry date to complete the development or a stage of the development if:

- (a) the request for the extension is made within twelve (12) months after the permit expires; and**
- (b) the development or stage started lawfully before the permit expired.**

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)**Permit Notes**

1. **A Building Approval is required prior to the commencement of the approved development. This planning permit does not constitute any building approval.**
2. **Prior to works commencing the developer will need to obtain an Asset Protection Permit from Council.**
3. **Any works undertaken within the road reservation and easements will require the developer to obtain a Civil Works Permit from Council.**
4. **Approval of any retention system within the property boundary is required by the relevant building surveyor.**
5. **Before commencement of the development occurs, the applicant should contact the City of Greater Dandenong's Civil Development and Design Unit regarding legal point of discharge, new crossings, building over easements, etc.**
6. **As this is an established site, the proposed internal drainage should be connected to the existing legal point of discharge. The applicant may apply for local drainage information, if available; otherwise on site verification should be undertaken by the applicant.**
7. **A Vehicle Crossing Permit must be obtained from Council for all vehicular crossings prior to construction of the crossings. You may be required to apply for a Asset Protection Permit from Council's engineering services. Queries regarding engineering requirements can be directed to Council's general phone number on 8571 1000.**
8. **No buildings or works shall be constructed over any easement without the written consent of the relevant authorities.**

This permit has been granted on the basis that consent to build over any easement will be obtained from the relevant authority. If consent is not able to be obtained, the development plan will be required to be amended.
9. **An application must be made with Council's Parks Department for any street tree removal. Street trees must only be removed by or under the supervision of the Council. Prior to removal of any street tree the replacement cost must be paid to Council.**

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – No. 6 SPRING ROAD, SPRINGVALE
SOUTH (PLANNING APPLICATION No. PLN20/0510)**

ATTACHMENT 1

SUBMITTED PLANS

PAGES 14 (including cover)

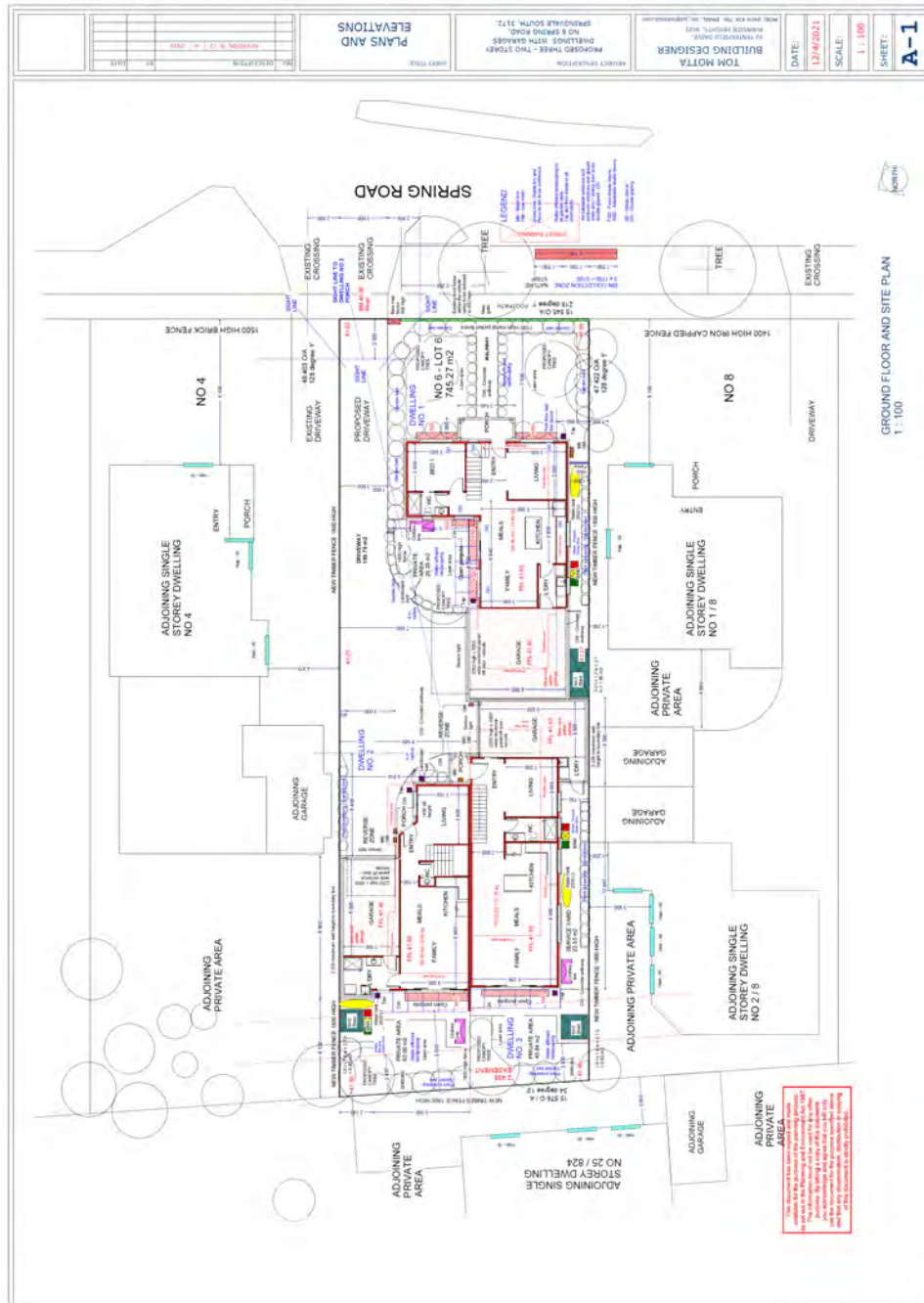
If the details of the attachment are unclear please contact Governance on 8571 5235.

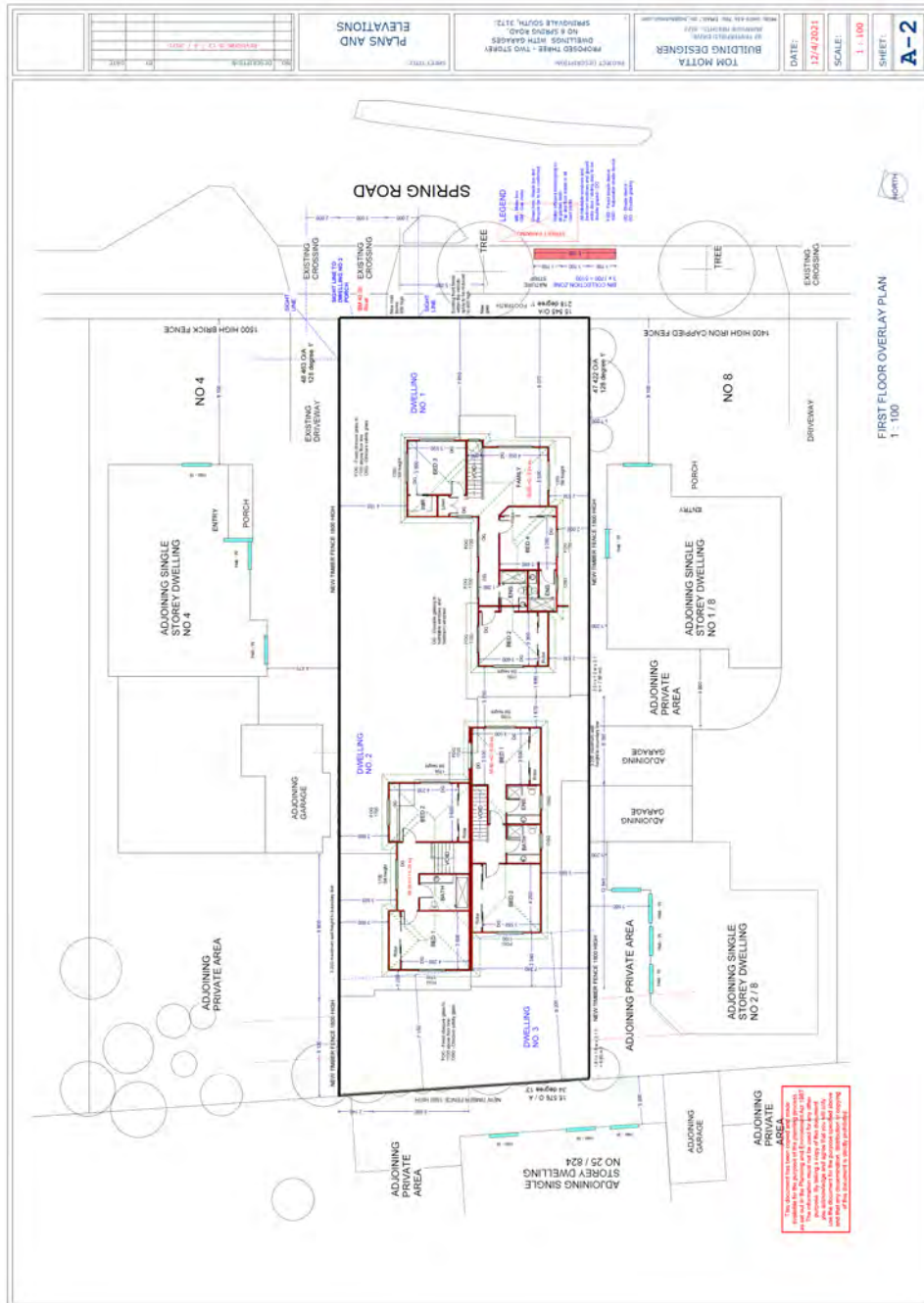
2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)



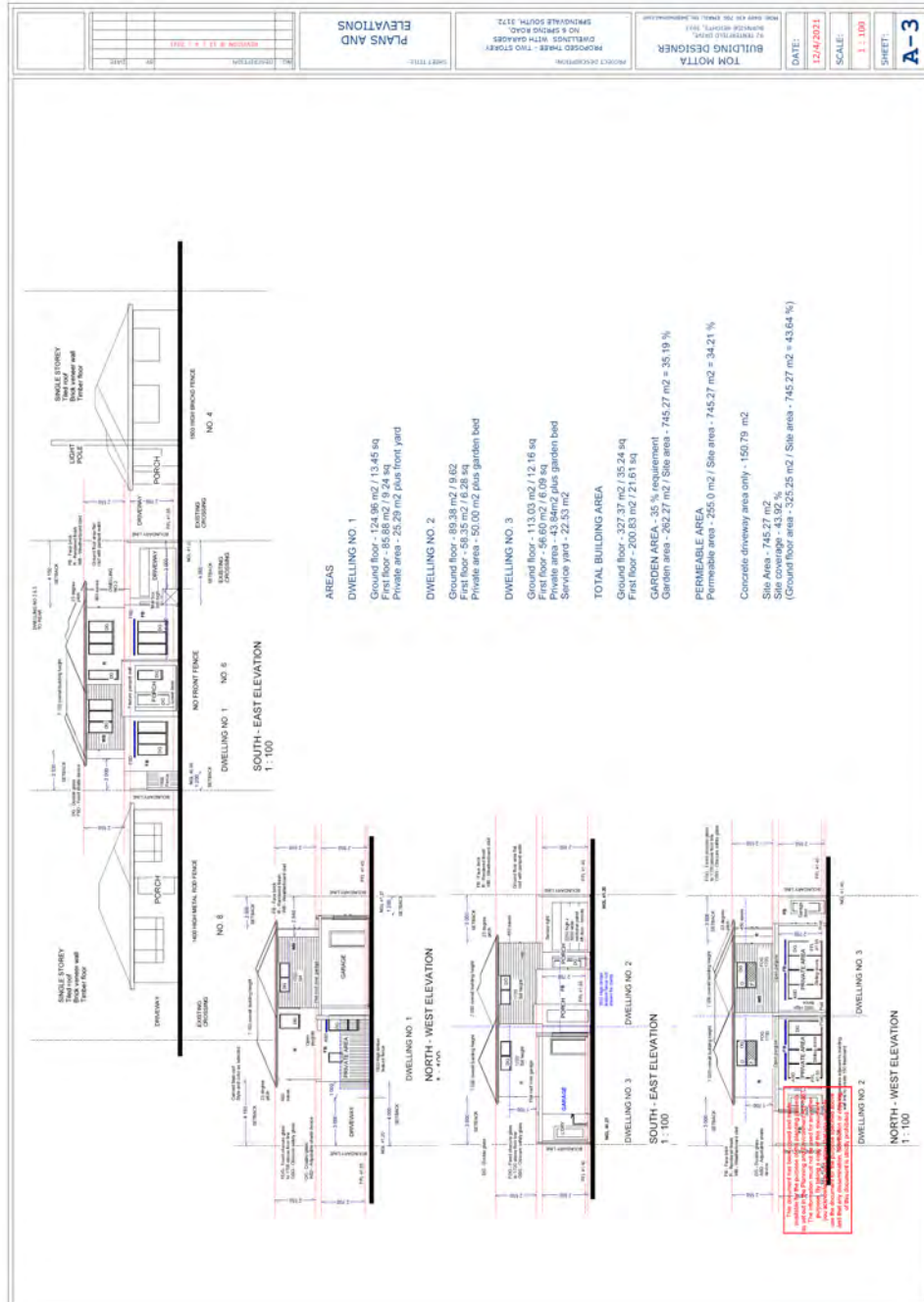


2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

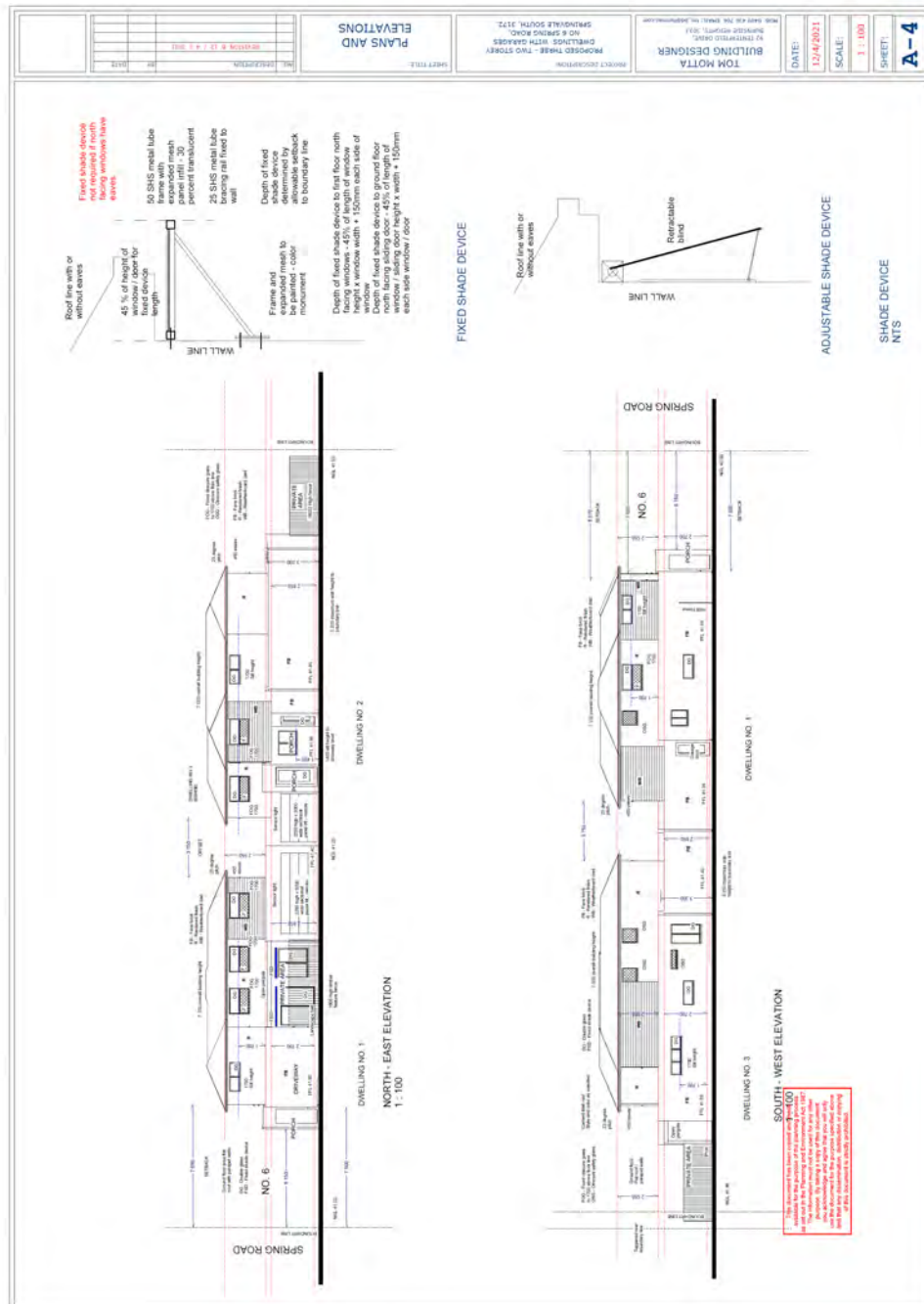




2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

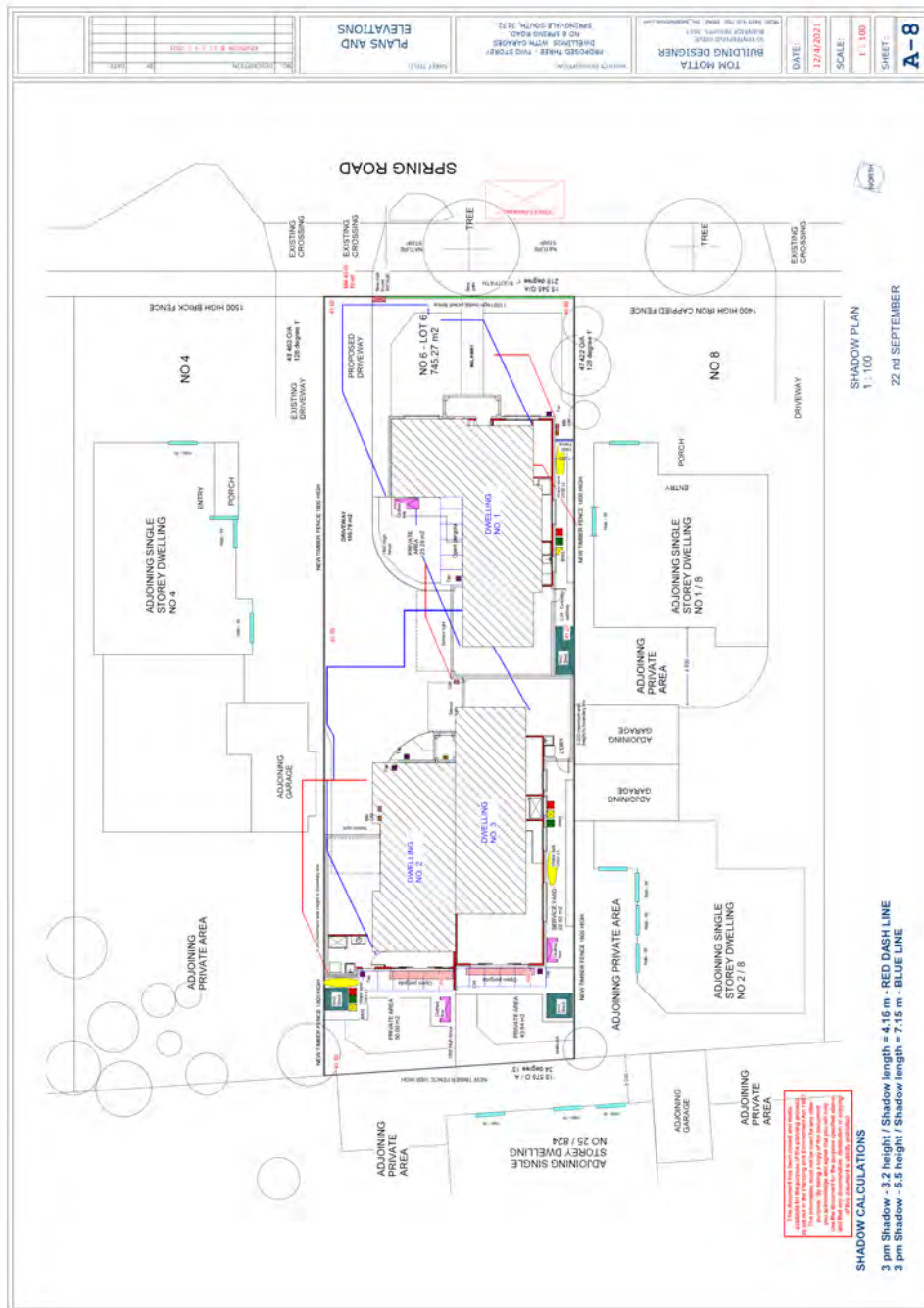


2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

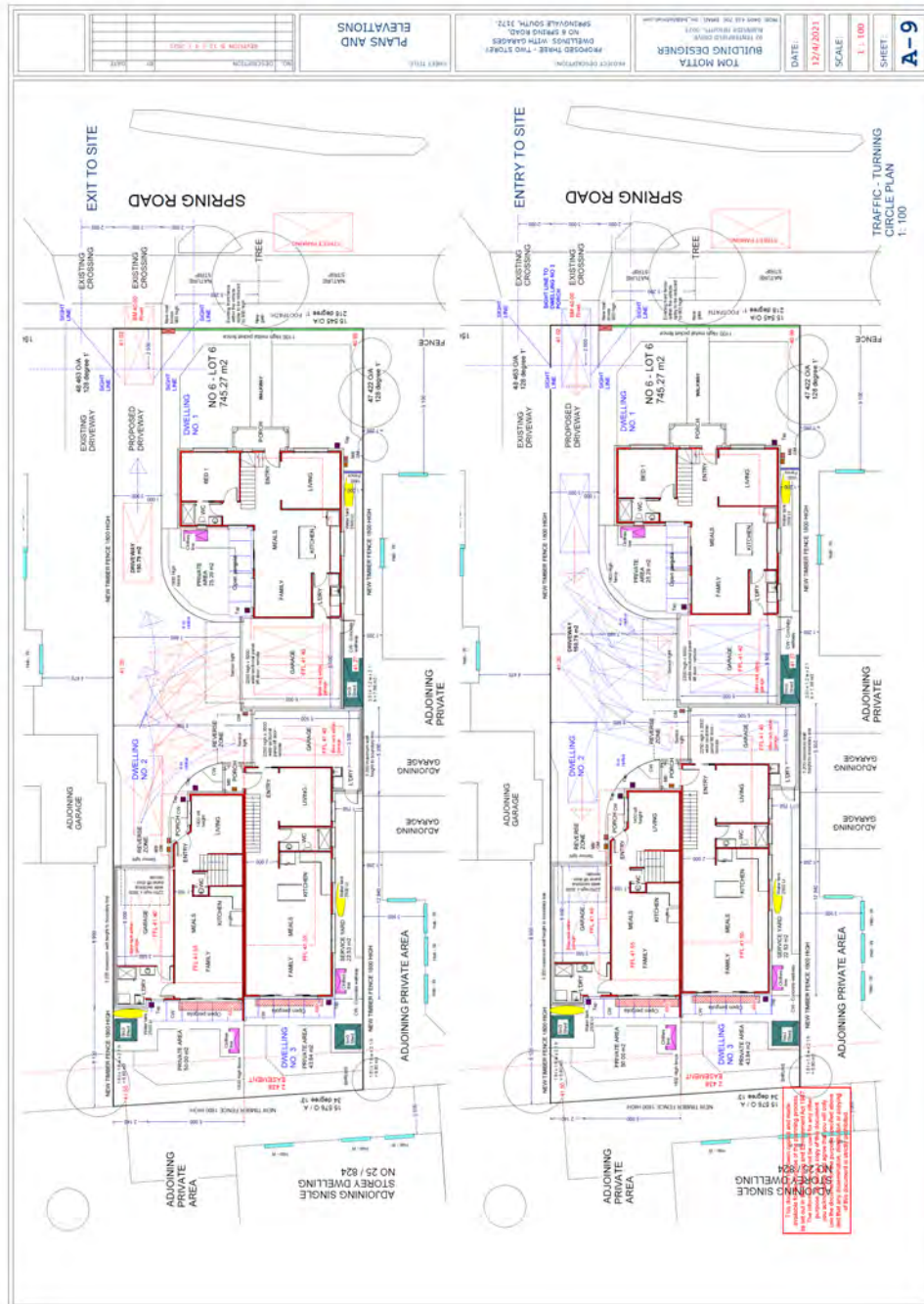




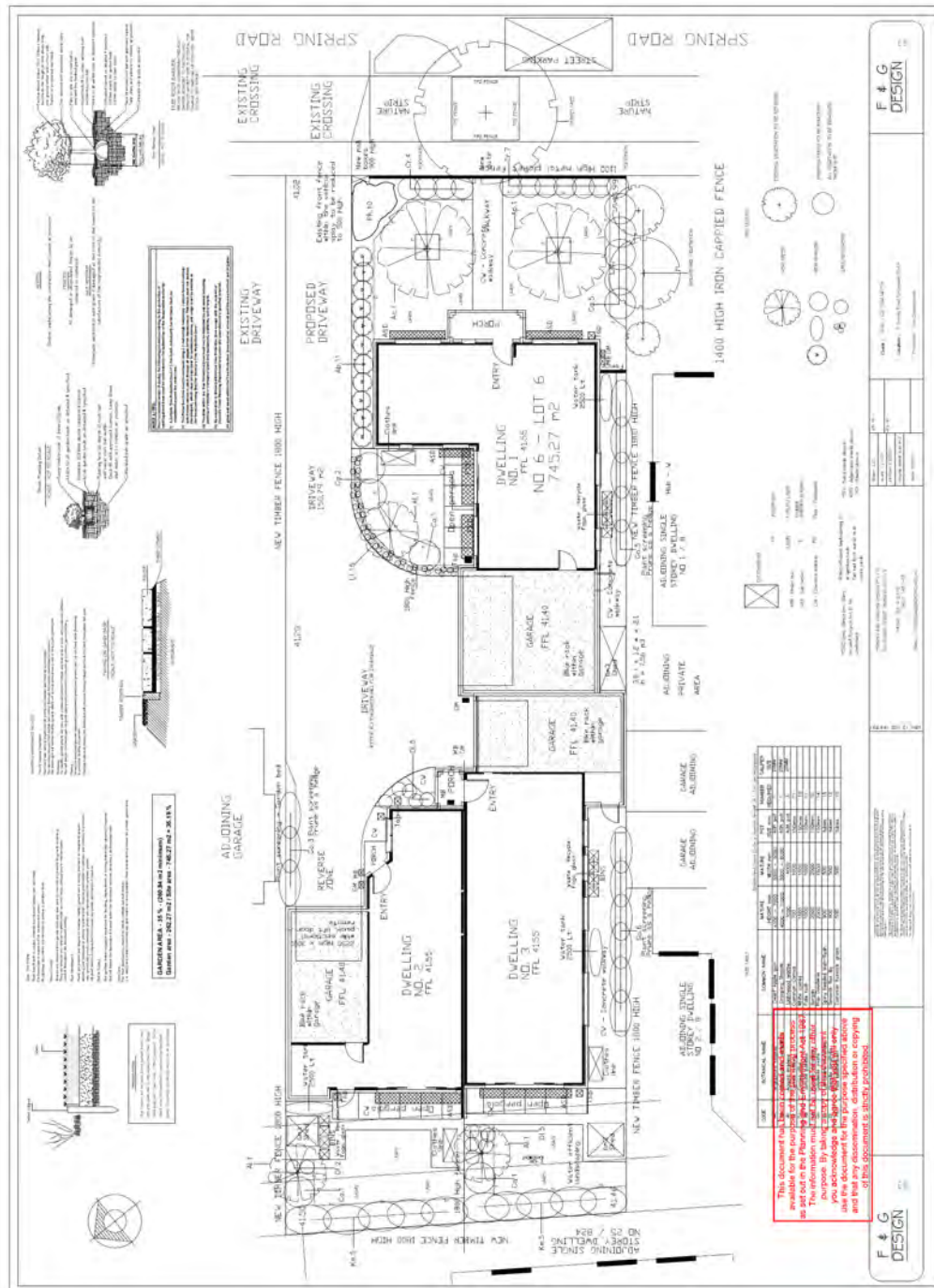
2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)




2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)



2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

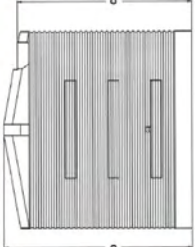



2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)



SLIMLINE DIRECT
TANK SPECIFICATIONS

This information is for guidance only and is not to be used for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Typical entry
widths available
*Overflow size &
position variable.
Please enquire

Code	Wall Profile	SD600	SD1000	SD2000
		Flat	Corrugated	Corrugated
Capacity (Litres)		600	1000	2000
A (mm)		640	500	580
B (mm)		1180	1800	2400
C (mm)		1210	1670	2100
D (mm)		1270	1750	2270
BASE OUTLET SIZE†		2 X 1/2" BSP	2 x 1" BSP	2 x 1" BSP
OVERFLOW‡		90mm S/W	90mm S/W	90mm S/W

All dimensions approximate only due to variable site usage during manufacture
approx. 100mm

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – No. 6 SPRING ROAD, SPRINGVALE
SOUTH (PLANNING APPLICATION No. PLN20/0510)**

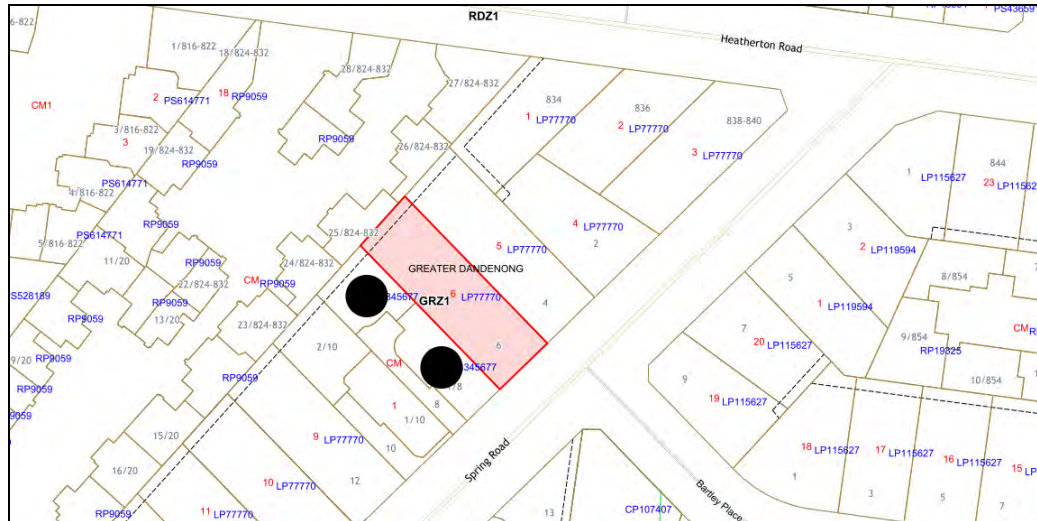
ATTACHMENT 2

LOCATION OF OBJECTORS

PAGES 2 (including cover)

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

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)



□ Subject site ● Location of objectors
Melways Map 79J12/88J1 ↑ North

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 6 SPRING ROAD, SPRINGVALE
SOUTH (PLANNING APPLICATION No. PLN20/0510)**

ATTACHMENT 3

CLAUSE 22.09 ASSESSMENT

PAGES 12 (including cover)

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

Assessment Table for Clause 22
Clause 22.09-3.1 Design Principles for all residential developments

Title /Objective	Principles	Principle met/Principle not met/NA
Safety	To encourage the provision of safer residential neighbourhoods, new development should enable passive surveillance through designs that:	
	Incorporate active frontages including ground floor habitable room windows.	<p>✓ Principle met</p> <p>Each dwelling would incorporate active frontages including ground floor habitable rooms and windows.</p>
	Maximise the number of habitable room windows on all levels of residential buildings that overlook the public realm, streets, laneways, internal access ways and car parking areas.	<p>✓ Principle met</p> <p>The proposed development maximises the number of habitable room windows which would overlook the public realm, street, internal accessways and car parking areas.</p>
	Use semi-transparent fences to the street frontage.	<p>✓ Principle met</p> <p>A 1.1m high front fence is proposed.</p>
	Light communal spaces including main entrances and car parking areas with high mounted sensor-lights.	<p>✓ Principle met</p> <p>High mounted sensor-lights are proposed to each dwelling's car parking area.</p>
	Ensure that all main entrances are visible and easily identifiable from the street.	<p>✓ Principle met</p> <p>Each dwelling's main entrance would be visible and easily identifiable from the street and the common accessway.</p>
	Locate non-habitable rooms such as bathrooms, away from entrances and street frontage.	<p>✓ Principle met</p> <p>Non-habitable rooms such as bathrooms have been located away from entrances and street frontage.</p>
Landscaping	Residential development should:	

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

	Provide substantial, high quality on-site landscaping, including screen planting and canopy trees along ground level front and side and rear boundaries.	✓ Principle met The proposed development would be capable of providing substantial, high quality on-site landscaping, including screen planting and canopy trees along the ground level eastern frontage boundary, southern side boundary and the western rear setback.
	Provide substantial, high quality landscaping along vehicular accessways.	✓ Principle met The proposed development would be capable of providing substantial, high quality landscaping along the vehicular accessway.
	Include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area.	✓ Principle met The proposed development would be able to include the planting of at least one substantial canopy tree to the front setback of Dwelling 1 and to each ground level secluded private open space area.
	Planting trees that are common to and perform well in the area.	✓ Principle met The proposed development would be capable of planting trees that are common to and perform well in the area.
	Avoid the removal of existing mature trees by incorporating their retention into the site design.	✓ Principle met The proposed development would avoid the removal of existing mature trees wherever possible.
	Use landscaping to soften the appearance of the built form when viewed from the street and to respect the amenity of adjoining properties.	✓ Principle met The proposed development would be capable of using landscaping to soften the appearance of the built form when viewed from the street and to respect the amenity of adjoining properties.
	Ensure that landscaping also addresses the Safety Design Principles.	✓ Principle met The proposed development would be capable of providing landscaping that addresses the Safety Design Principles.

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

Car parking	Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity.	<p>✓ Principle met</p> <p>The proposed development would be capable of providing canopy trees planted in well proportioned setbacks/private open space that would be sufficient to accommodate their future growth to maturity.</p>
	Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.	<p>✓ Principle met</p> <p>The proposed development would be capable of providing landscaping which would minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.</p>
	Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.	<p>✓ Principle met</p> <p>The proposed development would be capable of providing landscaping which would be sustainable, drought tolerant and include indigenous species. It would be supported through the provision of a rainwater tank for each dwelling.</p>
	The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres.	<p>✓ Principle met</p> <p>The application only proposes one (1) crossovers along its 15.55m frontage to Spring Road.</p>
	On-site car parking should be: <ul style="list-style-type: none"> Well integrated into the design of the building, Generally hidden from view or appropriately screened where necessary, Located to the side or rear of the site so as to not dominate the streetscape and to maximise soft landscaping opportunities at ground level. 	<p>✓ Principle met</p> <p>On-site car parking would be well integrated into the design of the dwellings, generally hidden from view and located to the side or rear so as to not dominate the streetscape and maximise soft landscaping opportunities at ground level.</p>
	Where car parking is located within the front setback it should be: <ul style="list-style-type: none"> Fully located within the site boundary, and Capable of fully accommodating a vehicle between a garage or carport and the site boundary. <p>Developments with basement car parking should consider flooding concerns where applicable.</p>	<p>✓ Principle met</p> <p>No car parking is proposed within the front setback.</p> <p>✓ Principle met</p> <p>Basement car parking is not proposed.</p>

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

Setbacks, front boundary and width	Residential developments should: Provide a front setback with fence design and height in keeping with the predominant street pattern.	<p>✓ Principle met The proposed development would provide a front setback which would be in keeping with the predominant street pattern.</p> <p>✓ Principle met The apparent frontage width pattern would be maintained.</p> <p>✓ Principle met Appropriate side setbacks would be provided between buildings to enable screen planting and a generous side setback would be provided along the southern boundary to enable the planting and future growth of trees to maturity.</p> <p>✓ Principle met A 1.1m high front fence is proposed.</p>
	Maintain the apparent frontage width pattern.	
	Provide appropriate side setbacks between buildings to enable screen planting where required, and at least one generous side setback to enable the retention of trees and/or the planting and future growth of trees to maturity.	
	Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting.	
	All residential developments should provide good quality, useable private open space for each dwelling directly accessible from the main living area.	<p>✓ Principle met Each dwelling would provide good quality, useable private open space for each dwelling which would be directly accessible from the main living areas.</p>
Private open space	Ground level private open space areas should be able to accommodate boundary landscaping, domestic services and outdoor furniture so as to maximise the useability of the space.	<p>✓ Principle met Ground level private open space areas would be able to accommodate boundary landscaping, domestic services and outdoor furniture so as to maximise the useability of the space.</p>
	Private open space should be positioned to maximise solar access.	<p>✓ Principle met Private open space would be positioned to maximise solar access wherever possible.</p>
	Upper floor levels of the same dwelling should avoid encroaching secluded private open space areas to ensure the solar access, useability and amenity of the space is not adversely affected.	<p>✓ Principle met The upper levels of each dwelling would avoid encroaching over their respective secluded private open space areas.</p>

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

	Upper level dwellings should avoid encroaching the secluded private open space of a separate lower level dwelling so as to ensure good solar access and amenity for the lower level dwelling.	<p>✓ Principle met There are no upper level dwellings proposed above a separate lower level dwelling.</p>
Bulk & Built Form	All residential developments should respect the dominant façade pattern of the streetscape by: <ul style="list-style-type: none"> Using similarly proportioned roof forms, windows, doors and verandahs; and Maintaining the proportion of wall space to windows and door openings. 	<p>✓ Principle met The design of the proposed dwellings would respect the dominant façade pattern of the streetscape by using similarly proportioned roof forms, windows, doors and front porch and maintaining a similar proportion of wall space to windows and door openings.</p>
	Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.	<p>✓ Principle met No balconies are proposed.</p>
	The development of new dwellings to the rear of existing retained dwellings is discouraged where: <ul style="list-style-type: none"> The siting of the retained dwelling would not enable an acceptable future site layout for either the proposed or future dwelling; or The retention of the existing dwelling detracts from the identified future character. 	<p>✓ Principle met The existing dwelling would not be retained as part of this application.</p>
	On sites adjacent to identified heritage buildings, infill development should respect the adjoining heritage by: <ul style="list-style-type: none"> Not exceeding the height of the neighbouring significant building; Minimising the visibility of higher sections of the new building; and Setting higher sections back at least the depth of one room from the frontage. 	<p>✓ Principle met The site is not adjacent to any identified heritage buildings.</p>
Site Design	Residential development should: <p>Preserve the amenity of adjoining dwellings through responsive site design that considers the privacy, solar access and outlook of adjoining properties.</p>	<p>✓ Principle met The proposed development would preserve the amenity of adjoining dwellings through a responsive site design that considers the privacy, solar access and outlook of adjoining properties.</p>
	Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance	<p>✓ Principle met The proposed development would maximise thermal performance and energy efficiency of the built form by addressing orientation and passive design.</p>

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

	Ensure that building height, massing articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape and reduces the need for screening.	<p>✓ Principle met The proposed development would ensure that building height, massing and articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape and reduces the need for screening.</p>
	Provide sufficient setbacks (including the location of basements) to ensure the retention of existing trees and to accommodate the future growth of new trees.	<p>✓ Principle met The proposed development would provide sufficient setbacks to accommodate the future growth of new trees.</p>
	Provide suitable storage provisions for the management of operational waste	<p>✓ Principle met The locations for bins are shown for each dwelling.</p>
	Appropriately located suitable facilities to encourage public transport use, cycling and walking.	<p>✓ Principle met Bus route 814 runs along Spring Road directly past the subject site and bus route 811 runs along Heatherton Road 45m to the north of the subject site. Residents would be able to walk and cycle to and from the subject site.</p>
	Residential development should:	
Materials & Finishes	Use quality, durable building materials and finishes that are designed for residential purposes.	<p>✓ Principle met The proposed dwellings would comprise of brick at ground floor level and a combination of rendered and weatherboard cladding at first floor level.</p>
	Avoid the use of commercial or industrial style building materials and finishes.	<p>✓ Principle met The proposed development would not include any commercial or industrial style building materials or finishes.</p>
	Avoid using materials such as rendered cement sheeting, unarticulated surfaces and excessive repetitive use of materials.	<p>✓ Principle met The proposed development would not include any rendered cement sheeting, unarticulated surfaces or excessive repetitive use of materials.</p>

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

	Use a consistent simple palette of materials, colours finishes and architectural detailing.	<p>✓ Principle met The proposed development would use a consistent simple palette of materials, colour finishes and architectural detailing.</p> <p>✓ Principle met The proposed development would maximise the ongoing affordability and sustainability of residential developments through selection of low maintenance, resource and energy efficient materials and finishes that can be reasonable expected to endure for the life of the building.</p>
Domestic services normal to a dwelling and Building services	<p>In order to minimise the impact of domestic and building services on the streetscape, adjacent properties, public realm and amenity of future residents, new residential development should:</p> <p>Ensure that all domestic and building services are visually integrated into the design of the building and appropriately positioned or screened so as to not be seen from the street or adjoining properties.</p>	<p>✓ Principle met Domestic and building services could be visually integrated into the design of the development and appropriately positioned or screened so as not to be seen from the street or adjoining properties.</p>
	<p>Be designed to avoid the location of domestic and building services:</p> <ul style="list-style-type: none"> • Within secluded private open space areas, including balconies; and • Where they may have noise impacts on adjoining habitable rooms and secluded private open space areas. 	<p>✓ Principle met The proposed development has been designed to generally avoid the location of domestic and building services within secluded private open space areas and where they may have noise impacts on adjoining habitable rooms and secluded private open space areas.</p>
	Residential development should:	
Internal Amenity	Ensure that dwelling layouts have connectivity between the main living area and private open space.	<p>✓ Principle met The proposed development would ensure that dwelling layouts have connectivity between the main living areas and private open space.</p>

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

	Be designed to avoid reliance on borrowed light to habitable rooms.	<p>✓ Principle met The proposed development has been designed to avoid reliance on borrowed light to habitable rooms.</p> <p>✓ Principle met No balconies are proposed.</p> <p>✓ Principle met No dwellings without ground level main living areas are proposed.</p>
	Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening.	
	Ensure that dwellings without ground level main living areas meet the Standards of Clauses 55.03-5, 55.04-1, 6 & 7, 55.05-3, 4 & 5.	
Clause 22.09-3.3 Design principles for Incremental Change Areas – General Residential Zone (GRZ)		
Titles & Objectives	Principles	Principle met/Principle not met/NA
Preferred housing type	The preferred housing type for the Incremental Change Area is medium density.	<p>✓ Principle met The proposed development would be a medium density development.</p>
Building Height	The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including ground level.	<p>✓ Principle met The proposed development would be a maximum of two storeys in height, including ground level.</p>
Landscaping	Residential development should use landscaping to create a landscaped character, particularly canopy trees in front and rear gardens; and to protect the outlook of adjoining properties	<p>✓ Principle met The proposed development would be capable of using landscaping to create a landscape character, particularly canopy trees in front and rear gardens.</p>
Setbacks, front boundary and width	Parking, paving and car access within the front boundary setback should be limited in order to maximise the opportunity for soft landscaping and prevent the over dominance of carports and garages in the street.	<p>✓ Principle met Parking, paving and car access within the front setback would be limited to a common accessway which would maximise the opportunity for soft landscaping and prevent the over dominance of garages in the street.</p>
Private open space	Residential development should provide secluded private open space at the side or rear of each dwelling to avoid the need for excessive screening or high front fencing.	<p>✓ Principle met The proposed development would provide secluded private open space at the side/rear of each dwelling to avoid the need for excessive screening.</p>

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

Bulk & Built Form	Residential development should: Ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape;	<p>✓ Principle met The proposed development would respect the scale of existing prevailing built form character and would respond to site circumstances and streetscape, by providing three (3) new dwellings, with double storey Dwelling 1 in the front of the site and double storey Dwellings 2 and 3 to the rear.</p>
	Provide separation between dwellings at the upper level;	<p>✓ Principle met subject to variation Dwelling 1 would be separated from Dwellings 2 and 3 at the upper level. Dwellings 2 and 3 are proposed to be attached. This is considered reasonable as it would allow for Dwelling 2 to be setback at least 3m from the northern boundary and Dwelling 3 to be setback at least 3m from the southern boundary. The staggered nature of the upper levels of these two dwellings provides for a greater level of articulation and visual interest when viewed from the side and rear boundaries.</p>
	Retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space;	<p>✓ Principle met A spine of open space would be provided at the rear of the site.</p>

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

	<p>Position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot.</p>	<p>✓ Principle met</p> <p>Dwelling 1 in the front of the site would be double storey.</p> <p>At ground floor level Dwelling 2 would have a garage wall built to the northern side boundary. Both dwellings would be setback 6.12m from the western rear boundary. Dwelling 3 would be setback 1.75m from the southern side boundary.</p> <p>At first floor level, Dwelling 2 would be setback 3m from the northern side boundary and 7.15m from the western rear boundary. Dwelling 3 would be setback 9.2m from the western rear boundary and 3m from the southern side boundary. This clearly shows that the double storey elements are located towards the middle of the site and that rear setbacks are generally clear of double storey form. The staggering of the upper floor levels of these dwellings also provides for a sense of separation and better articulation reducing the sense of the overall mass of the built form.</p>
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If the details of the attachment are unclear please contact Governance on 8571 5309.

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

	<p>The rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting adjoining private secluded open space.</p> <p>Two storey dwellings to the rear of a lot may be considered where:</p> <ul style="list-style-type: none"> • The visual impact of the building bulk does not adversely affect the identified future character of the area; • Overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties; • The building bulk does not adversely affect the planting and future growth of canopy trees to maturity; • Sufficient side and rear boundary landscaping can be provided to screen adjoining properties; • Upper storey components are well recessed from adjoining sensitive interfaces. 	<p>✓ Principle met</p> <p>Dwellings 2 and 3 to the rear would be double storey dwellings which is considered appropriate for the following reasons:</p> <ul style="list-style-type: none"> - Dwelling 2's upper level would be setback at least 3.7m from the northern boundary and 7.15m from the western boundary. - Dwelling 3's upper level would be setback at least 3m from the southern boundary and 9.2m from the western boundary. - Windows facing north, west and south have been appropriately screened. - The upper levels would not adversely affect the planting and future growth of canopy trees to maturity. - Sufficient side and rear boundary landscaping can be provided to screen adjoining properties. - The upper levels would be well recessed from adjoining sensitive interfaces, would provide a breakup of the massing of the building through a staggered built form
Residential development should be well articulated through the use of contrast, texture, variation in forms, materials and colours.		<p>✓ Principle met</p> <p>The proposed development would be well articulated through the use of contrast, texture, variation in forms, materials and colours.</p>

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

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – NO. 6 SPRING ROAD, SPRINGVALE
SOUTH (PLN20/0510)**

ATTACHMENT 4

CLAUSE 52.06 ASSESSMENT

PAGES 6 (including cover)

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

Assessment Table - Clause 52.06 – Car Parking

Clause 52.06-9 Design standards for car parking

Plans prepared in accordance with Clause 52.06-8 must meet the design standards of Clause 52.06-9, unless the responsible authority agrees otherwise. Design standards 1, 3, 6 and 7 do not apply to an application to construct one dwelling on a lot.

Design Standards	Assessment	Requirement met/Requirement not met/NA
Design standard 1 - Accessways	Accessways must: <ul style="list-style-type: none"> Be at least 3 metres wide. 	✓ Standard met The proposed accessway would be a minimum of 3m wide along their entire lengths.
	<ul style="list-style-type: none"> Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide. 	✓ Standard met The proposed common accessway would have an internal radius of at least 4m at changes of direction or be at least 4.2m wide.
	<ul style="list-style-type: none"> Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre. 	✓ Standard met The proposed common accessway would allow vehicles parked in the last space of the accessway (i.e. Garage 2) to exit in a forward direction with one manoeuvre.
	<ul style="list-style-type: none"> Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres. 	✓ Standard met No overhead obstructions are proposed above the accessway.
	<ul style="list-style-type: none"> If the accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed to that cars can exit the site in a forward direction. 	✓ Standard met The common accessway would serve 4 car spaces and does not connect to a road in a Road Zone. Cars for each dwelling would be able to exit the site in a forward direction.
	<ul style="list-style-type: none"> Provide a passing area at the entrance at least 5 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in Road Zone. 	✓ Standard met A passing area is not required as less than 10 car spaces are proposed for the accessway, the accessway is less than 50m long and Spring Road is not in a road zone.
	<ul style="list-style-type: none"> Have a corner splay or area at least 50 percent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height. 	✓ Standard met Corner splays have been shown along the frontage road from the edge of the exit lanes.

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

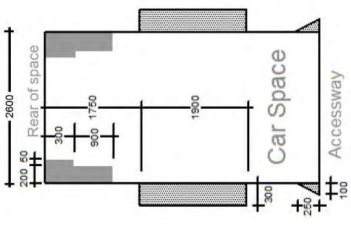
ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

	<p>If an accessway to four or more car parking spaces is from land in a Road Zone, the access to the car spaces must be at least 6 metres from the road carriageway.</p> <p>If entry to the car space is from a road, the width of the accessway may include the road.</p> <p>Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2.</p> <p>Table 2: Minimum dimensions of car parking spaces and accessways</p> <table><tr><th>Angle of car parking spaces to access way</th><th>Accessway width</th><th>Car space width</th><th>Car space length</th></tr><tr><td>Parallel</td><td>3.6 m</td><td>2.3 m</td><td>6.7 m</td></tr><tr><td>45°</td><td>3.5 m</td><td>2.6 m</td><td>4.9 m</td></tr><tr><td>60°</td><td>4.9 m</td><td>2.6 m</td><td>4.9 m</td></tr><tr><td>90°</td><td>6.4 m</td><td>2.6 m</td><td>4.9 m</td></tr><tr><td></td><td>5.8 m</td><td>2.8 m</td><td>4.9 m</td></tr><tr><td></td><td>5.2 m</td><td>3.0 m</td><td>4.9 m</td></tr><tr><td></td><td>4.8 m</td><td>3.2 m</td><td>4.9 m</td></tr></table> <p><i>Note to Table 2: Some dimensions in Table 2 vary from those shown in the Australian Standard AS2890.1-2004 (off street). The dimensions shown in Table 2 allocate more space to aisle widths and less to marked spaces to provide improved operation and access. The dimensions in Table 2 are to be used in preference to the Australian Standard AS2890.1-2004 (off street) except for disabled spaces which must achieve Australian Standard AS2890.6-2009 (disabled).</i></p>	Angle of car parking spaces to access way	Accessway width	Car space width	Car space length	Parallel	3.6 m	2.3 m	6.7 m	45°	3.5 m	2.6 m	4.9 m	60°	4.9 m	2.6 m	4.9 m	90°	6.4 m	2.6 m	4.9 m		5.8 m	2.8 m	4.9 m		5.2 m	3.0 m	4.9 m		4.8 m	3.2 m	4.9 m	<p>✓ Standard met Spring Road is not a road zone.</p> <p>✓ Standard met The entry to the car spaces is not directly from the road.</p> <p>✓ Standard met No visitor or tandem car spaces are proposed.</p>
Angle of car parking spaces to access way	Accessway width	Car space width	Car space length																															
Parallel	3.6 m	2.3 m	6.7 m																															
45°	3.5 m	2.6 m	4.9 m																															
60°	4.9 m	2.6 m	4.9 m																															
90°	6.4 m	2.6 m	4.9 m																															
	5.8 m	2.8 m	4.9 m																															
	5.2 m	3.0 m	4.9 m																															
	4.8 m	3.2 m	4.9 m																															
Design standard 2 – Car parking spaces																																		

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

<p>✓ Standard met No visitor or tandem car spaces are proposed.</p>	<p>A wall, fence, column, tree, tree guard or any other structure that abuts a car space must not encroach into the area marked 'clearance required' on Diagram 1, other than:</p> <ul style="list-style-type: none"> • A column, tree or tree guard, which may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1. • A structure, which may project into the space if it is at least 2.1 metres above the space. <p>Diagram 1 Clearance to car parking spaces</p>  <p>Dimensions in millimetres Clearance required Tree or column permitted</p>	<p>✓ Standard met Dwelling 1's double garage would be 6m long by 5.5m wide and Dwelling 2 and 3's single garages would each be at least 6m long by 3.5m wide.</p>	<p>Car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single space and 5.5 metres wide for a double space measured inside the garage or carport.</p>
<p>✓ Standard met subject to condition No tandem car spaces are proposed.</p>	<p>Where parking spaces are provided in tandem (one space behind the other) an additional 500mm in length must be provided between each space.</p>	<p>✓ Standard met No tandem car spaces are proposed.</p>	<p>Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.</p>
<p>✓ Standard met Each dwelling has been provided with at least one (1) car space which is under cover.</p>	<p>Disabled car parking spaces must be designed in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia. Disabled car parking spaces may encroach into an accessway width specified in Table 2 by 500mm.</p>	<p>✓ Standard met No disabled car parking spaces are proposed.</p>	

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

Design standard 3: Gradients	Accessway grades must not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. The design must have regard to the wheelbase of the vehicle being designed for; pedestrian and vehicular traffic volumes; the nature of the car park; and the slope and configuration of the vehicle crossover at the site frontage. This does not apply to accessways serving three dwellings or less.	✓ Standard met Only three (3) dwellings are proposed.																
	Ramps (except within 5 metres of the frontage) must have the maximum grades as outlined in Table 3 and be designed for vehicles travelling in a forward direction.	✓ Standard met No ramps are proposed.																
	<table><tr><th colspan="3">Table 3: Ramp gradients</th></tr><tr><th>Type of car park</th><th>Length of ramp</th><th>Maximum grade</th></tr><tr><td rowspan="2">Public car parks</td><td>20 metres or less</td><td>1:5 (20%)</td></tr><tr><td>longer than 20 metres</td><td>1:6 (16.7%)</td></tr><tr><td rowspan="2">Private or residential car parks</td><td>20 metres or less</td><td>1:4 (25%)</td></tr><tr><td>longer than 20 metres</td><td>1:5 (20%)</td></tr></table>	Table 3: Ramp gradients			Type of car park	Length of ramp	Maximum grade	Public car parks	20 metres or less	1:5 (20%)	longer than 20 metres	1:6 (16.7%)	Private or residential car parks	20 metres or less	1:4 (25%)	longer than 20 metres	1:5 (20%)	
	Table 3: Ramp gradients																	
Type of car park	Length of ramp	Maximum grade																
Public car parks	20 metres or less	1:5 (20%)																
	longer than 20 metres	1:6 (16.7%)																
Private or residential car parks	20 metres or less	1:4 (25%)																
	longer than 20 metres	1:5 (20%)																
Where the difference in grade between two sections of ramp or floor is greater than 1:8 (12.5 per cent) for a summit grade change, or greater than 1:6.7 (15 per cent) for a sag grade change, the ramp must include a transition section of at least 2 metres to prevent vehicles scraping or bottoming.	✓ Standard met No ramps are proposed.																	
Design standard 4: Mechanical parking	Plans must include an assessment of grade changes of greater than 1:5.6 (18 per cent) or less than 3 metres apart for clearances, to the satisfaction of the responsible authority.	✓ Standard met No ramps are proposed.																
	Mechanical parking may be used to meet the car parking requirement provided: <ul style="list-style-type: none">At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres.	✓ Standard met No mechanical parking is proposed.																
	<ul style="list-style-type: none">Car parking spaces the require the operation of the system are not allowed to visitors unless used in a valet parking situation.	✓ Standard met No mechanical parking is proposed.																
	<ul style="list-style-type: none">The design and operation is to the satisfaction of the responsible authority.	✓ Standard met No mechanical parking is proposed.																
Design standard 5: Urban design	Ground level car parking, garage doors and accessways must not visually dominate public space.	✓ Standard met Ground level car parking, garage doors and the accessway would not visually dominate public space.																
	Car parking within buildings (including visible portions of partly submerged basements) must be screened or obscured where possible, including through the use of occupied tenancies, landscaping, architectural treatments and artworks.	✓ Standard met Car parking within each dwelling's garage would be screened with a horizontal clad garage door.																

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

	Design of car parks must take into account their use as entry points to the site.	<p>✓ Standard met The proposed development does not include car parking at the entry point of the site.</p>
	Design of new internal streets in developments must maximise on street parking opportunities.	<p>✓ Standard met The location of the proposed crossover would maximise on street parking opportunities.</p>
Design standard 6: Safety	Car parking must be well lit and clearly signed.	<p>✓ Standard met The car parking area would be capable of being well lit.</p>
	The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.	<p>✓ Standard met The design of the car parking area would maximise natural surveillance and pedestrian visibility from the adjacent dwellings.</p>
	Pedestrian access to car parking areas from the street must be convenient.	<p>✓ Standard met Pedestrian access to the car parking areas from the street would be via the accessways.</p>
	Pedestrian routes through car parking areas and building entries and other destination points must be clearly marked and separated from traffic in high activity parking areas.	<p>✓ Standard met The accessway and car parking within the proposed development would not be high activity parking areas.</p>
Design standard 7: Landscaping	The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.	<p>✓ Standard met The layout of the car parking areas would provide for landscaping.</p>
	Landscaping and trees must be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths.	<p>✓ Standard met Landscaping and trees could be planted along the accessway to provide shade and shelter and soften the appearance of ground level car parking.</p>
	Ground level car parking spaces must include trees planted with flush grilles. Spacing of trees must be determined having regard to the expected size of the selected species at maturity.	<p>✓ Standard met Trees planted with flush grilles are not required for residential developments such as the current proposal.</p>

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – No. 6 SPRING ROAD, SPRINGVALE
SOUTH (PLANNING APPLICATION No. PLN20/0510)**

ATTACHMENT 5

CLAUSE 55 ASSESSMENT

PAGES 22 (including cover)

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)**Assessment Table - Two or More Dwellings on a Lot and Residential Buildings (Clause 55)****Clause 55.02-1 Neighbourhood character objectives**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
Standard B1	The design response must be appropriate to the neighbourhood and the site.	Standard met The proposed three (3) double storey dwellings would be appropriate to the neighbourhood and the site. The property to the south at 8 Spring Road contains two (2) single storey dwellings. The property to the north at 4 Spring Road contains a single storey dwelling. The property to the west at 25/824-832 Heatherton Road also contains a single storey dwelling.
	The proposed design response must respect the existing or preferred neighbourhood character and respond to the features of the site.	Standard met The proposed three (3) double storey dwellings would respect the preferred neighbourhood character of well designed houses, townhouses, units and dual occupancies of up to two storeys with main living areas generally on the ground level as outlined for Incremental Change Areas in Clause 22.09-3.3 and respond to the features of the site. A full assessment of neighbourhood character is outlined within the Clause 22.09 assessment

Clause 55.02-2 Residential policy objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B2	An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the PPF and the LPPF, including the MSS and local planning policies.	Standard met A Planning Report was submitted with the application.

Clause 55.02-3 Dwelling diversity objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B3	Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: <ul style="list-style-type: none"> Dwellings with a different number of bedrooms. At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level. 	Standard met The proposed development is for only three (3) dwellings.

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)**Clause 55.02-4 Infrastructure objectives**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B4	Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.	<p>✓ Standard met</p> <p>The proposed development would be connected to reticulated services in this established residential area.</p>
	Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.	<p>✓ Standard met</p> <p>The proposed development of the site for three (3) dwellings would not unreasonably exceed the capacity of utility services and infrastructure.</p>
	In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.	<p>✓ Standard met</p> <p>There is no evidence to suggest that the subject site is located in an area where utility services or infrastructure have little or no spare capacity.</p>

Clause 55.02-5 Integration with the street objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B5	Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.	<p>✓ Standard met</p> <p>Dwelling 1 would have pedestrian access directly from Spring Road. Dwellings 2 and 3 would have pedestrian access from the common accessway. All three dwellings would have vehicle access from the common accessway.</p>
	Developments should be oriented to front existing and proposed streets.	<p>✓ Standard met</p> <p>Dwelling 1 would front Spring Road, whilst Dwellings 2 and 3 would front the common accessway.</p>
	High fencing in front of dwellings should be avoided if practicable.	<p>✓ Standard met</p> <p>A 1.1m high front fence is proposed.</p>
	Development next to existing public open space should be laid out to complement the open space.	<p>✓ Standard met</p> <p>The proposed development is not located next to any existing public open space.</p>

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)**Clause 55.03-1 Street setback objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA															
Standard B6	<p>Walls of buildings should be set back from streets at least the distance specified in a schedule to the zone:</p> <p>GRZ: 7.5 metres or as per Table B1, whichever is the lesser.</p> <p>Table B1 Street setback</p> <table border="1"> <thead> <tr> <th>Development context</th><th>Minimum setback from front street (metres)</th><th>Minimum setback from a side street (metres)</th></tr> </thead> <tbody> <tr> <td>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</td><td>The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.</td><td>Not applicable</td></tr> <tr> <td>There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.</td><td>The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</td><td>Not applicable</td></tr> <tr> <td>There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</td><td>6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</td><td>Not applicable</td></tr> <tr> <td>The site is on a corner.</td><td>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</td><td>Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser. Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</td></tr> </tbody> </table>	Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)	There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Not applicable	There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.	Not applicable	There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Not applicable	The site is on a corner.	If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser. Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.	<p>Standard met</p> <p>Dwelling 1's front wall would have a minimum front setback of 7.5m.</p>
Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)															
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Not applicable															
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ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)**Clause 55.03-2 Building height objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B7	<p>The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</p> <p>GRZ: 11 metres / 3 storeys mandatory maximum (refer Clause 32.08-9)</p> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.</p> <p>Changes of building height between existing buildings and new buildings should be graduated.</p>	<p>Standard met</p> <p>The proposed maximum height is 7.1m.</p> <p>N/A</p> <p>Standard met</p> <p>The property to the south at 8 Spring Road contains two (2) single storey dwellings. The property to the north at 4 Spring Road contains a single storey dwelling. The property to the west at 25/824-832 Heatherton Road also contains a single storey dwelling. The greater setback of the first floor elements from the ground floor would provide a graduated feel when viewed from adjoining properties.</p>

Clause 55.03-3 Site coverage objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B8	<p>The site area covered by buildings should not exceed:</p> <ul style="list-style-type: none"> The maximum site coverage specified in a schedule to the zone, or If no maximum site coverage is specified in a schedule to the zone, 60 per cent. <p>GRZ1: 60% (none specified)</p>	<p>Standard met</p> <p>The proposed site coverage would be 43.92%.</p>

Clause 55.03-4 Permeability objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B9	<p>The site area covered by the pervious surfaces should be at least:</p> <ul style="list-style-type: none"> The minimum areas specified in a schedule to the zone, or If no minimum is specified in a schedule to the zone, 20 per cent of the site. <p>GRZ1: 30%</p>	<p>Standard met</p> <p>The proposed permeable area would be 34.21%.</p>

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)**Clause 55.03-5 Energy efficiency objectives**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B10	Buildings should be: <ul style="list-style-type: none"> • Oriented to make appropriate use of solar energy. • Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. 	✓ Standard met The dwellings would be oriented to take advantage of solar energy from the east, north and west. They have been sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.
	Living areas and private open space should be located on the north side of the development, if practicable.	✓ Standard met The living areas for Dwelling's 1 and 2 would be located on the northern side of the dwellings, whilst Dwelling 3's living areas would be located on the southern side of the dwelling. Dwelling 1's living areas would have access to north facing windows, Dwelling 2's living areas would have access to west facing windows and Dwelling 3's living areas would have access to west and south facing windows. Dwelling 1 would include private open space to the north of the dwelling with a northern aspect. Dwellings 2 and 3 would both include private open space to the west of the dwellings with a northern aspect.
	Developments should be designed so that solar access to north-facing windows is maximised.	✓ Standard met Dwelling 1 would have two (2) north-facing windows at ground floor level and would have four (4) north-facing windows which would have solar access at first floor level. Dwelling 2 would have one (1) north facing window at ground floor level and two (2) north-facing windows at first floor level. Dwelling 3 would have no north facing windows at ground floor level and one (1) north-facing window at first floor level.

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)**Clause 55.03-6 Open space objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B11	<p>If any public or communal open space is provided on site, it should:</p> <ul style="list-style-type: none"> • Be substantially fronted by dwellings, where appropriate. • Provide outlook for as many dwellings as practicable. • Be designed to protect any natural features on the site. • Be accessible and useable. 	<p>Standard met</p> <p>No public or communal open space is proposed on site.</p>

Clause 55.03-7 Safety objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B12	Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.	<p>Standard met</p> <p>The entry to each dwelling would be visible from Spring Road or the common accessway once entered.</p>
	Planting which creates unsafe spaces along streets and accessways should be avoided.	<p>Standard met</p> <p>The application does not propose any planting which would create unsafe spaces along Spring Road or the accessway.</p>
	Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.	<p>Standard met</p> <p>Dwelling 1 would have four (4) windows at ground floor level and five (5) windows at first floor level which would face the common accessway.</p> <p>Dwelling 2 would have one (1) window at ground floor level which would face the common accessway and two (2) windows at first floor level.</p> <p>Dwelling 3 would have no windows at ground floor level which would face the common accessway and one (1) window at first floor level.</p>
	Private spaces within developments should be protected from inappropriate use as public thoroughfares.	<p>Standard met</p> <p>Each dwelling's private open space would be protected from inappropriate use as a public thoroughfare.</p>

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)**Clause 55.03-8 Landscaping objectives**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B13	<p>The landscape layout and design should:</p> <ul style="list-style-type: none"> • Protect any predominant landscape features of the neighbourhood. • Take into account the soil type and drainage patterns of the site. • Allow for intended vegetation growth and structural protection of buildings. • In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. • Provide a safe, attractive and functional environment for residents. <p>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made</p> <p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p> <p>Development should meet any additional landscape requirements specified in a schedule to the zone.</p> <p><i>All schedules to all residential zones:</i></p> <p><i>“70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees.”</i></p>	<p>Standard met</p> <p>A Landscape Plan has been provided.</p> <p>Standard met</p> <p>A Landscape Plan has been provided.</p> <p>Standard met</p> <p>It does not appear as though any trees have been removed from the site in the 12 months prior to the application being made.</p> <p>Standard met</p> <p>A Landscape Plan has been provided.</p> <p>Standard met</p> <p>More than 70% of the ground level eastern front setback would be capable of being planted with substantial landscaping and canopy trees.</p> <p>The southern side setback and the western rear setback would also be capable of being planted with substantial landscaping and canopy trees.</p>

Clause 55.03-9 Access objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B14	<p>The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> • 33 per cent of the street frontage, or • if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. <p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p>	<p>Standard met</p> <p>Less than 40% of the Spring Road street frontage would be taken up by the accessway.</p> <p>Standard met</p> <p>A common accessway would serve all three dwellings, however only Dwelling 1 would have frontage to Spring Road.</p>

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

	The location of crossovers should maximise retention of on-street car parking spaces.	✓ Standard met The location of the proposed crossover would maximise the retention of on-street car parking spaces.
	The number of access points to a road in a Road Zone should be minimised.	✓ Standard met Spring Road is not in a Road Zone.
	Developments must provide for access for service, emergency and delivery vehicles.	✓ Standard met The proposed development would provide appropriate access for service, emergency and delivery vehicles.

Clause 55.03-10 Parking location objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B15	<p>Car parking facilities should:</p> <ul style="list-style-type: none"> • Be reasonably close and convenient to dwellings and residential buildings. • Be secure. • Be well ventilated if enclosed. <p>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p>	<p>Standard Met/Standard Not Met/NA</p> <p>✓ Standard met Car parking facilities for each dwelling would be close and convenient for each dwelling. The garage of each dwelling would be secure and would be capable of being well ventilated.</p> <p>✓ Standard met Dwelling 1 would not have any north-facing windows at ground floor level within 1.5m of the common accessway. Dwelling 2's north-facing ground floor living room room window is setback at least 1m from the common accessway and would have a minimum sill height of 1.4m above the common accessway. Dwelling 3 would not have any north-facing windows at ground floor level facing the common accessway.</p>

Clause 55.04-1 Side and rear setbacks objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B17	<p>A new building not on or within 200mm of a boundary should be setback from side or rear boundaries:</p> <ul style="list-style-type: none"> • 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. 	<p>Standard Met/Standard Not Met/NA</p> <p>✓ Standard met All dwellings within the proposed development would be setback at least 1.2m which is more than the required 1m from all boundaries at ground floor level for all walls not built to the boundary. The proposed dwellings would be setback at least 2m from all boundaries at first floor level which is more than the required 1.9m for walls up to 6.9m high..</p>

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

<p>Diagram B1 Side and rear setbacks</p>	<p>✓ Standard met The proposed development would achieve a minimum 1m setback at ground floor level for all walls not built to the boundary and a minimum 2m setback at first floor level from all boundaries.</p> <p>✓ Standard met These are not proposed.</p>
<p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p> <p>Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p>	

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)**Clause 55.04-2 Walls on boundaries objective**

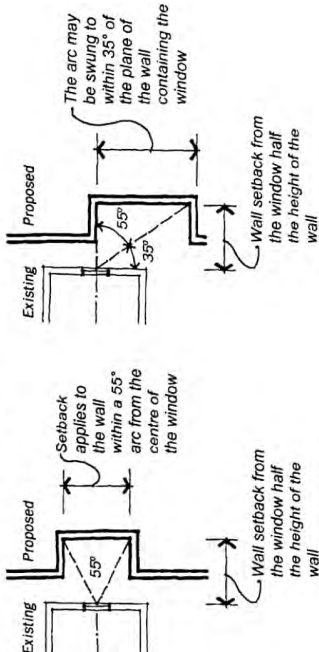
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B18	<p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:</p> <ul style="list-style-type: none"> • For a length of more than the distance specified in the schedule to the zone; or • If no distance is specified in a schedule to the zone, for a length of more than: <ul style="list-style-type: none"> - 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or - 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. <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200 mm 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 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>	<p>Standard met Garage 3/Laundry is proposed on the northern boundary with a length of 8.9m which is less than the allowable 10m in length. Garage 2/Laundry proposed on the southern boundary with a length of 5.35m which is less than the allowable 10m in length.</p> <p>Standard met The proposed walls on the northern and southern boundaries would not fully abut these boundaries.</p> <p>Standard met All walls on boundary are proposed to be built on the boundary.</p> <p>Standard met The maximum average height of the walls on the boundaries is 3.2m with no part of these walls greater than 3.2m in height.</p>

Clause 55.04-3 Daylight to existing windows objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B19	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.	<p>Standard met The site to the north at 4 Spring Road contains a single storey dwelling with two (2) south-facing habitable room windows which are setback at least 4.47m from the shared boundary with the subject site and would have at least 1m clear to the sky. The existing single storey dwelling to the south at 1/8 Spring Road has a north-facing habitable room window which is setback at least 1.2m from the shared boundary with the subject site and would have at least 1m clear to the sky. The existing single storey dwelling to the south at 2/8 Spring Road has three (3) north-facing habitable room</p>

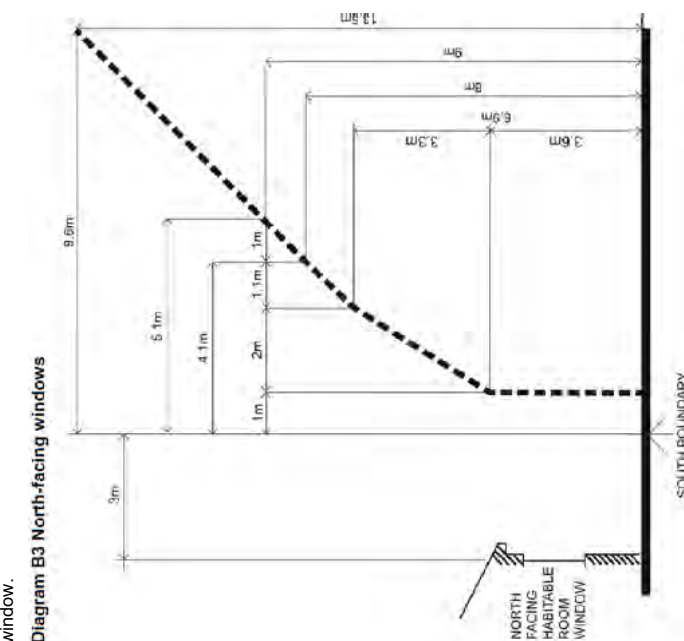
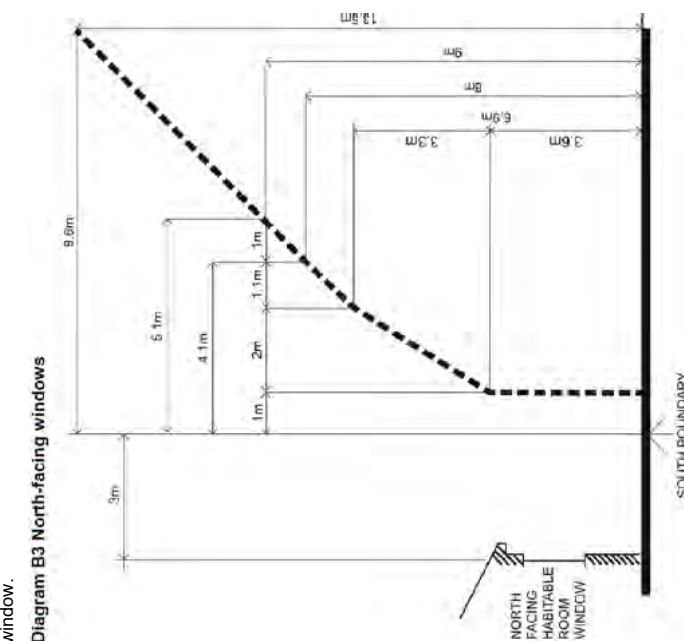
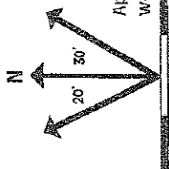
ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

	<p>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.</p> <p>Diagram B2 Daylight to existing windows</p>  <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>	<p>windows which are setback at least 3.9m from the shared boundary with the subject site and would have at least 1m clear to the sky.</p> <p>The existing single storey dwelling to the west at 25/824-832 Heatherton Road has three (3) east-facing habitable room windows which are setback at least 3m from the shared boundary with the subject site and would have at least 1m clear to the sky.</p>	<p>✓ Standard met</p> <p>With respect to the existing dwelling at 4 Spring Road there are no south-facing habitable room windows which would be affected by the proposed development, as there is a distance of at least 12.35m between these windows and the nearest wall on the subject site.</p> <p>With respect to the existing dwelling at 1/8 Spring Road there is a north-facing habitable room window which is in close proximity to the proposed development with a distance of 2.4m between this window and the nearest wall on the subject site. The south-facing wall of Dwelling 1 would have a height of 3.3m. 50% of the height of this wall is 1.65m which is less than the 2.4m setback provided.</p> <p>With respect to the existing dwelling at 2/8 Spring Road there are north-facing habitable room windows which are in proximity to the proposed development with a distance of 5.65m between these windows and the nearest wall on the subject site. The south-facing wall of Dwelling 3 would have a height of 3.3m. 50% of the height of this wall is 1.65m which is less than the 5.65m setback provided.</p> <p>With respect to the existing dwelling at 25/824-832 Heatherton Road there are no east-facing habitable room windows which would be affected by the proposed development, as there is a distance of at least 8.5m between these windows and the nearest wall on the subject site.</p>
<p>Clause 55.04-4 North-facing windows objective</p> <p>Title & Objective</p> <p>Standard B20</p>	<p>Standards</p> <p>If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 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, for a distance of 3 metres from the edge of each side of the</p>	<p>Standard Met/Standard Not Met/NA</p> <p>✓ Standard met</p> <p>With respect to the existing dwelling at 1/8 Spring Road there is a north-facing habitable room window which is within 3m of the shared boundary with the subject site.</p>	

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

<p>Diagram B3 North-facing windows</p>  <p>NORTH FACING HABITABLE ROOM WINDOW</p> <p>SOUTH BOUNDARY</p>	
<p>Diagram B3 North-facing windows</p>  <p>NORTH FACING HABITABLE ROOM WINDOW</p> <p>SOUTH BOUNDARY</p>	<p>A north facing window is a window with an axis perpendicular to its surface orientated north 20 degrees west to north 30 degrees east.</p>  <p>Applies where existing HRW is between 20° west and 30° east from north</p>
<p>The 3.3m high southern wall of Dwelling 1, which would be setback 1.2m from the shared boundary, would comply as it is less than 3.6m high.</p>	

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)**Clause 55.04-5 Overshadowing open space objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B21	<p>Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with a 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 9am and 3pm on 22 Sept.</p> <p>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.</p>	<p>Standard met</p> <p>The site to the north at 4 Spring Road would have no overshadowing from the proposed development at 9.00am or 12.00pm (noon) with only minimal overshadowing at 3.00pm.</p> <p>The site to the west at 25/0824-832 Heatherton Road would have no overshadowing from the proposed development.</p> <p>The sites to the south at 1/8 and 2/8 Spring Road would have some overshadowing from the proposed development at 9.00am and 12.00pm (noon) but none at 3.00pm.</p> <p>Overall, 75% of the secluded private open space areas of the adjoining properties would receive at least 5 hours of sunlight between 9am and 3pm on September 22.</p> <p>Standard met</p> <p>The existing sunlight to the secluded private open space of the existing adjoining properties is not currently less than the requirements of this standard.</p>

Clause 55.04-6 Overlooking objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B22	<p>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.</p> <p>Diagram B4 Overlooking open space</p>	<p>Standard met</p> <p><i>North elevation</i></p> <p>With respect to the property to the north at 4 Spring Road, Dwelling 1's north-facing upper level Bedroom 3 window would be a highlight window with a minimum sill height of 1.7m above finished floor level and its corridor and Bedroom 2 windows would be fixed obscure glazed up to 1.7m above finished floor level. Dwelling 2's north-facing upper level Bedroom 2 window would be provided with fixed obscure glazing up to 1.7m above finished floor level, whilst the corridor window would be a highlight window with a minimum sill height of 1.7m above finished floor level. Dwelling 3 would have a north-facing upper level Bedroom 1 window which would be provided with fixed obscure glazing up to 1.7m above finished floor level.</p> <p><i>West elevation</i></p>

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

<p>With respect to the property to the west at 25/824-832 Heatheron Road, Dwelling 2's west-facing upper level Bedroom 1 window would be provided with fixed obscure glazing up to 1.7m above finished floor level. Dwelling 3's west-facing upper level Bedroom 2 window would be provided with fixed obscure glazing up to 1.7m above finished floor level.</p> <p>South elevation</p> <p>With respect to the properties at 8 Spring Road to the south, Dwelling 1 would have a Family Room window which would be a highlight window with a minimum sill height of 1.7m above finished floor level. It would also have a Bedroom 4 window which would be provided with fixed obscure glazing up to 1.7m above finished floor level. There would also be an Ensuite window which would be fully obscure glazed. All windows would be provided with measures to prevent overlooking to the objector's properties.</p> <p>For Dwelling 3, only two (2) windows are proposed on this upper level elevation, being a Bathroom window and an Ensuite window, both of which are proposed to be fully obscure glazed, preventing views from this dwelling to the objector's properties.</p>	
<p>Standard met</p> <p>North elevation</p> <p>With respect to the property to the north at 4 Spring Road, Dwelling 1's north-facing upper level Bedroom 3 window would be a highlight window with a minimum sill height of 1.7m above finished floor level and its corridor and Bedroom 2 windows would be fixed obscure glazed up to 1.7m above finished floor level. Dwelling 2's north-facing upper level Bedroom 2 window would be provided with fixed obscure glazing up to 1.7m above finished floor level, whilst the corridor window would be a highlight window with a minimum sill height of 1.7m above finished floor level. Dwelling 3 would have a north-facing upper level Bedroom 1 window which would be provided with fixed obscure glazing up to 1.7m above finished floor level.</p>	<p>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:</p> <ul style="list-style-type: none"> • 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 metres above floor level and be no more than 25 per cent transparent. • Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

<p><i>West elevation</i></p> <p>With respect to the property to the west at 25/824-832 Heatherton Road, Dwelling 2's west-facing upper level Bedroom 1 window would be provided with fixed obscure glazing up to 1.7m above finished floor level. Dwelling 3's west-facing upper level Bedroom 2 window would be provided with fixed obscure glazing up to 1.7m above finished floor level.</p> <p><i>South elevation</i></p> <p>With respect to the properties at 8 Spring Road to the south, Dwelling 1 would have a Family Room window which would be a highlight window with a minimum sill height of 1.7m above finished floor level. It would also have a Bedroom 4 window which would be provided with fixed obscure glazing up to 1.7m above finished floor level. There would also be an Ensuite window which would be fully obscure glazed. All windows would be provided with measures to prevent overlooking to the objector's properties.</p> <p>For Dwelling 3, only two (2) windows are proposed on this upper level elevation, being a Bathroom window and an Ensuite window, both of which are proposed to be fully obscure glazed, preventing views from this dwelling to the objector's properties.</p>		
<p>✓ Standard met</p> <p>The obscure glazing for habitable room windows would be fixed below 1.7m above finished floor level.</p>	<p>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.</p>	
<p>✓ Standard met</p> <p>No external screens are proposed.</p>	<p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> • 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. 	
<p>✓ Standard met</p> <p>Minimum 1.8m high fences on the northern, southern and western boundaries would prevent potential ground floor overlooking.</p>	<p>The standard 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 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.</p>	

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)**Clause 55.04-7 Internal views objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B23	Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.	<p>✓ Standard met</p> <p>Dwelling 1 would have a west-facing upper level Bedroom 2 window which would face Dwelling 2's private open space area, but would have a minimum sill height of 1.7m above finished floor level to prevent overlooking.</p> <p>Dwelling 2 would have an east-facing upper level Bedroom 2 window which would face Dwelling 1's secluded private open space area, but would have a minimum sill height of 1.7m above finished floor level to prevent overlooking.</p> <p>Dwelling 3 would have an east-facing upper level Bedroom 1 window which would face Dwelling 1's secluded private open space area, but would have a minimum sill height of 1.7m above finished floor level to prevent overlooking.</p>

Clause 55.04-8 Noise impacts objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B24	<p>Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.</p> <p>Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take into account of noise sources on immediately adjacent properties.</p> <p>Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.</p>	<p>✓ Standard met</p> <p>No mechanical plant is proposed to be located near the bedrooms of any immediately adjacent existing dwellings.</p> <p>✓ Standard met</p> <p>The proposed development has taken this into account.</p> <p>✓ Standard met</p> <p>The subject site is not located near a busy road, railway line or industrial area.</p>

Clause 55.05-1 Accessibility objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B25	The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.	<p>✓ Standard met</p> <p>The dwelling entries of the ground floor of each dwelling would be accessible or able to be easily made accessible to people with limited mobility.</p>

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)**Clause 55.05-2 Dwelling entry objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B26	Entries to dwellings and residential buildings should: <ul style="list-style-type: none"> • Be visible and easily identifiable from streets and other public areas. • Provide shelter, a sense of personal address and a transitional space around the entry. 	✓ Standard met The entry to each dwelling would be visible from the street and other public areas such as the common accessway. Each dwelling would have a porch adjoining each front entry which would provide shelter, a sense of personal address and a transitional space around the entry.

Clause 55.05-3 Daylight to new windows objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B27	A window in a habitable room should be located to face: <ul style="list-style-type: none"> • An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or • A verandah provided it is open for at least on third of its perimeter, or • A carport provided it has two or more open sides and is open for at least on third of its perimeter. 	✓ Standard met All habitable room windows within the proposed development would face an outdoor space clear to the sky or a light court with a minimum area of 3 square metres and a minimum dimension of 1m clear to the sky.

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)**Clause 55.05-4 Private open space objective**

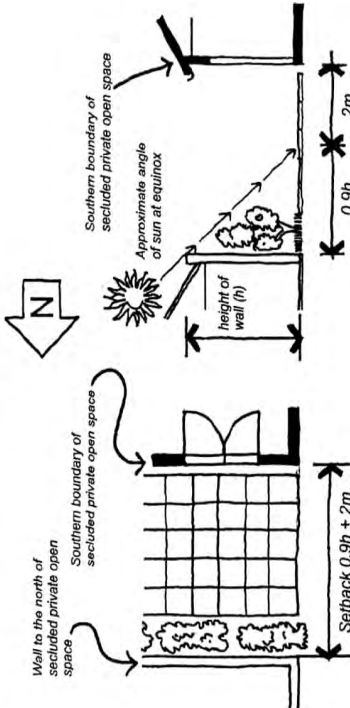
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B28	<p>A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.</p> <p>GRZ1: <i>"An area of 50 square metres of ground level, private open space, with an area of secluded private open space at the side or rear of the dwelling with a minimum area of 30 square metres and a minimum dimension of 5 metres and convenient access from a living room; or</i></p> <p><i>A balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area."</i></p>	<p>✓ Standard met, subject to condition.</p> <p>Dwelling 1 would have a 94.13m² front yard, a 25.29m² backyard and a 16.8m² service yard for a total private open space provision greater than the 50m² required for this dwelling. The secluded private open space area at the side of the dwelling would have a minimum dimension of 5m in both directions, but would not have an area of at least 30m². This can be required as a condition of permit, if granted.</p> <p>Dwelling 2 would have a 50m² backyard for a total private open space provision which complies with the requirement for this dwelling. The secluded private open space area at the rear of the dwelling would have an area of at least 30m², with a minimum dimension of 5m in both directions.</p> <p>Dwelling 3 would have a 66.37m² backyard for a total private open space provision greater than the 50m² required for this dwelling. The secluded private open space area at the rear of the dwelling would have an area of at least 30m², with a minimum dimension of 5m in both directions.</p>

Clause 55.05-5 Solar access to open space objective

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B29	<p>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</p>	<p>✓ Standard met</p> <p>Dwelling 1's private open space would be located to the north of the dwelling with a northern aspect, Dwelling 2 and 3's private open space areas would be located to the west of the dwellings with a northern aspect.</p>

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

	<p>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.</p> <p>Diagram B5 Solar access to open space</p> 	<p>✓ Standard met</p> <p>There would be no walls to the north of any dwelling's secluded private open space area.</p>
Clause 55.05-6 Storage objective		
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B30	Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.	<p>✓ Standard met</p> <p>Each dwelling would have convenient access to at least 6m³ of externally accessible, secure storage space</p>
Clause 55.06-1 Design detail objective		
Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B31	<p>The design of buildings, including:</p> <ul style="list-style-type: none"> • Façade articulation and detailing, • Window and door proportions, • Roof form, and • Verandahs, eaves and parapets, <p>should respect the existing or preferred neighbourhood character.</p> <p>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p>	<p>✓ Standard met</p> <p>The design of the proposed dwellings, including façade articulation and detailing, window and door proportions, roof form and any verandahs, eaves and parapets, would respect the existing and preferred neighbourhood character.</p>
		<p>✓ Standard met</p> <p>The garages of each dwelling would be visually compatible with the development and the existing and preferred neighbourhood character.</p>

ORDINARY COUNCIL MEETING - AGENDA

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)**Clause 55.06-2 Front fences objective**

Title & Objective	Standards	Standard Met/Standard Not Met/NA						
Standard B32	The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.	✓ Standard met A 1.1m high front fence is proposed.						
	A front fence within 3 metres of a street should not exceed: <ul style="list-style-type: none">• The maximum height specified in a schedule to the zone, or <p>All schedules to all residential zones:</p> <p><i>“Maximum 1.5 metre height in streets in Road Zone Category 1 1.2 metre maximum height for other streets”</i></p> <ul style="list-style-type: none">• If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3.	✓ Standard met A 1.1m high front fence is proposed.						
	<p>Table B3 Maximum front fence height</p> <table><tr><th>Street Context</th><th>Maximum front fence height</th></tr><tr><td>Streets in a Road Zone, Category 1</td><td>2 metres</td></tr><tr><td>Other streets</td><td>1.5 metres</td></tr></table>		Street Context	Maximum front fence height	Streets in a Road Zone, Category 1	2 metres	Other streets	1.5 metres
Street Context	Maximum front fence height							
Streets in a Road Zone, Category 1	2 metres							
Other streets	1.5 metres							

Clause 55.06-3 Common property objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B33	<p>Developments should clearly delineate public, communal and private areas.</p> <p>Common property, where provided, should be functional and capable of efficient management.</p>	<p>Standard met The proposed development would clearly delineate public, communal and private areas.</p> <p>Standard met Common property is proposed and would be functional and capable of efficient management.</p>

Clause 55.06-4 Site services objectives

Title & Objective	Standards	Standard Met/Standard Not Met/NA
Standard B34	<p>The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.</p> <p>Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.</p>	<p>Standard met The design and layout of the proposed development would provide sufficient space and facilities for services to be installed and maintained efficiently and economically.</p> <p>Standard met Site facilities such as clotheslines, storage facilities, mailboxes, meter boxes, bins and rainwater tanks for each dwelling have been shown on the plans.</p>

2.3.5 Town Planning Application - No. 6 Spring Road, Springvale South (Planning Application No. PLN20/0510) (Cont.)

	Bin and recycling enclosures should be located for convenient access by residents.	✓ Standard met Bins for each dwelling have been shown on the plans.
	Mailboxes should be provided and located for convenient access as required by Australia Post.	✓ Standard met Mailboxes have been shown on the plans.

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308)

File Id:	250710, 250715 & 250720
Responsible Officer:	Director City Planning Design & Amenity
Attachments:	Submitted Plans Location of Objectors Copy of Planning Permit PLN10/0880 Proposed Planning Permit Amendments

Application Summary

Applicant:	Peninsula Planning Consultants Pty Ltd
Proposal:	Amendment to existing Planning Permit PLN10/0880 to allow: The use and development of the land for the purpose of a medical centre, to erect and display internally illuminated and floodlit business identification signage, to reduce the car parking requirement and to alter access to a Road Zone Category 1
Zone:	General Residential Zone 1
Overlay:	No overlays apply
Ward:	Noble Park North

This application is brought before the Council because it has received two (2) objections.

The application proposes to amend the existing planning permit (PLN10/0880) to allow the use and development of the land for the purpose of a medical centre, to erect and display internally illuminated and floodlit business identification signage, a reduction in car parking and to alter access to a road in a Road Zone, Category 1.

A permit is required pursuant to:

- Clause 32.08-2 of the Greater Dandenong Planning Scheme to use the land for a Medical Centre in a General Residential Zone;
- Clause 32.08-9 to construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-2;
- Clause 52.05-13 to erect and display internally illuminated and floodlit business identification signage;
- Clause 52.06-3 to reduce the number of car parking spaces required for a medical centre pursuant to Clause 52.06-5; and
- Clause 52.29-2 to alter access to a road in a Road Zone Category 1.

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)**Objectors Summary**

The application was advertised to the surrounding area through the erection of a notice on-site and the mailing of notices to adjoining and surrounding owners and occupiers. Two (2) objections were received to the application, one of which included a petition with a head petitioner and three (3) other signatories. Issues raised generally relate to matters of fencing, traffic, neighbourhood character, inadequate setbacks, overshadowing, waste management, overlooking, excessive hours of operation, lighting, noise, drainage and loss of vegetation.

Assessment Summary

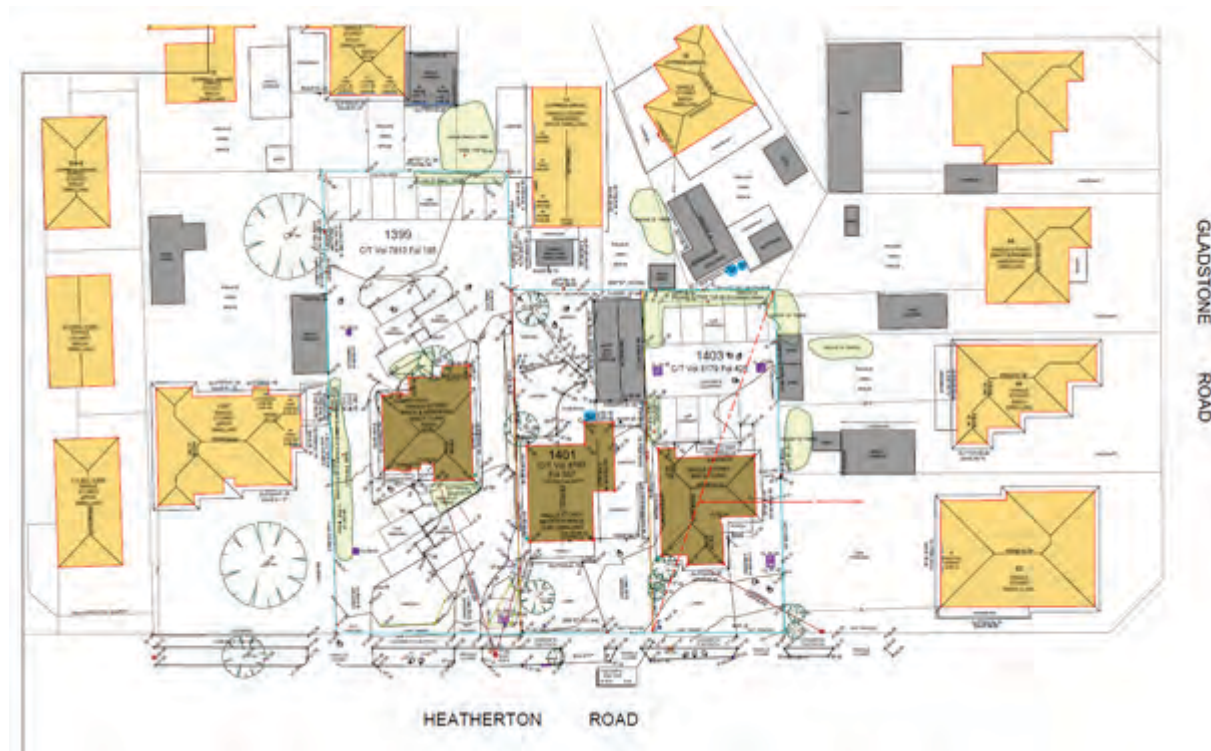
The subject site is well suited for the use and development of the land for a medical centre given the subject site is located in close proximity to a variety of services including another medical centre, retail and public transport.

The development is considered to be respectful of the existing neighbourhood character by providing sufficient setbacks from the side and rear boundaries to allow for a reasonable level of landscaping to occur. The use of varying building materials and finishes to the external walls provides a level of articulation when viewed from the streetscape and adjoining residential properties.

Subject to a condition reducing the number of medical practitioners from 14 to 13, sufficient car parking would be provided on site in accordance with the requirements of the Planning Scheme.

Recommendation Summary

As assessed, officers consider this proposal to be highly compliant with all of the relevant provisions of the Greater Dandenong Planning Scheme. All grounds of objection have been considered, and officers are of the view that on balance the proposal's degree of compliance with the Planning Scheme justifies that the application should be supported and that a **Notice of Decision** (which provides appeal rights to objectors) to grant an amended permit be issued containing the conditions as set out in the recommendation. If the application was to be appealed to VCAT, it is the officer's view that it is highly likely that VCAT would also issue an amended planning permit for this proposal.

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)**Subject Site and Surrounds****Subject Site**

The subject site is located on the northern side of Heatherton Road, Dandenong North, between Dunearn Road to the west and Gladstone Road to the east. It has a southern frontage to Heatherton Road of 51.84m, a western side boundary of 53.35m, a northern rear boundary (western section) of 21.34m, an eastern side boundary (northern section) of 13.74m, a northern rear boundary (eastern section) of 30.49m and an eastern side boundary (southern section) of 39.62m, giving the site an area of 2,347m². The site is oriented east-west, is irregular in shape and is relatively flat. No easements are present on the site.

The subject site is currently occupied by an existing single storey medical centre at 1399 Heatherton Road (to be demolished), an existing single storey brick dwelling at 1401 Heatherton Road (to be demolished) and an existing single storey medical centre at 1403 Heatherton Road (to be retained). The site is currently accessed via three (3) crossovers along the southern frontage to Heatherton Road. There is no significant vegetation on the subject site.

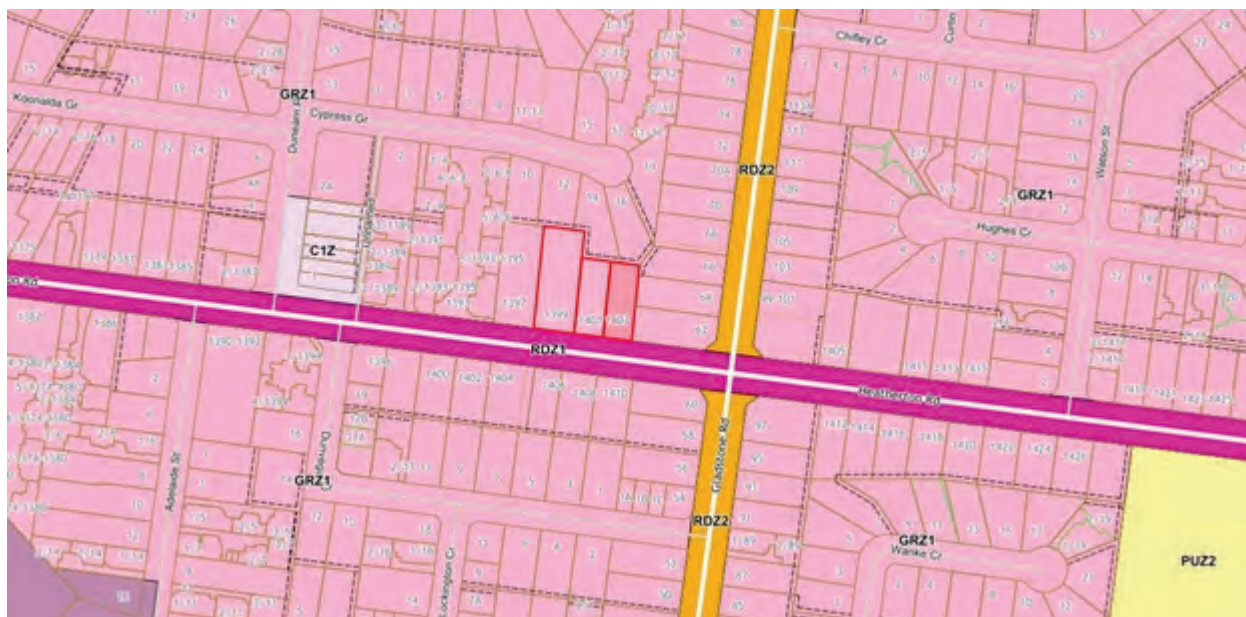
Surrounding Area

The subject site is located in a broader residential area of Dandenong North which is bounded to the south by Heatherton Road, to the east by Gladstone Road, to the north by Lyndale Secondary College and to the west by Eastlink. Buildings generally consist of single and double storey dwellings, including single dwellings on lots and multi unit developments. The area is currently experiencing incremental change, with multi unit developments replacing single dwellings on a lot.

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

The subject site is located approximately 90m to the east of the Dunearn Road strip of shops. Public transport is available close by with the 811 bus route running along Heatherton Road directly past the subject site, which is already serviced by a bus stop. There is an existing medical centre at 62 Gladstone Road, immediately to the east of the subject site and an existing car wash at 99-101 Gladstone Road immediately opposite to the east.

Locality Plan



□ Subject Site North ↑

Background

Previous Applications

A search of Council records revealed that Council has previously considered the following planning applications for the site, in particular 1399 and 1403 Heatherton Road:

- Planning Permit 94/125 was issued on 18/08/1994 for 'The development and use of the land for the purpose of a Medical Centre in accordance with the plan to be submitted pursuant to Condition 1 hereof'.
- Planning Permit PLN10/0880 was issued on 03/01/2012 for 'The use and development of the land for the purpose of a medical centre and to alter access to a Road Zone Category 1'.
- Planning Permit PLN15/0365 was issued on 30/10/2015 for 'The display of Business Identification Signage'.

There are no previous planning applications for 1401 Heatherton Road.

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

Proposal

The applicant has submitted a request to amend Planning Permit PLN10/0880 which granted the permission for 'The use and development of the land for the purpose of a medical centre and to alter access to a Road Zone Category 1'.

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

The specific amendments sought to the permit are as follows:

Current Wording	Proposed Wording
<i>Address of the land</i>	
1403 Heatherton Road DANDENONG NORTH VIC 3175 (Lot 3 LP 42075 Vol 8179 Fol 425)	1399 Heatherton Road, DANDENONG NORTH VIC 3175 (Lot 2 LP 24842); 1401 Heatherton Road, DANDENONG NORTH VIC 3175 (Lot 4 LP 42075); and 1403 Heatherton Road DANDENONG NORTH VIC 3175 (Lot 3 LP 42075 Vol 8179 Fol 425)
<i>Permit preamble</i>	
The use and development of the land for the purpose of a medical centre and to alter access to a Road Zone Category 1.	The use and development of the land for the purpose of a medical centre, to erect and display internally illuminated and floodlit business identification signage, a reduction in car parking and to alter access to a road in a Road Zone, Category 1.
<i>Conditions</i>	
7. No more than one medical practitioner may operate on the subject site at any one time, to the satisfaction of the Responsible Authority.	7. No more than fourteen (14) medical practitioners may operate on the subject site at any one time, to the satisfaction of the Responsible Authority.
8. The use must operate only between the hours of: 8am and 6pm- Monday to Friday; and, 8am to 12pm – Saturday All of the above to the satisfaction of the Responsible Authority.	The use must operate only between the hours of: 8am and 8pm - Monday to Friday; and, 8am to 5pm – Saturday, Sunday and Public Holidays All of the above to the satisfaction of the Responsible Authority.

A copy of the submitted plans is included as Attachment 1.

The following amendments are proposed to the endorsed plans:

Nos. 1399 and 1401 Heatherton Road, Dandenong North

- Demolish existing buildings on both lots.
- Provide a new integrated medical centre for general practitioners.
- Provide a new car parking area.

No. 1403 Heatherton Road, Dandenong North

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

- Provide two (2) additional car parking spaces within the front setback.
- Replace the use of a consulting room with an ancillary Dispensary for the convenience of patients. The Dispensary would have a floor area of approximately 13 square metres and would be accessible to patients from the waiting room area, accessed by patients from Nos. 1399 and 1401 Heatherton Road by an internal connection central to the building. The Dispensary would not have separate external access.

The Medical Centre would be constructed over two (2) levels and would comprise of:

Ground Floor Level

- Ten (10) consultation rooms; Treatment area; Staff and patient amenities; Reception and waiting area; Refuse storage; Interview room; Administration; Nurses station; and Stair access to the first floor area.

First Floor Level

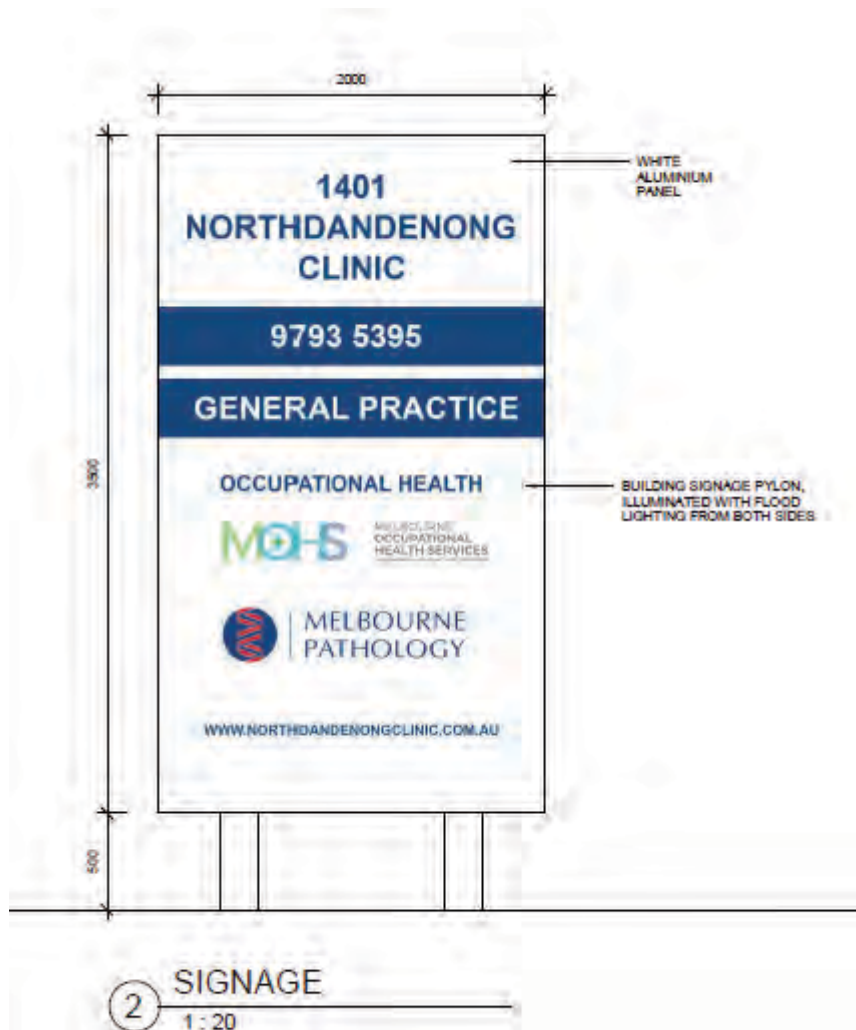
- Conference Room; Practice Manager Office; Staff tea room and amenities; Office; South-facing balcony for staff use.
- Patient access to the building would be from both Heatherton Road to the south and from the car park to the west connecting to a prominent entry foyer central to the west elevation.
- The proposed built form would be well separated from adjoining and nearby dwellings. The elevations would comprise a blend of fibre cement sheet with express joints, face brickwork, metal cladding, combination of flat and pitched roof profile finished in colorbond or concrete tiles. Extensive use of glazing at both levels would be a feature of the architectural treatment. An articulated built form façade is proposed to address the Heatherton Road frontage and the visual interfaces.
- The building would be setback 7.59m from the Heatherton Road frontage.
- The building would be setback between 15.1m and 18.3m from the western boundary, and 2.9m from the northern boundary. It would be constructed to the eastern boundary to integrate with 1403 Heatherton Road.
- The building (including 1403 Heatherton Road) would have a total floor area of 818.76 square metres and a site coverage of 28.6%.
- The medical centre would have a maximum building height of 8.4m to the ridge of the pitched roof.
- Thirty (30) on site car parking spaces, an ambulance bay and parking for the disabled would be provided on the western side of the building, with a further eleven (11) car parking spaces provided on the eastern side (at No. 1403 Heatherton Road). Overall, forty-one (41) car parking spaces would be provided to service the integrated Medical Centre.
- The car park would be defined by a 1.2m high brick wall with sliding security metal gate.
- Eight (8) bicycle parking spaces are proposed towards the front of the site.
- A 2m high timber acoustic fence along the northern boundary (both sections) and the eastern boundary (northern section).

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

The provision of two (2) signs as follows:

- One (1) internally illuminated sign would be erected on the south elevation. The text '1401 North Dandenong Clinic' would be displayed in black letters on a white background. The sign would measure 5.35m wide by 0.67m high, giving it an area of 3.58 square metres.
- The second sign would be a freestanding sign with overall dimensions of 2m wide by 4m high. The advertising panel supported by the sign structure would be double-sided and measure 2m by 3.5m, giving it an area of 7 square metres and display the following text:



The sign would be floodlit on both sides by inground lights shining up to each signage panel. The lights would be fitted with appropriate baffles.

The text would be predominantly white and blue on a white and blue background.

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

A copy of the submitted plans is included as Attachment 1.

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.

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

No financial resources are impacted by this report.

Planning Scheme and Policy Frameworks

Pursuant to the Greater Dandenong Planning Scheme, a planning permit is required under:

- Clause 32.08-2 – The use of the land for a Medical Centre in a General Residential Zone;
- Clause 32.08-9 – To construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-2;
- Clause 52.05-13 – To erect and display internally illuminated and floodlit business identification signage;
- Clause 52.06-3 – To reduce the number of car parking spaces required for a medical centre under Clause 52.06-5;
- Clause 52.29-2 – To alter access to a road in a Road Zone, Category 1.

The relevant controls and policies are as follows:

Zoning Controls

The subject site is located in a General Residential Zone Schedule 1, as is the surrounding area to the west, north and east. Heatherton Road to the south is in a Road Zone, Category 1.

The purpose of the General Residential Zone outlined at Clause 32.08 is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

Pursuant to Clause 32.08-2, a permit is required for the use of the land for a Medical Centre with a floor area exceeding 250 square metres and which requires a permit under Clause 52.06-3. A permit is also required pursuant to Clause 32.08-9 to construct a building or to construct or carry out works for a use in Section 2 of Clause 32.08-2.

Overlay Controls

No overlays affect the subject site.

Planning Policy Framework

The **Operation of the Planning Policy Framework** outlined at Clause 71.02 seeks to ensure that the objectives of planning in Victoria are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

In order to achieve these objectives, there are a number of more specific objectives contained within the Planning Policy Framework that need to be considered under this application.

State Planning Policy Framework

Clause 11 Settlement

Clause 11 (Settlement) encourages planning to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services. It also encourages planning to contribute towards diversity of choice, energy efficiency, a high standard of urban design and amenity, and land use and transport integration.

Further guidance is provided by **Clause 11.01-1S (Settlement)**, which seeks to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements. It includes strategies to develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.

Clause 15 Built Environment and Heritage

Clause 15 (Built Environment and Heritage) states that 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.

It adds that planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context. Planning should promote development that is environmentally sustainable and should minimise detrimental impacts on the built and natural environment.

According to the clause, planning should promote excellence in the built environment and create places that:

- *Are enjoyable, engaging and comfortable to be in.*

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

- *Accommodate people of 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.*

These overall objectives are reinforced by a number of sub-clauses, including **Clause 15.01-1S (Urban design)** and **Clause 15.01-1R (Urban design – Metropolitan Melbourne)**, which seek to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Clause 15.01-2S (Building design) aims to achieve building design outcomes that contribute positively to the local context and enhance the public realm, while **Clause 15.01-5S (Neighbourhood character)** has an objective to recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Clause 15.01-4S (Healthy neighbourhoods) has an objective to achieve neighbourhoods that foster healthy and active living and community wellbeing. **Clause 15.01-4R (Healthy neighbourhoods - Metropolitan Melbourne)** reinforces this, with a strategy to 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.

Sustainability is promoted by **Clause 15.02-1S (Energy and resource efficiency)**, which seeks to encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.

Clause 17 – Economic Development

Clause 17.02-1S (Business) contains the objective to encourage development that meets the community's needs for retail, entertainment, office and other commercial services.

Clause 18 Transport

Clause 18.01-1S (Land use and transport planning) has a strategy to plan urban development to make jobs and community services more accessible by ensuring 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.

Clause 19 – Infrastructure

Clause 19.02-1S (Health facilities) contains the objective to assist the integration of health facilities with local and regional communities. Strategies to achieve this include facilitating the location of health and health-related facilities (including acute health, aged care, disability services and community care facilities) taking into account demographic trends, the existing and future demand requirements and the integration of services into communities. It also seeks to provide adequate car parking for staff and visitors of health facilities.

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)**Local Planning Policy Framework**

The Local Planning Policy Framework (LPPF) includes the Municipal Strategic Statement (MSS) and Local Policies.

The MSS is contained within Clause 21 of the Scheme. A **Vision for Greater Dandenong** is outlined at **Clause 21.03**. The vision is that Greater Dandenong will be a healthy community that embraces a sense of pride and belonging and works together to achieve an economically, socially and environmentally sustainable future, and a well balanced satisfied community, which has easy and equitable access to services important to people's everyday life. Strategies to achieve this include creating health promoting environments that are welcoming, inclusive and make a positive contribution to the health and wellbeing of Greater Dandenong's diverse communities.

The objectives and strategies of the MSS are under four (4) main themes including: land use; built form; open space and natural environment; and, infrastructure and transportation (considered individually under Clauses 21.04 to 21.07). Of particular relevance to this application is Clause 21.05 – Built Form:

Clause 21.05-1 – Urban design, character, streetscapes and landscapes – contains the following relevant objectives and strategies:

- *To facilitate high quality building design and architecture.*
 - *Ensure building design is consistent with the identified future character of an area and fully integrates with surrounding environment.*
 - *Encourage high standards of building design and architecture, which allows for flexibility and adaptation in use.*
 - *Encourage innovative architecture and building design.*
 - *Encourage development to incorporate sustainable design elements that enhance occupant comfort and environmental performance.*
- *To facilitate high quality development, which has regard for the surrounding environment and built form.*
 - *Promote views of high quality landscapes and pleasing vistas from both the public and private realm.*
 - *Promote all aspects of character – physical, environmental, social and cultural.*
 - *Encourage planting and landscape themes, which complement and improve the environment.*
 - *Encourage developments to provide for canopy trees.*
- *To protect and improve streetscapes*

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

- *Ensure that new developments improve streetscapes through generous landscape setbacks and canopy tree planting.*
- *Ensure landscaping within private property that complements and improves the streetscapes and landscaping of public areas.*
- *To ensure landscaping that enhances the built environment*
 - *Encourage new developments to establish a landscape setting, which reflects the local and wider landscape character.*
 - *Encourage landscaping that integrates canopy trees and an appropriate mix of shrubs and ground covers and complements and integrates with existing or proposed landscaping in public areas.*

Clause 22.11 – Advertising Signs Policy – contains the following objectives at Clause 22.11-2:

- *To ensure that signs are designed, positioned and displayed in an appropriate and attractive manner.*
- *To encourage signs that make a positive contribution to both the day and night time character of activity centres.*
- *To improve the appearance of identified gateway locations across the municipality through the effective, sensitive display of signs and the avoidance of a proliferation of signs and visual clutter.*

Particular Provisions

Signs (Clause 52.05)

The purposes of this provision, Clause 52.05, are:

- *To regulate the development of land for signs and associated structures.*
- *To ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character.*
- *To ensure signs do not contribute to excessive visual clutter or visual disorder.*
- *To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.*

A planning permit is required pursuant to Clause 52.05-13 to erect and display internally illuminated and floodlit business identification signage.

Car Parking (Clause 52.06)

The purposes of this provision, Clause 52.06, are:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

Clause 52.06-2 notes that a new use must not commence or the floor area of an existing use must not be increased until the required car spaces have been provided on the land.

The required spaces are identified in the table to Clause 52.06-5. Clause 52.06-3 further notes that a permit may be granted to reduce or waive the number of car spaces required by the table.

The table at Clause 52.06-5 notes that a medical centre requires 5 car spaces to the first person providing health services plus 3 car spaces to every other person providing health services.

Car parking is to be designed and constructed in accordance with the requirements of Clause 52.06-9 and 52.06-11 of the Scheme.

A planning permit is required to reduce the number of car parking spaces required for a medical centre under Clause 52.06-5.

Clause 52.29 (Land Adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road)

The purposes of this provision, Clause 52.29, are:

- *To ensure appropriate access to identified roads.*
- *To ensure appropriate subdivision of land adjacent to identified roads.*

A planning permit is required pursuant to Clause 52.29-2 to alter access to a road in a Road Zone, Category 1.

General Provisions

Clause 65 – Decision Guidelines needs to be considered, as is the case with all applications. For this application the requirements of Clause 65.01 for the approval of an application or plan is of relevance. This Clause outlines the requirements that the responsible authority must consider when determining the application.

This application is made via Section 72 of the *Planning and Environment Act 1987*. Section (1) states that a person who is entitled to use or develop land in accordance with a permit may apply to the responsible authority for an amendment to the permit.

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

Council Plan 2017-2021 – Strategic Objectives, Strategies and Plans

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. In accordance with the commitment in Council's Annual Plan, all applications are considered on their merits.

Diversity (Access & Equity)

It is not considered that the proposal raises any diversity issues affecting the planning assessment of this application.

Community Safety

It is considered that there would be no adverse community safety implications in permitting the proposal.

Safe Design Guidelines

Consideration of the relevant requirements of these Guidelines has been undertaken within the Assessment of this application.

Referrals

Pursuant to Section 55 of the Planning and Environment Act 1987, the application was externally referred to:

EXTERNAL REFERRALS	
Authority	Comments
Department of Transport	No objection, subject to conditions and notes on permit

Internal

The application was internally referred to the following Council departments for their consideration. The comments provided will be considered in the assessment of the application.

Internal Referrals	
Transport Planning	No objection, subject to conditions on permit
Civil Development	No objection, subject to conditions and notes on permit
Waste Management	No objection, no conditions

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

Advertising

The application has been advertised pursuant to Section 52 of the Planning and Environment Act 1987, by:

- Sending notices to the owners and occupiers of adjoining and surrounding land.
- Placing signs on site facing Heatherton Road

The notification has been carried out correctly.

Council has received two (2) objections to the application, one of which includes a petition with a head petitioner and three (3) other signatories.

The location of the objectors is shown in Attachment 2.

Consultation

A consultative meeting was not held for this application due to the Covid-19 pandemic and is also not required under normal circumstances as the trigger is four or more objections and for residential developments only.

Summary of Grounds of Submissions/Objections

The objections are summarised below (**bold**), followed by the Town Planner's Response (in *italics*).

- **Fencing**

An objector is concerned about their back fence which adjoins 1403 Heatherton Road and previous issues with patients of the existing medical centre crashing their vehicles into the fence causing damage and affecting safety.

It is considered that sufficient separation of 1m is provided between the car parking spaces at the rear of 1403 Heatherton Road and the objector's property to enable sufficient turning manoeuvres without hitting any fencing. The setback would comprise of a grassed landscape strip and a new 2m high timber acoustic fence which is proposed to be located on the shared boundary. Vehicles in car spaces one (1) to nine (9) would reverse to the west which would be easier in terms of leaving in a forward direction than reversing east towards the objector's property. Council's Transport Planning Unit did not have any concerns with respect to this.

- **Traffic**

An objector is concerned that traffic in the area would increase substantially as a result of the proposed medical centre and that Heatherton Road would not be able to cope with it.

Heatherton Road is a Road Zone, Category 1 and is designed to handle large volumes of traffic as an arterial road. The application was referred to the Department of Transport and Council's Transport Planning Unit who have not expressed any concern with the ability of Heatherton Road to accommodate the traffic associated with the proposed medical centre.

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

- **Neighbourhood character**

An objector is concerned that the proposed double storey medical centre would be out of character with the surrounding residential area.

Whilst not a residential building, the proposed double storey medical centre would have a maximum height of 8.4m which is less than the maximum height of 11 metres/3 storeys allowed for residential development in the General Residential Zone pursuant to Clause 32.08-10 of the Greater Dandenong Planning Scheme. The maximum height requirements under the Zone provide a useful guide for the proposed development. The proposal would complement the residential setting by being no greater in height than existing double storey dwellings in the locality.

At ground floor level the proposed development would be setback at least 2.8m from the northern boundary, 2.91m from the eastern boundary, 15.08m from the western boundary and 7.59m from the southern frontage. At first floor level the proposed development would be setback at least 14.48m from the northern boundary, 16.24m from the eastern boundary, 25m from the western boundary and 10.23m from the southern frontage. The double storey element would be located to the front/centre of the site and the majority of the development is of a single storey nature.

- **Inadequate setbacks**

An objector is concerned that the proposed medical centre is not appropriately setback from their property.

The proposed ground floor of the medical centre would be setback a minimum of 2.8m from the objector's property and 14.48m at first floor level. These are substantially more than what could be allowed under Standard B17 of Clause 55 for a residential development, which could be as close as 1m at ground floor level and 1.9m at first floor level. The double storey element would be located to the front/centre of the site and the majority of the development is of a single storey nature and is considered to be appropriately setback from all boundaries.

- **Overshadowing**

An objector is concerned that the proposed medical centre would overshadow their property and would negatively impact their garden bed.

The objectors' property is located to the north of the subject site and cannot be overshadowed by the proposed development. The shadow diagrams provided confirm that this is the case at 9am, 12pm (noon) and 3pm on September 22.

- **Waste management**

An objector is concerned that there would be six (6) bins of medical waste on the subject site near their fence and this would cause odour issues.

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

The six (6) bins of medical waste are proposed to be stored internally within the proposed medical centre at its north-eastern corner. The only bins proposed near the fence are three (3) non-medical waste bins, being standard bins for rubbish, recycling and green waste, which is a normal outcome in any development type.

- **Overlooking**

An objector is concerned about overlooking from north-facing upper level windows onto their property resulting in a loss of privacy.

The proposed medical centre would be setback 14.48m from the head petitioner's property at upper floor level. It is considered that the potential for overlooking is limited, given the setback is greater than the 9m benchmark which applies to residential development. However, it is noted that whilst two (2) of the north-facing upper level windows are screened, a third one is not. This can be required as a condition of any amended permit granted.

- **Excessive hours of operation**

An objector is concerned that the hours of operation proposed would have a detrimental impact on them.

It is acknowledged that the hours of the proposed medical centre will be extended compared to the existing medical centre, with an additional two (2) hours proposed at the end of each weekday, an additional five (5) hours on Saturday, and nine (9) hours on Sundays and Public Holidays which currently do not apply.

However, this is considered appropriate in the context of the provision of much needed additional health and medical services to the wider community of Dandenong and Dandenong North which this medical centre would service. The proposed hours are not considered excessive, and are consistent with, or less than, similar facilities elsewhere across Greater Dandenong and metropolitan Melbourne.

The application proposes a 2m high acoustic fence along the head petitioner's western side and southern rear boundary fences to minimise any noise impacts which may arise as a result of the additional hours of operation.

- **Lighting**

An objector is concerned about excessive light and glare from the proposed medical centre and car park at night.

Condition 16 of the existing Planning Permit states that "All external lighting of the site, including car parking areas and buildings, must be located, directed and shielded and of such limited intensity that no nuisance or loss of amenity is caused to any person beyond the site". This condition would be retained as Condition 16 as part of any amended permit granted. If this condition is not complied with, Council's Planning Compliance Unit can investigate any breaches.

- **Noise**

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

An objector is concerned about excessive noise from the proposed medical centre.

As noted earlier, the application proposes a 2m high acoustic fence along the objectors' western side and southern rear boundary fences to minimise any noise impacts which may arise as a result of the additional hours of operation.

Condition 6 of the existing Planning Permit states that "The use and development must be managed so that the amenity of the area is not detrimentally affected, through the...6.3 – emission of noise...6.5 – behaviour of patrons...to the satisfaction of the Responsible Authority". This condition can be retained as Condition 6 as part of any amended permit granted. If this condition is not complied with, Council's Planning Compliance Unit can investigate any breaches.

- **Drainage**

An objector is concerned that the proposed development would cause water to overflow onto their property.

The application has been reviewed by Council's Civil Development Unit who had no concerns with respect to this matter. Condition 9 of the existing Planning Permit states that "Provision must be made for the drainage of the site, including landscaped and pavement areas, all to the satisfaction of the Responsible Authority". This condition can be retained as Condition 9 as part of any amended permit granted.

- **Loss of vegetation**

An objector is concerned that the proposed development would not replace trees lost as a result of the proposed medical centre, particularly between their property and the proposed car park.

The landscape plan submitted with the application shows that six (6) Coast Banksia trees are proposed between the objector's property and the proposed car park. These trees would have a mature height of 10m and a mature spread of 4m and would provide appropriate screening as they grow to maturity. Additional tree planting in the landscape strip between the proposed building and the objector's property to the north can be provided as a condition of any amended permit granted.

Assessment

This report deals with amendments to an existing medical centre development which seeks changes to the address of the land, permit preamble, conditions, building layout, signage, a car parking reduction and referrals.

The application has been assessed against all relevant provisions of the Greater Dandenong Planning Scheme.

Overall, the proposal is considered to be adequate on the basis that it complies broadly with the Planning Policy Framework and Local Planning Policy Framework for land use and built form.

The following assessments have been made:

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)**Use**

The use of the land for the purpose of a Medical Centre at 1403 Heatherton Road, Dandenong North is existing and was approved under Planning Permit PLN10/0880 which was issued on 03/01/2012 for 'The use and development of the land for the purpose of a medical centre and to alter access to a Road Zone Category 1'.

The current application would continue the existing approved use of the land and expand it to include the sites to the west at 1399 and 1401 Heatherton Road, Dandenong North. Specific changes to number of practitioners and the days/hours of operation are discussed under the Proposed Planning Permit Amendments section of this assessment.

The use and development would be compatible with the surrounding residential area. It is not uncommon for medical centres to be located in residential areas and conditions of any amended permit granted would ensure that any potential for adverse amenity impacts would be minimised.

It is considered that the expanded medical centre would serve local community needs in both Dandenong to the south of Heatherton Road and Dandenong North to the north of Heatherton Road. The medical centre would provide much needed additional general practitioner, occupational health and pathology medical services. Whilst the expansion of the Medical Centre would be more intense in terms of its number of practitioners and hours of operation, the expansion is considered reasonable with respect to the overall benefit it would have to the community in providing much needed additional medical services in the area.

Overall, the use as proposed is considered an appropriate outcome in this location.

Development

The amendments to the site/building layout consist of the following:

Nos. 1399 and 1401 Heatherton Road, Dandenong North

- Demolish existing buildings on both lots.
- Provide a new integrated medical centre for general practitioners.
- Provide a new car parking area.

No. 1403 Heatherton Road, Dandenong North

- Replace the use of a consulting room with an ancillary Dispensary for the convenience of patients. The Dispensary would have a floor area of approximately 13 square metres and would be accessible to patients from the waiting room area, accessed by patients from Nos. 1399 and 1401 Heatherton Road by an internal connection central to the building. The Dispensary would not have separate external access.

The Medical Centre would be constructed over two (2) levels and would comprise of:

Ground Floor Level

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

- Ten (10) consultation rooms; Treatment area; Staff and patient amenities; Reception and waiting area; Refuse storage; Interview room; Administration; Nurses station; and Stair access to the first floor area.

First Floor Level

- Conference Room; Practice Manager Office; Staff tea room and amenities; Office; South-facing balcony for staff use.
- Patient access to the building would be from both Heatherton Road to the south and from the car park to the west connecting to a prominent entry foyer central to the west elevation.

The proposed built form would be well separated from adjoining and nearby dwellings. The elevations would comprise a blend of fibre cement sheet with express joints, face brickwork, metal cladding, combination of flat and pitched roof profile finished in colorbond or concrete tiles. Extensive use of glazing at both levels would be a feature of the architectural treatment. An articulated built form façade is proposed to address the Heatherton Road frontage and the visual interfaces.

- The building would be setback 7.59m from the Heatherton Road frontage.
- The building would be setback between 15.1m and 18.3m from the western boundary, and 2.9m from the northern boundary. It would be constructed to the eastern boundary to integrate with 1403 Heatherton Road.
- The building (including 1403 Heatherton Road) would have a total floor area of 818.76 square metres and a site coverage of 28.6%.
- The medical centre would have a maximum building height of 8.4m to the ridge of the pitched roof.
- A 1.2m high brick wall with sliding security metal gate.
- A 2m high timber acoustic fence along the northern boundary (both sections) and the eastern boundary (northern section).

The proposed changes are required due to the owner of the site at 1403 Heatherton Road also acquiring the properties at 1399 and 1401 Heatherton Road as they require increased building area for their existing medical centre to expand from one (1) practitioner to the proposed fourteen (14) practitioners which would enhance the current operation on site and increase the provision of health and medical services in the area. The business is seeking to continue to operate the facility as a medical centre.

These changes are required for the medical centre currently operating at 1403 Heatherton Road and are considered reasonable to allow it to expand into 1399 and 1401 Heatherton Road. These changes would meet a relevant purpose of the General Residential Zone (Schedule 1) as they would continue to allow a non-residential use to serve local community needs in an appropriate location.

It is also noted that the proposal would comply with the built form and setback requirements in Clause 22.09 – Residential development and Neighbourhood Character Policy and Schedule 1 to the General Residential Zone despite being a non-residential development.

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

The proposed works are setback more than 7.5 metres from the front boundary (Heatherton Road), which is consistent with surrounding development, and results in an appropriate provision of landscaping continuing to be provided with a minimum landscape strip of 7.5m wide along the front (Heatherton Road) boundary.

The majority of the proposed development would be single storey in nature with a smaller double storey component centrally located towards the front of the site and substantially setback from adjoining residential properties to the west, north and east.

The design of the proposed development would have the appearance of a contemporary commercial building however, it would still respect to the exiting residential character of the area through the provision of hipped roof forms. The maximum height of 8.4m and its double storey built form would not be out of place in the residential context. It would be appropriately setback at ground and first floor levels to allow for landscaping to screen and soften the built form along all front, side and rear boundaries as well as car parking areas and accessways. Canopy trees are proposed to provide an attractive landscape setting to Heatherton Road.

Signage

The addition of signage consists of the following:

- One (1) internally illuminated sign would be erected on the south elevation. The text '1401 North Dandenong Clinic' would be displayed in black letters on a white background. The sign would measure 5.35m wide by 0.67m high, giving it an area of 3.58 square metres.
- The second sign would be a freestanding sign with overall dimensions of 2m wide by 4m high. The advertising panel supported by the sign structure would be double-sided and measure 2m by 3.5m, giving it an area of 7 square metres and would advertise the name of the clinic, contact telephone number, services offered and website.

The sign would be floodlit on both sides by inground lights shining up to each signage panel.

The lights would be fitted with appropriate baffles.

The text would be predominantly white and blue on a white and blue background.

The proposed signage would appropriately identify the use being conducted on the subject site in a manner which is respectful of the residential character of the area and is consistent with Clauses 22.11 – Advertising Signs Policy and Clause 52.05 – Signs of the Greater Dandenong Planning Scheme. The application was referred to the Department of Transport, who had no concerns with the proposed signage subject to conditions.

Standard signage conditions and notes can also be placed on any amended permit granted.

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)**Car Parking**

Pursuant to Clause 52.06 of the Greater Dandenong Planning Scheme, a Medical Centre requires 5 car parking spaces to the first person providing health services and 3 car parking spaces to every other person providing health services. With 14 people proposed to provide health services, a total of 44 spaces are required.

The application proposes the following:

No. 1403 Heatherton Road, Dandenong North

- Provide two (2) additional car parking spaces within the front setback, in addition to the nine (9) existing car parking spaces to the rear of this site.

Nos. 1399 and 1401 Heatherton Road, Dandenong North

- Thirty (30) on site car parking spaces, including parking for the disabled as well as an ambulance bay would be provided on the western side of the building.

Forty-one (41) car parking spaces would be provided in total to service the integrated Medical Centre, a shortfall of three (3) car parking spaces. There is no room to provide any additional car parking spaces.

A Traffic Impact Assessment was provided with the application. The report states that the peak car parking demand will be nineteen (19) car parking spaces. However, concern is raised with this, given the number of people likely to be on-site at any one time either being seen by a health practitioner, or waiting to do so. The car parking rates in the Planning Scheme have been set for medical centres to provide for people being seen, as well as those waiting. Where the car parking rates are not achieved, off-site parking should be available in close proximity to the site.

The subject site is located along Heatherton Road, which is a Road Zone Category 1, and does not contain any formal on-street car parking along the frontage of the subject site. There is a no-standing sign along part of the site's frontage which restricts on-street parking between 4pm and 6pm Monday to Friday.

Given the lack of off-site parking available in the immediately surrounding area to accommodate the shortfall of on-site parking it is considered appropriate to reduce the number of practitioners allowed to thirteen (13) instead of the fourteen (14) proposed to ensure compliant car parking.

Land adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road

Pursuant to Clause 52.29-2 of the Greater Dandenong Planning Scheme, a planning permit is required to create or alter access to a road in a Road Zone, Category 1.

The site is currently accessed by three (3) vehicle crossovers. The western crossover to the 1399 Heatherton Road portion of the site would be removed and relocated further to the west (being a 6.4m wide crossover to provide access to the western car park). The central crossover to the 1401

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

Heatherton Road portion of the site would be removed completely. The eastern crossover to the 1403 Heatherton Road portion of the site would be retained as is. Therefore, the site would only be accessed via two (2) crossovers once redeveloped.

Pursuant to Clause 52.29-4 an application under this clause is required to be referred to the Department of Transport. They had no objection to the proposed access alterations, subject to conditions.

Bicycle Facilities

Pursuant to Clause 52.34 of the Greater Dandenong Planning Scheme, a Medical Centre requires 1 bicycle parking space to each 8 practitioners for staff and 1 bicycle parking space to each 4 practitioners for patients. With 14 practitioners proposed a total of 4 bicycle parking spaces are required, being 1 for staff and 3 for patients.

The application proposes eight (8) bicycle parking spaces towards the front of the site.

This would result in a surplus of 4 spaces, therefore the provision of bicycle parking proposed is considered appropriate.

Proposed Planning Permit Amendments

The amendments to the planning permit are listed on Attachment 4 of this report.

Conclusion

The proposal is consistent with the provisions of the Greater Dandenong Planning Scheme, including the zoning requirements, local policy direction, application of Clauses 22.11, 52.05, 52.06 and 52.29, and the decision guidelines of Clause 65.

Recommendation

That Council resolves to issue a Notice of Decision to grant an amended planning permit in respect of the land known and described as 1399, 1401 and 1403 Heatherton Road, Dandenong North, for 'The use and development of the land for the purpose of a medical centre, to erect and display internally illuminated and floodlit business identification signage, to reduce the car parking requirement and to alter access to a Road Zone Category 1' subject to the following conditions:

- 1. Before the use and development starts, two (2) copies of amended plans drawn to scale and dimensioned, must be submitted to the Responsible Authority for approval. No buildings or works must be commenced until the plans have been approved and endorsed by the Responsible Authority. The endorsed copy of the plans forms part of this permit.**

The plans must be in accordance with the plans submitted with the application, but modified to show:

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

- 1.1. Side boundary fencing along the eastern and western site boundaries near the front boundary to be decreased to 1.2 metres to allow for clear sight lines.**
- 1.2. The location of the reception/administration area.**
- 1.3. Deleted.**
- 1.4. Deleted.**
- 1.5. All changes required by VicRoads conditions.**
- 1.6. A landscape plan in accordance with Condition 3.**
- 1.7. The clear glazed north-facing upper level window to be provided with screening.**
- 1.8. Additional tree planting within the landscape strip between the proposed building and the property to the north at 14 Cypress Grove.**

To the satisfaction of the Responsible Authority.

- 2. The layout of the site and size, design, location and use of the buildings and works permitted must always be in accordance with the endorsed plan/s unless with the written consent of the Responsible Authority.**
- 3. Prior to the endorsement of plans under Condition 1, a landscape plan must be submitted to the Responsible Authority for approval. When approved, the plan will be endorsed and will then form part of the permit.**
- 4. The landscape plan must be drawn to scale with dimensions and two (2) copies must be provided. The landscaping plan must be prepared by a suitably qualified person, and must show:**
 - 4.1. The site at a scale of 1:100/200, including site boundaries, existing and proposed buildings, neighbouring buildings, car parking, access and exit points, indicative topography and spot levels at the site corners, existing and proposed vegetation, nature strip trees, easements and landscape setbacks;**
 - 4.2. Details of the proposed layout, type and height of fencing;**
 - 4.3. Legend of all plant types, surfaces, materials and landscape items to be used including the total areas of garden and lawn;**
 - 4.4. A plant schedule giving a description of botanical name, common name, mature height and spread, pot size, purchase height (if a tree) and individual plant quantities;**

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

4.5. At least two advanced canopy trees with a minimum planting height of 1.5 metres to the rear of the building;

4.6 At least two advanced canopy trees with a planting height of 1.5 metres at the frontage;

To the satisfaction of the Responsible Authority.

5. The use of the land must not commence until all works associated with this permit, including landscaping, have been completed to the satisfaction of the Responsible Authority.

6. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:

6.1 transport of materials, goods or commodities to or from the land;

6.2. appearance of any building, works or materials

6.3. emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste-water, waste products, grit or oil

6.4. presence of vermin

6.5 behaviour of patrons

6.6 others as appropriate.

All of the above to the satisfaction of the Responsible Authority.

7. No more than thirteen (13) medical practitioners may operate on the subject site at any one time, to the satisfaction of the Responsible Authority.

8. The use must operate only between the hours of:

8am and 8pm - Monday to Friday; and,

8am to 5pm - Saturday, Sunday and Public Holidays

All of the above to the satisfaction of the Responsible Authority.

9. Provision must be made for the drainage of the site including landscaped and pavement areas, all to the satisfaction of the Responsible Authority.

10. Before the occupation of the use hereby approved, the area(s) set-aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

- 10.1 Constructed in accordance with the endorsed plan/s.**
- 10.2. Properly formed to such levels that they can be used in accordance with the plans.**
- 10.3. Surfaced with an all-weather sealcoat.**
- 10.4 Drained to the legal point of discharge.**
- 10.5 Parking areas and access lanes must be kept available for these purposes during approved hours of operation.**

All to the satisfaction of the Responsible Authority.

- 11. In areas set aside for carparking, measures must be taken to prevent damage to fences or landscaped areas, all to the satisfaction of the Responsible Authority.**
- 12. Access to the site and any associated roadworks must be constructed, all to the satisfaction of the Responsible Authority.**
- 13. A sign to the satisfaction of the responsible authority must be provided directing drivers to the area(s) set aside for car parking and must be located and maintained to the satisfaction of the Responsible Authority. The area of the sign must not exceed 0.3 square metres.**
- 14. Standard concrete vehicular crossing/s must be constructed to suit the proposed driveway/s in accordance with the Council's standard specifications and any vehicle crossing no longer required must be removed and the land, footpath and kerb and channel reinstated, to the satisfaction of the Responsible Authority.**
- 15. Access to the site must be constructed to the satisfaction of the requirements of VicRoads and the Responsible Authority.**
- 16. All external lighting of the site, including carparking areas and buildings, must be located, directed and shielded and of such limited intensity that no nuisance or loss of amenity is caused to any person beyond the site.**
- 17. Before the use of the land starts, landscaping works as shown on the endorsed plan/s must be completed and then maintained, all to the satisfaction of the Responsible Authority.**
- 18. Any security system installed on site must be a silent alarm to the satisfaction of the Responsible Authority.**
- 19. The owner/developer is required to fully pay for the cost of replacement boundary fences, to the satisfaction of the Responsible Authority.**
- 20. Car spaces, access lanes, loading bays and driveways must be maintained (including line marking) and kept available for these purposes at all times.**

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

21. The car parking provided on the land must always be kept available for its intended purpose at all times. No measures must be taken to restrict access to the car park.
22. The loading and unloading of goods from vehicles must only be carried out on the land within the designated loading bay(s) and must not disrupt the circulation and parking of vehicles on the land.
23. The site operator must endeavour to prevent site bound commercial vehicles queuing on arrival along the public access road. Accordingly, access driveways/roadways/aisles providing access to loading areas on-site must not be gated during operating hours or feature control points (i.e. boom gates, guardhouse or similar) without suitable queuing space on site, all to the satisfaction of the Responsible Authority.
24. The connection of the internal drainage infrastructure to the Legal Point of Discharge (LPD) must be to the satisfaction of the Responsible Authority. Collected stormwater must be retained onsite and discharged into the drainage system at pre-development peak discharge rates as stated in the LPD approval letter. Approval of drainage plan including any retention system within the property boundary is required. Prior to the drainage plans being approved, a drainage approval fee will need to be paid to Council.
25. Department of Transport Conditions:
 - 25.1. Prior to the commencement of any works, amended plans must be submitted to and approved by the Head, Transport for Victoria. When approved by the Head, Transport for Victoria the plans must be endorsed by the Responsible Authority and will then form part of the permit. The plans must be drawn to scale with dimensions. The plans must be generally in accordance with the plans date stamped 04/03/2021 and annotated Project: Centre of Excellence, No. 19.21.3, Rev S2 – 1399, 1401, 1403 Heatherton Road, Dandenong North VIC 3175, but modified at 1403 Heatherton Road to show:
 - 25.1.1 A passing area at the eastern vehicle crossover at least 6.1 metres wide and 7 metres long in accordance with Clause 52.06 of the Planning Scheme.
 - 25.1.2 'No Right Turn' signage shown within the site at both vehicle crossovers.
 - 25.2. Illuminated signage
 - 25.2.1 During the operation of the electronic sign, the following maximum average luminance and Threshold Increment values must not be exceeded:

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

Lighting condition	Max average luminance (cd/m²)	Max %	Adaptation Luminance
Full sun on full face of sunlight	No limit	-	-
Daytime Luminance	6,000	-	-
Morning and evening twilight, and overcast weather	700	-	-
Night Time	250	20%	1

25.2.2 The electronic sign must be dimmable and have a suitable control system to enable maximum lighting levels to be set or adjusted if deemed necessary by the Responsible Authority. Where illuminated during the day, the electronic sign must be fitted with Photocell/s light sensors that measure the ambient light and control system technology that enables the luminance of the sign to automatically adjust relative to the measured ambient light level.

25.3. Prior to the commencement of use, the crossovers and driveways must be constructed and available for use to the satisfaction of the Responsible Authority and at no cost to the Head, Transport for Victoria.

25.4. Prior to the commencement of use, all redundant vehicle crossings must be removed, and the area reinstated to kerb and channel to the satisfaction of the Responsible Authority and at no cost to the Head, Transport for Victoria.

25.5. Vehicles must enter and exit the site/s in a forward direction at all times.

26. This permit will expire if:

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

26.1 The use and development do not start within two (2) years of the date of this permit, or

26.2. The use is discontinued for a period of two (2) years.

Before the permit expires or within three (3) months afterwards the owner or occupier of the land may in writing request the Responsible Authority to extend the expiry date.

27. Signage Conditions:

27.1. The location, type and dimensions of the signage including those of the supporting structure, as shown on the endorsed plan/s must not be altered unless with the consent of the Responsible Authority.

27.2. No flashing or intermittent light/s shall be displayed.

27.3. The internal and external sign lighting must be designed, baffled and located to prevent any adverse effect on adjoining land to the satisfaction of the Responsible Authority.

27.4. The intensity of the light in the signage must be limited so as not to cause glare or distraction to motorists or other persons or loss of amenity in the surrounding area, to the satisfaction of the Responsible Authority.

27.5. The signage may only be illuminated between the hours of 8.00am to 8.00pm Monday to Friday and between the hours of 8.00am to 5.00pm Saturday, Sunday and Public Holidays. The lighting must be automatically time switched to turn off each night.

The time switch for sign illumination must be installed by a Licensed Electrician and adjusted for Daylight Savings Times at the commencement and completion of each Daylight Saving period.

27.6. The signage must be wholly located within the subject property. That is, no part of the sign may encroach into the road reserve.

27.7. No bunting, streamers and festooning shall be displayed.

27.8. The signage shall be constructed and maintained to the satisfaction of the Responsible Authority.

27.9. This permit will expire ten (10) years after the date of this permit for the signage hereby permitted.

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)**Notes:**

1. **A Vehicle Crossing Permit must be obtained from Council for all vehicular crossings prior to construction of the crossings.**
2. **A Building Approval is required prior to the commencement of the approved development.**
3. **The proposed development requires works within the road reserve. Separate approval under the Road Management Act 2004 for this activity may be required from the Head, Transport for Victoria. Please contact DoT (Roads) prior to commencing any works.**
4. **Any redundant vehicle crossing will need to be removed and reinstated with kerb in accordance with Council Standards. Also, the developer will need to obtain a Vehicle Crossing Permit from Council.**
5. **Any works undertaken within the road reservation and easements will require the developer to obtain a Civil Works Permit from Council.**
6. **Prior to works commencing the developer will need to obtain an Asset Protection Permit from Council.**
7. **Except where no permit is required under the provisions of the Planning Scheme, no sign, flashing or intermittent lights, bunting or advertising device may be erected or displayed on the land without the permission of the Responsible Authority. Prior to the erection of any advertising signs on the land, consultation should be made with officers of the Town Planning Department to determine the relevant Planning Scheme Controls.**

End of Permit Conditions

Under Part 4 Division 1A of the Planning and Environment Act 1987 a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION – Nos. 1399, 1401 & 1403 HEATHERTON ROAD, DANDENONG NORTH (PLANNING APPLICATION No. PLA20/0308)

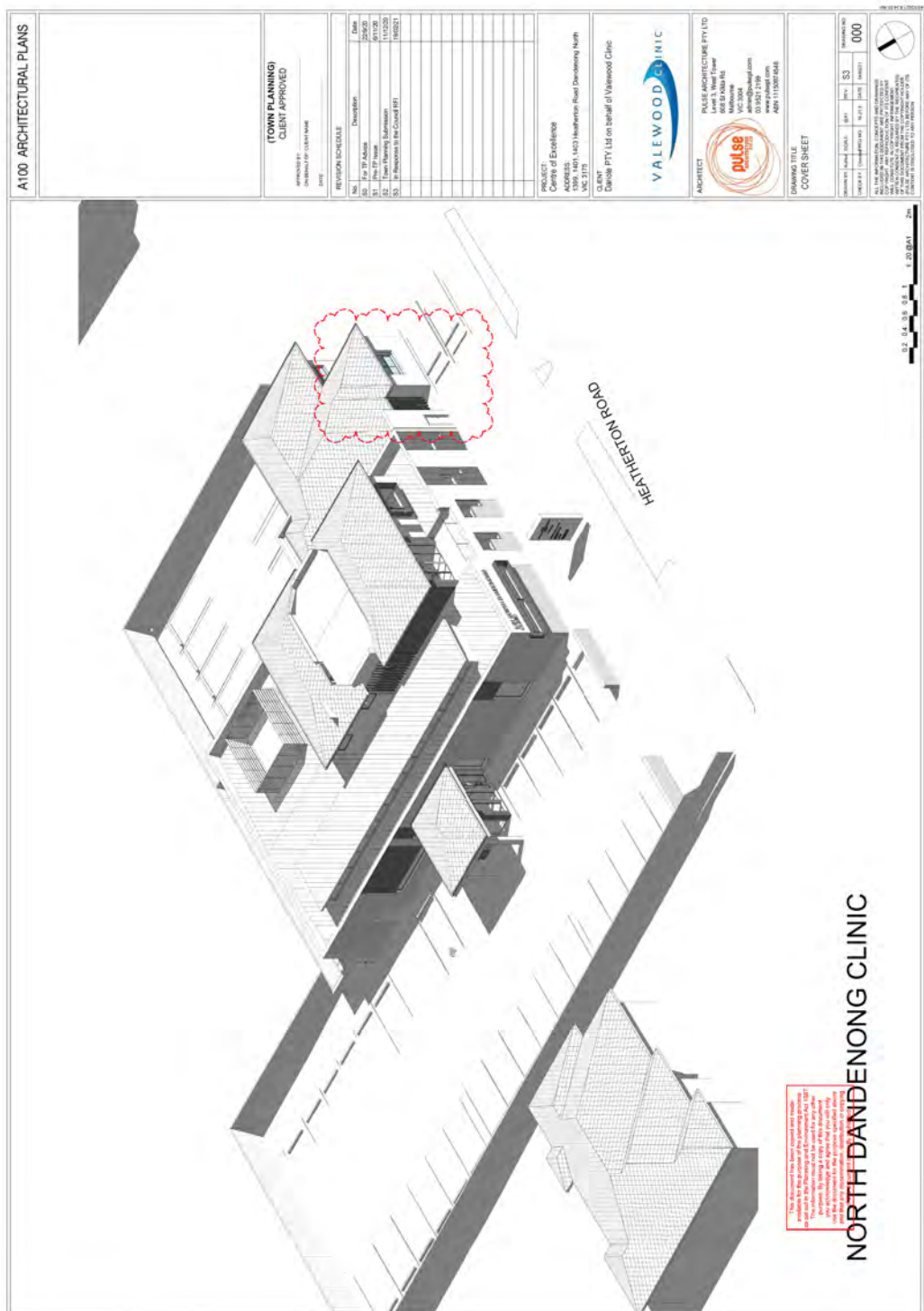
ATTACHMENT 1

SUBMITTED PLANS

PAGES 22 (including cover)

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

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)



2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

3D View 1

3D View 2

3D View 3

HEATHERTON ROAD

DONKEY NO. 1


Scale: 1:100

North Arrow

11/11/2021

For Planning Application

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

A000 GENERAL PLANS																	
 <div style="position: absolute; bottom: 10px; right: 10px; border: 1px solid red; padding: 5px; font-size: 8px; color: red;"> <p>This document has been issued as a preliminary design only. It is not to be used for construction or for any other purpose. It is the responsibility of the client to ensure that the design is suitable for the intended use and that all necessary approvals are obtained before construction commences.</p> </div>																	
<p>(TOWN PLANNING) CLIENT APPROVED</p> <p>APPROVED BY: _____ DATE: _____</p>																	
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<p>PROJECT NAME OF EXISTENCE 1399, 1401, 1403 Heatherton Road Dandenong North VIC 3175</p>																	
<p>CLIENT Sole Pty Ltd on behalf of Valewood Clinic</p>																	
<p>ARCHITECT PAULE ARCHITECTURE PTY LTD Level 3 West Tower 100 St Georges Road Melbourne VIC 3000 03 9521 7199 www.paule.com.au ANZ 1155972446</p>																	
<p>DRAWING TITLE Perspective</p>																	
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2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)



2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)



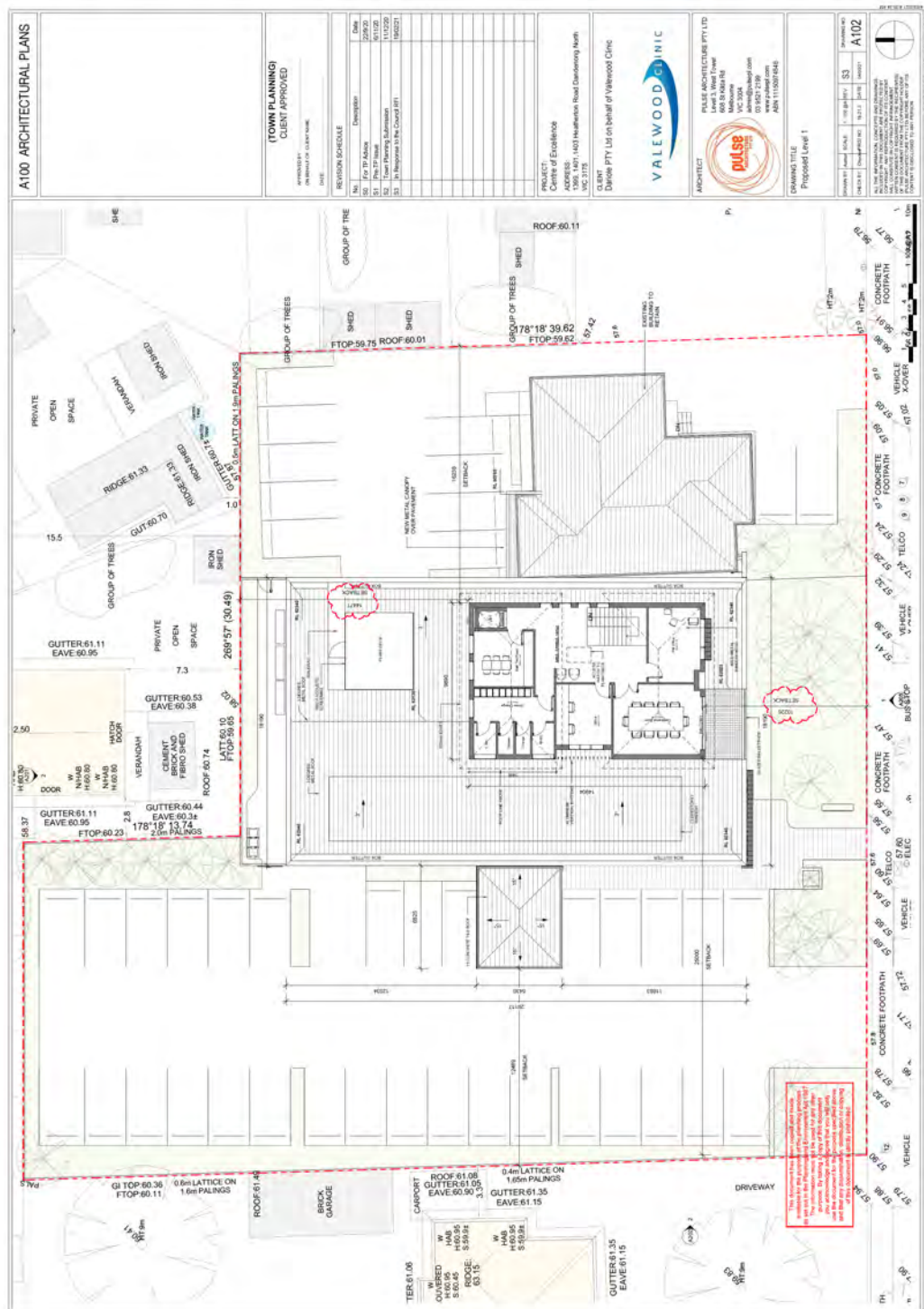
ORDINARY COUNCIL MEETING - AGENDA

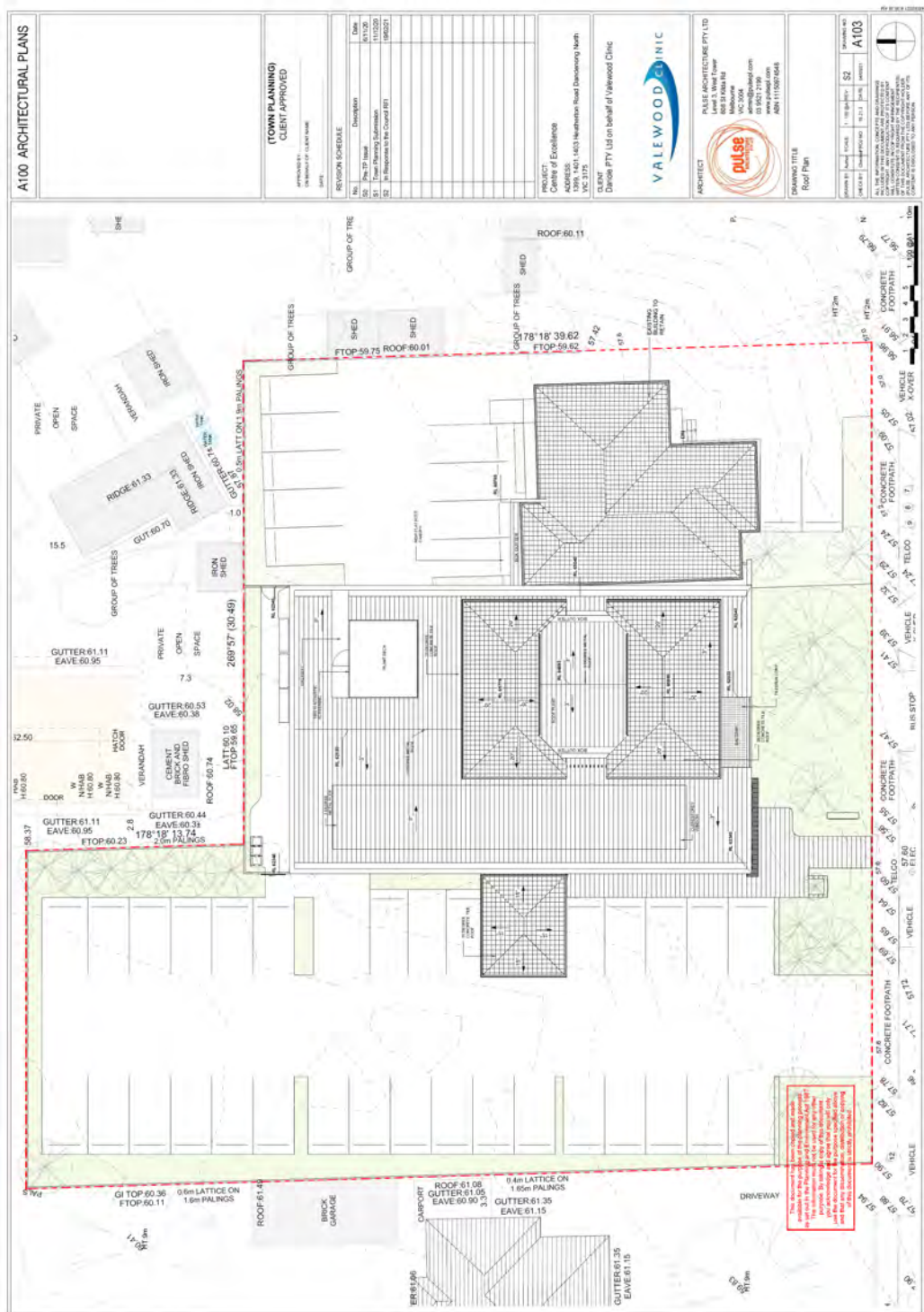
2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

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2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)





ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)



ADSTONE

ATHERTON

F

VALEWOOD CLINIC

PROJECT
Centre of Excellence

ADDRESS
1401 Haulage Road, Bundoora North
VIC 3083

CLIENT
Darebin Pty Ltd on behalf of Valewood Clinic

ARCHITECT
VALEWOOD ARCHITECTURE PTY LTD
Level 3, West Tower
808 St Albans Rd
VIC 3004
darebin@valewood.com.au
www.valewood.com.au
ABN 1110076485

DATE
16/11/20

DESCRIPTION
Site Plan for the proposed building and parking area.

REVISIONS

No.	Description	Date
01	Initial Design	16/11/20
02	Revised Design	16/11/20
03	Final Design	16/11/20

TOWN PLANNING
CLIENT APPROVED

APPROVED BY:
[Signature]

DATE:
16/11/20

DRAWING TITLE
Shadow Diagram 2nd Sep 20m

Scale
1:200 (A4)

North Arrow

Legend

Symbol	Description
[Solid black area]	Building Footprint
[Hatched area]	Parking Area
[Dashed line]	Proposed Boundary
[Solid line]	Existing Boundary
[Stippled area]	Landscaping Area

Notes:

- The building footprint is shown in solid black.
- The parking area is shown in hatched.
- The proposed boundary is shown in dashed.
- The existing boundary is shown in solid.
- The landscaping area is shown in stippled.



A200 EXTERNAL ELEVATIONS

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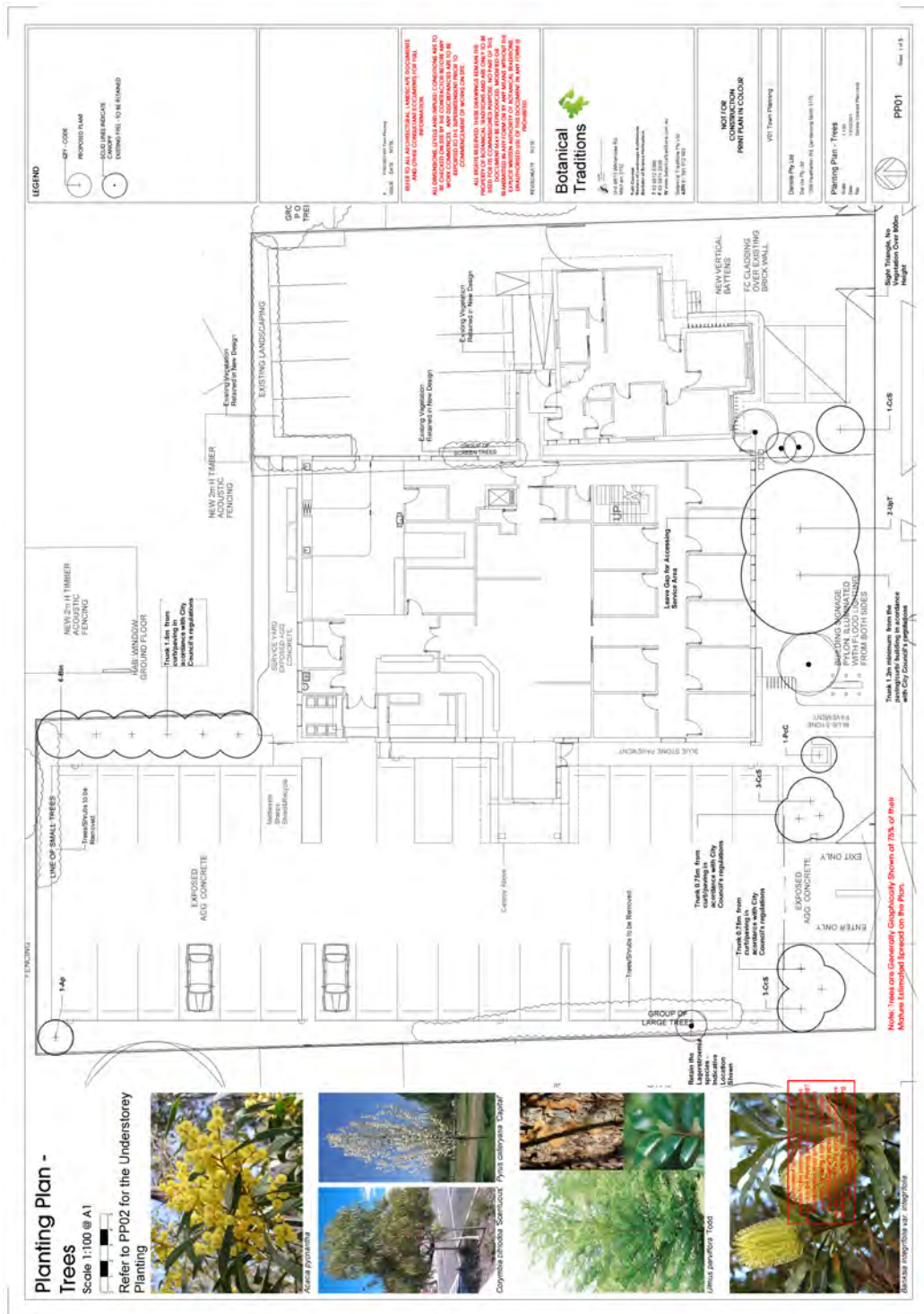
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PROJECT Centre of Excellence	
ADDRESS: 1401 Hawthorn Road, Hawthorn North VIC 3175	
CLIENT Dorale Pty Ltd on behalf of Valewood Clinic	
ARCHITECT PULSE ARCHITECTURE PVTY LTD Level 3, Level Tower Melbourne, VIC 3000 Australia 03 9521 2198 www.pulsearchitect.com.au 03 9521 2198	

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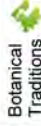
2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)





2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

LEGEND

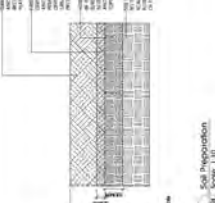

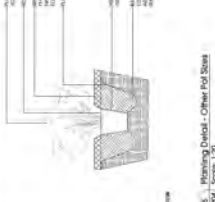
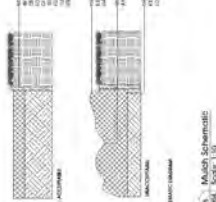























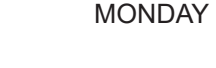
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CONSTRUCTION
PRINT PLAN IN COLOUR

Note: Trees are Generally Graphically Shown at 75% of their Mature Estimated Spread on the Plan

Be careful of the "value" companies pay for their products. The company's value is determined by the price it pays for its products, not the price it charges for them. The company's value is determined by the price it pays for its products, not the price it charges for them. The company's value is determined by the price it pays for its products, not the price it charges for them.

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

 <p>Retaining Detail - Other Post Slab Plan Scale 1:20</p>	 <p>Retaining Detail - Other Post Slab Plan Scale 1:20</p>	 <p>Retaining Detail - Other Post Slab Plan Scale 1:20</p>	 <p>Retaining Detail - Other Post Slab Plan Scale 1:20</p>	 <p>Retaining Detail - Other Post Slab Plan Scale 1:20</p>	 <p>Retaining Detail - Other Post Slab Plan Scale 1:20</p>	 <p>Retaining Detail - Other Post Slab Plan Scale 1:20</p>	 <p>Retaining Detail - Other Post Slab Plan Scale 1:20</p>	 <p>Retaining Detail - Other Post Slab Plan Scale 1:20</p>	 <p>Retaining Detail - Other Post Slab Plan Scale 1:20</p>	 <p>Retaining Detail - Other Post Slab Plan Scale 1:20</p>	 <p>Retaining Detail - Other Post Slab Plan Scale 1:20</p>	 <p>Retaining Detail - Other Post Slab Plan Scale 1:20</p>	 <p>Retaining Detail - Other Post Slab Plan Scale 1:20</p>	 <p>Retaining Detail - Other Post Slab Plan Scale 1:20</p>	 <p>Retaining Detail - Other Post Slab Plan Scale 1:20</p>	 <p>Retaining Detail - Other Post Slab Plan Scale 1:20</p>	 <p>Retaining Detail - Other Post Slab Plan Scale 1:20</p>	 <p>Retaining Detail - Other Post Slab Plan Scale 1:20</p>	 <p>Retaining Detail - Other Post Slab Plan Scale 1:20</p>	 <p>Retaining Detail - Other Post Slab Plan Scale 1:20</p>	 <p>Retaining Detail - Other Post Slab Plan Scale 1:20</p>	 <p>Retaining Detail - Other Post Slab Plan Scale 1:20</p>	 <p>Retaining Detail - Other Post Slab Plan Scale 1:20</p>	 <p>Retaining Detail - Other Post Slab Plan Scale 1:20</p>	 <p>Retaining Detail - Other Post Slab Plan Scale 1:20</p>	 <p>Retaining Detail - Other Post Slab Plan Scale 1:20</p>	 <p>Retaining Detail - Other Post Slab Plan Scale 1:20</p>	 <p>Retaining Detail - Other Post Slab Plan Scale 1:20</p>	 <p>Retaining Detail - Other Post Slab Plan Scale 1:20</p>	 <p>Retaining Detail - Other Post Slab Plan Scale 1:20</p>	 <p>Retaining Detail - Other Post Slab Plan Scale 1:20</p>
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Botanical Traditions

NOT FOR
CONSTRUCTION

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION – Nos. 1399, 1401 & 1403 HEATHERTON ROAD, DANDENONG NORTH (PLANNING APPLICATION NO. PLA20/0308)

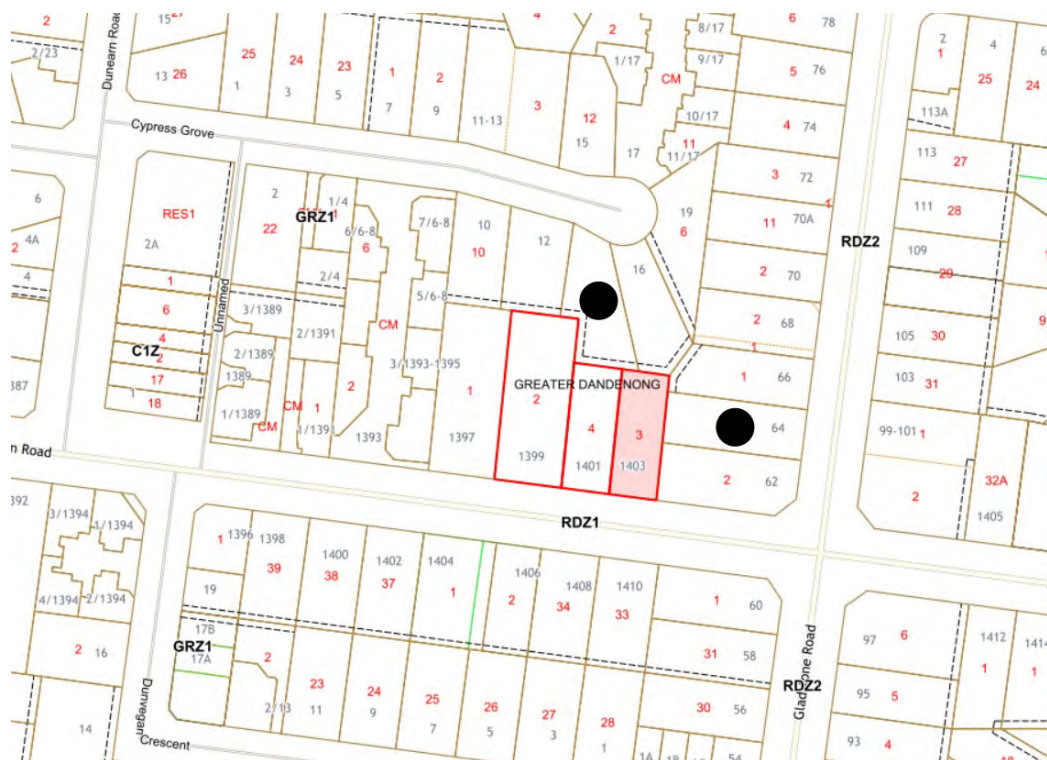
ATTACHMENT 2

LOCATION OF OBJECTORS

PAGES 2 (including cover)

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

Subject site ● Location of objectors
 Melways Map 90B2 ↑ North

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

STATUTORY PLANNING APPLICATIONS

TOWN PLANNING APPLICATION – NOS 1399, 1401 & 1403 HEATHERTON ROAD, DANDENONG NORTH (PLANNING APPLICATION No. PLA20/0308)

ATTACHMENT 3

COPY OF PLANNING PERMIT PLN10/0880

PAGES 6 (including cover)

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)**PLANNING
PERMIT**

Permit No: PLN10/0880
Planning Scheme: Greater Dandenong Planning Scheme
Responsible Authority: Greater Dandenong City Council

ADDRESS OF THE LAND: 1403 Heatherton Road DANDENONG NORTH VIC 3175
 (Lot 3 LP 42075 Vol 8179 Fol 425)

THE PERMIT ALLOWS: The use and development of the land for the purpose of a medical centre and to alter access to a Road Zone Category 1

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. Before the use and development starts, two (2) copies of amended plans drawn to scale and dimensioned, must be submitted to the Responsible Authority for approval. No buildings or works must be commenced until the plans have been approved and endorsed by the Responsible Authority. The endorsed copy of the plans forms part of this permit.

The plans must be in accordance with the plans submitted with the application, but modified to show:

- 1.1 Fencing within the front boundary along the eastern and western site boundaries near the front boundary to be decreased to 1.2 metres to allow for clear site lines.
- 1.2 The location of the reception/administration area.
- 1.3 A minimum width of 3m provided for the entire length of the access-way/driveway. This will require alterations to the existing building whereby the waiting room and meeting room are setback at least 0.45m from the east boundary. Plans and elevations of these changes are required.
- 1.4 Deletion of car spaces 9 and 10 and replaced with landscaping
- 1.5 All changes required by VicRoads conditions
- 1.6 A landscape plan in accordance with Condition 3

To the satisfaction of the Responsible Authority.

2. The layout of the site and size, design, location and use of the buildings and works permitted must always be in accordance with the endorsed plan/s unless with the written consent of the Responsible Authority.

Continued....

Date Issued 03 January 2012

Signature for and on behalf
of the Responsible Authority



ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

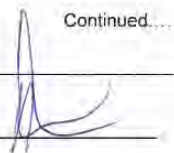
- 2 -

PLANNING PERMIT NO. PLN10/0880

Conditions Continued

3. Prior to the endorsement of plans under Condition 1, a landscape plan must be submitted to the Responsible Authority for approval. When approved, the plan will be endorsed and will then form part of the permit.
4. The landscape plan must be drawn to scale with dimensions and two (2) copies must be provided. The landscaping plan must be prepared by a suitably qualified person, and must show:
 - 4.1 The site at a scale of 1:100/200, including site boundaries, existing and proposed buildings, neighbouring buildings, car parking, access and exit points, indicative topography and spot levels at the site corners, existing and proposed vegetation, nature strip trees, easements and landscape setbacks;
 - 4.2 Details of the proposed layout, type and height of fencing;
 - 4.3 Legend of all plant types, surfaces, materials and landscape items to be used including the total areas of garden and lawn;
 - 4.4 A plant schedule giving a description of botanical name, common name, mature height and spread, pot size, purchase height (if a tree) and individual plant quantities;
 - 4.5 At least two advanced canopy tree with a minimum planting height of 1.5 metres to the rear of the building;
 - 4.6 At least two advanced canopy trees with a planting height of 1.5 metres at the front yard;To the satisfaction of the Responsible Authority.
5. The use of the land must not commence until all works associated with this permit, including landscaping, installation of the minimum 3m width driveway and the removal of the garage, shed and bungalow on site, have been completed to the satisfaction of the Responsible Authority.
6. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
 - 6.1 transport of materials, goods or commodities to or from the land
 - 6.2 appearance of any building, works or materials
 - 6.3 emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil

Continued....

Date Issued 03 January 2012Signature for and on behalf
of the Responsible Authority

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

- 3 -

PLANNING PERMIT NO. PLN10/0880

Conditions Continued

- 6.4 presence of vermin
- 6.5 behaviour of patrons
- 6.6 others as appropriate.

All of the above to the satisfaction of the Responsible Authority.

- 7. No more than one medical practitioner may operate on the subject site at any one time, to the satisfaction of the Responsible Authority.
- 8. The use must operate only between the hours of:
8am and 6pm - Monday to Friday; and,
8am to 12pm - Saturday

All of the above to the satisfaction of the Responsible Authority.

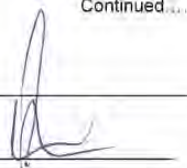
- 9. Provision must be made for the drainage of the site including landscaped and pavement areas, all to the satisfaction of the Responsible Authority.
- 10. Before the occupation of the use hereby approved, the area(s) set-aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
 - 10.1 Constructed in accordance with the endorsed plan/s.
 - 10.2 Properly formed to such levels that they can be used in accordance with the plans.
 - 10.3 Surfaced with an all-weather sealcoat.
 - 10.4 Drained to the legal point of discharge.
 - 10.5 Parking areas and access lanes must be kept available for these purposes during approved hours of operation.

All to the satisfaction of the Responsible Authority.

- 11. In areas set aside for carparking, measures must be taken to prevent damage to fences or landscaped areas, all to the satisfaction of the Responsible Authority.
- 12. Access to the site and any associated roadworks must be constructed, all to the satisfaction of the Responsible Authority.

Continued ...

Date Issued 03 January 2012

Signature for and on behalf
of the Responsible Authority

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

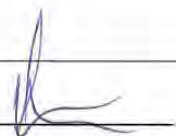
- 4 -

PLANNING PERMIT NO. PLN10/0880

Conditions Continued

13. A sign to the satisfaction of the responsible authority must be provided directing drivers to the area(s) set aside for car parking and must be located and maintained to the satisfaction of the Responsible Authority. The area of the sign must not exceed 0.3 square metres.
14. Standard concrete vehicular crossing/s must be constructed to suit the proposed driveway/s in accordance with the Council's standard specifications and any vehicle crossing no longer required must be removed and the land, footpath and kerb and channel reinstated, to the satisfaction of the Responsible Authority.
15. Access to the site must be constructed to the satisfaction of the requirements of VicRoads and the Responsible Authority.
16. All external lighting of the site, including carparking areas and buildings, must be located, directed and shielded and of such limited intensity that no nuisance or loss of amenity is caused to any person beyond the site.
17. Before the use of the land starts, landscaping works as shown on the endorsed plan/s must be completed and then maintained, all to the satisfaction of the Responsible Authority.
18. Any security system installed on site must be a silent alarm to the satisfaction of the Responsible Authority.
19. The owner/developer is required to fully pay for the cost of replacement boundary fences, to the satisfaction of the Responsible Authority.
20. Vicroads conditions:
 - 20.1 A two-way sealed vehicular crossover must be constructed at least 5.5m wide for the first 7 metres to allow two-way flow, to the satisfaction of the Responsible Authority.
 - 20.2 The edge of the vehicular crossover must be angled at 60 degrees to the road reserve boundary, to improve entry and exit conditions, to the satisfaction of the Responsible Authority.
 - 20.3 Car parking spaces must be designed to allow vehicles to drive forwards when both entering and exiting the property, to the satisfaction of the Responsible Authority.

Continued....

Date Issued 03 January 2012Signature for and on behalf
of the Responsible Authority

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

- 5 -

PLANNING PERMIT NO. PLN10/0880

Conditions Continued

21. This permit will expire if:-

21.1 The use and development does not start within two (2) years of the date of this permit, or

21.2 The use is discontinued for a period of two (2) years.

Before the permit expires or within three (3) months afterwards the owner or occupier of the land may in writing request the Responsible Authority to extend the expiry date.

Notes

- A Vehicle Crossing Permit must be obtained from Council for all vehicular crossings prior to construction of the crossings.
- A Building Approval is required prior to the commencement of the approved development.

End of Permit Conditions

Under Part 4 Division 1A of the Planning and Environment Act 1987 a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.

Date Approved	Summary of changes made to what the permit allows, conditions, time limits or endorsed plans
14 January 2014	An extension of time is granted for two years. The permit will now expire if: <ul style="list-style-type: none">• the use and development is not started by 03 January 2016; or• the use is discontinued for a period of two (2) years.

Date issued 03 January 2012Signature for and on behalf
of the Responsible Authority

Planning and Environment Regulations 2006 Form 4

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

STATUTORY PLANNING APPLICATIONS

**TOWN PLANNING APPLICATION – Nos. 1399, 1401 & 1403
HEATHERTON ROAD, DANDENONG NORTH (PLANNING
APPLICATION No. PLA20/0308)**

ATTACHMENT 4

**AMENDMENTS TO THE PLANNING
PERMIT**

PAGES 6 (including cover)

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

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

Current wording	Proposed wording	Reasons for changes
<i>Address of the land</i>		
1403 Heatherton Road, Dandenong North (Lot 3 LP 42075 Vol 8179 Fol 425)	1399, 1401 and 1403 Heatherton Road, Dandenong North (Lot 2 LP 24842, Lot 4 LP 42075 and Lot 3 LP 42075 Vol 8179 Fol 425).	The proposed change is required to reflect the fact that two (2) additional sites have since been purchased by the owner / developer to form part of the existing medical centre and the subject site will now comprise of three lots instead of one. This change to the address of the land is considered reasonable.
<i>Permit preamble</i>		
The use and development of the land for the purpose of a medical centre and to alter access to a Road Zone Category 1	<i>Proposed:</i> The use and development of the land for the purpose of a medical centre, to erect and display internally illuminated and floodlit business identification signage, to reduce the car parking requirement and to alter access to a Road Zone Category 1 <i>Recommended for approval:</i> The use and development of the land for the purpose of a medical centre, to erect and display internally illuminated and floodlit business identification signage and to alter access to a Road Zone Category 1	The proposed change is required to reflect the changes to the existing use and development which are proposed under this application, in particular the addition of signage and a reduction of car parking. These changes to the permit preamble are considered reasonable, with the exception of the reduction of the car parking requirement (as discussed above).
<i>Conditions (including changes to existing conditions and the inclusion of new conditions)</i>		
1.3 A minimum width of 3m provided for the entire length of the access-way/driveway. This will require alterations to the existing building whereby the waiting room and meeting room are setback at least 0.45 from the east boundary. Plans and elevations of these changes are required.	1.3 Deleted.	The submitted plans provide an accessway of an appropriate design and width, and therefore this condition is no longer required.
1.4 Deletion of car spaces 9 and 10 and replaced with landscaping	1.4 Deleted.	The amended plans now show car spaces 9 and 10 for both the existing medical centre car park in the eastern third of the site and the proposed medical centre car park in the western third of the site. Given that these car spaces are required, this condition should be deleted.
Not applicable	1.7 The clear glazed north-facing upper level window to be provided with screening.	This new condition is required to address the concerns from the objector to the north about

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

Not applicable	1.8 Additional tree planting within the landscape strip between the proposed building and the property to the north at 14 Cypress Grove.	potential overlooking issues. This new condition is required to address the concerns from the objector to the north about loss of vegetation.
5. The use of the land must not commence until all works associated with this permit, including landscaping, installation of the minimum 3m width driveway and the removal of the garage, shed and bungalow on site, have been completed to the satisfaction of the Responsible Authority.	5. The use of the land must not commence until all works associated with this permit, including landscaping, have been completed to the satisfaction of the Responsible Authority.	The submitted plans show an accessway of an appropriate design and width, and as such this element of the condition is no longer required. The garage, shed and bungalow at the rear of 1403 Heatherton Road were removed to make way for the car park, therefore this part of the condition is no longer required
7. No more than one medical practitioner may operate on the subject site at any one time, to the satisfaction of the Responsible Authority	<i>Proposed:</i> 7. No more than fourteen (14) medical practitioners may operate on the subject site at any one time, to the satisfaction of the Responsible Authority. <i>Recommended for approval:</i> 7. No more than thirteen (13) medical practitioners may operate on the subject site at any one time, to the satisfaction of the Responsible Authority.	The proposed development would result in a substantial increase in the number of practitioners on the site, from one (1) to fourteen (14), which will provide for a greater level of medical and health services in this part of Dandenong and Dandenong North. However, it is recommended that only 13 practitioners are approved, to ensure compliant car parking is provided.
8. The use must operate only between the hours of: 8am and 6pm- Monday to Friday; and, 8am to 12pm – Saturday All of the above to the satisfaction of the Responsible Authority.	8. The use must operate only between the hours of: 8am and 8pm- Monday to Friday; and, 8am to 5pm – Saturday, Sunday and Public Holidays All of the above to the satisfaction of the Responsible Authority.	It is acknowledged that the hours of the proposed medical centre will be extended compared to the existing medical centre, with an additional two (2) hours proposed at the end of each weekday, an additional five (5) hours on Saturday, and nine (9) hours on Sundays and Public Holidays which currently do not apply. However, this is considered appropriate in the context of the provision of much needed additional health and medical services to the wider community of Dandenong and Dandenong North which this medical centre would

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

		<p>service in accordance with Clause 19.02-1S (Health Facilities) of the Greater Dandenong Planning Scheme.</p> <p>The application proposes a 2m high acoustic fence along the objectors western side and southern rear boundary fences to minimise any noise impacts which may arise as a result of the additional hours of operation.</p>																				
<p>20. Viceroads conditions</p> <p>20.1 – A two-way sealed vehicular crossover must be constructed at least 5.5m wide for the first 7 metres to allow two-way flow, to the satisfaction of the Responsible Authority.</p> <p>20.2 – The edge of the vehicular crossover must be angled at 60 degrees to the road reserve boundary, to improve entry and exit conditions, to the satisfaction of the Responsible Authority.</p> <p>20.3 – Car parking spaces must be designed to allow vehicles to drive forwards when both entering and exiting the property, to the satisfaction of the Responsible Authority.</p>	<p>25. Department of Transport conditions</p> <p>25.1 - Prior to the commencement of any works, amended plans must be submitted to and approved by the Head, Transport for Victoria. When approved by the Head, Transport for Victoria the plans must be endorsed by the Responsible Authority and will then form part of the permit. The plans must be drawn to scale with dimensions. The plans must be generally in accordance with the plans date stamped 04/03/2021 and annotated Project: Centre of Excellence, No. 19.21.3, Rev S2 – 1399, 1401, 1403 Heatherton Road, Dandenong North VIC 3175, but modified at 1403 Heatherton Road to show:</p> <p>25.1.1 - A passing area at the eastern vehicle crossover at least 6.1 metres wide and 7 metres long in accordance with Clause 52.06 of the Planning Scheme.</p> <p>25.1.2 - 'No Right Turn' signage shown within the site at both vehicle crossovers.</p> <p>25.2 - Illuminated signage</p> <p>25.2.1 - During the operation of the electronic sign, the following maximum average luminance and Threshold Increment values must not be exceeded:</p> <table><tr><th>Lighting condition</th><th>Max average luminance (cd/m²)</th><th>Max %</th><th>Adaptation Luminance</th></tr><tr><td>Full sun on full face of sunlight</td><td>No limit</td><td>-</td><td>-</td></tr><tr><td>Daytime luminance</td><td>6000</td><td>-</td><td>-</td></tr><tr><td>Morning and evening twilight, and overcast weather</td><td>700</td><td>-</td><td>-</td></tr><tr><td>Night time</td><td>250</td><td>20%</td><td>1</td></tr></table> <p>25.2.2 - The electronic sign must be dimmable and have a suitable control system to enable maximum lighting levels to be set or adjusted if deemed</p>	Lighting condition	Max average luminance (cd/m²)	Max %	Adaptation Luminance	Full sun on full face of sunlight	No limit	-	-	Daytime luminance	6000	-	-	Morning and evening twilight, and overcast weather	700	-	-	Night time	250	20%	1	<p>The Department of Transport provided a referral response requesting that revised permit conditions be placed on any amended permit granted.</p>
Lighting condition	Max average luminance (cd/m²)	Max %	Adaptation Luminance																			
Full sun on full face of sunlight	No limit	-	-																			
Daytime luminance	6000	-	-																			
Morning and evening twilight, and overcast weather	700	-	-																			
Night time	250	20%	1																			

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

	<p>necessary by the Responsible Authority. Where illuminated during the day, the electronic sign must be fitted with Photocell/s light sensors that measure the ambient light and control system technology that enables the luminance of the sign to automatically adjust relative to the measured ambient light level.</p> <p>25.3 - Prior to the commencement of use, the crossovers and driveways must be constructed and available for use to the satisfaction of the Responsible Authority and at no cost to the Head, Transport for Victoria.</p> <p>25.4 - Prior to the commencement of use, all redundant vehicle crossings must be removed, and the area reinstated to kerb and channel to the satisfaction of the Responsible Authority and at no cost to the Head, Transport for Victoria.</p> <p>25.5 - Vehicles must enter and exit the site/s in a forward direction at all times.</p>	
Not applicable	20. Car spaces, access lanes, loading bays and driveways must be maintained (including line marking) and kept available for these purposes at all times.	This new condition is required at the request of Council's Transport Planning Unit and is considered reasonable.
Not applicable	21. The car parking provided on the land must always be kept available for its intended purpose at all times. No measures must be taken to restrict access to the car park.	As above.
Not applicable	22. The loading and unloading of goods from vehicles must only be carried out on the land within the designated loading bay(s) and must not disrupt the circulation and parking of vehicles on the land.	As above.
Not applicable	23. The site operator must endeavour to prevent site bound commercial vehicles queuing on arrival along the public access road. Accordingly, access driveways/roadways/aisles providing access to loading areas on-site must not be gated during operating hours or feature control points (i.e. boom gates, guardhouse or similar) without suitable queuing space on site, all to the satisfaction of the Responsible Authority.	As above.
Not applicable	24. The connection of the internal drainage infrastructure to the Legal Point of Discharge (LPD) must be to the satisfaction of the Responsible Authority. Collected stormwater must be retained onsite and discharged into the drainage system at pre-development peak discharge rates as stated in the LPD approval letter. Approval of drainage plan including any retention system within the property boundary is required. Prior to the drainage plans being approved, a drainage approval fee will need to be paid to Council.	This change is required at the request of Council's Civil Development Unit and is considered reasonable.
Existing Conditions 20 and 21 (Vicroads conditions and standard permit expiry conditions are to be renumbered to Conditions 25 and 26). Standard signage conditions are to be included at Condition 27 as follows:		
Not applicable	27.1 The location, type and dimensions of the signage including those of the supporting structure, as shown on the endorsed plan/s must not be altered unless with the consent of the Responsible Authority.	New condition required for new signage proposed.
Not applicable	27.2 No flashing or intermittent light/s shall be displayed.	As above.
Not applicable	27.3 The internal and external sign lighting must be designed, baffled and located to prevent any	As above.

ORDINARY COUNCIL MEETING - AGENDA

2.3.6 Town Planning Application - Nos 1399, 1401 & 1403 Heatherton Road, Dandenong North (Planning Application No. PLA20/0308) (Cont.)

	adverse effect on adjoining land to the satisfaction of the Responsible Authority.	
Not applicable	27.4 The intensity of light in the signage must be limited so as not to cause glare or distraction to motorists or other persons or loss of amenity in the surrounding area, to the satisfaction of the Responsible Authority.	As above.
Not applicable	27.5 The signage may only be illuminated between the hours of 8.00am to 8.00pm Monday to Friday and between the hours of 8.00am to 5.00pm Saturday, Sunday and Public Holidays. The lighting must be automatically time switched to turn off each night. The time switch for sign illumination must be installed by a Licensed Electrician and adjusted for Daylight Savings Times at the commencement and completion of each Daylight Savings period.	As above.
Not applicable	27.6 The signage must be wholly located within the subject property. That is, no part of the sign may encroach into the road reserve.	As above.
Not applicable	27.7 No bunting, streamers or festooning shall be displayed.	As above.
Not applicable	27.8 The signage shall be constructed and maintained to the satisfaction of the Responsible Authority.	As above.
Not applicable	27.9 This permit will expire ten (10) years after the date of this permit for the signage hereby permitted.	As above.
<i>Notes (new notes to be inserted as follows):</i>		
Not applicable	Note 3 - The proposed development requires works within the road reserve. Separate approval under the Road Management Act 2004 for this activity may be required from the Head, Transport for Victoria. Please contact DoT (Roads) prior to commencing any works.	Required at the request of the Department of Transport.
Not applicable	Note 4 - Any redundant vehicle crossing will need to be removed and reinstated with kerb in accordance with Council Standards. Also, the developer will need to obtain a Vehicle Crossing Permit from Council.	Required at the request of Council's Civil Development Unit.
Not applicable	Note 5 - Any works undertaken within the road reservation and easements will require the developer to obtain a Civil Works Permit from Council.	As above.
Not applicable	Note 6 - Prior to works commencing the developer will need to obtain an Asset Protection Permit from Council.	As above.

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, Delegates and/or officers of the Greater Dandenong City Council. Questions must comply with s. 4.5.8 of Council's Governance Rules.

QUESTIONS FROM THE GALLERY

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

b) 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.

c) 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.

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

- i) does not relate to a matter of the type described in section 3(1) of the *Local Government Act 2020* (confidential information);
- ii) does not relate to a matter in respect of which Council or a Delegated Committee has no power to act;
- iii) is not defamatory, indecent, abusive or objectionable in language or substance, and is not asked to embarrass a Councillor, Delegated Member or Council officer; and
- iv) is not repetitive of a question already asked or answered (whether at the same or an earlier meeting).

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

- i) must advise the Meeting accordingly; and
- ii) will make the question available to Councillors or Members upon request.

3 QUESTION TIME - PUBLIC (Cont.)

- f) The Chairperson shall call on members of the gallery who have submitted an accepted question to ask their question verbally if they wish.
- g) The Chairperson, Chief Executive Officer or delegate may then direct that question to be answered by a nominated Councillor or member of Council staff.
- h) No debate on, or discussion of, a question or an answer will be permitted other than for the purposes of clarification.
- i) A Councillor, Delegated Committee Member or member of Council staff nominated to answer a question may:
 - i) seek clarification of the question from the person who submitted it;
 - ii) seek the assistance of another person in answering the question; and
 - iii) defer answering the question, so that the answer may be researched and a written response be provided within ten (10) working days following the Meeting (the question thereby being taken on notice).
- j) 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.
- k) 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 POLICY AND STRATEGY

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28

File Id:	A7972153
Responsible Officer:	Director City Planning Design & Amenity
Attachments:	Urban Forest Strategy 2021-28 Overview Draft Greater Dandenong Urban Forest Strategy 2021-28 Draft Greater Dandenong Greening Our Neighbourhoods Strategy 2021-28

1. Report Summary

A Council resolution is sought to adopt the *Greater Dandenong Urban Forest Strategy 2021-28* and the *Greater Dandenong Greening Our Neighbourhoods Strategy 2021-28*.

Community consultation on the draft *Greater Dandenong Urban Forest Strategy 2021-28* and the *Greater Dandenong Greening Our Neighbourhoods Strategy 2021-28* was conducted over a four (4) week period between Monday 1 February to Friday 26 February 2021. Council received a total of 114 submissions during this time.

This report provides an overview of:

- The feedback received from the community during the consultation period and how this was incorporated into the development of the two draft strategies.
- The proposed *Greater Dandenong Urban Forest Strategy 2021-28* and the *Greater Dandenong Greening Our Neighbourhoods Strategy 2021-28*; and
- The next steps for the project.

2. Recommendation Summary

This report recommends that Council adopt the attached draft *Greater Dandenong Urban Forest Strategy 2021-28* and the draft *Greater Dandenong Greening Our Neighbourhoods Strategy 2021-28*.

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

3. Background and Discussion

The urban forest suite of documents are informed by multiple Victorian Government strategic documents including the *Local Government Act 2020*, the *Climate Change Act 2017* and the *2017 Climate Change Adaptation Plan* which all identify the vital role and obligation of all councils to mitigate and plan for climate change risks in areas such as land use planning, infrastructure, health, emergency management, community services and environmental management.

In addition to these, the documents have considered *Plan Melbourne 2017–2050* and *Living Melbourne: Our Metropolitan Urban Forest Strategy (2019)* which recognise an urgent need for Melbourne to adapt to climate change and increase canopy cover, particularly on privately-owned land, to respond to and mitigate the impacts of the urban heat island.

Living Melbourne, prepared by Resilient Melbourne, has been endorsed by the City of Greater Dandenong and by 40 other organisations across local government, Victorian government, water authorities, statutory agencies and industry bodies. By endorsing this strategy Council has committed to enhancing canopy cover across the municipality to contribute towards the targeted 30 per cent canopy coverage for metropolitan Melbourne which was adopted in *Living Melbourne*.

3.1 What is an urban forest and why is it important?

Living Melbourne: Our Metropolitan Urban Forest Strategy 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...” (*Resilient Melbourne, 2019, page 8*). 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.

Our urban forest provides immense benefits to our communities and our wildlife. A healthy, green urban forest with plenty of tree canopy cover helps cool our homes, streets and parks, it provides habitat for local and migratory wildlife and improves our mental wellbeing. Our urban forest also helps us mitigate and adapt to the impacts of a changing climate.

Research has demonstrated that canopy cover on private land across metropolitan Melbourne is being lost at an alarming rate (Hurley, et al., 2019). In the City of Greater Dandenong, 73 per cent of land is privately owned. Recent mapping completed by Council has shown canopy cover for Greater Dandenong was 9.9 per cent in 2016, and 9 per cent in 2021. The loss of 0.9 per cent canopy, from an already low baseline demonstrates the need to manage the urban forest holistically, with a focus on public as well as private land.

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 on public and private land.

3.2 Stages of Greater Dandenong’s Urban Forest Project

Greater Dandenong’s urban forest is being developed in a three-stage approach.

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

Stage 1 involved addressing Council owned land, with Greater Dandenong's '*Greening Our City*': *Urban Tree Strategy 2018-2028* being adopted by Council in July 2018. *Greening Our City* considers the status, issues and opportunities for Council (public) managed vegetation and identified the very low level of canopy coverage as a key issue facing the municipality. *Greening Our City* also implements a 15-year planting program to ensure trees are planted in locations of greatest need and to reduce vacant street tree sites down to zero by 2033.

The community consultation stage for the *Greening Our City Strategy* identified the need for stronger guidance on managing and enhancing canopy cover on privately-owned land as well. As such, the development of a holistic urban forest strategy which considers canopy trees on private land was included as a 'Future Consideration' in the *Greening Our City Strategy*.

Stage 2 involves the development of the draft *Urban Forest Strategy 2021-28* and the draft *Greening Our Neighbourhoods Strategy 2021-28* and is the current stage subject to this report. During 2019-20, council officers undertook substantial research to determine the most appropriate approach to address this gap. To ensure the resources already allocated to implement *Greening Our City* were further supported, Council resolved on 9 December 2019 to develop and draft the *Greater Dandenong Urban Forest Strategy 2021-28* and the *Greater Dandenong Greening Our Neighbourhoods Strategy 2021-28*. These two strategies provide a holistic understanding and approach to Greater Dandenong's urban forest, whilst building on the existing *Greening Our City Strategy*.

The draft *Greater Dandenong Urban Forest Strategy 2021-28* is the overarching strategic framework which *Greening Our City* (public land) and the draft *Greater Dandenong Greening Our Neighbourhoods* (private land) fall out of. The draft *Greater Dandenong Greening Our Neighbourhoods* is specifically focused on greening private land within the municipality.

Further informing the development of the two draft strategies were Council's declaration of a climate and ecological emergency at its meeting on 28 January 2020 and the adoption of the *Climate Emergency Strategy 2020-2030* on 20 August 2020. The objectives of the holistic Urban Forest Strategy and its focus on increasing canopy coverage on private and public land will respond directly to the urban heat island effect by delivering a cooler city, improving the health and wellbeing of our residents, workers and visitors and assisting Council in proactively taking action in response to the climate emergency.

Greening Our Neighbourhoods strives for a proactive and collaborative response by the City of Greater Dandenong and its community in managing and enhancing vegetation and canopy cover on privately-owned land. The strategy aims to demonstrate the value of trees in shading our urban environment to reduce the urban heat island and cool our homes, adapt to climate change, and to improve the health of our community.

It is vital, we, as a Council and community, work to respond to the impacts of climate change, not only by greening our parks and streets, but also by greening and cooling our backyards and gardens. By strategically planting more trees in locations of greatest need and advocating for greater quality landscaping and canopy trees on privately-owned land, Council aims to have increased its canopy cover to 15 per cent by 2028.

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

Councillors were briefed on the two draft strategies at a Councillor Briefing Session on 7 December 2020 and community consultation to receive feedback on the draft strategies occurred between 1 February to 26 February 2021.

Stage 3 will involve the consideration of a local law for trees over a certain size on private land. This is a separate piece of work and will be considered once stage 2 has been finalised and adopted. Stage 2 will set the strategic direction for Council with regard to private land and following this the local law can be considered. If Council determines to pursue a local law, this will then require a statutory process to be undertaken to potentially implement this into Council's suite of local laws. If implemented, it will mean that landowners will be required to apply for and receive a permit from Council prior to removing certain vegetation. This stage is not subject to consideration in this report.

4. Proposal

The draft *Greater Dandenong Urban Forest Strategy 2021-28* (refer to diagram 1) has been prepared as the overarching document to:

- *Greening Our City: Urban Tree Strategy 2018-2028* (adopted in 2018) which considers the current condition, issues, and opportunities for Council managed trees; and
- the draft *Greening Our Neighbourhoods 2021-2028* which considers the current issues and opportunities for trees on privately owned land.

The three (3) strategies share a vision to deliver:

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. Provide a framework for managing the urban forest
2. Improve Greater Dandenong's resiliency to climate change
3. Cooling through greening our city
4. Improve the health of our community
5. Engage and educate our community about the importance of trees

The two (2) draft strategies have been prepared in line with the *Greening Our City Strategy* to ensure consistent delivery of actions, monitoring and reporting.

The strategies include a comprehensive analysis of canopy cover across the Greater Dandenong municipality which will enable council to track our progress towards the 15% canopy cover target and identify areas for improvement. A range of actions are included in the

Greening our Neighbourhoods Strategy Action Plan 2021-28

to achieve the strategy's vision. Key actions include:

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

- Continue to measure Greater Dandenong's progress towards the targeted 15 per cent canopy cover by 2028.
- Ensure recognition of the *Urban Forest Strategy 2021-28* in Council's key strategic and policy documents.
- Develop landscaping guidelines to ensure the right tree is planted in the right place.
- Collaborate with partners and key stakeholders to inform and engage the community.
- Continue to deliver and expand Environmental Education programs and activities which build awareness and skills around the value of trees in our urban environment.

5. Financial Implications

As per the Action Plan, certain future projects and actions associated with the implementation of the *Greater Dandenong Greening Our Neighbourhoods Strategy 2021-28* are subject to funding support through Council's annual budget processes for the City Improvement Program (CIP) and business plans. Other actions will be accommodated within existing budgets and operations.

6. Consultation

Council undertook community consultation over a four-week period from 1 February to 26 February 2021. Various methods were used to both promote and seek feedback, including:

- Article in the Greater Dandenong Council News magazine
- Short animation promoting the consultation shown on the big screens in Harmony Square, Dandenong and the Springvale Community Hub
- Social Media (targeted Facebook and Instagram posts)
- The draft strategies, information, FAQs, and an online survey were available on Council's website.

During the consultation for the draft strategies Council also sought the community's views on a potential local law to protect large canopy trees on private land. This feedback will be considered as part of Stage 3 and are not subject to consideration in this report.

There was a total of 114 submissions received (107 via the online survey and 7 direct emails). The majority of respondents were aged between 25-49 years old.

There was an overall level of support for both strategies with 72% feeling positive about the draft *Urban Forest Strategy 2021-28* and 67% feeling positive about the draft *Greening our Neighbourhoods Strategy 2021-28*.

The majority of responses supported the draft strategies, with the five (5) most common themes mentioned being:

- Valuing trees highly
- Development and planning
- Education

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

- For Tree Protection
- Monitoring

Rather than document every response, the following summary seeks to present the key themes and community priorities. The following themes have been listed in order of most mentions across all submissions to least mentions:

- Canopy trees are valuable to the community (75)
- Requirements and guidance for the inclusion of canopy trees during development to increase canopy cover and limit hard surfaces (48)
- Expanding and supporting Council education programs to build knowledge and skills of the community (48)
- The need to protect trees on private land (43)
- Canopy mapping should be completed more regularly (preference amongst submissions for annual measurements) (36)
- Reference to the importance of trees to biodiversity should be strengthened (34)
- Ensuring funds are allocated to the *Greening Our Neighbourhoods Action Plan* to achieve the 15% canopy target (34)
- Climate change is affecting our community, we must act (30)
- Rights of landowners to maintain vegetation on private land (29)
- Council should be leading by example by planting trees on public land and demonstrating the importance of valuing trees to the community (27)
- Fear of trees and the high level of maintenance required by landowners to maintain trees (12)
- Benefits of trees to health and vulnerability (10).

The survey asked respondents to rate ways Council could assist businesses and landowners with tree planting. The following is in order of most to least important as per the responses.

1. Council leading by example by planting more trees on Council owned land (streets and parks)
2. Clearer guidance for landscaping plans at planning permit stage
3. Run community engagement programs to increase community awareness of environmental benefits
4. Lobby to State Government for stronger tree protection controls in the planning scheme
5. Create landscaping guidelines to help with species selection and maintenance
6. Tree giveaways at relevant events.

Respondents provided additional suggestions on ways Council could assist residents and businesses with tree planting including:

- A Council run nursery.
- Tree subsidies.
- Support from Council for community greening initiatives, promoting Gardens for Wildlife and providing affordable tree maintenance.

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

- Tree plantings days.
- Information available in multiple languages.
- Engage different groups including seniors, mothers, schools, sports and community groups.

In response to community feedback, the final *Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28* have been revised to:

- Monitor canopy coverage every 2 years. The timeline of 2 years has been chosen to ensure canopy is monitored regularly whilst also allowing time for trees to be planted and canopy to mature. This will be done in a consistent manner with previous canopy mapping to ensure trends can be monitored and responded to.
- Reference recent canopy mapping (completed in July 2021 as a result of public consultation) in a clear and concise manner with comparisons made to the *Greening Our City: Urban Tree Strategy 2018-2028*.
- Place greater emphasis on biodiversity.
- Limit technical jargon and improve legibility.

7. 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
- *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

- *Leadership by the Council* – The leading Council

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

8. 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*

9. The Overarching Governance Principles of the *Local Government Act 2020*

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

The overarching governance principles of the *Local Government Act 2020* have been considered in the preparation of the *Urban Forest Strategy 2021-28* and the *Greening Our Neighbourhoods Strategy 2021-28* in the following regard:

- Giving priority to the environmental sustainability of the municipality by increasing canopy cover on public and private land to deliver a green, healthy and resilient urban forest for the benefit of existing communities and future generations.
- Considering the role of Plan Melbourne in Council's decision making to contribute to the canopy cover of metropolitan Melbourne.
- Ensuring the transparency of Council decisions, actions and information by reporting to Council at each stage of the strategy development.
- Ensuring community engagement is meaningful by promoting the draft strategies through different avenues and giving everyone an opportunity to be heard.
- Responding to the objective of Greater Dandenong's Council Plan 2017-21 which 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 on public and private land.

10. Victorian Charter of Human Rights and Responsibilities

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

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; in particular:

- Section 18 – Right to have the opportunity to take part in public life and to vote.

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

11. The *Gender Equality Act 2020*

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

Council's Diversity, Access and Equity Policy and the *Gender Equality Act 2020* have been considered in the preparation of this report and are directly relevant to its contents.

In this regard, the objectives of the *Gender Equality Act 2020* have been considered in the development of the draft *Urban Forest Strategy 2021-28* and the *Greening Our Neighbourhoods Strategy 2021-28* as follows:

- ensuring inclusive stakeholder engagement provides everyone with an opportunity to participate and recognises the diversity within each community and of individuals, in accordance with Council's Community Engagement Policy; and
- The implementation of the strategies will improve the Greater Dandenong community's resilience and mitigate against the unavoidable impacts of a changing climate by planting more trees, with the aim to reduce the vulnerability of all community members to the effects of urban heat and climate change.

12. Consideration of Climate Change and Sustainability

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

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

Council's Declaration of a Climate and Ecological Emergency, Council's Climate Change Emergency Strategy 2020-2030 and the requirements of the *Local Government Act 2020* in relation to the overarching governance principle on climate change and sustainability have been considered by:

- Transforming Greater Dandenong to be cooler and greener, mitigating the climate change risks on people's health and delivering the best environmental outcomes for their community.
- Developing actions that significantly increase the canopy coverage across the municipality on both public and privately owned land and which support our most socio-economically disadvantaged and vulnerable people such as the elderly, children, people living with a disability who are at an even greater risk to extreme heat events and a warming climate.
- Addressing the urban heat island effect and implementing actions that improve the City of Greater Dandenong's ranking as the 7th hottest municipality in metropolitan Melbourne (Sun, et al., 2018). A lack of canopy coverage increases the intensity of the urban heat island effect as

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

buildings and hard surfaces absorb heat during the day and release this heat in the evening. Vegetation, including canopy trees, are an essential component to tackling climate change as they help to cool our neighbourhoods and thus, reduce the impacts of the urban heat island effect.

- Lowering the community's vulnerability to suffering from heat stress and heat related illness, social isolation and high energy costs through increasing the tree canopy coverage and vegetation levels will have a positive impact on improving the health and wellbeing of our community and the comfort levels of their homes and workplaces.

13. Related Council Policies, Strategies or Frameworks

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

- 'Greening Our City': Urban Tree Strategy 2018-28
- Sustainability Strategy 2016-30
- Climate Emergency Strategy and Action Plan 2020-30
- Greater Dandenong Community Health and Wellbeing Plan 2017-21
- Greater Dandenong Green Wedge Management Plan 2017
- Greater Dandenong Open Space Strategy 2020-30
- Greater Dandenong Planning Scheme

14. Conclusion

The draft *Urban Forest Strategy 2021-28* will act as the overarching strategy for the existing *Greening Our City Strategy 2018-2028* and the draft *Greening Our Neighbourhoods Strategy 2021-28*. Together, these strategies will provide a framework for Council to manage its urban forest over the next 7 years. Further, the strategies will play a key role in Council's commitment to taking emergency action on climate change.

The corresponding actions and measures set out how Council will achieve its vision of a *healthy, green and resilient urban forest that is well managed, protected and provides benefits to the community*.

The strategies will be used by decision makers such as Council, Council officers and other State Government agencies.

The objectives of the *Urban Forest Strategy* aim to achieve 15 per cent canopy cover by 2028. By increasing canopy coverage, the strategies respond to the impacts of climate change by directly addressing the urban heat island effect and delivering a cooler, greener city. The strategies aim to cool our neighbourhoods through strategically planting trees in areas of greatest need and advocating for increased greening on private land. Without increasing canopy cover on both public and privately-owned land, the full positive health and wellbeing benefits of a greener city will not be realised in the places where we are most vulnerable – the places we live and work.

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

15. Recommendation

That Council:

- 1. adopts the draft *Greater Dandenong Urban Forest Strategy 2021-28* in the form of Attachment 2;**
- 2. adopts the draft *Greater Dandenong Greening Our Neighbourhoods Strategy 2021-28* in the form of Attachment 3; and**
- 3. advises all submitters of Council's decision.**

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

POLICY AND STRATEGY

**URBAN FOREST STRATEGY 2021-28 AND GREENING OUR
NEIGHBOURHOODS 2021-28**

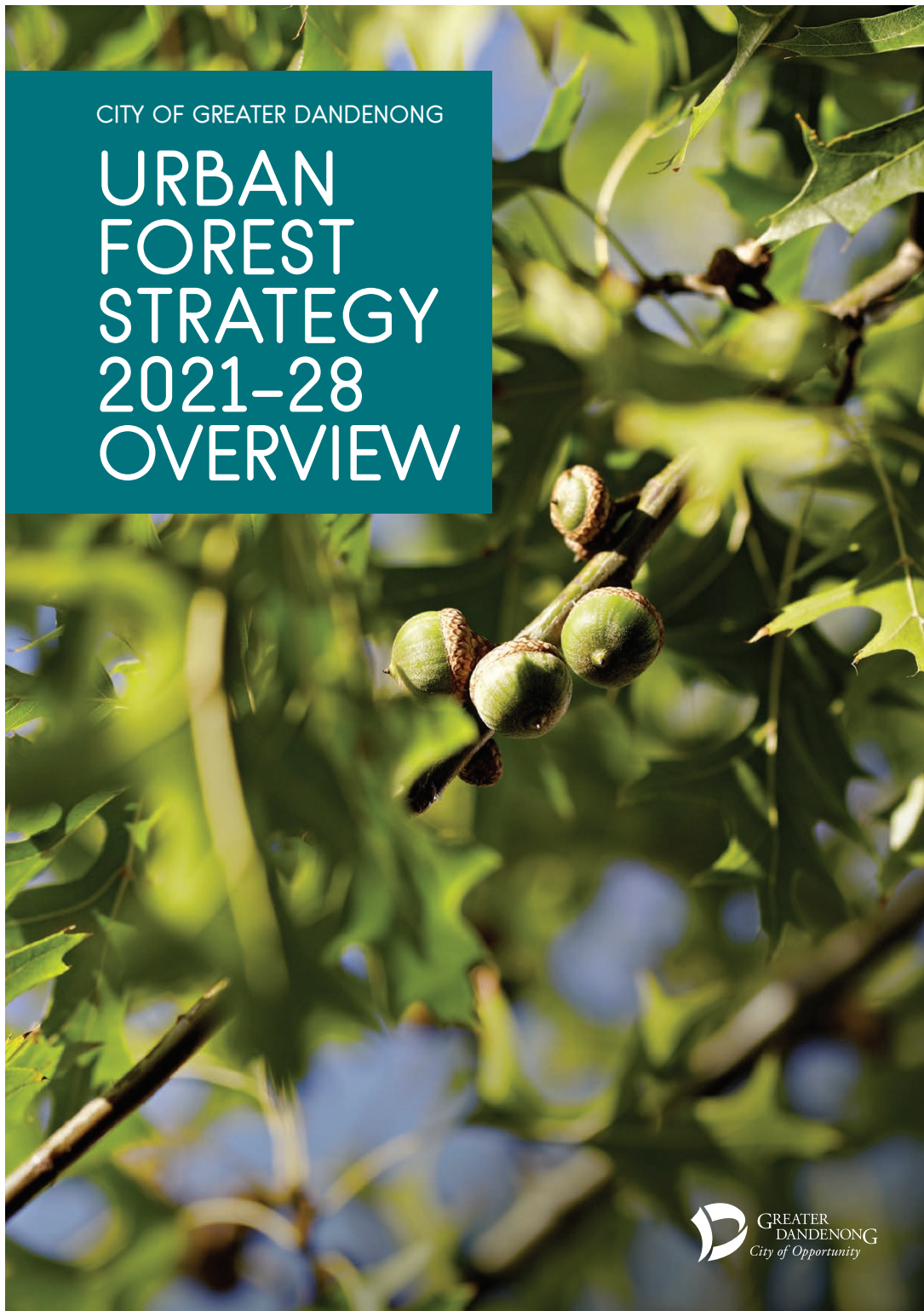
ATTACHMENT 1

**GREATER DANDENONG URBAN FOREST
STRATEGY 2021-28 OVERVIEW**

PAGES 5 (including cover)

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

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)



4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)



In the City of Greater Dandenong, we all have a role to play in preparing for climate change and greening our city.

Having lots of shade trees – also known as canopy cover, helps cool our neighbourhoods and makes our streets, parks, and local areas safer and more enjoyable places to be.

The City of Greater Dandenong has a very low canopy cover, contributing to higher temperatures than other metropolitan areas. This puts our community at a greater risk of negative impacts from extreme heat events and our changing climate.



COUNCIL HAS SET A TARGET TO INCREASE TREE CANOPY COVER FOR THE MUNICIPALITY FROM THE EXISTING

9% → 15%
BY 2028.

Council's vision is: **A healthy, green and resilient urban forest that is well managed, protected and provides benefits to the community.**

To support this, Council has adopted the *Urban Forest Strategy 2021-28*, the *Greening Our City: Urban Tree Strategy 2018-28* and the *Greening Our Neighbourhoods Strategy 2021-28*.

The key objectives that Council will work towards are:

1. Provide a framework for managing the urban forest
2. Improve Greater Dandenong's resiliency to climate change
3. Cooling through greening our city
4. Improve the health of our community
5. Engage and educate our community about the importance of trees

The *Urban Forest Strategy* provides a framework for how Council and the community can grow the City of Greater Dandenong's urban forest. It is the overarching document to the existing *Greening Our City: Urban Tree Strategy 2018-28* (public land) and the draft *Greening Our Neighbourhoods Strategy 2021-28* (private land).



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graph TD; A[Greater Dandenong Urban Forest Strategy 2021-28] --> B[Greater Dandenong Greening Our City: Urban Tree Strategy 2018-28]; A --> C[Greater Dandenong Greening Our Neighbourhoods Strategy 2021-28]
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Figure 1 Hierarchy of Urban Forest Strategies

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

Greening Our City considers the issues and opportunities for street trees and park trees.

Greening Our Neighbourhoods Strategy considers Council's role in advocating and supporting our community to plant trees close to where people live and work. This strategy is especially important as 73 per cent of land in the City of Greater Dandenong is privately owned and has a very low canopy cover.

Greening Our Neighbourhoods also aims to demonstrate the value and benefits of trees in shading our homes and businesses. These benefits include reducing the impact of extreme heat and improving the amenity of our streets and the health of our community.

WHAT IS AN URBAN FOREST AND HOW DOES IT HELP COOL OUR CITY?

An urban heat island is when urban areas are warmer than surrounding rural areas. Urban heat islands occur due to:

- limited canopy trees to shade and cool
- increased hard and dark surfaces that absorb and radiate heat
- heat production from machines
- air pollution creating local greenhouse effects.

URBAN HEAT ISLAND PROFILE

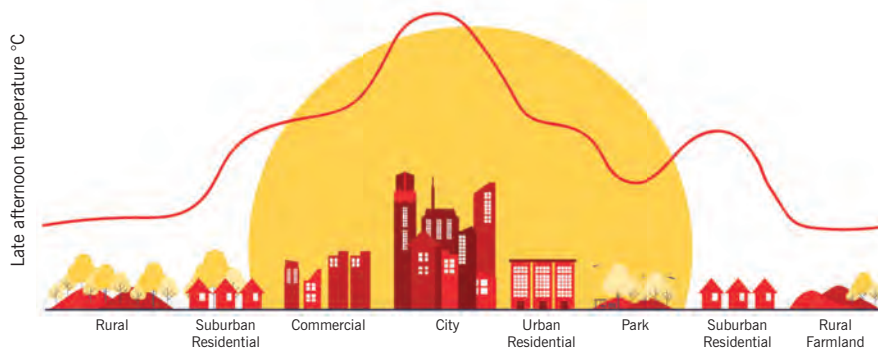


Figure 2 Urban Heat Island Effect

The City of Greater Dandenong's urban forest includes all vegetation, big and small, native, and non-native growing on private and public land. Greening backyards and gardens can significantly reduce the urban heat island, with canopy trees reducing daytime surface temperatures by between 5-20°C.

Canopy trees are defined as any tree above 3 metres. Canopy trees provide shade and the leaves on the tree cool the air around them canopy trees reduces the amount of heat absorbed by hard and dark surfaces, such as roofs, driveways and roads.

As well as shade canopy trees deliver immense economic, social, and environmental benefits, such as streetscape amenity, air pollution reduction, habitat for wildlife and help us tackle climate change.

WHY IS IT IMPORTANT TO PLANT TREES AND INCREASE CANOPY COVER?

The combined circumstances of a very low canopy cover with higher temperatures and a disadvantaged population lead to Greater Dandenong suburbs being

assessed as of 'High Vulnerability'. The population of these suburbs are considered 'highly vulnerable to urban heat due to high heat exposure (lack of shade), sensitivity to heat and low adaptive capability (due to their pre-existing disadvantage)'.

The City of Greater Dandenong community is the most socio-economically disadvantaged in metropolitan Melbourne. Vulnerable people, such as the elderly, children, people living with a disability and those from low socio-economic backgrounds are at an even greater risk to extreme heat events and a changing climate.

For the City of Greater Dandenong, growing our urban forest is as much about greening and cooling our streets, car parks and industrial precincts as it is about greening and cooling down our gardens and our homes.

For the protection of the community's most vulnerable Council and community can work to respond to the impacts of climate change, to green and cool our neighbourhoods and make our community more resilient.

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

HOW HAS CANOPY COVER BEEN MEASURED?

To inform our knowledge of canopy cover across Greater Dandenong, in 2021, the City of Greater Dandenong undertook mapping of the municipality's canopy cover.

The mapping completed in 2021 identified that the City of Greater Dandenong has a very low canopy cover of 9 per cent. The mapping also identified a loss of canopy cover for most suburbs between 2016 and 2021.

This mapping has provided Council with a deeper understanding of the City of Greater Dandenong's vulnerability to the urban heat island and an understanding of how we can develop actions to increase our overall canopy cover and in turn reduce our risk to climate change. The 2021 mapping will assist Council in monitoring Greater Dandenong's progress toward the adopted target of 15 per cent canopy coverage.

HOW WILL COUNCIL INCREASE CANOPY COVER ACROSS GREATER DANDENONG?

The Urban Forest Strategies play a key role in Council's commitment to taking emergency action on climate change. The strategies aim to cool our neighbourhoods through greening, by strategically planting trees in areas of greatest need and by encouraging private landowners to increase canopy trees on their land.

Without increasing canopy cover on privately-owned land, the full positive health and wellbeing benefits of a greener city will not be found in the places where we are most vulnerable – the places we live.

The *Urban Forest Strategy* commits Council to delivering 15 per cent canopy cover by 2028. To achieve this the *Greening Our City: Urban Tree Strategy 2018-28* recognised Council's role in greening public land and committed Council to implementing a 15-year planting plan to ensure trees are planted in locations of greatest need and to reduce vacant street tree sites down to zero by 2033.

The *Greening Our Neighbourhoods Action Plan* focuses on how Council and the community can help 'cool, through greening our neighbourhoods' and commits to:

- advocating for high quality landscape design and the inclusion of canopy trees on private land.
- improving the skillset of our development community by preparing a set of landscaping guidelines to achieve high quality landscaping in all developments.
- expanding and enhancing Council's provision of educational programs that aim to improve the perception of trees and landowners' and residents' knowledge on species selection and maintenance.

These strategies will contribute to the target of 15 per cent canopy cover and to reducing the urban heat island and cooling our neighbourhoods to improve our community's health and resilience in a changing climate.

WHERE CAN I GET FURTHER INFORMATION?

To get more information on the draft strategies, please:

- Visit greaterdandenong.vic.gov.au/urban-forest-strategy-2021-2028
- Contact Council's Strategic Planning Team on 8571 1000 or by email at council@cgd.vic.gov.au

(03) 8571 1000
council@cgd.vic.gov.au
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4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

POLICY AND STRATEGY

**URBAN FOREST STRATEGY 2021-28 AND GREENING OUR
NEIGHBOURHOODS 2021-28**

ATTACHMENT 2

URBAN FOREST STRATEGY 2021-28

PAGES 31 (including cover)

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

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)



4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)



The City of Greater Dandenong respectfully acknowledges Aboriginal and Torres Strait Islander Peoples as the Traditional Custodians of the land. We recognise and respect their continuing connections to climate, culture and Country.

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)



CONTENTS

Mayor’s Foreword 3

Executive Summary..... 4

Introduction..... 6

 Policy context 7

 What is an urban forest? 9

 What is the urban heat island?..... 10

 Background 10

 Climate change and our community..... 11

Vision 12

Objectives 13

Benefits 14

Mapping of Greater Dandenong’s canopy coverage 16

 Canopy cover 16

 Land use assessment..... 16

Urban heat..... 20

Social vulnerability and health 21

Defining the action plans..... 24

Monitoring and review 24

Glossary..... 25

Bibliography..... 26

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)



COUNCIL'S VISION IS TO
DELIVER A HEALTHY, GREEN
AND RESILIENT URBAN FOREST
THAT IS WELL MANAGED,
AND PROTECTED.



INCREASING THE NUMBER OF
CANOPY TREES WILL PROVIDE
ECONOMIC, SOCIAL AND
ENVIRONMENTAL BENEFITS TO
THE LOCAL COMMUNITY



COOLING OUR CITY BY
INCREASING THE NUMBER
OF SHADE TREES PLANTED



4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

MAYOR'S FOREWORD

As Mayor I am proud to present Greater Dandenong's Urban Forest Strategy 2021–2028.

This strategy further cements Council's commitment to respond to the Climate and Ecological Emergency it declared in January 2020.

The City of Greater Dandenong is at greater risk of the negative impacts from extreme heat events and a changing climate due to the city's very low canopy cover.

Greater Dandenong's Urban Forest Strategy 2021–2028 is the overarching document which the Greening Our City and Greening Our Neighbourhoods strategies fall out of. Together they will help to enhance our urban forest and mitigate against the unavoidable impacts of climate change.

Increasing the number of shade trees in the City of Greater Dandenong will help cool our neighbourhoods, make our outdoor spaces and places more enjoyable places to be and will have a positive impact on climate change.

Council's vision is to deliver a healthy, green and resilient urban forest that is well managed, and protected.

This Strategy provides a holistic approach to tackle and respond to the climate emergency.

Increasing the number of canopy trees in Greater Dandenong will also provide economic, social and environmental benefits to the local community.

These include shade provision, improved streetscape amenity, a reduction in air pollution and increased habitat for wildlife.

Council is committed to improving Greater Dandenong's resilience to the impacts of climate change, cooling our city by increasing the number of shade trees planted, improving the health and wellbeing of our community and educating our community about the importance of trees to our future.



By 2028 Council aims to increase its tree canopy coverage from 9 percent to 15 percent. This will be achieved by planting more trees on publicly owned land in locations of greatest need and advocating for higher quality landscaping and canopy trees on privately-owned land.

As Mayor of the City of Greater Dandenong I commit this Strategy to you and call on everyone in our community to stand with us as we work together to green and cool our city and reduce the impacts of climate change for generations to come.

A handwritten signature in black ink, appearing to read 'Angela Long'.

Greater Dandenong Mayor
Cr Angela Long

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

EXECUTIVE SUMMARY

The City of Greater Dandenong's *Urban Forest Strategy* provides a holistic approach to delivering a healthy, green and resilient urban forest. Our municipality's urban forest includes all vegetation, big and small growing on private and public land. Vegetation, particularly canopy trees deliver immense economic, social, and environmental benefits including providing shade, streetscape amenity, air pollution reduction, habitat for wildlife and helping us tackle and respond to climate change.

Climate change is here, and its impacts are already affecting our environment, our society and our economy. Three predicted changes to climatic conditions that could impact on trees within Greater Dandenong directly are increased average daily temperatures, reduction in surface water availability and increased intensity of storm and fire events. On average, Melbourne's urban areas are over 8°C hotter than non-urban areas, and our changing climate will only increase the risks. Therefore, it is critical that we take action to increase tree canopy cover in urban areas.

On 28 January 2020 the City of Greater Dandenong declared a 'Climate and Ecological Emergency' committing Council to emergency action on climate change. Enhancing our urban forest will help us mitigate against the impacts of climate change by helping to:

- drawdown carbon emissions
- cool our urban environment
- reduce our community's risk to climate change.

The City of Greater Dandenong will be impacted to a greater extent by the effects of climate change on our local urban heat island than our neighbouring greener suburbs due to our very low canopy cover (9 per cent). Unless we can increase canopy cover in the City of Greater Dandenong this will further impact our community, who are already recognised as the most disadvantaged municipality in metropolitan Melbourne. This is because vulnerable people, such as children, the elderly and those from low socio-economic backgrounds are at an even greater risk to extreme heat events and a changing climate.

The City of Greater Dandenong's *Urban Forest Strategy 2021-28* is the overarching document to:

- *Greening Our City: Urban Tree Strategy 2018-28* which considers the current status, issues and opportunities for Council managed trees; and
- *Greening Our Neighbourhoods 2021-28* which considers the current issues and opportunities for trees on privately owned land.

The *Urban Forest Strategy* has a shared vision for:

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. *Provide a framework for managing and enhancing our urban forest*
2. *Improve the City of Greater Dandenong's resilience to the unavoidable impacts of climate change*
3. *Cool through greening our city*
4. *Improve the health and wellbeing of our community*
5. *Engage and educate our community about the importance of trees.*

Greening Our City and *Greening Our Neighbourhoods* have separate, individual Action Plans and monitoring timeframes which will provide a series of short- and longer-term actions to cool and green the municipality, whilst engaging with the community and advocating for improved vegetation cover and landscaping. With these actions plans, Council aims to increase its canopy cover to 15 per cent by 2028, by strategically planting more trees on publicly owned land in locations of greatest need and advocating for higher quality landscaping and canopy trees on privately-owned land.

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)



9.6°C

HOTTER THAN
NON-URBAN AREAS



CITY OF GREATER DANDENONG
WILL BE IMPACTED TO A GREATER
EXTENT BY THE EFFECTS OF
CLIMATE CHANGE DUE TO OUR
VERY LOW CANOPY COVER



15%

CANOPY COVER
TARGET BY 2028

URBAN FOREST STRATEGY 2021-28 | 5

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)



4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

The *Urban Forest Strategy 2021-28* provides council with an overriding approach on how to deliver a healthy, green and resilient urban forest that can significantly help drawdown carbon levels and improve the community's resilience to the unavoidable effects of a changing climate. The City of Greater Dandenong currently has a very low tree canopy cover of 9 per cent across its municipality. This is the lowest level of tree canopy coverage of all metropolitan Melbourne municipalities on the eastern side of Melbourne. Low canopy cover has contributed to more severe urban heat island impacts, with our municipality identified as the 7th hottest metropolitan municipality in Melbourne.

Based on the 2016 Census Australia ABS data, the 2016 Index of Relative Socio-economic Disadvantage ranked the City of Greater Dandenong as the

most disadvantaged municipality in metropolitan Melbourne. The municipality's existing low level of canopy cover puts the City of Greater Dandenong's community at an even greater risk to the impacts of climate change, including heat-related illnesses and stress.

The *Urban Forest Strategy 2021-28* is the strategic document that provides the overarching context and support for the *Greening Our City: Urban Tree Strategy 2018-28* and the *Greening Our Neighbourhoods Strategy 2021-28* (refer to Figure 1). Together these three strategies will help Council manage and enhance the urban forest and provide a roadmap to create a cooler, greener city that benefits our community's health and wellbeing. The target is to increase the City of Greater Dandenong's canopy cover to 15 per cent by 2028.



Figure 1 Structure of Urban Forest suite of strategies

POLICY CONTEXT

The *Urban Forest Strategy*, encompassing *Greening Our City* and *Greening Our Neighbourhoods* will help deliver Council's strategic objective 'A healthy, liveable and sustainable city' by planting more trees in our streets and parks, engaging with the community to increase their awareness of the environment and enhancing the ecological value of

all land within the municipality. The *Urban Forest Strategy* also directly responds to Objective 1.5 of Council's existing *Community Wellbeing Plan 2017-21* by preparing 'for climate change and its impact on the health and wellbeing of the community'.

Figure 2 demonstrates the relationship between the *Urban Forest Strategy* and it's two parts, as well as with other relevant Council documents.



Figure 2 Policy Context and Hierarchy of Urban Forest Strategy and relevant Council documents

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

The *Urban Forest Strategy* is informed by multiple Victorian Government strategic documents including the *Local Government Act 2020*, the *Climate Change Act 2017* and the *2017 Climate Change Adaptation Plan* which all identify the vital role and obligation of all councils to mitigate and plan for climate change risks in areas such as land-use planning, infrastructure, health, emergency management, community services and environmental management.

In addition to these, the *Urban Forest Strategy* has considered *Plan Melbourne 2017–2050* and *Living Melbourne: Our Metropolitan Urban Forest Strategy (2019)* which recognise an urgent need for Melbourne to adapt to climate change and increase canopy cover, particularly on privately-owned land, to respond to and mitigate the impacts of the urban heat island. *Plan Melbourne* also recognises that green wedges are vital to our long-term food security

due to their proximity to markets, quality soils and access to infrastructure and labour.

The community consultation feedback for the *Greening Our City: Urban Tree Strategy*, identified the need to protect and increase vegetation on private land. The *Urban Forest Strategy* responds directly to these considerations, through the development of the accompanying *Greening Our Neighbourhoods Strategy* which provides a holistic approach to managing and enhancing our urban forest on private land.

Additionally, Council has a suite of strategies (shown in Figure 2) which set clear objectives to deliver 'a healthy, liveable and sustainable city' and commitment to responding to climate change through mitigation and adaptation, which includes increasing canopy cover, working with key stakeholders and increasing biodiversity.



4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

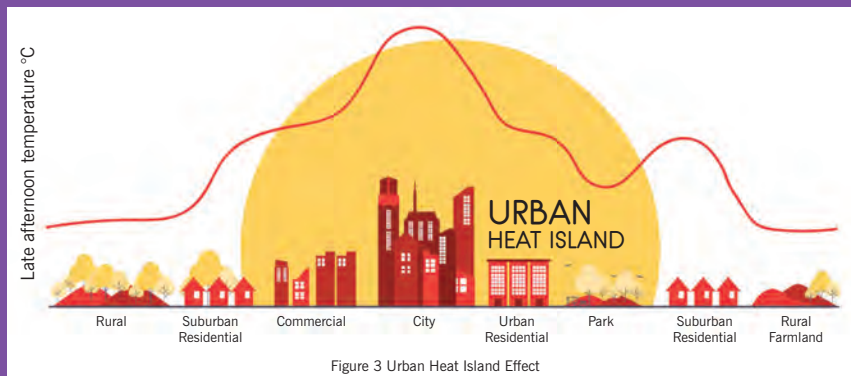


WHAT IS AN URBAN FOREST?

While the term may conjure up images of giant gum trees, an 'urban forest' includes all the vegetation (trees, shrubs, groundcovers, grasses), big and small growing on private and public land. The expansive grassland of the Green Wedge, the River Red Gums within our parks, the vines which grow over patios and the fruit trees and vegetable gardens which fill our backyards are all part of the City of Greater Dandenong's urban forest. As well as providing a greener cooler city, urban forests also help provide habitat and food for our local biodiversity.

For the City of Greater Dandenong, the urban forest is as much about greening our streets, parks, civic spaces, buildings, car parks and industrial precincts as it is about greening our gardens and our homes.

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)



WHAT IS THE URBAN HEAT ISLAND?

The term "urban heat island" refers to the temperature difference between urban and non-urban areas. The diagram below (Figure 3) illustrates what an urban heat island is, with the hotter temperatures occurring within the built up urban areas where there are less trees and the cooler temperatures occurring within the parks and rural landscapes where there are typically more trees.

Urban heat islands are worsened by a lack of shade trees and higher proportion of hard and dark surfaces which retain and radiate heat. For the City of Greater Dandenong, this is a key issue which must be addressed.

There is significant evidence that the urban heat island is a major issue facing all Australian cities and is likely to worsen with more extreme weather events if no action is taken. The urban heat island is having devastating impacts on human health and on vulnerable communities who are more susceptible to extreme heat and its effects. As the occurrence and intensity of extreme heat events increase with climate change, the risk of adverse impacts on human health is increasing. As well as the pressure on health services, including those that local governments provide (Climate Council, 2016).

BACKGROUND

On 23 July 2018 Council adopted *Greening Our City: Urban Tree Strategy 2018–28*. *Greening Our City* considers the current status, issues and opportunities for Council managed trees (street and park trees of Greater Dandenong). The *Greening Our City* Strategy set a series of actions and targets for Council's ongoing tree planting programs until 2028. By strategically planting more trees in locations of greatest need, Council aims to increase canopy cover on publicly owned land.

Greening our City also recognised the need to protect and enhance trees on privately-owned land to help achieve the targeted canopy cover. To address this, the strategy proposed the development of an Urban Forest Strategy which provides a holistic context for the management of the urban forest.

The second part of the *Urban Forest Strategy*, the *Greening our Neighbourhoods Strategy 2021–28* responds to this need and presents the current challenges and opportunities to increasing canopy cover on privately-owned land. The *Urban Forest Strategy* aims to understand how Council and the

community can enhance and manage the urban tree canopy on both public and privately-owned land.

Canopy mapping conducted in 2021 identified that the City of Greater Dandenong has a low canopy cover of 9 per cent. This is 0.9 per cent lower than was identified in the City of Greater Dandenong's 2018 *Greening Our City Strategy*.

A lack of canopy cover is a key issue facing the municipality and the 2021 mapping further demonstrates the need for a holistic approach to Greater Dandenong's urban forest. To address this issue the *Urban Forest Strategy* commits to increasing the canopy cover across public and private land to 15 per cent by 2018.



4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

CLIMATE CHANGE AND OUR COMMUNITY

Greater Dandenong's *Sustainability Strategy 2016-30* has a vision for the City of Greater Dandenong to be one of the most sustainable cities in Australia by 2030. The City of Greater Dandenong and the community have already demonstrated and committed to undertaking a range of actions to reduce their impact on the environment. Further, community engagement feedback has clearly identified that residents view the environment and Council leadership on these matters as high priority issues.

As part of the community consultation undertaken to inform the *Climate Emergency Strategy 2020-30*, Council found that 92 per cent of respondents were worried about climate change, and 94 per cent believed it was important that the City of Greater Dandenong take action to address this.

On 28 January 2020 the City of Greater Dandenong declared a 'Climate and Ecological Emergency' and on 24 August 2020 adopted the *Climate Emergency Strategy 2020-2030* and Action Plan committing Council to emergency action on climate change.

The urban forest plays a significant role in mitigating against climate change by cooling our urban environment, managing stormwater and providing habitat for local and migratory fauna. While Council has significant ability to green our neighbourhoods, it cannot do it alone. Our community, stakeholders and partners will also need to act if we are to do our fair share to limit global warming to 1.5°C, combat climate change and reduce exposure to the unavoidable impacts of a climate change crisis.

The City of Greater Dandenong is the most socio-economically disadvantaged municipality in metropolitan Melbourne, and this is further compounded by the very lower canopy cover of 9 per cent. Vulnerable people, such as the elderly, children, people living with a disability and those from low socio-economic backgrounds are at an even greater risk to extreme heat events, increased financial pressures and a changing climate.

Climate change is already affecting our environment, our society and our economy and it is clear climate change will worsen heatwave events, increasingly affecting the health and wellbeing of our community. Local governments have a key role to play in transforming their municipalities to be cooler and



greener, mitigating the climate change risks on people's health and delivering the best environmental outcomes for their community. For the City of Greater Dandenong, the need to respond is even greater, as many members of our community lack the resources to either prepare for or respond to the impacts of heat waves and other climate change related risks. This is due to some living in older, poorly insulated housing which heats up quickly and / or being unable to afford to turn on the air conditioner to cool their home.

Evidence shows that planting canopy trees is a strong and effective response to these risks. Not only do trees significantly cool our urban environment, they also provide us with a sense of calmness and improved aesthetic values for our streets and gardens. Being connected with nature through access to fresh air, shade and pleasant spaces to move through, relax and recreate in is vital to our mental and physical wellbeing.

The *Urban Forest Strategy* will help respond to and reduce the effects of climate change, build resilience in our community and create a more visually appealing municipality.

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)



4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

OBJECTIVES

Council has set five objectives to guide the management and enhancement of its urban forest:

1. Provide a framework for managing and enhancing our urban forest

To assist Council and the community in making informed decisions about tree canopy on public and private land within the municipality in line with the 15-year tree planting program.

2. Improve the City of Greater Dandenong's resilience to the unavoidable impacts of climate change

Proactively mitigate against climate change and drawdown carbon emissions by increasing canopy cover in streets, public open spaces and on privately-owned land and transitioning towards more suitable species to improve the health and diversity of our urban forest and our resiliency to climate change.

3. Cool through greening our city

Fill all vacant street tree sites and encourage private landowners to protect and enhance canopy cover and landscaping to cool our city, promote integrated water management to support our urban forest and increase canopy cover across the municipality to 15 per cent by 2028.

4. Improve the health and wellbeing of our community

Cool the urban environment to improve access to nature and reduce the risk of heat related illness to improve the health and wellbeing of our community.

5. Engage and educate the community about the importance of trees

Deliver community educational programs to develop the knowledge of landowners and residents on vegetation selection and maintenance, and to improve perceptions of trees by demonstrating their importance in the urban environment.



4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

BENEFITS

Our climate is becoming hotter and drier, with more extreme weather events which we need to mitigate and adapt to. Growing our urban forest is one of the most effective ways to tackle urban heat island impacts and mitigate against climate change. Trees and vegetation directly help reduce urban heat island effects by shading buildings and other hard surfaces, deflecting radiation from the sun and releasing moisture into the atmosphere. More broadly, the wide range of benefits for our municipality include:

ENVIRONMENTAL

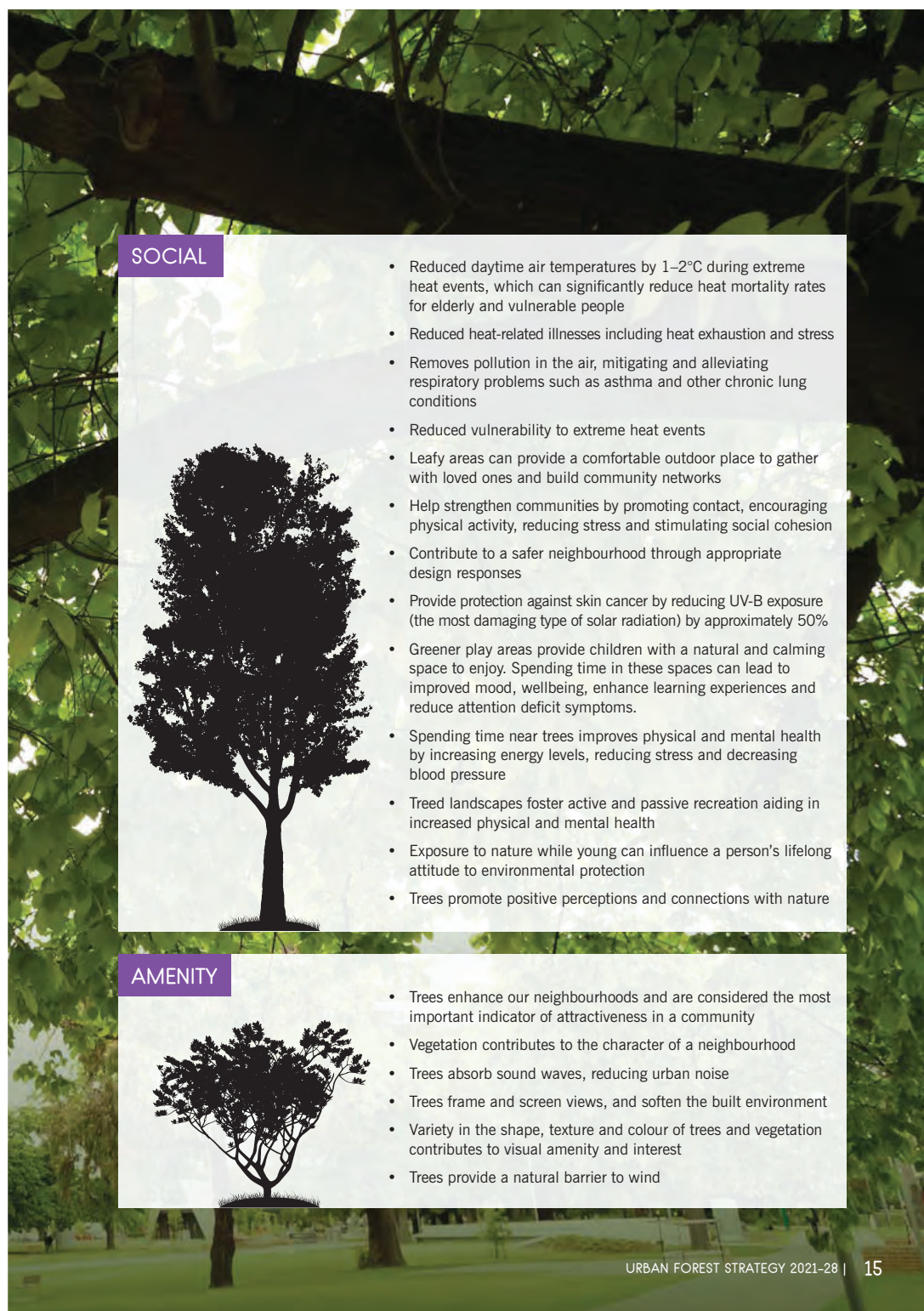



- Canopy trees help cool urban environments and can reduce daytime surface temperatures by between 5–20°C depending on the size of the tree canopy
- Planting trees remains one of the cheapest, most effective means of sequestering excess CO₂ from the atmosphere.
- Trees support a healthy and diverse ecosystem by providing habitat and wildlife corridors for local and migratory wildlife
- Trees can help regulate stormwater runoff, reducing demand on drainage infrastructure, reducing intensity of localised flooding and assisting in the improvement of water quality. For every 5 per cent of tree cover added to a landscape, storm water runoff is reduced by approximately 2 per cent
- Trees filter airborne pollutants and there is up to a 60 per cent reduction in street level particulates where trees are present
- Trees act as wind buffers on agricultural land minimising the loss of topsoil and providing shelter to grazing animals.

ECONOMIC




- Tree-lined streets attract more foot traffic and can lead to increased spending and investment. Trees planted in commercial and retail precincts can increase business income by 20 per cent
- Residential land values can increase in streets with street trees, compared to nearby streets with no street trees
- Office workers with a view of nature are more productive, report fewer illnesses and have higher job satisfaction.
- Appropriately placed trees can realise financial savings of up to 50 per cent on daytime air conditioning for businesses
- Shade trees can assist in prolonging the life of infrastructure
- The presence of nature, access to clean air and cooler environments improves human health by reducing stress and blood pressure thus reducing demand on health systems
- Vegetation, such as fruit trees or vines and vegetable gardens, contribute to local food production which can lead to reduced grocery costs and healthier communities

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)



SOCIAL

- Reduced daytime air temperatures by 1–2°C during extreme heat events, which can significantly reduce heat mortality rates for elderly and vulnerable people
- Reduced heat-related illnesses including heat exhaustion and stress
- Removes pollution in the air, mitigating and alleviating respiratory problems such as asthma and other chronic lung conditions
- Reduced vulnerability to extreme heat events
- Leafy areas can provide a comfortable outdoor place to gather with loved ones and build community networks
- Help strengthen communities by promoting contact, encouraging physical activity, reducing stress and stimulating social cohesion
- Contribute to a safer neighbourhood through appropriate design responses
- Provide protection against skin cancer by reducing UV-B exposure (the most damaging type of solar radiation) by approximately 50%
- Greener play areas provide children with a natural and calming space to enjoy. Spending time in these spaces can lead to improved mood, wellbeing, enhance learning experiences and reduce attention deficit symptoms.
- Spending time near trees improves physical and mental health by increasing energy levels, reducing stress and decreasing blood pressure
- Treed landscapes foster active and passive recreation aiding in increased physical and mental health
- Exposure to nature while young can influence a person's lifelong attitude to environmental protection
- Trees promote positive perceptions and connections with nature



AMENITY

- Trees enhance our neighbourhoods and are considered the most important indicator of attractiveness in a community
- Vegetation contributes to the character of a neighbourhood
- Trees absorb sound waves, reducing urban noise
- Trees frame and screen views, and soften the built environment
- Variety in the shape, texture and colour of trees and vegetation contributes to visual amenity and interest
- Trees provide a natural barrier to wind

URBAN FOREST STRATEGY 2021-28 | 15

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

MAPPING OF GREATER DANDENONG'S CANOPY COVERAGE

CANOPY COVER

To inform *Greening Our City: Urban Tree Strategy 2018-28*, in 2016 Council measured the municipality's canopy cover using a point sampling tool called i-Tree Canopy (www.canopy.itreetools.org) and determined that canopy cover for Greater Dandenong was 9.9 per cent.

To further inform our knowledge of canopy cover across Greater Dandenong, in 2021, the City of Greater Dandenong undertook more mapping of the municipality's canopy cover. This included:

- The replication of the measurement undertaken in 2016 to provide updated data; and
- New mapping for land use types (e.g. industrial land) as well as private and public land.

The mapping completed in 2021 identified that the City of Greater Dandenong has a very low canopy cover of 9 per cent. This is 0.9 per cent lower than was identified in the *Greening Our City Strategy* in 2018.

The mapping also identified a loss of canopy cover for most suburbs between 2016 and 2021 (refer to Figure 4). Noble Park, Springvale and Dandenong North had the highest canopy cover at over 13 per cent, down from over 15 per cent. Whilst to the south Bangholme and Lyndhurst had the lowest recording only 4.7 and 2.7 per cent respectively.

This mapping has provided council with a deeper understanding of the City of Greater Dandenong's vulnerability to the urban heat island and an understanding of how we can develop actions to increase our overall canopy cover and in turn reduce our risk to climate change. The 2021 mapping will assist Council in monitoring Greater Dandenong's progress toward the adopted target of 15 per cent canopy coverage.

LAND USE ASSESSMENT

Residential land provides the largest contribution to tree canopy cover across metropolitan Melbourne. However, due to a combination of urban re-development, landowner land-management practices and climatic effects, vegetation cover on residential land is decreasing. The following land use and canopy discussion has been informed by the canopy mapping conducted by the City of Greater Dandenong in 2021.

In the City of Greater Dandenong 73 per cent of land is privately-owned, including residential, industrial, commercial and rural zones (i.e. the Green Wedge). The remainder (27 per cent) is publicly owned and includes parks, urban and civic spaces, footpaths, road reserves and Council buildings and its associated land.

Privately-owned land, which includes residential, industrial, commercial, rural land and all land not owned by Council or the Crown, in 2021, had a canopy cover of 7 per cent.

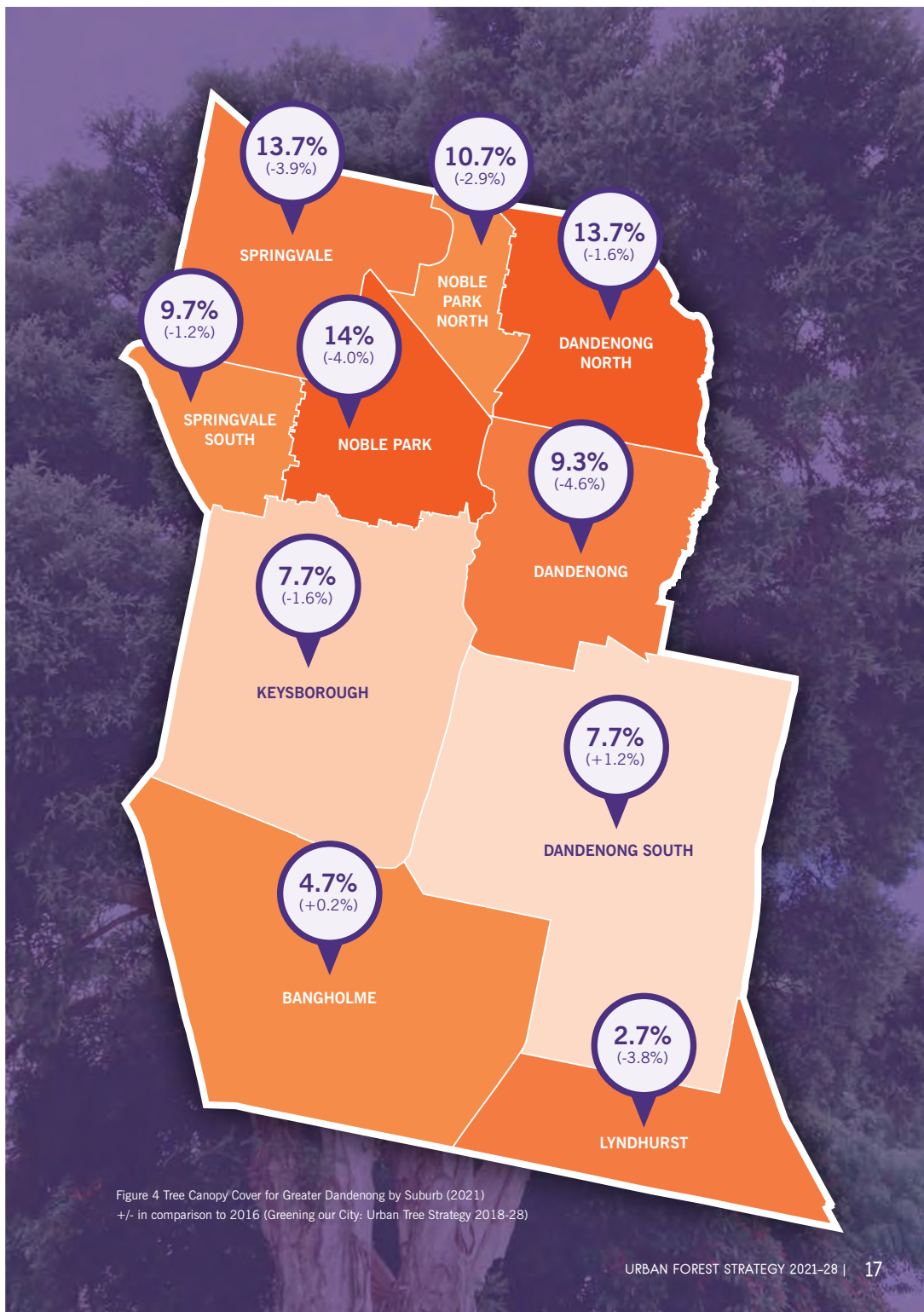
Publicly owned land which includes Council owned land, public open space, roads and Crown land, in 2021, had a canopy cover of 16 per cent.

Whilst we are unable to compare these measurements over time, the 2021 mapping identified that the City of Greater Dandenong has experienced a loss of canopy cover in almost all suburbs. Dandenong South and Bangholme gained 1.2 per cent and 0.2 per cent canopy respectively. Whilst, the remaining 8 suburbs lost between 1.2 and 4.6 per cent canopy between 2016 and 2021 (refer to Figure 4).

Low canopy cover greatly contributes to the urban heat island impacts and the liveability of our urban environment. To ensure these effects are mitigated it is vital that canopy cover is increased, particularly on privately-owned land which accounts for 73 per cent of the municipality.

The following maps provide examples of canopy cover seen across the Greater Dandenong municipality.

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)



4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)



Figure 6 Canopy Cover Percentages (Clean Air and Urban Landscapes Hub, 2018)

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

Fotheringham Reserve in Dandenong has a canopy cover of over 40 per cent. This is attributed to its creek environs (Yarraman Creek), dense bushland and walking trails. Industrial areas have typically less than 10 per cent canopy cover due to large site coverage requirements (for building footprints and car parking).

Council is working to increase the number of street trees through the *Greening Our City* Strategy, as currently there is generally between 10–20 per cent canopy cover in road reserves. Typically, most privately-owned residential areas support less than 10 per cent canopy cover.

The mature trees in Palm Plaza and Lonsdale Street Dandenong, provide significant greening and cooling benefits to the Dandenong Metropolitan Activity Centre (10–20 per cent canopy cover). The mature canopy trees ensure this public space is walkable and pleasant to visit, as well as assisting in reducing the radiant heat from the pavement, adjoining buildings, rooftops and carparks. Placemaking data collected since 2015 has reported that Palm Plaza is the busiest outdoor public space in central Dandenong.

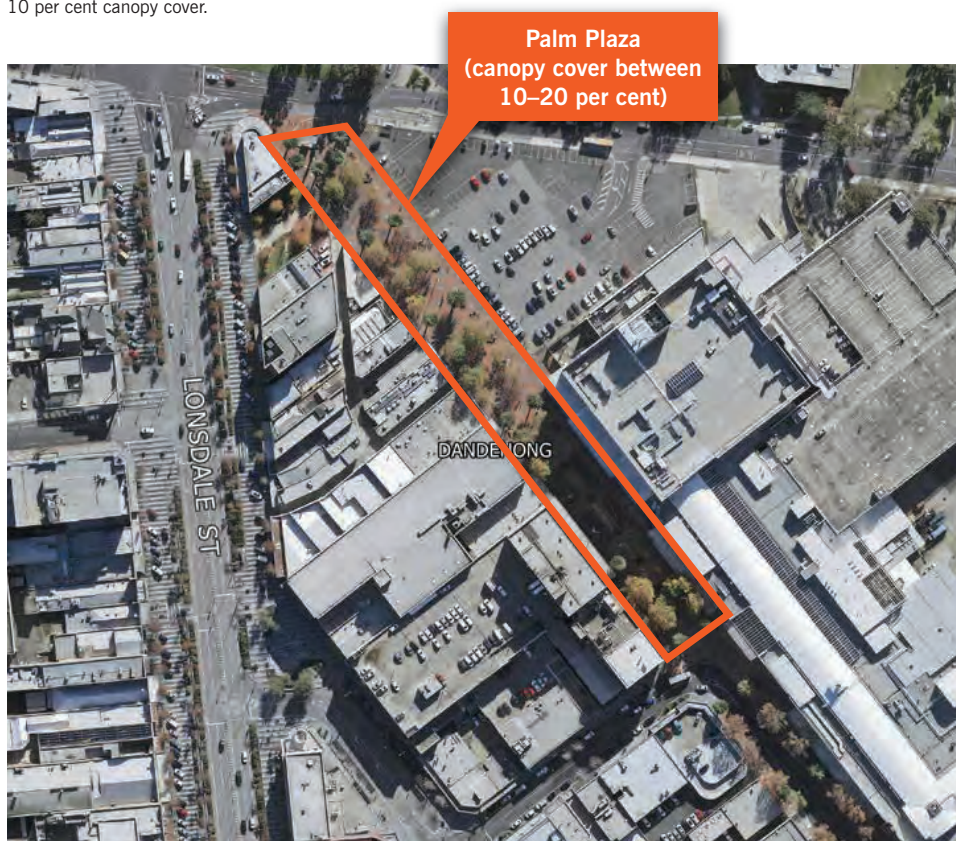


Figure 7 Palm Plaza (outlined in red) and Lonsdale Street, Dandenong

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

URBAN HEAT

The impact of climate change is one of the most significant drivers to grow our urban forest. Climate change is expected to intensify the urban heat island which presents substantial challenges to all facets of our lives at a social, environmental and economic level.

The term “urban heat island” (UHI) refers to the temperature difference between built up (urban) compared to the rural surrounds (Figure 3) and can be presented as an Urban Heat Index (Figure 9). This temperature difference occurs due to the increased hard and dark surfaces in built up areas that absorb and radiate heat and is worsened by a lack of shade provided by vegetation and canopy trees. There is significant evidence that the UHI is a major issue facing all Australian cities and is likely to worsen with more extreme weather events if no action is taken. The UHI is having devastating impacts on human health and on vulnerable communities who are more susceptible to extreme heat and its effects.

The UHI can be presented as an Urban Heat Index, shown at figure 9, this is the temperature difference between built up areas and its rural surrounds. Due

to the lack of canopy trees and the large extent of hard surfaces which absorb and radiate heat across the municipality, the City of Greater Dandenong has been identified as the 7th hottest municipality in metropolitan Melbourne (refer to Figure 9).

Whilst the Greater Dandenong municipality does have a very large industrial area with large amounts of hard surfaces, our residential area is also contributing to the intensity of the UHI. Industrial and residential land in the City of Greater Dandenong have 5 and 13 per cent canopy cover respectively.

The lack of trees, the high levels of concrete in private gardens and dark surfaces all contribute to the City of Greater Dandenong having a high urban heat index (Figure 9).

Research has shown that canopy trees can reduce daytime surface temperatures by between 5–20°C. Canopy trees are one of the most effective mechanisms for reducing the UHI effect by removing carbon dioxide from the air, and cooling through evapotranspiration and shading hard or dark surfaces.

URBAN HEAT INDEX 2018

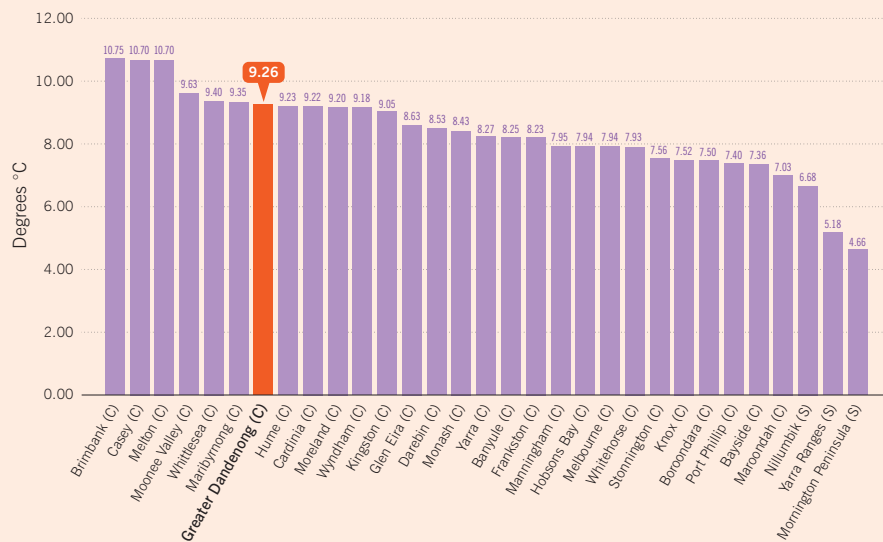


Figure 9 Average difference in land surface temperature to rural Victorian baseline temperature between Melbourne metropolitan Councils.

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

SOCIAL VULNERABILITY AND HEALTH

"Unless we start to deal with the urban heat issue ... it seems likely that, particularly for vulnerable groups, our cities are going to become quite unliveable"

Associate Professor Andrew Butt, Sustainability and Urban Planning at RMIT

Climate change, and in turn the UHI pose a significant threat to our environment, people and businesses. In 2016 the City of Greater Dandenong was ranked the most disadvantaged municipality in metropolitan Melbourne. Our community's vulnerability is further compounded by our very low canopy cover of 9 per cent. Vulnerable people, such as the elderly, children, people living with a disability and those from low socio-economic backgrounds are at an even greater risk to extreme heat events and a changing climate. Communities that suffer from heat stress are more likely to experience:

- social isolation due to increased barriers to exercise or movement
- heat related illnesses, particularly in the sick and elderly
- financial struggles due to a higher reliance on air conditioning (due to poorly designed housing including lack of air circulation, poor insulation or a lack of environmentally sustainable design principles implemented).

As detailed previously, the City of Greater Dandenong is the 7th hottest municipality in metropolitan Melbourne (Figure 10). To measure our community's vulnerability to heat, the City of Greater Dandenong has used the Heat Vulnerability Index (2018) prepared by the Centre for Urban Research at RMIT University in partnership with DELWP and Clear Air and Urban Landscapes Hub (CAULH). The Heat Vulnerability Index (HVI) measures heat exposure, sensitivity to heat and adaptive capability to determine populations that are most vulnerable to heat.



GREATER DANDENONG IS THE

7TH

HOTTEST MUNICIPALITY IN
METROPOLITAN MELBOURNE



CANOPY TREES CAN
REDUCE DAYTIME SURFACE
TEMPERATURES BY BETWEEN

5–20°C



GREATER DANDENONG
HAS VERY LOW
CANOPY COVER OF

9%

URBAN FOREST STRATEGY 2021-28 | 21

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

Figure 10 shows the City of Greater Dandenong's vulnerability in comparison to other Melbourne municipalities and demonstrates that most of the residential land use of the Greater Dandenong municipality has a HVI of 5. This indicates that the health and wellbeing of our community is at serious risk to the impacts of urban heat islands. This image also demonstrates that the City of Greater Dandenong is one of the most vulnerable municipalities in the Melbourne metropolitan region.

If not managed, the increased daytime temperatures and reduced ability of land and homes to cool during the evening contribute to respiratory difficulty, heat exhaustion, heat stroke and heat-related mortality. Urban heat islands also exacerbate the impact of heat waves which put vulnerable people at greater risk due to their limited ability to adapt.

The ability of people to adapt is heavily influenced by their health, financial position and access to support and services. A person's health can severely deteriorate during an extreme heat event or heat wave. This is compounded by the financial strain caused by cooling the home with air conditioning units and the ability for the person to access support services and cool environments if they are reliant on motor vehicles or walking in a hot environment.

We all have a responsibility and can play a role in addressing the urban heat island impacts to reduce the City of Greater Dandenong community's vulnerability to heat. To do this we must cool and green our urban environment by planting trees.

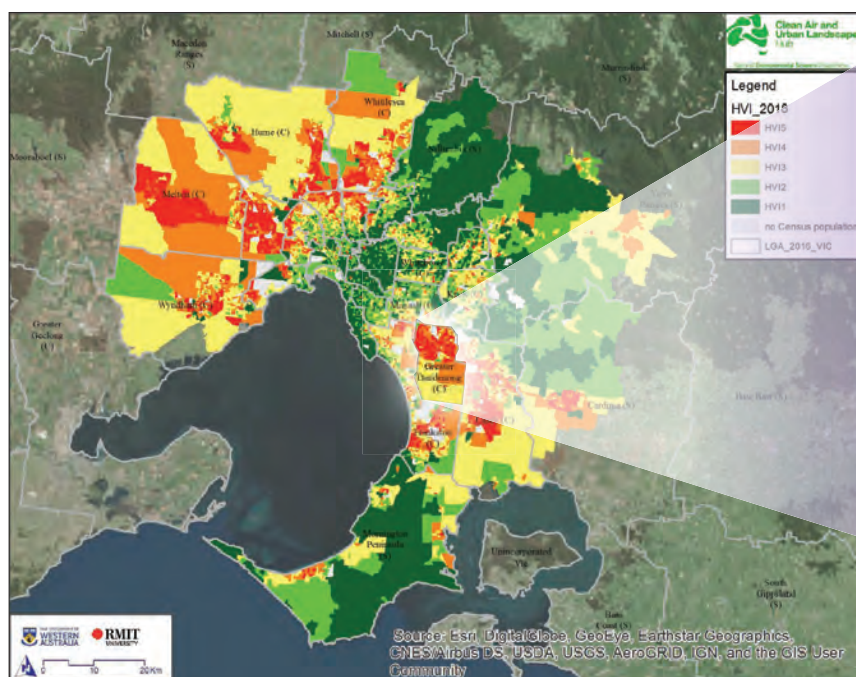
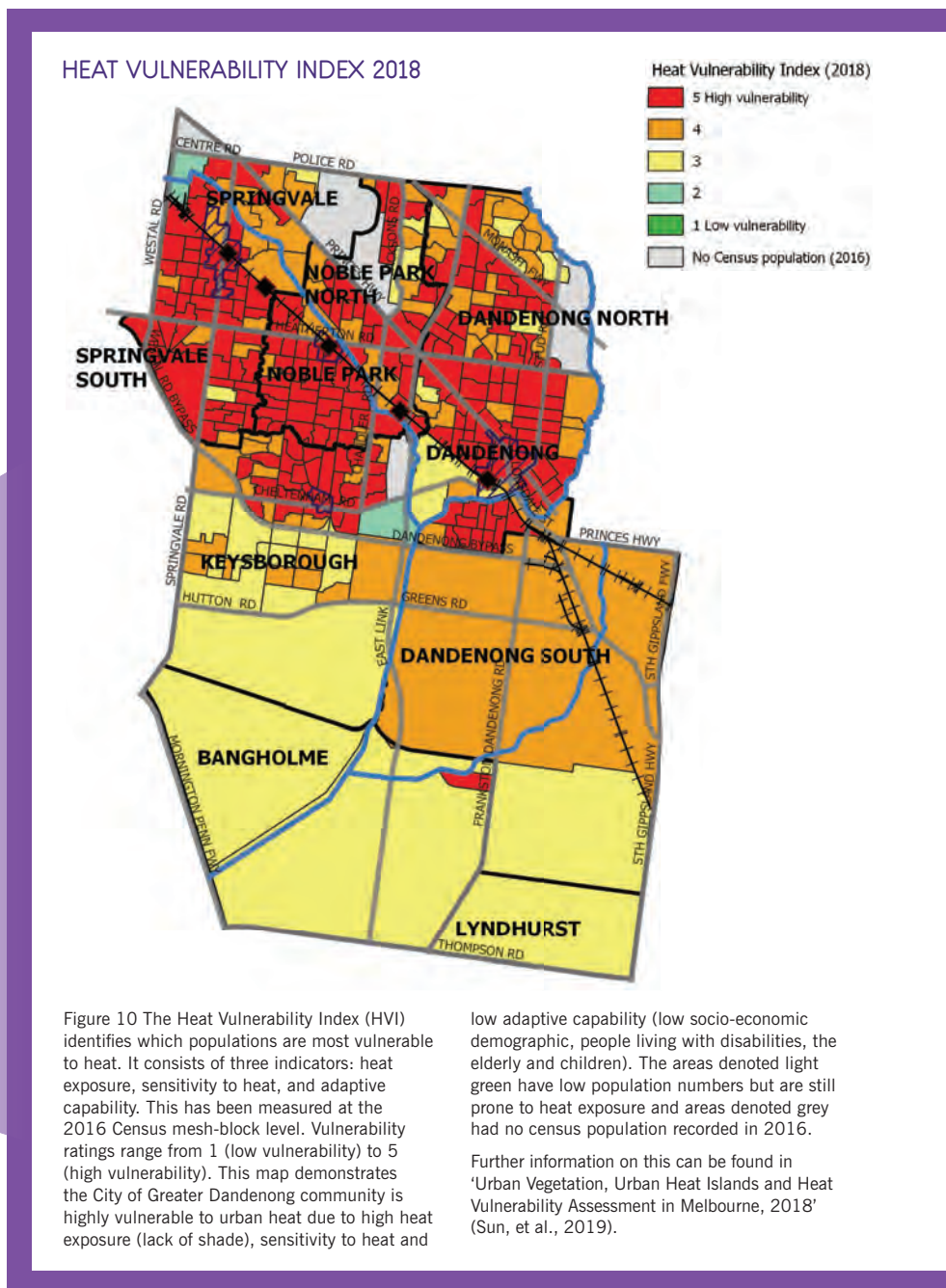


Figure 10 Heat Vulnerability Index for Metropolitan Melbourne and Greater Dandenong

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)



4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

DEFINING THE ACTION PLANS

The Urban Forest Strategy acts as the parent document to the Greening Our City and Greening Our Neighbourhoods Strategies. It is a high-level strategy which provides the overarching framework for how the City of Greater Dandenong manages its urban forest.

Greening Our City and Greening Our Neighbourhoods have separate, individual Action Plans and monitoring timeframes which will provide a series of short- and longer-term actions to cool and green the municipality, whilst engaging with the community and advocating for improved vegetation cover and landscaping.

MONITORING AND REVIEW

The *Urban Forest Strategy* has a timeframe of seven years to align with the existing *Greening Our City Strategy*. The *Urban Forest Strategy* along with *Greening Our City* and *Greening Our Neighbourhoods* will be fully reviewed in 2028.

As outlined in the action plan's timeframes, desktop reviews will be required to monitor our progress on the urban forest and to ensure *Greening Our City* and *Greening Our Neighbourhoods* are guided by up to date urban forest and climate data research, resource allocations and community expectations.

Every two years: Measure Greater Dandenong's canopy cover as a percentage across the municipality to inform Council's progress towards the targeted 15 per cent canopy cover by 2028.

Desktop review of *Greening Our City* and *Greening Our Neighbourhoods* strategy actions, progress towards targets and technical guidelines.

In seven years (2028): The Strategies (UFS encompassing *Greening Our City* and *Greening Our Neighbourhoods*) will be reviewed and proposed to be combined into one strategic document. At this 7-year milestone Council will also review the canopy cover, reaudit its tree inventory and measure the achievement of its targets in readiness for an updated Strategy.

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

GLOSSARY

Canopy cover: the measure of the area of tree canopy when viewed from above and is recorded as a percentage of total land area.

Canopy Tree: is defined as any tree above 3m.

CAULH: Clear Air and Urban Landscapes Hub (part of the National Environmental Science Program by the Australian Government).

DELWP: Department of Environment, Land, Water and Planning

Evapotranspiration: the release of water from leaves of vegetation to the surrounding air by the process of evaporation and transpiration. This cools the plant whilst cooling the air around the plant.

Heat Vulnerability Index (HVI): The HVI identifies which populations are most vulnerable to heat. It consists of three indicators: heat exposure, sensitivity to heat, and adaptive capability. Vulnerability ratings are determined by the sum of the aggregated indicators and are scaled from 1 to 5 (1 = low vulnerability, 5 = high vulnerability).

Heat Waves: defined as three or more days of high maximum and minimum temperatures that are unusual for that location (Bureau of Meteorology, 2020).

i-Tree Canopy: a point sampling tool used to measure the area of tree canopy when viewed from above. This method was used to determine the City of Greater Dandenong's canopy cover for the *Greening our City: Urban Tree Strategy 2018–28*.

Land Use: a term describing a use or activity in relation to land (i.e. residential, commercial, industrial).

Private land or privately-owned land: land owned by a private entity or individual (includes land owned by private and government agencies i.e. Melbourne Water, Department of Education or Department of Human and Health Services). This does not include Crown land or land owned by Council.

RMIT University: Royal Melbourne Institute of Technology University

Urban heat island: when urban areas are warmer than surrounding rural areas due to heat retention in hard surfaces. These occur due to the increased hard surfaces that absorb and radiate heat, limited vegetation to shade and cool, heat production from machines and activities and air pollution creating local greenhouse effects. The analysis has demonstrated the City of Greater Dandenong is already experiencing these effects with the most serious effects being experienced in major activity centres such as Dandenong, Springvale or Noble Park. The most cost effective and efficient mitigation tool is an increase in tree canopy cover.

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

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ORDINARY COUNCIL MEETING - AGENDA

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

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4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)



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	 TIS: 13 14 50	   

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

POLICY AND STRATEGY

**URBAN FOREST STRATEGY 2021-28 AND GREENING OUR
NEIGHBOURHOODS STRATEGY 2021-28**

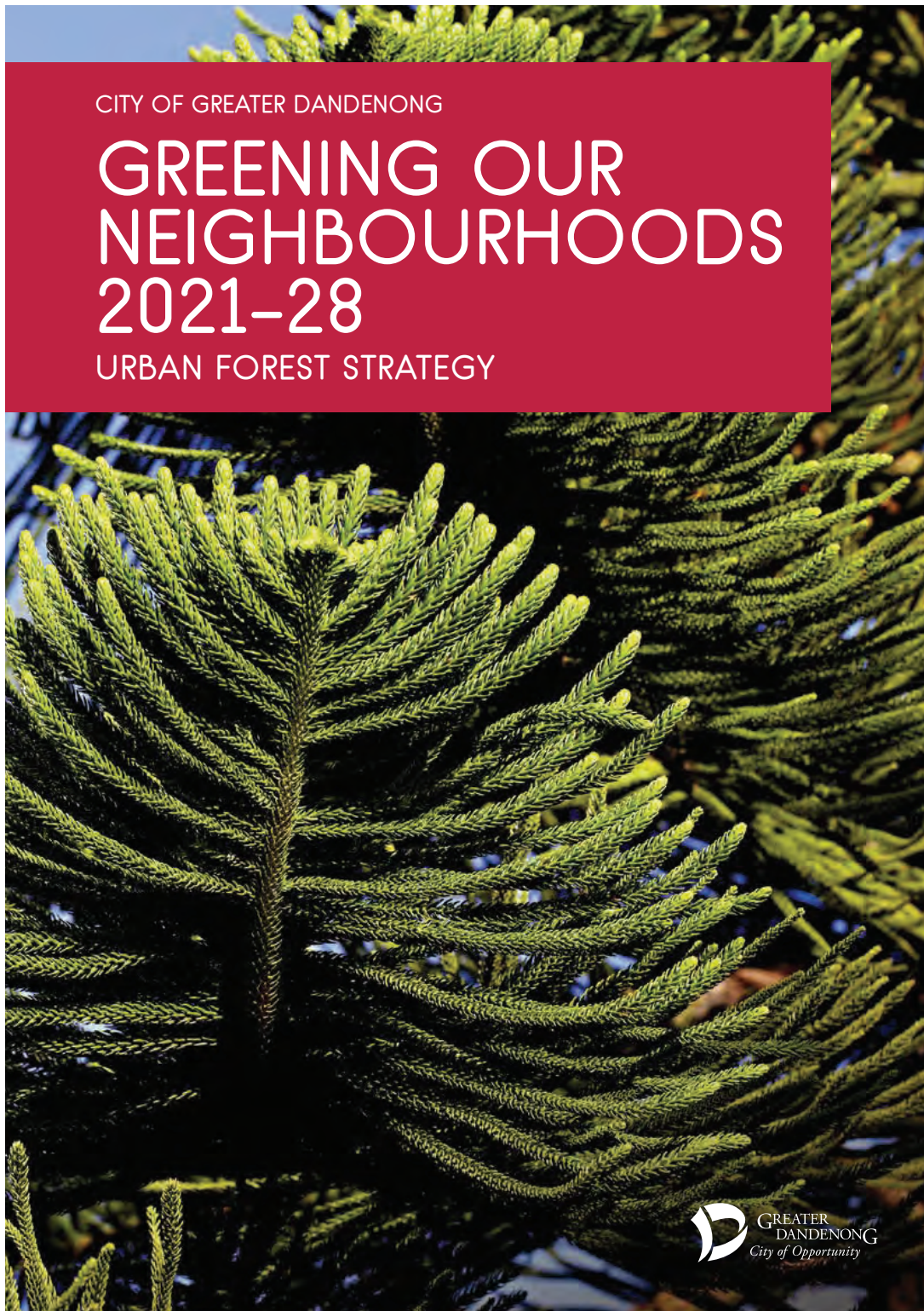
ATTACHMENT 3

**GREATER DANDENONG GREENING OUR
NEIGHBOURHOODS STRATEGY 2021-28**

PAGES 47 (including cover)

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

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)



4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)



The City of Greater Dandenong respectfully acknowledges Aboriginal and Torres Strait Islander Peoples as the Traditional Custodians of the land. We recognise and respect their continuing connections to climate, culture and Country.

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)



CONTENTS

Executive Summary..... 3

Introduction..... 4

 Background 5

 Purpose..... 6

 Urban forest and climate change 7

Benefits to greening..... 8

Vision and objectives..... 10

What is an urban heat island? 11

Canopy cover on privately-owned land in Greater Dandenong..... 14

Council's ability to protect and enhance trees 18

Opportunities and issues for privately-owned land..... 19

 Urban development and infrastructure 19

 Green Wedge 25

Integrated water management 27

Community perception of trees 28

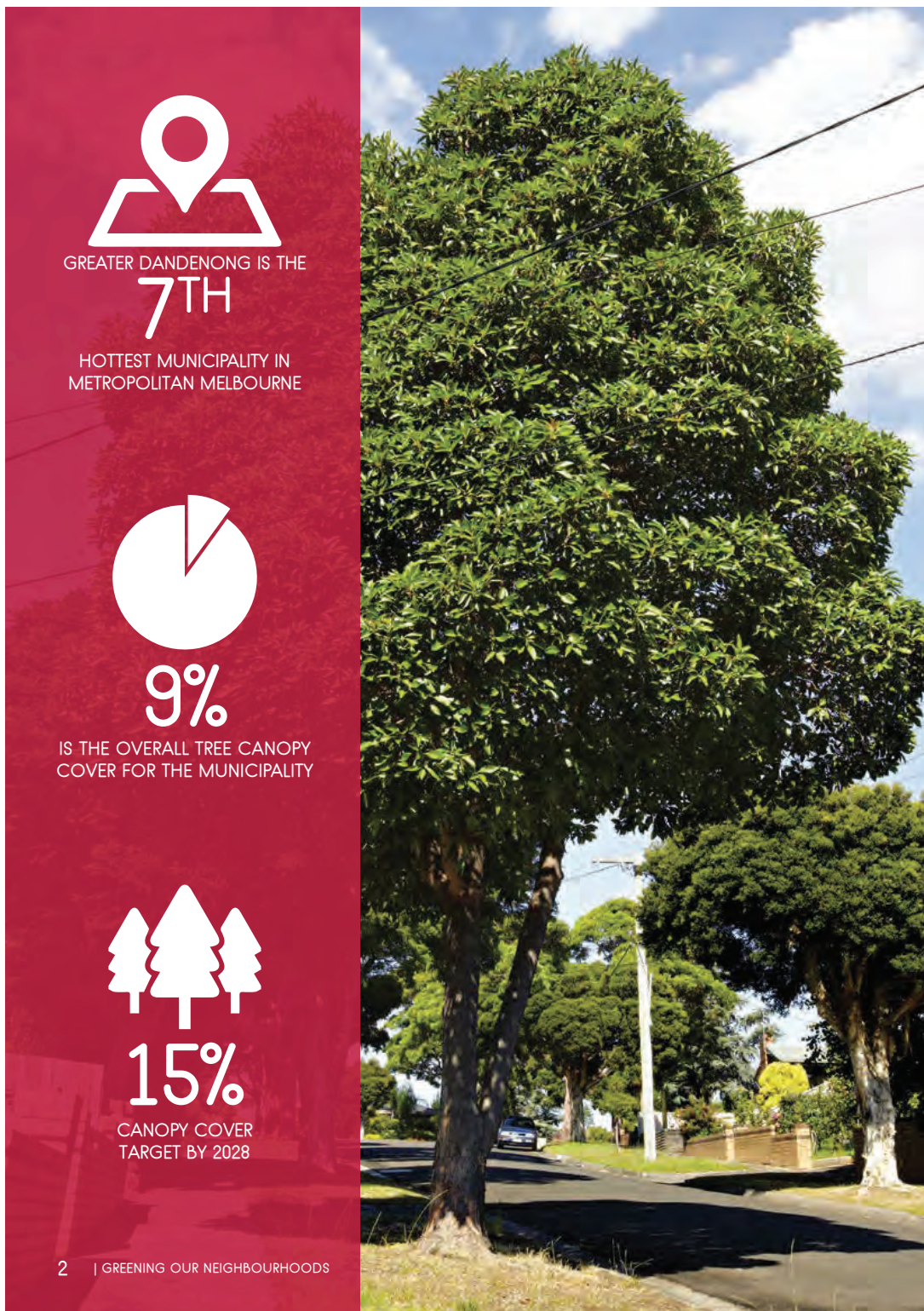
Action plan..... 30

Monitoring and review 40

Glossary..... 41

Bibliography..... 42

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)



4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

EXECUTIVE SUMMARY

Greening Our Neighbourhoods 2021–28 forms one part of the City of Greater Dandenong's overarching *Urban Forest Strategy 2021–28* and should be read in conjunction with this and *Greening our City: Urban Tree Strategy 2018–28*.

Greening Our Neighbourhoods strives for a proactive and collaborative response by the City of Greater Dandenong and the community in managing vegetation and canopy cover on privately-owned land. The strategy aims to demonstrate the value of trees and vegetation in shading our urban environment to reduce the urban heat island, respond to climate change, improve the amenity of our streets and the health of our community.

The City of Greater Dandenong on 28 January 2020 declared a 'Climate and Ecological Emergency' committing Council to emergency action on climate change. The urban forest, which is the sum of all vegetation and trees on private and public land, plays a significant role in mitigating against climate change for the benefit of our local community and environment. Greater Dandenong has an overall canopy cover of 9 per cent which is the lowest canopy cover on the eastern side of Melbourne. This is a significant contributor to Greater Dandenong being the 7th hottest municipality in metropolitan Melbourne. Urban heat islands intensify extreme heat events and have detrimental impacts on the health and wellbeing of communities.

Greater Dandenong is the most disadvantaged municipality in metropolitan Melbourne. Vulnerable people, such as the elderly, children, people living with a disability and those from lower socio-economic backgrounds are at an even greater risk to

extreme heat events and a changing climate. This combined with Greater Dandenong having a very low canopy cover and higher temperatures than most other metropolitan Melbourne municipalities has resulted in large areas of Greater Dandenong's suburban population having been assessed as being of High Vulnerability. The population in these areas of Greater Dandenong are considered to be 'highly vulnerable to urban heat due to high heat exposure (lack of shade), sensitivity to heat and low adaptive capability (low socio-economic demographic, people living with a disability, the elderly and children)'. It is therefore vital, we, as a Council and community, work to respond to the impacts of climate change, to green and cool our neighbourhoods and make our community more resilient.

Greening Our Neighbourhoods has a shared vision with the *Urban Forest Strategy* for:

A healthy, green and resilient urban forest that is well managed, protected and provides benefits to the community.

The key objective of this strategy is to cool, through greening our neighbourhood.

The strategy advocates for a more resilient and greener urban environment through higher quality landscaping and an enhanced urban forest. A particular focus is an increase in canopy trees on privately-owned land that will contribute to increasing Greater Dandenong's canopy cover to 15 per cent by 2028.

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

INTRODUCTION

Greening Our Neighbourhoods should be read in conjunction with the City of Greater Dandenong's Urban Forest Strategy 2021–28 and Greening Our City: Urban Tree Strategy 2018–28.

Greening Our Neighbourhoods advocates for a more resilient and greener urban environment through higher quality landscaping and canopy trees on private land that contribute to increasing the City of Greater Dandenong's canopy cover to 15 per cent by 2028.

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

BACKGROUND

Greening our Neighbourhoods has been prepared in response to the 'Future Considerations' section of *Greening our City: Urban Tree Strategy 2018-28* and community feedback for stronger guidance on managing and enhancing canopy cover on privately-owned land. Together with the *Urban Forest Strategy* (the parent document), *Greening Our City* and *Greening Our Neighbourhoods* provide a holistic approach to managing and enhancing the urban forest, and work together to deliver a healthy, green and resilient urban forest.

The term urban forest includes all vegetation, big and small, native and non-native growing on private and public land and buildings. While all vegetation contributes to the urban forest, canopy trees on privately-owned land make an immense contribution to the urban forest and deliver personal benefits to residents, neighbours and the wider community.

Figure 1 demonstrates the relationship between the *Urban Forest Strategy*, *Greening Our City* and *Greening Our Neighbourhoods*.



Figure 1 Structure of Urban Forest suite of strategies

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)



Private property or privately-owned land is land owned by a private entity or individual (includes land owned by private and government agencies i.e. Melbourne Water, Department of Education or Department of Human and Health Services). This does not include Crown land or land owned by Council. Private land includes land broadly zoned for residential, commercial, industrial and rural purposes (i.e. Green Wedge).

PURPOSE

This strategy will:

- Consider the current challenges to protecting and enhancing canopy cover on privately-owned land
- Identify ways Council and the community can enhance tree canopy on privately-owned land
- Build the knowledge of our community, including developers, on the most appropriate species and maintenance regimes for privately-owned land
- Advocate and encourage landowners, businesses and developers to retain green infrastructure including canopy trees and incorporate green walls and green roofs into landscape designs.

Greening Our Neighbourhoods strives for a proactive and collaborative response by the City of Greater Dandenong and community in managing and enhancing vegetation and canopy cover on privately-owned land. The strategy aims to demonstrate the value of trees in shading our urban environment to reduce the urban heat island, adapt to climate change, improve the amenity of our streets and the health of our community.

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

URBAN FOREST AND CLIMATE CHANGE

Climate change is already affecting our environment, our society and our economy. As individuals, it can cause drastic impacts on our physical and mental health and on our financial health. The City of Greater Dandenong declared a 'Climate and Ecological Emergency' on 28 January 2020, and on 24 August 2020 adopted the *Climate Emergency Strategy 2020-30* committing Council to emergency action on climate change.

The City of Greater Dandenong is the most disadvantaged municipality in metropolitan Melbourne. Vulnerable people, such as the elderly, children, people living with a disability and those from low socio-economic backgrounds are at an even greater risk to extreme heat events and a changing climate. This combined with the City of Greater Dandenong having a very low canopy cover and higher temperatures than most other metropolitan Melbourne municipalities has resulted in large areas of the City of Greater Dandenong's suburban population having been assessed as being of High Vulnerability. The population in these areas are considered to be 'highly vulnerable to urban heat due to high heat exposure (lack of shade), sensitivity to heat and low adaptive capability (low socio-economic demographic, people living with a disability, the elderly and children)'.

A recent study on urban heat islands found the City of Greater Dandenong was the 7th hottest municipality in metropolitan Melbourne. Urban heat islands have detrimental impacts on the health and wellbeing of our community and the comfort levels of our homes and workplaces.

Shade trees, while being part of our efforts to store carbon to reduce impacts of climate change, just as importantly can help cool neighbourhoods and minimise these risks. For the City of Greater Dandenong, the urban forest is as much about greening our streets, car parks and industrial precincts as it is about greening our gardens and our homes.

It is therefore vital, we, as a Council and community, work to respond to the impacts of climate change, to cool and green our neighbourhoods and make our community more resilient.



4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

BENEFITS TO GREENING

ENVIRONMENTAL



- Canopy trees help cool urban environments and can reduce daytime surface temperatures by between 5–20°C depending on the size of the canopy
- Trees support a healthy and diverse ecosystem by providing habitat and wildlife corridors for local and migratory wildlife
- Trees can help regulate stormwater runoff, reducing demand on drainage infrastructure, reducing intensity of localised flooding and assisting in the improvement of water quality.
- Trees act as wind buffers on agricultural land minimising the loss of topsoil and provide shelter to grazing animals.

ECONOMIC



- Tree-lined streets attract more foot traffic and can lead to increased spending and investment
- Residential land values can increase in streets with street trees, compared to nearby streets with no street trees
- Appropriately placed trees can realise financial savings up to 50 per cent on daytime air conditioning for businesses and 12-15% for residential properties
- The presence of nature, access to clean air and cooler environments improves human health by reducing stress and blood pressure thus reducing demand on health systems
- Vegetation, such as fruit trees or vines and vegetable gardens, contribute to local food production which can lead to reduced grocery costs and healthier communities

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)



SOCIAL



- Treed landscapes foster active and passive recreation whilst improving physical and mental health by increasing energy levels, reducing stress and decreasing blood pressure
- Reduced heat mortality rates for elderly and vulnerable people, including reduced heat-related illnesses such as heat exhaustion, damage to medications and stress
- Leafy areas can provide a comfortable outdoor place to gather with loved ones and build community networks and strengthen communities by promoting contact, encouraging physical activity, reducing stress and stimulating social cohesion
- Trees and shade assist in providing protection against skin cancer by reducing UV-B exposure (the most damaging type of solar radiation) by approximately 50%
- Greener play areas provide children with a natural and calming space to enjoy. Spending time in these spaces can lead to improved mood, wellbeing, enhance learning experiences and reduce attention deficit symptoms.
- Contribute to a safer neighbourhood through appropriate design responses

AMENITY



- Trees enhance our neighbourhoods and are considered the most important indicator of a suburb's attractiveness in a community
- Trees contribute to the character of a neighbourhood by framing and screening views, softening the built environment and absorbing sound waves reducing urban noise
- Trees provide natural barriers to wind

URBAN FOREST STRATEGY 2021-28 | 9

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

VISION AND OBJECTIVES

A healthy, green and resilient urban forest that is well managed, protected and provides benefits to the community.

OBJECTIVE:

Cool through greening our neighbourhood

STRATEGIES:

- Council will continue to advocate for high quality landscape design and the inclusion of canopy trees on private land.
- Council aims to reduce the urban heat island and cool our neighbourhoods to improve our community's health and resilience in a changing climate.
- Council aims to increase our urban forest to help sequester carbon as part of the City of Greater Dandenong's climate change mitigation measures.

- Council aims to improve the skillset of our development community by preparing a set of landscaping guidelines to achieve high quality landscaping in all developments.
- Council will work to expand and enhance its provision of educational programs that aim to improve the perception of trees and landowners' and residents' knowledge of species selection and maintenance.

The Action Plan on page 27 outlines a series of actions to achieve each of the strategies above.

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

WHAT IS AN URBAN HEAT ISLAND?

The term “urban heat island” refers to the temperature difference between built up (urban) areas compared to the rural surrounds (Figure 2). This temperature difference occurs due to the increased hard and dark surfaces in built up areas that absorb and radiate heat and is worsened by a lack of shade provided by vegetation and canopy trees.

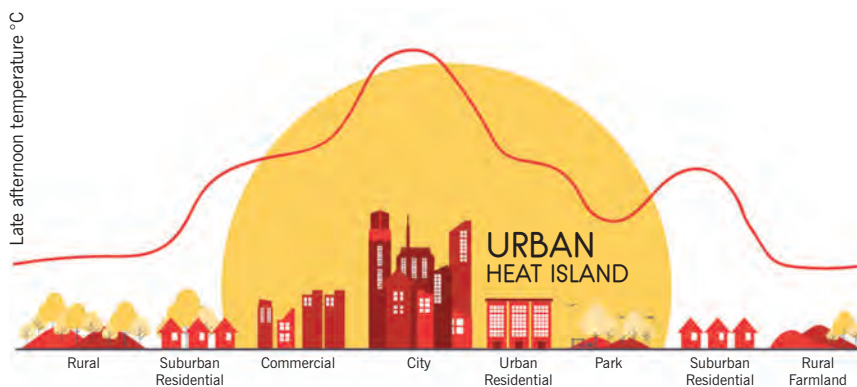


Figure 2 Urban Heat Island Effect

The *Urban Forest Strategy* established that the City of Greater Dandenong is already experiencing these effects, with our municipality measured as the 7th hottest in the metropolitan area (9.26°C hotter than non urban surrounds).

The urban heat island (UHI) effect can have detrimental impacts on the health and wellbeing of our community and the comfort levels of our homes and workplaces.

These impacts are clearly seen in heat waves, during which our homes absorb significant amounts of heat and are unable to cool down. This results in a greater reliance on air conditioning to artificially cool our homes to a comfortable temperature. Heat waves

cause severe health impacts and can have significant financial strain on many families and individuals.

Research has shown greening private backyards can significantly reduce urban heat, with canopy trees reducing daytime surface temperatures by between 5–20°C which in turn reduces the ambient air temperature. This occurs through canopy trees shading hard and dark surfaces and through the process of evapotranspiration.

Evapotranspiration is the combination of two processes: evaporation and transpiration. These processes cause water to evaporate from plant leaves, releasing moisture into the air and cooling down the plant and the surrounding environment.

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

As identified in the *Urban Forest Strategy 2021-28*, many suburbs in the City of Greater Dandenong have been identified as having 'High Vulnerability' to urban heat.

Decreases in the ambient air temperature of between 1 and 2°C significantly reduce heat mortality rates for frail, elderly and vulnerable people. Canopy trees provide maximum cooling benefits when and where it is most needed – during extreme heat events and close to individuals and families, and the communities in which we live.

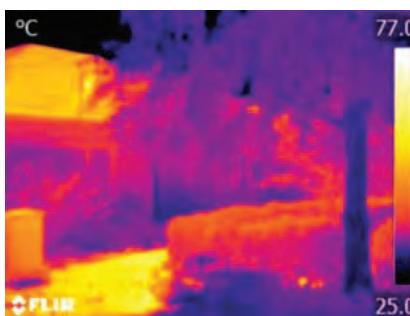


Figure 3 Image taken using thermal image camera on a 33°C day, 14 December 2020 at 2pm (Dandenong West).

The maximum daytime surface temperature recorded was 77°C on the roof. Yellow and orange colours indicate hotter temperatures, and purple shades indicate cooler temperatures with a minimum of 25°C recorded under the shade of the tree.

URBAN HEAT INDEX 2018

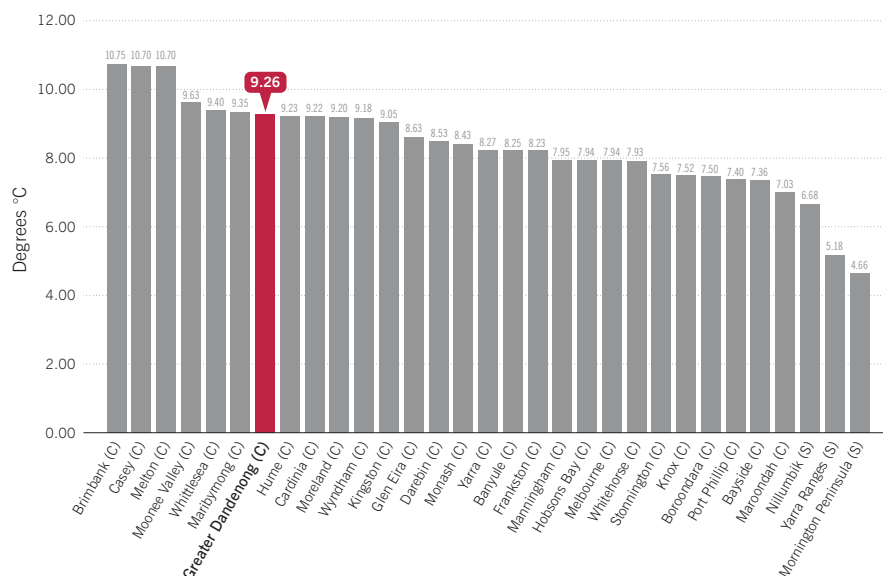


Figure 4 Average difference in land surface temperature to rural Victorian baseline temperature between Melbourne metropolitan Councils.

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

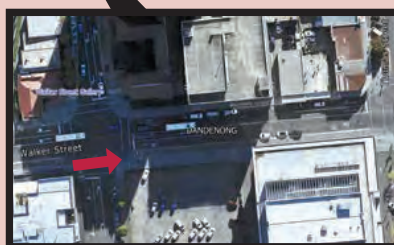
WALKER STREET, DANDENONG ACTIVITY CENTRE



Figure 4 Image taken using a thermal image camera on a 36°C day, 25 January 2018 at 4pm (Walker Street, Dandenong) demonstrating the role of canopy trees in reducing daytime surface temperatures.

The temperature recorded in the centre of the photo is shown on the top left corner, in this image the temperature at the centre point was 39.2°C.

Yellow and orange colours indicate hotter temperatures, and purple shades indicate cooler temperatures with a minimum of 24.3°C recorded under the shade of the tree. Red arrows demonstrate where thermal image was taken from.



HALPIN WAY, DANDENONG ACTIVITY CENTRE



Figure 5 Image taken using a thermal image camera on a 36°C day, 25 January 2018 at 4pm (Halpin Way, Dandenong) demonstrating the role of canopy trees in reducing daytime surface temperatures.

The temperature recorded in the centre of the photo is shown on the top left corner, in this image the temperature at the centre point was 57.4°C.

Yellow and orange colours indicate hotter temperatures, and purple shades indicate cooler temperatures with a minimum of 27.6°C recorded under the shade of the tree. Red arrows demonstrate where thermal image was taken from.



4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

CANOPY COVER ON PRIVATELY-OWNED LAND IN GREATER DANDENONG

In the City of Greater Dandenong, 73 per cent of land is privately-owned. Privately-owned land includes land owned by private residents and businesses broadly zoned for residential, commercial, industrial and rural purposes (i.e. the Green Wedge). The remainder is publicly owned and includes parks, footpaths, road and infrastructure reserves and Council buildings. The large proportion of private land is not unique to the City of Greater Dandenong and presents a significant challenge, shared amongst other councils, in managing the urban forest.

Council has direct control over the land it owns and can strongly influence the number of trees planted in the public realm. Unfortunately, Council has limited ability, beyond a decision-making and advocacy role, to increase canopy cover on privately-owned land.

Urban canopy cover for the Greater Dandenong municipality was 9.9 per cent in 2016, and 9 per cent in 2021. This is the lowest canopy cover across the municipalities located on the eastern side of Melbourne. The loss of canopy is immensely disappointing and further demonstrates the need to manage the urban forest holistically, with a focus on public as well as private land.

The following figures (Figures 6 and 7) show most of the land within the City of Greater Dandenong is privately-owned, including the Green Wedge, and has less than 10 per cent canopy overall. Privately-owned land in the City of Greater Dandenong has a canopy cover of 7 per cent, this is under half that of canopy coverage on public land, being 16 per cent.

Research conducted by the Centre for Urban Research at RMIT University, in partnership with the Department of Environment, Land, Water and Planning (DELWP) and the Clean Air and Urban Landscapes Hub identified that residential land provides the largest contribution to tree canopy cover across metropolitan Melbourne. However, due to a combination of urban re-development, landowner land-management practices and climatic effects, vegetation cover on residential land is decreasing across metropolitan Melbourne.

Recent canopy mapping completed by the City of Greater Dandenong identified that between 2016 and 2021 the City of Greater Dandenong experienced a canopy cover loss 0.9 per cent. The majority of this loss in canopy cover can be attributed to the upgrading of the Cranbourne/Pakenham railway line, however this figure is a result of the cumulative loss of canopy trees across the municipality. Whilst this appears to be a small amount, it is lost from an already small baseline and therefore any loss of canopy cover is concerning and must be addressed to mitigate the severe health and wellbeing consequences of urban heat.

Table 1 Based on mapping completed in 2021 by City of Greater Dandenong

	Percentage of tree cover
Residential Land	13
Commercial Land	7.7
Industrial Land	5.0
Rural Land (Green Wedge)	7.0
Other	17

	Percentage of tree cover
Publicly owned land	16
Privately owned land	7.0

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)



4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

**Images on this page to be graphically designed*

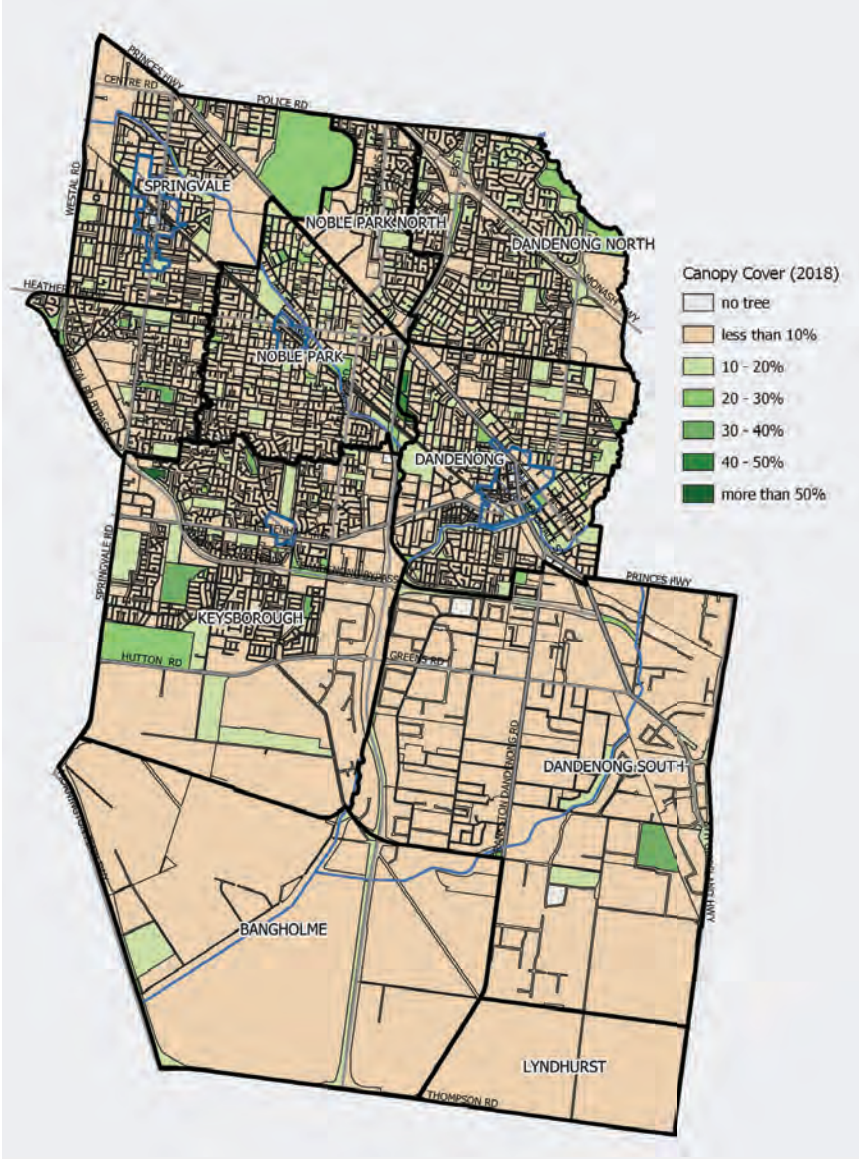


Figure 6 Map of the City of Greater Dandenong municipality tree cover 2018
(Clean Air and Urban Landscapes Hub, 2018)

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

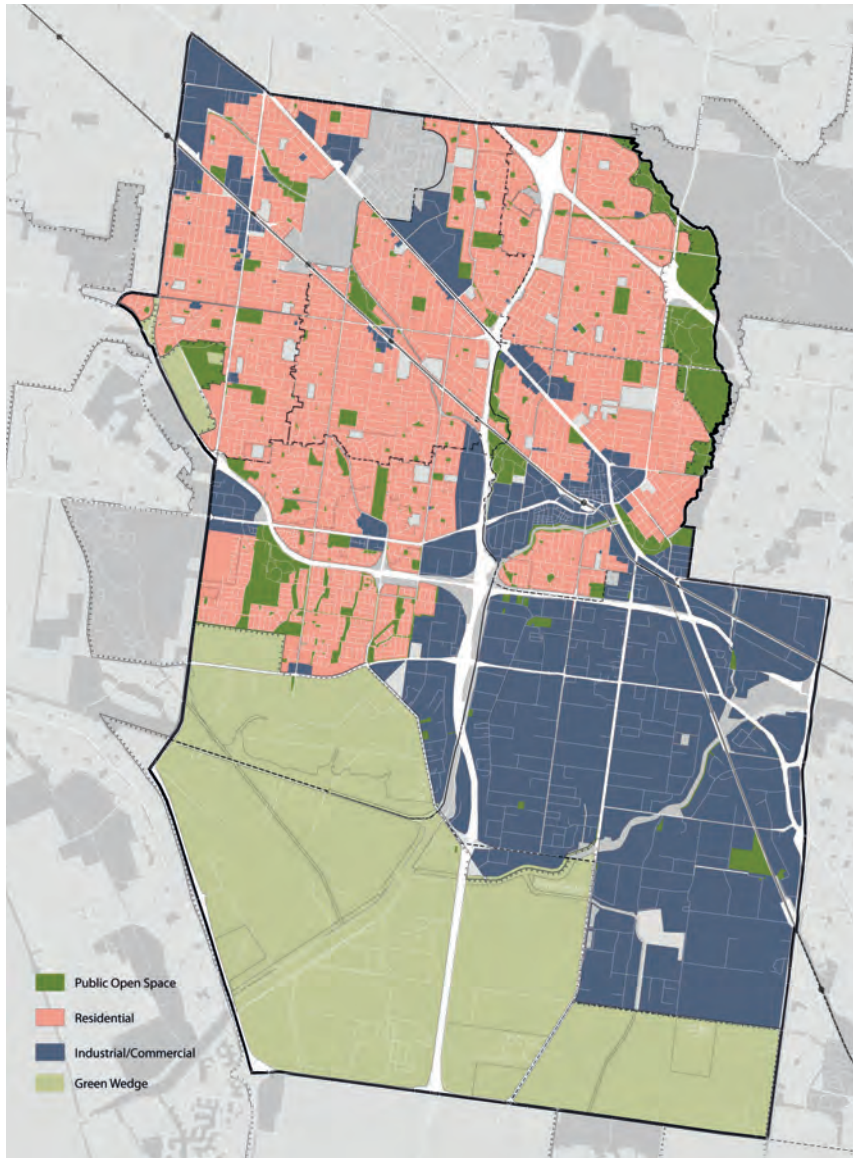


Figure 7 Map of the City of Greater Dandenong showing basic land use zones

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

COUNCIL'S ABILITY TO PROTECT AND ENHANCE TREES

Council's ability to protect and enhance canopy cover on privately-owned land is limited to a decision-making and advocacy role. This includes administering the *Greater Dandenong Planning Scheme* (the Planning Scheme).

The Planning Scheme contains multiple state and local policies and provisions which address tree protection and can require the planting of new canopy trees. At a state level, the Planning Scheme provides guidance and policy for environmental and landscape values including biodiversity, native vegetation and significant landscapes. In addition, provisions at a state level exist to protect and manage vegetation, including bushfire management, requirements for canopy trees in urban development and protecting trees from being removed where they are deemed of environmental or historical significance. These are relevant to *Greening Our Neighbourhoods* as they consider the protection and enhancement of canopy cover on privately-owned land.

More specifically in the City of Greater Dandenong the existing local policies and provisions in place include, but are not limited to:

- Clause 21.06 Open Space and Environment
- Clause 22.02 Green Wedge Local Policy
- Clause 22.03 Urban Design in Commercial and Industrial Areas
- Clause 22.04 Urban Design in Activity and Neighbourhood Centres
- Clause 22.06 Environmentally Sustainable Development

- Clause 22.09 Residential Development and Neighbourhood Character Policy
- Clause 32.07 Residential Growth Zone Schedule 1 and 2
- Clause 32.08 General Residential Zone Schedules 1, 2 and 3
- Clause 32.09 Neighbourhood Residential Zone Schedule 1
- Vegetation Protection Overlay Schedule 1 – Native vegetation in the main portion of the Green Wedge
- Environment Significance Overlay Schedule 1 – Greens Road Plains Grassland Area
- Environmental Significance Overlay Schedule 2 – Abbotts Road Vegetation Protection Area
- Environmental Significance Overlay Schedule 3 – Eastern Treatment Plant Buffer Area
- Clause 43.01 Heritage Overlay
- Clause 53.18 Stormwater Management in Urban Development

Whilst these policies and provisions provide Council with the ability to protect and enhance canopy cover in the municipality, Council needs the help of the community to plant trees on privately-owned land in order to reach the 15% canopy target by 2028.

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

OPPORTUNITIES AND ISSUES FOR PRIVATELY-OWNED LAND

URBAN DEVELOPMENT AND INFRASTRUCTURE

Issues for urban development and infrastructure

The City of Greater Dandenong's low canopy cover can be partly attributed to past land clearing for agricultural purposes and more recently the effects of urban development. Evidence demonstrates canopy cover on privately-owned land continues to be lost across metropolitan Melbourne. This continued loss is further exacerbating the City of Greater Dandenong's low canopy cover and increases in urban temperatures.

Landscaping in new developments, particularly large canopy trees, whilst promoted by Council are often seen as a hindrance to development due to the conflicts between roots and infrastructure, provision of adequate space and fears regarding tree safety. In addition, canopy trees are increasingly competing for space with other essential services such as underground drainage systems, telecommunication and electricity cables and insufficient soil quantities which do not allow trees to develop a stable root system or the ability to access the water table. Additionally, above ground, trees compete with overhead wires, roofs or eaves, business signage, paving, driveways and car parking which can impact canopy growth and water absorption. These challenges often mean their growth is limited, leading to the decline or death of the tree and eventual removal.

Urban residential

As our population continues to grow, the demand for housing increases, and so too does the demand for affordable and alternative housing styles such as townhouses and apartments. Furthermore, many people are leading busier lifestyles with less time to invest in gardens and are opting for lower maintenance options (lawn or paving). To provide enough appropriate housing and respond to these trends, dedicated space for landscaping and canopy trees is being lost. This is a significant driver of canopy loss on privately-owned land.

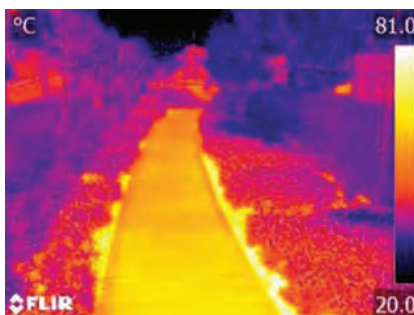


Figure 8 Image taken using thermal image camera on a 33°C day, 14 December 2020 at 330pm (Springvale).

The maximum temperature recorded was 81°C on the footpath. Yellow indicates hotter temperatures, and purple indicates cooler temperatures with a minimum of 20°C recorded under the shade.

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

Additional drivers which hinder the ability of the City of Greater Dandenong in achieving a 'leafy' neighbourhood character include:

- Preference by occupants and/or landowner for hard surfaces over vegetation or canopy trees
- Increasing amounts of hard and impermeable surfaces (driveways, car parks etc)
- Conflicts with infrastructure (solar panels, swimming pools, driveway, overhead powerlines and underground services)
- Inappropriate species selection (for the micro-climate, preferred function and available space)
- Inadequate planting techniques
- Reduction of available space and good quality soil that limits the plant's growth
- Lack of ongoing maintenance.



Residential land in the City of Greater Dandenong has a very low canopy cover of 13 per cent and research shows this is decreasing as our population and urban areas continue to grow. The City of Greater Dandenong community is highly vulnerable to urban heat and is already experiencing the serious effects of the urban heat island. Without increasing canopy cover, these impacts will increase, and our community will continue to suffer greatly from extreme urban heat events and climate change. Many of these challenges likely relate to a lack of knowledge or understanding and may be resolved through active community engagement and education.

Canopy trees deliver significant benefits through shading and cooling to reduce urban heat, and contribute to the character of a street, and suburb. Canopy trees on private land combined with street

trees can help create a sense of enclosure and comfort on the street and protect urban amenity by providing a visual break from built form and dampening urban noise (such as passing cars and noise from neighbours). Canopy trees in front and back gardens help deliver a 'leafy' neighbourhood character which is cooler and more visually appealing than streets dominated by built form and hardstand car parking areas.

Clause 22.09 Residential Development and Neighbourhood Character Policy of the Planning Scheme applies to all residential land in the City of Greater Dandenong and 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'. It also encourages landscaping to soften building bulk and the use of native and drought tolerant species that contribute positively to neighbourhood character and climate change action. Clause 22.09 is supported by the ResCode variations in the Planning Scheme which require a minimum amount of landscaping to front, side and rear setbacks and the inclusion of canopy trees.

Clause 58.03-5 which applies to apartment developments promotes climate responsive landscape design and water management that supports thermal comfort and reduces the urban heat island effect. This clause also requires consideration be given to opportunities to reduce heat absorption through green walls, green roofs and roof top gardens and the improvement of on-site stormwater infiltration. The clause also states that development should provide for the retention or planting of trees and should maximise deep soil planting for canopy trees. Ensuring enough space above and below ground is provided to canopy trees contributes to more optimal growing conditions and is more likely to deliver greening and cooling benefits.

Additionally, a number of planning scheme overlays exist (Environmental Significance Overlay, Vegetation Protection Overlay and Heritage Overlay) to protect some of the City of Greater Dandenong's most significant trees. This includes the Heritage Overlay which protects historically significant trees on private property and the Vegetation Protection Overlay Schedule 1 which protects the remnant river red gums scattered across the main portion of the Green Wedge.

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

Activity centres and retail

Activity centres in the City of Greater Dandenong include three major centres (Dandenong, Springvale and Noble Park) and 45 local shopping areas which vary in their size and function, including smaller neighbourhood centres, large shopping centres and 'bulky goods' retail centres (furniture, hardware, sporting or camping goods stores). *Greening Our City* identified the Major Activity Centres in the City of Greater Dandenong as urban hot spots needing immediate attention to combat the urban heat island effects. Due to the nature of land configuration in the commercial core of Major Activity Centres there is often no outdoor space on privately-owned land, leading to a greater reliance on public land to cool and green the urban environment. To address this, Council has installed established trees in planter boxes in Palm Plaza and a Noble Park laneway to contribute to tree cover in the activity centres and cool our urban centres. Furthermore, Council is developing a 10-year tree planting plan for the Dandenong, Springvale and Noble Park Activity Centres to increase canopy cover and improve streetscapes to be nice, cool places to visit.

The *Neighbourhood Activity Centre (NAC) Framework 2016* assessed all neighbourhood centres in the City of Greater Dandenong and found centres that perform better generally attract more investment and have a higher amenity rating.

The NAC Framework amenity rating measured the visual appeal of the centres including 'landscape quality'. The criteria for landscape quality was *'more substantial landscape and more considered landscape design softens and visually unifies a neighbourhood centre's public realm and further contributes to climatic comfort'*. Of the 45 centres assessed, 20 scored 0 ('no landscape') for landscape quality and the opportunity for landscape improvement was identified for 27 of the 45 centres.

Whilst Council can directly recommend and facilitate revitalisation to land in public ownership such as streets and laneways, land in private ownership will only see the benefits of higher amenity if it receives investment through the actions of the owner. Council encourages landowners and businesses to consider roof top gardens, landscaped setbacks and water sensitive urban design in any new and retrofitted development to help cool our urban centres, improve the visual amenity of our local and major shopping areas and deliver the immense benefits of greening.



4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

Large areas of car parking

A key driver of urban heat is car parks associated with privately-owned large retail stores and shopping centres as they absorb and radiate heat throughout the day. With no or limited trees, this can make the carpark, building and surrounding area very unpleasant and hot places to visit. Challenges which exist for greening car parks include:

- Lack of ongoing maintenance
- Inappropriate species selection
- Large amounts of hard surface limit the ability for tree roots to access water and spread.

Clause 22.04 Urban Design in Activity and Neighbourhood Centres Policy of the Planning Scheme, applies to all retail and commercial activity centres, including neighbourhood centres in the City of Greater Dandenong. The clause aims to incorporate landscaping to soften built form and improve the appearance and amenity of each centre. To address the heat island caused by car parking, the policy states that larger canopy trees should be incorporated into car parks at a ratio of at least one tree to each 10 car spaces. Council recognises these spaces provide an immense opportunity for

increasing tree canopy and delivering cooling benefits across the municipality.

Creating a space which is aesthetically pleasing and cool to move around also encourages people to visit and stay in a place longer, often leading to increased spending and investment.

Industrial

A significant portion (20 per cent) of land in the City of Greater Dandenong is zoned for industrial use which provides significant economic support and employment to the municipality and to metropolitan Melbourne. This includes land zoned Industrial 1, 2 and 3 Zone. The City of Greater Dandenong's industrial land has a very low canopy cover of 5 per cent which is greatly contributing to the urban heat island for our city.

Industrial sites are often characterised by large amounts of hard, impermeable and dark surfaces such as roads, driveways, warehouses and bare roofs which exacerbate the urban heat island. Given the significant roof space, high volume of vehicle movements and large car parks canopy trees are generally not desirable on large portions of the site given the perceived and possible damage to infrastructure during daily business operations.



4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)



These competing interests often result in minimal tree planting to the perimeter of the site and a reliance on public land to deliver green benefits.

Whilst it is acknowledged there is a need for large roads and carparks to cater for trucks and high volumes of vehicle movements, there is an immediate need to increase canopy and green cover in our industrial precincts.

Clause 22.03 Urban Design in Commercial and Industrial Areas Policy of the Planning Scheme applies to land in an Industrial Zone or Commercial 2 Zone and focuses on urban design and landscaping to improve the appearance of commercial and industrial areas. The policy requires that landscaping is designed as an integral part of any development to create a unified appearance and improve the environmental quality of the area. It also encourages the use of large canopy trees and substantial landscaping around the borders of sites to soften the built form and contribute positively to the appearance of the area.

Increasing canopy in our industrial precincts can deliver strong economic benefits through savings on air conditioning for office and warehouse space, and infrastructure maintenance and is a way to boost investment in the precinct and entice customers through the visual appeal of the precinct.

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

Opportunities for urban development and infrastructure

The very low canopy cover on privately-owned land is one of the most significant factors contributing to the urban heat island (UHI) in the City of Greater Dandenong. As previously identified:

Table 2 Based on mapping completed in 2021 by City of Greater Dandenong

	Percentage of tree cover
Residential Land	13
Commercial Land	7.7
Industrial Land	5.0
Rural Land (Green Wedge)	7.0
Other	17

	Percentage of tree cover
Publicly owned land	16
Privately owned land	7.0

Climate change is expected to intensify the UHI which presents substantial challenges to all facets of our lives at a social, environmental and economic level. Research has shown that canopy trees can reduce daytime surface temperatures by between 5–20°C and are an effective way to reduce UHI effects by removing carbon dioxide from the air, and cooling through evapotranspiration and shading hard or dark surfaces. Without planting more shade trees on privately-owned land and rethinking the way we integrate landscaping into all stages of property development, we will continue to see a rise in urban heat and in turn our vulnerability to climate change.

The *Greening Our Neighbourhoods Strategy* provides direction on how canopy cover on privately-owned land can be addressed through identified opportunities and the associated Action Plan.

Opportunities for residential, industrial and commercial land:

- Develop landscaping guidelines to ensure appropriate growing conditions are created for new vegetation and trees, so that the right tree is planted in the right place.
- Ensure protection mechanisms are in place for all neighbouring trees to prevent damage or removal during development and encourage innovative green designs.
- Strengthen planning scheme requirements and decision guidelines to ensure landscaping is considered early in the planning process and guidance is taken from the landscaping guidelines.
- Continue delivering educational programs with a focus on furthering the knowledge and skills of our community in species selection, maintenance and the important role trees play in reducing our vulnerability to heat.
- Review local policy relating to industrial and commercial sites to strengthen advocacy for Integrated Water Management (IWM), large canopy trees in front setbacks and high-quality landscaping.
- Review planning scheme requirements for large commercial and industrial carparks
- Advocate for support for green infrastructure in accordance with *Plan Melbourne's* Cooling and Greening policies and plans.
- Continue to encourage business innovation through the annual Sustainability Awards

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

GREEN WEDGE

The City of Greater Dandenong Green Wedge which for the purposes of this strategy includes only land zoned Green Wedge, Green Wedge A and the Farming Zone accounts for approximately 18 per cent of land in the municipality and consists of two areas (Figure 9):

- a large area at the southern end of the municipality (the main portion)
- a small area in the north of the municipality (the 'Clarke Road Precinct').



Figure 9 Tree canopy cover in the City of Greater Dandenong's Green Wedge areas (marked by green hatching). (Clean Air and Urban Landscapes Hub, 2018)

*Figures will be graphically designed



Figure 10 The percentage of tree canopy measured differs between property size and purpose in the Green Wedge. (Clean Air and Urban Landscapes Hub, 2018)

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

The Green Wedge has 7 per cent canopy cover and is characterised by large agricultural parcels of land, grassy plains, scattered remnant native River Red Gums and open, landscape-dominated vistas. The Green Wedge has a strong history of agricultural uses including land clearing and logging, which has likely contributed to the low canopy cover.

Property size and land use are additional barriers to achieving significant canopy cover on lots in the Green Wedge (refer to Figure 10). Smaller lots (of approximately 20-40ha) which generally function as a rural lifestyle or horse rearing property often achieve greater canopy outcomes (i.e. higher canopy cover percentage) than larger lots (approximately 200ha). This is due to larger lots often being used for grazing and growing produce which requires large areas of clearing for grass and crops. Whilst this limitation for larger properties is acknowledged, there remains room for improvement along property and paddock boundaries for greater canopy planting. The technique of boundary planting can also aid in protecting topsoil and grazing animals from strong winds and stormwater runoff.

The City of Greater Dandenong's Green Wedge Management Plan (GWMP) provides a 20-year vision for the management of the Green Wedge and identifies five priority objectives including to *'protect existing ecological values'* and to *'maintain open, landscape-dominated vistas throughout the Greater Dandenong Green Wedge'*.

Council recognises the Green Wedge offers significant opportunities for habitat links and corridors for migratory and local fauna. For example, remnant River Red Gums are a defining feature of the Green Wedge and are protected for their ecological significance to the area (Clause 42.02 Vegetation Protection Overlay, Schedule 1 of the Greater Dandenong Planning Scheme).

Council also recognises remnant native vegetation and grassland species, in addition to River Red Gums on privately-owned land in the Green Wedge, as important assets to the municipality. As part of Council's annual tree planting program, seeds of significant Council trees are harvested to be grown in local nurseries. This process has helped support local business involved in seed collection and growth, helped retain genetic material of significant local species and enhance local biodiversity.

As Council is not the primary landowner in the Green Wedge, its ability to affect change in the area is restricted to a decision-making and advocacy role, much like in urban areas.

It is important that the benefits of an increased canopy cover are communicated to landowners in the Green Wedge, as a lack of canopy can:

- place residents at a heightened risk of heat related illnesses
- reduce land productivity
- reduce topsoil retention and health
- reduce water retention in soils
- reduce habitat and food for local and migratory fauna.

Given the large areas and agricultural benefits (such as shelter for grazing animals, wind buffers to mitigate soil erosion and improved water table) there is an opportunity for Council to advocate for and engage with community stakeholders to protect native vegetation and plant more trees inside property boundaries and the streetscapes.

Opportunities for the Green Wedge:

- Continue to implement the GWMP to support and protect ecological values and the agricultural role of the green wedge
- Continue to implement the GWMP to support carbon sequestration and storage
- Investigate opportunities to support Green Wedge landowners to collect seeds from remnant native vegetation to contribute to Greater Dandenong's tree planting stock
- Continue to engage community members through educational programs and encourage volunteering for revegetation.

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

INTEGRATED WATER MANAGEMENT

Rainfall is a critical component to a healthy urban landscape and ecosystem. Climate modelling for Greater Melbourne (released in 2019) suggests average annual rainfall is likely to reduce with increased frequency and intensity of drought. Without adequate water supplies (either natural, rainfall or supplemented through irrigation), landscapes and certain tree species on both public and privately-owned land become vulnerable and are not able to maximise their environmental, social and economic benefits.

Plan Melbourne supports cooling and greening Melbourne through integrating urban development and water cycle management to support a resilient and liveable city. *Plan Melbourne* also recognises the need to consider the whole water cycle early in the planning and design of new urban areas and developments to improve water performance of new buildings and precincts.

To address water management on public land, Council will implement the *Greening Our City Strategy* actions on water sensitive urban design (WSUD) and stormwater management for all streets and public open spaces.

Water management is particularly important in urban areas, where the ability for trees to achieve their full potential is limited by the characteristics of urban environments. For example, there is often limited space for both root systems and canopy, making trees more vulnerable during periods of low rainfall or high temperatures. These vulnerabilities can then affect the tree's amenity value and ability to help reduce urban heat island effects.

Water management is also important for agricultural land in the Green Wedge where canopy trees with large root systems help stabilise water tables and maintain soil nutrients and structure.

For private landowners, improved integrated water management outcomes, such as effectively managing stormwater runoff on privately-owned land, will contribute to the overall health and diversity of the City of Greater Dandenong's urban forest. Furthermore, implementing IWM practices can aid in garden maintenance and health, reduce likelihood and effects of localised flooding events, help maintain the local water table and help keep waterways clean.

The Planning Scheme provides Council with tools to ensure that all planning applications effectively manage stormwater on-site through the consideration of water

retention, water quality, IWM and landscaping. For example, Clause 53.18 Stormwater Management in Urban Development ensures stormwater retention and reuse *'is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.'* This clause, in use with other planning scheme mechanisms works to ensure on-site landscaping and stormwater management are complimentary to each other.

It is vital that Council and the community work to effectively manage stormwater on public and privately-owned land. This can be achieved through IWM which incorporates permeable surfaces, drought resistant species and adequate space for canopy trees to develop a healthy and stable root system.

Opportunities for water management:

- Continue to engage community members through educational programs on IWM, including water sensitive urban design
- Advocate to State Government to facilitate local green infrastructure in accordance with *Plan Melbourne's* Cooling and Green policies and plans
- Improve access and awareness of Council information sheets for developers, businesses and residents.



4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

COMMUNITY PERCEPTION OF TREES

The City of Greater Dandenong community values the role that urban trees play in delivering a healthy, cool and liveable urban environment. However, the real and perceived fear of trees, including unsafe limbs, leaf litter and damage to infrastructure remain for some in our community.

Choosing the right species is important to alleviate these fears and ensure the tree grows to maturity and delivers the benefits explained in Section 2. Appropriate species selection ensures consideration is given to:

- landowner and occupier need and expectations
- purpose and function of the space available
- drought resistance
- bushfire risk
- choice of native or exotic species
- climatic conditions
- appropriate size at planting and at maturity
- cooling benefits through shading
- contribution to landscape character

It is vital Council engages with the community to alleviate these fears, to green our neighbourhoods, improve the aesthetics of our streetscapes and drastically improve our resilience to climate change. Without increased planting on private land, Greater Dandenong will struggle to see the benefits of a healthy and abundant urban forest and will continue to suffer from the impacts of the urban heat island.

Opportunities to improve community perception of trees:

- Partner with stakeholders to benchmark community attitudes to trees and develop and test public participation activities which engage residents
- Continue working with the community to alleviate fears and develop an understanding of the importance of a healthy tree population and the benefits to individuals and families
- Investigate opportunities to incentivise tree planting on privately-owned properties.



4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)



URBAN TREES CONTRIBUTE
TO A HEALTHY, COOL AND
LIVEABLE URBAN ENVIRONMENT



COOLING BENEFITS
THROUGH SHADING



CONTRIBUTES TO
NEIGHBOURHOOD
CHARACTER

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)



ACTION PLAN

The Greening Our Neighbourhoods Strategy plays a key role in Council's commitment to taking emergency action on climate change. This strategy aims to cool our neighbourhoods through greening by encouraging private landowners to increase canopy trees on their land. Without increasing canopy cover on privately-owned land, the full positive health and wellbeing benefits of a greener city will not be found in the places where we are most vulnerable – the places we live.

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

The *Greening Our City: Urban Tree Strategy 2018–28* recognised Council's role in greening public land and committed Council to implementing a 15-year planting plan to ensure trees are planted in locations of greatest need and to reduce vacant street tree sites down to zero by 2033.

Council recognises the importance of a combined effort to green the public and private realm to decrease urban heat across Greater Dandenong and make the municipality a pleasant and cool place to live, work and visit. The Action Plans for *Greening Our City* and *Greening Our Neighbourhoods* contribute to the success of each other in delivering a healthy, green and resilient urban forest.

The following Action Plan focuses on how Council and the community can help increase canopy cover on privately-owned land and contribute to the targeted 15 per cent canopy cover across the municipality by 2028.

While the actions detailed in the following Action Plan are currently considered within Council's sphere of influence, the Action Plan does not indicate that resources are currently or will be available in the future for any specific action.

Council's resources are determined annually by Council and other stakeholders.

When resources are available, actions will generally be resourced according to their stated priority and timeline as recommended in the Action Plan.

The Action Plan recommends a staged timeline for implementation. The timelines nominated have taken in to account the complexity and nature of each action and whether further collaboration with other parties is required.

The relevance of some actions, or their timing, may change due to the availability of resources.

Objective:

Cool through greening our neighbourhoods

Target:

Increase canopy on private land to achieve 15 per cent canopy cover for Greater Dandenong.

Measure:

Canopy cover across Greater Dandenong

Baseline:

9 per cent (2021)

Strategies:

1. Council will continue to advocate for high quality landscape design and the inclusion of canopy trees on private land.
2. Council aims to reduce the urban heat island and cool our neighbourhoods to improve our community's health and resilience in a changing climate.
3. Council aims to increase our urban forest to help sequester carbon as part of the City of Greater Dandenong's climate change mitigation measures.
4. Council aims to improve the skillset of our development community by preparing a set of landscaping guidelines to achieve high quality landscaping in all developments.
5. Council will work to expand and enhance its provision of educational programs that aim to improve the perception of trees and landowners' and residents' knowledge on species selection and maintenance.

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

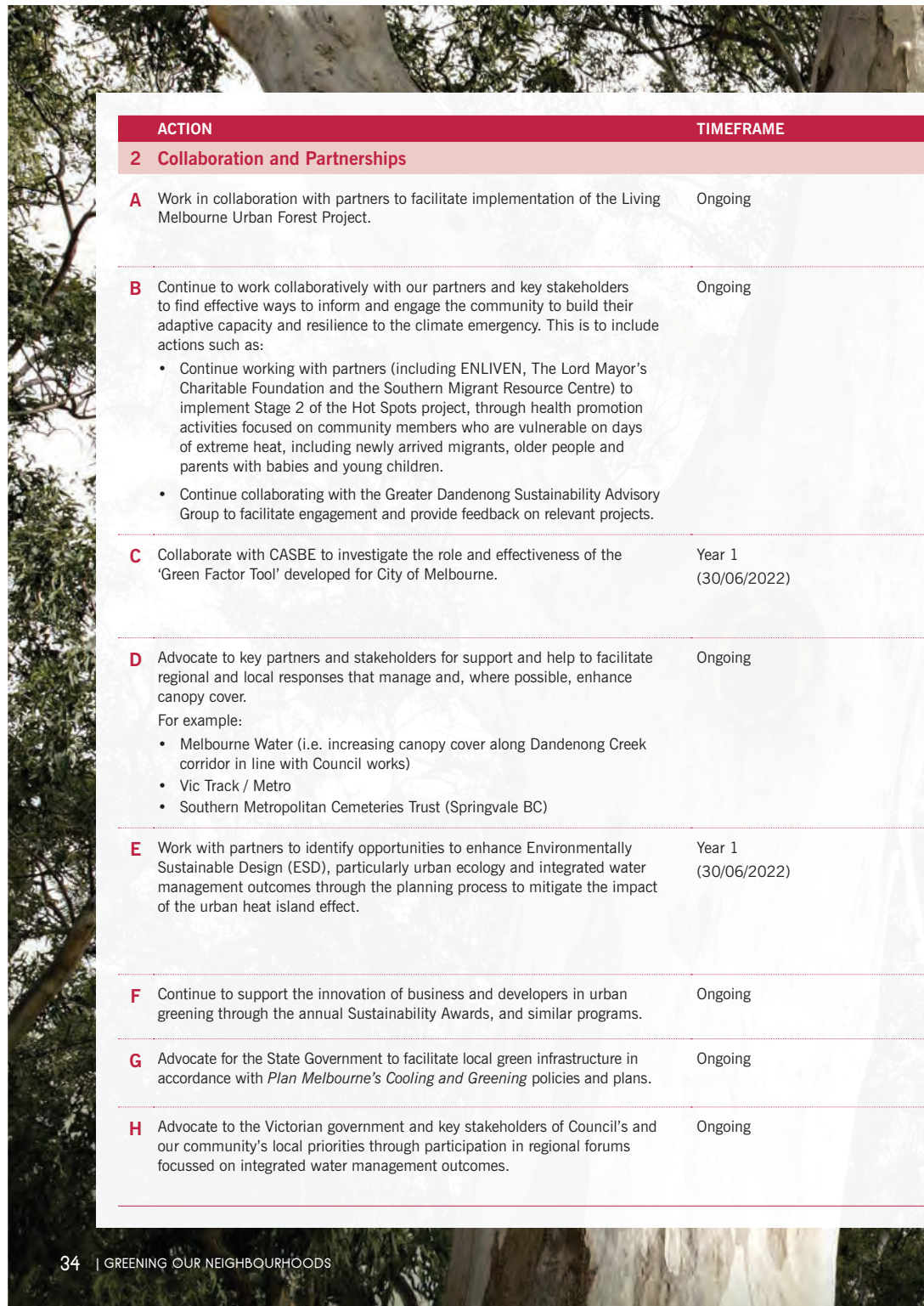
ACTION	TIMEFRAME
1 Corporate	
A Collaborate with key stakeholders and partners to: <ul style="list-style-type: none"> Source access to the most accurate and up to date tree canopy and urban heat island data for Greater Dandenong Identify and implement actions to increase canopy cover and reduce impacts of urban heat island effect. 	Ongoing
B Ensure recognition of the <i>Urban Forest Strategy</i> in key strategic and policy documents including: <ul style="list-style-type: none"> Council Plan Sustainability Strategy Health and Wellbeing Strategy Capital Improvement Projects Bid process Other internal processes. 	Ongoing
C Develop Landscaping Guidelines which ensures: <ul style="list-style-type: none"> sufficient space is maintained for existing trees and for new tree planting the right tree is planted in the right place the retention of trees on private land is considered during the planning application process 	Year 1 (30/06/2022)
D Review the Greater Dandenong planning scheme to include the new Landscaping Guidelines as a reference document and an application requirement where appropriate.	Year 2 (30/06/2023)
E Greater Dandenong Planning Scheme updated to include recognition of the importance of canopy trees in cooling the urban environment and enhancing the neighbourhood character.	Year 2 (30/06/2023)
F Review and update Clause 22.03 Urban Design in Commercial and Industrial Areas in the Greater Dandenong Planning Scheme to include reference to best practice water sensitive urban design and tree ratios for car parks.	Year 2 (30/06/2023) Subject to DELWP Planning Scheme Review process.
G Undertake an audit of the Native Vegetation Precinct Plan to determine status of identified trees.	Year 2 (30/06/2023)
H Continue to facilitate inclusion of key environmental performance considerations through Environmentally Sustainable Design (ESD) into the planning permit approvals process in order to achieve long term sustainable outcomes for new residential, commercial and industrial buildings.	Ongoing
I Raise staff awareness of the need to plant and protect trees on private land.	Ongoing
J Council's internal Urban Forest Working Group to provide leadership, policy direction, and technical support to facilitate implementation of the <i>Greening Our Neighbourhoods</i> Action Plan.	Ongoing
K Advocate to private landowners and developers of major and neighbourhood shopping centres and other development proposals the benefits of increasing canopy cover.	Ongoing

ORDINARY COUNCIL MEETING - AGENDA

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)


RESPONSIBILITY	INDICATOR	RESOURCES
Planning & Design Asset Management Parks Unit	Access to regularly updated detailed Tree Canopy and urban heat island data for Greater Dandenong	Within anticipated operational budgets
Planning & Design Parks Unit Media & Communications Corporate Planning Asset Planners	All relevant Council documents to reference Urban Forest Strategy visions and objectives	Within anticipated operational budgets
Planning & Design Parks Unit	Guidelines completed and in operation	Within anticipated operational budgets
Planning & Design	Planning Scheme Amendment authorised	Within anticipated operational budgets
Planning & Design	Planning Scheme Amendment authorised	Within anticipated operational budgets
Planning & Design	Planning Scheme Amendment authorised	Within anticipated operational budgets
Planning & Design	Audit complete	Within anticipated operational budgets
Planning & Design	All applicable planning applications subject to Sustainability Assessments	Within anticipated operational budgets
Council's Internal Urban Forest Working Group Planning & Design Parks Unit Business and Revitalisation	Develop an annual program of staff training activities to be delivered as part of the Climate Emergency Strategy 2020–2030 Landscaping Guidelines in operation	Within anticipated operational budgets
Council's Internal Urban Forest Working Group	Implementation of Urban Forest Working Group's actions	Within anticipated operational budgets
Business and Revitalisation Planning & Design	Landscape Guidelines implemented and information promoted through Council's Business & Revitalisation unit	Within anticipated operational budgets

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)



ACTION	TIMEFRAME
2 Collaboration and Partnerships	
A Work in collaboration with partners to facilitate implementation of the Living Melbourne Urban Forest Project.	Ongoing
B Continue to work collaboratively with our partners and key stakeholders to find effective ways to inform and engage the community to build their adaptive capacity and resilience to the climate emergency. This is to include actions such as: <ul style="list-style-type: none"> Continue working with partners (including ENLIVEN, The Lord Mayor's Charitable Foundation and the Southern Migrant Resource Centre) to implement Stage 2 of the Hot Spots project, through health promotion activities focused on community members who are vulnerable on days of extreme heat, including newly arrived migrants, older people and parents with babies and young children. Continue collaborating with the Greater Dandenong Sustainability Advisory Group to facilitate engagement and provide feedback on relevant projects. 	Ongoing
C Collaborate with CASBE to investigate the role and effectiveness of the 'Green Factor Tool' developed for City of Melbourne.	Year 1 (30/06/2022)
D Advocate to key partners and stakeholders for support and help to facilitate regional and local responses that manage and, where possible, enhance canopy cover. For example: <ul style="list-style-type: none"> Melbourne Water (i.e. increasing canopy cover along Dandenong Creek corridor in line with Council works) Vic Track / Metro Southern Metropolitan Cemeteries Trust (Springvale BC) 	Ongoing
E Work with partners to identify opportunities to enhance Environmentally Sustainable Design (ESD), particularly urban ecology and integrated water management outcomes through the planning process to mitigate the impact of the urban heat island effect.	Year 1 (30/06/2022)
F Continue to support the innovation of business and developers in urban greening through the annual Sustainability Awards, and similar programs.	Ongoing
G Advocate for the State Government to facilitate local green infrastructure in accordance with <i>Plan Melbourne's Cooling and Greening</i> policies and plans.	Ongoing
H Advocate to the Victorian government and key stakeholders of Council's and our community's local priorities through participation in regional forums focussed on integrated water management outcomes.	Ongoing

ORDINARY COUNCIL MEETING - AGENDA

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)


RESPONSIBILITY	INDICATOR	RESOURCES
Planning & Design Parks Unit Living Melbourne	Ongoing participation as a partner in the Living Melbourne Urban Forest Project	Funding subject to annual operational budgets being approved as part of Council's annual budget
Community Services Planning & Design ENLIVEN Sustainability Advisory Group	Programs and activities undertaken with partners Information promoted through Council's website, social media platforms and other publications	Funding subject to annual operational budgets being approved as part of Council's annual budget
Planning & Design CASBE	Determine appropriateness of the Green Factor Tool for City of Greater Dandenong Meetings attended, noted and documented	Funding subject to annual operational budgets being approved as part of Council's annual budget
Parks Unit Planning & Design	Advocacy actions undertaken with key stakeholders	Within anticipated operational budgets
Planning & Design	Work with Moreland Council to establish options for a potential ESDv2.0 in 2021 Planning Scheme Amendment authorised	\$15,000 Funded through 2019/20 Budget. Future funding subject to annual operational budgets being approved as part of Council's annual budget. Approximately \$40,000 required to be allocated for planning amendment
Planning & Design Business and Revitalisation	Annual Sustainability Awards completed	Within anticipated operational budget
Parks Planning & Design	Advocacy activities undertaken with key stakeholders	Within anticipated operational budget
Parks Planning & Design	Advocacy activities undertaken through the Dandenong IWM Forum and National Employment and Innovation Clusters (Monash and Dandenong)	Within anticipated operational budget

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

ACTION		TIMEFRAME
3 Green Wedge		
A	Continue to implement the GWMP to support and protect ecological values and the agricultural role of the green wedge.	Ongoing
B	Investigate partnership opportunities to support private landowners to conduct seed collection from remnant native vegetation to add to municipality's tree planting stock.	Year 2 (30/06/2023) – Ongoing
C	Increase community awareness through education and involvement in ecological improvements in accordance with the Greater Dandenong Green Wedge Action Plan.	Ongoing
D	Investigate and communicate opportunities for grants and support available to private landowners which support greening the Green Wedge (i.e. Land Care grants, Melbourne Water grants, local revegetation grants).	Year 2 (30/06/2023) – Ongoing
E	Provide information that supports protection and enhancement of the Greater Dandenong Green Wedge's biodiversity values.	Ongoing
F	Continue to implement Clause 42.02 Vegetation Protection Overlay Schedule 1 in the Greater Dandenong Planning Scheme to protect and enhance the existing ecological values.	Ongoing
4 Community Advocacy and Education		
A	In partnership with RMIT and other stakeholders, seek external funding to undertake a 3-year project to: <ul style="list-style-type: none"> benchmark community attitudes to trees in Greater Dandenong in comparison with other local government areas. develop and test public participation activities which engage residents with understanding the value of tree planting and urban canopy. develop and test messaging to engage residents with understanding the value of tree planting and urban canopy. 	Year 1 (30/06/2022)
B	Assess current activities and new opportunities to inform and work with the community to increase awareness of climate change impacts to health and wellbeing and opportunities to reduce these risks in response to the climate and ecological emergency. This includes opportunities to encourage and support: <ul style="list-style-type: none"> community understanding by providing solution-based engagement and education activities preparation for the increased severity and frequency of climate related emergencies its diverse multicultural communities' actions to reduce emissions and build resilience 	Year 3 (30/06/2024)

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

RESPONSIBILITY	INDICATOR	RESOURCES
Business and Revitalisation Planning & Design	Implementation of Green Wedge Action Plan	Funding subject to annual operational budgets being approved as part of Council's annual budget
Parks Unit	Partnership opportunities investigated	Funding subject to annual operational budgets being approved as part of Council's annual budget
Parks Unit Planning & Design	Implementation of Green Wedge Action Plan	Funding subject to annual operational budgets being approved as part of Council's annual budget
Parks Unit Community Services	Information on Council's website and in newsletter updates to Green Wedge landowners and occupiers	Within anticipated operational budget
Parks Unit Planning & Design	Information on Council's website and in annual newsletter update to Green Wedge owners and occupiers	Within anticipated operational budget
Planning & Design	No. of Permits issued / refused for native vegetation removal	Within anticipated operational budget
Parks Unit Planning & Design Media and Communications	Grant funding secured for this 3-year project	Funding for future years is subject to access to grant funds and operational budgets being approved as part of Council's annual process
Planning and Design	Development of <i>Climate Change Community Engagement and Mobilisation Plan in 2020-21</i>	Within anticipated operational budgets

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

ACTION	TIMEFRAME
C Continue delivering and expand Environmental Education programs and activities, including planting days and Adopt-a-Park program which encourage community action and builds awareness and skills in: <ul style="list-style-type: none"> • value of trees in reducing our vulnerability to the urban heat island • species selection and maintenance • planting techniques and preparation • water sensitive urban design • urban food production 	Ongoing
D Investigate opportunities to collaborate with residents to establish an affiliate Gardens for Wildlife program in Greater Dandenong.	Year 1 (30/06/2022)
E Continue to actively encourage participation in educational/volunteer programs to build awareness and plant trees. Including support for groups such as: <ul style="list-style-type: none"> • Friends of Fotheringham Reserve • Community Garden Groups 	Ongoing
F Continue Council's membership of Living Links, to support a regional approach to increase biodiversity and connection of green spaces across the Dandenong Creek catchment.	Ongoing
G Continue to provide support through Council's Community Grants Programs for community events, capacity building activities or programs focused on environmental sustainability outcomes that: <ul style="list-style-type: none"> • contribute to Council's vision and strategic priorities • enhance community capacity in responding to local needs • increase community collaboration, partnerships and intercultural connections • contribute to improvement of community safety, health and wellbeing • have the best sustainable outcomes for the local community. 	Ongoing
H Promote and advocate to local developers and building owners the rationale and relevant cost benefits associated with increased canopy cover and greening.	Ongoing
I Update the information content of Council's webpage for trees to reflect updated knowledge and practices adopted within this Strategy and the guidelines	Year 1 – ongoing annually (30/06/2022 – 30/06/2028)
J Collaborate with key stakeholders and partners to ensure education material and resources are more accessible to Culturally and Linguistically Diverse communities to increase awareness of the importance of trees in cooling our urban environment.	Year 3 – ongoing annually (30/06/2024 – 30/06/2028)
K Investigate opportunities for tree giveaways and incentives for landowners such as: <ul style="list-style-type: none"> • tree giveaways at environmentally focused events (Forever Fest, Dandenong Show and Australia Day Citizenship Ceremony) • tree giveaways at environmental education programs • tree giveaways as part of Greening for Wildlife program 	Year 2 – ongoing (annually) (30/06/2028)

ORDINARY COUNCIL MEETING - AGENDA

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

RESPONSIBILITY	INDICATOR	RESOURCES
Parks Unit Media & Communications	Run 6 annual planting days within reserves each year Increased number of environmental programs running each year Vegetable gardens displays and tours at Council's reserves and events Run 5 indigenous planting days in schools each year Run 6 "adopt a park" programs with local schools each year	Funding for future years is subject to the approval of CIP bids and operational budgets being approved as part of Council's annual budget
Parks Unit	Opportunities to facilitate establishment of Gardens for Wildlife program in Greater Dandenong investigated by 2022	Funding subject to annual CIP and operational budgets being approved as part of Council's annual budget
Parks Unit	Increased number of participants	Within anticipated operational budgets
Parks Unit	Annual Living Links membership Grant funding Habitat connectivity improvements achieved	2020/21 budget \$7,500 for annual membership of Living Links
Community Services	No. and value of grants provided through the Community Grants Programs that include a focus on environmental sustainability outcomes	Within anticipated operational budgets
Planning & Design Business and Revitalisation	All applicable planning applications subject to Sustainability Assessments and access to relevant information on Council's website	Within anticipated operational budgets
Parks Unit Planning & Design Media & Communications	Website to contain Urban Forest Strategy and Greening Our Neighbourhoods strategies and access to guidelines	Within anticipated operational budgets
Planning & Design Parks Unit Media & Communications Community Services	Translate existing tree and greening education materials into other commonly spoken community languages	Funding subject to annual CIP and operational budgets being approved as part of Council's annual budget
Parks Unit Planning & Design	Opportunities investigated and appropriate option implemented	Funding subject to annual CIP and operational budgets being approved as part of Council's annual budget

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

MONITORING AND REVIEW

This strategy has a timeframe of seven years to align with the Urban Forest Strategy and Greening Our City. The strategy will be fully reviewed in 2028.

Regular desktop reviews will be required to monitor our urban forest and to ensure Greening Our Neighbourhoods is guided by up to date urban forest and climate data research, resource allocations and community expectations.

Every two years: Measure Greater Dandenong's canopy cover as a percentage across the municipality to inform Council's progress towards the targeted 15 per cent canopy cover by 2028.

Desktop review of Greening Our Neighbourhoods strategy actions, progress towards targets and technical guidelines.

In seven years (2028): The Strategies (UFS encompassing Greening Our City and Greening Our Neighbourhoods) will be reviewed and proposed to be combined into one document. At this seven-year milestone Council will also review the canopy cover and measure the achievement of its targets in readiness for an updated Strategy.

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

GLOSSARY

Canopy cover: the measure of the area of tree canopy when viewed from above and is recorded as a percentage of total land area.

Canopy Tree: is defined as any tree above 3m

Canopy Cover by Land Zone: For the purposes of the mapping analysis conducted to inform Greening Our Neighbourhoods, land types have been classified according to the overarching purpose in the Greater Dandenong Planning Scheme. It is acknowledged some zones may not be appropriately classified due to their location in the planning scheme (i.e. Comprehensive Development Zone which applies mainly to Central Dandenong has been classified as 'Other' as per its location in the planning scheme and is not captured by the 'Commercial land' description).

	Zones included	Percentage of tree coverage
Residential Land	Neighbourhood, General and Residential Growth Zone; Mixed Use Zone	13
Commercial Land	Commercial 1 Zone; Commercial 2 Zone	7.7
Industrial Land	Industrial 1, 2 and 3 Zones	5.0
Rural Land	Green Wedge Zone; Green Wedge A Zone; Farming Zone	7.0
Other	Comprehensive Development Zone; Special Use Zone; Urban Floodway Zone; Public Use Zone; Public Park and Recreation Zone; Public Conservation and Recreation Zone; Road Zone	17.0

CAULH: Clear Air and Urban Landscapes Hub (part of the National Environmental Science Program by the Australian Government).

DELWP: Department of Environment, Land, Water and Planning

Evapotranspiration: the release of water from the leaves of vegetation to the surrounding air by the process of evaporation and transpiration. This cools the plant whilst also cooling the air around the plant.

Heat Vulnerability Index (HVI): The HVI identifies which populations are most vulnerable to heat. It consists of three indicators: heat exposure, sensitivity to heat, and adaptive capability. Vulnerability ratings are determined by the sum of the aggregated indicators and are scaled from 1 to 5 (1 = low vulnerability, 5 = high vulnerability).

Heat Waves: defined as three or more days of high maximum and minimum temperatures that are unusual for that location (Bureau of Meteorology, 2020).

Land Use: a term describing a use or activity in relation to land (i.e. residential, commercial, industrial).

Private property or privately-owned land: Property owned by a private entity or individual (includes land owned by private and government agencies i.e. Melbourne Water, Department of Education or Department of Human and Health Services). This does not include Crown land or land owned by Council.

RMIT University: Royal Melbourne Institute of Technology University

Urban heat island: when urban areas are warmer than surrounding rural areas due to heat retention in hard surfaces. These occur due to the increased hard surfaces that absorb and radiate heat, limited vegetation to shade and cool, heat production from machines and activities and air pollution creating local greenhouse effects. The analysis has demonstrated Greater Dandenong is already experiencing these effects with the most serious effects being experienced in major activity centres such as Dandenong, Springvale or Noble Park. The most cost effective and efficient mitigation tool is an increase in tree canopy cover.

Integrated Water Management (IWM): A collaborative approach to planning that brings together all elements of the water cycle including sewage management, water supply, stormwater management and water treatment, considering environmental, economic and social benefits. It is the integration of the water cycle into urban planning and design by recognising all water streams in the urban environment as a potential resource e.g. rainwater, stormwater, grey water and blackwater.

4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)

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4.1.1 Urban Forest Strategy 2021-28 and Greening Our Neighbourhoods Strategy 2021-28 (Cont.)



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4.1.2 Rowley Allan Reserve Keysborough Concept Plan

File Id:	A8066934
Responsible Officer:	Director City Planning Design & Amenity
Attachments:	Rowley Allan Reserve Concept Plan August 2021 Rowley Allan Reserve Concept Plan Implementation Plan August 2021 Rowley Allan Reserve Concept and Revised Plans

1. Report Summary

The Rowley Allan Reserve Concept Plan 2021 establishes the long-term vision and direction for this district park in Keysborough. The plan improves and maximises the potential of the reserve to support the development and provision of sporting, recreational and community facilities. Environmental benefits are integrated into the overall concept plan to support infrastructure improvements and biodiversity opportunities planned for the reserve. This report provides a summary of the concept plan development process, the consultation and the key directions to implement the concept plan.

2. Recommendation Summary

This report recommends that the Rowley Allan Reserve, Keysborough Concept Plan and staged implementation plan 2021 be adopted by Council.

4.1.2 Rowley Allan Reserve Keysborough Concept Plan (Cont.)

3. Background

In October 2019 Council engaged a consultant team to assist with the preparation of a Concept Plan for Rowley Allan Reserve, Keysborough.

The vision for Rowley Allan Reserve is that it shall be a multi-purpose sporting space for Cricket, Australian Rules Football, netball and lawn bowls. The park will also provide more informal recreational facilities and increased tree canopy coverage for the community to enjoy. It will become a high-quality sporting and recreation park with an emphasis on design excellence in terms of landscape, environmental, active and informal recreational and community facilities with built in flexibility of buildings for the long-term benefit of the reserve.

In addressing this aim, key considerations included:

- Reviewing the spatial planning of the park, which is disconnected and separated into three areas by the current location of buildings and facilities, resulting in inefficiencies and underutilised areas of parkland.
- Addressing the reserve's overland flooding and drainage requirements and environmental opportunities.
- Provision of active sports infrastructure that meets the functional requirements of the Australian Standards and Sports Codes and are consistent with the strategic planning of competition sport within the municipality. For example, the existing netball court run offs are currently non-compliant with the sporting code standards.
- Meeting the future demands of population growth, sports and recreational needs and community aspirations, specifically, the provision of facilities for AFL, netball, cricket and lawn bowls.
- Provision of a new and compliant sports pavilion that meets the required standards, particularly DDA compliance and female friendly standards and accommodates the requirements of football, netball, cricket, the community and maintenance/storage needs.
- Consolidating, integrating and / or the staged removal of the reserve's ancillary buildings, i.e. the Scout Hall, the public toilet block, Joe Sibberas hall, sports, maintenance and storage sheds, in order to improve the spatial and functional layout of the reserve including the provision of fit for purpose facilities.
- A 2018 building audit of the Scout Hall rated it in poor condition – 4 (Poor) out of a scale of 5. The building is failing and is not DDA compliant. The Scout Hall is inactive and does not have a scout group at the hall.
- Reducing the fenced footprint around the Lapidary and Gem Club Building to provide more public open space.
- Improving the provision and efficiency of on-site car parking and vehicle circulation within the reserve.
- Provision of social and passive recreational infrastructure including park amenities, public toilets, shared paths, informal recreation facilities and an upgraded neighbourhood level playground.
- Improving the current low level of tree canopy coverage across the reserve.
- Local community and stakeholder ideas and aspirations for the reserve as an outcome of a comprehensive community consultation process.

4.1.2 Rowley Allan Reserve Keysborough Concept Plan (Cont.)

- Council's corporate direction and addressing recommendations from relevant Council strategies, plans and policies.
- An implementation strategy which allows for the park to be upgraded or redeveloped over a staged program, which includes initiatives that are achievable in the short, medium and longer term.

3.1 Site Context

Rowley Allan Reserve is located on Cheltenham Road, Keysborough within a predominantly residential area. The main point of access for vehicles is from Cheltenham Road and Stanley Road. Pedestrian access is from Cheltenham Road, Stanley Road and Sunnyvale Crescent. The reserve is situated 400 metres to the west of Parkmore Shopping Centre, approximately 1km from Tatterson Park and 1km from Frederick Wachter Reserve. The Dandenong Bypass shared path is 300m south of the reserve and access to the bypass is via Chapel Road and Perry Road.

Rowley Allan Reserve occupies approximately 62,100sqm and is classified in the Open Space Strategy 2020-2030 as a district park that provide multi use sports facilities catering for community level competition for:

- Cricket and AFL
- Netball
- Lawn Bowls

The reserve has the following sports facilities, recreational and community infrastructure:

- 1 grass sports oval including a turf (grass wicket) and 3 synthetic practice cricket wickets
- 1 netball court
- Rowley Allan Reserve Football/Cricket Pavilion
- Lawn bowls (2 synthetic lawn bowls greens) + clubhouse
- Rowley Allan Reserve Bowls Pavilion
- 1 neighbourhood level playground
- Rowley Allan Reserve Senior Citizens Hall + Hall Annex
- Toilet block (north side of netball court)
- Scout Hall Building
- Dandenong Lapidary and Gem Club building
- Joe Siberas Hall (billiards)
- A small number of ancillary buildings – maintenance shed and water tanks

Carparking within the reserve comprises the two main onsite carparks accessible from Cheltenham Road and the informal car parking around the Football/Cricket Pavilion accessed from Stanley Road. The bitumen path around the perimeter of the oval is used for informal car parking and can be accessed from Cheltenham Road and Stanley Road. Local street parking is available along the surrounding local street network, such as Stanley Road, Sunnyvale Crescent and Cherry Court.

The existing car park numbers are:

4.1.2 Rowley Allan Reserve Keysborough Concept Plan (Cont.)

- Northern carpark (North side of Senior Citizens Hall) – 71 spaces
- Existing informal parking around the entire oval – 80 spaces approximately
- Existing Western carpark (unmarked) – 61 spaces approximately

Existing Park Facilities Plan



Figure 1 – Existing Park Facilities Plan

4. Discussion

Concept Plan Process

Community and stakeholder consultation and engagement throughout the process was a very important component of developing the draft concept plan. The consultant team also undertook a thorough site analysis and functional assessment of Rowley Allan Reserve's facilities, buildings and environmental considerations to inform the development of the draft concept plan. The key issues that were addressed in the process are summarised in 3.0 Background - key considerations.

The development of the concept plan occurred over four stages. Refer to Table 5 in section 7 Consultation for detail on the consultation process undertaken.

4.1.2 Rowley Allan Reserve Keysborough Concept Plan (Cont.)

In summary, the stages were:

- Stage 1 – Initial Engagement with Reserve User Groups – 5 December 2019
- Stage 2 – Draft Park Concept Plan – ‘Ideas and Opportunities’
 - Pre CBS Councillor Briefing – 25 May 2020
 - Community and Stakeholder Consultation - 20 July to 30 August 2020
- Stage 3 – Revised Draft Concept Plan
 - Councillor Briefing – 15 March 2021
 - Infosum to Councillors – 26 March 2021
 - Community and Stakeholder Consultation - 26 April – 24 May 2021
- Stage 4 – Final Draft Concept Plan (Proposal)
 - Infosum to Councillors – 26 August 2021
 - Final Draft Concept Plan – August 2021

Stage 1 – Initial Engagement with Reserve User Groups

A meeting with all the reserve’s user groups occurred on 5th December 2019. Facilitated by council and the consultant, this initial consultation was important to understand the key issues and opportunities identified by the user groups to provide guidance on the development of the draft concept plan. Refer to table 1 below.

The reserve’s user groups consulted were:

- Keysborough Cricket Club
- Keysborough Junior Football Club (KJFC)
- Keysborough Football Netball Club (KFNC)
- Keysborough Bowls Club
- Dandenong Lapidary and Gem Club
- Keysborough and District Multicultural Senior Citizens Club
- 1st Keysborough Scout Group

4.1.2 Rowley Allan Reserve Keysborough Concept Plan (Cont.)

Table 1 – Summary of Reserve Users' Key Opportunities and Constraints

Reserve User group	Opportunities and Constraints
Keysborough Cricket Club	<p>An additional cricket practice net (to make four) and the installation of a barrier fence to stop balls hit out of the nets.</p> <p>Upgrade the pavilion to resolve non-compliance issues. Preferred location for new pavilion is the current site.</p> <p>Playground closer to pavilion</p>
KJFC	<p>Small warm up area required, need externally accessible public toilets and additional storage, the lux levels of lights are an issue for night play</p> <p>Playground closer to pavilion</p>
KFNC	<p>Upgrade the pavilion to cater for netball, football and cricket. Preferred location is the current site.</p> <p>Playground closer to pavilion</p> <p>Small warm up area required</p> <p>Floodlights adequate for training but request 150 lux for competition standard</p> <p>Drainage ditch behind pavilion is an issue – increase parking over it.</p>
Keysborough Bowls Club	<p>A new (3rd) green may be required in the future, as on Saturdays for competition both greens are generally at capacity. An opportunity for a retractable roof cover over one green.</p> <p>Support upgrade of western carpark to free up car parking spaces when multiple sports occurring.</p> <p>General upgrades to the club house</p>
Dandenong Lapidary and Gem Club	<p>Generally, the building meets needs of club</p> <p>Perimeter fence is important for security</p>

4.1.2 Rowley Allan Reserve Keysborough Concept Plan (Cont.)

	Vehicles access from the east side to the back of building where storage is located.
Keysborough and District Multicultural Senior Citizens Club	Occasional clash with use of the northern carpark when the bowls club is also being used. Access to and size of the carpark is adequate and suitable
1st Keysborough Scout Group	Scout Group became inactive in approximately 2013. Scouts Victoria would like to re-establish a scout group. Scout Hall is in a good location within the park Scout Hall in poor condition and would require assistance from Council or other partners to refurbish the building to accommodate a new scout group and construct a driveway.

Stage 2 – Community Consultation on the Draft Park Concept Plan – Ideas and Opportunities

Input from the stage 1 initial engagement with reserve user groups informed the development of the draft plan. Figure 2 - *Draft concept plan – ideas and opportunities*, illustrates the proposal and includes detailed legend notes.

The key elements of the draft proposal were:

Sporting Infrastructure

- A new fully compliant single netball court, including lighting to competition standard, new shelters and seating.
- Oval is retained at the current size.
- Warm up area for sports competition including marshalling and shelters provided to the south of the netball court.

Buildings

- New pavilion to replace the existing pavilion. Located in the same location it would be DDA compliant, include female friendly standards and accommodate the requirements of football, netball, cricket, the community and would include a broad spectator area on the northern side, new public toilets, service and grounds maintenance requirements. The concept and detailed design for the pavilion is subject to a separate future capital improvement project being funded.
- Retain existing lapidary and gem club building and sheds but reduce fenced area to provide more public open space.

4.1.2 Rowley Allan Reserve Keysborough Concept Plan (Cont.)

- Existing scout hall to be demolished.
- Remove the existing public toilet block and billiards hall with a new toilet integrated into the new sports pavilion.
- Provide a new two berth toilet to service the playground and informal recreation zone.
- Extension of the senior citizens hall to allow for a new billiards hall.

Movement and Parking

- New formal carpark to the east of the oval and accessed via Stanley Road.
- Removal of carparking around the perimeter of the oval with the path to become a shared path for walking, exercising and cycling.
- Upgrade of the western car park to increase its usage by the Bowls Club members.

Informal Recreation

- Replace the existing playground with a new neighbourhood level playground
- New youth activity space with elements such as a half size multi-purpose court, activity wall, shelters and seating.
- Seniors fitness and exercise zone.

Landscape and Environment

- Grassed retarding area for peak flooding to the south-west corner of the reserve.
- Retention of all existing overland flow paths and drainage requirements to mitigate flooding.
- Open informal parkland to the west of the bowls club to allow for potential future expansion of the bowls club.
- Significant increase in tree canopy cover across the whole reserve.

Attachment 3 - Figure 2 - Draft concept plan – ideas and opportunities

Key Outcomes from stage 2 community consultation feedback

Extensive community and stakeholder consultation to gain further insight into the issues and opportunities on what is working well and what needs to be improved at the park was undertaken over a six-week period from 20 July to 30 August 2020. The range of consultation methods undertaken included an online survey, online meetings and park notifications (posters in the park) resulted in Council receiving a range of responses, as outlined in the summary of the feedback below. Refer to Table 5 in the Consultation section of this report for detail on the consultation process.

Table 2: Stage 2 Participation

	Online survey	Emails/Letter Submissions	Online Meetings
Participation	174 responses	2 letters and 6 emails	3 meetings

Table 2: Stage 2 Participation

4.1.2 Rowley Allan Reserve Keysborough Concept Plan (Cont.)

Summary of Key Outcomes and Feedback

Do you agree with the Draft concept plan that council has developed?

Support – 17.44%

Do not support – 82.56%

Areas of Support:

- *Fantastic ideas, such a great space that is well overdue for enhancement.*
- *I like the idea of more trees and landscaping. Like the idea of new pavilion.*
- The Keysborough Bowl Club supports the future provision for a third bowling green.
- The Dandenong Lapidary and Gem Club support the open space south of the compound as it often has outdoor demonstration events.
- The KJFC, KFNC and Keysborough Cricket Club all support the use of the area east of the pavilion for new car parking and the future pavilion.
- The Keysborough and District Multicultural Senior Citizens Club support the removal of the Joe Siberas Hall and the proposed extension of the Senior Citizens Centre to accommodate the relocation of the two billiard tables. They also support the upgrade of the western car park to encourage the Bowls Club members and visitors to use it.

Do not Support

The respondents who 'do not support' and provided 'negative feedback' from the online survey and submitted letters/emails were predominantly from members and supporters of the three football and cricket clubs: the Keysborough Football Netball Club, the Keysborough Junior Football Club and the Keysborough Cricket Club. A key reason for the high number of 'do not support' responses on the on-line survey was due to a KFNC request for members to submit a copy and paste response to the survey, responding 'no' and detailing the five issues which are outlined below.

1. Netball court - size and number of courts for training and competition.
2. Pavilion Footprint - Detailed Design and Plans not provided.
3. Removal of car parking around the perimeter of the oval.
4. Removal of the reserve's perimeter fencing.
5. Cricket practice nets.

These five key issues were important areas of feedback provided by the KFNC, the KJFC and the KCC which are summarised in table 2 below.

Table 2: Five Key Issues – Feedback and Response

Key Feedback	Officer Response / recommendation
Number of Netball Courts:	The revised draft concept plan will consider options for a practice half court in addition to the full-size court.

4.1.2 Rowley Allan Reserve Keysborough Concept Plan (Cont.)

<ul style="list-style-type: none"> • 1 netball court does not accommodate the club's requirements and option of a 1/3 size practice court is not suitable. • two full size netball courts are required to allow two games to be played side by side and to provide adequate separation for two senior women's teams of 10 per side when warming up. 	<p>The provision of one full-size and compliant netball court with competition standard floodlights will meet the Club's needs for training and netball competition.</p> <p>The addition of a half-court netball court will further increase the capacity for netball training and warmups prior to competition, particularly if this court is floodlit as well.</p> <p>A second full-size netball court would provide the Club with more flexibility for training and competition, with the main benefit being 'timing' – training for several teams could occur concurrently, and two matches could be played concurrently. However, with the current requirements of the club, one court and a half court can accommodate all of the training and competition needs of the Club for the foreseeable future, importantly, without compromising the netball training experience, nor will it result in matches having to be played at times outside of what is occurring now with the SFNL netball competition.</p> <p>If a second full-size netball court is constructed, it will impact the amount of usable and 'green' open space in the reserve and require the demolition of existing park infrastructure and ancillary buildings and removal of trees.</p>
<p>Pavilion Footprint Design</p> <p>No detailed footprint and internal layout of the pavilion has been provided.</p>	<p>The draft concept plan illustrates the required footprint area for the pavilion as part of the land use planning for this project.</p> <p>The clubs and stakeholders were advised during the online meetings and further email correspondence that the detailed design of the sports pavilion footprint will occur as part of a future separate capital works project, including detailed stakeholder engagement.</p>
<p>Removal of car parking around the perimeter of the oval</p> <p>Removal of parking around the perimeter of the oval will result in between 120 and 140 cars seeking car parking in the local streets.</p>	<p>The revised draft concept plan will propose overflow car parking (nose to fence car parking) around the northern section of the oval, which would be made available for match days.</p>

4.1.2 Rowley Allan Reserve Keysborough Concept Plan (Cont.)

	<p>Car parking to the south west of the oval will not be provided due to conflict with the netball court expansion and provision of more public open space.</p> <p>The new formalised eastern carpark will assist in increasing the nett number of on-site carparks.</p>
<p>Removal of the reserve's perimeter fencing</p> <p>Do not support the removal of perimeter fencing (loss of revenue from gate takings, safety and liquor licencing non-compliance).</p>	<p>The perimeter fencing is not being removed. Council is proposing to upgrade and replace the fencing.</p>
<p>Cricket practice nets</p> <p>The club identified the need for an additional practice net (for a total of four) to meet anticipated future growth, and the installation of a barrier fence to stop balls being hit out of the practice nets area towards the car park.</p> <p>The path around the northern section of the oval, the proposed tree planting and interface with the cricket nets impacts on the runup area.</p>	<p>It was explained to the KCC during the online meeting that four nets exceed Council's standards for practice nets in sporting reserves classified as 'Community Competition Reserves' [ref: Sports Facilities Plan (2015)].</p> <p>The revised draft concept plan proposes to relocate the western cricket net to the Stanley Rd side to allow for a proper run-up. Fencing would also be located to the south of the nets to protect vehicles, people, and the oval from cricket balls.</p>

4.1.2 Rowley Allan Reserve Keysborough Concept Plan (Cont.)

Feedback from Council's Heritage Advisory Committee

The key feedback from members was:

Scout Hall – The building requires repair and does sit in an inappropriate space. Demolition would open up the children's playground and offer a wide-open space as well as providing clear sight lines and improving passive surveillance for park users.

Joe Siberas Hall (billiards building) – The former guide hall was renamed the Joe Sibberas Annexe to recognise the efforts of the former President of the Keysborough Senior Citizens

in the late 1980s. The building blocks the view of the bowling club and walking paths and is in disrepair. Demolition of this building would improve passive surveillance for walkers along the paths and open up the area.

For both buildings, there was support for them to be demolished if there was recognition of their former uses, community's volunteer work and fundraising.

Stage 3 – Revised Draft Concept Plan

In response to the stage 2 feedback, council officers reviewed the draft concept plan and undertook further feasibility investigations and discussions with the Victorian sporting associations. Council officers also provided further correspondence to the KFNC advising of the purpose of the reserve concept plan and Council's capital works improvement process.

This process resulted in a revised concept plan being developed. Refer to Figure 3 – *Revised Park Concept Plan*, which included detailed legend notes on the proposal.

The key updates to the revised draft concept plan were:

Number of Netball Courts

- Introduction of a new netball half court to the south of the full-size netball court for warmups and training.

Cricket Practice Nets

- The western cricket practice net has been relocated to the Stanley Road corner to allow for run up requirements. Fencing would fully enclose the cricket nets for safety.

Car parking around the perimeter of the oval

- The northern side of the oval will allow for nose in overflow car parking during events (45 spaces approximately). Outside of events, the northern path will be used as a shared path and for vehicle maintenance purposes.

4.1.2 Rowley Allan Reserve Keysborough Concept Plan (Cont.)

Eastern Carpark

- The layout of the eastern carpark has been updated (69 spaces) to allow for 'nose in' vehicle parking around the eastern side of the oval, accommodate the cricket practice nets, access to overflow carparking and improvements to the protection of existing trees.

Attachment 3 - Figure 3 – Exhibited Revised Park Concept Plan

Prior to commencing stage 3 community consultation, Council officers briefed Councillors in late March 2021 on the revised draft concept plan. This included a summary of the key issues from the consultation and how these had been responded to in the revised draft concept plan, the draft implementation plan and priority actions to undertake.

Key Outcomes from stage 3 community and stakeholder engagement

The *Revised Park Concept Plan* (Figure 3), was placed on public exhibition for a four-week period from 26 April – 24 May 2021.

There were seven community responses to the online survey, of which two agreed with the draft concept and five mostly agreed. The comments from the 'mostly agree' are captured in table 3 below.

During the second week of the second public exhibition period, all reserve user groups were provided with an opportunity to have an in-person meeting on 11 May 2021 with the project consultant at which they could seek clarification and provide feedback on any aspects of the revised draft Concept Plan. They were also advised that they could submit additional feedback to Council. This additional feedback by the user groups is summarised in table 3.

Table 3: Community and Stakeholder Summary

Community / User Group	Summary of Feedback	Officer Response / recommendation
Community member	Request for a fusion soccer / basketball goal to be included in the half court	Include in the final concept plan
Community member	Is the Senior Citizens going retained and refurbished?	The concept plan recommends an extension to the south side of the building to increase the floor space.
2 Community members	Request for increased biodiversity of plant species across the reserve and review of tree planting close to oval.	The detailed landscape design, including biodiversity and species selection will be included as a recommendation. Specific projects are subject to the staged future funding of capital improvement projects.

4.1.2 Rowley Allan Reserve Keysborough Concept Plan (Cont.)

Community member	Request for traffic signals at the intersection of Stanley Road and Cheltenham Road to manage traffic congestion on match / training days.	<p>Council's traffic engineers advise that the provision of a fully signalised intersection near Rowley Allan Reserve is not supported at this time as it would be a very high cost project and potentially cause additional unnecessary congestion on Cheltenham Road during other times of the week.</p> <p>The busiest traffic periods at Rowley Allan Reserve are anticipated to be at different times to peak traffic on Cheltenham Road. Outside of the AM and PM peak periods, there is little congestion on Cheltenham Road and there is capacity to cater for additional traffic.</p> <p>The two restricted turning lanes which may experience higher volumes of traffic during events (the right turn into Stanley Road from Cheltenham Road and the right/u-turn lane at Cheltenham Road and Chapel Road) are sufficiently long to accommodate traffic waiting to turn without impacting other traffic on Cheltenham Road.</p> <p>With regards to speeding cars and the 'rat run' on Sunnyvale Crescent to Stanley Road, traffic calming measures will be installed along the Sunnyvale Crescent reserve frontage at the playground in 12-18 months' time.</p>
Scouts Victoria (1st Keysborough Scout Group)	<p>Support the overall revised draft park concept plan.</p> <p>Scouts Victoria do not support the demolition or removal of the Scout Hall from the reserve.</p> <p>Scouts Victoria are pursuing a scouting presence in the Keysborough region.</p>	<p>The retention of the Scout Hall is not supported.</p> <p>As per the 2018 building audit, the Scout Hall is in poor condition and disrepair, is not DDA compliant and there is no scouting presence at Rowley Allan Reserve.</p>

4.1.2 Rowley Allan Reserve Keysborough Concept Plan (Cont.)

		<p>The proposed recreational improvements to this area of the reserve have a higher nett benefit to the community than retaining the Scout Hall.</p> <p>The final concept plan will remove all reference to a future presence of the scout hall in the reserve.</p>
Keysborough Bowls Club	<p>Support the revised draft park concept plan.</p> <p>Requested that a proposed cover over the synthetic north green is included in the concept plan.</p>	<p>Include in the final concept plan.</p> <p>Install a motorised retractable cover over the bowls green to allow for sunlight and maintenance, with the club and others to meet the cost.</p>
Dandenong Lapidary and Gem Club	<p>Support the revised draft park concept plan.</p> <p>Requested improvements to the landscaping around their building and that access to the Lapidary compound from the east includes a double gate as part of the perimeter fence.</p> <p>Requested wayfinding signage</p>	<p>Include in the final concept plan</p>
Keysborough Football Netball Club Keysborough Junior Football Club Keysborough Cricket Club	<p>Areas of Support</p> <ul style="list-style-type: none"> Nose to fence car parking being retained around the northern oval perimeter fence. Reserve boundary fence along Cheltenham Road and Stanley Street is being retained/ replaced. Enclosed cricket training nets and the relocation of the west net to the east side. 	<p>Include in the final concept plan</p>
KFNC	<p>Directions Not Supported</p> <ul style="list-style-type: none"> KFNC do not accept the proposal for a new single full court and a 	<p>Stage 1 will include one full size netball court and a half court for warm up and practice. Funding has been provided in 2021/22 to undertake stage 1 works.</p>

ORDINARY COUNCIL MEETING - AGENDA

4.1.2 Rowley Allan Reserve Keysborough Concept Plan (Cont.)

	<p>half court. A half-court will only allow 1 team to warm-up on Saturdays and only 1 team to use it for training.</p> <ul style="list-style-type: none"> • KFNC advocate for a second full size netball court. 	<p>The final concept plan will incorporate a stage 2 proposal for the netball court footprint which allows for a potential future expansion (if required) of the netball footprint to include a second full size court.</p>
KFNC KJFC KCC	<ul style="list-style-type: none"> • All clubs queried the provision of onsite carparking numbers and whether they were sufficient to cater for the sporting requirements. They referred to reduced carpark numbers between the two draft concept plans. 	<p>Note: There was a clerical error on the draft concept plan.</p> <p>Car parking numbers have been updated. There will be a nett increase in car parking numbers across the reserve.</p>
	Feedback Suggestions	
KFNC KJFC KCC	<ul style="list-style-type: none"> • Clubs need to be consulted during the design development of the pavilion. 	<p>A separate future consultation process will occur on the pavilion design when the project is funded by Council.</p>
	<ul style="list-style-type: none"> • Retain the curators shed in existing location as an alternative to integrating it into a future pavilion footprint. 	<p>The curators shed will be integrated into a future pavilion footprint.</p> <p>The curators shed would need to be removed and relocated if the stage 2 netball court expansion was to occur.</p>
	<ul style="list-style-type: none"> • New east car park to be one way - enter at southern entrance and exit at northern egress. 	<p>Include this recommendation in the final concept plan</p>
	<ul style="list-style-type: none"> • Utilise the retarding basin as a fenced dog park 	<p>Not supported. The park is not a DOL park (Dog Off Leash Strategy 2019).</p> <p>Dogs can be walked in the park if they are on a lead.</p> <p>The retarding basin is to mitigate flooding.</p>

4.1.2 Rowley Allan Reserve Keysborough Concept Plan (Cont.)

	<ul style="list-style-type: none"> All clubs requested a small playground next to the western side of the pavilion 	<p>Not supported, as per Playground Strategy 2013-23.</p> <p>A new neighbourhood is being provided in the park.</p>
	<ul style="list-style-type: none"> A range of additional suggestions included extending the netting behind the western goals, additional seating, new coaches' boxes and replacing the oval perimeter fence with a traditional 1.0m high black PVC chain-mesh fence. 	<p>Include these recommendations in the final concept plan.</p>
Keysborough Cricket Club	<p>Feedback Suggestions</p> <p>Request for four training nets, however, they accepted that the Council's standard for provision for community cricket clubs is three nets.</p> <p>Request for plan to show the installation of a power bollard (to operate a bowling machine), and that the proposed trees along the west side of the cricket nets are removed, as they cast shadows over the nets during practice.</p> <p>Oval floodlights installed as 100 lux, as per Council's Flood Lighting Policy but with infrastructure suitable for lighting to be increased to 150-200 lux in the future at the club expense.</p>	<p>Not supported. Three cricket practice nets are included in the final concept plan</p> <p>Include this recommendation in the final concept plan</p> <p>Include this recommendation in the final concept plan</p>

Table 3: Community and Stakeholder Summary

Consultation with Victorian Sporting Associations

The Victorian Sporting Associations were also consulted in May 2021 to obtain their further views on the Draft Revised Concept Plan. A summary is provided in table 4 below.

Table 4: Summary of Consultation with Victorian Sporting Associations

4.1.2 Rowley Allan Reserve Keysborough Concept Plan (Cont.)

Association	Victorian Sporting Associations comments	Officer Response / recommendation
Netball Victoria (NV)	<p>NV advised that the preferred facility model for football/netball venues is a minimum of 2 netball courts.</p> <p>The provision of a 2nd court also gives capacity for the club to host finals and other netball events.</p> <p>Support the new pavilion providing for football, netball and cricket.</p> <p>Noted that amenities should be within 50 metres of the netball courts</p>	<p>Stage 1 will include one full size netball court and a half court for warm up and practice. Funding has been provided in 2021/22 to undertake stage 1 works.</p> <p>The final concept plan will incorporate a stage 2 proposal for the netball court footprint which allows for a potential future expansion (if required) of the netball footprint to include a second full size court.</p> <p>The site constraints limit the location of the new pavilion to its current location. There are existing toilets to the north of the courts. A new public toilet facility is proposed next to the new playground which will be 50-60 metres from the netball court.</p>
SFNL	<p>SFNL advised that they do not support the half netball court.</p> <p>SFNL support Netball Victoria's recommendation to provide two full size netball courts.</p> <p>Pavilion design – that member clubs at the reserve are consulted when the project is funded.</p> <p>Provide bench seating in front of pavilion.</p> <p>Replacement of fencing is required and extend western safety netting behind goals to the north to protect netball court area and spectators.</p> <p>Maximise car park</p>	<p>The final concept plan will incorporate a stage 2 proposal for the netball court footprint to be designed to allow for a potential future expansion (if required) of the netball footprint to include a second full size court.</p> <p>Stage 1 will include one full size netball court and a half court for warm up and practice. Funding has been provided in 2021/22 to undertake stage 1 works.</p> <p>Include recommendations on pavilion design and fencing in the final concept plan.</p> <p>The final concept plan has increased the provision of car parking in the reserve.</p>

4.1.2 Rowley Allan Reserve Keysborough Concept Plan (Cont.)

AFL Victoria	Revised Concept Plan address the concerns that were raised in AFL South Metro Regional Facilities Plan being the need to upgrade lighting, and umpire and player change facilities in the new pavilion.	Noted
Cricket Victoria	Support the proposal. The new ground meets minimum recommended sizing for community level cricket.	Noted

Table 4: Summary of Consultation with Victorian Sporting Associations

5. Proposal

The Rowley Allan Reserve Concept Plan is the exhibited revised Concept Plan with the inclusion of design changes as an outcome from the stage 3 consultation.

Overall Draft Concept Plan

The overall draft Rowley Allan Reserve concept plan (refer to figure 4 below) provides detailed direction for the different activity areas within the park as well as an implementation plan to guide the capital works program. (Refer to Attachment 1 – Rowley Allan Reserve Concept Plan and Attachment 2 - Rowley Allan Reserve Implementation Plan August 2021).

The key design revision to the proposed final concept plan is the inclusion of a two-stage plan for the netball court footprint, which would allow for a potential future expansion (if required) of the netball footprint to include a second full size court.

- Stage 1 - the upgrade and construction of one full size fully compliant netball court with supporting infrastructure and a half court for warm up and practice. Stage 1 is funded this financial year.
- Stage 2 – provision for a second full size netball court (if required). This would replace the half court and require the demolition of the public toilet block, the Joe Siberas billiards hall and existing mature trees. The expansion would also require the relocation of the water tank, grounds maintenance shed, shelter and picnic facilities.

Attachment 3 - Figure 4 – Rowley Allan Reserve Concept Plan, August 2021

A summary of the overall draft concept plan is as follows:

Sports Infrastructure

- A two-stage plan for the netball court area, as outlined above, with stage one being a new fully compliant single netball court, including lighting to competition standards, new shelters and seating and a half court. Stage two makes provision for a second full size netball court.

4.1.2 Rowley Allan Reserve Keysborough Concept Plan (Cont.)

- Oval is retained in current size, with inclusion of fencing and netting improvements.
- Oval floodlights installed as 100 lux in accordance with Council's Flood Lighting Policy but with infrastructure suitable for lighting to be increased to 150-200 lux in the future at the club expense.
- Warm up area for sports competition, with marshalling and shelters provided to the south of the netball court.
- The cricket practice nets to be fully enclosed. The western cricket practice net has been relocated to the Stanley Road corner to allow for run up requirements.
- Supporting infrastructure, including coaches' boxes and power bollard for cricket nets.
- Informal parkland to the north west corner allows for the potential future expansion of the bowls club.
- Northern bowls green – provision for a motorized rectangular cover over the bowls green, with the club and others to meet the cost.

Buildings

- New pavilion to replace the existing pavilion. Located in the same location it would be designed in accordance with Council's Sustainable Building's Policy 2020, DDA compliant, include female friendly standards and accommodate the requirements of football, netball, cricket, the community and would include a broad spectator area on the northern side, new public toilets, service and grounds maintenance requirements. The concept and detailed design for the pavilion is subject to a separate future capital improvement project being funded. Community and stakeholder consultation would occur when this project is funded.
- The lapidary and gem club building is retained with the fenced area reduced to provide more landscaped public open space.
- Existing scout hall to be demolished to make way for informal recreation and the picnic and playground area.
- The staged removal of the existing public toilet block and Joe Siberas billiards hall, with a new toilet integrated into the new sports pavilion. The staging of these removals is subject to the timing of the pavilion project, stage two netball court expansion and options for the relocation of the billiards facility.
- Extension of the senior citizens hall to accommodate the relocated billiards tables.
- Recognition of the Scout Hall and Joe Siberas buildings' former uses, community's volunteer work and fundraising included in improvements to the park.
- New two berth toilet to service the playground, informal recreation zone and netball courts.
- Keysborough Bowls Club has no external footprint changes.
- Implement measures to reduce energy usage on new buildings and existing building footprints and supporting park infrastructure.

Vehicle Movement and Parking

- Rationalisation of the car parking and reducing vehicle access to areas of the park to improve open space outcomes. The total number of car park spaces, as per the concept plan is 246

4.1.2 Rowley Allan Reserve Keysborough Concept Plan (Cont.)

spaces, a nett increase of 34 spaces. Please note that final car park numbers are subject to a future detailed design project.

- New formal carpark to the east side of the oval (69 spaces), accessed via Stanley Road.
- The northern side of the oval will allow for nose in overflow car parking during events (45 spaces approx.). Outside of events, the northern path will be used as a shared path and for vehicle maintenance purposes.
- Upgrade of the western car park (61 spaces) to encourage the Bowls Club members and visitors to the park use it.
- Northern carpark retained (71 spaces)

Informal Recreation

- Replace the existing playground with a new neighbourhood level playground.
- New youth activity space with elements such as a half sized multi-purpose court with fusion basketball / soccer goal, activity wall, shelters and seating.
- Provide a senior's fitness and exercise zone.

Landscape and Environment

- Provision of a new grassed/planted retarding area for peak flooding to the south-west corner of the reserve.
- Retention of all existing overland flow paths and drainage requirements to mitigate flooding.
- Significant increase in landscaped open space areas and path connections in the park, due to the rationalisation of the ancillary buildings and car parking.
- Significant increase in tree canopy cover across the whole reserve to improve the long-term shade and cooling of the parkland to mitigate the effects of climate change.

Implementation Plan

- The Implementation Plan provides the guidance on both the design and construction sequence that will need to be undertaken to implement the concept plan.
- The implementation of the concept plan is subject to the support and funding of capital works bids as part of Council's annual budget process.
- (Refer to Attachment 2 – Rowley Allan Reserve Concept Plan Implementation Plan August 2021)

6. Financial Implications

The financial implications associated with this report involve a cost in the current financial year of \$300,000 as per Council's adopted 2021-22 Annual Budget for these costs.

The \$300,000 funding has been allocated to Rowley Allan Reserve this financial year in the 2021/22 City Improvement Program (CIP) for the design and upgrade of the netball court area (one new full size court and the half court) and its supporting infrastructure to meet the required standards.

4.1.2 Rowley Allan Reserve Keysborough Concept Plan (Cont.)

Future year costs to implement and stage the park concept plan will be dependent on the inclusion of the concept plan and implementation plan in Council's Long-Term Financial Plan. (Which will be considered amongst council's competing priorities).

The redevelopment of Rowley Allan Reserve will represent a significant commitment by Council over the long term. To facilitate the development of the concept plan, the implementation plan outlines the sequential staging of design and construction projects and associated cost estimates as a funding guide. A headline figure of approximately \$10.995 million dollars in capital expenditure, of which \$3.680 million is for Open Space and Community Infrastructure improvements and \$7.315 million is for Building Works projects.

The funding to implement the projects is subject to the support and funding of capital works bids as part of Council's annual budget process and opportunities to actively pursue external funding in the following years as part of the budget process. (Refer to Attachment 2 – Rowley Allan Reserve Concept Plan Implementation Plan August 2021)

The building projects in the concept plan are intended to be funded out of the Building Facility renewal program steered and directed by the Sports Facility Plan and Asset Renewal Program. The upgrade of the playground would be funded through the Playground Strategy Implementation Program.

7. Consultation

Extensive community consultation was undertaken at key milestones during the project. A Project Control Group was established at the commencement of the project. The consultation process was structured to inform Councillor and officer views and priorities across Departments and to seek the views of user groups, stakeholders and the wider community early in the process. This ensured that all viewpoints could be assessed and responded to in relation to an understanding of Council policies, strategies, priorities and preferred directions. A summary of the consultation engagement process is outlined in table 5 below.

Table 5 – Community and Stakeholder Engagement Process

Community Engagement Process	Timeframe
Stage 1	
Initial Stakeholder Engagement with Reserve User Groups: <ul style="list-style-type: none">• Keysborough Cricket Club• Keysborough Junior Football Club and the Keysborough Football Netball Club.• Keysborough Bowls Club• Keysborough and District Multicultural Senior Citizens Club• 1st Keysborough Scouts Group• Dandenong Lapidary and Gem Club	5 December 2019

4.1.2 Rowley Allan Reserve Keysborough Concept Plan (Cont.)

<p>Councillor Briefing 1 (pre-CBS)</p> <ul style="list-style-type: none"> Councillors briefed on the draft concept plan – ‘Ideas and Opportunities’, advised of the stakeholder engagement that has occurred to inform the draft plan and the Stage 2 community consultation process 	25 May 2020
Stage 2	
Draft Concept Plan – ‘Ideas and opportunities’	20 July – 30 August 2020
<ul style="list-style-type: none"> Due to COVID-19 restrictions, face to face meetings and in park consultations were unable to occur. 	
<ul style="list-style-type: none"> Notification posters within the park 	
<ul style="list-style-type: none"> Information on Council’s website, under the ‘Have Your Say’ section, including the online survey via Survey Monkey. 	
<ul style="list-style-type: none"> 2 x social posts in July and August 	
<ul style="list-style-type: none"> Online meetings with the reserve user groups (Keysborough Cricket Club, Keysborough Junior Football Club, Keysborough Football Netball Club, Keysborough Bowls Club, Keysborough and District Multicultural Senior Citizens Club, 1st Keysborough Scouts Group and Dandenong Lapidary and Gem Club) 	
<ul style="list-style-type: none"> Feedback from peak sports bodies and club bodies (Netball Victoria, Scouts Victoria (1st Keysborough Scout Group), AFL Victoria, Cricket Victoria, Bowls Victoria and the Southern Football Netball League) 	
<ul style="list-style-type: none"> Notification and feedback from Council’s Heritage Advisory Committee 	
Stage 3	
Revised Draft Concept Plan	
<p>Councillor Briefing 2 - Draft Concept Plan</p> <ul style="list-style-type: none"> Ward and all Councillors invited to attend this briefing session on the draft Concept Plan, implementation plan and priority actions prior to it being publicly exhibited for consultation 	15 March 2021
<ul style="list-style-type: none"> Infosum to all Councillors on the draft Concept Plan, implementation plan and priority actions. 	31 March 2021

4.1.2 Rowley Allan Reserve Keysborough Concept Plan (Cont.)

Consultation on Revised Draft Concept Plan	26 April – 24 May 2021
<ul style="list-style-type: none"> Notification posters within the park 	
<ul style="list-style-type: none"> Information on Council's website, under the 'Have Your Say' section, including the online survey via Survey Monkey and social media (targeted) 	
<ul style="list-style-type: none"> Email notification to reserve user groups and peak sports bodies Email notification to those who responded to the initial consultation Notification letters to residents within the park catchment (710 letters) Feedback from peak sports bodies (Netball Victoria, Scouts Victoria, AFL Victoria, Cricket Victoria, Bowls Victoria and the Southern Football Netball League) 	
<ul style="list-style-type: none"> In person meeting with reserve user groups 	11 May 2021
Stage 4 Final Draft Concept Plan	
Development of Final Draft Concept Plan	June – August 2021
Infosum to Councillors	26 August 2021
Council Meeting – Final Concept Plan	27 September 2021

Table 5 – Community and Stakeholder Engagement Process

8. 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

4.1.2 Rowley Allan Reserve Keysborough Concept Plan (Cont.)

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*

9. Council Plan 2017-21

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

People

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

Place

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

Opportunity

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

10. The Overarching Governance Principles of the *Local Government Act 2020*

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

The overarching governance principles of the *Local Government Act 2020* have been considered in the preparation of the draft Rowley Allan Reserve Concept Plan in the following regard:

- The concept plan has been developed through a high level of community and stakeholder engagement to achieve the best outcomes for the existing community and future generations:

4.1.2 Rowley Allan Reserve Keysborough Concept Plan (Cont.)

- the economic, social and environmental sustainability of the reserve, including mitigation and planning for climate change risks, has been incorporated into the overriding principles for the concept plan and its staged implementation plan;
- the future implementation of the concept plan is subject to approval of capital improvements projects through Council's annual budget process. Budgeted projects will undertake community engagement in accordance with Council's Community Engagement Policy to engage the community in the design direction for specified projects.

11. Victorian Charter of Human Rights and Responsibilities

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

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; in particular:

- Section 14 – Right to freedom of thought, conscience, religion and belief.
- Section 15 – Right to freedom of expression.
- Section 16 – Right to peaceful assembly and freedom of association.
- Section 18 – Right to have the opportunity to take part in public life and to vote.

12. The Gender Equality Act 2020

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

In this regard, the objectives of the *Gender Equality Act 2020* have been considered in the development of the draft *Rowley Allan Reserve Concept Plan* as follows:

- ensuring inclusive stakeholder engagement provides everyone with an opportunity to participate and recognises the diversity within each community and of individuals, in accordance with Council's Community Engagement Policy.

13. Consideration of Climate Change and Sustainability

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

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

4.1.2 Rowley Allan Reserve Keysborough Concept Plan (Cont.)

Council's Declaration on a Climate and Ecological Emergency, Council's Climate Change Emergency Strategy 2020-2030 and the requirements of the *Local Government Act 2020* in relation to the overarching governance principle on climate change and sustainability by:

- Developing a concept plan and supporting staged implementation plan that responds to climate change through mitigation and adaptation actions.
- The proposed future pavilion will be developed in accordance with the Sustainable Buildings Policy 2020 and working towards Council's Target of net zero carbon emissions by 2025.
- Implement measures, through future capital improvement bids to reduce energy usage and increase the use of sustainable materials on existing building footprints and park infrastructure.
- Responds to increasing temperatures by significantly increasing the tree canopy coverage across the reserve to provide a cooler and greener environment for the community that mitigates climate change's impacts on the community's health and wellbeing.
- Increasing the tree canopy and biodiversity across the reserve to cool the park and introducing water sensitive urban design to mitigate against flooding and support the resilience of biodiversity and green spaces on Council land.
- Working with key stakeholders and the community to facilitate increased awareness and capacity to respond to climate change.

14. Related Council Policies, Strategies or Frameworks

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

- Open Space Strategy 2020-2030
- Playground Strategy 2013 - 2023
- Make Your Move Physical Activity Strategy 2020-2030
- Sports Facility Plan – Implementation Plan 2018
- Cycling Strategy 2017-24
- Walking Strategy 2015-23
- Climate Emergency Strategy 2020-2030
- Sustainability Strategy 2016-2030
- 'Greening Our City': Urban Tree Strategy 2018-28
- Dog Off Leash Strategy 2019
- Positive Aging Strategy 2017-25
- Community Wellbeing Plan 2017-2021
- Council Plan 2017-2021

Related Council Policies

The related council policies that are relevant to this process are;

- Asset Management Policy
- Community Engagement Policy

4.1.2 Rowley Allan Reserve Keysborough Concept Plan (Cont.)

- Cricket Wickets Policy
- Diversity, Access and Equality Policy 2021
- Financial Management Policy
- Multipurpose Use of Community Facilities Policy
- Sports Pavilion Management Policy 2017
- Sports Ground Floodlighting Policy 2015

15. Conclusion

The Rowley Allan Reserve Concept Plan will enable the transformation of this district park as a community destination for active and passive recreational pursuits and community uses. The concept plan integrates and connects the park facilities to create a diverse and walkable environment for the community to enjoy. The plan strengthens and supports the continued important role of community sport at Rowley Allan Reserve, with the new sports pavilion building and eastern carpark, the upgrade of the netball courts zone and improvements to the cricket practice nets.

The introduction of a more diverse informal recreation precinct with an upgraded neighbourhood level playground, informal recreation, fitness equipment and a multi-use court facilities, supporting path networks, and other improved park infrastructure will support the community's access to quality open space and their recreational pursuits. The planting of trees across the reserve will enable an urban forest canopy to be developed across the reserve that frames the sporting uses as well as providing long term shade and environmental benefits for the community.

The concept plan has considered the long-term future of the reserve by ensuring that the sporting infrastructure caters for existing and future trends in sport and recreation. The inclusion of informal recreational and community facilities that are integrated with an enhanced landscaped environment will enrich the lives of the community. The Rowley Allan Reserve Concept Plan in council officers' opinion successfully balances the recreational, social, economic and environmental objectives for the community.

16. Recommendation

That Council:

- 1. notes the Rowley Allan Reserve Concept Plan has undergone a rigorous process of community and stakeholder engagement. The Rowley Allan Reserve Concept Plan will respond to the long-term future requirements of the community and supports the established growth and development of the reserve for sport and passive recreational pursuits and environmental improvements; and**
- 2. adopts the Rowley Allan Reserve, Keysborough Concept Plan Report and the staged implementation plan.**

4.1.2 Rowley Allan Reserve Keysborough Concept Plan (Cont.)

POLICY AND STRATEGY

ROWLEY ALLAN RESERVE KEYSBOROUGH CONCEPT PLAN

ATTACHMENT 1

**ROWLEY ALLAN RESERVE CONCEPT PLAN
AUGUST 2021**

PAGES 2 (including cover)

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

[illegible]

4.1.2 Rowley Allan Reserve Keysborough Concept Plan (Cont.)

POLICY AND STRATEGY

ROWLEY ALLAN RESERVE KEYSBOROUGH CONCEPT PLAN

ATTACHMENT 2

**ROWLEY ALLAN RESERVE CONCEPT PLAN
IMPLEMENTATION PLAN AUGUST 2021**

PAGES 4 (including cover)

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

ORDINARY COUNCIL MEETING - AGENDA

4.1.2 Rowley Allan Reserve Keysborough Concept Plan (Cont.)

ROWLEY ALLAN RESERVE, KEYSBOROUGH CONCEPT PLAN

IMPLEMENTATION PLAN AND STAGING PLAN

AUGUST 2021

The Opinion of Probable Cost is preliminary only to guide the preparation of CIP projects for each of the projects outlined below. The final cost is subject to final design being undertaken for each project.

ITEM NO.	PROJECT DESCRIPTION	PRIORITY	OPINION OF PROBABLE COST	FINANCIAL YEAR
	OPEN SPACE AND COMMUNITY INFRASTRUCTURE IMPROVEMENTS			
1	Sports Facilities			
	Netball			
1.1	Stage 1 - One Full size netball court and one half court			
	Expand the existing single netball court as a training facility, along with the construction of a new netball half court.	High	\$300,000.00	2021/22
	- Design (includes light design)			
	- Netball court expansion			
	- Half netball court construction			
	New lighting to competition standard (footings and lights)	High	\$80,000.00	2022/23
	New shelters and seating	High	\$50,000.00	2022/23
	Access road interface with netball courts - Reconfigure and remove carparking access around the south west of the oval to improve circulation and safety for netball players and pedestrians.	High	\$50,000.00	
	Bollards, signage, granitic sand paving works			2022/23
	Sub-total Netball (Stage 1)		\$480,000.00	
1.2	Stage 2 - Second Full size netball court			
	Design (includes light design)	Low	\$40,000.00	2024/25
	Construction of a new second netball court.	Low	\$500,000.00	2024/25
	Construction - Netball court expansion and landscape improvements and a new storage shed, shelters and seating. Includes the demolition of Joe Siberas building, park infrastructure and removal of existing trees and landscaping			
	Sub-total Netball (Stage 2)		\$540,000.00	
1.3	Cricket			
	2 New coaches boxes	Medium	\$35,000.00	2024/25
	Cricket nets – relocate the western cricket net and upgrade existing cricket nets, including new high fence to south of nets and power bollard remove and replace fencing and clean up site works	Low	\$150,000.00	2028/29
	Sub-total Cricket		\$185,000.00	
1.4	Oval			
	Design and installation of new 10m high nets, positioned behind goals at both ends to protect netball courts and cricket practice nets area	High	\$170,000.00	2022/23
	Upgrade oval lights to 100 lux	Low	\$450,000.00	
	Design - 150 lux and allow for future 150-200 lux capacity			2028/29
	- Lights upgrade			2027/28
	Fencing replacement to perimeter of oval - 1.0m high black PVC chain mesh fence	Low	\$80,000.00	2027/28
	Sub-total Oval		\$700,000.00	
1.5	Western Carpark			
	Western carpark – Expand and resheet surface with line markings and perimeter path connections	High	\$120,000.00	2022/23
	Sub-total western carpark		\$120,000.00	
2	Community Spaces			
2.1	Lapidary Building - reduce fenced area and landscape upgrade			
	Reduce the fenced area and install new gate around the lapidary building and remove the sheds to return more open space area to the community. New path connection for vehicle and pedestrian access to the lapidary building from the western carpark.	High	\$50,000.00	2022/23
	New landscaping with tree planting and grassed areas.			
	Landscape upgrade and Warm Up area to the south and east of new netball court			
	Enhanced landscape area to the south of the netball courts for warm ups with picnic shelters, paving, seating, tree and garden bed planting – integrated with the lapidary building area expanded landscape	High	\$60,000.00	2022/23
	Sub-total lapidary		\$110,000.00	
2.2	Neighbourhood Playground			
	Replace existing playground with new neighbourhood level play space, including nature play area and facilities such as 2 shelters, seating and drinking fountain and landscaping.			
	- Design	Medium	\$20,000.00	2023/24
	- Construction	Medium	\$280,000.00	2023/24
	Sub-total playground		\$300,000.00	

ORDINARY COUNCIL MEETING - AGENDA

4.1.2 Rowley Allan Reserve Keysborough Concept Plan (Cont.)

2.4	Youth and Seniors Recreation Space			
	Youth activity space – half basketball /multi purpose court, fitness and exercise activities, shelter and park furniture			2024/25
	- Design	Medium	\$10,000.00	
	- Construction	Medium	\$350,000.00	
	Seniors Fitness and Exercise Zone – new exercise precinct with seniors focused equipment			2024/25
2.5	- Design	Medium	\$10,000.00	
	- Construction	Medium	\$150,000.00	
	Sub-total youth /seniors space		\$520,000.00	
2.7	Pedestrian Jogging Path to Perimeter of Oval			
	Create a new pedestrian 'jogging' and cycling path around the perimeter of the oval (Design and construction)	Medium	\$80,000.00	2023/24
	- Compacted granitic sand pavement			
	- Landscaping and tree planting			
	- Signage for overflow carparking			
	Sub-total Jogging path		\$80,000.00	
3	Landscape, Environment and Infrastructure			
3.1	Park Fencing – southern interface			
	New CGD standard park post and rail fencing to park interface at Sunnyvale Crescent and Cherry Court	Medium	\$20,000.00	2023/24
	Sub-total Fencing		\$20,000.00	
3.2	Retarding Basin Enhancements			
	Enhance and enlarge the grassed retarding basin to the south west of the park to improve drainage, biodiversity and overland flow capture and treatment. Includes landscaping (trees and shrubs/groundcovers/ephemeral species) (Design and construction)	Low	\$50,000.00	2026/27
	Sub-total Retarding Basin		\$50,000.00	
3.3	Wayfinding signage			
	Wayfinding signage - design and installation	Low	\$20,000.00	2026/27
	Sub-total Wayfinding Signage		\$20,000.00	
3.4	Landscape Works			
	New landscaped tree buffer (west of the Bowls Club) and within existing bowling club frontage to Cheltenham Road 50 trees @ \$450 per tree	Ongoing	\$25,000.00	
	Enhance existing vegetation area within informal parkland with an environmental focus. Provide additional planting, shelters and picnic tables and seating		\$250,000.00	
	Provide general landscape upgrade and tree planting across the reserve.	Ongoing	\$200,000.00	
	Sub-total Landscape works		\$475,000.00	
	Sub-total		\$3,680,000.00	
	Open Space and community infrastructure improvements			
4	BUILDING WORKS			
4.1	New Sports Pavilion – AFL, Cricket, Netball and Community	Low		
	Design and construct new pavilion to meet standards required by the AFL for community clubs, facilities for other sporting codes, community facilities and grounds maintenance facilities.			
	- Concept design	Low	\$80,000.00	2029/30
	- Detailed design / documentation	Low	\$300,000.00	2030/31
	- Construction	Low	\$5,500,000.00	2031/32 and 2032/33
	Sub-total Sports pavilion building		\$5,880,000.00	
4.2	New Sports Pavilion – new eastern carpark/infrastructure			
	Design and construction of the new carpark to service the sports pavilion, including new pedestrian path connections, integration with pavilion and landscaping, fencing and lighting			
	- Concept design	Low	\$130,000.00	2030/31
	- Construction	Low	\$420,000.00	2031/32
	Sub-total Sports pavilion carpark / infrastructure		\$550,000.00	
4.3	New Public toilet			
	Design and construction of new two cubicle modular toilet to the west of the Lapidary Club building in playground area	High	\$180,000.00	2022/23
	Sub-total toilet		\$180,000.00	
	Demolition of Existing Public toilet (south of senior citizens building)			
	Demolition of the existing toilet block to the south of the senior citizens building and minor landscape improvements to make good site area. The demolition would only occur once the new toilet next to the playground has been constructed.	High	\$80,000.00	2022/23
	Sub-total toilet		\$80,000.00	

4.1.2 Rowley Allan Reserve Keysborough Concept Plan (Cont.)

4.4	Scout Hall demolition for new youth /seniors facilities			
	Demolition of the scout hall to make way for the youth activity space area	Medium	\$80,000.00	2024/25
	Sub-total scout hall demolition		\$80,000.00	
4.5	Relocation of Ancillary Structures			
	Existing grounds maintenance shed to be removed and relocated to another park location with new temporary structure tbc. Includes infrastructure removal - water tank, other services etc.	Medium	\$45,000.00	2024/25
	Sub-total relocation ancillary structures		\$45,000.00	
4.6	Senior Citizens Hall Building Expansion			
	Expansion of the senior citizens hall to increase the floor area for the community and inclusion of the billiard playing room (Design and construction)	Low	\$500,000.00	2032/33
	Sub-total Senior Citizens building		\$500,000.00	
	Sub-total Building Works		\$7,315,000.00	
	TOTAL 10 YEAR INVESTMENT		\$10,995,000.00	
	SUMMARY BREAKDOWN			
	Open Space and community infrastructure improvements		\$3,680,000.00	
	Building Works		\$7,315,000.00	
	TOTAL 10 YEAR INVESTMENT		\$10,995,000.00	

4.1.2 Rowley Allan Reserve Keysborough Concept Plan (Cont.)

POLICY AND STRATEGY

ROWLEY ALLAN RESERVE KEYSBOROUGH CONCEPT PLAN

ATTACHMENT 3

**ROWLEY ALLAN RESERVE CONCEPT PLAN
AND REVISED PLAN AUGUST 2021**

PAGES 4 (including cover)

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

4.1.2 Rowley Allan Reserve Keysborough Concept Plan (Cont.)



Figure 2 - Draft concept plan – ideas and opportunities

4.1.2 Rowley Allan Reserve Keysborough Concept Plan (Cont.)



Figure 3 – Exhibited Revised Park Concept Plan

4.1.2 Rowley Allan Reserve Keysborough Concept Plan (Cont.)



Figure 4 – Rowley Allan Reserve Concept Plan, August 2021

4.2 OTHER

4.2.1 Draft Minutes of Positive Ageing Advisory Committee Meeting - 12 August 2021

File Id:

Responsible Officer:

Director Community Services

Attachments:

Draft Minutes of Positive Ageing Advisory
Committee Meeting on 12 August 2021

1. Report Summary

At the Council meeting held 23 April 2018, Council resolved in part to *invite Advisory Committees and Reference Groups to submit meeting minutes for Council endorsement*. This resolution also allowed interested Councillors (and those that attend these Committees and Reference Groups) to speak to the meeting about items discussed at these meetings.

2. Recommendation Summary

This report recommends that the draft Minutes of the Positive Ageing Advisory Committee meeting provided in Attachment 1 to this report be noted and endorsed by Council.

4.2.1 Draft Minutes of Positive Ageing Advisory Committee Meeting - 12 August 2021 (Cont.)

3. Background and Proposal

Greater Dandenong Council is represented on a wide range of Committees, Reference Groups and Advisory Groups which frequently reflect the interests of individual Councillors in serving the broader community in their role. A full listing of these appointments is confirmed each November at Council's Annual meeting to elect the Mayor and Deputy Mayor and is available via Council's website.

The resolution of Council made on 23 April 2018 provides for Minutes of meetings held by Advisory Committees and Reference Groups to be submitted to Council for information purposes, for noting and for endorsement (not adoption).

As such, the draft Minutes are provided as Attachment 1 to this report.

There are no financial implications associated with the development and submission of this report.

4. 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*
- *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*

4.2.1 Draft Minutes of Positive Ageing Advisory Committee Meeting - 12 August 2021 (Cont.)

5. Council Plan 2017-21

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

People

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

Place

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

Opportunity

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

6. The Overarching Governance Principles of the *Local Government Act 2020*

Section 9 of the *Local Government Act 2020* (LGA2020) states that a Council must in the performance of its role give effect to the overarching governance principles.

The establishment of the Positive Ageing Advisory Committee and the work that it undertakes gives particular consideration to the following overarching governance principles:

- priority is given to achieving the best outcomes for the municipal community, including future generations (section 9(b) of the LGA2020);
- the municipal community is engaged in strategic planning and strategic decision making – many advisory committees and reference groups have community members as participants (section 9(d) of the LGA2020);
- innovation and continuous improvement is pursued (section 9(e) of the LGA2020);
- collaboration with other councils, governments and statutory bodies is sought – many advisory committees and reference groups have representatives attending from these organisations (section 9(f) of the LGA2020);
- the ongoing financial viability of Council is ensured (section 9(g) of the LGA2020);
- regional, state and national plans and policies are taken into account in strategic planning and decision making – diverse representation within these groups ensures this occurs (section 9(h) of the LGA2020); and
- the transparency of Council decisions, actions and information is ensured by this regular reporting mechanism (section 9(i) of the LGA2020).

4.2.1 Draft Minutes of Positive Ageing Advisory Committee Meeting - 12 August 2021 (Cont.)

7. Victorian Charter of Human Rights and Responsibilities

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

8. The *Gender Equality Act 2020*

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

Council's Diversity, Access and Equity Policy and the *Gender Equality Act 2020* have been considered in the preparation of this report but are not relevant to its contents because it is a reporting mechanism only.

The report does not have the potential to influence broader social norms and gender roles nor does it benefit any one gender group over any other.

9. Consideration of Climate Change and Sustainability

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

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

This report has no impact on Council's Declaration on a Climate and Ecological Emergency, Council's Climate Change Emergency Strategy 2020-2030 or the requirements of the *Local Government Act 2020* in relation to the overarching governance principle on climate change and sustainability because it is purely administrative in nature and is a reporting mechanism only.

10. Recommendation

That Council notes the draft Minutes of meeting for Positive Ageing Advisory Committee as provided in Attachment 1 to this report.

4.2.1 Draft Minutes of Positive Ageing Advisory Committee Meeting - 12 August 2021 (Cont.)

OTHER

**DRAFT MINUTES OF POSITIVE AGEING ADVISORY COMMITTEE
MEETING**

ATTACHMENT 1

**POSITIVE AGEING ADVISORY
COMMITTEE MEETING
HELD ON 12 AUGUST 2021**

PAGES 6 (including cover)

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

4.2.1 Draft Minutes of Positive Ageing Advisory Committee Meeting - 12 August 2021 (Cont.)

Advisory Committee or Reference Group Name: Positive Ageing Advisory Committee

Date of Meeting: 12 August 2021

Time of Meeting: 1.30-3.30pm

Meeting Location: Virtually via Microsoft Teams

Attendees:

Committee: Julie Klok, Shirley Constantine, Milena France, Christine Green, Merle Mitchell (part), Erica Moulang

Council Officers: Deputy Mayor Cr Sophie Tan, Mandy Gatliff, Jayne Kierce, Tracey Macleod, Jenny Vong (minute taker)

Apologies: Carol Drummond, Maria Erdeg, Morrie Hartman

Guest speaker: Emma Michie (CGD - Coordinator Special Projects)

Minutes:

Item No.	Item	Action	Action By
1.	Welcome and Introductions Welcome from the Chair		
2.	Previous Minutes & Business Arising <ul style="list-style-type: none">Draft June 2021 minutes were accepted – moved Milena France and seconded Shirley ConstantineApologies noted		
3.	Update and discussion on the new Health and Wellbeing/aquatic facility The Coordinator of Special Projects provided some background on the Dandenong Wellbeing Centre replacing the Dandenong Oasis located in a health and education precinct. Currently in the design phase, the new centre aims to focus on the health and wellbeing of the community, with the aim to get more people, more active, more often. The Committee contributed feedback on what the facility should include: <ul style="list-style-type: none">An open, accessible and welcoming environment for allAmple changerooms including male, female, all gender and family changerooms with enough space and privacyFacilities designed within proximity to amenitiesUpgrade and expansion of existing carparkSizable lift	Provide any further ideas to the Manager Community Care	Committee Members

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

ORDINARY COUNCIL MEETING - AGENDA

4.2.1 Draft Minutes of Positive Ageing Advisory Committee Meeting - 12 August 2021 (Cont.)

	<ul style="list-style-type: none"> Affordability for services with low fees for residents on low incomes Balancing the acoustic noise within the centre Nonslip surfaces all around the pool and ample bench seating close to wet areas Provide a space for social connections for people in the community to utilise without needing to fully enter the centre – eg having the café towards the front of the centre and not in the pool hall 		
4.	<p>Update on the Aged Care Reforms</p> <p>The Manager Community Care explained that the Aged Care reform plan addressed some of the issues within the aged care sector, however detailed information on how these plans will be implemented and funded are required before we can ascertain how this will be achieved.</p> <p>The Commonwealth Department of Health is currently undertaking consultation with existing providers, clients and other key stakeholders in the design of the new In-Home Support Program and the new combined Assessment Service.</p> <p>The Commonwealth have also established the Commonwealth Home Support Program (CHSP) 2022-23 Extension Working Group to assist in the development of CHSP transitioning to a single unified aged care model from 2023. This process will ensure providers can maintain services and viability during the transition from grant funding to payment in arrears.</p> <p>The Government is aiming to commence implementation of the new service models from July 2023 which means that Council's existing CHSP contract that currently ends in June 2022 could now be extended until June 2023 subject to the terms and conditions of the contract extension being acceptable to both parties.</p> <p>The Committee agreed that whatever the new service and funding model may be, Council will need to analyse what the impacts will be on the older residents of Greater Dandenong and to Council as a service provider to inform Council's response to the Aged Care Reforms.</p>		
5.	<p>Consultation and discussion on what sort of activities can be offered for the Seniors festival</p> <p>The annual Seniors Festival is due to be held in October. This year it is anticipated that events will be held both virtually and face to face. Due to the challenging and everchanging circumstances in event planning, activities will be planned in smaller groups, outdoors as much as possible</p>	Consider ideas of the PAAC members in the development of the CGD Seniors Festival program.	Positive Ageing Team Leader

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

ORDINARY COUNCIL MEETING - AGENDA

4.2.1 Draft Minutes of Positive Ageing Advisory Committee Meeting - 12 August 2021 (Cont.)

	<p>and bookings required so COVID safe plans requirements are adhered to.</p> <p>The Committee provided some ideas on activities including:</p> <ul style="list-style-type: none"> - Exercise activities outdoors in several locations within the municipality - Driver safety program - Picnic day in the park - Outdoor concert - Sausage sizzle - Small groups of shopping days 		
6.	<p>Elder Abuse – Discussion Paper by Hayden Brown</p> <p>Discussion was held on the summary findings paper on elder abuse by Hayden. The paper provides a comprehensive background on the definition, types and characterises of elder abuse.</p> <p>The Committee discussed how challenging it is to see the non-physical abuse such as emotional, social or financial abuse or to offer support to those older residents in need.</p> <p>The Committee agreed public education to increase familiarity with the nature of elder abuse will improve the detection and alleviation of abuse. This will also assist to contribute to the protection of the older residents in our community.</p>	<p>Congratulate Hayden on his comprehensive report</p> <p>Develop media campaign utilising libraries, neighbourhood houses and Council resources</p>	<p>Manager Community Care</p> <p>Manager Community Care</p>
7.	<p>COVID Vaccination update/discussion–how do we encourage more older residents to get vaccinated</p> <p>Whilst there is a significant proportion of residents over 70 years who have been vaccinated there is still some vaccine hesitancy in some older residents. Discussion was held with the Committee who provided the following feedback.</p> <ul style="list-style-type: none"> - Some hesitancy in getting vaccinated due to existing health conditions - Individuals that live by themselves are scared they might have reactions and there is no one to monitor or assist - Media and family/friend's negative stories - One Committee member advised all residents and staff in her residential care facility have been full vaccinated with no concerns or hesitation - Majority of staff and residents at supported residential services (SRS) have been vaccinated or there are organised programs in place for those willing to be vaccinated. 	<p>Community Care to assist when appropriate in the provision of information regarding COVID vaccination to our older and most vulnerable residents</p>	<p>Manager Community Care</p>

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

ORDINARY COUNCIL MEETING - AGENDA

4.2.1 Draft Minutes of Positive Ageing Advisory Committee Meeting - 12 August 2021 (Cont.)

	It was agreed that ongoing promotion of the benefits of vaccination together with easy local access to getting vaccination is very important.		
8.	<p>Positive Ageing Update</p> <p>The Positive Team Leader provided an update on the popular day trips with destinations at capacity within days of the program being announced. Trips to the Melbourne Star Observation and Stella's Kitchen at Montague Orchards have been so popular that additional buses have been utilised.</p> <p>Feedback from clients have been well received with comments including "I didn't know this place existed" and "I prefer to travel with you as I am calm and relaxed and have made friends."</p> <p>Council has commenced affordable exercise classes run by a qualified physiotherapist for residents aged 65 years and over.</p> <p>Active Physio classes run in Dandenong, Springvale and Noble Park to assist participants to regain and maintain their strength and resilience, remain socially connected and live independently.</p> <p>The classes have been so popular that additional classes have added to the program.</p> <p>Several Senior Clubs are still hesitant to reopen when restrictions ease due to the unpredictability of COVID and the inability to have all members return due to COVID safe numbers. The Positive Ageing team is continuing to provide support to these clubs.</p>	Noted	
9.	<p>Other business:</p> <p>Reminder that Council is seeking feedback on library services. Feedback will help the libraries to continuously improve its services and continue to be a community hub. The survey closes 5pm on Sunday 22 August.</p> <p>Online bookclub (The DandEreaders) are continuing meeting every 4th Thursday of the month. Participants need to register their interest online.</p> <p>The all-abilities playground at Ross Reserve will be completed at the end of August with the plan of opening in early September.</p> <p>The Positive Ageing Strategy 2017–25 is at the halfway mark of the plan. To discuss the midpoint review at the next meeting.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Add to next agenda</p>	Coordinator Community Access

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

ORDINARY COUNCIL MEETING - AGENDA

4.2.1 Draft Minutes of Positive Ageing Advisory Committee Meeting - 12 August 2021 (Cont.)

	Cr Tan advised the Victorian Government is providing eligible residents a \$250 power saving bonus to compare their power bills. Current Committee member terms end in April 2022. Terms of the Disability Advisory Committee is also due to end shortly and we will be advertising for members of both Committees.	Provide information to Committee members and Community Care clients. Provide Recommendation report to Council and advertise of Committee Members	Cr Tan/ Manager of Community Care Coordinator Community Access
10.	Next Meeting Thursday 14 October		
Meeting Closed 3.25pm			

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

4.2.2 Draft Minutes of Disability Advisory Committee Meeting - 16 August 2021

File Id:

Responsible Officer:

Director Community Services

Attachments:

Draft Minutes of Disability Advisory Committee
Meeting on 16 August 2021

1. Report Summary

At the Council meeting held 23 April 2018, Council resolved in part to *invite Advisory Committees and Reference Groups to submit meeting minutes for Council endorsement*. This resolution also allowed interested Councillors (and those that attend these Committees and Reference Groups) to speak to the meeting about items discussed at these meetings.

2. Recommendation Summary

This report recommends that the draft Minutes of the Disability Advisory Committee meeting provided in Attachment 1 to this report be noted and endorsed by Council.

4.2.2 Draft Minutes of Disability Advisory Committee Meeting - 16 August 2021 (Cont.)

3. Background and Proposal

Greater Dandenong Council is represented on a wide range of Committees, Reference Groups and Advisory Groups which frequently reflect the interests of individual Councillors in serving the broader community in their role. A full listing of these appointments is confirmed each November at Council's Annual meeting to elect the Mayor and Deputy Mayor and is available via Council's website.

The resolution of Council made on 23 April 2018 provides for Minutes of meetings held by Advisory Committees and Reference Groups to be submitted to Council for information purposes, for noting and for endorsement (not adoption).

As such, the draft Minutes are provided as Attachment 1 to this report.

There are no financial implications associated with the development and submission of this report.

4. 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*
- *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*

4.2.2 Draft Minutes of Disability Advisory Committee Meeting - 16 August 2021 (Cont.)

5. Council Plan 2017-21

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

People

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

Place

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

Opportunity

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

6. The Overarching Governance Principles of the *Local Government Act 2020*

Section 9 of the *Local Government Act 2020* (LGA2020) states that a Council must in the performance of its role give effect to the overarching governance principles.

The establishment of the Disability Advisory Committee and the work that it undertakes gives particular consideration to the following overarching governance principles:

- priority is given to achieving the best outcomes for the municipal community, including future generations (section 9(b) of the LGA2020);
- the municipal community is engaged in strategic planning and strategic decision making – many advisory committees and reference groups have community members as participants (section 9(d) of the LGA2020);
- innovation and continuous improvement is pursued (section 9(e) of the LGA2020);
- collaboration with other councils, governments and statutory bodies is sought – many advisory committees and reference groups have representatives attending from these organisations (section 9(f) of the LGA2020);
- the ongoing financial viability of Council is ensured (section 9(g) of the LGA2020);
- regional, state and national plans and policies are taken into account in strategic planning and decision making – diverse representation within these groups ensures this occurs (section 9(h) of the LGA2020); and
- the transparency of Council decisions, actions and information is ensured by this regular reporting mechanism (section 9(i) of the LGA2020).

4.2.2 Draft Minutes of Disability Advisory Committee Meeting - 16 August 2021 (Cont.)

7. Victorian Charter of Human Rights and Responsibilities

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

8. The *Gender Equality Act 2020*

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

Council's Diversity, Access and Equity Policy and the *Gender Equality Act 2020* have been considered in the preparation of this report but are not relevant to its contents because it is a reporting mechanism only.

The report does not have the potential to influence broader social norms and gender roles nor does it benefit any one gender group over any other.

9. Consideration of Climate Change and Sustainability

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

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

This report has no impact on Council's Declaration on a Climate and Ecological Emergency, Council's Climate Change Emergency Strategy 2020-2030 or the requirements of the *Local Government Act 2020* in relation to the overarching governance principle on climate change and sustainability because it is purely administrative in nature and is a reporting mechanism only.

10. Recommendation

That Council notes the draft Minutes of meeting for the Disability Advisory Committee as provided in Attachment 1 to this report.

4.2.2 Draft Minutes of Disability Advisory Committee Meeting - 16 August 2021 (Cont.)

OTHER

**DRAFT MINUTES OF DISABILITY ADVISORY COMMITTEE
MEETING**

ATTACHMENT 1

**DISABILITY ADVISORY COMMITTEE
MEETING HELD ON 16 AUGUST 2021**

PAGES 5 (including cover)

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

4.2.2 Draft Minutes of Disability Advisory Committee Meeting - 16 August 2021 (Cont.)

Advisory Committee or Reference Group Name: Disability Advisory Committee Meeting

Date of Meeting: Monday 16 August 2021

Time of Meeting: 4.00pm – 5.30pm

Meeting Location: Virtually via Microsoft Teams

Attendees:

Mandy Gatliff (Chair), Pradeep Hewavitharana, Jennifer La Brooy, Lionel Gee, Martin Fidler (part), Jayne Kierce, Chris Stewart, Jenny Vong (minute taker)

Apologies:

Cr Angela Long – Mayor, Catherine Rampant, Lyn Bates

Guests:

Emma Michie (CGD - Coordinator Special Projects)

Minutes:

Item No.	Item	Action	Action By
1.	Welcome and Introductions The chair welcomed all present.	Due to the vacancy created by Phillip Toovey's resignation as chair of DAC it was agreed that the Manager Community Care would chair the meeting	
2.	Previous Minutes & Business Arising <ul style="list-style-type: none">Draft May 2021 minutes were accepted – moved Pradeep Hewavitharana and seconded Chris StewartApologies noted		
3.	Update and discussion on the new Health and Wellbeing/aquatic facility The Coordinator of Special Projects provided some background on the Dandenong Wellbeing Centre replacing the Dandenong Oasis located in a health and education precinct. Currently in the design phase, the new centre aims to focus on the health and wellbeing of the community, with the aim to get more people, more active, more often. The Committee contributed feedback on what the facility should include such as: <ul style="list-style-type: none">An open, accessible and welcoming environment for allAccessible change rooms within close	Provide any further ideas to the Manager Community Care	Committee Members

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

ORDINARY COUNCIL MEETING - AGENDA

4.2.2 Draft Minutes of Disability Advisory Committee Meeting - 16 August 2021 (Cont.)

	<p>proximity of wet areas</p> <ul style="list-style-type: none"> • Several changing rooms with a combination of shower and dry space and decent size for families/groups • Low sensory areas and quiet, calmer spaces • Braille tactile sign wayfinding on handrails, buttons and floor strips to assist limited vision people to find their way in a safe manner • Nonslip surfaces all around the pool and ample bench seating close to wet areas • Hoist and ramp access to the pool • Facilities in walkable distance to the entrance as often it is tiring to commute from the car park into the centre to various areas • Disable parking close to the entrance and on the same level • Separate school bus drop off • Options for meeting room hire – what are the rooms equipped with, are they community shared or commercial lease possibilities 		
4.	<p>All Abilities Playground Update The Coordinator Community Access advised the All Abilities Playground at Ross Reserve is on track to be completed at the end of August.</p> <p>It is anticipated there will be a formal launch day in September depending on restrictions. An update and invitation will be provided to the Committee once details are confirmed.</p>	Provide update and invitation to open day	Coordinator Community Access
5.	<p>Update on short-term case management and HACC-PYP The Coordinator Community Access provided an update on the Home and Community Care Program for Younger People (HACC-PYP) and services for people aged under 65 years (or under 50 years for Aboriginal and Torres Strait Islanders) and their carers.</p> <p>Council has been granted funding for HACC-PYP Linkages which provides individually tailored case management to clients who have more complex support needs. The client group for this activity is those who meet the HACC-PYP eligibility criteria and who would gain particular benefit from case management but whose care needs cannot be fully met by the usual level of HACC-PYP services.</p>		
6.	<p>Update on Council Annual Report The Disability Planning Officer provided an overview on the achievements from the Disability Action Plan highlighted in Council's Annual Report including:</p>	Encouraged all to read Council's Annual Report or contact the Disability Planning	Committee Members

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

ORDINARY COUNCIL MEETING - AGENDA

4.2.2 Draft Minutes of Disability Advisory Committee Meeting - 16 August 2021 (Cont.)

	<ul style="list-style-type: none"> The near completion of the All Abilities Playground The redevelopment of Council's website to meet legislative requirements The continuation of staff training opportunities The emphasis on major building projects including Changing Places facilities Advocacy in the public transport area has seen \$200,000 set aside by the State Government to review the needs of Dandenong Railway Station The 800-bus route has been changed to better service blind people travelling to Vision Australia 	Officer for more information	
7.	<p>Disability Inclusive Volunteering Project The Disability Inclusive Volunteering Project aims to increase organisations who use volunteers, to grow their capacity to be inclusive.</p> <p>The project has been funded through a CGD Strategic Project Grant and is managed by the South East Volunteer Resource Centre.</p> <p>Sarah Kelly is the project coordinator and will provide 3 half day training and information sessions to interested organisations. The project assists organisations development policies and procedures to recruit, support and retain people with disabilities in meaningful volunteer roles.</p>	Further information regarding this project please contact the Community Inclusion Officer Disability	Committee Members
8.	<p>Update on DAC Committee The terms of appointment on the Committee is due for renewal and the re-appointment process will be undertaken for all members in accordance with the selection process outlined in the Terms of Reference.</p> <p>Once the Expression of Interest has been advertised, the Committee will be notified to reapply and encourage new community members to apply.</p>	Advise the Committee when Expression of Interest for DAC is advertised	Coordinator Community Access
9.	<p>Other Business A Committee member advised that one of concrete path along a bus stop in Dandenong North has a carpet over the top which has meant it's been very smooth for his wheelchair to ride over. The Disability Planning Officer advised the member that once restrictions are lifted, he will arrange a time to look at this location and provide feedback to the engineering department.</p> <p>The Disability Access and Inclusion e-newsletter is published each quarter. If you would like to add any articles, please contact Chris or Mala.</p>	<p>Organise an appointment with Committee member to observe the path in Dandenong North</p> <p>Noted</p>	<p>Disability Planning Officer</p> <p>Committee Members</p>

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

4.2.2 Draft Minutes of Disability Advisory Committee Meeting - 16 August 2021 (Cont.)

Meeting Closed at 5.05pm

DRAFT

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

4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North

File Id:	A7952725
Responsible Officer:	Director City Planning Design & Amenity
Attachments:	Dandenong North Precinct Zone Review

Report Summary

This report responds to Notice of Motion No.7 from the ordinary meeting of Council on 12 April 2021 and outlines the options available to rezone the land bounded by Stud Road to the west, Brady Road to the south, and Cardinia Close to the east and north, from the General Residential Zone – Schedule 1 to the Neighbourhood Residential Zone.

Recommendation Summary

This report recommends that Council proceed with a planning scheme amendment to rezone the expanded subject area from the General Residential Zone – Schedule 1 to the Neighbourhood Residential Zone. The report also recommends that Council seek authorisation from the Minister for Planning to prepare and exhibit the proposed Planning Scheme Amendment to the *Greater Dandenong Planning Scheme*.

4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)

Background

1. Planning Application PLN18/0667

Council received a planning application for the construction of 20 dwellings (18 triple storey and two double storey) at 11 Cardinia Close, Dandenong North.

During exhibition Council received 116 objections to the proposed application. Three main issues raised in the objections include neighbourhood character, visual bulk and height and increased noise. Council officers determined to refuse to grant a permit to the subject site as the proposal:

- failed to achieve a building design outcome that contributes positively to the local context and enhance the public realm; and
- provides an inappropriate design response that does not respond appropriately to the site context or neighbourhood character.

The applicant then disputed Council's decision to refuse to grant a permit and submitted a revised application for 16 dwellings (15 three-storey dwellings and one two storey dwelling) to the Victorian Civil and Administrative Tribunal (VCAT). Council, having considered the amended plans continued to oppose the grant of a permit.

Upon review, VCAT found that the revised planning application design response did not comply with the existing neighbourhood character and preferred future outcomes for the study area. VCAT upheld Council's decision to not grant a permit.

2. Notice of Motion No. 7

In response to planning application PLN18/0667 and the associated VCAT decision, on 12 April 2021 Council carried Notice of Motion No.7 which required that:

Council officers investigate the options for rezoning the land bounded by Stud Road to the west, Brady Road to the south, and Cardinia Close to the east and north to the Neighbourhood Residential Zone, with a report to be tabled at a Council meeting by the end of September 2021 outlining the options available, and recommending a way forward.

The Notice of Motion affects 38 properties as shown on Map 1.

4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)



Zoning Background

In September 2007, Council completed the *City of Greater Dandenong Neighbourhood Character Study*. The outcomes of this study informed Planning Scheme Amendment (PSA) C96 and introduced three designations of housing change areas, these being limited, incremental and substantial change areas. PSA C96 also introduced Clause 22.09 Residential Development and Neighbourhood Character Policy into the Greater Dandenong Planning Scheme. At this time the subject area was zoned Residential 1 Zone.

In November 2013 PSA C175 was gazetted into the Planning Scheme and translated the previous residential zones (Residential 1 Zone, Residential 2 Zone and Residential 3 Zone) into the suite of reformed residential zones which aligned with the housing change types (Neighbourhood Residential Zone, General Residential Zone and Residential Growth Zone respectively). PSA C175 determined to retain a 'spine' of General Residential Zone Schedule 1 along Stud Road in Dandenong North which included the Cardinia Close area. This was due to its proximity to the principal public transport network (PPTN) along Stud Road. This allowed the possibility of medium density development along the Stud Road corridor.

To ensure the residential zones were applied in an appropriate manner, Council commenced a review of its residential zones in 2013. This review formed PSA C182. The Cardinia Close area and surrounding area were not altered as a result of PSA C182.

4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)

The retention of the Cardinia Close area in the General Residential Zone has resulted in it being subject to planning applications for townhouse development as an incremental change area.

Response to Notice of Motion

In response to the Notice of Motion, Council officers conducted a desktop review of the current zoning along Stud Road and determined that the subject area should be expanded to include an additional 39 properties, taking the total number of affected properties to 77 (Refer to Map 2).



The General Residential Zone, Schedule 1 is deemed inappropriate for these properties as they:

- Do not have direct access to Stud Road
- Do not directly benefit from access to the Principal Public Transport Network along Stud Road
- Reduced walkability due to the curvilinear street layout
- Front on to lower order roads

4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)

- Front and abut properties within a limited change area
- Have fewer smaller lots and generous setbacks which give the Cardinia Close precinct a consistent and spacious garden setting

In response to Notice of Motion No. 7 Council officers have engaged planning consultants to conduct a review of the current zoning in line with the Planning Practice Note No. 90 Planning for Housing and No. 91 Using the Residential Zones issued by the Department of Environment, Land, Water and Planning, along with Clause 22.09 of the Planning Scheme.

Discussion and Options

Discussion

Attachment 1 Dandenong North Precinct Zone Review provides an analysis of the most appropriate zone for the subject area. The following options are available to Council:

Options

Council has two (2) options in response to this matter.

4.2.1 Option 1

As recommended in Attachment 1, Council could opt to proceed with a Planning Scheme Amendment to rezone the subject area from the General Residential Zone Schedule 1 (GRZ1) to the Neighbourhood Residential Zone (NRZ).

The following table outlines the key differences between GRZ1 and NRZ.

Housing Change Area	Incremental	Limited
Residential Zone	General Residential Zone 1	Neighbourhood Residential Zone
Preferred Housing Type	Medium Density Housing	Low Density Housing
Building Height (Maximum building height requirement for a dwelling or residential building)	11m (mandatory)	9m (mandatory)
	2 storeys (preferred building height)	Up to 2 storeys (preferred building height)
Housing definition	Medium density housing is where more than one dwelling is constructed on a single lot and each dwelling has its own, separate building footprint on the land. These dwellings commonly share a	Low density housing generally means single, detached dwellings on individual blocks. Low density housing is commonly associated with typical suburban residential areas

4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)

	driveway. In some locations, medium density housing will include 2 and 3 storey units or townhouses, while in other places 1 or 2 storey residential buildings may be the norm. Townhouses can be attached or semi-detached.	and may include traditional single and two storey houses, two dwellings on a single lot (dual occupancy) and villa units. Private open space areas are located at ground level.
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Attachment 1 supports Option 1 and provides an analysis of the most appropriate zone for the expanded subject area, which has been split into 3 precincts.

The analysis was split into 3 precincts, with the findings as follows.

Precinct 1 – Cardinia Close

Generous front and side setbacks, as well as significant street verges, contribute to the overall garden setting of the area. Combined with the larger lot size and generally low site coverage (between 19-35 percent) this creates a great sense of spaciousness within the precinct when compared to surrounding areas.

The Incremental Change Area designation for Precinct 1 is not considered to be appropriate, given that lots do not front the Principle Public Transport Network and are a considerable distance from the nearest Activity Centre.

It is recommended Council rezone this precinct to Neighbourhood Residential Zone to be consistent with the surrounding area. The report (Attachment 1) also recommends Council consider developing a new schedule to the NRZ for this precinct to include objectives and requirements to further enhance the spacious garden settings.

Precincts 2 and 3 – Prospect Hill Crescent & Balikan Court to Fair Crescent

Precincts 2 and 3 consist predominantly of modern era dwellings, located on modest lots. Consistent front and side setbacks contribute to a traditional garden suburban setting for both precincts. Dwellings are predominantly single storey, with minimal examples of 2 storey dwellings within the areas. Low level formal gardens, along with a general lack of front fencing afford clear views through to dwellings and front gardens from the street.

Planning controls for Precincts 2 and 3 should be consistent with the surrounding character area. The incremental change designation for both precincts is not considered appropriate given that the lots do not front the Principle Public Transport Network and are a considerable distance from the nearest Activity Centre.

It is recommended Council rezone this precinct to Neighbourhood Residential Zone Schedule 1 to be consistent with the surrounding area and neighbourhood character.

4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)

4.2.2 Option 2

Council could opt to not proceed with a Planning Scheme Amendment to rezone the subject area. The subject would remain General Residential Zone Schedule 1.

Proposal

This report outlines the position that Council resolve to commence a PSA to rezone the subject area and seek authorisation from the Minister for Planning to prepare a planning scheme amendment. Endorsement or approval of the proposed changes to the Scheme is not required from Council at this time.

To further inform the Planning Scheme Amendment, Council officers have engaged a planning consultant to prepare a final report that details the strategic justification for this amendment and builds on the preliminary report at Attachment 1. This report will form Council's strategic justification if the amendment proceeds to a Planning Panel following exhibition of the PSA.

Planning Scheme Amendment (PSA) Process

The PSA process is a formal course of action that every planning authority is required to undertake in accordance with the *Planning and Environment Act, 1987* to make any changes to its planning scheme. The process provides the opportunity for all stakeholders, including local residents and referral authorities, to make submissions in response to the proposed changes to the Scheme as part of the formal public exhibition phase.

Following the formal exhibition of the PSA, Council will receive a report on the submissions received and will determine if an independent Planning Panel is required. After formal submissions and the recommendations of the Panel have been considered, Council will be asked to consider final changes and submit the Amendment to the Minister for Planning for approval should it determine to adopt the Amendment.

Affect on Statutory Planning Applications

Planning permit applications will continue to be assessed against the current provisions of the *Greater Dandenong Planning Scheme* until such time as the changes proposed under the PSA are considered 'seriously entertained'. An amendment is seriously entertained once it has been through the public exhibition process, adopted in its final form by Council; and submitted to the Minister for Planning for approval and gazettal. PSA processes can often take 12-18 months to reach this point of the process.

In accordance with sections 60 and 84B of the *Planning and Environment Act, 1987*, Council and VCAT have the ability to treat any seriously entertained amendment as a relevant consideration in making their determinations (where appropriate). That is, despite the new requirements not being formally changed in the planning scheme, applications may be assessed against the proposed provisions provided the amendment is considered 'seriously entertained'.

As such, until the amendment is submitted to the Minister for approval and gazettal, planning permit applications should be assessed against the current provisions of the *Greater Dandenong Planning Scheme*.

4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)

Financial Implications

The financial implications associated with this report involve a cost in the current financial year of \$42,000. There is no current amount allocated in Council's Annual Budget for these costs however these costs can be absorbed within current allocated amounts for administering Planning Scheme Amendments.

Consultation

If Council resolve to proceed with a Planning Scheme Amendment, notification of the Amendment would be given in accordance with the requirements of the *Planning and Environment Act, 1987*.

This would include notification by way of:

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

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*

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 city planned for the future*

The Overarching Governance Principles of the *Local Government Act 2020*

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

4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)

The overarching governance principles of the *Local Government Act 2020* have been considered in the preparation of Amendment C232gdan to the *Greater Dandenong Planning Scheme* by meeting the requirements of the *Planning and Environment Act 1987* in the following regard:

- Giving priority to conserving a place of identified heritage significance for the benefit of existing communities and future generations;
- Engaging the community in strategic planning and strategic decision making by inviting submissions to the amendment;
- Ensuring the transparency of Council decisions, actions and information by reporting to Council at each stage of the planning scheme amendment process.

Victorian Charter of Human Rights and Responsibilities

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

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; in particular:

- Section 13 – Right to privacy and reputation;
- Section 14 – Right to freedom of thought, conscience, religion and belief;
- Section 15 – Right to freedom of expression;
- Section 16 – Right to peaceful assembly and freedom of association;
- Section 18 – Right to have the opportunity to take part in public life and to vote;
- Section 19 – Right to enjoy one's culture, practice religion or use one's own language and in the case of Aboriginal persons, the right to have distinct cultural rights; and
- Section 24 - Right to a fair hearing.

The Gender Equality Act 2020

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

Council's Diversity, Access and Equity Policy and the *Gender Equality Act 2020* have been considered in the preparation of this report but are not relevant to its contents because the *Planning and Environment Act 1987* requires Council to adhere to a statutory process that does not have the potential to influence broader social norms and gender roles. All affected parties have the opportunity to make a submission to the Planning Scheme Amendment.

Consideration of Climate Change and Sustainability

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

4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)

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

This Planning Scheme Amendment has the potential to contribute to Council's Declaration on a Climate and Ecological Emergency, Council's Climate Change Emergency Strategy 2020-2030 or the requirements of the *Local Government Act 2020* in relation to the overarching governance principle on climate change and sustainability.

The proposed planning scheme amendment is to rezone land from General Residential Zone to Neighbourhood Residential Zone. The planning scheme requirements for these zones differ with NRZ requiring more space to be dedicated for landscaping and permeable surfaces, leading to a greater ability to reduce the urban heat island effect.

Related Council Policies, Strategies or Frameworks

The strategies and plans that contribute to this report are as follows:

- *Greater Dandenong Planning Scheme*
- *Planning and Environment Act 1987*
- *Community Engagement Policy and Framework*

Conclusion

The proposed Planning Scheme Amendment seeks to rezone the expanded subject area, including 77 properties from General Residential Zone Schedule 1 to Neighbourhood Residential Zone. The proposal will ensure the properties are not subject to inappropriate development for their context.

It is recommended that Council resolve to commence a Planning Scheme Amendment to rezone the subject area and to seek authorisation from the Minister for Planning to exhibit the Amendment.

Recommendation

That Council:

- 1. adopts the officer's response and recommendation to Notice of Motion No. 7 to commence a Planning Scheme Amendment to rezone the land shown in Map 2 from General Residential Zone – Schedule 1 to the Neighbourhood Residential Zone;**
- 2. seeks authorisation from the Minister for Planning to prepare a Planning Scheme Amendment to the *Greater Dandenong Planning Scheme*;**

4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)

- 3. authorises the exhibition and referral of the Planning Scheme Amendment to the *Greater Dandenong Planning Scheme* to all relevant parties in the manner required by the *Planning and Environment Act, 1987* and regulations, once Ministerial authorisation has been given; and**
- 4. following the exhibition of the Planning Scheme Amendment, a report is provided to Council on the submissions received, with recommendations on the way forward.**

4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)

POLICY AND STRATEGY

**RESPONSE TO NOTICE OF MOTION NO.7 REZONING LAND -
DANDENONG NORTH**

ATTACHMENT 1

DANDENONG NORTH PRECINCT ZONE REVIEW

PAGES 40 (including cover)

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

4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)



Dandenong North

Precinct Zone Review

August 2021
Prepared for CITY OF GREATER DANDENONG

ETHOS
URBAN

4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)



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This document has been prepared by:

This document has been reviewed by:

Hayden Noble & Jessica Farrugia 24/08/21

k

24/08/21

The information contained in this document is for submission to the City of Greater Dandenong. The client shall make its own enquiries, analysis and calculations and form its own views in relation to the use or development of the property including the application of local government and statutory controls. It is assumed that the client will rely on its own expertise in considering the information.

Ethos Urban operates under a Quality Management System that has been certified as complying with ISO 9001:2008. This report has been prepared and reviewed in accordance with that system. If the report is not signed above, it is a preliminary draft.

VERSION NO.	DATE OF ISSUE	REVISION BY	APPROVED BY
1.0 (DRAFT)	24.08.21	-	KW
1.1 (FINAL)	26.08.21	HN	KW

4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)

Contents

1.0	Introduction	
1.1	Purpose of this Review	4
1.2	Methodology	4
1.3	Study Area	5
1.4	Regional Context	6

2.0	Background Review	
2.1	What is Neighbourhood Character?	7
2.2	Planning & Policy Context	9
2.3	Local Planning Policy Framework	10
2.4	Planning Zones	11
2.5	Planning Practice Notes	12
2.6	Strategic Documents	13
2.7	Planning Scheme Amendments	15
2.8	VCAT Summary	16

3.0	Desktop Analysis	
3.1	Existing Neighbourhood Character Areas	17
3.2	Precinct 1 - Cardinia Close	18
3.3	Precinct 2 - Prospect Hill Crescent	23
3.4	Precinct 3 - Balikan Court to Fair Crescent	27

4.0	Recommendations	
4.1	Summary by Precinct	31
4.2	Schedule Variations	32
4.3	Other Recommendations	34

5.0	Appendix - A	
5.1	Residential Zones	35

4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)

1.0 Introduction

1.1 Purpose of this Review

This report has been prepared to review the appropriateness of the residential zoning in Dandenong North, as shown on the study area map (page 5).

The previously Residential 1 Zoned land was rezoned through a direct translation to the General Residential Zone as part of Amendment C175. Since then, applications have been made to develop the land in such a way that it does not respond to its context appropriately.

This report will consider the appropriateness of the existing controls, review previous work completed and provide recommendations for the most appropriate planning controls moving forward. This includes:

- Providing an assessment of current conditions and a review of the existing Housing Strategy and Neighbourhood Character Study.
- Identifying preferred character and outcomes for the study area.
- Outlining recommendations for zone, schedule variations and other policy changes to support the preferred outcomes.

1.2 Methodology

Background Review

The Background Review will assess existing policy and strategies relating to the land, with a specific focus on neighbourhood character, residential development and planning controls.

Desktop Analysis

The desktop analysis will assess general attributes of the private and public realms including: built form and layout; overall streetscape qualities; vegetation and landscape quality and the era of development. The analysis will also utilise GIS mapping to identify strategic attributes of the study area in the broader context.

Recommendations

This section will identify the preferred character and built form outcomes for the study area, as based on the desktop analysis and background review. Recommendations will be targeted towards zoning changes, schedule variations and other policy changes to enact the preferred land use outcomes.

4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)

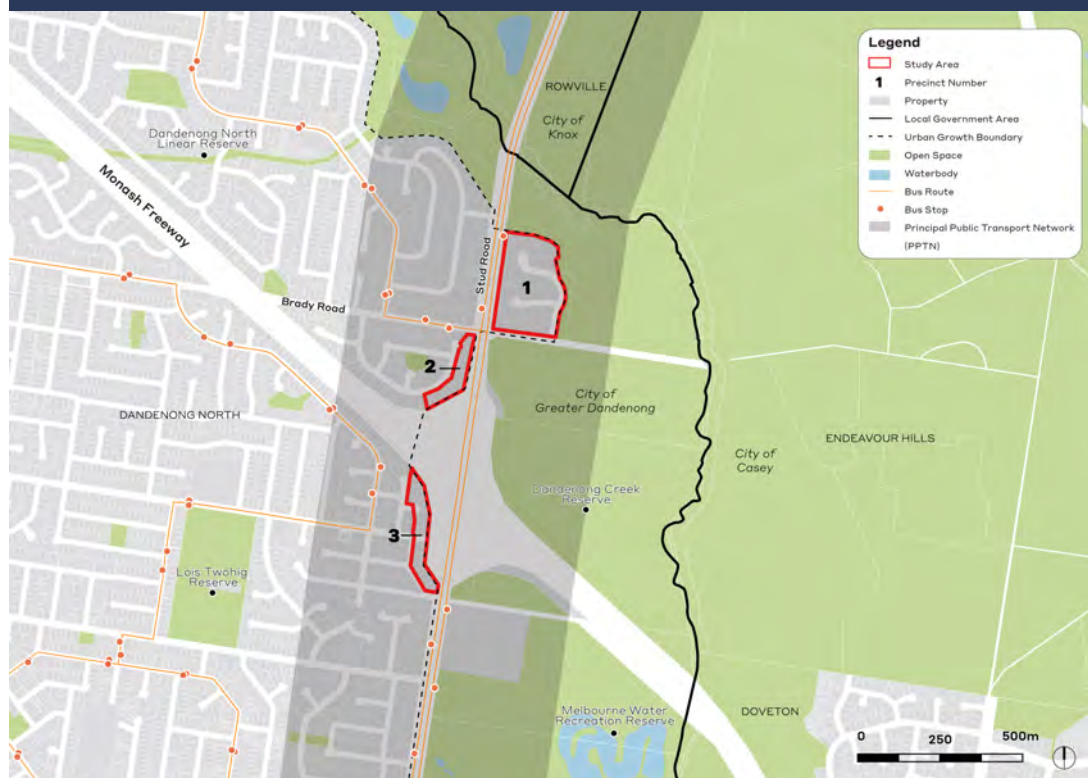
1.3 Study Area

The study area incorporates several residential allotments within the General Residential Area (GRZ1), as outlined in the study area map below. The three residential precincts are located in Dandenong North, to the north and south of the Monash Freeway.

Precinct 1 is located on the edge of Melbourne's Urban Growth Boundary and borders the Green Wedge, featuring areas of open space and the Dandenong Creek. Precincts 2 and 3 abut the Monash Freeway and Stud Road, however the properties do not directly front either road.

The closest activity centre is the Dandenong Major Activity Centre (MAC), located approximately 3.5km south of the study area. Other nearby activity centres are located in neighbouring municipalities, including Rowville in the City of Knox and Endeavour Hills in the City of Casey.

The study area is adjacent to the Principal Public Transport Network (PPTN), which identifies the bus corridor on Stud Road. The residential lots do not provide convenient access to bus stops as the properties do not front the road.



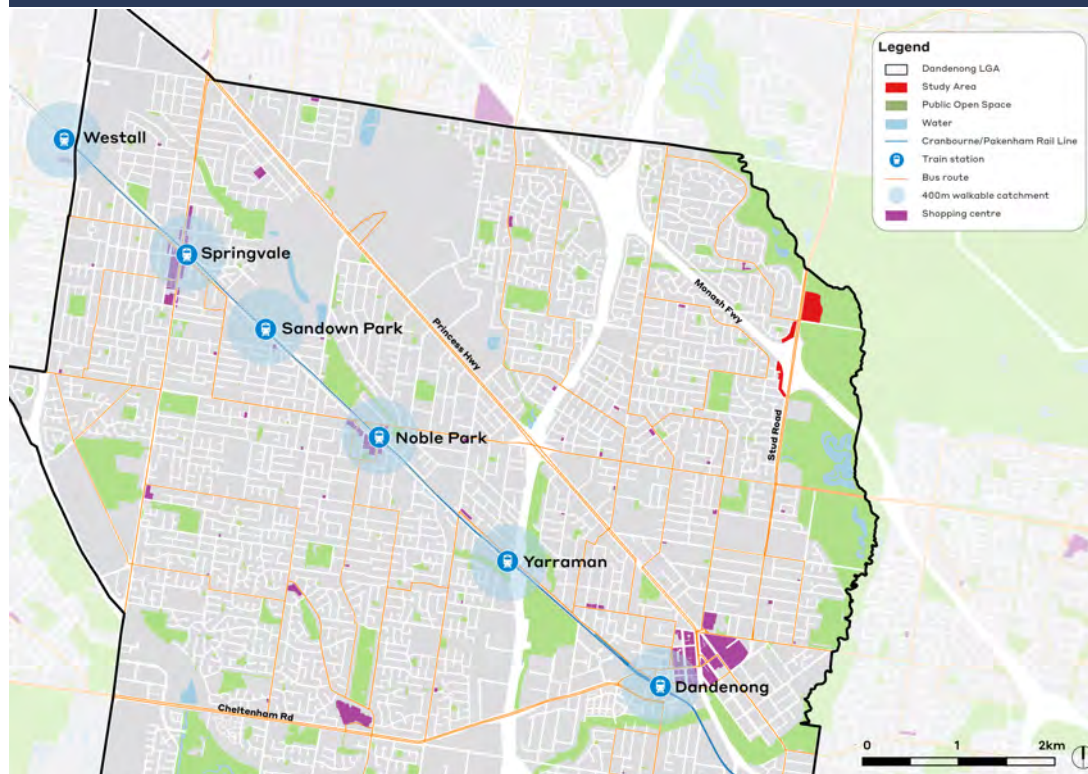
4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)

1.4 Regional Context

The study area is located in the City of Greater Dandenong, approximately 20km south-east of Melbourne CBD. The municipality houses approximately 168,300 people in an area of 129 square kilometres.

The study area is located in a residential area of Dandenong North and is situated close to the Monash Freeway and Stud Road.

The 901 bus service travels along Stud Road and provides access to Dandenong Central Activity Centre in the south. The closest train station is Dandenong Train Station, which is co-located with the Activity Centre.



4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)

2.0 Background Review

2.1 What is Neighbourhood Character?

This definition is in reference to Planning Practice Note 43 *Understanding Neighbourhood Character*, and has been adapted to reflect the local context of the City of Greater Dandenong.

Neighbourhood Character in Greater Dandenong

Neighbourhood Character is what visually differentiates a neighbourhood from another, and is the measure of a local identity. It encompasses the way a neighbourhood looks and feels. It is created by a combination of landscape, vegetation, the built environment, history and culture, and how they interact.

Local character is distinctive. It influences the sense of belonging a person feels to that place, the way people respond to ambience, how it influences their mood, their emotional response, and the stories that come out of their relationship with that place.

Neighbourhood character contains many different facets. It is important to understand character in a holistic way, which involves examining the relationship between people and the social, environmental and economic characteristics of place. Local character should guide how to manage a changing urban environment so that any changes are sympathetic to the valued characteristics and ultimately shape a preferred future character.

Neighbourhood Character is underpinned by the following core concepts:

- Character is a combination of the public and private realms and how they relate to one another.
- Every property, public place or piece of infrastructure makes a contribution, whether great or small.
- It is the cumulative impact of all these contributions that establishes neighbourhood character.
- The key to understanding character is being able to describe how the features of an area come together to give that area its own particular character.
- All areas have a character in the same way that all people have a personality. In some areas the character may be more obvious, more unusual, or more attractive, but no area can be described as having no character.
- The understanding of the key components of neighbourhood character ultimately informs the definition of preferred future character statements.



Draft Dandenong North Precinct Zone Review

7

4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)

For the Study Area, the key attributes that have been examined in order to evaluate neighbourhood character are:

- Architectural style, form and layout
- Existing materials
- Building heights
- Roof styles
- Garages and carports
- Orientation and siting
- Front fencing
- Gardens and landscaping
- Public realm and streetscape

Neighbourhood character and amenity

Amenity is about the pleasantness, ambience and liveability of an area. Neighbourhood character is about its sense of place and community value. Regardless of the character of an area there are standards of residential amenity that apply to all residential development. These basic amenity standards include overlooking, overshadowing and solar access. Sometimes, these amenity standards can have an effect on neighbourhood character, but as a general principle, neighbourhood character and amenity should be treated separately.

Neighbourhood character and heritage

In defining neighbourhood character, it is important to understand the differences between neighbourhood character and places of heritage significance that are generally recognised in the planning scheme.

While all areas have a history or a heritage, not all areas are historically significant. Heritage significance is determined by recognised criteria set by Commonwealth, State and local agencies, with reference to the Burra Charter. In Victoria, heritage places and areas are recognised by application of the Heritage Overlay in planning schemes or inclusion on the Victorian Heritage Register. Cultural heritage is largely embodied in the underlying values and the broader physical context of a building and place. It is important to manage and retain this fabric and setting to retain the cultural significance of a place. Heritage significance can't be improved, but the fabric of a place can be improved, restored or reinterpreted.

In many areas building style is important to setting the character of the area. This includes not just typical form and massing, but may also include details, materials and colours. Buildings do not need to be old or historically significant to have a character that is important to people's understanding and enjoyment of an area.



4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)

2.2 Planning & Policy Context

Implications

As outlined in the following section, the Planning Policy Framework for the City of Greater Dandenong seeks to provide guidance for future development within the study area.

This review will examine the criteria and justification for the application of the residential zones, in particular the General Residential Zone and Neighbourhood Residential Zone.

This will inform recommendations that seek to address inconsistencies in neighbourhood character. Tailored schedules to residential zones will also encourage more appropriate built form outcomes that respond to the local context.

Planning Policy Framework

The Planning Policy Framework (PPF) provides a context for planning and decision making. Planning objectives are fostered through appropriate land use and development policies and practices, which integrate relevant environmental, social and economic factors.

The PPF recognises the importance of neighbourhood character and contextual design. It states that neighbourhood character should be protected and recognised.

Local Policy Framework

The Greater Dandenong Planning Scheme contains local policies relating to residential development in Dandenong. The Neighbourhood Character Study (2007) and the Housing Strategy (2014) are Reference documents to the Greater Dandenong Planning Scheme and is embedded in Local Planning Policy at Clause 22.09. The Clause aims to apply the consideration of applications for development and works on land in the Neighbourhood Residential Zone and the General Residential Zone.

Other documents

Covenant

Precinct 1 of the study area is affected by a covenant. The covenant sets a minimum aggregate floor area of at least 149 square metres. In addition, there are requirements for building materials to consist of stone, brick or brick veneer and the roof to be constructed from tiles, slate or steel.

The covenant also contains fencing conditions. A fence must not be constructed less than 7.62 metres from the building and 3.05 for corner properties, unless the front fence is less than 0.91 metres.

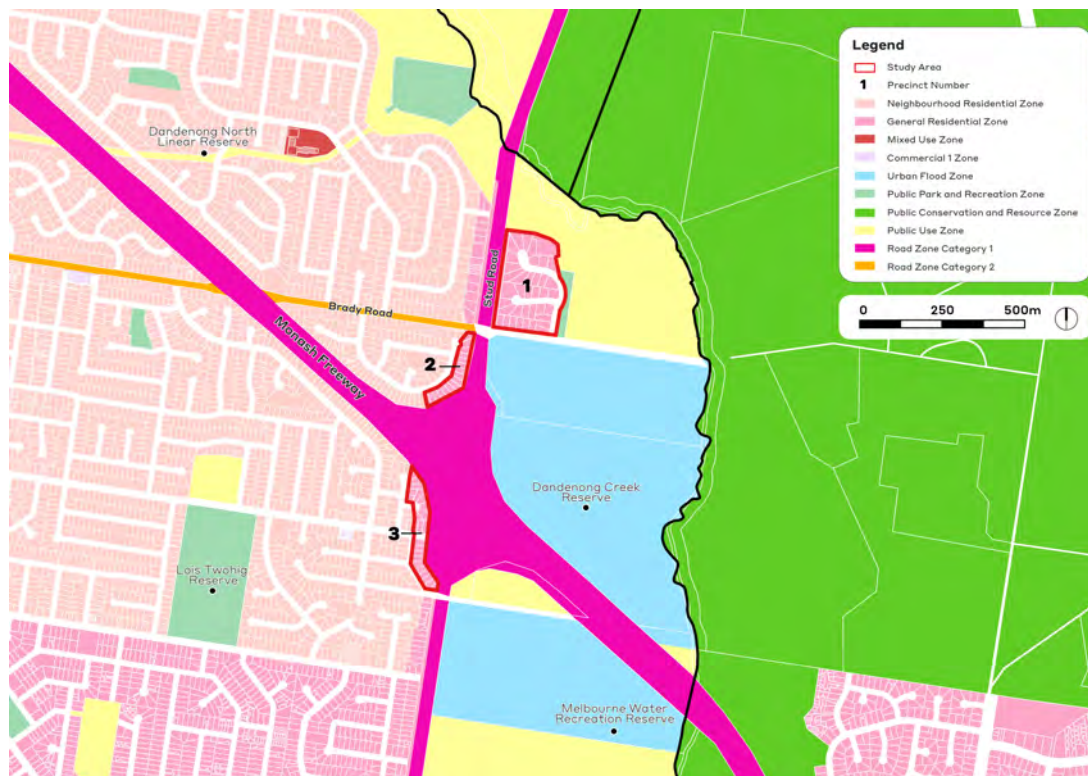
4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)

2.4 Planning Zones

The study area includes land in the General Residential Zone - Schedule 1 (GRZ1). The GRZ allows for building heights of up to 11 metres and must not exceed 3 storeys at any point. However, it is noted that the Design Principles for GRZ Incremental Change Areas outline a 2 storey preferred height limit. The zone Schedule does not provide building height controls for new residential development.

The study area is surrounded by land in the Neighbourhood Residential Zone (NRZ). The NRZ applies to residential areas on the northern and southern peripheries of Dandenong MAC, with some RGZ and MUZ along major arterial roads closer to an activity centre.

See **Appendix A** for residential zone analysis across the municipality.



4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)

2.5 Planning Practice Notes

Practice Note 43 - Understanding Neighbourhood Character (DELWP, 2018)

Planning Practice Note 43 provides guidance for applicants, the community and councils about:

- Understanding what is meant by neighbourhood character; and
- Preparing or assessing a permit application for a residential development.

Practice Note 90 – Planning for Housing (DELWP, 2019)

Planning Practice Note 90 provides information and guidance about how to plan for housing growth and protect neighbourhood character.

Key points relevant to this study include:

- Housing change is an inevitable and an ongoing process. Tensions can arise between housing and neighbourhood character objectives;
- Planning for housing change should be expressed in the form of a Housing Strategy which may also be accompanied by a Neighbourhood Character Strategy;
- Respecting character does not mean preventing change. In simple terms, respect for the character of a neighbourhood means that development should be designed in response to its context; and
- A framework for managing change typically comprises the delineation of minimal, incremental and substantial change areas.

Practice Note 91 – Using Residential Zones (DELWP, 2019)

Planning Practice Note 91 provides information and guidance about the use of residential zones in addition to the local policies and overlays to implement strategic work and how best to make use of the key features of the residential zones.

Key points relevant to this study include:

- Dwelling density is no longer the basis for restricting development outcomes in the Neighbourhood Residential Zone;
- The Neighbourhood Residential Zone is not considered a protection zone and can facilitate housing growth in existing urban areas.
- It is no longer appropriate to limit housing growth in existing urban areas just because an area is perceived to be remote from jobs, services and public transport;
- There is no 'default' residential zone to be applied to a residential area in Victoria;
- Applying the right residential zone must be derived from the municipal-wide strategic framework plan or residential development framework plan;
- Applying a residential zone should align with either existing building heights if they are sought to be maintained, or align with future building heights identified in strategic work;
- Overlays play an important role to give effect to preferred built form outcomes when a zone will not fully achieve the identified housing or neighbourhood character objectives for an area; and
- Rather than specifying preferred neighbourhood character statements in local planning policy, objectives can be specified in a schedule to a residential zone to implement the preferred neighbourhood character.

4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)

2.6 Strategic Documents

Neighbourhood Character Study (Hansen, 2007)

The Neighbourhood Character Study (NCS) identifies character types throughout Greater Dandenong to guide future residential development. It is a reference document to Clause 22.09 of the Greater Dandenong Planning Scheme.

The Study classifies residential development into 15 preliminary areas, which reflect variations in the physical characteristics of the housing stock. The analysis considered the era of development, lot size, streetscape appearance, building density and type and accessibility and connectivity.

The Study provides recommendations for future character, as based on three development types: Substantial Change, Incremental Change and Limited Change. A key distinguishing feature between the level of change is the accessibility and proximity to activity centres. Areas that are not located close to activity centres are nominated as being appropriate for lower scale development. It is noted that the three development type recommendations were prepared prior to the introduction of the current residential zones.

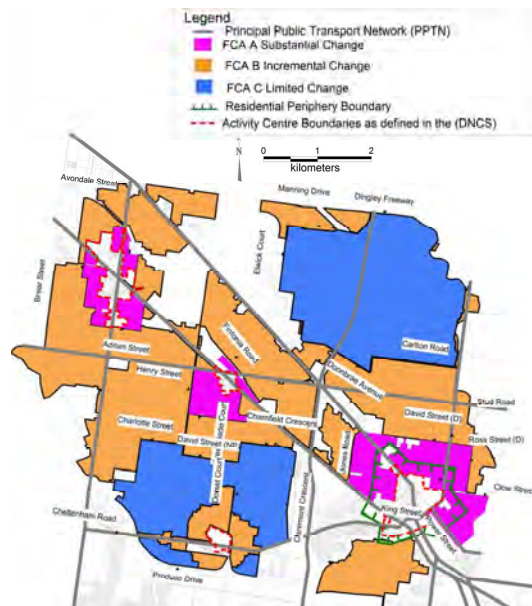
Recommendations

The study provides statutory implementation recommendations to achieve the preferred character for each character area. The adopted recommendations included updates to the Municipal Strategic Statement, introduction of Clause 22.09 and modifications to zoning.

The recommendations for change areas respond to State planning policy at the time to plan for increased levels of residential growth close to activity centres and associated public transport. The document was prepared prior to the reformed residential zones in 2013, therefore the recommendations apply to the previous set of residential zones.

The preferred future character areas have also been influenced by the principle public transportation network (PPTN). The Study recognises the potential for residential areas fronting the PPTN to accommodate increased levels of housing density, particularly along routes that provide access to Dandenong Activity Centre and a train station. The Study highlights the importance of the streetscape context and ensures that this principle is only applied to properties directly fronting PPTN routes (p.88).

Draft Dandenong North Precinct Zone Review



02 Future Character Areas Map

Implications

- Prior to the Neighbourhood Character Study, the residential zoning in Dandenong North, including the study area, was consistently zoned as Residential Zone 1.
- The existing character area analysis splits out the study area across two character areas.
- Key distinguishing features between these character areas is the topography and road grid. Similarly, both areas demonstrate the capacity to accommodate a low level of medium density infill development to the predominantly single and double storey character.
- The preferred future character for the study area being 'incremental change' is not consistent with requirements to be well located to an activity centre and does not directly front the PPTN route on Stud Road.
- The area surrounding the study area is intended for 'limited change' despite sharing similar attributes to the study area.

These implications are explored in further detail in Section 3.0 Desktop Analysis.

4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)

Greater Dandenong Housing Strategy 2014 - 2024 (CoGD, 2014)

This strategy was adopted by Council in 2014 and is a reference document to the Greater Dandenong Planning Scheme. The document provides an evidence base for Council to plan for future housing development. The strategy is underpinned by four key themes that relate to housing growth and liveability, design and diversity, revitalisation and investment and housing affordability.

An objective of the strategy was to continue to facilitate housing in appropriate locations in accordance 22.09 and the identified housing types described below:

Residential Growth Zone - Substantial Change Area

"The purpose of the RGZ is to enable new housing growth and diversity.

Council has applied the RGZ to areas nominated for "Substantial Change" that are planned for increased housing growth, change and density because of their convenient access to transport, retail and services amenities".

General Residential Zone - Incremental Change Area

"The purpose of the GRZ is to enable moderate housing growth and diversity while respecting urban character.

Council has applied the GRZ to areas nominated for incremental change, because they are located further from Greater Dandenong's central transport, employment and amenity spine than Substantial Change Areas. These locations are suited to medium to lower density housing including a mix of detached dwellings, dual occupancies, villa units and townhouses".

Neighbourhood Residential Zone - Limited Change Area

"The purpose of the NRZ is to restrict housing growth in areas identified for urban preservation.

Council has applied the NRZ to approximately 27 per cent residential zoned land, in areas where single dwellings prevail and change is not identified. Given the planning controls in this area, it is likely that housing and population density will remain relatively stable into the future".



Implications

- Three residential zones are implemented in Greater Dandenong's Planning Scheme to support a range of housing densities and cater to changing needs of households.
- The RGZ supports more intensive built form outcomes, including apartment, town house and other forms of multi-unit development.
- The GRZ and NRZ provide for larger, low-density dwellings catering for family households.
- The study area is located in the GRZ, therefore translates to an Incremental Change Area.
- A key feature of Incremental Change Areas are proximity to an activity centre and the PPTN.

4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)

2.7 Planning Scheme Amendments

The following is a summary of themes and implications from recent planning scheme amendments relating to neighbourhood character in the City of Greater Dandenong.

Amendment C96

Amendment C96 was gazetted in 2011 and implemented recommendations of the Neighbourhood Character Study. It introduced Clause 22.09 - Residential Development and Neighbourhood Character Policy, into the Greater Dandenong Planning Scheme.

Other key changes to the Planning Scheme included:

- Making the *Neighbourhood Character Study (2007)* a Reference Document and include references to the document where relevant.
- Modifying to the Built Form, Open Space and Natural Environment sections of Clause 21 to include objectives, strategies and implementation mechanisms of the Neighbourhood Character Study.
- Updating zone schedules to the Residential zones.
- Introducing of the Residential 3 Zone (now the Neighbourhood Residential Zone) to established residential areas.

Amendment C175

Amendment C175 was gazetted in 2014 and implemented new residential zones to the Greater Dandenong Planning Scheme. The amendment was brought about by Amendment V8, which introduced new zones into the Victorian Planning Provisions.

The amendment translated both the previous schedule variations and additional variations into the suite of reformed residential zones.

- Introduced the Residential Growth Zone (RGZ), Neighbourhood Residential Zone (NRZ) and General Residential Zone (GRZ).
- Introduced two new schedules to the General Residential Zone (GRZ1 and GRZ2); and
- Introduced two schedules to the Residential Growth Zone (RGZ1 and RGZ2).

4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)

2.8 VCAT Summary

The following is a summary of implications from *Osnad Pty Ltd v Greater Dandenong City Council (2020) VCAT 1408*. The application was for the construction of 15 three-storey dwellings and one, two-storey dwelling at 11 Cardinia Close, Dandenong North (north side of Precinct 1).

A permit was not granted for the site. It was found that the design response did not comply with the existing neighbourhood character and preferred future outcomes for the study area.

Existing Character

- The proposal for three-storey dwellings does not respect surrounding building heights of 1-2 storeys.
- The visual impact of building bulk proposed detracts from the spacious feel enhanced by large front setbacks and garden spaces.
- There is lack of transitional height between the existing buildings and the new development proposed.
- The proposed dwellings presenting to the adjoining public open space to the east will be highly visible and due to the proximity to the area, will have a prominence that accentuates inconsistency with the existing neighbourhood character.
- The lack of landscaping along accessways and on-site does not complement vegetation in the adjoining public open space area.

Future Character

- The proposed three-storey development does not align with the preferred housing type for the study area as set out in the Neighbourhood Character Study.
- Large areas of paving and low-level gardens fail to respond to the landscape design principles.
- The accessway of the development is dominated by garage doors and pedestrian entries, resulting in a poor sense of address and on-site amenity for residents and visitors to the site.
- A number of dwellings do not comply with solar access requirements.
- The site is between 500 - 700 metres from the bus stops on Stud Road and it is likely that the majority of visitors will drive to the site, despite being located in the PPTN.



3.0 Desktop Analysis

The precincts that form the study area of this review are located within Existing Character Area 1 (Precinct 1 and 2) and Existing Character Area 2 (Precinct 3).



4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)



3.2 Precinct 1 - Cardinia Close

Existing Character Description

Precinct 1 consists predominantly of modern era dwellings, located on spacious and well vegetated lots. Generous front and side setbacks, as well as significant street verges, contribute to the overall garden setting of the area. Dwellings of between 1 and two storeys are constructed consistently in brick, with occasional examples of concrete render in newer dwellings. Some examples of three storey dwellings are present, noting that where present they consist of a ground level garage with two residential storeys above.

Low to medium level formal gardens, along with a general lack of front fencing and large setbacks, afford clear views between dwellings and across front gardens from the street. The sloping topography of the precinct also further contributes to intermittent views across the surrounding landscape.












4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)



Existing Character Attributes

The following table outlines the key character attributes of the precinct, as confirmed by desktop analysis of the area.

Existing Character Attributes	
	Architectural Style, form and layout <ul style="list-style-type: none"> Predominantly modern era dwellings, occasional contemporary dwellings. Dwellings are detached. Front facades are articulated with the use of verandahs, balconies, windows and doorways.
	Building materials <ul style="list-style-type: none"> Predominantly brick, occasional concrete render.
	Building heights <ul style="list-style-type: none"> 1 to 2 storeys, occasional 3 storey dwelling (consisting of garage and 2 storeys above) constructed into slope of the land.
	Roof styles <ul style="list-style-type: none"> Mix of hipped and gabled roof forms, predominantly tiled.
	Garages and carports <ul style="list-style-type: none"> Prominent garages in line with front of dwelling.
	Orientation and Siting <ul style="list-style-type: none"> Buildings are generally oriented parallel to address the street, occasionally angled toward the street in cul-de-sacs. Varied front setbacks from 6-9+ metres. Varied side setbacks from 0-3m side setbacks on one side to 3m+ on other side of dwelling.
	Front Fencing <ul style="list-style-type: none"> Predominantly no front fences. Occasional low brick fences on main road.
	Gardens <ul style="list-style-type: none"> Low to medium level formal gardens.
	Public Realm <ul style="list-style-type: none"> Curvilinear street layout, including rollover kerbs and footpath on one side of road. Significant (5m+) grassed street verge with occasional canopy trees. Steep to sloping topography affording views to surrounding landscape.

4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)

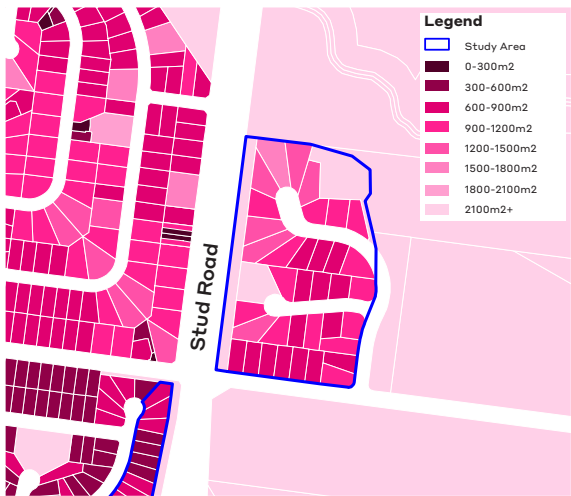


Lot Sizes

Analysis shows that lot sizes within the precinct range from approximately 600m² up to 2000m².

While the lot sizes of Neighbouring areas also vary, there are more examples of lots of less than 600m² outside of the precinct.

Combined with the identified street verges, this creates a greater sense of spaciousness within the precinct when compared to surrounding areas.



Change Over Time

The aerials below show the development of the precinct over a period of 12 years between 2009 and 2021. Analysis of these images suggest that there has been little to no change to dwellings or other Neighbourhood Character attributes during this time.



2009 (Nearmap)



2021 (Nearmap)

4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)



Site Coverage

The table below outlines the lot size analysis undertaken for a selection of dwellings within Precinct 1. Dwellings were selected from each street within the precinct.

The analysis supports the spacious garden setting of the precinct, identifying that of the dwellings sampled, site coverage ranged between 19-35%.

Address	Site Coverage
153 Brady Road	24%



Address	Site Coverage
9 Sylvan Court	19%



Address	Site Coverage
6 Cardinia Close	35%



Address	Site Coverage
23 Cardinia Close	24%



4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)



Consistency with Existing Neighbourhood Character Study

The existing Neighbourhood Character Study identifies this precinct as being within *Existing Character Area 1*. The Character Statement for *Existing Character Area 1* is:

"With an advantage of elevated and undulating topography, curvilinear road alignments and established quality landscaping of the public and private realm, Area 1 has generally high quality streetscapes. Housing stock is newer and consequently is in good to excellent condition. Building form consists of detached dwellings, with limited infill development".

The findings of this desktop survey generally align with the above Character Statement, as well as the original detailed attributes listed within the Neighbourhood Character Study. This includes the curvilinear street layout, modern architectural styles and dwelling scales of between 1-2 storeys.

However, there are some clear differences that distinguish Precinct 1 with the *Existing Character Area 1* statement. This is particularly evident in the larger lots with more generous setbacks and significant street verges which together contribute to a greater sense of spaciousness within this precinct compared to the remainder of *Existing Character Area 1*.

Considering these differences, it is considered that more intense development within Precinct 1 would have a greater impact on existing character, potentially impacting the precinct's overall sense of spaciousness.

Consistency with Existing Change Areas and Best Practice Approaches

The existing Neighbourhood Character Study identifies this precinct as being within an Incremental Change Area. Incremental Change Areas are defined by their good location to nearby activity centres, adjacent to or within close proximity to the PPTN. Detached dwellings, dual occupancies, villa units and townhouses are considered to be appropriate forms of residential development, while apartment development is discouraged.

Conversely, the surrounding Limited Change Areas are considered to be not generally located adjacent to Activity Centres and the PPTN, and are therefore less suited for higher rates of infill development.

None of the residential dwellings within Precinct 1 front the PPTN, and are located within a similar distance from the bus route as other surrounding dwellings. It is also noted that the curvilinear street layout of the precinct reduces overall walkability to the PPTN, as pedestrians can not walk straight to Stud Road. Further, Precinct 1 is located approximately 3.5kms from the nearest Activity Centre (Dandenong) which is not considered to be proximate. Based on this, it is considered that Precinct 1 does not strongly align with the criteria of the Incremental Change Area, and better reflects the criteria of the Limited Change Areas that surround it.

Key Findings

- The character of Precinct 1 is generally consistent with the existing Neighbourhood Character Study. However, fewer smaller lots and generous setbacks gives the precinct a consistent, spacious garden setting that is different to areas immediately surrounding. With this in mind, planning controls for Precinct 1 should at least be consistent with the surrounding character area, noting that additional controls to maintain the spacious garden settings could also be considered.
- The Incremental Change Area designation for Precinct 1 is not considered to be appropriate, given that lots do not front the PPTN and are a considerable distance from the nearest Activity Centre. It is considered that a Limited Change Area designation would be more appropriate.
- Consideration should be given to rezoning this precinct to NRZ, consistent with the surrounding area.
- An additional NRZ schedule could also be considered, and could include objectives and requirements to further enhance the spacious garden settings.

4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)



3.3 Precinct 2 - Prospect Hill Crescent

Existing Character Description

Precinct 2 consists predominantly of modern era dwellings, located on modest lots. Consistent front and side setbacks, contribute to a traditional garden suburban setting. Dwellings are predominantly single storey, with one example of a 2 storey dwelling present within the area. Dwellings are constructed consistently in brick, with occasional examples of concrete render in newer dwellings.

Low level formal gardens, along with a general lack of front fencing afford clear views through to dwellings and front gardens from the street.










4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)



Existing Character Attributes

The following table outlines the key character attributes of the precinct, as confirmed by desktop analysis of the area.

Existing Character Attributes	
	Architectural Style, form and layout <ul style="list-style-type: none">Predominantly modern era dwellings.Dwellings are detached.Front facades are articulated with the use windows and doorways.
	Building materials <ul style="list-style-type: none">Predominantly brick.
	Building heights <ul style="list-style-type: none">Predominantly 1 storey, occasional 2 storey.
	Roof styles <ul style="list-style-type: none">Predominantly hipped, tiled roofs.
	Garages and carports <ul style="list-style-type: none">Predominantly exposed carports in line with dwellings.
	Orientation and Siting <ul style="list-style-type: none">Buildings are oriented parallel to address the street.Consistent front setbacks from 6-7 metres, some properties 8m-10m+.Consistent side setbacks from 0-1m on one side to 1-3m on other side of dwelling.
	Front Fencing <ul style="list-style-type: none">Predominantly no front fences.
	Gardens <ul style="list-style-type: none">Low level front gardens.
	Public Realm <ul style="list-style-type: none">Curvilinear street layout, including kerb and channel and footpaths on both sides of road.Grassed street verge with limited vegetation.Flat topography.

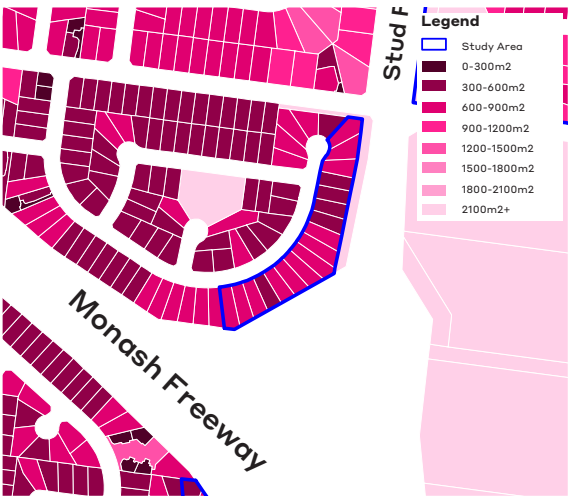
4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)



Lot Sizes

Analysis shows that lot sizes within the precinct range from approximately 300m² up to 900m².

This is generally consistent with neighbouring lots outside the precinct.



Change Over Time

The aerials below show the development of the precinct over a period of 12 years between 2009 and 2021. Analysis of these images suggest that there has been little to no change to dwellings or other Neighbourhood Character attributes during this time.

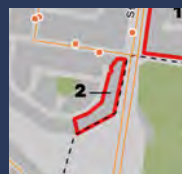


2009 (Nearmap)



2021 (Nearmap)

4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)



Consistency with Existing Neighbourhood Character Study

The existing Neighbourhood Character Study identifies this precinct as being within *Existing Character Area 1*.

The Character Statement for *Existing Character Area 1* is:

"With an advantage of elevated and undulating topography, curvilinear road alignments and established quality landscaping of the public and private realm, Area 1 has generally high quality streetscapes. Housing stock is newer and consequently is in good to excellent condition. Building form consists of detached dwellings, with limited infill development".

The findings of this desktop survey generally align with the above Character Statement, as well as the original detailed attributes listed within the Neighbourhood Character Study. This includes the curvilinear street layout, modern architectural styles and dwelling scales of between 1-2 storeys.

From a Neighbourhood Character perspective, there is little difference between Precinct 2 and the rest of *Existing Character Area 1*, particularly the lots that are located on the opposite side of Prospect Hill Crescent.

With this in mind, it is considered appropriate that Precinct 2 remains within *Existing Character Area 1*.

Consistency with Existing Change Areas and Best Practice Approaches

The existing Neighbourhood Character Study identifies this precinct as being within an Incremental Change Area. Incremental Change Areas are defined by their good location to nearby activity centres, adjacent to or within close proximity to the PPTN. Detached dwellings, dual occupancies, villa units and townhouses are considered to be appropriate forms of residential development, while apartment development is discouraged.

Conversely, the surrounding Limited Change Areas are considered to be not generally located adjacent to Activity Centres and the PPTN, and are therefore less suited for higher rates of infill development.

None of the dwellings within Precinct 2 front the PPTN. It is also noted that the curvilinear street layout of the precinct reduces overall walkability to the PPTN, as pedestrians would need to walk the length of Prospect Hill Road and Brady Road before arriving at the PPTN on Stud Road.

The precinct is also located approximately 3kms from the nearest Activity Centre (Dandenong) which is not considered to be proximate. Importantly, the current change area designation splits Prospect Hill Crescent across two separate change areas which could result in uneven development outcomes that alter the existing character of the area. With this in mind, it is considered that Precinct 2 does not align with the criteria of the Incremental Change Area, and better reflects the criteria of the Limited Change Areas immediately opposite.

Key Findings

- The character of Precinct 2 remains consistent with the existing Neighbourhood Character Study, which places it within *Existing Character Area 1*. As such, planning controls for Precinct 2 should be consistent with other residential lots within *Existing Character Area 1*.
- The Incremental Change Area designation for Precinct 2 is not considered to be appropriate, given that the lots within the precinct do not front the PPTN and are a considerable distance from the nearest Activity Centre. It is considered that a Limited Change Area designation would be more appropriate.
- Consideration should be given to rezoning this precinct to NRZ1, consistent with the surrounding area.

4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)



3.4 Precinct 3 - Balikan Court to Fair Crescent

Existing Character Description

Precinct 2 consists predominantly of modern era dwellings, located on modest lots. Consistent front and side setbacks, contribute to a traditional garden suburban setting. Dwellings are predominantly single storey, with one example of a 2 storey dwelling present within the area. Dwellings are constructed consistently in brick, with occasional examples of concrete render in newer dwellings.

Low level formal gardens, along with a general lack of front fencing afford clear views through to dwellings and front gardens from the street.












4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)



Existing Character Attributes

The following table outlines the key character attributes of the precinct, as confirmed by desktop analysis of the area.

Existing Character Attributes	
	Architectural Style, form and layout <ul style="list-style-type: none">Predominantly modern era dwellings.Dwellings are detached.Front facades are articulated with the use windows and doorways.
	Building materials <ul style="list-style-type: none">Predominantly brick.
	Building heights <ul style="list-style-type: none">Predominantly 1 storey, occasional 2 storey.
	Roof styles <ul style="list-style-type: none">Predominantly hipped, tiled roofs.
	Garages and carports <ul style="list-style-type: none">Carports and garages in line with dwellings.
	Orientation and Siting <ul style="list-style-type: none">Buildings are oriented parallel to address the street.Predominant front setbacks of 3-7 metres.Consistent side setbacks from 0-3m on both sides of dwelling.
	Front Fencing <ul style="list-style-type: none">Mix of low, transparent or no front fences.
	Gardens <ul style="list-style-type: none">Low to medium level front gardens.
	Public Realm <ul style="list-style-type: none">Curvilinear street layout, including kerb and channel and footpaths on both sides of road.Grassed street verge with limited vegetation.Flat topography.

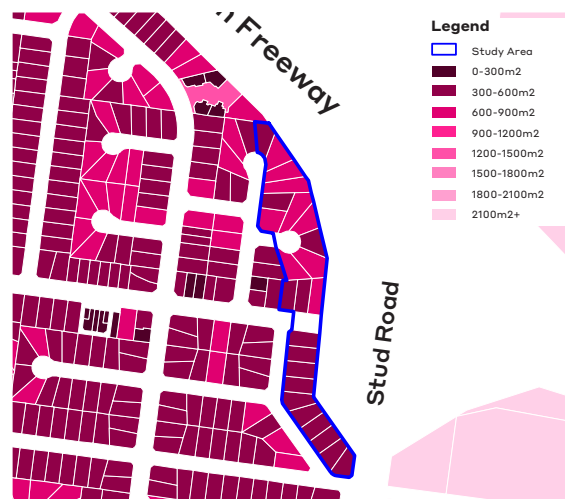
4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)



Lot Sizes

Analysis shows that lot sizes within the precinct range from approximately 300m² up to 900m².

This is consistent with neighbouring lots outside the precinct, however most surrounding lots are within the 300-600m² range.



Change Over Time

The aeriels below show the development of the precinct over a period of 12 years between 2009 and 2021. Analysis of these images suggest that there has been little to no change to dwellings or other Neighbourhood Character attributes during this time.



2009 (Nearmap)



2021 (Nearmap)

4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)



Consistency with Existing Neighbourhood Character Study

The existing Neighbourhood Character Study identifies this precinct as being within *Existing Character Area 2*. The Character Statement for *Existing Character Area 2* is:

"Located on the lower slopes of Area 1, the road alignments conform to a general grid pattern, whilst the landscaping of both the public and private realm is less established. Predominant building form consists of single detached dwellings in good condition, with a low level of medium density infill development. The general streetscape character is of moderate quality displaying a conventional suburban character."

The findings of this desktop survey generally align with the above Character Statement, as well as the original detailed attributes listed within the Neighbourhood Character Study. This includes the single detached dwellings, modern architectural styles and dwelling scales of between 1-2 storeys.

From a Neighbourhood Character perspective, Precinct 3 remains consistent with the remainder of *Existing Character Area 2*, and it is considered appropriate that Precinct 3 remains within *Existing Character Area 2*.

Consistency with Existing Change Areas and Best Practice Approaches

The existing Neighbourhood Character Study identifies this precinct as being within an Incremental Change Area. Incremental Change Areas are defined by their good location to nearby activity centres, adjacent to or within close proximity to the PPTN. Detached dwellings, dual occupancies, villa units and townhouses are considered to be appropriate forms of residential development, while apartment development is discouraged.

Conversely, the surrounding Limited Change Areas are considered to be not generally located adjacent to Activity Centres and the PPTN, and are therefore less suited for higher rates of infill development.

None of the dwellings within Precinct 3 front the PPTN, and the walking distance to the PPTN is comparable to that of the adjacent Limited Change Areas. The precinct is also located approximately 2.8kms from the nearest Activity Centre (Dandenong) which is not considered to be proximate. With this in mind, it is considered that Precinct 3 does not align with the criteria of the Incremental Change Area, and better reflects the criteria of the Limited Change Areas immediately opposite.

Key Findings

- The character of Precinct 3 remains consistent with the existing Neighbourhood Character Study, which places it within *Existing Character Area 2*. As such, planning controls for Precinct 3 should be consistent with other residential lots within *Existing Character Area 2*.
- The Incremental Change Area designation for Precinct 3 is not considered to be appropriate, given that the lots within the precinct do not front the PPTN and are a considerable distance from the nearest Activity Centre. It is considered that a Limited Change Area designation would be more appropriate.
- Consideration should be given to rezoning this precinct to NRZ1, consistent with the surrounding area.

4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)

4.0 Recommendations

4.1 Summary by Precinct

Precinct 1 - Cardinia Close

- The character of Precinct 1 is generally consistent with the existing Neighbourhood Character Study. However, fewer smaller lots and generous setbacks gives the precinct a consistent, spacious garden setting that is different to areas immediately surrounding. With this in mind, planning controls for Precinct 1 should at least be consistent with the surrounding character area, noting that additional controls to maintain the spacious garden settings could also be considered.
- The Incremental Change Area designation for Precinct 1 is not considered to be appropriate, given that lots do not front the PPTN and are a considerable distance from the nearest Activity Centre. It is considered that a Limited Change Area designation would be more appropriate.
- Consideration should be given to rezoning this precinct to NRZ, consistent with the surrounding area.
- An additional NRZ schedule could also be considered, and could include objectives and requirements to further enhance the spacious garden settings.

Precinct 2 - Prospect Hill Crescent

- The character of Precinct 2 remains consistent with the existing Neighbourhood Character Study, which places it within *Existing Character Area 1*. As such, planning controls for Precinct 2 should be consistent with other residential lots within *Existing Character Area 1*.
- The Incremental Change Area designation for Precinct 2 is not considered to be appropriate, given that the lots within the precinct do not front the PPTN and are a considerable distance from the nearest Activity Centre. It is considered that a Limited Change Area designation would be more appropriate.
- Consideration should be given to rezoning this precinct to NRZ1, consistent with the surrounding area.

Precinct 3 - Balikan Court to Fair Crescent

- The character of Precinct 3 remains consistent with the existing Neighbourhood Character Study, which places it within *Existing Character Area 2*. As such, planning controls for Precinct 3 should be consistent with other residential lots within *Existing Character Area 2*.
- The Incremental Change Area designation for Precinct 3 is not considered to be appropriate, given that the lots within the precinct do not front the PPTN and are a considerable distance from the nearest Activity Centre. It is considered that a Limited Change Area designation would be more appropriate.
- Consideration should be given to rezoning this precinct to NRZ1, consistent with the surrounding area.

ORDINARY COUNCIL MEETING - AGENDA

4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)**4.2 Schedule Variations**

The following table recommends schedule variations to the NRZ, to achieve/retain a preferred character for each study area. A new schedule to the NRZ is considered appropriate for Precinct 1 and the existing NRZ Schedule 1 applied to Precincts 2 and 3.

	Precinct 1 (Preferred)	Precinct 2 & 3 (Preferred)
Proposed Zone	NRZ (new Schedule)	NRZ (Schedule 1)
Neighbourhood Character Objectives	<p>To ensure the scale, built form and setbacks of residential development responds to the spacious garden setting of the area by respecting the valued characteristics of the neighbourhood including the predominant built form, façade street patterns and appropriate separation between dwellings.</p> <p>To provide generous front, side and rear setbacks, garden areas and provision of open space at ground level to allow for substantial high-quality landscaping, including canopy trees to enhance the spacious garden setting of the character area.</p> <p>To maximise the opportunities to create high quality landscaping through minimal paving and the use of permeable ground surfaces.</p> <p>To maximise consistent, landscaped spaces between dwellings, that continue to contribute to the broader landscape setting of the green wedge and Police Paddocks.</p> <p>To ensure vehicle accessways and storage facilities do not visually dominate the streetscape.</p>	<p>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.</p> <p>To provide appropriate front, side and rear setbacks, garden areas and private open space to allow for substantial high-quality landscaping, including canopy trees to protect the amenity and outlook of adjoining properties and contribute to the landscape character.</p> <p>To maximise the opportunities to create high quality landscaping through minimal paving and the use of permeable ground surfaces.</p> <p>To ensure vehicle accessways and storage facilities do not visually dominate the streetscape.</p> <p>To ensure that residential development achieves high quality useable private open space outcomes for future residents, including the provision of ground level secluded private open space at the side or rear of each dwelling.</p>
Minimum street setback	None-specified	Non-specified
Site coverage	Maximum of 40%	Maximum of 50%
Permeability	Maximum of 60%	Maximum of 50%
Walls on boundaries	Non-specified	Non-specified
Landscaping	70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees.	70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees.

ORDINARY COUNCIL MEETING - AGENDA

4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)

	Precinct 1 (Preferred)	Precinct 2 & 3 (Preferred)
Side and rear setbacks	All buildings should be setback a minimum of 3m on one side, and 1 metre plus 0.3 metre for every metre of height over 3.6 metres up to 6.9 metres on the other side.	A building wall opposite an area of secluded private open space or a window to a living room of an existing dwelling should be setback a minimum of 2 metres. All other buildings should be setback a minimum of 1 metre, plus 0.3 metre for every metre of height over 3.6 metres up to 6.9 metres.
Private open space	An area of ground level open space of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 40 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 40 square metres and a minimum dimension of 5 metres at the side or rear of the dwelling with convenient access from a living room. An area of 60 square metres of ground level, private open space, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential B28 building with a minimum area of 40 square metres and a minimum dimension of 5 metres and convenient access from a living room.	An area of ground level open space of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 40 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 40 square metres and a minimum dimension of 5 metres at the side or rear of the dwelling with convenient access from a living room. An area of 60 square metres of ground level, private open space, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential B28 building with a minimum area of 40 square metres and a minimum dimension of 5 metres and convenient access from a living room; or A balcony with a minimum area of 10 square metres with a minimum width of 2 metres and convenient access from a living room; or A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.
Front fence height	No, or low and transparent front fence up to a maximum of 1.2m.	Maximum 1.5 metre height in streets in Road Zone Category 1 Maximum 1.2 metre height for other streets

4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)

4.3 Other Recommendations

Local Policy Update

The following recommendations relate to updating Clause 22.09 Residential Development and Neighbourhood Character Policy, to ensure that it remains consistent with the recommended changes to Zoning as identified in this report.

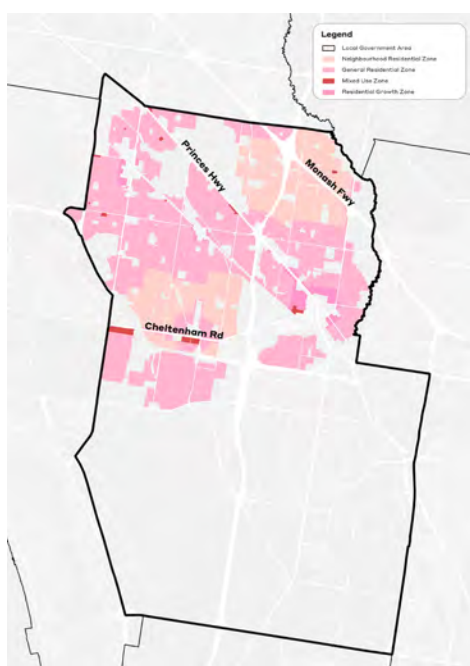
- Update Map 1 - Future Change Areas at 22.09-3.5 to reflect the proposed revision of Precincts 1, 2 and 3 from Incremental to Limited Change Areas.
- Update Relationship of Future Change Area and preferred housing types at 22.09-3.6 to include reference to the proposed NRZ schedule.



4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)

5.0 Appendix - A

5.1 Residential Zones



General Residential Zone (GRZ)

The General Residential Zone is split across three zone Schedules in Greater Dandenong. The purpose of the GRZ is "to encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport".

The GRZ generally applies to the land between the Residential Growth Zone (RGZ) and Neighbourhood Residential Zone (NRZ) and acts as a transition area between low and high density development.

The Study Area is located in the GRZ1. The GRZ allows for building heights of up to 11 metres and must not exceed 3 storeys at any point. The zone Schedule does not provide building height controls for new residential development.

Neighbourhood Residential Zone (NRZ)

The Neighbourhood Residential Zone (NRZ) applies to large areas of residential development in the north and south of the municipality. The purpose of the NRZ is to "recognise areas of predominantly single and double storey residential development".

The zone applies to residential land at significant distances from the Princes Highway and railway corridor and key activity centres. This includes the majority of land surrounding the study area in the north-east of the municipality.

The NRZ allows for building heights of up to 9 metres and must not exceed 2 storeys at any point. The zone Schedule does not provide building height controls for Greater Dandenong.

Residential Growth Zone (RGZ)

The Residential Growth Zone (RGZ) applies to pockets of development along the Princess Highway and located adjacent to a Major Activity Centre. The purpose of the RGZ is "to provide housing at increased densities in buildings up to and including four storey buildings".

The RGZ allows for building heights of up to 13.5 metres, unless specified in a Schedule to the zone.

Mixed Use Zone (MUZ)

The Mixed Use Zone (MUZ) applies to individual sites along major roads, adjacent to an activity centre. The MUZ does not regulate building height.

ORDINARY COUNCIL MEETING - AGENDA

4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)

	General Residential Zone – Schedule 1	General Residential Zone – Schedule 2	General Residential Zone – Schedule 3	Neighbourhood Residential Zone – Schedule 1
Neighbourhood Character Objectives	<p>To ensure the scale, built form and setbacks of residential developments respond to the existing site circumstances by respecting the predominant built form, façade, and street patterns.</p> <p>To provide appropriate front, side and rear setbacks, garden areas and significant private open space to allow for substantial high-quality landscaping and canopy trees to protect the amenity of adjoining properties and to create a landscape character.</p> <p>To maximise the opportunities to create high quality landscaping, through minimal paving and the use of permeable ground surfaces.</p> <p>To ensure vehicle accessways and storage facilities do not visually dominate the streetscape.</p> <p>To ensure that residential development achieves high quality useable private open space outcomes for future residents, including the provision of secluded private open space at the side or rear of each dwelling.</p>	<p>To ensure the scale, built form and setbacks of residential development responds to the existing site circumstances by respecting the predominant built form, façade, and street patterns.</p> <p>To provide appropriate front, side and rear setbacks, garden areas and private open space to allow for substantial high-quality landscaping and canopy trees to protect the amenity of adjoining properties and to create a landscape character.</p> <p>To maximise the opportunities to create high quality landscaping, through minimal paving and hard surfaces within front setbacks.</p> <p>To ensure vehicle accessways and storage facilities do not visually dominate the streetscape.</p> <p>To ensure that residential development achieves high quality useable private open space outcomes for future residents, including the provision of secluded private open space at the side or rear of each dwelling.</p>	<p>To provide a transition in building height and density between residential development in Substantial Change Areas or Activity Centres and other Incremental Change or Limited Change Areas.</p> <p>To ensure the scale, built form and setbacks of residential developments respond to the existing site circumstances by respecting the predominant built form, façade, and street patterns.</p> <p>To provide appropriate front, side and rear setbacks to allow for substantial high-quality landscaping and canopy trees and maximise planting opportunities through minimal paving and hard surfaces within front setbacks.</p> <p>To ensure vehicle accessways and storage facilities do not visually dominate the streetscape.</p> <p>To ensure that residential development achieves high quality useable private open space outcomes for future residents.</p>	<p>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.</p> <p>To provide appropriate front, side and rear setbacks, garden areas and private open space to allow for substantial high-quality landscaping, including canopy trees to protect the amenity and outlook of adjoining properties and contribute to the landscape character.</p> <p>To maximise the opportunities to create high quality landscaping through minimal paving and the use of permeable ground surfaces.</p> <p>To ensure vehicle accessways and storage facilities do not visually dominate the streetscape.</p> <p>To ensure that residential development achieves high quality useable private open space outcomes for future residents, including the provision of ground level secluded private open space at the side or rear of each dwelling.</p>
Minimum street setback	As per B6 or 7.5 metres, whichever is lesser.	As per B6 or 7.5 metres, whichever is lesser.	As per B6 or 5 metres, whichever is lesser	Non-specified
Site coverage	Non-specified	Non-specified	The site area covered by buildings should not exceed 70 per cent.	Maximum of 50%
Permeability	Minimum of 30%	Non-specified	The site area covered by buildings should not exceed 70 per cent.	Maximum of 50%
Walls on boundaries	Non-specified	Non-specified	Non-specified	Non-specified

ORDINARY COUNCIL MEETING - AGENDA

4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)

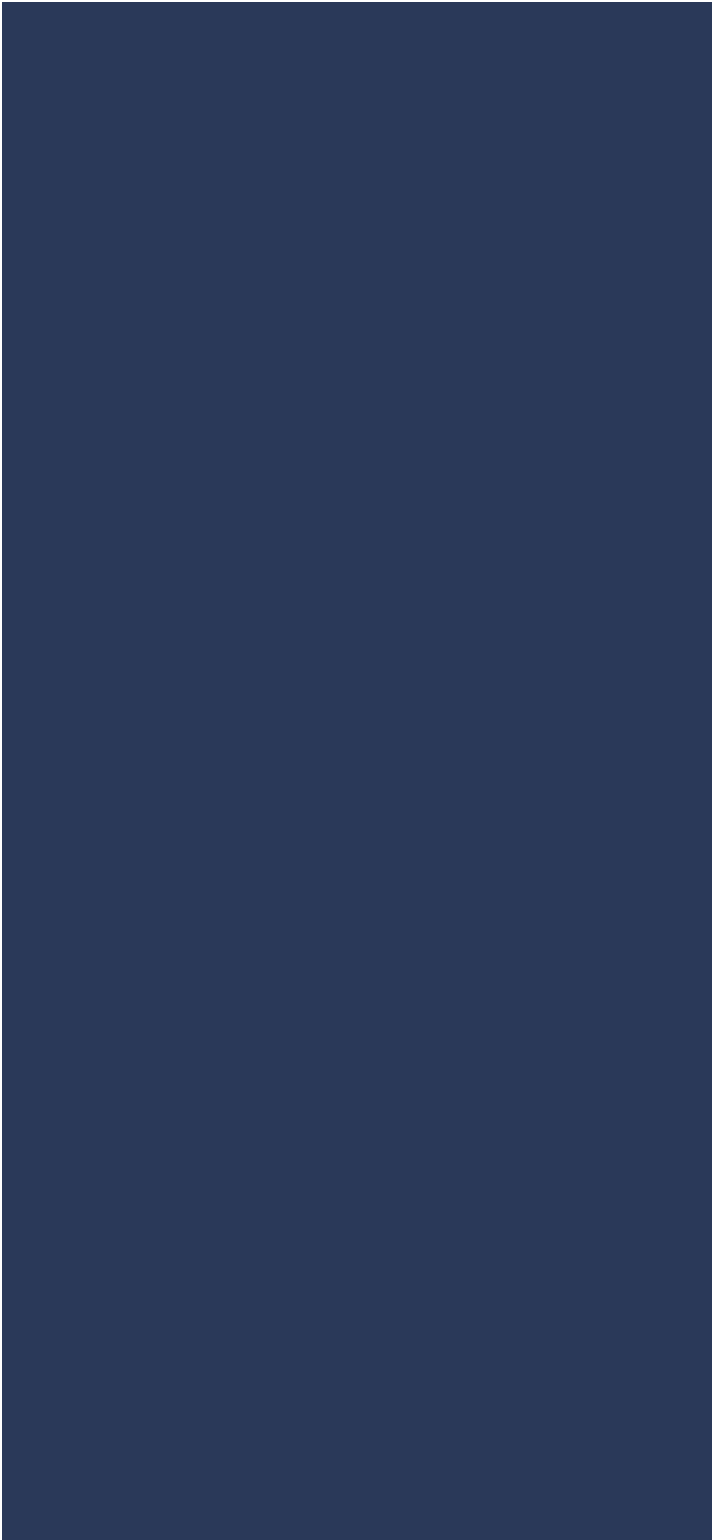
	General Residential Zone – Schedule 1	General Residential Zone – Schedule 2	General Residential Zone – Schedule 3	Neighbourhood Residential Zone – Schedule 1
Landscaping	70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees.	70% of ground level front, setback, and side and rear setbacks, planted with substantial landscaping and canopy trees.	70% of ground level front, setback, and side and rear setbacks, planted with substantial landscaping and canopy trees.	70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees.
Side and rear setbacks	Non-specified	Non-specified	Non-specified	<p>A building wall opposite an area of secluded private open space or a window to a living room of an existing dwelling should be setback a minimum of 2 metres.</p> <p>All other buildings should be setback a minimum of 1 metre, plus 0.3 metre for every metre of height over 3.6 metres up to 6.9 metres.</p>
Private open space	<p>Private open space consisting of an area of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 40 square metres. At least one part of the private open space should consist of secluded private open space at ground level with a minimum area of 25 square metres at and a minimum dimension of 5 metres at the side or rear of the dwelling with convenient access from a living room.</p> <p>An area of 50 square metres of ground level, private open space, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 30 square metres, a minimum dimension of 5 metres and convenient access from a living room; or B28 A balcony with a minimum area of 10 square metres with a minimum width of 2 metres and convenient access from a living room; or</p>	<p>An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 25 square metres, a minimum dimension of 5 metres and convenient access from a living room; or</p> <p>A balcony with a minimum area of 10 square metres with a minimum width of 2 metres and convenient access from a living room; or</p> <p>A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.</p>	<p>An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room; or</p> <p>A balcony with a minimum area of 10 square metres with a minimum width of 2 metres and convenient access from a living room; or</p> <p>A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.</p>	<p>An area of ground level open space of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 40 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 40 square metres and a minimum dimension of 5 metres at the side or rear of the dwelling with convenient access from a living room.</p> <p>An area of 60 square metres of ground level, private open space, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential B28 building with a minimum area of 40 square metres and a minimum dimension of 5 metres and convenient access from a living room; or</p> <p>A balcony with a minimum area of 10 square metres with a minimum width of 2 metres and convenient access from a living room; or</p>

ORDINARY COUNCIL MEETING - AGENDA

4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)

	General Residential Zone – Schedule 1	General Residential Zone – Schedule 2	General Residential Zone – Schedule 3	Neighbourhood Residential Zone – Schedule 1
Private open space cont	A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room			A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.
Front fence height	Maximum 1.5 metre height in streets in Road Zone Category 1. Maximum 1.2 metre height for other streets.	Maximum 1.5 metre height in streets in Road Zone Category 1. Maximum 1.2 metre height for other streets.	A front fence within 3 metres of a road in a Road Zone Category 1 should not exceed 1.5 metres in height; or 1.2 metres for all other streets.	Maximum 1.5 metre height in streets in Road Zone Category 1 Maximum 1.2 metre height for other streets

4.2.3 Response to Notice of Motion No.7 Rezoning Land - Dandenong North (Cont.)



Prepared by:

**ETHOS
URBAN**

4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan

File Id:	A8018776
Responsible Officer:	Director Business, Engineering & Major Projects
Attachments:	Dandenong Visitor Attraction Plan

1. Report Summary

At its Ordinary Meeting of 27 July 2020, Council was presented with a 12-month review of actions in response to the Notice of Motion 62 adopted on 23 April 2019, regarding the Dandenong Activity Centre. The 12-month review of actions highlighted a range of parking, business support and activation recommendations which were noted and endorsed.

Since July 2020, the impact of the COVID-19 pandemic and subsequent lockdowns continue to have an impact on our community and businesses. Business recovery will take time and additional support and resources will be required from all levels of government.

The report offers a status update on actions taken since the last review. The report acknowledges that the actions taken to date have had a positive impact on the Dandenong Activity Centre and recommends a continuation of these actions to assist in further business and community recovery efforts.

2. Recommendation Summary

This report recommends the continuation and noting of several parking, business support and activation actions to further support business recovery considering the COVID-19 impacts. These include:

- Extend the Free Parking Trial on Lonsdale Street for an additional 2 years (1 July 2021 to 30 June 2023): to further support business recovery and align with visitor attraction initiatives
- Note initial trader consultation results regarding proposed parking alterations in Lonsdale Street:
 - 2P to 1P in service lane section (165-225 Lonsdale Street): consultation to be repeated due to low response rate.
 - Increase number of 15-minute bays in service lane section (243-319 Lonsdale Street): not supported.
 - 1P to 2P in service lane section (312-373 Lonsdale Street): not supported
- Note parking sensors have been installed and data will be used to inform future parking amendments and enforcement
- Extend the free Footpath Dining Permits for an additional year (expiry 30 June 2023)
- Note the completion of the Dandenong Visitor Attraction Plan and the plan's implementation to assist in COVID19 recovery.

4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

3. Background

At its Ordinary Meeting of 23 April 2019, Council endorsed several actions targeted at boosting activity within the Dandenong Activity Centre, in response to the Notice of Motion 62. A 12-month review was presented of these actions with subsequent endorsements at Council's Ordinary Meeting of 27 July 2020. At this 2020 meeting, Council:

- Endorsed the extension of the Free Parking Trial on Lonsdale Street to 30 June 2021 (additional 12 months)
- Approved consultation on other parking alterations in response to data and trader feedback:
 - 2P to 1P in service lane section (165-225 Lonsdale Street)
 - Increase number of 15-minute bays in service lane section (243-319 Lonsdale Street)
 - 1P to 2P in service lane section (312-373 Lonsdale Street)
- Noted the work undertaken by Officers to progress the Dandenong Parking Precinct Action Plan (available on Council's Website)
- Noted the work undertaken by Officers to progress the Dandenong Visitor Attraction Plan and the potential for the plan's implementation to assist in COVID19 recovery
- Approved scope expansion of initiatives to encourage footpath dining to include:
 - Extension of 2-year offer (2019/20 – 2020/21) from only additional tables to include 'all existing and proposed tables and chairs'
 - Extension of free footpath dining permits to whole of municipality for 2020/21 – 2021/22 (2 years)
 - Allow footpath trading to extend beyond property boundary, provided abutting property owner/tenant agree (after implementation guidelines developed)
- Noted the Place and Wayfinding Improvements undertaken in the previous 12 months (2019/20)
- Noted key upcoming projects in central Dandenong

Since the last update to Council, further COVID-19 lockdown restrictions have occurred in Metropolitan Melbourne which have negatively impacted businesses and visitation to our activity centres. Data shows that central Dandenong has been heavily impacted by these lockdowns, as much of the centre's activity relies on our ability to draw customers from the broader region and from the significant number of office workers based in activity centre. Many office workers have transitioned to some level of remote working, which increased during lockdown periods. The reduction in office attendance by workers has meant a slower recovery for businesses in the centre compared with the other Activity Centres in the municipality which are not as heavily reliant on office workers.

In June and October 2020, council installed People Counter devices in Lonsdale Street and Thomas Street respectively. The data provides insights into reduction levels of footfall in central Dandenong at these locations.

4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

A summary of footfall data for the period March to June 2021 shows significant changes in Lonsdale Street with a 60 percent reduction in footfall activity and a 45 percent reduction in Thomas Street. Typically, the busiest day on Lonsdale Street is Friday whilst Sunday is busiest on Thomas Street.

Despite the lockdowns, Officers have continued to progress the actions from the April 2019 and July 2020 Council reports and can offer the following updates.

3.1 Parking

Traders in the relevant locations were consulted on the proposed parking alterations endorsed at the July 2020 Council meeting. The results are as follows:

- **2P to 1P in service lane section (165-225 Lonsdale Street)**

Supported by a majority of businesses who responded however the response rate was low.

Most respondents felt that the 2P is misused by people who park in this location but do not shop in this location and that the high parking occupancy detrimentally impacts the ability for customers to access their stores. A few wanted the 2P to stay.

Given the low consultation response rate, no change should occur at this time. Consultation will be undertaken at this location again once business sentiment has improved and following COVID-19 lockdown.

- **Increase number of 15-minute bays in service lane section (243-319 Lonsdale St)**

Most business respondents did not support this change. As a result, this change will not be pursued unless requested by businesses again in future.

- **1P to 2P in service lane section (312-373 Lonsdale Street)**

Most business respondents did not support this change because they believe that this would make it harder for their customers to find a parking space. As a result, this change will not be pursued unless requested by businesses again in future.

Parking sensors have been now been installed for on-street spaces and the benefits are beginning to be utilised in parking enforcement and occupancy data. Key early findings show:

- There is a high level of non-compliance with parking time limits (as businesses have long identified and raised concerns about). The sensors should allow more effective enforcement of this.
- Turnover is higher than previously thought. There are very few people looking to park for a 2-hour period. Most users are either trying to stay all day or are staying for 40min or less.
- Parking demand is high in some areas during periods where restrictions do not apply such as:
 - Evenings on Thomas St; and
 - Sundays

4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

Officers anticipate that the benefits of having the sensors in place will grow over the next 12-24 months and council's Transport team will present on parking sensor data results once a more comprehensive collection period has occurred and trading patterns start to normalise. However, initial data from the March/April 2021 period (least impacted by lockdowns) already suggest that a number of parking changes may be proposed over the coming years which would offer a simplification of parking restrictions in the Dandenong Activity Centre. This may look like a 1P Ticket on street 'core' area that covers parts of Lonsdale, Thomas, Walker, Scott and Langhorne streets; removal of ticket parking and generally 2P on lower occupancy roads on the periphery of the Activity Centre; conversion of off-street car parks to 3P/4P with all day parks available via purchase of permits (for workers not rail commuters) and a review of off-street multideck permit systems and numbers with a view to offer all day ticket parking in any available remaining bays.

Given the impact of COVID-19 lockdowns on our business community and noting the significant impact on the Dandenong Activity Centre in particular, it is recommended that Council extends the free Lonsdale Street parking trial for a further 2 years to 30 June 2023 to assist in business recovery. This extension to the free car parking trial also aligns in supporting visitor attraction initiatives outlined in the Dandenong Visitor Attraction Plan.

3.2 Business support and activation

3.2.1 Footpath Dining Encouragement Program:

With the receipt of the State Government's Outdoor Dining Support grant, Officers have worked to combine this grant with the Footpath Dining Encouragement Program presented to Council in June 2021.

This has involved cross-council collaboration in offering a range of support options to hospitality traders in our municipality. Support of local manufacturing has also occurred through relevant procurement processes. Through combining these two dining programs, council has been able to trial and offer traders temporary infrastructure; easy application processes and swift approval times; marketing and promotion; permanent infrastructure and the ability to expand dining areas beyond property boundaries.

As endorsed at Council's July 2020 meeting, the cost of outdoor dining permits for the whole municipality has been removed until 30 June 2022 (a total of 2 years from 2019). It is recommended that this be extended for an additional year until June 2023.

3.2.2 Dandenong Visitor Attraction Plan (DVAP):

In early 2020, award winning marketing and communications consultants, Pessel & Carr were engaged to prepare a *Dandenong Visitor Attraction Plan*. Over the course of 2020, research and (COVID appropriate) consultation was undertaken to inform the plans preparation.

The draft Dandenong Visitor Attraction Plan (DVAP) was presented to Council on 19 July 2021 and the final version is now complete and ready for implementation.

4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

Due to the budget implications arising from COVID-19 and the current and ongoing impacts from COVID-19, the DVAP has shifted from a 2-year implementation period to a 4-year implementation period. The activities identified in the DVAP focus on increasing visitation, extending the time visitors stay and encouraging multiple destinations per visit. The implementation of the DVAP over the coming years will significantly support business and community COVID-19 recovery.

The implementation plan of the DVAP has been re-prioritised to ensure that activities and initiatives planned for year 1 are already funded by existing operational or capital budgets and are part of existing work plans. It is noted that potential funding requests may be lodged for years 2, 3 and 4 to facilitate implementation of the DVAP.

In addition to the Footpath Dining Encouragement Program and DVAP, ongoing business support and place-based activations occur within the Dandenong Activity Centre. Whilst not formally part of the Dandenong Activity Centre review, it is important to note that Officers continue working to improve the amenity of the city centre and to support our business community in a variety of ways. Over the past 12-months, this has included support for businesses through the crisis points of lockdowns, data driven activations and interventions, business support and mentoring, revitalisation projects and advocacy to State and Federal Government resulting in some major initiatives announced for central Dandenong.

3.2.3 Investment Attraction and Facilitation

Funding has recently been received for the following projects :-

- Prepare a business case for the Dandenong Sports and Events Centre;
- Prepare a business case for an upgrade of the Dandenong Station;
- Grants contributions from the Victorian Planning Authority and Development Victoria for a development facilitation, investment, and implementations options paper for central Dandenong.

A number of major construction projects have commenced, as evidenced by ‘cranes’ on the horizon, these include :-

- Launch Housing development (60 residential apartments) on Cheltenham Road;
- Salvation Army Community Hub on George Street;
- Children’s Court on corner of Langhorne/Foster Streets;
- Residential Apartment building on corner of Scott/Robinson Streets.
- Greater Dandenong Gallery of Art on Mason Street.

In December 2020 the State Government announced developer Capital Alliance as the successful bidder to develop the Foster Street area by the Dandenong transport hub. This staged redevelopment is expected to deliver a new Little India precinct; inject \$600M into the Dandenong economy, create 2,600 construction jobs and around 5,000 ongoing jobs when operational. Construction of the first stage is expected to begin in 2023 following community consultation on the proposed master plan in late 2021.

Council was also successful in its advocacy for the removal of the Infrastructure Recovery Charge from all private land in the declared project area of central Dandenong.

4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

Council has distributed letters to the business tenant/occupants in central Dandenong on two occasions recently to highlight a number of these initiatives.

4. Proposal

This report proposes the following to further support business recovery in light of COVID-19 impacts:

- Extend the Free Parking Trial on Lonsdale Street for an additional 2 years to further support business recovery and align with visitor attraction initiatives (1 July 2021 to 30 June 2023)

In addition, this report requests Council takes note of the following updates regarding the Dandenong Activity Centre as it relates to the Notice of Motion 62:

- Note initial trader consultation results regarding proposed parking alterations in Lonsdale Street:
 - 2P to 1P in service lane section (165-225 Lonsdale Street): consultation to be repeated due to low response rate.
 - Increase number of 15 minute bays in service lane section (243-319 Lonsdale Street): not supported.
 - 1P to 2P in service lane section (312-373 Lonsdale Street): not supported
- Note the installation of parking sensors with data to be used to inform future parking amendments and enforcement.
- Extend the free Footpath Dining Permits for an additional year (expiry 30 June 2023)

And further,

- Notes the completion of the Dandenong Visitor Attraction Plan and its intended 4 year implementation to assist in COVID19 recovery.

5. Financial Implications

The financial implications associated with this report involve a loss of income from car-parking fees in the 2021/22 – 22/23 financial years. Whilst the reduced income cannot be accurately predicted due to the ongoing impacts of the COVID19 lockdowns, it is likely to be in the region of \$600,000 across the two years.

The cost of free outdoor dining permits across the municipality is approximately \$22,000 per year in lost income. This was acknowledged and accepted by Council at the Ordinary Meeting of 27 July 2020 and has one financial year remaining (2021/22), with a recommendation in this report to extend for a further additional year until June 2023.

The first year of the Dandenong Visitor Attraction Plan implementation has been amended to ensure all activities can be captured within existing budgets and programs. Relevant budget bids will be prepared for subsequent years as the implementation progresses and priorities unfold.

4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

6. Consultation

Consultation with affected traders on parking matters forms part of Council's Municipal Parking Strategy and was undertaken to inform outcomes of potential parking changes within the area.

As part of the combination of State Government Outdoor Dining Grant and free outdoor dining, relevant traders and neighbouring businesses were consulted to ensure support on offer was appropriate and beneficial.

Consultation with internal and external stakeholders informed the Dandenong Visitor Attraction Plan – including Councillors, staff across a variety of departments and key businesses and organisations. In line with Council's consultation framework, an online survey was also available on Council's website for the general community. An internal working group assisted consultants with guidance around stakeholders and the development of the plan.

7. 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*

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*

4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

8. Council Plan 2017-21

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

People

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

Place

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

Opportunity

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

9. The Overarching Governance Principles of the *Local Government Act 2020*.

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

The items discussed within this report take into consideration and act in line with the overarching governance principles.

10. Victorian Charter of Human Rights and Responsibilities

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

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. In particular, through the consultation processes and support offered:

- Section 13 – Right to privacy and reputation;
- Section 14 – Right to freedom of thought, conscience, religion and belief;
- Section 15 – Right to freedom of expression;
- Section 18 – Right to have the opportunity to take part in public life and to vote;

4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

11. The *Gender Equality Act 2020*

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

The content of this report is purely administrative in its nature and does not have the potential to influence broader social norms and gender roles.

12. Consideration of Climate Change and Sustainability

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

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

Council’s Declaration on a Climate and Ecological Emergency, Council’s Climate Change Emergency Strategy 2020-2030 and the requirements of the *Local Government Act 2020* in relation to the overarching governance principle on climate change and sustainability have been considered in the preparation of this report but are not relevant to its contents as this topic is administrative in nature.

13. Related Council Policies, Strategies or Frameworks

The strategies and plans that contribute to the content of this report are:

- Greater Dandenong Municipal Parking Strategy
- Greater Dandenong Activity Centre’s Placemaking Framework
- Local Economic and Employment Development Strategy (LEED)
- Greater Dandenong Regional Food Strategy
- City of Greater Dandenong Tourism Strategy and Action Plan

14. Conclusion

This report shows how Council staff have continued to undertake actions in response to the “State of Dandenong Activity Centre” Notice of Motion report in 2019 and subsequent update in July 2020. Whilst these actions may not have been transformative, they are actions within Council’s control and have contributed to the overall recovery support and enhancement of the Dandenong Activity Centre in the face of the COVID-19 lockdowns.

4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

The implementation of the Dandenong Visitor Attraction Plan as well as continuation of both the free parking trial on Lonsdale Street and outdoor dining initiatives will further support the activity centre in recovering from the impacts of repeated COVID-19 lockdowns. Data from our people counters and parking sensors will allow Council to continue to monitor pedestrian and vehicular activity in key locations and adjust initiatives and interventions accordingly.

Whilst proposed parking amendments were not supported by relevant traders at this time, further proposals regarding parking adjustments will come back to Council for consideration at the appropriate time based on data from the newly installed parking sensors.

15. Recommendation

That Council:

- 1. extends the Free Parking Trial on Lonsdale Street for an additional 2 years (1 July 2021 to 30 June 2023): to further support business recovery and align with visitor attraction initiatives:**
- 2. notes initial trader consultation results regarding proposed parking alterations in Lonsdale Street:**
 - 1.1. 2P to 1P in service lane section (165-225 Lonsdale Street) with consultation to be repeated due to low response rate;**
 - 1.2. increase number of 15minute bays in service lane section (243-319 Lonsdale Street): not supported; and**
 - 1.3. 1P to 2P in service lane section (312-373 Lonsdale Street): not supported;**
- 3. notes parking sensors have been installed and data will be used to inform future parking amendments and enforcements;**
- 4. extends free footpath dining permits for an additional year until June 2023; and**
- 5. notes the completion of the Dandenong Visitor Attraction Plan - positioning of the plan's implementation to assist in COVID19 recovery.**

4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

OTHER

**CENTRAL DANDENONG – COVID-19 RESPONSE AND DANDENONG
VISITOR ATTRACTION PLAN**

ATTACHMENT 1

**DANDENONG VISITOR ATTRACTION PLAN –
FEBRUARY 2021**

PAGES 76 (including cover)

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

4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)



4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)



4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

Foreword from the Internal Project Working Group

In 2020, the City of Greater Dandenong commissioned marketing agency Pesel & Carr to research and develop a Dandenong Visitor Attraction Plan (DVAP), including indicative costings and a two-year implementation plan.

The initial research and consultation phase was intended to include visitor intercept surveys and face-to-face forums. However, COVID-19 restrictions came into force at the beginning of the project, moving research to online survey and telephone methodologies, and a greater reliance on desktop research and dialogue with the internal project working group.

Furthermore, the impact of COVID-19 on Council's budget and resource allocations for FY 2021-2022 has made it untenable for any "new" budget to be allocated to the DVAP implementation (at least for the DVAP's first year). Hence, the draft DVAP provided by Pesel & Carr has been reviewed and modified internally as follows:

- The implementation timeline has been extended from two to four years, commencing July 2021.
- An implementation plan and budget for Year 1 has been added to the DVAP, focusing on actions which are both consistent with the consultant's recommendations and can be delivered within existing budgets, resources and workplans.
- All recommendations requiring "new budget" have been deferred to commence in FY 2022-2023, anticipating that DVAP specific budget requests can be considered at that time.

The plan and recommendations in the bulk of this document are to guide the full four-year program.

However, the first section below focuses on the DVAP's first year 2021-2022, indicating line items that can be delivered within existing budgetary and resource commitments.

[pesel & carr]

4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

Foreword cont.

The DVAP is an example of focusing on place as much as function. It represents a paradigm that can apply to all activities that aim to enhance visitation in Activity Centres.

Seen from this perspective, a range of Council strategies and services influence visitation and, importantly, the experience visitors have when here. A good experience will encourage repeat visits and positive word-of-mouth. The local economy benefits as a result.

As example, the following are some activities and projects which do not appear as budget line items in the DVAP but contribute to Dandenong's attributes as a valued destination:

- Open space strategy projects, creation of new open spaces (e.g. 86-88 Clow Street) and increasing canopy cover.
- Drum Theatre events, activations and promotions.
- Capital Improvement Projects, such as Vanity Lane, Arkana public realm upgrade, Mason Street realignment, and completion of the Thomas Street power undergrounding and streetscaping.
- Little India marketing and improvements, and the opportunities presented by the Development Victoria / Capital Alliance redevelopment initiative.
- Many (if not most) services provided by a range of Council departments improve place from a visitor's perspective.

Community involvement in the form of key external and internal stakeholder forums is a longer-term need, to gain buy-in, develop self-generated ideas and initiatives, and facilitating a common and consistent approach to marketing Dandenong as a destination.

This is outlined under Strategy 2 in the four-year DVAP. Example participants are: managers of the key activity attractors and the wider business community, including retailers, landlords, real estate agents, major employers, hotels/accommodations and sports venues in close proximity to central Dandenong.

4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

Tactic	Item	Description	Budget	LEAD	Support	Note
1a	DVAP coordination during Year 1	Food Enterprise & Tourism Officer	Staff	EDU	BAR	
1a	Internal DVAP Project Working Group	Expanded membership to involve key players from the broader organisation.	Staff	EDU	BAR	
3a	Benchmarking technology	Additional technology which measures visitors in to Central Dandenong to set benchmarks.	\$10,000	EDU	n/a	Year 1 is 50% of EDU budget of \$20k allocated for 2021-22
3a	Dandenong Activity Centres Business Audits	Ongoing program	\$6,750	PMR	n/a	Existing PMR budget
4a	Focus current Council branding and promotional campaigns which promote Dandenong as a destination	Agree and promote internally the words, images and social media hashtags that will be used to promote visitation.	Staff	EDU	M&C	
4b	Conduct segmented audience research in attraction precincts	Performed in conjunction with 3a benchmarking set up. Develop research brief and establish ongoing Activity Centre visitation surveys, data capture and research to benchmark and track the DVAP's progress and effectiveness.	\$5,000	EDU	PMR	Year 1 is 50% of EDU budget of \$10k allocated for 2021-22
5a	Collaborate with VicPol to address visitor safety perceptions	Involve the Community Safety Working Group	Staff	EDU	n/a	
5b	Good News Media Plan and Safety Campaign	Develop strategy, messaging and delivery plan to promote Dandenong as a destination and a safe place to visit. Produce materials and media ads in Year 2 onwards.	Staff	EDU	M&C	
6a	Comfort interventions in Dandenong Activity Centre	Ongoing program	\$16,000	PMR	n/a	Existing PMR budget
6a	Improvement of interpretive signage	Ongoing program	\$8,500	PMR	n/a	Existing PMR budget
6b	Grants for storefront and business signage upgrades, focusing on Lonsdale Street	Delivery via business grants program, requiring co-contribution by traders and/or property owners.	\$60,000	EDU	n/a	Existing EDU budget for 2021-22
6b	Build on opportunities for expanded alfresco dining	TBC	TBC	BAR	EDU	subject to development of Vic Gov funding and Council allocations
7b	Vacant business and retail space regeneration plan.	Vacant premises activations and artist residencies	\$18,000	Arts & Culture	PMR	Existing Arts & Culture budget for 2021-22
7e	Install promotional and event flags on Lonsdale Street	Includes changing flags and recurring maintenance costs	\$15,000	EDU	M&C	Year 1 is 50% of EDU budget of \$30k allocated for 2021-22
7f	Transformed temporary public art program	Ongoing program	\$5,000	PMR	n/a	Existing PMR budget
7g	Personify key attractions (such as the Dandy Pig)	Delivered as part of on going marketing and promotion	Staff	EDU	M&C	
8c	Launch of Greater Dandenong Gallery of Art	Launch events and art activations in public space across central Dandenong	\$70,000	Arts & Culture	Various	Existing Arts & Culture budget for 2021-22
All	Launches, media briefings and press tours	Minimum of events over two years: graphic design of infographics, graphical images, publications, photography to support launch events and ongoing media briefings, and hospitality.	\$15,000	EDU	M&C	Year 1 represents 40% of EDU budget of \$40k allocated for 2021-22
DVAP Year 1 (2021-2022)			\$229,250			

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DVAP Year 1 Implementation

Budget lines for Year 1, cross-referenced with the key tactics recommended for the four-year DVAP.

4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

Glossary of Terms

- Dandenong Activity Centre:**
the area of central Dandenong where economic activity is most concentrated and which includes key visitor attractors.
- Activity Attractors:**
Dandenong Plaza, Dandenong Market, Afghan Bazaar Cultural Precinct and Little India Cultural Precinct, The Drum Theatre, Dandenong Library, the Greater Dandenong Gallery of Art once established, and potentially Lonsdale Street as a destination in its own right.
- Central Dandenong:**
the central business area of Dandenong
- DVAP:**
Dandenong Visitor Attraction Plan
- Good News Media Plan:**
a sustained media campaign to promote events, attractions and improved public amenities that will be attractive to regular, occasional and new visitors to central Dandenong.
- Greater Dandenong:**

- the municipality of the City of Greater Dandenong
- Visitor:**
The DVAP takes a broad view of what constitutes a visitor. Anyone who conducts activity in central Dandenong is considered a visitor. Hence, shoppers, tourists, workers, students and people on business are included. The primary market is seen as being regional rather than limited to municipal boundaries.
- Visitor tracking:**
a measure of visitor footfall at an event or public amenity, either part of a longitudinal visitation tracking process, or specific to the measurement of a key attraction
- Visitor survey:**
measurement of visitor demographics and sentiment towards an event or public amenity. While this plans uses visitor survey and tracking as a measure of many different individual tactics, it is intended that the measurement of various projects be amalgamated as much as possible to optimize budget

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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

Impacts of COVID-19

The Dandenong Visitor Attraction Plan (DVAP) sets out a two-year program of activities, partnerships, events and campaigns to increase visitation to the Dandenong Activity Centre. The plan also seeks to engage business in the Activity Centre by sharing investment plans and gaining feedback through new and existing forums and channels. Through more regular engagement with business partners, it is hoped that business will leverage the Council investment in amenities and promotional campaigns to launch and sustain their own visitation campaigns.

The origins of the DVAP go back a number of years, and its development process began a few months before the start of the Covid-19 pandemic. Due to the pandemic, it will take a number of years for visitation numbers to return to pre-Covid-19 levels. The move to home working during the pandemic may also have created a structural shift downwards in the numbers of people regularly working in offices in central Dandenong. Conversely, limits on travel or even fears of travel, may encourage people to discover their own 'back yard' in the coming months and years.

Visitation statistics for central Dandenong are limited and the DVAP recommends the establishment of a benchmark visitation study and a regular and cost-effective process to measure movements in visitation. It is currently difficult to assess what a 'normal' restriction-free post-Covid world looks like. The need to begin benchmarking cannot wait for a return to the previous 'normal'. As Melbourne and Victoria works through a gradual easing of restrictions, it is recommended that benchmarking and ongoing measurement begin as early as reasonably possible.

The DVAP addresses current plans and strategies that either address visitation directly or improve the visitation experience through the improvement of amenities and services. The plan also recommends new activities that can be introduced to increase visitation. Much of the DVAP could easily and willingly be incorporated into the Council's response to rejuvenating the central Dandenong economy post-Covid.

4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

The DVAP

A Dandenong Visitor Attraction Plan (DVAP) is a shared statement of intent to develop a destination over a stated period of time, articulating the possible roles of various stakeholders and identifying opportunities to enhance the destination's appeal to visitors.

The overarching purpose of the DVAP is to collaborate with industry and government to expand the reasons that people visit central Dandenong (namely: the Dandenong Activity Centre), to encourage them to visit multiple destinations within central Dandenong, and ultimately staying for a longer duration and increase their trip expenditure. The uniqueness of different visitor attraction points within the Dandenong Activity Centre encourage dispersal and this plan will be utilised to create an iconic identity of people, place, nature, history, arts and culture.

A structured plan for the Dandenong Activity Centre, supported and integrated with existing plans, will reduce duplication and maximise investment in the right areas by bringing independent players together in partnership to benefit and develop the entire visitor economy and the local economy.

The City of Greater Dandenong Council appointed independent consultancy Pesel & Carr to research and develop a Visitor Attraction Plan for the Dandenong Activity Centre, including a marketing framework and costed implementation action plan for marketing activities over a 4 year period beginning in mid 2021 through to 2024. Part of the plan includes the establishment of visitation related benchmarks to help track the changes in visitation in the Dandenong Activity Centre.

Pesel & Carr has explored an 'all-of-Dandenong' collaborative approach as part of a wider brand identity piece. Several activity attractors and other businesses have their own marketing strategies which have similar goals to this DVAP, albeit they are all harbouring their own separate purposes. Further to intraregional research, Pesel & Carr also conducted extensive quantitative and qualitative research with Council staff, central Dandenong business owners, City of Greater Dandenong residents and stakeholders to guide the recommendations within this plan.

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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

Greater Dandenong today

The City of Greater Dandenong (CGD) is located approximately 35km southeast of the Melbourne Central Business District. In addition to playing an important strategic role in Greater Melbourne, it is also the most culturally diverse Local Government Area in Australia, with over 150 different countries of birth represented.

Central Dandenong is a principle activity centre. It is the civic and administrative centre in the South East Melbourne region and covers a large geographical footprint of 800m from the station to the market. Dandenong was traditionally the social and economic centre of Melbourne's South East region.

However, during the 1990s and early 2000s competition from emerging neighbouring areas for investment in retail and entertainment activities, as well as traffic and amenity concerns, reduced activity in central Dandenong. This in part led to the 'Revitalising Central Dandenong' (RCD) initiative, which commencing in 2006 saw an investment of \$290 million through Development Victoria to improve infrastructure, attract private investment and re-establish Dandenong as the capital of the greater south-east Melbourne region.

In the past decade the number of workers based in the centre has increased, partly due to new public sector employment -notably the Australian Taxation Office, Department of Justice, State Trustees and Dandenong Civic Centre.

Dandenong's early 1800s rural character and market town origins are evident in the layout and scale of streets and landmarks.

Dandenong has Victoria's second oldest and largest market and is renowned for a global food scene. It features traditional main street-based retail in Lonsdale Street, the Dandenong Plaza shopping centre and two distinctive cultural precincts, Little India and the Afghan Bazaar, which all act as siloed unique cultural attractors.

Nearly two-thirds (64%) of Greater Dandenong's population were born overseas. By 2021, the population was 175,000, a figure forecast to rise by 29,000 to 204,000 in the next decade.

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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

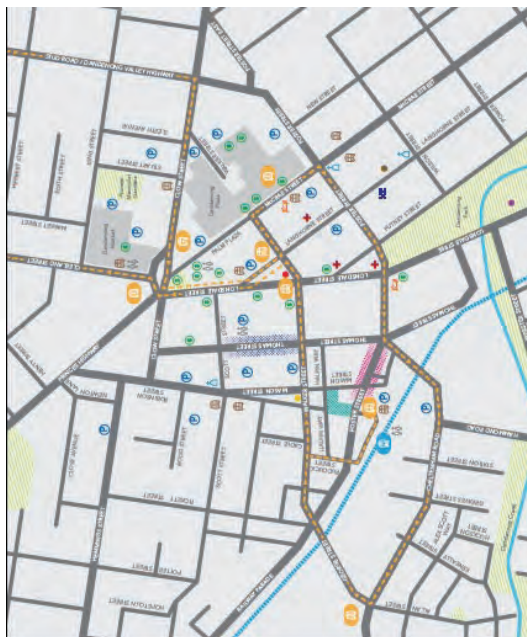
Central Dandenong today

From a visitor perspective, there are four significant but geographically separated "activity attractors" located in the 'Activity Centre' of central Dandenong.

- Dandenong Plaza
- Dandenong Market
- Afghan Bazaar Cultural Precinct
- Little India Cultural Precinct
- Drum Theatre & Cultural Facilities

The Dandenong Visitor Attraction Plan (DVAP) for the Dandenong Activity Centre is designed to provide the framework and recommend initiatives needed to drive more visitors to central Dandenong over a 24-month period.

The DVAP includes a marketing framework and costed implementation action plan for marketing activities over the period. This plan identifies new and existing markets, methods and vehicles for delivery, key activities, initiatives, tactics, timeframes, responsibilities and resources required.



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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

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Our Aims

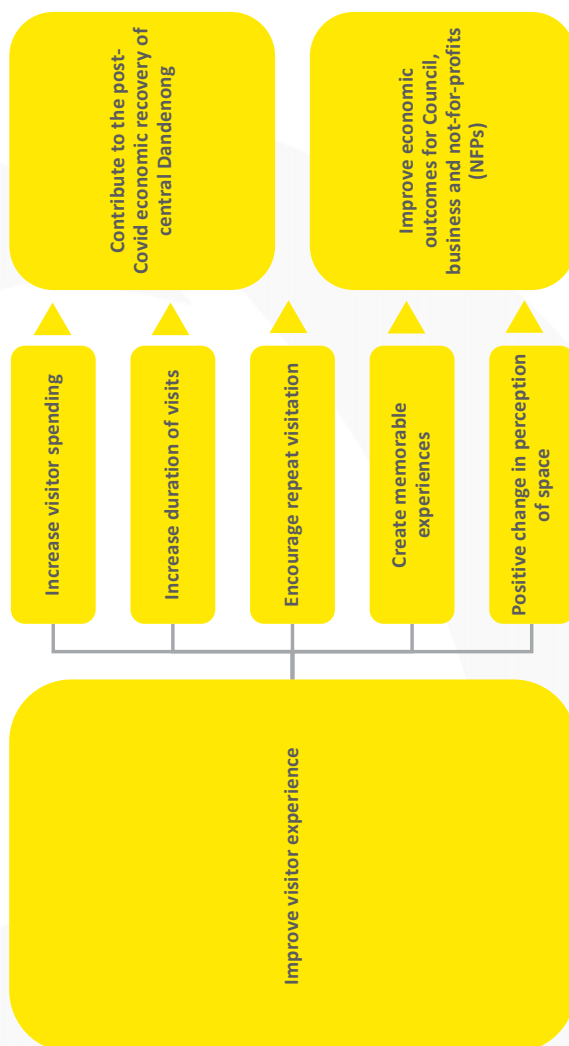
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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

14

Outcomes



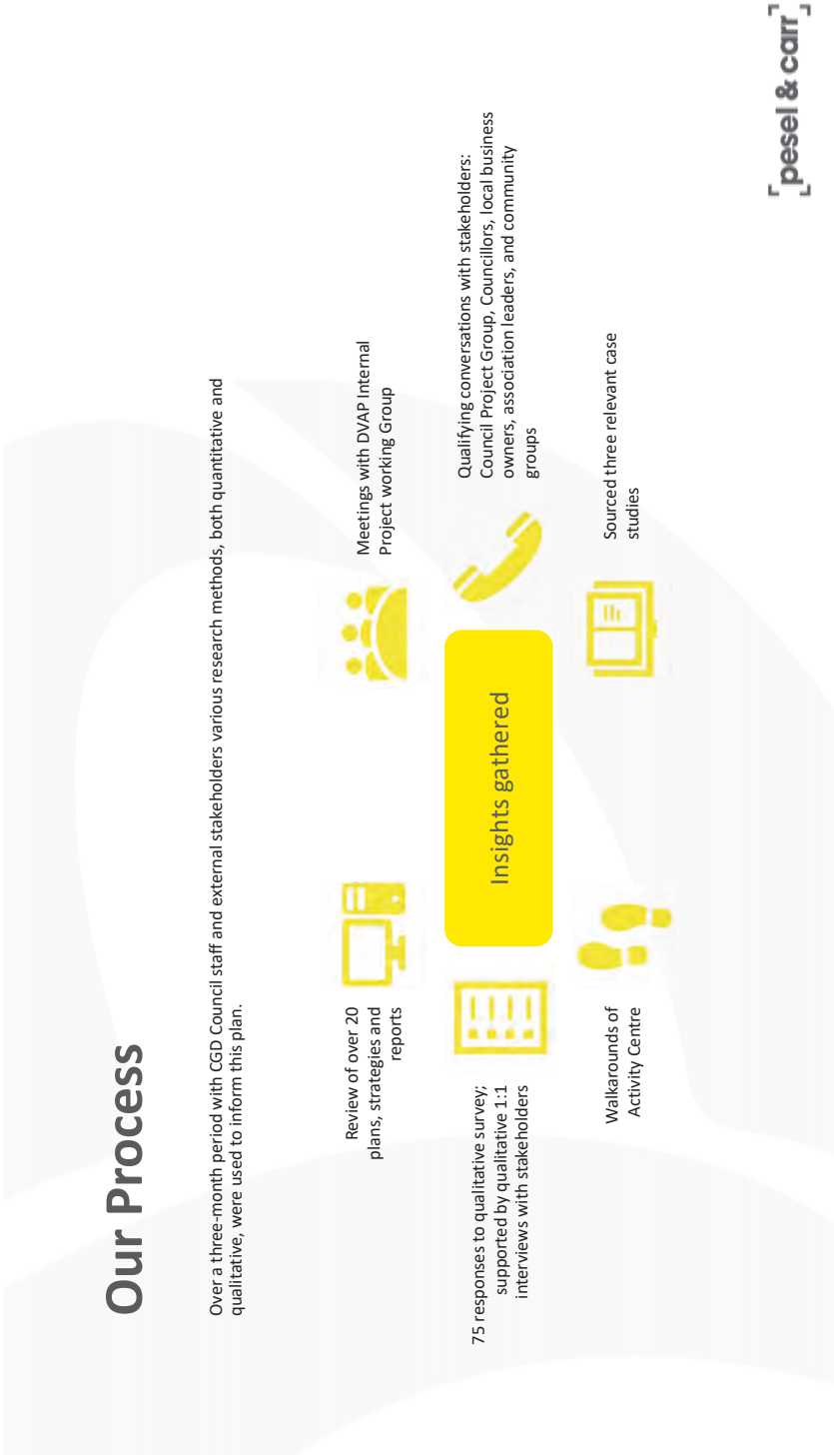
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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)



4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

17

Stakeholders

- ~ City of Greater Dandenong Councillors and departments
- ~ Dandenong Plaza centre management
- ~ Dandenong Market management
- ~ Little India Cultural Precinct
- ~ Afghan Bazaar Cultural Precinct
- ~ The Drum Theatre management
- ~ Providers of cultural and education programs
- ~ Accommodation providers
- ~ Businesses in the area which have demonstrated success at Dandenong centric marketing for their own enterprises
- ~ Private sector and not-for-profit partners and the public sector workforce
- ~ Development Victoria / Capital Alliance

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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

18

Existing plans and strategies

There are two key plans and strategies that have a direct relationship with the DVAP.

• Greater Dandenong Regional Food Strategy Action Plan

• Tourism Strategy and Action Plan

These strategies were reviewed in 2020 and have been updated. Several aspects of the strategies relate directly to and support the intent of the Dandenong Visitor Attraction Plan.

The existing Greater Dandenong Regional Food Strategy and Action Plan maintains strategic and tactical objectives and activities that promote visitation to all localities within Greater Dandenong. This plan aims to advance the policy and practice of the local and regional food system development. It also seeks to expand both the opportunity for food processors (and subsequently their supply chains) and the affordability and access to healthy food for the local community.

The Tourism Strategy & Action plan outlines the Council's strategic direction for the development, management and marketing of Greater Dandenong as a visitor destination. This strategy aims to leverage Greater Dandenong's strengths; primarily the unique food offering and the distinctive kaleidoscope of cultures and their stories; to raise awareness to attract new visitors, and to increase visitor expenditure.

These strategies, while not dedicated to purely increasing visitation in central Dandenong, play a pivotal role in shaping the delivery of the DVAP from both a supporting and a resourcing perspective.

Several other plans and strategies also influence visitation and the visitor experience, for instance the Placemaking Framework, Open Space Strategy and Tree Planting Plan, amongst others.

The Greater Dandenong Activity Centres Placemaking Framework also provides objectives for the Dandenong Activity Centre, including improved connectivity, inviting users to visit more than one destination, making public spaces more 'stayable' and enhancing diversity among public spaces.

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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

19

Guiding principles

Collaboration

The DVAP outlines an intraregional approach to collaboration with stakeholders, Council departments and agencies that play a role in visitor attraction and marketing in central Dandenong. Maximum benefit will be achieved through a collaborative approach between the CGD Council, the private sector and not-for-profit partners

Greater efficiency

The strategic opportunities identified in the DVAP will provide a framework which has the potential to improve CGD Council's efficiency and use of resources to help grow a sustainable and regionally connected visitor economy.

Improved service delivery

The DVAP suggests improvements for service delivery and collaboration to deliver economic growth. These are tangible initiatives that allow all partners to engage in strategic development to achieve specific outcomes.

Better outcomes

The overarching goal of this DVAP is to increase the quality of visitor experiences and increase dispersal which in turn, will increase visitor spending, create memorable experiences, and encourage repeat visitation. The achievement of these goals will result in improved economic outcomes for all partners and community stakeholders.

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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

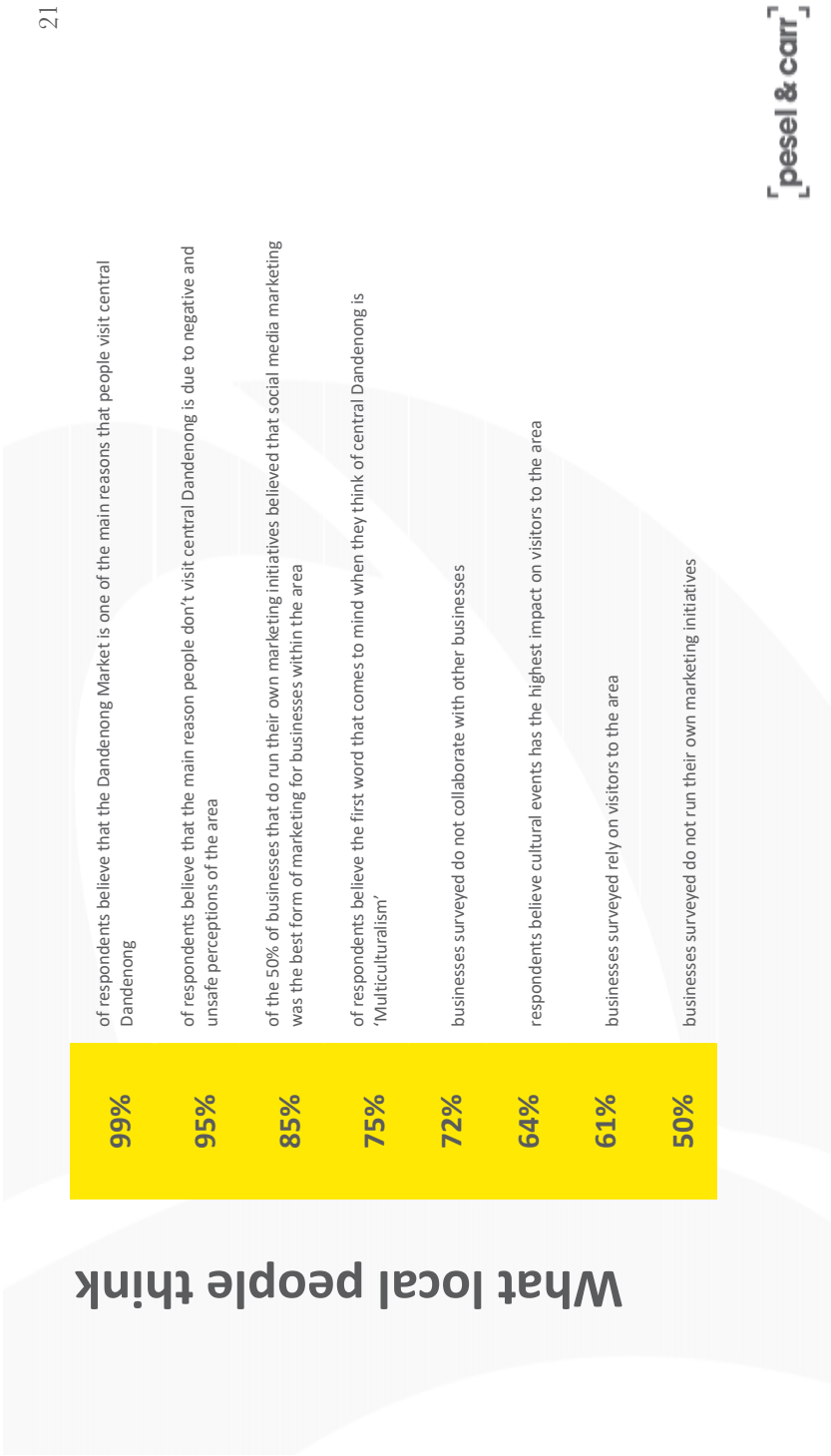
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Key Findings

4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

21



4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

22

Common views to grow visitor base

- “ More directional signage (or support staff) from the train station and bus depot ”
- “ Encourage /advertise arts visits to galleries, Heritage Hill, libraries and Drum Theatre more widely ”
- “ Keep facilitating diverse business and cultural activity; improved accessibility; attractive space for people to move through and use ”

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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

23

What local people say

What improvements could be made in central Dandenong to increase the look and feel of the area?

"There should be grants for homes built prior to 1980 for renovation. A play centre in city centre would entice families and Little India needs a re-scape. Outdoor gym equipment on Menzies Avenue or in parks will make the areas look more functional. In terms of attractions, there needs to be cultural festivals, an arts and craft market and all of Dandenong Train Station needs an upgrade".

What are the strongest visitor drawcards in central Dandenong at the moment?

"I think that multicultural food is a great drawcard, and Dandenong Market has some really good food available, although it could be marketed more strongly outside CGD. In Lonsdale St and other areas, if traders could be encouraged and supported to open/upgrade to a higher standard of cafe/restaurant operation without losing the multicultural look and feel, think of the streets of Istanbul or other international cities with attractive eating places. The proliferation of shops selling cheap plastic tat and displaying way too much of it on the street and dirty windows and shopfronts are not a drawcard for visitors to the city".

What do you believe are the main barriers preventing people visiting central Dandenong?

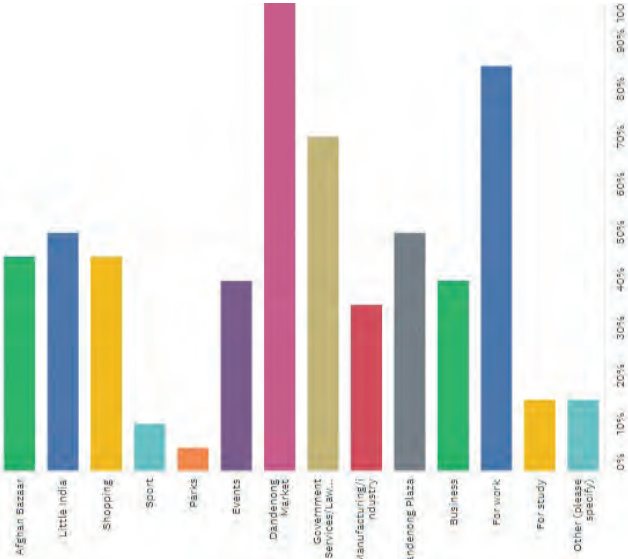
"Lack of free parking, lack of businesses that draw customers e.g. Coles and its famous cafeteria was a draw card for Dandenong in Dandenong's heyday. The Plaza killed strip shopping, the cheap dirty crowded looking stores detract from the ambience, once the banks moved that killed the shopping strip. There is nothing appealing about the shopping strip or the Plaza. Harmony Square is badly placed and gridlocked a lot of the time. The "label" that haunts Dandenong as being dirty and unruly and dangerous goes against its reputation of once being a market town where farmers came for a day out and supplies. Overall, we have far too many shops all offering cheap imports and you hardly ever hear about Little Indian and Afghan precinct. The inclusion of safe footpaths is vital so that visitors feel safe. The shop facades and appearances need to be cleaned up. There needs to be more public transport hubs, more dynamic programs at the Drum".

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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

24

Perception of
why people visit



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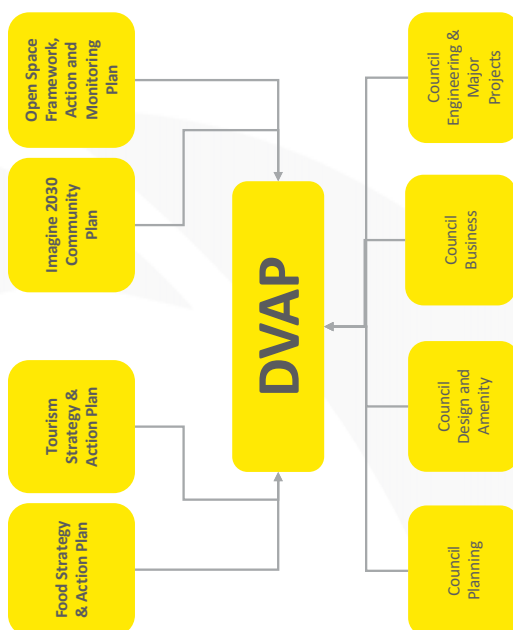
4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

25

Organisational linkages to the DVAP

Greater Dandenong City Council has a number of major plans that aim to directly increase visitation to the region. In addition, the Council has ongoing investment programs to renew capital assets and infrastructure that will also improve the visitor experience. The DVAP is an opportunity to:

- capture, report and maximise the promotional potential of all Council activities that either directly or indirectly lead to improved visitation in central Dandenong
- formally recognise the contribution Council services and departments have on increasing visitation
- re-direct funding and resources in the short-term to roles and campaigns that directly address visitation to central Dandenong.



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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

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Gap Analysis

4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

27

SWOT analysis

Utilising consultations and market research, a stand-alone SWOT analysis was created to inform this DVAP. The framework for analysing central Dandenong's strengths, weaknesses, opportunities, and threats aims to build and identify the greatest visitor attraction in the area and also informs what is lacking, to minimise risks and to take the greatest possible advantage of chances for success.

The SWOT analysis was utilised to inform the five main points of difference that the Dandenong Activity Centre can own and stand for. The five visitor attraction pillars (see the end of this section) are designed to encourage visitors from multitudes of different backgrounds and interests to prioritise visiting central Dandenong and staying longer.

Strengths

- ✓ Multiculturalism
- ✓ Food offerings
- ✓ Culture and diversity
- ✓ A welcoming and integrated community
- ✓ Heritage buildings
- ✓ A respected indigenous history
- ✓ A large public sector work force
- ✓ Good public transport options
- ✓ Recent investment in infrastructure upgrades

Weaknesses

- ✓ A perception the area is unsafe
- ✓ Perceived distance from Melbourne
- ✓ Parking and traffic obstacles
- ✓ Vacant retail spaces
- ✓ Window and shopfront appearance
- ✓ High media coverage of crime
- ✓ Confused identity
- ✓ Disjointed connector paths and signage between existing attractions
- ✓ Budget constraints
- ✓ Shift in priorities due to Council political changes and community sentiment
- ✓ Negative perceptions of the area can mean people do not feel proud to live in, or promote the area organically
- ✓ No existing visitation benchmarks

Opportunities

- ✓ Activation of key multicultural areas
- ✓ Greater collaboration in marketing and promotion
- ✓ Improve awareness of multiculturalism
- ✓ The use of food and arts & culture as a distinguishing feature
- ✓ A strong digital plan which promotes central Dandenong as a destination
- ✓ Utilising the Council News more effectively to promote visitation
- ✓ Creating targeted collateral in key communications that residents will read such as rates notices
- ✓ Implementing a vision statement
- ✓ Cohesion of Internal Council curated strategies and services

Threats

- ✓ Increasing competition from neighbouring precincts
- ✓ Central Dandenong being perceived as the 'Gateway to Gippsland' rather than a destination in its own right
- ✓ Covid-19 impacting business profitability
- ✓ The shift of High Street retail
- ✓ Shift in State Government priorities causing uncertainty and fear of investment
- ✓ Newer middle-income vicinities such as Keysborough preferring other cultural experiences such as the coastline
- ✓ Delays in planned state and private revitalisation and development projects

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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

28

Address issues - minimise impact on positives

Negatives	Causing inertia	Positives
Unsafe	Redevelopment uncertainty for Little India Cultural Precinct	Multiculturalism
High crime rate	Perceived distances between activity attractors	Market & Plaza Food precincts
Empty retail sites	Insufficient resources and shifting priorities to ensure long term change	Arts & Culture
Unused open spaces		History
Lonsdale Street not a destination		New Art Gallery
		Sports facilities

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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)



4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

30

Key outcomes of research into Dandenong's Visitor attraction pillars

The attraction pillars are the framework for the proposed Good News Media Plan recommended below.

Multiculturalism	Food	Arts & Culture	History	Public Amenities
<p>The City of Greater Dandenong is the most culturally diverse community in Australia, with residents from 157 birth places and 64 per cent of its population born overseas.</p>	<p>Dandenong is a treasure trove of food, with the famous Dandenong Market — plus cafes and restaurants offering cuisines ranging from Balkan to Mauritian.</p>	<p>The imminent redevelopment of the historical Masonic Hall into the Greater Dandenong Gallery of Art in 2021, will broaden the arts and culture offering in the area.</p>	<p>Dandenong has a rich indigenous history spanning tens of thousands of years associated with the Wurundjeri and Boonwurrung (or Bunurong) tribes of the Kulin Nation and a more recent European settlement culture evident today.</p>	<p>Central Dandenong is easily accessible by road and public transport and has easy pathways between market, food, retail and open space destinations.</p>
<p>Central Dandenong is home to several cultural precincts (formal and informal) that reflect multiculturalism such as the Afghan Bazaar and Little India Precinct.</p>	<p>Central Dandenong's wide variety of food options represent the multicultural colour of the region and provide an enticing offering for all visitors</p>	<p>The Drum Theatre already hosts a suite of culture and arts programs that are popular with visitors and residents alike</p>	<p>There are a number of heritage registered sites, historic tales, and history to engage with. The City of Greater Dandenong is committed to protecting, managing, promoting, and celebrating its history and heritage.</p>	<p>Central Dandenong has some of the best sporting facilities in the region supported by recreational parks and open spaces close to the activity centre.</p>

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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

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Case Study Analysis

4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

32

Case Studies* - Councils collaborating, investing and overcoming challenges

Who	Issues	Strategies	Outcomes
Geelong City Council	<ul style="list-style-type: none"> A Unite foreshore area and bring it back to life A Increase visitation to boost economy A Minimise environmental impact A Secure foreshore ambience and accessibility for future generations 	<ul style="list-style-type: none"> A Sustainable attraction plan to upgrade waterfront access, amenities and attractions A Future development and investment to protect environment, accessibility and attractiveness of the precinct A Leveraged the attraction plan to stimulate and inform business opportunities and alliances A Guide Council planning, strategies, promotion and budgets; and promote central Geelong as the thriving heart of the city 	<p>2017 compared to 2016:</p> <ul style="list-style-type: none"> A 25% increase in visitation A 12% increase in overnight stays A 8.3% increase in visitor spend <p>2019 compared to 2018:</p> <ul style="list-style-type: none"> A 12% increase in international visitors A ranked one of Victoria's strongest visitor attraction areas
City of Melton	<ul style="list-style-type: none"> A Retail and business growth lagging behind residential growth A Need to exploit employment land zones, especially in growth corridor 	<ul style="list-style-type: none"> A Investment attraction strategy targeting industry supply chains and skills gaps A Venture Melton Investment brand to promote location, growth potential, infrastructure, economy and lifestyle A Continual promotion to change perceptions of location, residential affordability, education and family services, travel barriers to rest of Melbourne 	<p>During 2105-16 City of Melton achieved:</p> <ul style="list-style-type: none"> A 4th fastest and 4th largest growth rates in Victoria A 23% increase in visitation A 12% increase in overnight stays A 8.3% increase in visitor spend <p>From 2007 to 2016:</p> <ul style="list-style-type: none"> A Residential population grew by 61% A Business area will have grown by 380% by 2023
Brimbank City Council	<ul style="list-style-type: none"> A Wide range of media coverage for high crime rates; area perceived as unsafe 	<ul style="list-style-type: none"> A "Growing Brimbank" collaborative approach to target the entire community to improve health and education outcomes and find better ways to integrate services and systems A Multiple community interactions including workshops and working groups to inform Council planning A Sustained media campaign on outcomes of community engagement and Council initiatives 	<p>Mention of Brimbank in relation to crime has dropped by 23% in the media over the past five years and there has been a 15% positive media growth in relation to growth, services and education institutions within the area.</p>

* Detailed case studies can be found in the Appendices

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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

33

Lessons that inform the DVAP

- Create a unifying commitment within the Council and stakeholders to increase visitation by improving the visitor experience over the next two years
- Prioritise Council plans and projects that generate increased visitation
- Focus Council investment in communications, engagement and infrastructure that increases visitation
- Provide a clear strategy to inform and collaborate with Council colleagues, activity centres, precincts, retailers and landlords
- Provide incentives and guidance for improving retail experiences in and around food precincts
- Build Council's reputation as easy to do business with
- Position vacant retail space as an investment opportunity for retailers and businesses
- Exploit highly visible quick wins to build community awareness and trust
- Quickly form project-based coalitions of stakeholders to signoff planning for new schemes and initiatives within the timescales
- Rapidly identify and overcome internal and external obstacles to project implementation
- Partner with VicPol to develop central Dandenong media strategy
- Increase frequency of positive news to offset crime stories

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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

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Audiences

4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

CGD Visitor Audience Segmentation

By type:

- Visitors, especially the Visiting Friends & Relatives market.
- Businesses, both those in activity attractors and those on Lonsdale Street.
- Business operators who can be attracted to set up in Dandenong (potential tenants)

By motivation:

- Shoppers
- Food adventurers
- Workers
- Accommodation users
- People accessing government services
- Visiting Friends and Relatives

By geography:

- Central Dandenong
- Greater Dandenong
- SE Melbourne and neighbouring suburbs
- Eastern Victoria
- Melbourne & Victoria
- National and international

• The intention of the DVAP to maximise the appeal of the Dandenong Activity Centre across as wide an audience as possible.

• This segmentation to the left will be used as inputs into the various recommended plans that will support DVAP initiatives and programs including:

- A proposed new cultural festival to be promoted beyond central and Greater Dandenong to wider Victoria.
- Improvement to open spaces and the introduction of alfresco dining to be initially prioritised for shoppers, workers and accommodation users.
- A proposed new night market will have a similar audience to alfresco dining but would also appeal to food adventurers beyond the Greater Dandenong region.
- Businesses inside the Activity Centre and potential business investors will be key targets of the business-to-business communication plan and the proposed Business and Retail Renewal Plan to address vacant space in and around Lonsdale Street.
- Preparatory research and input from internal and external working groups will frame and target messaging most appropriate to defined audience segments and their profiles.
- Key target audiences include people who live in nearby regions (e.g. eastern Victoria), the Visiting Friends & Relatives market and accommodation providers.

NB: The original research approach for developing the DVAP included intercept surveys in public places. COVID restrictions made this impossible. It is proposed that this research be done as part of setting evaluation benchmarks.

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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

36

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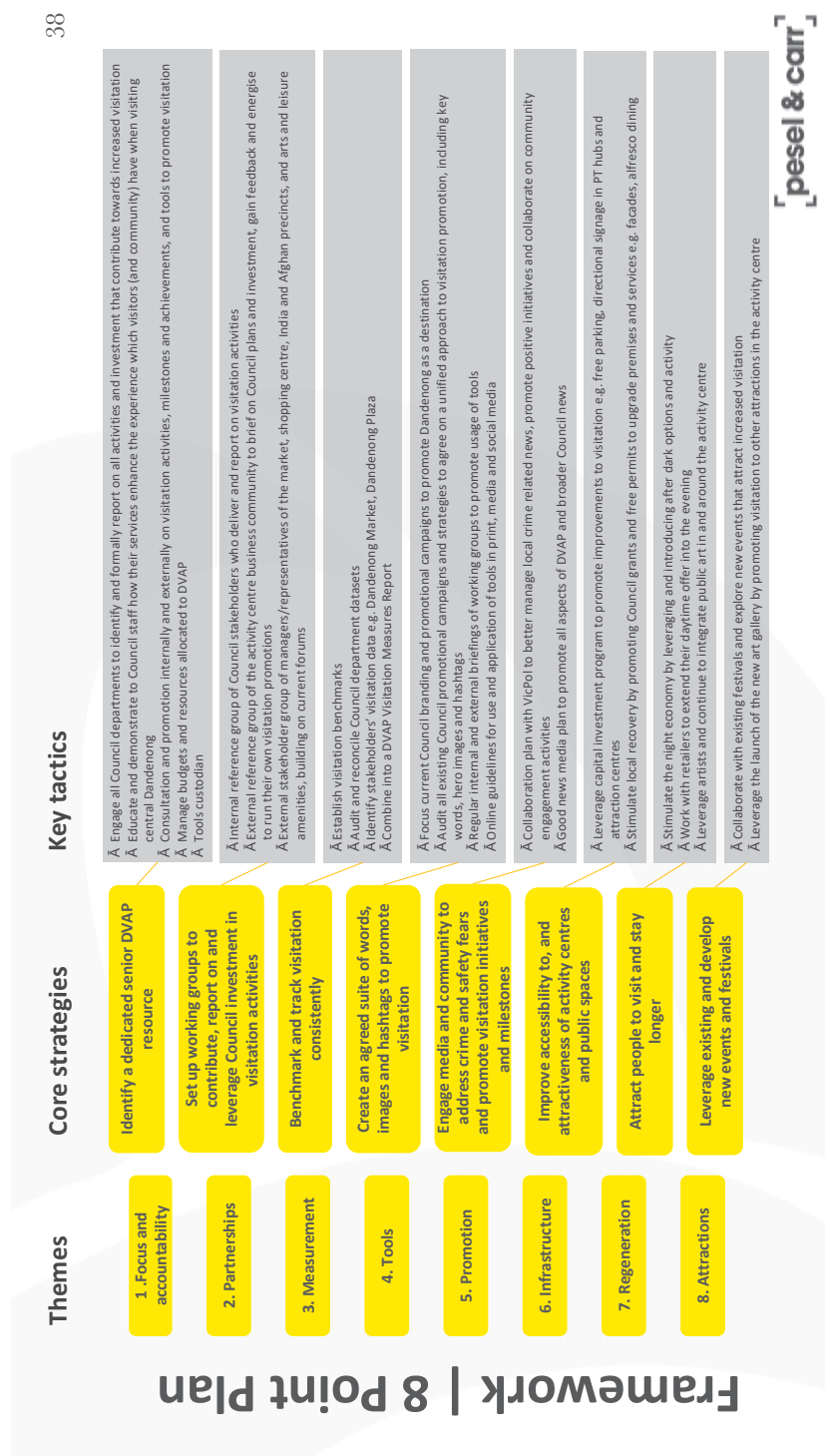
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Strategic implications

Objectives	Issues	Critical success factors
Increase visitation	Problems with perception of crime and safety	Need to view all central Dandenong activity through the lens of the visitor
Increase visitation activity	Lack of reasons for people to feel proud	Negative perceptions need addressing continually otherwise investment will be wasted
Enhance Lonsdale Street	Lack visible signs of public investment	To maximise the ability of DVAP to succeed over two years, it will require ownership of plans, budgets and resources across Council that focus on enhancing visitation to central Dandenong
Encourage longer stays	No signals to business to support improvements	DVAP ownership of budgets could involve some budget and resource re-allocation across major plans
Events to enhance experience	Lack integrated approach to marketing Dandenong	DVAP Coordinator requires experience to not only integrate and coordinate but be accountable for budgets
	Lack of street vibrancy and atmosphere	
	No visitation benchmarks	Need robust visitation base lines and measurement cycles

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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)



38

4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

39

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**Key recommendations,
tactics and
opportunities**

4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

40

Focus and accountability

Partnerships

Measurement

Tools

Promotion

Infrastructure

Regeneration

Attractions

1A

Dedicated senior DVAP resource

Identify a dedicated senior DVAP Resource to ensure the smooth roll out of the plan.

A fulltime employee will manage the tactical implementation of this DVAP plan to achieve the 24-month overarching objectives and core strategies.

The employee will be responsible for research, audits, setting visitation benchmarks, measuring results, cross-department communications, budgeting, coordinating the participation of multiple departments, adhering to timelines and all forms of DVAP communications and reporting.

A key part of this role will be identifying and formally reporting on all activities across the departments that contribute to increased visitation. As a result, the DVAP Resource will be able to educate and demonstrate to Council staff how their work and services contribute to improving the experience of the visitor to central Dandenong.

Without the direction of a dedicated employee, the likelihood of milestones and objectives being achieved lessens. As a priority, the new role needs to secure agreement across Council departments on key DVAP milestones and deliverables. The plan needs to align across the organisation and potentially may require the re-allocation or reframing of budgets and resources to appropriately fund the DVAP plan.

Recommended salaried band: 6

Measurement:

A Identification of a dedicated resource to coordinate and drive the DVAP

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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

Focus and accountability

Partnerships

Measurement

Tools

Promotion

Infrastructure

Regeneration

Attractions

41

1B

Dedicated senior
DVAP resource

DVAP Resource to stimulate and facilitate cross-departmental collaboration

This plan has identified a number of existing strategies that are being managed by different departments, which have initiatives that directly relate to this DVAP. To avoid potential duplication of resources and budgets, particularly in the promotion and measurement of campaign and activities, it is worth reinforcing that the performance of the DVAP Resource, done well, can become the go-to person within Council to stimulate and facilitate cross-departmental collaboration with the aim of optimizing resources and improving outcomes.


Example strategies include:

- Placemaking Framework and Objectives
- Open Space Strategy
- Food Strategy and Action Plan
- Tourism Strategy and Action Plan.

An associated action is to continue with the internal DVAP Project Working Group with representatives from a range of departments, in particular Business & Revitalisation, Media & Communications and Arts & Culture, with support from City Planning, Design and Amenity.

Measurement:

- Quality of internal formal reporting by DVAP Resource to identify initiatives and projects that contribute to increased visitation and visitor experience
- Resource and financial savings and efficiencies identified in sharing contracted services such as external promotion, benchmarking and campaign measurement
- Personal performance evaluation feedback from internal and external stakeholders on the DVAP Resource's work



4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

42



DVAP Resource drives the internal DVAP roll out

At the earliest opportunity, after Strategies 2 and 3 have been set in motion, it is vital that an internal communications plan is built and set in motion to ensure that all stakeholders and staff understand how their work is contributing to improving visitation to central Dandenong or improving their visitor experience.

The internal strategy will be managed and delivered by the DVAP Resource and will involve the following deliverables and activities:

- An easy to digest one-page schematic of the DVAP
- An initial educational briefing to department stakeholders and decision makers on the relevance of the DVAP within their own initiatives
- A cross-departmental report on all activities contributing towards visitation
- A clear budget which shows the splits of project prices per existing department strategies and DVAP action points
- A measurement system that measures the success of each opportunity and action point detailed in the DVAP
- A DVAP agenda item on all regular cross-department meetings and internal workshops to ensure that Council staff are aware of what is occurring in other departments and how the work they are doing impacts the DVAP.

Measurement:

Regular internal surveys measuring:

- Awareness of DVAP and visitation initiatives
- Likelihood of success in improving visitation
- Awareness of own team / department contribution to improving visitation

1C

Dedicated senior DVAP resource

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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

43



2A Set up working groups to contribute, report on and leverage Council investment in visitation activities

Establish internal and external working groups to provide input and feedback into DVAP activity and position members as communication champions for their respective sectors

Establish a maximum of three working groups in accordance with Council policy:

- External Group 1 – management of the key activity attractors and arts and cultural venues
- External Group 2 – retailers, landlords, real estate agents, major employers, hotels/accommodations and sports venues in close proximity to central Dandenong
- Internal working group – Council department representatives who own programs that directly or indirectly contribute to visitation and visitation experience.

The aims of these groups are to:

- Brief on DVAP, share timeline
- Explain opportunities for co-marketing between Council, precincts and business
- Gain input into planning new initiatives e.g. creating new festivals and events
- Feedback on recent activity and promotions
- Use the network to build new events, promote and take ownership of Council-led events.

What's needed - Create clear and simple terms of reference for each group (in accordance with Council policies and community consultation guidelines) to set the right expectations about membership and commitment: purpose, member profile, time commitment from members, frequency of meetings, agenda, minutes. Allocate Council resources to ensure that meetings are effectively managed.

Measurements:

- Annual member survey – usefulness of sessions and information shared; likelihood of initiatives to increase visitation; belief in the forum to help improve visitation
- Attendance of members
- Qualitative assessment of outputs and feedback delivered by the individual groups

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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

44



Establish benchmarks to track ongoing Activity Centre visitation

Establish a benchmark of visitation footprint for the central Dandenong Activity Centre – post Covid-19 restrictions, for a three-month period.

Audit and reconcile a robust and repeatable single data collection process to build visitation statistics.

Identify visitation statistics and collection methods of key stakeholders e.g. Dandenong Market, Dandenong Plaza, including hotel and accommodation occupancy data, insights into the profile of 'overnight' visitors, and analysis of the Visiting Friends & Relatives market.

Combine benchmarking, Council data and stakeholder data into DVAP Visitation Measures Report that shows how DVAP will benchmark and measure changes to visitation.

Conduct intercept surveys to record visitors' experience of, attitudes to and reasons for visiting central Dandenong.

Covid-permitting, the following measurements are already programmed for early 2021: Pedestrian counts and Behavioural Mapping (gender distribution, age distribution, activity type, numbers of people).

Measurement:

- Establishment of an annual visitation benchmark and tracking process that is repeatable
- A measurement process that tracks visitation over time but will also measure the success of key events and new public amenities e.g. alfresco dining areas, the new art gallery, key infrastructure improvements like the children's play area etc
- Ease of integrating existing data collection and results into meaningful visitation tracking information

3A

Benchmark and track visitation consistently

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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

45



Establish benchmarks to track ongoing Activity Centre visitation

Example research brief:

The internal audit will set out the current measurements recently collected by Council. This will include footfall monitoring various major road junctions, and Place Score surveys of key location, behavioural surveys and business audits.

While these data collections remain important they do not directly measure visitation numbers nor the impact that new events and amenities will have on visitation. Two types of visitation data need to be added to the Council's data collection and analysis:

1. Benchmarking and longitudinal visitation tracking
2. Event and amenity specific, tracked at intervals for the duration of DVAP e.g. the launch and ongoing attractiveness to visitors of the new art gallery, alfresco dining, new night-time amenities including a new night market, and infrastructure improvements such as increasing tree canopy coverage and the introduction of play areas for children. Numerous tactics need to be measured by this kind of visitor survey but it is intended that the surveying of events, locations and amenities are combined to optimize the measurement budget.

Visitation needs to capture data such as:

- Å Visitation by place of origin
 - Å Reasons for visit
 - Å Length of stay
 - Å Spending per visit / per attraction
 - Å Visitor experience
 - Å Seasonal trend analysis.
- In addition, event / location / amenity specific surveys need to capture:
- Å Awareness and rating of improvements
 - Å Likelihood to return
 - Å Likelihood of recommendation (net promoter score)

3A

Benchmark and track visitation consistently

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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

46

Focus and accountability

Partnerships

Measurement

Tools

Promotion

Infrastructure

Regeneration

Attractions

4A

Create an agreed suite of words, images and hashtags to promote visitation

Focus current Council branding and promotional campaigns to promote Dandenong as a destination. Working with current Council branding and promotional campaigns, agree and promote internally the words, images and social media hashtags that will be used to promote visitation

Given the investment and proliferation of the “City of Opportunity” tagline, it is prudent to extend this theme for use with visitation initiatives for central Dandenong.

There is no current subset of promotional tools dedicated to promoting visitation. A brief audit is required to review all existing Council promotional campaigns and strategies to identify and agree a unified approach to visitation promotion, including key words, hero images and hashtags.

Once agreed internally, online guidelines for the use and application of the tools in print, media and social media can be published.

The internal and external working groups will be briefed as to how the DVAP will use these tools and provide guidance to Council departments and the local business community on how to use these tools for their own promotional purposes.

Measurement:

- Internal agreement on words, images and hashtags
- Distributed, uploaded briefing pack and held briefing sessions
- Adoption and frequency of use of visitation tools across Council and local business community
- Popularity of social media hashtags

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526

4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

47

Focus and accountability

Partnerships

Measurement

Tools

Promotion

Infrastructure

Regeneration

Attractions

4B

Create an agreed suite of words, images and hashtags to promote visitation

Invest in Visitor Attraction retail advertising space

Conduct segmented audience research to include demographics of visitors in key attraction areas such as Dandenong Plaza, Dandenong Market and cultural precincts to ensure that advertising is relevant to the interests of people visiting.
Develop appropriate advertising to broaden scope and appeal for visitation to other activity centres.
Utilise retail advertising space, such as marketing boards in the Dandenong Plaza and signage at the Dandenong Market.

Measurements:

- Finalisation of research and implementation of DVAP advertising signage in line with the implementation timeline
- Survey visitors to gauge awareness and usefulness of advertising

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527

4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

48

Focus and accountability	Partnerships	Measurement	Tools	Promotion	Infrastructure	Regeneration	Attractions
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5

Engage media and community to address crime and safety fears and promote visitation initiatives and milestones

A Collaborate with VicPol to address visitor safety at all times of the day within central Dandenong and create an improvement plan

Invite VicPol to regularly participate in internal and external working groups to discuss public safety measures and how they are portrayed in the media.

Look to develop joint initiatives or programs showcasing a collaborative approach.

Seek guidance from VicPol on how to manage the release of crime statistics. Explore collaboration to identify opportunities to jointly promote positive crime and safety news.

Involve and collaborate with Council's Community Safety Working Group.

Measurement:

- ̂ VicPol attendance at internal and external working groups.
- ̂ News of positive opportunities and collaboration are reflected in media.

B Good News Media Plan - dedicated long-term media and community engagement campaign to deliver good news coming out of DVAP and Council's other initiatives

Using inputs from the collaboration with VicPol, manage news about crime and safety and maximise promotion of good news stories stemming from DVAP initiatives and across Council's other programs.

Measurement:

- ̂ Annual tracking of mentions of central Dandenong in relation to crime
- ̂ Key message pull-through
- ̂ Volume of positive media growth in relation to events, festivals, attractions and improvements to retail, dining, precincts and public amenities

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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

49



Leverage capital investment programs and renewal programs to promote improvements to visitation

As referred to in Strategy 1a, a key role of the DVAP Resource will be to identify and formally report on all activities across the Council's departments that contribute to increased visitation and enhanced visitor experience. Continually capturing the latest infrastructure improvements and initiatives will provide valuable inputs into the Good News Media Plan and other Council communication channels to DVAP stakeholders and target audiences, including rates notices. Examples of infrastructure renewal that would support visitation messaging and campaigns include:

- Extension of free parking
- New directional signage in PT hubs and attraction centres
- Increase tree canopy coverage throughout the activity centre, in line with the 10-year Activity Centres Tree Planting Strategy due in early 2021.
- Introduce permanent benches and seating areas in line with the existing Open Space Framework development.
- Incorporate the inclusion of a play area for children close to the shopping precincts to encourage families to make two stops on their trip and to support the growing child population within the area.
- Comfort interventions in Dandenong Activity Centre.

Measurements

- Quality and quantity of local media and community coverage
- Visitor survey and tracking in locations subject to investment and renewal

6A

Improve accessibility
to, and attractiveness
of activity centres
and public spaces

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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

50



Stimulate local recovery by promoting Council grants and free or subsidised permits to upgrade premises and services e.g. facades, alfresco dining

In September-October 2020, as a response to Covid-19, the Victorian Government introduced outdoor hospitality support packages for Melbourne CBD, suburban and regional centres to make it easier for businesses to offer alfresco and street dining. By the time the DVAP is finalised, State Government and Council support, in the form of free permits and grants to upgrade premises and services, will have already been launched to businesses in central Dandenong.

The role of DVAP will be to use its external working groups and traditional communications channels to the central Dandenong business community to:

- continue the promotion of Council support services
- seasonally refresh new services and attractions such as alfresco dining
- update visitation messaging, visuals and hashtags to reflect new attractions and improvements to the visitation experience, and
- deliver feedback and recommendations to Council departments to improve signage and promotion of visitation attractions.

Measurement:

- Adoption rate of alfresco dining by businesses
- Visitor survey and tracking of main areas that offer street dining
- Update of grants to improve retail facades

6B

Improve accessibility
to, and attractiveness
of activity centres
and public spaces

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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

51



Stimulate the night economy by leveraging and introducing after dark options and activity

Use the internal and external working groups to discuss, present and gain feedback on Council-led initiatives to stimulate the night time economy, including:

- Recommendations by VicPol on after dark and community safety and policing
- Collaboration with arts and cultural venues on seasonal after dark events and regular late night openings
- Collaboration among Activity Attractors and surrounding retailers and hospitality providers to support a regular after work and after dark events e.g. night market in Spring and Summer
- Investment in promotional campaigns to support collaborative activities that benefit the central Dandenong economy.
- Identify night time features which create presence and atmosphere (e.g. neon Dandy Pig).

Measurements

- Track number of businesses open after 6pm using the Activity Centres Business Audit 2019 as benchmark (13% of businesses open after 6pm)
- Survey the sentiment of external working groups towards economic renewal and collaboration
- Uptake of Council incentives and services to open after dark
- Extent of collaboration between Activity Attractors and surrounding businesses to after dark initiatives
- Visitor survey and tracking of night time events and attractions



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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

52



B Vacant business and retail space activation plan

Develop a business growth and attraction strategy to attract new retail and office investment.

Ā Promote and facilitate retail and business activity and investment opportunities.

Ā Explore and develop information and resources which support potential and existing investors in understanding the local economy and attracting them to central Dandenong.

Ā A business audit, including the measurement of vacancy rates, opening hours, cultural theme, floorspace and land use is scheduled for February 2022 (previous audit done early 2019). This provides data on a range of parameters, including vacant tenancies, vacant floorspace, percentage of businesses open after 6pm and cultural mix.

Ā Undertake research to identify key areas of retail and business growth, including place making data such as place scores, business audits, behaviour mapping etc.

Ā Initiate activations in vacant business premises, such as artist residencies and other temporary usages

Measurement:

Ā Production of a plan, and achieving the agreed objectives in attracting new retail and office investment

C Provide grants to retailers and businesses

Develop and provide a grants program for businesses and landlords within central Dandenong to update their signage and facades. The business audit detailed above in tactics 7b will inform this program.

Measurement:

Ā Aim for 90% of businesses on Lonsdale Street with upgraded signage and facades at the end of a two-year period

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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

Focus and accountability

Partnerships

Measurement

Tools

Promotion

Infrastructure

Regeneration

Attractions

53

7

Attract people to visit and stay longer

D Enhance the facades of existing, yet dated, buildings

Enhance the facades of existing, yet dated, buildings (with a focus on Lonsdale Street) through appropriate improvement schemes.

Audit for signage compliance and support business signage improvements.

Utilise 'Renew Australia' style license agreements to secure activation of vacant shopfronts.

Measurement:

- Ã Upgrade of facades with artwork and adoption of a 'window program' in line with the implementation plan
- Ã Visitor survey

E Install cultural and event flags on Lonsdale Street

Utilise the existing flag poles along Lonsdale Street to add vibrancy and colour to the street and showcase the cultural diversity of central Dandenong. Have a rotating program of installation to reflect as many of the diverse communities as possible.

Measurement:

- Ã Installation of flags in line with implementation plan
- Ã Visitor survey



4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

54



F Leverage artists and continue to integrate public art in and around the Activity Centre

Build on public art in and around the Activity Centre to bring colour, performance and sound to precincts and open spaces. This activity should be researched and planned with along with the Arts Festivals and other festivals (Strategy 8). Continue to implement the Transformed temporary public art program in the activity centre. Collaborate with Key Attractors and Council departments to identify local artists and talent; identify Council buildings and spaces where public art can be displayed or performed and soundscapes installed; create an event plan and collaborate with local businesses.

Measurement:

- Increase ephemeral and permanent public art, performance and soundscapes
- Visitor survey

G Personify key attractors

Personify key attractors (such as the Dandy Pig) through marketing and promotion.

Measurement:

- Consistent appearance of key attractors and 'spokespeople' in marketing activity
- Visitor survey



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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

55

Focus and accountability	Partnerships	Measurement	Tools	Promotion	Infrastructure	Regeneration	Attractions
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8 Leverage existing and develop new events and festivals

A Introduce a new annual festival

As recommended in previous Council strategies and reports, develop a new annual festival e.g. a dedicated themed arts festival to complement existing public art and cultural activities.

With DVAP internal and external reference groups in place, the Council can undertake a feasibility study to identify gaps in the current planned events and festivals, identify potential themes and formats for a new festival, and consider who in the community is best placed to own, manage and promote the festival.

Work with cultural precincts to capitalise on key cultural occasions and events (e.g. Diwali).

Ensure Dandenong-specific events and occasions highlight Dandenong as a visitor destination.

Measurement:

- Festival attendance and participation
- Visitor survey
- Support and grow current multicultural events to become festival destinations

B Launch new Greater Dandenong Art Gallery

Establish a cross-departmental marketing and promotional plan to capitalise on this major event. Conduct research into how to pitch for the hosting of large well known exhibitions and programs in coming years.

Measurement:

- Media coverage of launch event and attendances
- Attendance and ticket sales
- Regular visitor survey to track the degree to which the gallery is attracting new visitors to central Dandenong and its influence on the length of stay

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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

56

Keys to the DVAP rollout

After benchmarks have been set, it is vital that an internal communications plan is built to establish DVAP budgets and departmental budgets, and to ensure that all stakeholders and staff understand how their individual project work is an important factor when driving visitors to central Dandenong and optimising the experience they have when visiting.

The internal cohesion strategy needs to be managed by a dedicated employee to ensure that objectives are met and budget lines are allocated to the correct department initiative.

The roll out of the internal cohesion strategy must involve:

- An easy to digest one-page schematic expressing how this DVAP impacts each department
- An initial educational briefing to department stakeholders and decision makers on the relevance of the DVAP within their own initiatives
- A collaboration report of existing data collection
- Budget breakdowns which show the split of project prices per existing department strategies and DVAP action points
- A measurement system that gauges the success of each opportunity and action point detailed in the DVAP
- Regular cross department meetings and internal workshops to ensure that Council staff are aware of what is occurring in other departments and how the work they are doing impacts this DVAP

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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

57

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Implementation timelines
(from master spreadsheet)

4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

58

Implementation Timeline Part 1

DVAP Implementation Plan & Timeline over 4 years																									
Wp-1	Row ID	Tactic	Activity	LEAD dept	Support	Development				Ongoing				Milestones											
						2021	Q1	Q2	Q3	Q4	2022	Q1	Q2	Q3	Q4	2023	Q1	Q2	Q3	Q4	2024	Q1	Q2	Q3	Q4
	1.1	1a	1a-1	DVAP Resource to manage and coordinate central business and implementation	EDU	BAR																			
	1.2	1b	1b-1	DVAP Resource to manage and coordinate central business and implementation	EDU	BAR																			
	1.21	1b	1b-1	DVAP Resource to manage and coordinate central business and implementation	EDU	BAR																			
	1.22	1b	1b-1	DVAP Resource to manage and coordinate central business and implementation	EDU	BAR																			
	1.23	1b	1b-1	DVAP Resource to manage and coordinate central business and implementation	EDU	BAR																			
	1.24	1b	1b-1	DVAP Resource to manage and coordinate central business and implementation	EDU	BAR																			
	1.25	1b	1b-1	DVAP Resource to manage and coordinate central business and implementation	EDU	BAR																			
	2	2a	2a-1	Dedicated internal and external working groups of Council departments, Activity Attractors managers, retailers and landlords to collaborate and provide feedback	EDU	BAR																			
	2.1	2a	2a-1	Dedicated internal and external working groups of Council departments, Activity Attractors managers, retailers and landlords to collaborate and provide feedback	EDU	BAR																			
	2.11	2a	2a-1	Dedicated internal and external working groups of Council departments, Activity Attractors managers, retailers and landlords to collaborate and provide feedback	EDU	BAR																			
	2.12	2a	2a-1	Dedicated internal and external working groups of Council departments, Activity Attractors managers, retailers and landlords to collaborate and provide feedback	EDU	BAR																			
	2.13	2a	2a-1	Dedicated internal and external working groups of Council departments, Activity Attractors managers, retailers and landlords to collaborate and provide feedback	EDU	BAR																			
	2.14	2a	2a-1	Dedicated internal and external working groups of Council departments, Activity Attractors managers, retailers and landlords to collaborate and provide feedback	EDU	BAR																			
	2.15	2a	2a-1	Dedicated internal and external working groups of Council departments, Activity Attractors managers, retailers and landlords to collaborate and provide feedback	EDU	BAR																			
	2.16	2a	2a-1	Dedicated internal and external working groups of Council departments, Activity Attractors managers, retailers and landlords to collaborate and provide feedback	EDU	BAR																			
	3	3a	3a-1	Establish benchmark to track ongoing Activity Centre visitation	EDU	BAR																			
	3.1	3a	3a-1	Establish benchmark to track ongoing Activity Centre visitation	EDU	BAR																			
	3.11	3a	3a-1	Establish benchmark to track ongoing Activity Centre visitation	EDU	BAR																			
	3.12	3a	3a-1	Establish benchmark to track ongoing Activity Centre visitation	EDU	BAR																			
	3.13	3a	3a-1	Establish benchmark to track ongoing Activity Centre visitation	EDU	BAR																			
	3.14	3a	3a-1	Establish benchmark to track ongoing Activity Centre visitation	EDU	BAR																			
	3.15	3a	3a-1	Establish benchmark to track ongoing Activity Centre visitation	EDU	BAR																			
	3.16	3a	3a-1	Establish benchmark to track ongoing Activity Centre visitation	EDU	BAR																			
	3.17	3a	3a-1	Establish benchmark to track ongoing Activity Centre visitation	EDU	BAR																			
	3.18	3a	3a-1	Establish benchmark to track ongoing Activity Centre visitation	EDU	BAR																			

4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

59

Implementation Timeline Part 2

DAP Implementation Plan & Timeline over 4 years		Timeline												Milestones			
Tactic	Activity	2021				2022				2023						2024	
Row ID		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
4 Create an agreed suite of words, images and hashtags to use to promote visitation																	
4.1	4a Agree internally the words, images and hashtags that will be used to promote visitation																
4.1.1	4a Focus current Council branding and promotional campaigns which promote Dandenong as a destination. Agree and promote internally the words, images and social media hashtags that will be used to promote visitation.																
4.1.2	4a Audit of Council promotional plans																
4.1.3	4a Draft and agree word, images and hashtags																
4.1.4	4a Visitation promotional guidelines on website																
4.2	4b Invest in Visitor Attraction retail advertising space																
4.2.1	4b Conduct segmented audience research in attraction precincts - Performed in conjunction with 3a benchmarking set up. Develop research brief and establish ongoing Activity Centre visitation surveys, data capture and research to benchmark and track the DAP's progress and effectiveness.																
4.2.2	4b Plan retail advertising and marketing boards																
4.2.3	4b Run retail advertising and marketing boards																
5	5 Engage media and community to address crime and safety fears and promote visitation																
5.1	5a Collaborate with VicPol																
5.1.1	5a Collaborate with VicPol to address visitor safety perceptions - Involve the Community Safety Working Group																
5.1.2	5a Identify and report on additional Council public safety initiatives																
5.1.3	5a Identify and document recommended changes to the way Council reports on crime																
5.2	5b Dedicated Good News Media Plan																
5.2.1	5b Good News Media Plan and Safety Campaign - Develop strategy, messaging and delivery plan to promote Dandenong as a destination and a safe place to visit. Produce materials and media ads in Year 2 onwards.																
5.2.2	5b Media plan using DAP and other council milestones and achievements																
5.2.3	5b Press, broch and leaflets to publicise visitation initiatives and successes																
6	6 Improve accessibility to and attractiveness of activity centres and public spaces																
6.1	6a Leverage capital investment and renewal programs to maximize improvements																
6.1.1	6a Comfort interventions in Dandenong Activity Centre - Ongoing program																
6.1.2	6a Improvement of interpretive signage - Ongoing program																
6.1.3	6a Leverage external resources and expertise Strategy 2.1 to identify all investment and renewal projects that improve visitation																
6.1.4	6a Work with project managers and communications team to promote improvements and include in visitation surveys																
6.1.5	6a Identify key areas for events and programs in areas detailed in The City of Greater Dandenong Strategic Community Plan and the Open Space Framework, Action and Monitoring Plan.																
6.1.6	6a Increase tree canopy coverage and landscaping design within Harmony Square and surrounding the Palm Plaza																

4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

60

Implementation Timeline Part 3

DAP Implementation Plan & Timeline over 4 years												
W/1	Activity	LEAD Dept	Support	Development				Ongoing				Milestones
Row	Activity	LEAD Dept	Support	2021	2022	2023	2024	2021	2022	2023	2024	
6.17	6a	BAR	City Planning									
6.18	Introduce permanent benches and seating areas in line with the existing Open Space Framework development	BAR	City Planning									
6.19	Incorporate the inclusion of a play area for children close to the shopping precinct	BAR	City Planning									
6.20	Initiate the planting of cultural and historically relevant trees to the area of Harmony Square with signage explaining their relevance	BAR	Public									
6.21	6b Stimulate local recovery through grants/permits to upgrade premises and services	EDU										
6.22	Grants for shopfront and business signage upgrades, focusing on Lonsdale Street - Delivery via business grants program, requiring co-contribution by traders and/or	EDU										
6.23	Build on opportunities for expanded alfresco dining	EDU	M&C									
6.24	Continue promotion of seasonal attractions e.g. alfresco dining	EDU	M&C									
6.25	Promotional refresh of Council support services	EDU	M&C									
6.26	Update visitation tools kit to reflect attractions and amenities	EDU	M&C									
6.27	Deliver feedback and recommendations to Council departments to improve signage and promotion of visitation attractions.	PMR	Various									
7	7 Attract people to visit and stay longer											
7.1	7a Stimulate the night economy by leveraging and introducing after dark options and activity	EDU										
7.12	Recommendations by VicPol on after dark and community safety and policing	EDU	Arts & Culture									
7.13	Collaboration with arts and cultural venues on seasonal after dark events and regular late night openings	EDU	BAR									
7.14	Collaboration among Activity Attractors and surrounding retailers and hospitality providers to support a regular after work and after dark events e.g. night market in Spring and summer	EDU	BAR									
7.15	Spring and summer promotional campaign to support collaborative activities that benefit the central Dandenong economy.	EDU	BAR									
7.2	7b Vacant business and retail space regeneration plan.	BAR / DAP Coordinator	Arts & Culture									
7.21	Vacant business and retail space regeneration plan - Vacant premises activations and	EDU	BAR									
7.22	Explore and develop information and resources which support potential and existing investors in understanding the local economy and attracting them to central Dandenong.	EDU	BAR									
7.23	A business audit, including the measurement of vacancy rates, opening hours, cultural theme, floorpace and land use is scheduled for February 2022 (previous audit done early 2019)	PMR	EDU									
7.24	Business research to identify key areas of retail and business growth.	EDU	BAR									
7.25	Public plan	EDU	BAR									

ORDINARY COUNCIL MEETING - AGENDA

4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

61

Implementation Timeline Part 4

DVAP Implementation Plan & Timeline over 4 years																
WV.1	Tactic	Activity	LEAD Dept	Support	Development				Ongoing		Milestones					
Row ID					2021 Q1	2021 Q2	2021 Q3	2021 Q4	2022 Q1	2022 Q2	2023 Q1	2023 Q2	2023 Q3	2023 Q4	2024 Q1	
7.3	7c	Provide grants for retailers and businesses	EDU	BAR												
7.4	7d	Enhance the facades of existing, yet dated, buildings	PMR	EDU												
7.41	7d	Engage with businesses identified by the 'Transformed' project in agreement to install	PMR	EDU												
7.42	7d	Utilise 'renew Australia' license agreements to secure additional funding	EDU	BAR												
7.43	7d	Media feature on new installations	EDU	BAR												
7.5	7e	Install cultural flags	EDU	M&C												
7.51	7e	Install cultural and event flags on Lonsdale Street - Includes changing flags and recurring maintenance costs	EDU	M&C				Eval								
7.52	7e	Source flags and develop a rotation and maintenance plan	EDU													
7.53	7e	Enhance the facades of existing, yet dated, buildings by encouraging the local community to create vibrant street art design on the buildings	EDU	City Planning, Com Dev												
7.54	7e	Launch for first series of flags	EDU	EDU												
7.55	7e	Identify areas for potential murals and sound scaping	PMR	EDU												
7.56	7e	Rotate flags	EDU	M&C												
7.57	7e	Research artists	PMR	EDU												
7.58	7e	Installation and promotional plan for new murals and soundscapes	PMR	EDU												
7.59	7e	Launch soundscapes and murals	PMR	EDU												
7.6	7f	Leverage artists and continue to integrate public art in and around the Activity Centre														
7.7	7g	Personify key attractors	PMR													
7.71	7g	Transformed temporary public art program - Ongoing program	PMR													
7.72	7g	Report and respond as the Activity Hub - Delivered as part of on going marketing and promotion	EDU	M&C												
7.73	7g															
8	8	Introduce a multicultural program of events and festivals														
8.1	8a	Introduce a new annual festival	Arts & Culture	EDU												
8.12	8a	Research and identify talent and cultural events in line with overarching multicultural themes	Arts & Culture	EDU												
8.13	8a	Recommendations and budgets for hosting street art and other festivals	Arts & Culture	EDU												
8.14	8a	Promote and launch festival	Arts & Culture	EDU												
8.15	8a	Hold festival	Arts & Culture	EDU												
8.3	8c	Launch new Greater Dandenong Art Gallery														
8.31	8c	Launch of Greater Dandenong Gallery of Art - Launch events and art activations in	Arts & Culture	Various												
8.32	8c	Completion of construction	Arts & Culture	Various												
8.33	8c	Launch gallery opening	Arts & Culture	Various												
ALL		Learning, media briefings and press tours - Minimum of 6 events over two years	EDU	M&C												

4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

62



Investment (Four-year budget costings)

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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

63

Tactic	Item	Description	Year 1	Year 2	Year 3	Year 4	Total	Lead	Support
1a	DVAP coordination	Food Enterprise & Tourism Officer	Staff	Staff	Staff	Staff	\$0	EDU	BAR
1a	Internal DVAP Project Working Group	Expanded membership to involve the broader organisation.	Staff	Staff	Staff	Staff	\$0	EDU	BAR
2a	External working groups	Hospitality (no alcohol) budget for 24 months, as meetings may well be held out of hours or over lunchtimes. Adherence to council hospitality guidelines. Includes facilitator fees for planning workshops x2.	\$0	\$4,500	\$1,500	\$1,500	\$7,500	EDU	Various
3a	Benchmarking technology	Additional technology which measures visitors in to Central Dandenong to set benchmarks.	\$10,000	\$10,000	\$10,000		\$30,000	EDU	n/a
3a	Dandenong Activity Centres Business Audits	Ongoing program	\$6,750	\$0	\$0	\$0		PMR	n/a
4a	Focus current Council branding and promotional campaigns which promote Dandenong as a destination	Agree and promote internally the words, images and social media hashtags that will be used to promote visitation.	Staff				\$0	EDU	M&C
4a		Graphic design costs to produce an online and PDF guide to using visitation promotional tools	\$0	\$8,000	\$2,000		\$10,000	EDU	M&C
4b	Conduct segmented audience research in attraction precincts	Performed in conjunction with 3a benchmarking set up. Develop research brief and establish ongoing Activity Centre visitation surveys, data capture and research to benchmark and track the DVAP's progress and effectiveness.	\$5,000	\$5,000	\$5,000	\$5,000	\$20,000	EDU	PMR
4b	Investment of DVAP advertising space in attraction precincts	Signage to be changed per multicultural theme change	\$0	\$12,000	\$12,000		\$24,000	EDU	M&C
5a	Collaborate with VicPol to address visitor safety perceptions	Involve the Community Safety Working Group	Staff	\$0	\$0	\$0	\$0	EDU	n/a
5b	Good News Media Plan and Safety Campaign	Develop strategy, messaging and delivery plan to promote Dandenong as a destination and a safe place to visit. Produce materials and media aids in Year 2 onwards.	Staff	\$10,000	\$10,000		\$20,000	EDU	M&C
5b	Design and printing of visitor attraction brochures and conducting targeted promotions	To feature in tourism platforms, advertising and promotions targeting SE Melbourne and inner eastern Victoria, and mailed with council correspondence. Cost is for media liaison, design and printing	\$0	\$15,000	\$15,000		\$30,000	EDU	M&C
6a	Comfort interventions in Dandenong Activity Centre	Ongoing program	\$16,000	\$16,000	\$16,000	\$16,000	\$64,000	PMR	n/a
6a	Improvement of interpretive signage	Ongoing program	\$8,500	\$8,500	\$8,500	\$8,500	\$34,000	PMR	n/a
6a	The installation of seating areas in identified areas, improve tree canopy coverage and landscaping	To be implemented in tandem with the Open Space Strategy and Tree Planting Plan. Potentially covered as part of existing budget lines for implementation of these strategies.	\$0	\$0	\$0	\$0	\$0	Various	PMR

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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

64

Tactic	Item	Description	Year 1	Year 2	Year 3	Year 4	Total	Lead	Supp
6b	Improvement and enhancement of place cards and directional signage	\$5,500 for 4 signs, \$2800 for 10 posters	\$0	\$8,300	\$0	\$0	\$8,300	PMR	
6b	Grants for shopfront and business signage upgrades, focusing on Lonsdale Street	Delivery via business grants program, requiring co-contribution by traders and/or property owners.	\$60,000	\$30,000			\$90,000	EDU	n/a
6b	Build on opportunities for expanded alfresco dining	TBC					TBC	BAR	EDU
7a	Removal of outdoor dining permits in DVAP's second year	Cost estimate is Council expenditure – does not include Covid-related grants from the Victorian Government	\$0	\$25,000			\$25,000	BAR	EDU
7a	Investment in alfresco and passive recreation infrastructure	For instance seating, benches, umbrellas and amenity enhancements in key locations, including Palm Plaza and Langthorne Place	\$0	\$40,000	\$15,000		\$55,000	Various	
7a	Support and maintain promotional support for night markets across spring and summer (not Year 1)	Wave of permit fees; one-off infrastructure purchases, event and promotional staff; social media advertising	\$0	\$150,000	\$100,000	\$90,000	\$340,000	BAR	Various
7b	Vacant business and retail space regeneration plan.	Vacant premises activations and artist residencies	\$18,000	\$20,000	\$20,000		\$58,000	AC&D	PMR
7e	Install cultural and event flags on Lonsdale Street	Includes changing flags and recurring maintenance costs	\$15,000	\$15,000	\$15,000	\$15,000	\$60,000	EDU	M&C
7f	Transformed temporary public art program	Ongoing program	\$5,000	\$5,000	\$5,000	\$5,000	\$20,000	PMR	n/a
7g	Personify key attractors (such as the Dandy Pig)	Delivered as part of on going marketing and promotion	Staff	\$0	\$0	\$0		EDU	M&C
8a	Feasibility study, consultation, co-design and launch of new festival and new multicultural events program	Resourcing and promotion	\$0	\$45,000	\$45,000	\$45,000	\$135,000	AC&D	
8c	Launch of Greater Dandenong Gallery of Art	Launch events and art activations in public space across central Dandenong	\$70,000	\$0	\$0	\$0	\$70,000	AC&D	Various
All	Launches, media briefings and press tours	Minimum of 6 events over two years: graphic design of infographics, graphical images, publications, photography to support launch events and ongoing media briefings, and hospitality.	\$15,000	\$20,000	\$20,000	\$20,000	\$75,000	EDU	M&C
All	Contingency	Contingency set at 0%							
	DVAP Totals by year		\$229,250	\$447,300	\$300,000	\$206,000	\$1,182M		

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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

65

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Trial programs

4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

66

Recommended trial programs

The consultancy brief asked for recommendations on trial projects which could be carried out in early DVAP stages. The recommendations here are consistent with commencing the DVAP in 2021-2022 within existing budgetary commitments.

Initial DVAP coordination will be by the Food Strategy & Tourism Officer position in the Economic Development Unit.

The following projects are recommended as trial options:

- Focus current Council branding and promotional campaigns to promote Dandenong as a destination (Theme 4)
- Safety and good news strategy - development and implementation, first six months (Theme 5)
- Grants: retail facade upgrades (Theme 6)
- Flag installation along Lonsdale Street (Theme 7)

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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

67

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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

68

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Appendix

Council case studies

1. Geelong City Council
2. City of Melton
3. Brimbank Council

4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

69

1. Uniting an area and bringing it to life

City of Greater Geelong

In 2011, the City of Greater Geelong celebrated the fact that the foreshore of central Geelong was a strength and realised that making the area a sustainable and attractive place to visit would enhance economic growth and visitation levels.

The ambition was to promote prosperous and cohesive communities throughout the municipality that offered a range of exceptional environments. The initial plan set the scene for Geelong to be recognised as an international waterfront city that boasts first class facilities and caters for a wide range of events and activities. By strengthening the city's unique urban identity and by promoting sustainable growth.

Geelong embarked on creating on a sustainable attraction plan, with the intention being to reduce or eliminate negative environmental impact through skilful, sensitive design which allows people to relate with the natural environment. The development aspect of the plan was based on:

- The use of low impact materials - non-toxic, sustainably produced or recycled
- Energy efficient manufacturing processes and the production of materials, products or equipment that requires less energy to operate or maintain
- Quality and durability - longer lasting and better functioning materials, products and equipment requires less maintenance and generally lasts longer needing less replacement



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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

70



- It was decided that all future development and investment in the area must:
- ~ Protect and enhance the coastal environment
 - ~ Ensure the waterfront is an attractive, accessible destination offering a range of experiences and places, including access to and engagement with the water
 - ~ Prevent the alienation of public open space and maximise public access throughout the waterfront precinct
 - ~ Ensure that developments make a positive contribution to adjoining public space and contribute to the prevailing character of the precinct
 - ~ Protect and enhance important views across, and to Corio Bay, as well as vistas to buildings and other landmarks of heritage and cultural significance
 - ~ Protect and enhance the views of the waterfront from the north-south streets of central Geelong
 - ~ Promote pedestrian priority, improved pedestrian links back to the city, East and West Geelong and aim to achieve a continuous path of travel along the water's edge
 - ~ Promote waterfront development that is environmentally, socially and economically sustainable and responsible
 - ~ Avoid over-development and ensure protection and adaptive reuse of heritage buildings and places
 - ~ Contain active frontages at ground level to encourage street life.

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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

71

City of Greater Geelong
The plan identified projects and programs which:
 A Encouraged more people to live, work, learn and play in central Geelong
 A Resulted in the creation of great infrastructure
 A Supported smart investment

The central Geelong Action Plan was used by Council and other stakeholders to:
 A Stimulate, attract and focus investment
 A Inform Council's budget considerations to provide for future implementation works and activities
 A Guide events and activation programming
 A Provide a clear strategy to inform state, federal and other agency funding priorities
 A Guide the revision or development of key Council policies, strategies and programs
 A Guide promotion, branding and marketing efforts
 A Identify and pursue key partnerships and alliances
 A Engage more broadly with the community in the transformation of central Geelong as Geelong's thriving city heart.

The results of creating an attractive and connected area in central Geelong speak for themselves. In 2017, a total of 5.3 million visitors spent time in Geelong. That's 23.2% more than the year before. They spent a total of 4.6 million nights in the region, 12.3% more than the previous year. Visitor spend was recorded at \$907 million, up 8.3%. In 2019 Geelong was also listed as one of the strongest visitor attraction areas with international visitors up 12 per cent on the previous year.

Tactics to deliver the plan and enhance the look and feel of the area included:

Look and feel		Timeline		Principles met	
Project	Objective	Key actions	Delivery	Timeline	Principles met
City heart	Create an attractive, vibrant and unique urban heart for central Geelong	Complete city heart implementation works. (C)	Council	2019-2023	✓
Geelong Geelong public realm upgrade	Upgrade the Vision 2 implementation works and progressively extend this greening. Geelong to create a cohesive, attractive and vibrant series of green streets and spaces that link precincts.	Vision 2 Catalyst Project – City Heart Complete the Vision 2 implementation works and progressively extend this greening. Geelong to create a cohesive, attractive and vibrant series of green streets and spaces that link precincts.	Council	2019-2023	✓
Lighting	Lighting program to enhance the Geelong experience.	Vision 2 Catalyst Project – The Spine Strategy implementation completion. (C)	Council, State Government, VicRoads	2022	✓
Station	Create an attractive, vibrant and unique station precinct which celebrates its arrival and is highly accessible.	Advocate for State Government undertake an expression of interest process seeking investment interest in site development opportunities. (A) Continue to implement the approved master plan development of the Station Precinct. (A)	PTV, DTP, Council and private sector	2019-2022	✓
Arts and culture	Create a vibrant and unique precinct which promotes the arts and gallery space and as a gallery space.	Action Area 1 Complete of Cultural Precinct Masterplan implementation. (A/C)	Council, State and Federal government	2023	✓
Waterfront and Yarra Street Pier	Continue to leverage and build on the strengths of the waterfront.	Extend high quality waterfront connections and environment further to east/west and support through programming, activation and presentation. (C)	Council	2019-2023	✓
Waterfront precinct		Yarra Street Pier and Convention and Exhibition Centre works completed. (C/A)	Council, state government and project partners	2019-2023	✓

Action Types: C – Capital Works or recurrent budget consideration, O – Operational, A – Advocacy

More People

Great Infrastructure

Smart Investment

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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

72

2. Address vacant retail spaces

City of Melton

In 2014, the City of Melton was exponentially growing in residents, but business and retail space fell short. To counteract the vacancies in retail and business districts, The City of Melton developed an Investment Attraction Strategy with the inclusion of an Industry and Supply Chain and Skills Gap analysis report by AEC Group.

The City of Melton served a limited employment function and many residents travel to work elsewhere. The City had a variety of areas which were zoned for employment purposes and has large areas of land identified for employment purposes in the growth corridor.

Population serving businesses, small industries and land extensive activities at the time were likely to consume the most significant parcels of employment land.

The Venture Melton Investment brand was launched in September 2014. The Venture Melton program allowed council to highlight the comparative advantages of doing business in the area and to advocate on behalf of the community to state and federal government. It complemented the Investment Attraction Strategy by providing the ability to market and communicate and it has helped build people's knowledge of Melton and the brand, and allowed this to be communicated broadly to a range of stakeholders easily and efficiently.

The first deliverable of the Venture Melton program was the business prospectus. The prospectus showcases some of the key themes that make the City of Melton an attractive place to work and do business.

The business attraction plan focussed on five guiding principles:

1. Location - a strategic location with proximity to the CBD, ports and airports
 2. Growth - plenty of room to grow with stocks of sites ready for development
 3. Infrastructure - current and future projects that will connect your business with the market
 4. Economy - young and mobile workforce with over 50% aged between 25 and 44
 5. Lifestyle - urban meets rural with a wide range of leisure and lifestyle opportunities
- The Business Growth and Attraction theme was a key driver for the development of Venture Melton and an investment attraction strategy. The strategic objectives of this theme were:
- Promote and facilitate business activity and investment across the city to support the creation of a diverse range of local employment opportunities.
 - Develop a range of business development strategies and programs which acknowledge the role of business within the community.
 - Explore and develop information and resources which support potential and existing investors in understanding the local economy and attracting them to the region
 - Undertake research to identify key areas of business and industry growth.

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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

73

City of Melton

During 2015 - 2016, the City of Melton had the fourth fastest (4.4 percent) and the fourth largest (5,816) growth-rate in Victoria. Between 2007 and 2016, the estimated residential population of the City increased from 86,196 to 138,641 (52,445) or by 61 percent. Population projections indicate that the City's business area will grow by more than 380 percent by 2023, making it almost the size of the Canberra today.

The tactical objectives that achieved the growth in business were:

Perception Shifts - Overcoming negative and outdated perceptions through daily promotion of the Venture Melton brand to build on Melton story.

Education that Melton is not just the Melton Town Centre but also 10km from Caroline Springs.

Enhancing the reputation beyond residential affordability, educational and family services.

Shifting toward high end/order services and position the West as having more than industrial/logistical usages

Overcoming travel barriers and profile Melton as accessible with 82 proximity to central areas, airport, infrastructure access and ports.

Building Council reputation as 'easy to do business with'

Raising and streamlining Profiling and marketing activity

Promoting Melton's competitive advantage and articulate affordable land values offering

Focusing on the 'right' offering (e.g. Lot, size, time etc) and focus energies

Promoting the good business happening in the West, fostering pride and embracing attraction from within the region and community

Driving messaging: 'you don't need to leave to recreate or have experiences'

Developing tangible tools such as good news business case studies

Acknowledging their historical landscape in promotion and investment.

Driving and leverage enabling infrastructure e.g. Metropolitan Ring Road

Focusing on the digital economic strategy as a key influencer and enabler

Gaining state level government support and partner with other councils for a stronger voice to lobby.

Exploring economic development alliances to increase knowledge and information pool with Chamber of Commerce, local universities, larger companies interested in clustering and compile the 'right' resources



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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

74

3. Address the perceived crime rate

Brimbank City Council (BCC)

Established in 1994 after the merger of the former Cities of Keilor and Sunshine, the City of Brimbank spans 123 km². It is the second most populous municipality in metropolitan Melbourne, and the largest in the Western Region. Brimbank is culturally diverse with more than 150 different languages spoken, about 43 percent of the population born overseas, and more than half the population speaking a language other than English.

In 2013, Brimbank was experiencing a wide range of media coverage for its high crime rates. Although the rates were not substantially higher than inner suburbs, it was perceived as an unsafe area due to the average resident socio-economic status and the law courts being based in Sunshine. In a bid to counteract the criticism, the Brimbank City Council launched and implemented the 'Growing Brimbank' collaborative approach.

The initiative was created in conjunction with The Australian Health Policy Collaboration (AHPC) at Victoria University and was designed to launch policy-based research strategies for improving health and education outcomes in the Brimbank community.

Research showed the proportion of people aged 15 years and over in Brimbank living with disability is greater than compared to Melbourne and Australia. However, the proportion of residents who feel they can get support in times of crisis from someone outside of the household is similar to the Melbourne and national averages, as are the proportion of people who feel safe walking alone after dark. The research went on to detail that about twice as many Brimbank residents did not have internet access at home compared to the Melbourne average, with access particularly low in Brimbank-Sunshine. People living in Brimbank were more likely to delay accessing medical and pharmaceutical services compared to the Melbourne and Australian average, due to prohibitive costs.

The Growing Brimbank plan aimed to establish place based approaches – targeting the entire Brimbank community and addressing issues at the local level – similar to those observed in Framingham, USA, the North Karelia Project in Finland and the Northern Swedish Cohort Project. Like these communities, the health, wellbeing and development of the Brimbank

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4.2.4 Central Dandenong – Covid19 response and Dandenong Visitor Attraction Plan (Cont.)

75

population would be followed longitudinally. This place-based approach highlighted the complex interactions between the social and physical environment of Brimbank and demonstrated ways to better integrate its services and social systems in collaboration with the local community.

Growing Brimbank involved multiple and interacting layers of interventions. At the highest level, the Brimbank Collaboration is itself an intervention; the services and programs delivered by the Council, University and others in the community are interventions that can be connected, facilitated or leveraged through the Growing Brimbank platform. So too are new policies, programs and initiatives that may be introduced over the years.

The aim of the Brimbank Collaboration was to:

Focus on enhancing current programs and services that align with the evidence base to ensure they are delivered with sufficient quality and quantity to the people who need them the most, and where necessary or feasible

Implement new evidence-based programs or activities.

These were identified through facilitated workshops and working groups with Growing Brimbank stakeholders focused on these two areas for action. Initial outcomes of these workshops has been to inform and influence the Council's Municipal Public Health and Wellbeing Plans. The early childhood stream identified gaps in services and programs at key transition points for children 0 to 8 years.

The plan focussed on education and wellbeing and as it is a 10-year project, results aren't released yet. Research and inquiry has shown that the mention of Brimbank in relation to crime has dropped by 23% in the media over the past five years and there has been a 15% positive media growth in relation to growth, services and education institutions within the area.

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4.2.5 List of Registered Correspondence to Mayor and Councillors

File Id:	qA283304
Responsible Officer:	Manager Governance
Attachments:	Correspondence Received 6-17 September 2021

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 6-17 September 2021.

Recommendation

That the listed items provided in Attachment 1 for the period 6-17 September 2021 be received and noted.

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

OTHER

**LIST OF REGISTERED CORRESPONDENCE TO
MAYOR AND COUNCILLORS**

ATTACHMENT 1

**CORRESPONDENCE RECEIVED
6-17 SEPTEMBER 2021**

PAGES 3 (including cover)

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

ORDINARY COUNCIL MEETING - AGENDA

4.2.5 List of Registered Correspondence to Mayor and Councillors (Cont.)**Objective**

CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondences addressed to the Mayor and Councillors received between 06/09/21 & 17/09/21 - for officer action - total = 2

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned
A letter from a young Afghani resident asking Council to assist them in obtaining onshore visas for their grandparents.	06-Sep-21	06-Sep-21	fa225641	Mayor & Councillors EA
A letter from a Dandenong resident asking Council to acknowledge their parents 60th wedding anniversary.	12-Sep-21	13-Sep-21	fa226121	Mayor & Councillors EA

NB: Users assigned may have changed by the time of the Council Meeting. Correct at time of report production only.

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

Objective

CONNECTED. COLLABORATIVE. COMMUNITY.

Correspondences addressed to the Mayor and Councillors received between 06/09/21 & 17/09/21 - for information only - total = 3

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Assigned
A reminder from a Keysborough resident that a candidate's election board still up.	06-Sep-21	06-Sep-21	A8036380	Mayor & Councillors EA
A letter from Dementia Australia requesting that Council supports Dementia Action Week, 20-26 September 2021.	10-Sep-21	10-Sep-21	A8054752	Mayor & Councillors EA
A request from a Noble Park resident asking Council to remove some furniture from their house (to the street).	09-Sep-21	13-Sep-21	A8056541	Mayor & Councillors EA

NB: Users assigned may have changed by the time of the Council Meeting. Correct at time of report production only.

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 Governance Rules.

5.1 Notice of Motion No. 12 - Afghanistan Advocacy

File Id:

Responsible Officer:

Director Community Services

Author:

Cr Rhonda Garad & Cr Jim Memeti

Preamble

The City of Greater Dandenong is home to over 5,000 Afghan residents and Council will take a leadership role in strongly advocating for actions that will increase the safety of both local Afghan residents and those in Afghanistan who are facing extremely difficult circumstances. As one of the most diverse local government associations (LGAs) in Australia, Greater Dandenong City Council will support issues of great concern to its residents.

Motion

That Council will support and advocate for the following actions:

- 1. increasing Australia's capacity and speed to evacuate as many people at risk within Afghanistan. This includes those who have worked for, or assisted, the Australian Government and Australian organisations, as well as human rights defenders and women and girls who are now under threat;**
- 2. urging neighbouring governments in the region to keep their borders open for those fleeing Afghanistan;**
- 3. increasing our resettlement places for Afghan refugees by matching Canada's offer of 20,000 additional places. This would also send a strong message to the rest of the world, that ensuring the safety of Afghan people is a shared responsibility;**
- 4. immediately increasing Australian aid to the region to support organisations within Afghanistan and in neighbouring countries assisting those who have fled;**

5.1 Notice of Motion No. 12 - Afghanistan Advocacy (Cont.)

- 5. ensuring that people whose asylum claims in Australia have been previously rejected be supported to submit new claims in the light of the changed circumstances in Afghanistan;**
- 6. given the situation in Afghanistan will remain volatile for years to come, the Federal Government needs to provide much needed certainty to 4,300 Afghans currently on temporary protection visas by granting them permanent protection;**
- 7. assisting Afghan Australians, including people with temporary and permanent visas, with urgent family reunion applications for relatives who are at particular risk. There is considerable national interest and support for Australia to take a leading role in responding to the crisis; and**
- 8. forwarding a copy of the Notice of Motion to the Municipal Association of Victoria for consideration at its Annual General Meeting.**

5.2 Notice of Motion No. 13 (Rescission) - No. 46-62 Darren Road and 55-67 Coomoora Road, Springvale South (Planning Application No. PLSM21/0002)

File Id:

Responsible Officer:

Director City Planning Design & Amenity

Author:

Cr Sean O'Reilly

Preamble

That Council rescinds the following motion made at its Council Meeting of 13 September 2021 (Minute Number 256):

"That Council:

- 1. receives all submissions made in response to the exhibition of the development plan application; and**
- 2. refuses the Development Plan at 46-62 Darren Road and 55-67 Coomoora Road, Springvale South on the following grounds:**
 - the proposed Development Plan does not appropriately respond to the objectives of Schedule 13 to the Development Plan Overlay (DPO13), as the proposal does not provide a high quality, integrated residential development that is consistent with the identified future character as set out in Clause 22.09 of the Greater Dandenong Planning Scheme, and as it does not facilitate a high quality landscape outcome that integrates with the layout and design and protects existing vegetation."**

5.2 Notice of Motion No. 13 (Rescission) - No. 46-62 Darren Road and 55-67 Coomoora Road, Springvale South (Planning Application No. PLSM21/0002) (Cont.)

Should the rescission motion be successful, I plan to move the following alternate motion.

ALTERNATE MOTION

That Council:

- 1. Receives the submission made in response to the exhibition of the Development Plan application;**
- 2. Adopts the position on the submission as set out in this report;**
- 3. Approves the Development Plan at 46-62 Darren Road and 55-67 Coomoora Road, Springvale South, subject to the following recommendations / conditions:**
 - 3.1. Prior to the endorsement of the Development Plan the following is required to be amended on the Development Plan:**
 - 3.1.1 The plans amended to show:**
 - The provision of 624 square metres of public open space (5% of the site area);
 - References to the open spaces providing the east-west connection renamed from 'private open space' to 'communal open space';
 - Setback dimensions for the land only lots including a minimum 5.4m front setback, and minimum 6.0m rear setback.
 - 3.1.2 The following notations:**
 - The Legal Point of discharge for the development is to the existing pit on Darren Road;
 - The maximum allowable discharge for the site is 113.34L/s and the storage required is 105.51m³
 - The childcare centre and dwellings within the '2 Storey Form' area adjacent to Darren Road must be constructed with finished floor levels set no lower than 300mm above the applicable adjacent flood level.
 - Open space areas and car parking interfacing Darren Road must be set on existing surface levels.

5.2 Notice of Motion No. 13 (Rescission) - No. 46-62 Darren Road and 55-67 Coomoora Road, Springvale South (Planning Application No. PLSM21/0002) (Cont.)

- Any references to dwelling numbers, crossover numbers or visitor parking numbers within the Transport, Waste, Stormwater reports have been prepared for the purpose of technical assessments and is not reflective of the actual proposed number.

3.1.3 Provision of additional design parameters and plans and elevations to address the following areas using the guidelines in the ‘Urban Design Guidelines for Victoria’ and measures in *Crime Prevention through Environmental Design (CPTED)*:

- Interface with the lineal area of communal open space;
- Interface between Darren road and the public open space area;
- Interface between the childcare outdoor area and secluded private open space of future dwellings;
- Interface between the childcare outdoor area and communal open space area including fencing treatments which avoid a blank wall to the open space area;
- Interface between the public open space area and future dwelling to the west;
- East-west communal open space area.

The design parameters must address passive surveillance, safety, useability, objects (e.g. park furniture), landscaping and maintenance.

3.1.4 Inclusion of the following design parameters:

Building Design and Site Layout

- Separation at a minimum 2.0m to be provided at the upper level for at least every second dwelling, with the exception of the dwellings adjacent to the childcare centre to the east.
- Separation at a minimum 1.5m to be provided at the upper level for at least every second dwelling for the dwellings adjacent to the childcare centre to the east.
- All lots 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 and convenient access from a living room at the rear of the dwellings.

5.2 Notice of Motion No. 13 (Rescission) - No. 46-62 Darren Road and 55-67 Coomoora Road, Springvale South (Planning Application No. PLSM21/0002) (Cont.)

Two-bedroom dwellings are permitted to encroach within the prime secluded private open space areas of the dwelling by no more than 500mm or to the satisfaction of the Responsible Authority.

- Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach no more than 2.5 metres into the minimum 5.4m front setback.
- Facades are to incorporate a variety of complementary materials, fenestration and articulation to create a visually interesting streetscape and neighbourhood character;
- Exposed front and side facades are to incorporate fenestration to aid with passive surveillance of public areas and create façade articulation.
- Building forms to incorporate a variety of setbacks to ground and first floor levels to create a visually interesting building massing. Continuous and unbroken first floor massing should be avoided, where practicable.
- All habitable rooms should have direct access to natural light.

Streetscapes

- Street frontages are to incorporate landscaped setbacks with built form directly on front boundary to be avoided.
- Fences on side and rear boundaries are not permitted forward of the primary frontage setback
- All fences within the front setback area must be no higher than 1.2 metres and are to be at least 50% visually transparent.

Tree Retention/ Landscaping

- Trees are to be retained in accordance with the approved Arborist Report and Tree Retention Plan.
- At least one advanced canopy tree within the frontage area of each dwelling and at least two advanced canopy trees to be provided within the rear yards of each dwelling.

5.2 Notice of Motion No. 13 (Rescission) - No. 46-62 Darren Road and 55-67 Coomoora Road, Springvale South (Planning Application No. PLSM21/0002) (Cont.)**Building Materiality**

- Any single material must not comprise more than 70% of the facade of the building facing the Primary Frontage
- 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.

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.

Services

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

Land Only Lots

Separate Residential Built Form Design and Layout Parameters for Land Only Lots, as follows:

- All dwellings are to have a maximum two storey height.
- A site coverage of a maximum 50% shall be achieved across the site.
- Permeability of at least 40% across the site shall be achieved.

5.2 Notice of Motion No. 13 (Rescission) - No. 46-62 Darren Road and 55-67 Coomoora Road, Springvale South (Planning Application No. PLSM21/0002) (Cont.)

- Separation to be provided at the upper level for every dwelling;
- Lots to provide a 5.4 metre front setback and 6.0m rear setback at ground and first floor, and at least one side setback at a minimum 1m in width at ground and first floor;
- Maximise the number of habitable room windows on all levels of residential buildings that overlook the public realm, public and communal open space. streets, laneways, internal access ways and car parking areas.
- Blank and window less walls are to be avoided where they are visible from a street or area of public and communal open space.
- Exposed front and side facades are to incorporate fenestration to aid with passive surveillance of public areas and create façade articulation.
- Building forms to incorporate a variety of setbacks to ground and first floor levels to create a visually interesting building massing. Continuous and unbroken first floor massing should be avoided, where practicable.
- 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.
- Living areas of all dwellings should be located with direct connection to secluded private open space.
- North facing windows should be provided to all dwellings where possible and beneficial.
- Substantial landscaping should be provided to create a landscaped character, particularly canopy trees in front and rear gardens;
- Front setbacks of dwellings are to be landscaped, with hard paved surfaces in the front setback to be minimised and generally limited to a pedestrian path
- Each lot must provide no more than a double garage facing the Common Property Road/Street.

5.2 Notice of Motion No. 13 (Rescission) - No. 46-62 Darren Road and 55-67 Coomoora Road, Springvale South (Planning Application No. PLSM21/0002) (Cont.)

- Each garage must be well integrated into the design of the dwelling and designed so as to not dominate the streetscape and to maximise soft landscaping opportunities at ground level.
 - Garage doors must be sectional or tilt style and must not be roller style.
 - Garages associated with a dwelling with 3 or more bedrooms should be sited to accommodate a tandem car space in accordance with Clause 52.06 of the Greater Dandenong Planning Scheme.
 - Each lot must only be accessed from the Common Property Road via one (1) single crossover with a width of 3.0 metres.
 - Land Only Lots proposed within the development are not to be further subdivided.
 - Using materials such as rendered cement sheeting, unarticulated surfaces and excessive repetitive use of materials should be avoided.
 - Ensure that all domestic and building services are visually integrated into the design of the building and appropriately positioned or screened so as to not be seen from the street or adjoining properties.
- 3.1.5 Revision of the Arboricultural Assessment and Tree Retention Plan to address the following:**
- Identification of any vegetation required to be removed, lopped and/or pruned with reference to Clause 52.17 Native Vegetation of the Greater Dandenong Planning Scheme and the *Ecology and Arboriculture Assessment and Tree Retention Plan (Jacobs, 2015)*.
- 3.1.6 Details of the internal roads including longitudinal and cross sections;**
- 3.1.7 Revision of the Stormwater Management Plan to add details of the stormwater drainage system/network, and maintenance requirements including responsibility and frequency.**

5.2 Notice of Motion No. 13 (Rescission) - No. 46-62 Darren Road and 55-67 Coomoora Road, Springvale South (Planning Application No. PLSM21/0002) (Cont.)

3.1.8 Revision of the Environmentally Sustainable Design (ESD) Statement to include the following specifications;

- Aim to exceed all minimum performance benchmarks in BESS, demonstrating a development site that is beyond best practice across a number of areas.
- All opportunities to reduce councils and the community's emissions (to a net zero outcome as quickly as possible) must be considered as a result of the current Climate and Ecological Emergency.
- Dwellings to achieve a NatHERS rating beyond 6-stars, with a target of 7 stars per dwelling.
- Aim for an "electric only" site with no gas infrastructure.
- All dwelling roofs designed as a minimum to accommodate (sufficient size and orientation) solar photovoltaic panels.
- Childcare centre solar specification increased to 10kW in light of no natural gas heating.

5.3 Notice of Motion No. 14 - State Government Planning Reform Proposals

File Id:

Responsible Officer:

Director City Planning Design & Amenity

Author:

Cr Tim Dark

Preamble

Council has recently received strong indications that the State Government may announce, make a critical internal decision, or table in parliament, new planning reforms within the coming weeks and prior to the next council meeting. While, it has not been possible to clearly confirm the nature of this decision or announcement, there is an urgent need to advocate to influence this, should it be occurring. The State Government has not been entirely clear about the nature of its planned reforms. However, it is understood that it is considering options to speed up development permits, particularly for 'major projects' and that this could include changes to third party appeal rights or reduced consultation processes. We understand it is considering calling in more large applications for State Government decision rather than Local Government decision. If this is the case, it has significant potential implications on matters such as:

- Effectiveness of incorporating local needs in large scale developments.
- Effectiveness of work with local stakeholders and communities.
- Cost Shifting. For applications that are called-in, it is unclear what resource implications there are for Local Government and their Planning Departments. Councils possess the greatest knowledge and understanding of their local area so the question is: will they be required to provide comprehensive expert technical referral advice on matters such as engineering, heritage, traffic and urban design, without receiving the associated application fees that help to offset these resource impacts?; and
- Community Infrastructure Contributions – Many Councils have planning controls that require development contributions (or levies) for the provision of community infrastructure. For example, The City of Greater Dandenong has a Public Open Space Contribution requirement under the current scheme. As we do not know what is proposed in the draft legislation, we do not know if these contributions will be impacted moving forward and if we will still be entitled to them for any decision made by State Government.

5.3 Notice of Motion No. 14 - State Government Planning Reform Proposals (Cont.)

Motion

That Council:

1. notes that the Victorian government has made a number of changes to the planning system in the last 18 months and is currently considering further significant planning reform;
2. writes to the Minister for Planning, and the Shadow Minister for Planning and all local MLAs and MLCs who represent the City of Greater Dandenong to strongly voice Council's concern with a potential lack of consultation with local government and the community regarding any proposed planning reforms, and that:
 - a) consultation with community and local government on any reform proposals must occur before reforms are considered or introduced;
 - b) the community's voice must remain an integral consideration for planning decisions;
 - c) strong community consultation must be a core part of major planning decisions; and
 - d) community voice is critical for ensuring a transparent planning system that strengthens local neighbourhoods and economies;
3. requests that relevant Council officers advance any adopted Council position through networking and liaison in the local government sector; and
4. requests the Mayor write to all Mayors of other local government areas in Victoria seeking that they also advocate for thorough consultation with local government and the community prior to any planning reform being considered for implementation.

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 Governance Rules.

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.